



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

Date: February 20th, 2025

To: Mayor Gloria, Council President La Cava and City Councilmembers

Subject: Support City Council Motion to Align the City of San Diego Bonus Program with State Law

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, remove it from the city municipal code and align it with State Law.

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. 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. The Peninsula Community Planning Board, strongly supports the City Council's motion of January 28, 2025, directing City staff to return within 60 days with a proposal to align the City of San Diego's Bonus ADU program with State law.

While we recognize the need for increasing affordable housing, the ADU Bonus program is being stretched to extremes and negatively impacting single-family communities citywide. Our single-family neighborhoods were never designed or built with the infrastructure needed to accommodate such dense developments. The result is a detrimental effect on our community's parks, parking, infrastructure, and the quality of life.

The ADU Bonus Program incentivizes developers to place 6 to 18 units or more in single-family backyards. These overcrowded developments are severely straining our community's resources and infrastructure, including essential services such as libraries and parks, which are already underfunded. Reduced or waived Development Impact Fees do not mitigate the growth and impact on services and infrastructure which require taxpayers to subsidize developers who exploit our communities. This program is not accounted for in our community plans and is creating a burden on already limited resources and services.

Moreover, our single-family zoned water supply and reservoirs were not designed to support the demands of large, multi-stacked ADU units, leaving our neighborhoods vulnerable to large fires and increased wildfire risk. The current program will overextend the capacity of our infrastructure and leave our neighborhoods exposed to unnecessary risks.

We believe it is essential to balance the goals of affordable housing and preserving the quality of life in our communities through thoughtful planning and attention to infrastructure. The ADU Bonus Program does not provide this balance, but negatively impacts communities. We urge the City Council to act in addressing the negative impacts of the ADU Bonus Program. Aligning the program with state law will assist in ensuring that growth is sustainable, and that community resources and infrastructure are not overburdened.

The Peninsula Community Planning Board strongly supports the City Council's motion and urges the City Council to repeal the ADU Bonus Program and the negative impact it has on communities Citywide

The letter was unanimously approved with a vote of 12-0.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Fred Kosmo, Jr.', with a long horizontal flourish extending to the right.

Frederick W. Kosmo, Jr.
PCPB Chair

Cc: City of San Diego Planning
Department
Community Planners
Committee
Neighbors For a Better San Diego