



Peninsula Community Planning Board
1220 Rosecrans Street PMB 549
San Diego, CA 92106
pcpsd@gmail.com

Date: February 20th, 2025

TO: Mayor Gloria and City Councilmembers

Subject: Curtailment of ADU Density Bonus Abuse

Dear Mayor Gloria and City Councilmembers:

The Peninsula Community Planning Board (PCPB) is submitting this letter on behalf of the Peninsula Community which uniformly opposes the abuse of the Accessory Dwelling Unit (ADU) Density Bonus program. We ask that the Council and City administration curtail this abuse by eliminating the Density Bonus program and removing it from the city municipal code.

As elsewhere in the City, speculators and developers contrive to misuse extended family housing opportunities – ADUs – as a method to circumvent the law to build apartment buildings in single family housing areas. ADUs are an efficient method to expand available family housing, enable multigenerational living arrangements, and support aging in place. ADUs enable families to coalesce and grow intergenerational wealth transfer, and zoning laws have long permitted this practice. However, our zoning laws have do not allow the construction of apartment buildings in single family home neighborhoods. In practice, the ADU Density Bonus creates a loophole that does just this. Developers are now regularly abusing this loophole to build multi-unit ADU apartment buildings in the back yards of single-family homes.

While we applaud the effort to build new and affordable housing, ADUs are not the answer. We are gravely concerned by the contorting of the meaning of an ADU to create apartment buildings that do not undergo the necessary scrutiny of a commercially managed multi-family dwelling. There should be no density bonus loophole that circumvents the established zoning, building, and health and safety codes. We assert that all density bonus ADUs are intended to be commercial, not family residential buildings, and should be strictly regulated as such. Accordingly, all bonus density ADUs should be precluded from ministerial development processes and should conform to building codes for commercial multi-family dwellings.

To meet this end, the PCPB recommends the City eliminate the ADU Density Bonus program and remove any density bonuses from San Diego's Municipal Code. Should the Council opt to retain ADU density bonuses, we recommend that any application for more than two ADUs (in total) on a parcel be forced to conform to commercial multi-family dwelling code.

The letter was approved with a vote of 13-0.

Sincerely ,

A handwritten signature in blue ink, appearing to read "Fred Kosmo, Jr.", is positioned below the "Sincerely," text.

Frederick W. Kosmo, Jr.
PCPB Chair