

Impact of Council Resolution to Limit Bonus ADU Program in Low Density RS Zones

Neighbors For A Better San Diego

April 17, 2025



March 4 Council Resolution

- 1) Request City Staff to return to City Council within 90 days with an action item to remove applicability of the ADU Density Bonus program from the San Diego Municipal Code, conforming the local ADU Bonus Program to state-mandated ADU regulations for single-family zoned parcels in RS-1-1, RS-1-2, RS-1-3, RS-1-4, RS-1-8, RS-1-9, RS-1-10, and RS-1-11 zoned parcels; and
- 2) Request the City Planning Department to bring forward revisions to the ADU Density Bonus program including, but not limited to, those provided in the February 28, 2025, memorandum to the Land Use and Housing Committee for consideration.

Breakdown by Single-Family Zones (RS)

- Over half of all Bonus ADU projects are in RS-1-7
 - 43% of total Bonus ADUs are produced in RS-1-7 zones

ZONE	# PROJECTS	% PROJECTS	# ADUs	% ADUs	ADUs Per Project
RS-1-2	2	0.7%	39	2.5%	3 to 36
RS-1-4	1	0.4%	2	0.1%	2
RS-1-6	6	2.1%	46	2.9%	3 to 16
RS-1-7	145	51.4%	680	42.8	1 to 37
RS-1-14	7	2.5%	25	1.6%	2 to 8
TOTAL RS	161	57.1%	792	49.9%	1 to 37
ALL ZONES	282	100%	1588	100%	1 to 37

Impact of March 4 Council Resolution

Exclude Bonus ADUs in RS zones with minimum lot sizes of 10,000 sf

- RS-1-1, 1-2, 1-3, 1-4, 1-8, 1-9, 1-10, 1-11
- Only RS-1-2 and RS-1-4 have had Bonus ADUs projects
- Would have affected 1% (3 of 282) of Bonus ADU projects

ZONE	# PROJECTS	% PROJECTS	# ADUs	% ADUs
RS-1-1	0	0	0	0
RS-1-2	2	0.7%	39	2.5%
RS-1-3	0	0	0	0
RS-1-4	1	0.4%	2	0.1%
RS-1-8	0	0	0	0
RS-1-9	0	0	0	0
RS-1-10	0	0	0	0
RS-1-11	0	0	0	0
TOTAL IMPACT	3	1.1%	41	2.6%
ALL ZONES	282	100%	1588	100%

Conclusion

Excluding RS zones with minimum 10,000 sf lots only affects a small percentage of projects.

Most large projects are on RS-1-7 zoned lots and require more extensive consideration than is alluded to in the February 28 Vonblum memo.

Thank you!

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