

San Diego's ADU Ordinance

(Accessory Dwelling Units)

District 9 Perspective



NEIGHBORSFORABETTERSANDIEGO.ORG

In October 2020 the City Council approved ADU/JADU code changes for the stated purpose of bringing San Diego's code into compliance with State law.

“The Housing Legislation Code Update Package addresses California State housing law requirements, including a number of bills passed at the end of 2019. These include changes to State density bonus, housing for the homeless, and accessory dwelling unit laws, along with other miscellaneous housing laws. The Housing Legislation Code Package will provide amendments to the Land Development Code and Local Coastal Program that are required to implement and comply with State law, as well as additional amendments tailored to local needs.”

CORRECTING THE RECORD

San Diego is NOT “Just Executing State Laws”

CALIFORNIA	SAN DIEGO
1 JADU	1 JADU
1 ADU	3 ADUs*/Unlimited ADUs**
16' Height	Allows Heights of 30'
4' Side/Rear Setbacks	Zero Side/Rear Setbacks
Waives Developer Fees for 1 ADU <750 sf	Waives All ADU Developer Fees
No Bonus ADUs	Gives Away Bonus ADUs

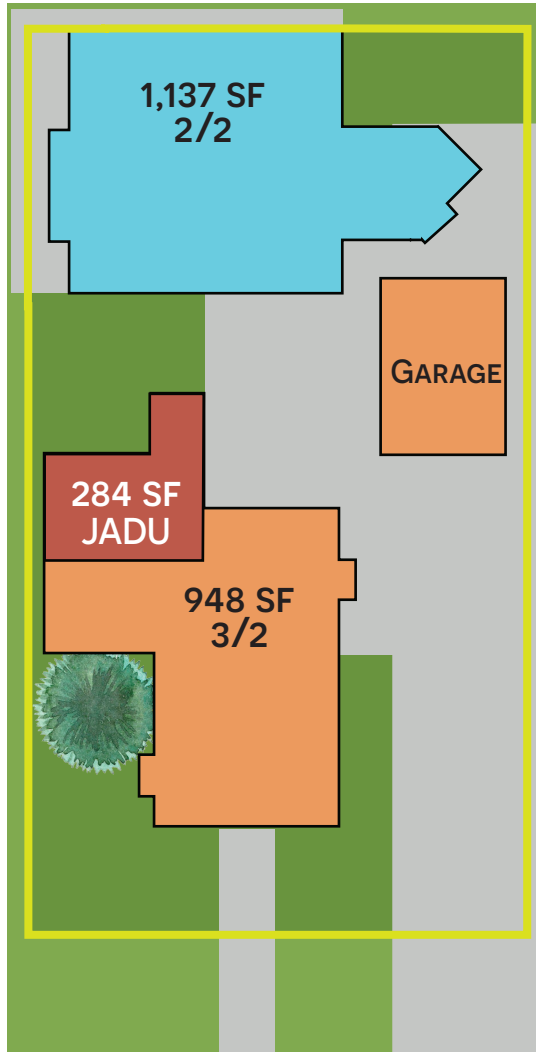
San Diego ADU laws are FAR MORE IMPACTFUL to neighborhoods, infrastructure, and taxpayers than California state laws.

*Outside the TPA/**Inside the TPA

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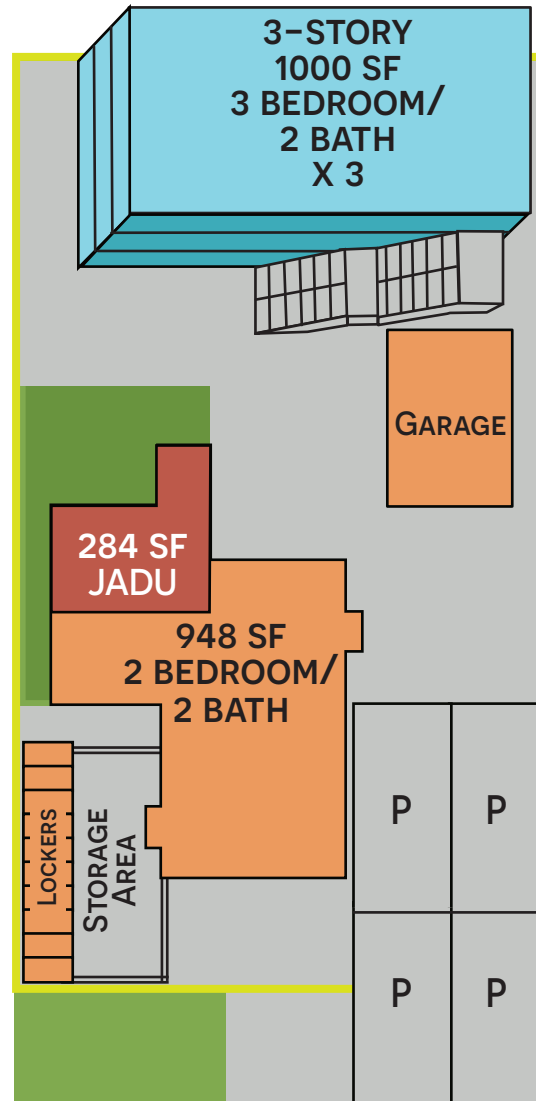
California vs. San Diego

California

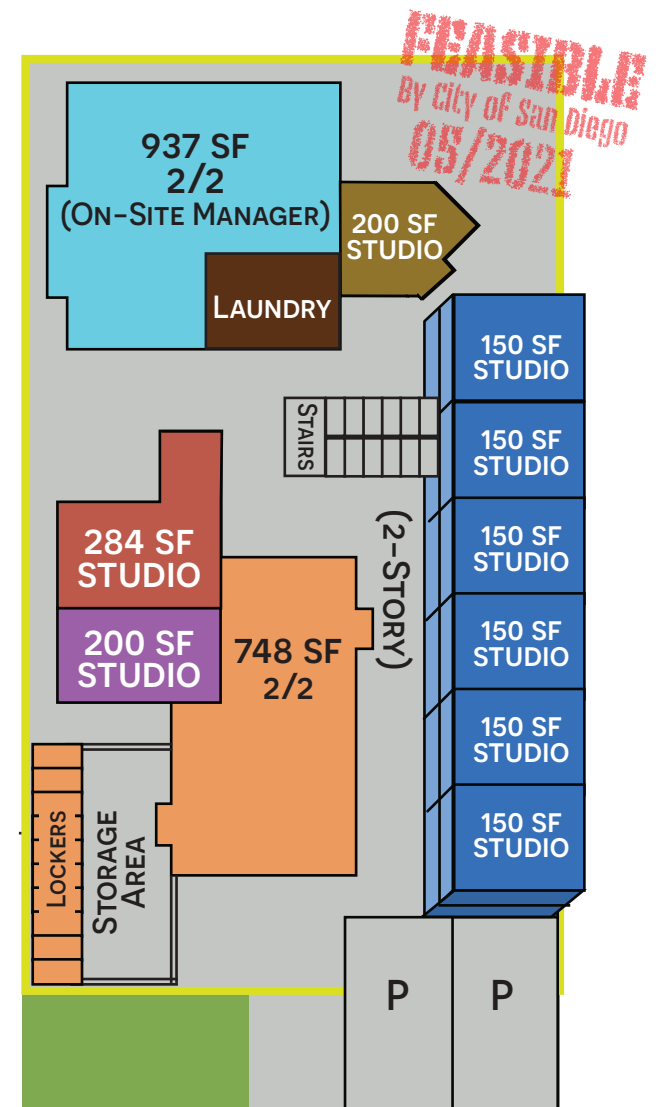


2020 California's Guidelines
(Homeowner "granny flats")

San Diego Outside vs. Inside TPA



2020 San Diego's Guidelines
(Outside the TPA)



2020 San Diego's Guidelines
(Inside the TPA)



Outside and Inside the Transit Priority Areas* (TPAs)

If You Live Outside the TPA
Your single-family zoning now allows:

- Maximum of Five Dwellings Per Lot

If You Live Inside the TPA
Your single-family zoning now allows:

- UNLIMITED ADUs Per Lot

Everywhere in San Diego
Your single-family zoning now allows:

- No Side/Rear Setbacks (build up to property line)
- 30' Height Limit (3-stories)
- No Parking for Renters
- Fee waivers for developers
- Taxpayers foot the bill for needed infrastructure

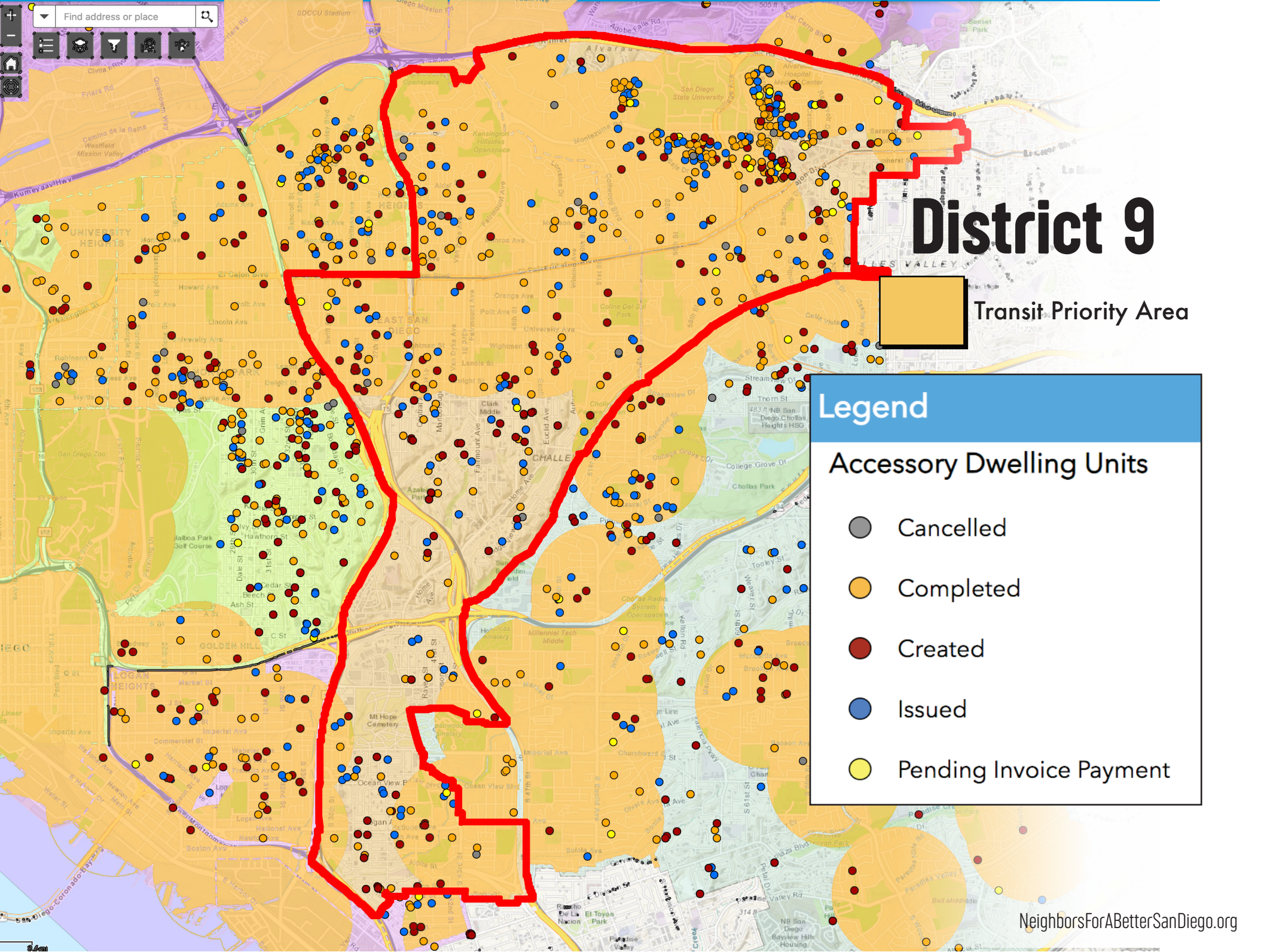
All areas highlighted in yellow are in the Transit Priority Areas

*Within 1/2 mile from a major transit stop

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Find address or place

Map navigation controls: Home, Full Screen, Layers, Search, etc.



District 9



Transit Priority Area

Legend

Accessory Dwelling Units

- Cancelled
- Completed
- Created
- Issued
- Pending Invoice Payment

Very Low Income			
50% AMI			
Family Size	Unit Size	Annual Income	Gross Rent
One	Studio	\$ 42,450	\$ 1,061
Two	1-BR	\$ 48,500	\$ 1,213
Three	2-BR	\$ 54,550	\$ 1,364
Four	3-BR	\$ 60,600	\$ 1,515
Five	4-BR	\$ 65,450	\$ 1,636

Low Income			
60% AMI			
Family Size	Unit Size	Annual Income	Gross Rent
One	Studio	\$ 50,940	\$ 1,274
Two	1-BR	\$ 58,200	\$ 1,455
Three	2-BR	\$ 65,460	\$ 1,637
Four	3-BR	\$ 72,720	\$ 1,818
Five	4-BR	\$ 78,540	\$ 1,964

Moderate Income			
110% AMI			
Family Size	Unit Size	Annual Income	Gross Rent
One	Studio	\$ 73,200	\$ 1,830
Two	1-BR	\$ 83,700	\$ 2,093
Three	2-BR	\$ 94,150	\$ 2,354
Four	3-BR	\$ 104,600	\$ 2,615
Five	4-BR	\$ 112,950	\$ 2,824

ADU Investor ROI is optimized for Moderate Income affordability level

According to San Diego Housing Commission guidelines, rents for Moderate Income level are:

- 44% higher than for Low Income
- 73% higher than for Very Low Income

SOURCE: SDHC ADU Bonus Program Quick Facts_Final 2021

**Generous “affordable”
rents bring the market up
rather than down**

		SDHC Moderate Income 110% AMI (Source 1)		Zumper SD City (Source 2)	Composition of ADUs (Source 3)
Family Size	Unit Size	Annual Income	Gross Rent	Median Rent	Percentage
One	Studio	\$73,200	\$1,830	\$1,603	18%
Two	1-BR	\$83,700	\$2,093	\$1,921	61%
Three	2-BR	\$94,150	\$2,354	\$2,558	17%
Four	3-BR	\$104,600	\$2,615	\$3,374	3%
Five	4-BR	\$112,950	\$2,824	\$4,108	

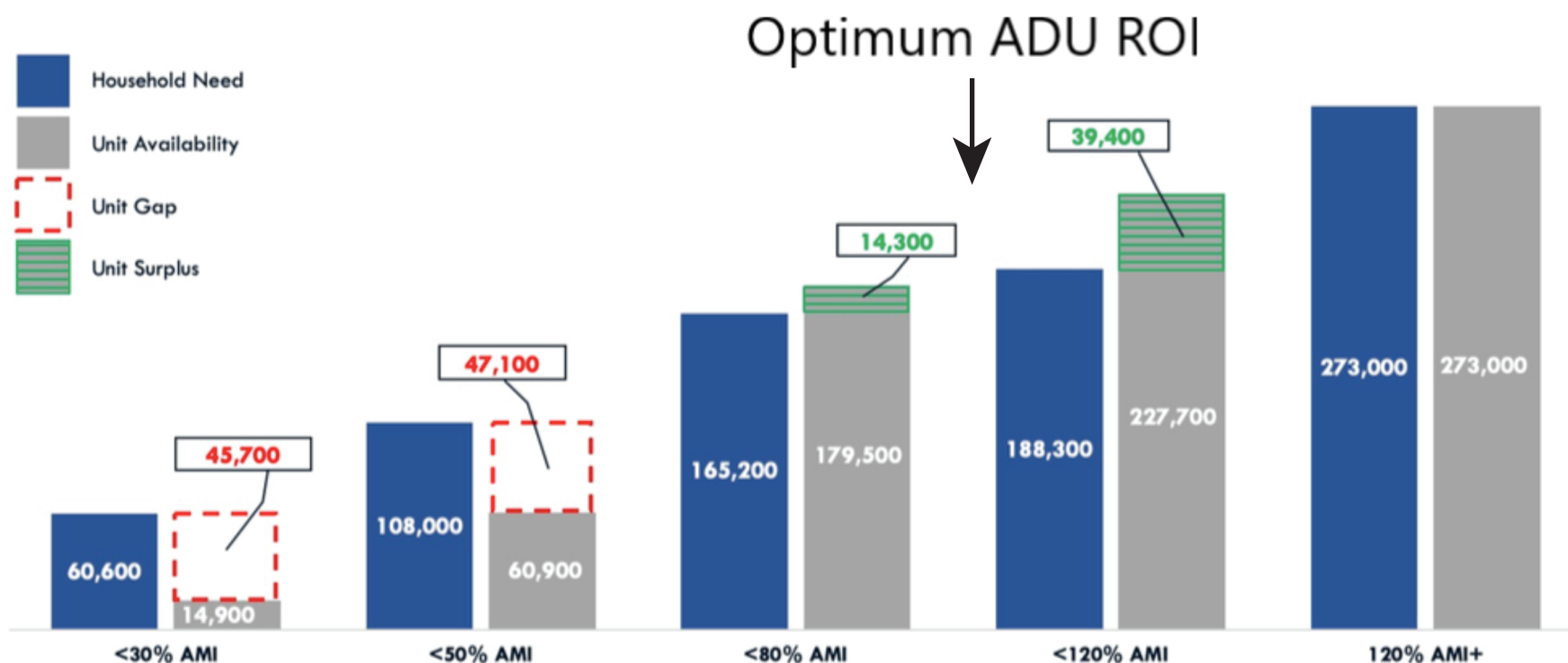
Source 1: San Diego Housing Commission

Source 2: Zumper (7/4/21) (<https://www.zumper.com/rent-research/san-diego-ca>)

Source 3: Implementing the Backyard Revolution, Perspectives of California ADU Owners, April 22, 2021, UC Berkeley Center for Community Innovation

San Diego Housing Commission's own data tells us that ADUs target the market where there is already a surplus of middle income rentals in San Diego

Aggregate Affordable Rental Housing Need and Availability by Income Band³



² Between 2010 and 2018, San Diego built approximately 40,500 units and added 125,700 jobs—a ratio of 3.1 jobs per unit built. Source: ACS 2018, 2010 1-year, EMSI Economic Modeling 2010, 2018

³ Public Use Microdata Survey (PUMS) 2018 5-year estimates, HR&A Analysis

SOURCE: SDHC Preserving Affordable Housing in San Diego May 2020

The Counterintuitive Outcome of Upzoning

“ We have incrementally quadrupled the density of Vancouver, but we haven’t seen any decrease in per square foot costs. That evidence is indisputable. We can conclude there is a problem beyond restrictive zoning... No amount of opening zoning or allowing for development will cause prices to go down. We’ve seen no evidence of that at all. It’s not the NIMBYs that are the problem – it’s the global increase in land value in urban areas that is the problem. ”

- **Patrick Condon** (Professor, University of British Columbia School of Architecture / Founder, UBC Design Centre for Sustainability)
“Sick City”

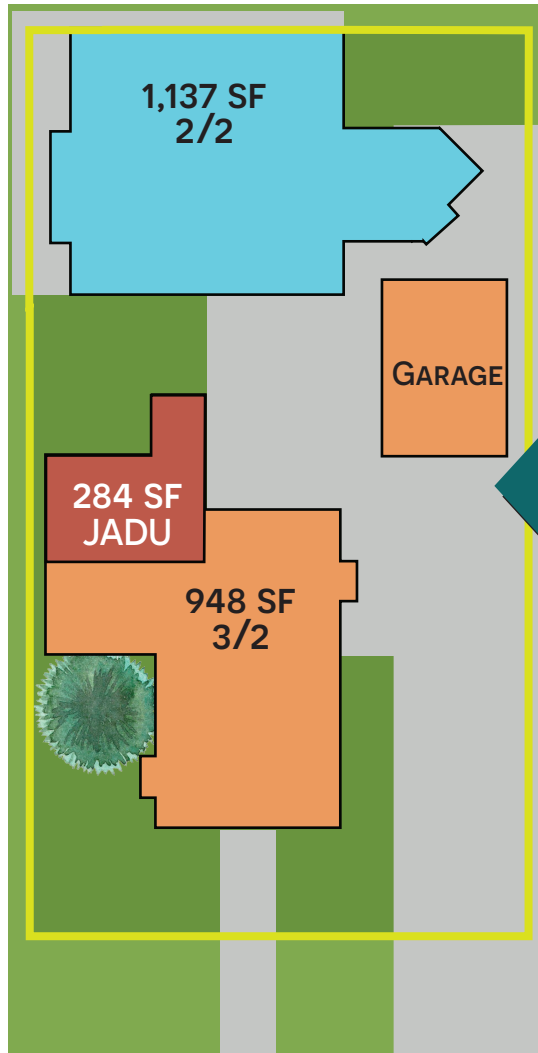
(<https://www.livablecalifornia.org/vancouver-smartest-planner-prof-patrick-condon-calls-california-upzoning-a-costly-mistake-2-6-21/>)

We request a one year moratorium/withdrawal of the current San Diego ADU/JADU Zoning Code, which would allow the California ADU/JADU Code to be implemented while San Diego reconsiders its ADU/JADU Code and its significant detrimental impact on San Diego's single family neighborhoods.

During that time, San Diego can rewrite its ADU/JADU code to:

1. minimize the impact of excessive, unlimited development on single family zoned parcels and
2. protect the character of San Diego's neighborhoods.

Our Recommendations for San Diego City Council



Change San Diego ADU code to:

1 ADU and 1 JADU

4' setback

Height limit 16'

Fee waivers only as required by CA

Exempt areas from ADUs based on:

Public Safety (Fire), Traffic, Water/Sewer

Develop housing on transit corridors and hubs

2020 California's Guidelines
(Homeowner "granny flats")

How Do We Get From

Here...



House $\frac{1}{2}$ mile from a bus stop

to Here?



14,375 SF lot right next to a bus stop

Something is wrong with our housing policies if we're prioritizing building only a couple of affordable units in the backyard of an existing house while a vacant lot right next to a bus stop has been sitting vacant for three years.



Mid-City Parks Collaborative 2020 Strategy



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