

Board of Supervisors

Meeting Time: 03-04-26 09:00

eComments Report

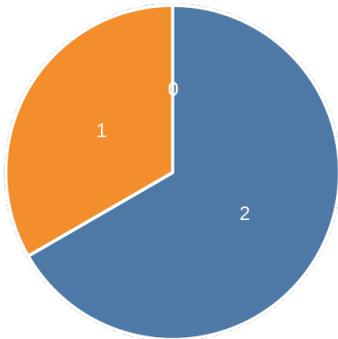
Meetings	Meeting Time	Agenda Items	Comments	Support	Oppose	Neutral
Board of Supervisors	03-04-26 09:00	15	3	2	1	0

Sentiments for All Meetings

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

Overall Sentiment

Support (66%) Oppose (33%) Neutral (0%)
No Response (0%)



Board of Supervisors

03-04-26 09:00

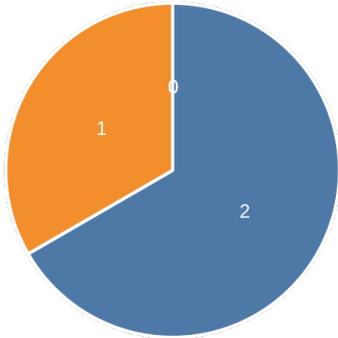
Agenda Name	Comments	Support	Oppose	Neutral
5. NOTICED PUBLIC HEARING: ADU ORDINANCE AMENDMENT INCLUDING THE SEPARATE SALE OF ADUs AND RELATED CEQA EXEMPTION	3	2	1	0

Sentiments for All Agenda Items

The following graphs display sentiments for comments that have location data. Only locations of users who have commented will be shown.

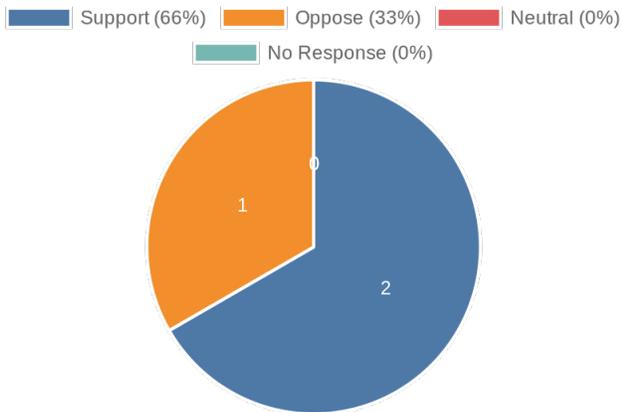
Overall Sentiment

Support (66%) Oppose (33%) Neutral (0%)
No Response (0%)



Agenda Item: eComments for 5. NOTICED PUBLIC HEARING:
ADU ORDINANCE AMENDMENT INCLUDING THE SEPARATE SALE OF ADUs AND RELATED CEQA EXEMPTION

Overall Sentiment



stephen stonehouse

Location: 91902, BONITA
Submitted At: 8:23pm 03-01-26

My wife and I converted a detached garage into a 2 Bedroom, 1 Bath ADU back in 2021. Our intentions were in the future, either sell the main house or leave it to our 2 Daughters and then move into the ADU. The new process to convert the two units into a condominium seems to be an excellent way to have 'our cake and eat it to'. I implore the Board of Supervisors to not pick the option to not comply with the State's AB laws. We greatly appreciate your action on this item.

Paul Henkin

Location: 91902, Bonita
Submitted At: 11:44am 02-28-26

The separate sale of an ADU would in essence be theft of the owner's property which he/she paid for or inherited, especially if the ADU buyer was made a tenant in common. Moreover, the original owner would lose any control over who occupies the ADU which was sold. So a thief, madman, pedophile, rapist, or murderer could move in without the owner being able to control the situation. In a fenced yard, this could lead to disaster.

One of the planning groups mentioned that the original property might be reassessed at current market rates upon the construction or sale of an ADU.

The new ordinance has too many options as well. These things would promote lawsuits as well – and we the taxpayer would pay for these.

Saad Asad

Location: 92103, SAN DIEGO
Submitted At: 3:44pm 02-26-26

San Diego residents are being priced out of homeownership. ADU condominiums offer a concrete partial solution — smaller units at roughly 40-60% of typical home prices, per the staff report.

The case for adding local restrictions rests on protecting renters, but the Austin data cited in your own staff materials shows 40% of ADU condos stay rentals after separate sale. The evidence doesn't support the concern.

Restrictions like detached-only or right-of-first-refusal don't come without costs — they shrink the eligible pool of properties and add transaction burden that falls hardest on individual homeowners, not developers.

The Planning Commission reviewed all options and voted 6-0 for Option 1. If problems emerge, you can amend. Start broad, narrow later if needed.