



CITY OF SAN DIEGO
EXECUTIVE ORDER NO. 2024-1
BY THE MAYOR

WHEREAS, high annual housing costs, increasing rents, and cost of living have resulted in the City of San Diego ranking among one of the most expensive cities to reside in the United States;

WHEREAS, recent reports indicate that San Diego has 17 prospective renters for every home available on the market, contributing to high competition and increasing housing costs;

WHEREAS, the latest Regional Task Force on Homelessness data shows that from October 2022 to September 2023, for every 10 people who were housed, 16 experienced homelessness for the first time;

WHEREAS, on January 24, 2023, the San Diego City Council voted unanimously to declare housing as a human right, which reaffirmed the City's commitment to provide more housing and supportive services;

WHEREAS, on May 16, 2023, the San Diego City Council adopted the Residential Tenant Protections Ordinance, designed to prevent displacement and homelessness and provide a high level of protection from evictions for renters to stay in their homes if they are paying their rent and complying with the terms of their lease;

WHEREAS, on December 12, 2023, the San Diego City Council adopted Housing Action Package 2.0 which complements the Residential Tenant Protections Ordinance and includes housing incentives and protections for students, people with disabilities, seniors, and those at risk of falling into homelessness;

WHEREAS, as shown in the City Planning Department's Annual Report on Homes, only 5,314 homes were permitted in 2022, a pace that must be tripled to meet the state-mandated goal of 108,036 new homes by 2029;

WHEREAS, Complete Communities Housing Solutions is one of several City housing incentive programs, which promotes new home construction near transit with neighborhood amenities to create safe and enjoyable places to walk, bike, relax, and play;



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WHEREAS, Complete Communities Housing Solutions has shown success as an increasingly attractive new home incentive program, with 14 projects totaling 1,131 homes permitted in 2023 compared to 6 projects totaling 315 homes in 2022;

WHEREAS, Complete Communities Housing Solutions helps the City meet its housing, climate, and infrastructure goals by encouraging the development of low- and moderate-income homes, active transportation and pedestrian safety infrastructure, and investments in pocket parks, promenades, and plazas to implement the recently-updated Parks Master Plan;

WHEREAS, the Development Services Department (DSD) has increased the number of permit types that can be approved without applicants having to submit plans, provided additional opportunities for professional certification to streamline the permitting process, and expanded eligibility for the Department's rapid review program, to drastically improve permitting timelines;

WHEREAS, on July 1, 2023, DSD launched a no-plan permit self-certification opportunity for multi-dwelling unit bathroom and kitchen remodels and window and door replacement;

WHEREAS, on August 7, 2023, DSD launched a professional certification program for single-family residential solar photovoltaic installations of less than 38.4 kW, including battery storage systems;

WHEREAS, on September 1, 2023, DSD launched a professional certification program for office tenant improvements for up to 20,000 square feet of work, including minor structural calculations;

WHEREAS, on January 1, 2024, DSD improved the Rapid Review program, formerly known as Over-the-Counter review, to provide an accelerated review turnaround time for all eligible permit types, including: accessory structures for single dwelling units (including carports, patio covers, fences, retaining walls, foundation repairs, awnings, deck and stair repairs, and roof-mounted equipment); right-of-way permits; sign permits; single-story and single-dwelling unit additions and remodels; tenant improvements for Business, Mercantile, Storage, and Factory occupancies, and more;



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WHEREAS, each of these no-plan permits, professional certification, and rapid review opportunities introduced by DSD have resulted in improved customer service, reduced permit backlogs, and more efficient use of staff time;

WHEREAS, DSD project applicants would benefit from other applicable City Departments exploring opportunities to further cut red tape and streamline the project approval process;

WHEREAS, to accelerate the permit review process and reduce backlogs, the Fiscal Year 2024 budget added 40 full-time positions to focus on housing, which DSD worked diligently to fill in an expedited manner;

WHEREAS, DSD, with support from the Municipal Employees Association, secured temporary workers to further help reduce the permitting backlog during the COVID-19 pandemic and ongoing housing crisis;

WHEREAS, Executive Order 2023-1 signed on January 11, 2023, resulted in the creation of the “Affordable Housing Permit Now” program, which has already demonstrated to be a success with the approval of 16 projects totaling 2,063 homes in its first year;

THEREFORE;

By virtue of authority vested in me as Mayor of the City of San Diego pursuant to the provisions of Article XI of the California Constitution and sections 28, 260, and 265 of the City of San Diego Charter, to promulgate, issue, and enforce rules, regulations, and orders governing the administrative affairs of the City, I hereby declare the following orders and direction to be necessary for the protection of life and property and I hereby order, effective at 11:59pm on January 10th, 2024.

IT IS HEREBY ORDERED THAT:

1. All applicable City Departments (including, but not limited to: Development Services, Economic Development, Engineering & Capital Projects, Stormwater, Public Utilities, Parks & Recreation, Purchasing & Contracting, City Planning, Sustainability & Mobility, and Real Estate & Airport Management) shall conduct and conclude all reviews required for eligible ministerial Complete Communities Housing Solutions projects and issue all approvals or requests for corrections for



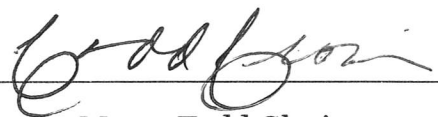
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such projects within 30 business days following the date the project enters the program;

2. All applicable City Departments shall explore appropriate opportunities to expedite permit review for priority housing projects (including, but not limited to: self-certification, professional certification, expedited plan review, reduced permitting requirements, and any other means of rapid project approval for priority housing projects), provided that the department determines the means identified to provide expedited service maintains protections for public health and safety and complies with applicable regulations;
3. The Development Services Department shall continue to convene with homebuilding stakeholders on a quarterly basis to determine permitting and processing improvement opportunities, provide technical assistance and conflict resolution, and timely customer service via the Technical Advisory Committee meetings, and all applicable departments shall assist the Development Services Department as needed;
4. The Development Services Department shall work with the Personnel Department, City management, and all applicable city departments to establish open and continuous recruitments for key personnel classifications to fill any remaining vacancies and new positions that are critical to positively impact permit issuance for housing construction;
5. Applicable departments shall issue guidelines by March 15, 2024 as necessary to implement the provisions of this Executive Order.

IN WITNESS WHEREOF, I have hereunto set my hand on this 10th day of January 2024.

Dated: January 10, 2024


Mayor Todd Gloria