

4 Land Use & Development

4.1. Existing Land Use

OVERVIEW

There are over 8,000 acres in Mid-City. Table 4-1 shows the breakdown of existing land uses, and Figure 4-1 shows the summary of existing land uses in a pie chart, excluding rights-of-way and utilities. Figure 4-2 shows the overall pattern of existing land uses in Mid-City communities.

CURRENT LAND USE PATTERN

As shown in Table 4-1 and Figure 4-1, residential use is the most prominent existing land use in Mid-City, occupying 3,895 acres (48.2%) of the four Community Planning Areas, closely followed by Public Facilities and Utilities with 2,662 acres (33.0%). The Parks and Recreation land use is the 3rd largest area occupying 1,011 acres (12.5%) while Commercial land uses account for 347 acres (4.3%) of the Planning Area. Around 58 acres of land is undeveloped in Mid-City.

Figure 4-1 Existing Land Use Summary

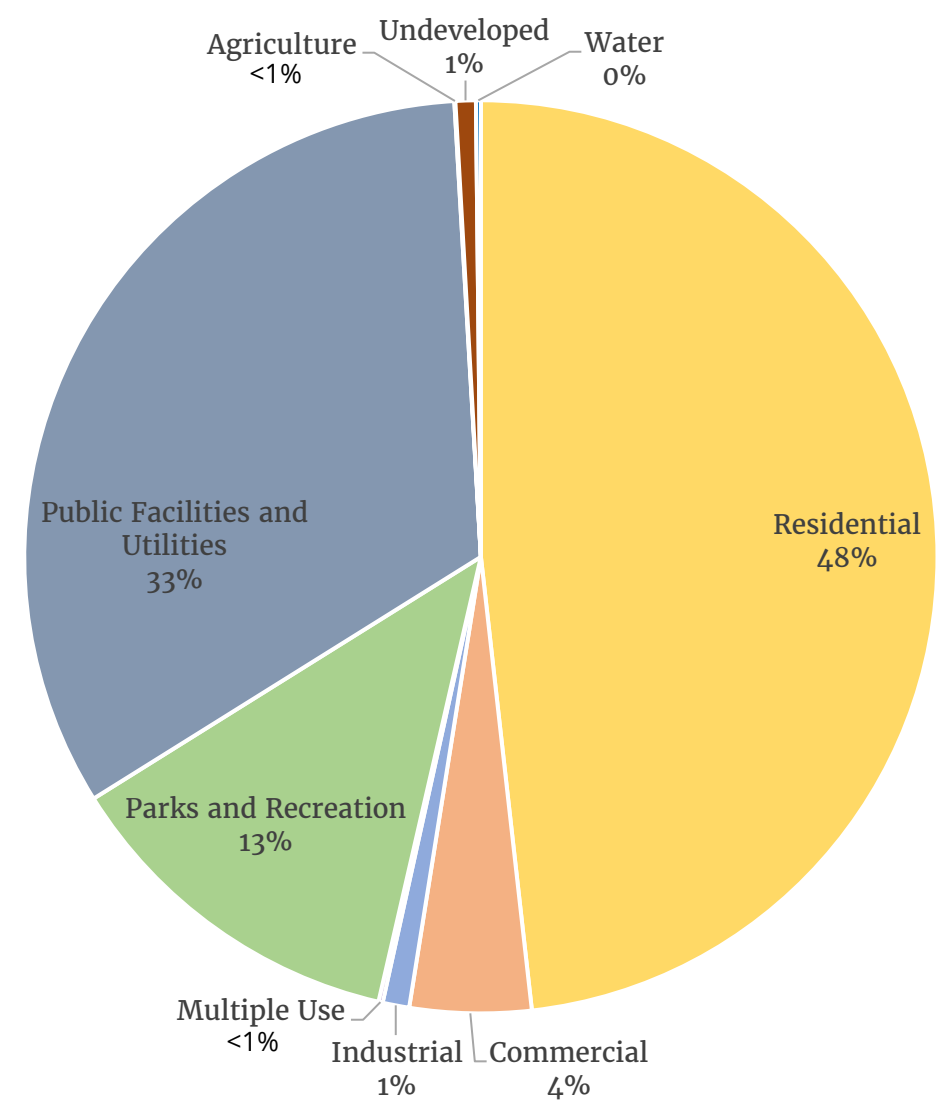
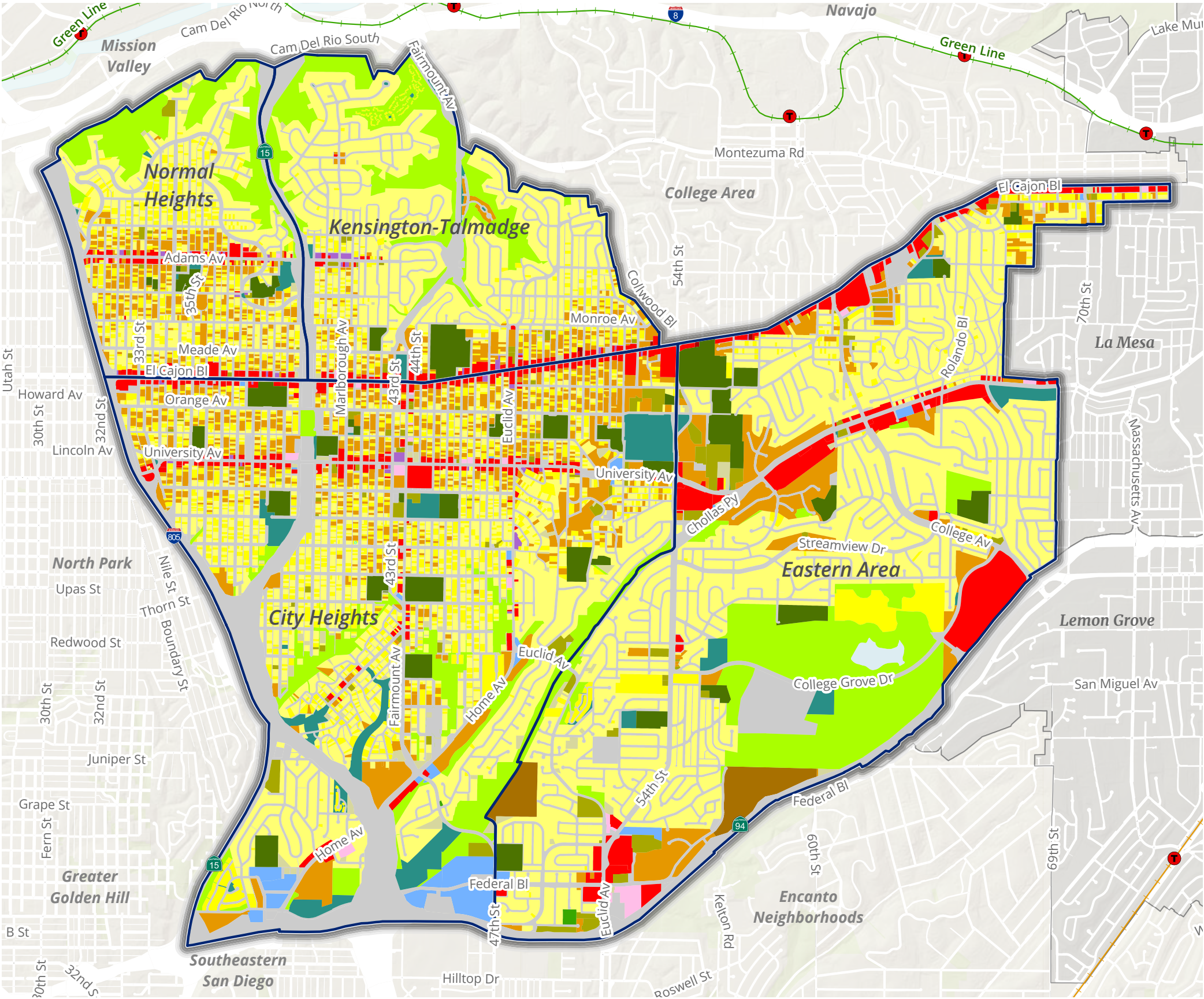


Table 4-1 Existing Land Use by Acreage

Existing Land Use Categories	Acres	Percentage
Residential	3,895	48%
Spaced Rural Residential	1	<1%
Single Family Detached	2,553	32%
Single Family Attached	596	7%
Multiple Family	678	8%
Mobile Home Park	67	<1%
Commercial	347	4%
Retail, Regional, Wholesale Commercial	323	4%
Visitor Commercial	1	<1%
Office Commercial	22	<1%
Industrial	76	<1%
Light Industrial	76	<1%
Multiple Use	12	<1%
Mixed Use	12	<1%
Parks and Recreation	1,011	13%
Recreation	167	2%
Open Space Parks	844	10%
Public Facilities and Utilities	2,662	33%
Transportation, Communication, Utilities	2,279	28%
Institutions	114	1%
Education	269	3%
Water	14	<1%
River, Lake, Bay	14	<1%
Other	61	<1%
Agriculture	3	<1%
Undeveloped	58	<1%
Total	8,078	100%

Source: SANDAG , City of San Diego 2022

Figure 4-2 Existing Land Use



- Community Plan Boundary
 - Trolley Stop
- Existing Land Use 2022 (SANDAG)
- RESIDENTIAL**
- Spaced Rural Residential
 - Single Family Detached
 - Single Family Attached
 - Multiple Family
 - Mobile Home Park
- COMMERCIAL**
- Retail, Regional, Wholesale Commercial
 - Visitor Commercial
 - Office Commercial
- INDUSTRIAL**
- Light Industry
- MULTIPLE USE**
- Mixed Use
- PARKS AND RECREATION**
- Recreation
 - Open Space Parks
- PUBLIC FACILITIES AND UTILITIES**
- Transportation, Communications, Utilities
 - Institutions
 - Education
- AGRICULTURE**
- Agrilculture
- UNDEVELOPED**
- Undeveloped
- WATER**
- River, Lake, Bay



4.2 Adopted Plan in Mid-City

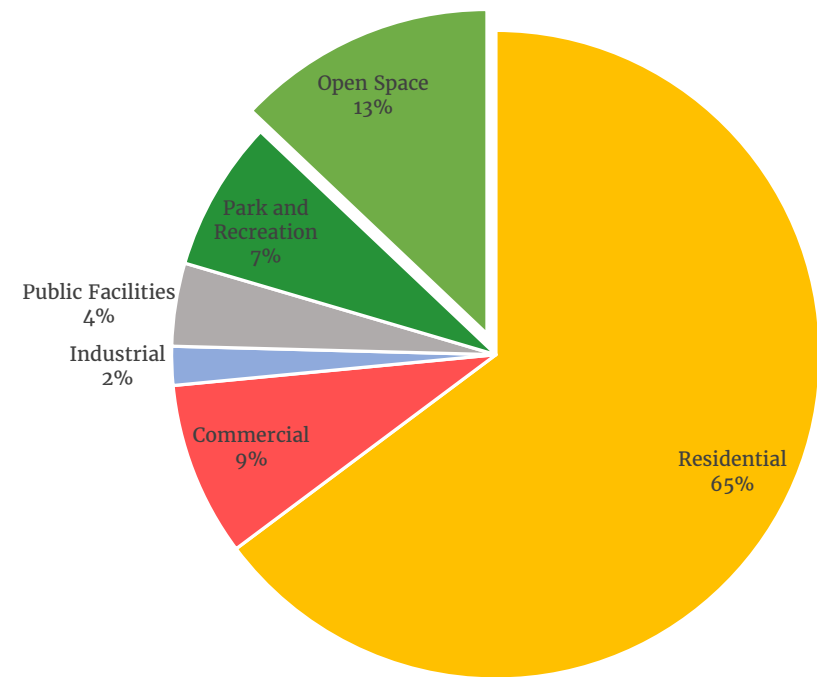
EXISTING MID-CITY COMMUNITIES PLAN (1998)

The current Mid-City Communities Plan was originally adopted in 1998 and has been amended on three occasions since. The community plan identifies several key issues, goals, and implementation actions for the Mid-City communities. These include improving the transportation system; relating development intensity to the capacity of the transportation system; encouraging mixed-use development on large sites to offer environments for living, working, shopping, and related activities; guiding urban form and physical development that protects and is responsive to the physical environment of Mid City and encouraging the development of neighborhood facilities and services that fulfill the daily needs of local residents.

LAND USE DESIGNATIONS

The Communities Plan land use diagram, shown on Figure 4-4, shows the Plan’s land use designations. As shown in the figure, a significant portion of the Community Planning Areas are designated as Residential (65.0%), Commercial (9%), and Open Space (13.0%). Figure 4-3 illustrates the breakdown of land use designations in the current Mid-City Communities Plan. The specific land use designations are briefly described in Table 4-2.

Figure 4-3 Communities Plan Adopted Land Use



Residential



Park and Recreation



Commercial



Industrial

Figure 4-4 Adopted Mid-City Communities Plan Land Use

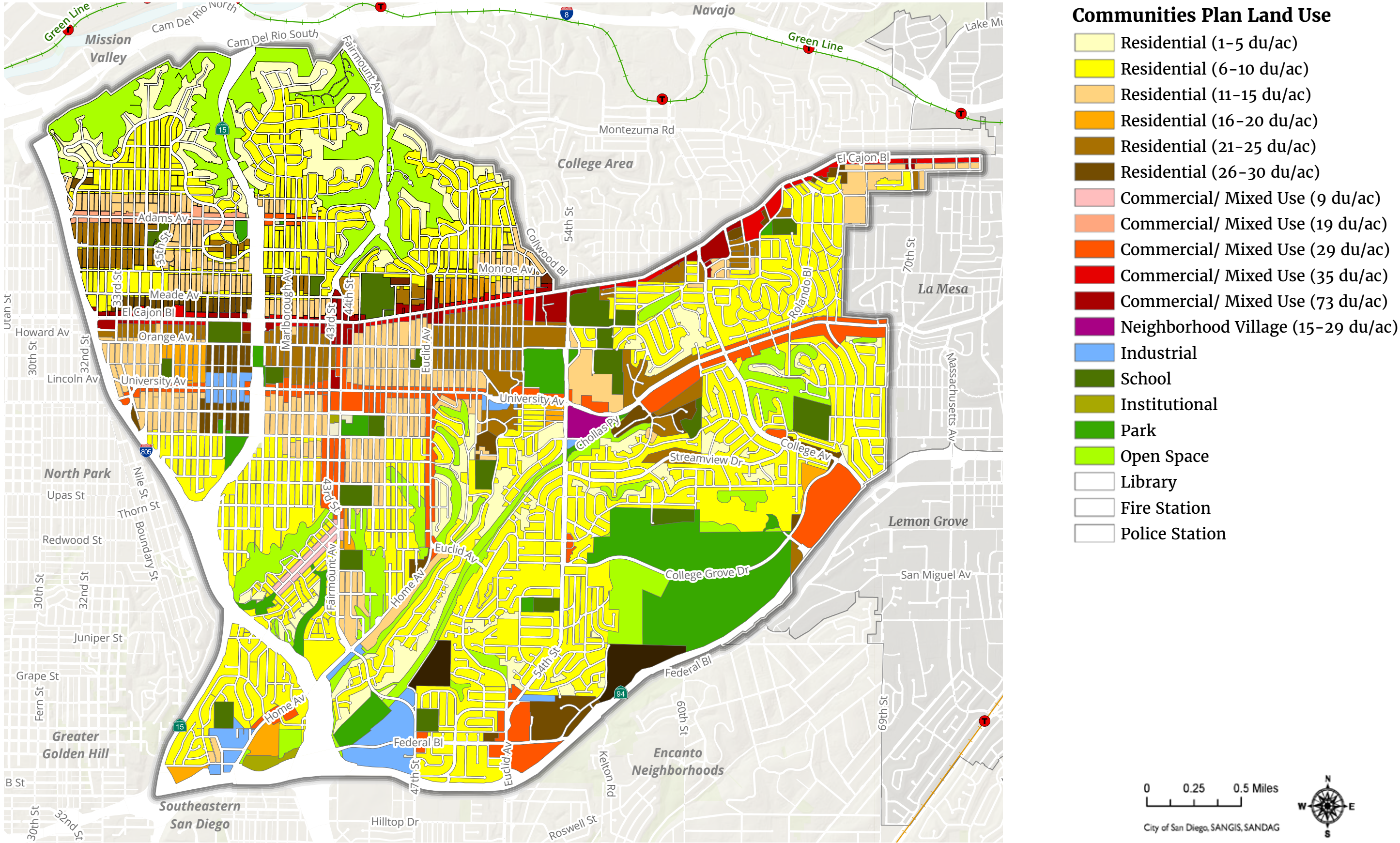


Table 4-2 Adopted Mid-City Communities Plan Designated Land Uses

Land Use Designation	Description	Acres	Percentage
Residential		3,787	65%
Residential (1-5 du/ac)	Residential at density below 5 dwelling units per acre.	471	8%
Residential (6-10 du/ac)	Residential at density between 6-10 dwelling units per net acre.	2,200	38%
Residential (11-25 du/ac)	Residential at density between 11-25 dwelling units per net acre.	531	9%
Residential (16-20 du/ac)	Residential at density between 16-20 dwelling units per net acre.	133	2%
Residential (21-25 du/ac)	Residential at density between 21-25 dwelling units per net acre.	289	5%
Residential (26-30 du/ac)	Residential at density between 26-30 dwelling units per net acre.	163	3%
Commercial		508	9%
Commercial/Mixed Use (9 du/ac)	Commercial and mixed use development with max density of 9 dwelling units per acre.	15	<1%
Commercial/Mixed Use (19 du/ac)	Commercial and mixed use development with max density of 19 dwelling units per acre.	22	<1%
Commercial/Mixed Use (29 du/ac)	Commercial and mixed use development with max density of 29 dwelling units per acre.	303	5%
Commercial/Mixed Use (35 du/ac)	Commercial and mixed use development with max density of 35 dwelling units per acre.	67	1%
Commercial/Mixed Use (73 du/ac)	Commercial and mixed use development with max density of 73 dwelling units per acre.	83	1%
Neighborhood Village (15-29 du/ac)	Provides housing in a mixed-use setting and serves the commercial needs of the community-at-large.	18	<1%
Industrial	Intended for industrial uses and office parks	113	2%
Public Facilities		242	4%
School	Intended for multi-level public and private education facilities	240	4%
Institutional	Intended for uses that are identified as public or semi-public facilities.	< 1	<1%
Library	Serves the informational & educational interest.	< 1	<1%
Police Station	Central Police Facility in City Heights.	2	<1%
Park	Provides for areas designated for passive and/or recreational uses.	439	8%
Open Space	Provide for preservation of land that has distinctive scenic, natural, or cultural features.	756	13%
Total		5,845	100%

4.3. Zoning

Zoning implements the policies and land use designations put forth in the General Plan and the Community Plan through detailed development regulations. Zoning also regulates the form, design, density and intensity, and permitted uses.

While citywide zones enforce land use plans across different areas, some neighborhoods have their own specific zoning and development rules called Planned District Ordinances (PDOs). Many of PDOs will be replaced by citywide zoning as community plans are updated, though some unique communities may still have PDOs, such as Downtown and Old Town.

As shown in Figure 4-5, residential, commercial and central urbanized planned district zones dominate the current zoning in Mid-City. Table 4-3 describes the existing zoning designations.



A street zoned for commercial uses along Adams Avenue.

Table 4-3 Existing Zoning Designations

Zone	Description	DU/AC ¹	Max FAR ²	Max Height
Agricultural				
AR-1-1	Agricultural Residential, require min. 10 acre lots	0.1	--	30
Commercial				
CC-1-3	Commercial Community, mix of residential and commercial development with an auto orientation	29	0.75	45
CC-2-3	Commercial Community, community-serving uses with limited residential development with an auto orientation	29	0.75	45
CC-2-5	Commercial Community, community-serving uses with limited residential development with a pedestrian orientation	29	2	100
CC-3-5	Commercial Community, mix of residential and commercial development with a pedestrian orientation	29	2	100
CC-3-9	Commercial Community, mix of residential and commercial development with a pedestrian orientation	109	2	--
CC-4-3	Commercial Community, heavy commercial and residential development	29	0.75	45
CC-5-3	Commercial Community, mix of heavy commercial and limited industrial and residential development with an auto orientation	29	0.75	45
CC-5-4	Commercial Community, mix of heavy commercial and limited industrial and residential development with a pedestrian orientation	29	1	30
CN-1-2	Commercial Neighborhood, development with an auto orientation	29	1	30
CN-1-3	Commercial Neighborhood, development with a pedestrian orientation	29	1	30
CN-1-5	Commercial Neighborhood, development with a pedestrian orientation	73	1	65
CR-1-1	Commercial Regional, mix of residential and regional serving commercial development with an auto orientation	29	1	60
Industrial				
IL-2-1	Industrial Light, mix of light industrial, office, and limited commercial	--	--	--
IL-3-1	Industrial Light, mix of light industrial, office, and commercial	--	--	--
Open Space				
OC-1-1	Open Space Conservation, protect natural and cultural resources and environmentally sensitive lands	--	--	--
OP-1-1	Open Space Parks, developed active parks	--	--	--
OP-2-1	Open Space Parks, parks for passive uses with active uses	--	--	--

Table 4-3 (Continued)

Zone	Description	DU/AC ¹	Max FAR ²	Max Height
OR-1-1	Open Space Residential, open space with limited private residential development and to implement the MHPA	0.1	--	--
Residential				
RM-1-1	Residential Multiple Unit, lower density multiple dwellings with single dwelling character	15	1.25	30
RM-1-2	Residential Multiple Unit, lower density multiple dwellings with single dwelling character	17	1.25	30
RM-1-3	Residential Multiple Unit, lower density multiple dwellings with single dwelling character	22	1.25	30
RM-2-5	Residential Multiple Unit, medium density multiple dwellings	29	1.35	30
RM-2-6	Residential Multiple Unit, medium density multiple dwellings	35	1.5	30
RM-3-7	Residential Multiple Unit, medium density multiple dwellings	44	1.8	40
RM-3-8	Residential Multiple Unit, medium density multiple dwellings	54	2.25	50
RM-3-9	Residential Multiple Unit, medium density multiple dwellings	73	2.7	60
RS-1-1	Residential Single Unit, Urbanized Community min. 40,000 sf. lot	1	0.45	30
RS-1-2	Residential Single Unit, Urbanized Community min. 20,000 sf. lot	2	0.45	30
RS-1-6	Residential Single Unit, Urbanized Community min. 6,000 sf. lot	7	0.59	30
RS-1-7	Residential Single Unit, Urbanized Community min. 5,000 sf. lot	9	0.6	30

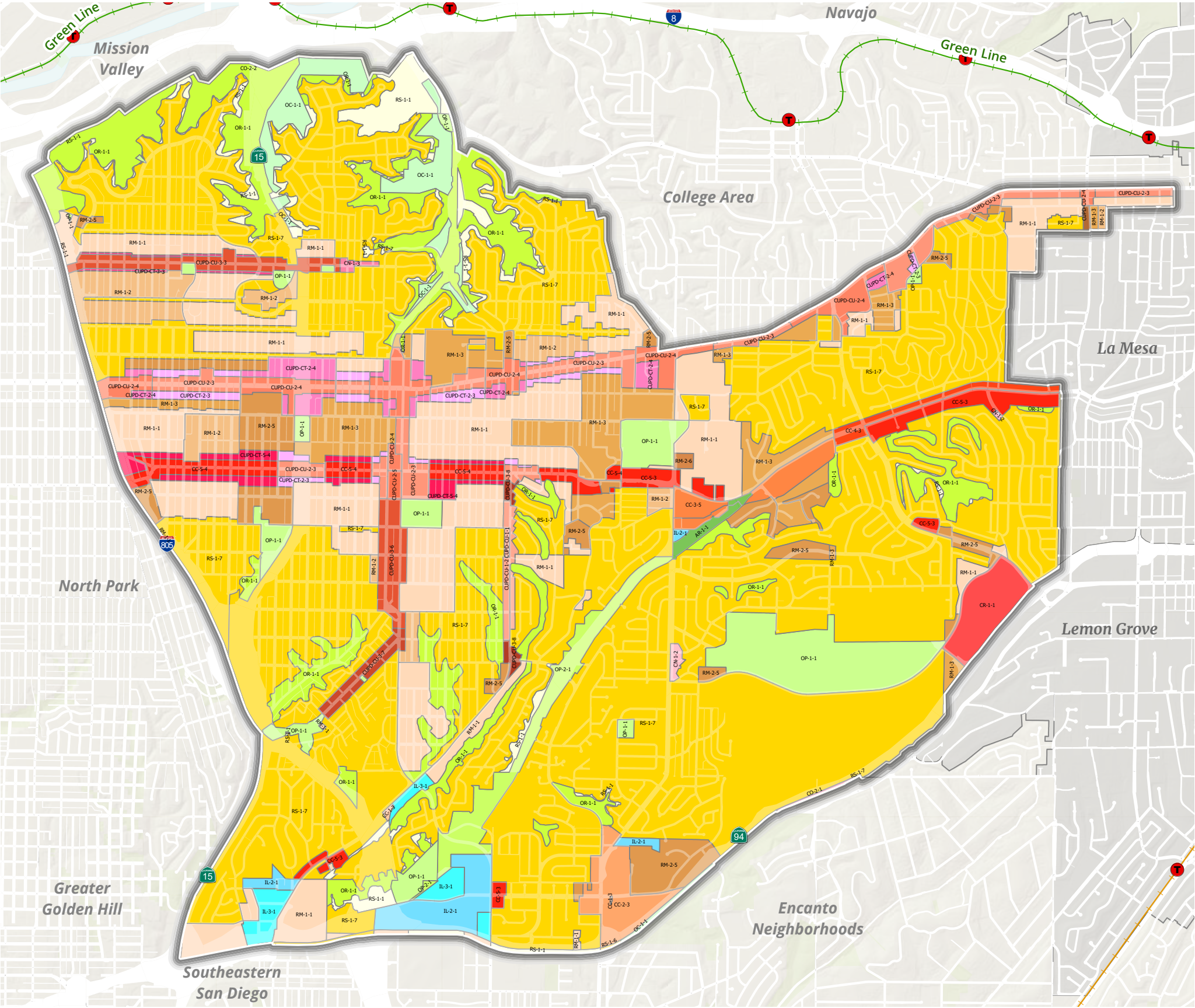
Footnotes

¹ Dwelling Units per Acre

² Floor Area Ratio

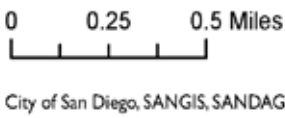
Zone	Description	DU/AC ¹	Max FAR ²	Max Height
Central Urbanized Planned District				
CUPD-CT-2-3	Commercial-Transitional, transition between the CU-2-3 zone and abutting residential use areas	44	1	50
CUPD-CT-2-4	Commercial-Transitional, transition between the CU-2-4 zone and abutting residential use areas	73	2	--
CUPD-CT-3-3	Commercial-Transitional, transition between the CU-3-3 zone and abutting residential use areas	44	1	50
CUPD-CT-5-4	Commercial-Transitional, transition between the CC-5-4 zone and abutting residential use areas	29	1	30
CUPD-CU-1-1	Central Urbanized Commercial Zones, mix of low density residential and low-intensity commercial development	9	0.6	24
CUPD-CU-1-2	Central Urbanized Commercial Zones, mix of low-medium density residential and low-intensity commercial development	15	0.6	24
CUPD-CU-2-3	Central Urbanized Commercial Zones, mix of heavy commercial, limited industrial, and medium-high density residential development with a pedestrian orientation	44	1	50
CUPD-CU-2-4	Central Urbanized Commercial Zones, mix of heavy commercial, limited industrial uses, and high density residential development with a pedestrian orientation	73	2	--
CUPD-CU-2-5	Central Urbanized Commercial Zones, mix of heavy commercial, limited industrial, and medium-high density residential development with a high intensity, pedestrian orientation	44	2	90
CUPD-CU-3-3	Central Urbanized Commercial Zones, mix of pedestrian-oriented, community-serving, limited industrial, and medium-high density residential development with a pedestrian orientation	44	1	50
CUPD-CU-3-6	Central Urbanized Commercial Zones, mix of pedestrian-oriented, community-serving, limited industrial, and medium density residential development with strip commercial characteristics	29	0.75	30
CUPD-CU-3-7	Central Urbanized Commercial Zones, mix of pedestrian-oriented, community-serving, limited industrial, and low density residential development with strip commercial characteristics	9	0.5	30
CUPD-CU-3-8	Central Urbanized Commercial Zones, mix of pedestrian-oriented, community-serving, limited industrial, and low-medium density residential development with strip commercial characteristics	15	0.5	30

Figure 4-5 Current Zoning



Current Zoning

AR-1-1	CUPD-CU-3-3
CC-1-3	CUPD-CU-3-6
CC-2-3	CUPD-CU-3-7
CC-3-5	CUPD-CU-3-8
CC-3-9	IL-2-1
CC-4-3	IL-3-1
CC-5-3	OC-1-1
CC-5-4	OP-1-1
CN-1-2	OP-2-1
CN-1-3	OR-1-1
CN-1-5	RM-1-1
CO-2-1	RM-1-2
CO-2-2	RM-1-3
CR-1-1	RM-2-5
CUPD-CT-2-3	RM-2-6
CUPD-CT-2-4	RM-3-7
CUPD-CT-3-3	RM-3-8
CUPD-CT-5-4	RM-3-9
CUPD-CU-1-1	RS-1-1
CUPD-CU-1-2	RS-1-2
CUPD-CU-2-3	RS-1-6
CUPD-CU-2-4	RS-1-7
CUPD-CU-2-5	Road ROW



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4.4 Existing Density and Intensity

The existing density of residential development in Mid-City is shown in Figure 4-6 and Figure 4-7. For residential uses, density is expressed as the number of homes per acre. As reflected in this analysis, residential density is calculated as a “gross” residential density, which also accounts for streets and other public areas.

A variety of housing options exists in the community, from single-unit homes to multiplex apartment and condominium complexes, stacked flats, townhomes, accessory dwelling units, and mid-rise homes built over and around parking deck.

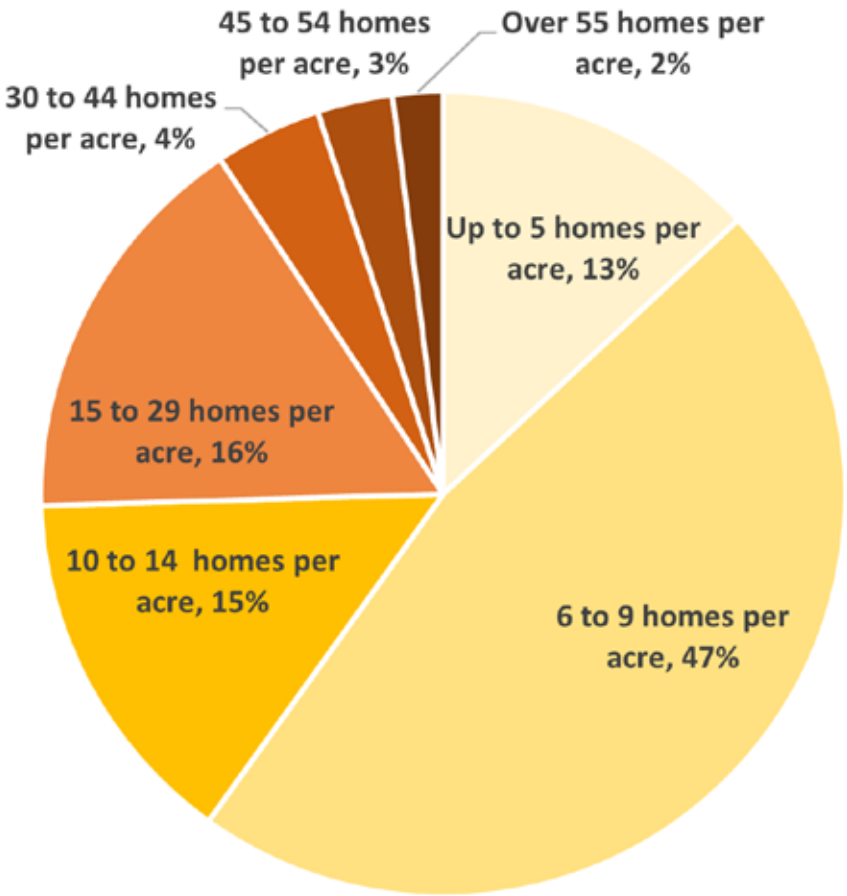
Figure 4-6 shows the distribution and breakdown of existing residential density within Mid-City. 47% of the existing residential parcels have densities that range between 6 to 9 homes per acre, 15% of parcels that have a density of 10 to 14 homes per acre, 16% of parcels have a density of 15 to 29 homes per acre, while 13% of parcels have densities of 5 homes per acre.

Around 7% of residential parcels have densities that range between 30 to 54 homes per acre while 2% of parcels have densities of over 55 homes per acre. Most of these residential parcels are clustered around Adams Avenue, El Cajon Boulevard and University Avenue, demonstrating the relatively compact building patterns that predominate along major commercial and transportation corridors.

Overall, the average existing residential density in the planning area is approximately 13 homes per acre. Example of home(s) at various densities:

- Up to 5 homes per acre = a home in 10,000 square foot lot
- 6 to 9 homes per acre = a home in 5,000 square foot lot
- 10 to 14 homes per acre = a home in 4,000 square foot lot
- 15 to 29 homes per acre = an apartment with 6 homes in 10,000 square foot lot
- 30 to 44 homes per acre = an apartment with 20 homes in 20,000 square foot lot
- 45 to 54 homes per acre = a condominium with 30 homes in 30,000 square foot lot
- Over 55 homes pear acre = an apartment with 50 homes in 36,000 square foot lot

Figure 4-6 Existing Residential Density Summary

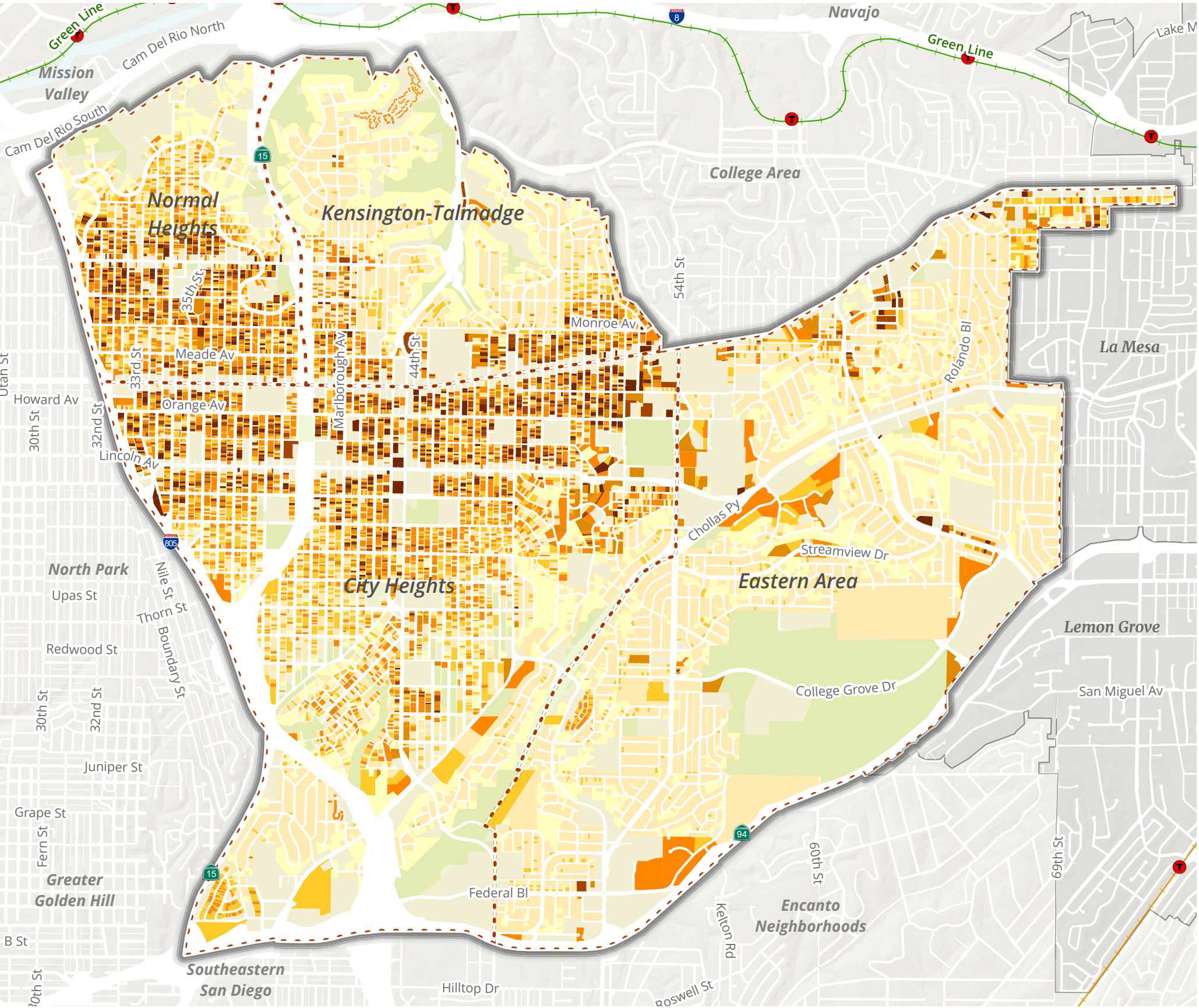


Medium density housing project near El Cajon Boulevard



High density housing in City Heights

Figure 4-7 Existing Residential Density



Residential Density

- Up to 5 units per acre
- 6-9 units per acre
- 10-14 units per acre
- 15-29 units per acre
- 30-44 units per acre
- 45-54 units per acre
- Over 55 units per acre
- Community Plan Boundary
- Park and Open Space

0 0.25 0.5 Miles

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4.5. Existing Non-Residential Intensity

Development intensity is expressed as Floor Area Ratio (FAR), which refers to the ratio between a building’s total floor area and the total area of the site. The intensity of non-residential development (office, commercial, institutional, and industrial) in the Mid-City is shown in Figure 4-10 and a breakdown of FAR percentages is shown in Figure 4-9. Overall, non-residential buildings have an average 0.24 FAR. The breakout of FAR values shows that, for non-residential land, 28% is below 0.25 FAR, 35% is between 0.25 to 0.5 FAR, 19% is between 0.5 to 0.75 FAR, 9% is between 0.75 to 1.0 FAR, 8% is 1.0 to 2.0 FAR, and 1% is above 2.0 FAR.

When summarized, a majority of the non-residential land (64%) has an FAR below 0.5. Development with the highest FARs are located within the City Heights Urban Village.

Figure 4-8 FAR Illustration

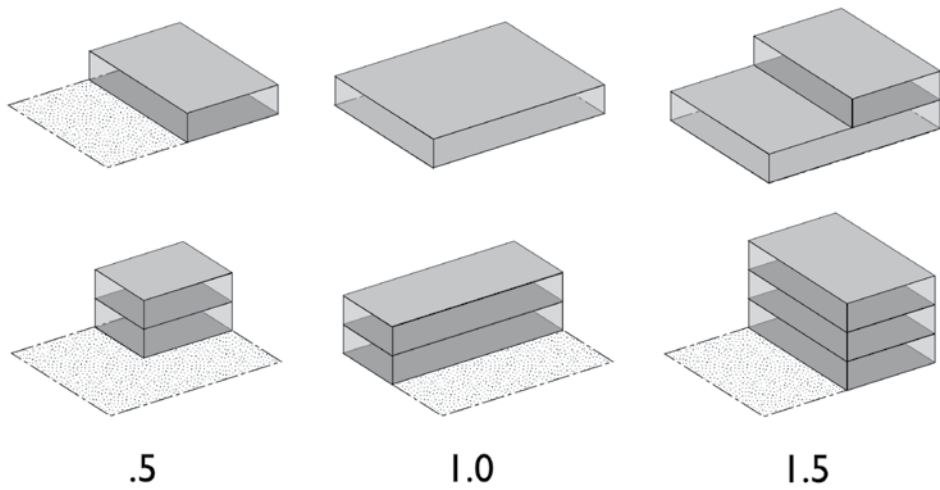
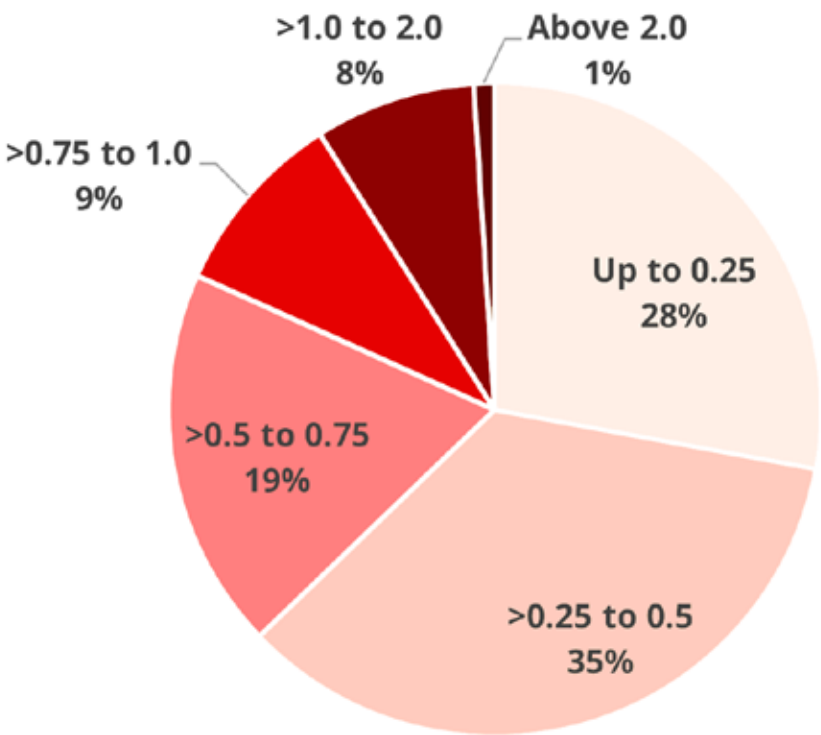


Figure 4-9 Non Residential Floor Area Ratio

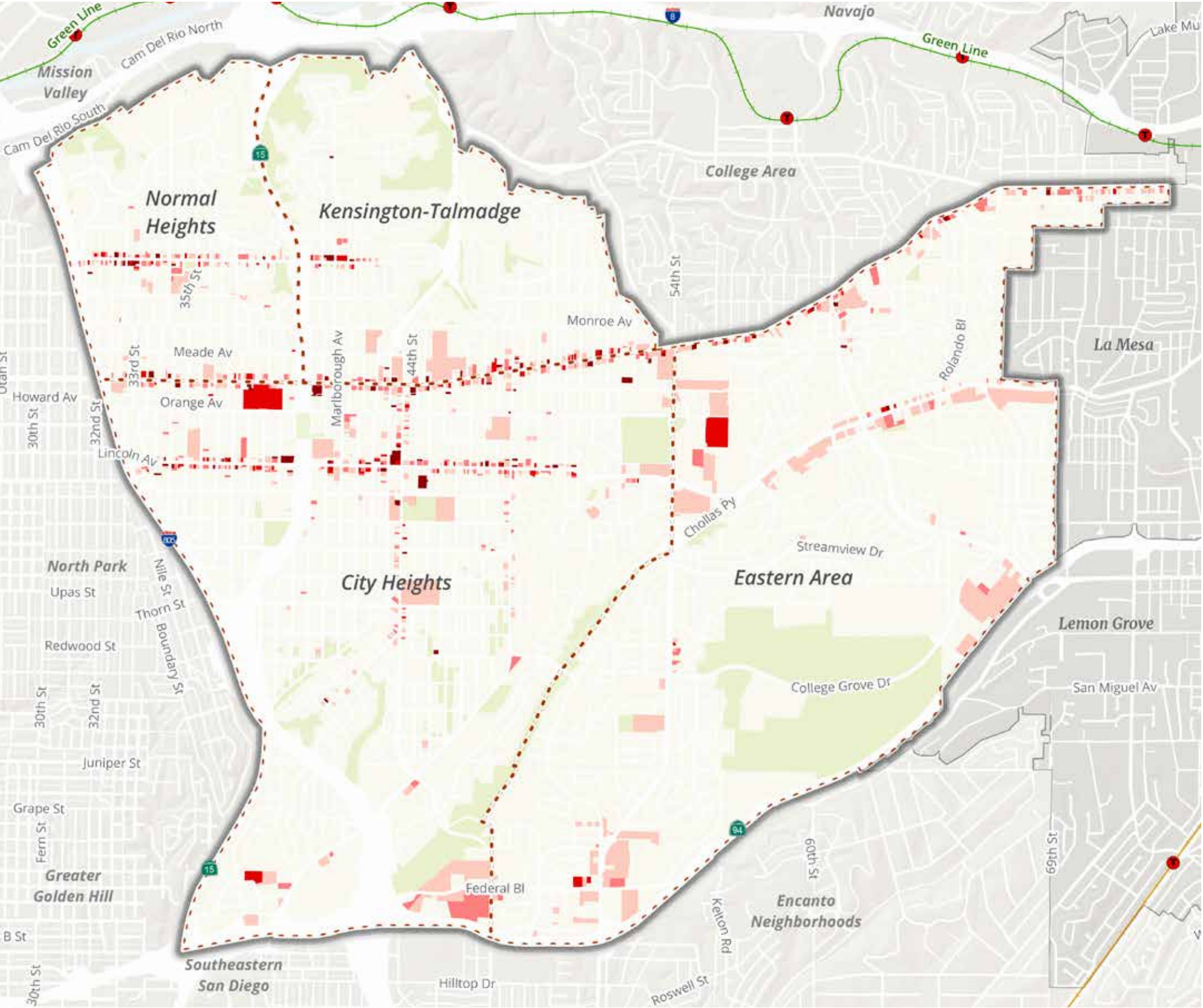


The Weingart/City Heights Library in the City Heights Urban Village



Crest Beverage Building in Eastern Area

Figure 4-10 Non-Residential Floor Area Ratio



Floor Area Ratio (FAR)

- Up to 0.25 FAR
- > 0.25 to 0.50 FAR
- > 0.50 to 0.75 FAR
- > 0.75 to 1.0 FAR
- > Above 1.0 FAR
- Parks and Open Space
- Community Plan Boundary



City of San Diego, SANGIS, SANDAG

4.6. Business and Employment

In 2022, there were over 21,000 jobs and 2,700 businesses in Mid-City. Table 4-4 provides an employment profile with total job count. 41% of jobs within Mid-City are in education and health care, followed by retail (16%), accommodation and food services (12%), and professional, scientific, information and technical services (10%). Many of these jobs are found along commercial corridors of Adams Avenue, El Cajon Boulevard, Fairmount Avenue and University Avenue while large percentage of industrial jobs are concentrated along Federal Boulevard as shown in Figure 4-12. Largest employment centers are located in City Heights Urban Village, College Grove Shopping Center, and Ridgeview/Webster and Oak Park neighborhoods.

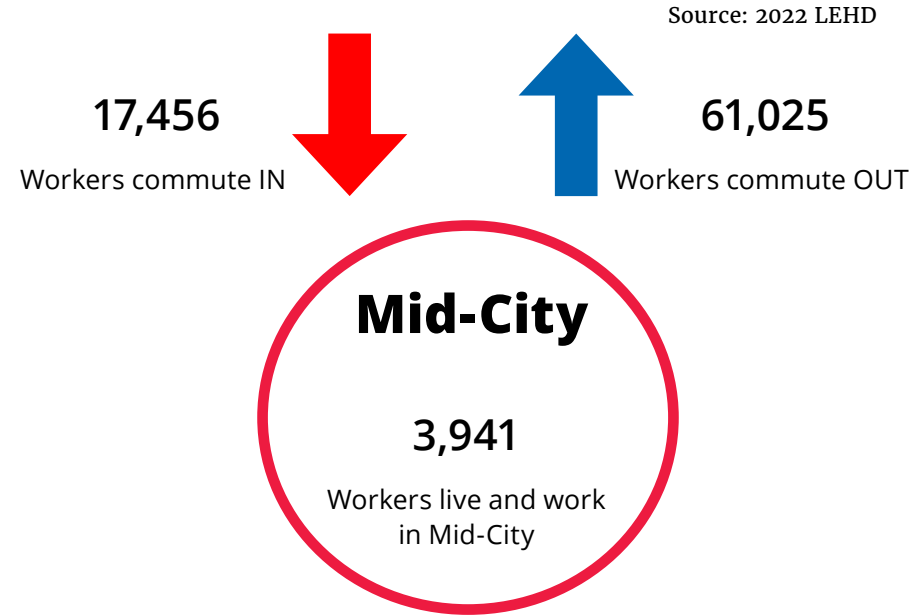
When looking at commuter inflow/outflow shown in Figure 4-11, 81.6% of the total jobs are held by workers who commute into Mid-City while 61,025 workers commute out of Mid-City. Only 3,941 jobs are held by workers who both live and work within Mid-City.

Table 4-4 Employment Profile (2022)

NAICS Industry Sector	Count	Share
Construction	652	3%
Education and Health Care	8,846	41%
Finance and Real Estate	649	3%
Manufacturing, Transportation and Warehousing	885	4%
Retail and Wholesale Trade	3,402	16%
Accommodation and Food Services	2,459	12%
Professional, Scientific, Information and Technical Services	2,071	10%
Administration & Support, Waste Management and Remediation	417	2%
All Other	2,016	9%

Source: Longitudinal Employer-Household Dynamics (LEHD) 2022

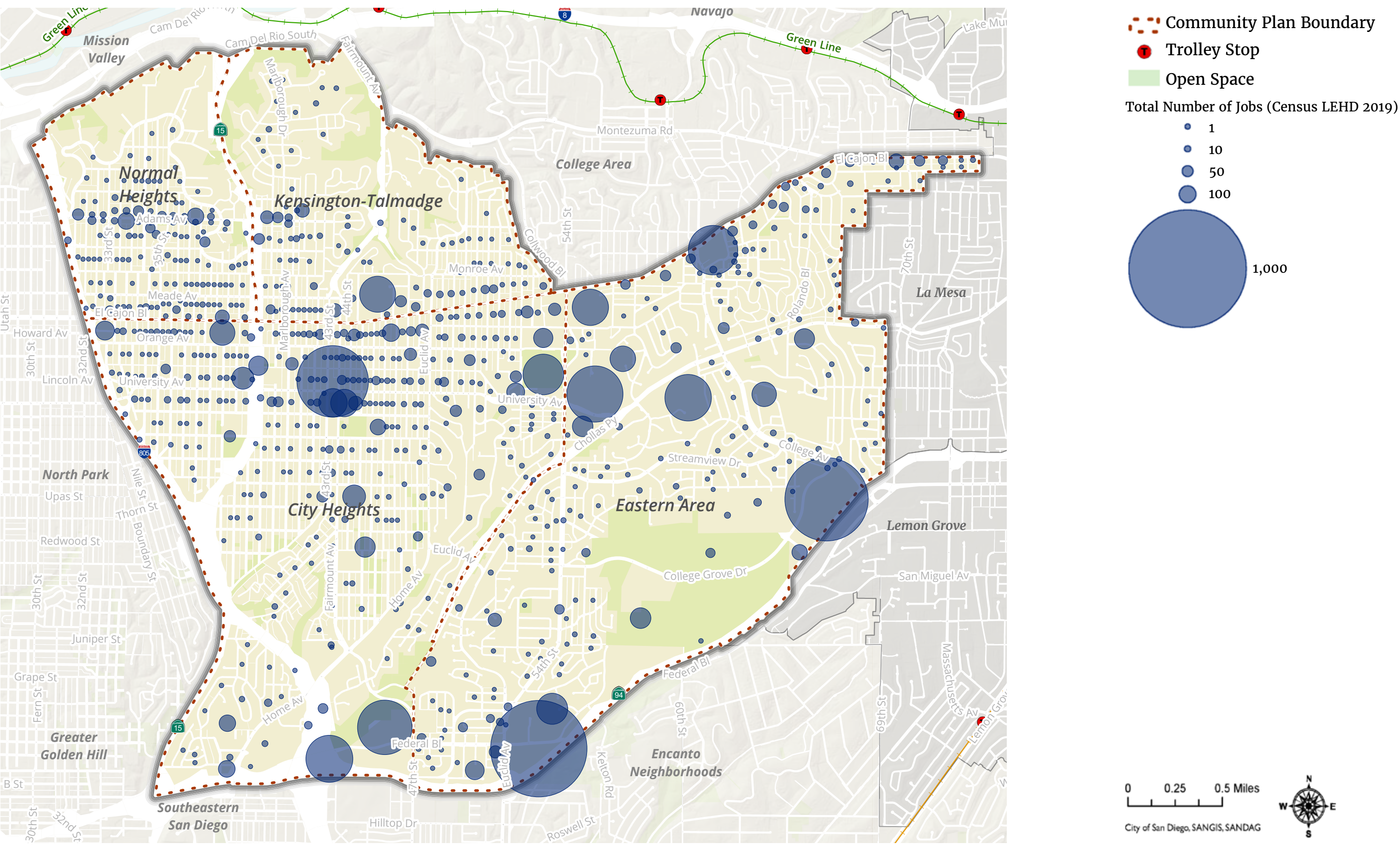
Figure 4-11 Commute Inflow/Outflow Analysis



One of the largest employers in the Mid-City planning area is the College Grove Shopping Center in Eastern Area



Figure 4-12 Total Number of Jobs



4.7. Business Improvement Districts and Maintenance Assessment Districts

BUSINESS IMPROVEMENT DISTRICTS

Around 4.3% of the land use in the Mid-City is for commercial uses, including retail, regional, wholesale, and visitor commercial. Commercial uses are found in a fine-grained pattern primarily along Adams Avenue, El Cajon Boulevard and University Avenue. There are six Business Improvement Districts (BIDs) within Mid-City: Adams Avenue, City Heights, College Area, Diamond, El Cajon Central and El Cajon Gateway. Figure 4-13 shows the location of these BIDs within the Mid-City planning area.

San Diego’s BIDs are City-designated geographic-based areas where the business owners are assessed annually to fund activities and improvements to promote their individual business districts. The City of San Diego supports a BID as a tool for strengthening small business communities, creating new jobs, attracting new businesses and revitalizing older commercial neighborhoods across the City. To implement a BID program, the City partners with the merchants association that represents that area’s assessed business owners.

A BID provides business area merchants with the resources to develop marketing campaigns, increase awareness and enhance public improvement projects in partnership with the City. An organized business community can work more effectively to create positive change and increase support for businesses in the area. In San Diego, BID associations work closely with elected officials and City staff to voice collective concerns, monitor business regulations and obtain funding and support for their business development projects. BID program is administered by the City’s Economic Development Department.

MAINTENANCE ASSESSMENT DISTRICTS

San Diego’s Maintenance Assessment Districts (MADs) are legal mechanisms by which property owners within specified boundaries vote to establish an assessment on their property tax bill to improve their community. Property owners determine what “special benefits,” or services, can include litter and graffiti abatement, trash collection and bulky item removal, as well as a variety of maintenance and economic development services.

There are ten MADs located within the Mid-City planning area. For most MADs, the Economic Development Department contracts with a nonprofit community-based organization for its management. Figure 4-14 shows the location of MADs within Mid-City.

Managed by Economic Development

- Adams Avenue MAD (1; 2; 3; 5.D)
- City Heights MAD
- College Heights MAD (1; 2)

Managed by Parks and Recreation

- El Cajon Boulevard MAD
- Talmadge MAD

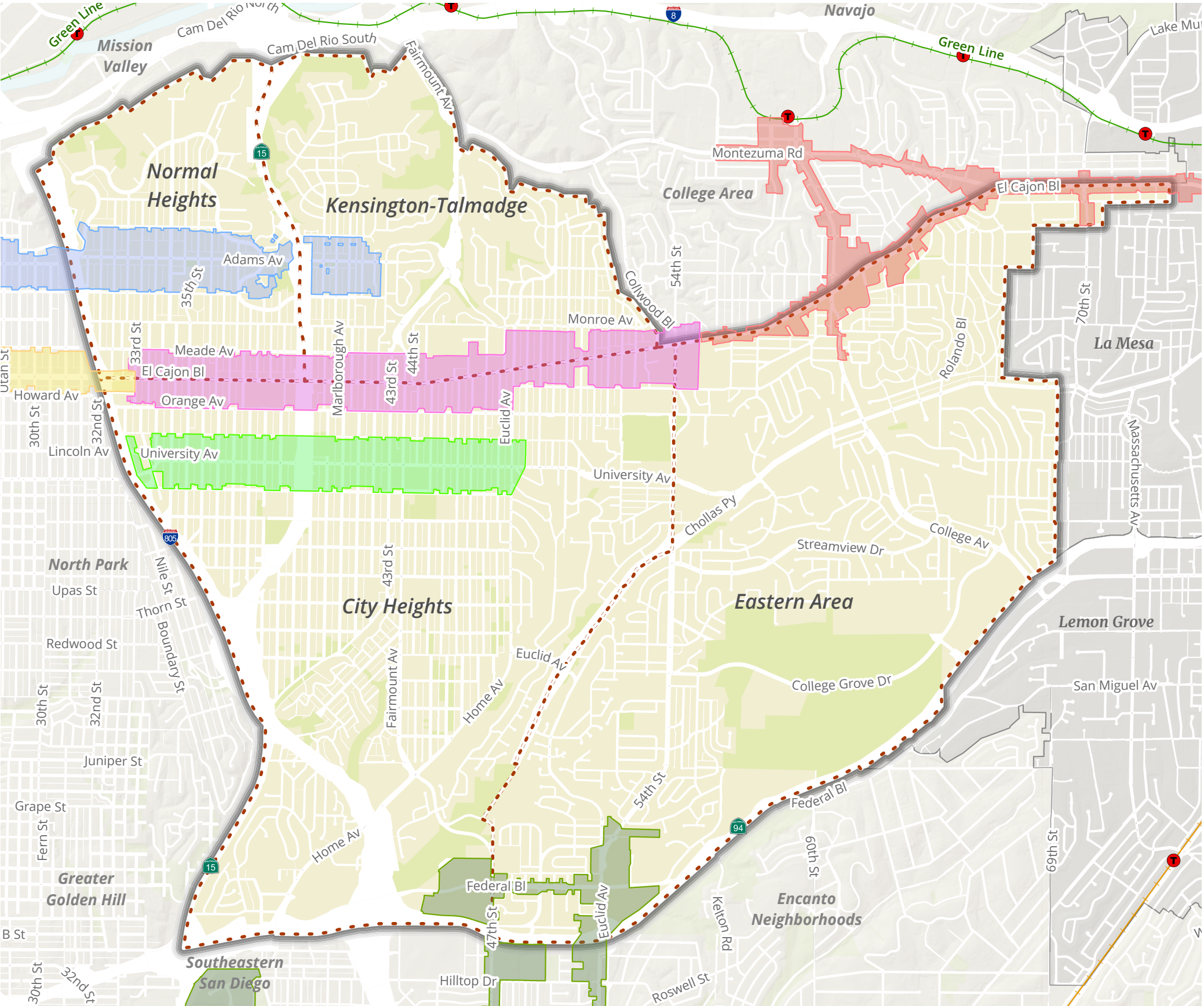


Signage in the Adams Avenue Business Improvement District



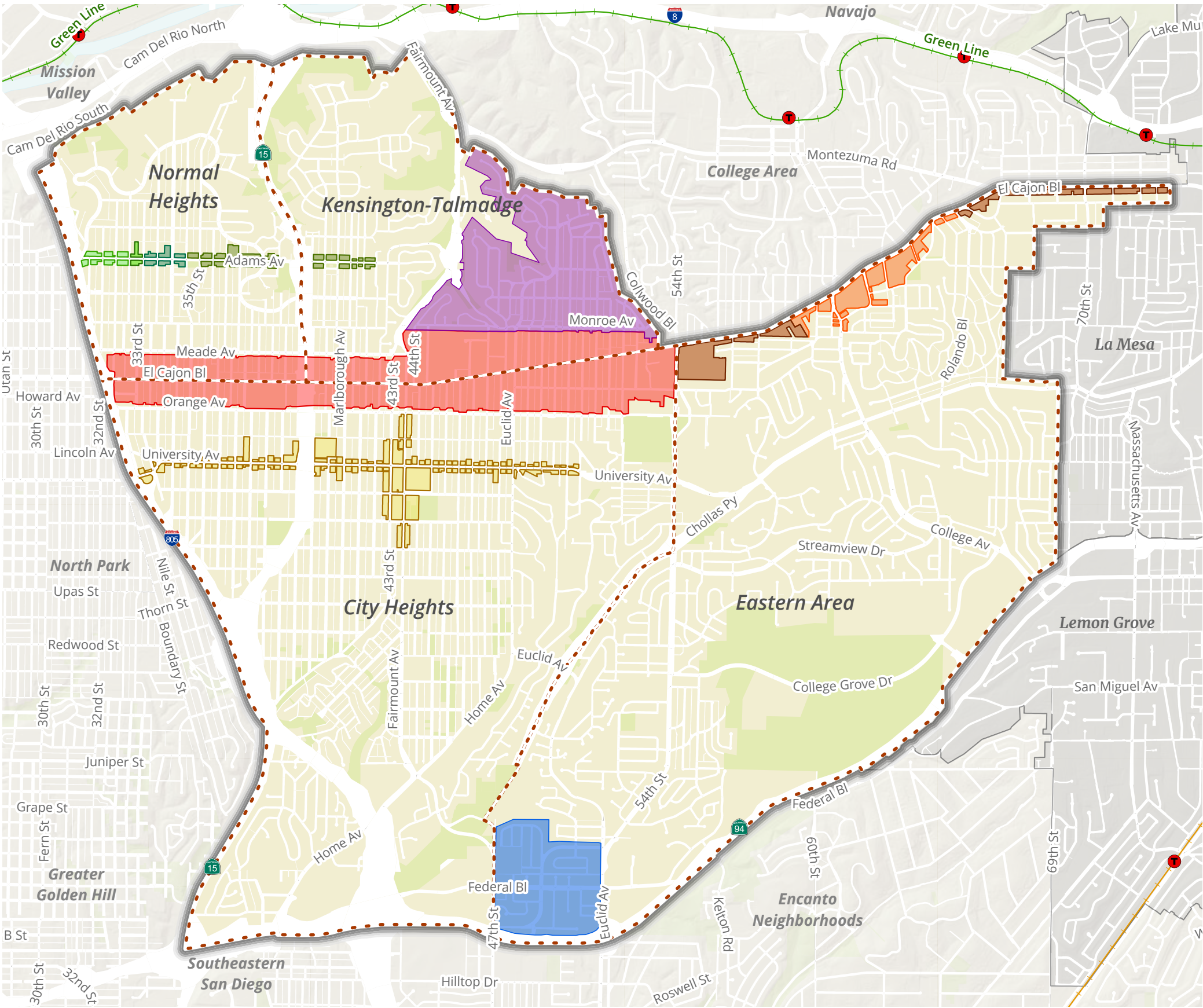
Signage in the City Heights Maintenance Assessment District

Figure 4-13 Business Improvement Districts



- Community Plan Boundary
- Open Space
- Trolley Stop
- Business Improvements Districts in Mid-City
 - Adams Avenue
 - City Heights
 - College Area
 - Diamond
 - El Cajon Boulevard Central
 - El Cajon Boulevard Gateway

Figure 4-14 Maintenance Assessment Districts



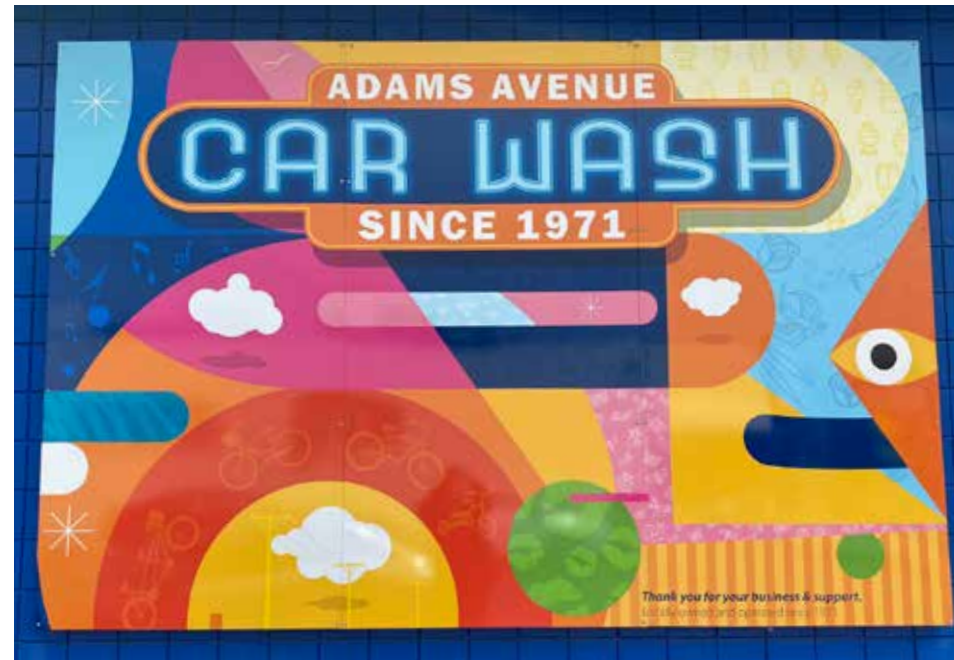
- Community Plan Boundary
 - Open Space
 - Trolley Stop
- Maintenance Assessment Districts in Mid-City
- Adams Avenue | 1
 - Adams Avenue | 2
 - Adams Avenue | 3
 - Adams Avenue | 5.D
 - City Heights
 - College Heights | 1
 - College Heights | 2
 - El Cajon Boulevard
 - Talmadge
 - Webster/Federal Boulevard



4.8. Land Use Summary

This section summarizes the key information related to land use for the Mid-City planning area presented in this chapter.

- **Residential use is the most prominent** existing land use in Mid-City, occupying 3,895 acres.
- Around **58 acres of land is undeveloped** in Mid-City.
- The current Mid-City Communities Plan was originally adopted in 1998 and has been **amended on three occasions** in 2003, 2008, and 2015.
- As shown in the figure, a **significant portion** of the Mid-City planning area are designated as **Residential (65.0%), Commercial (9%), and Open Space (13%)**.
- **Residential, commercial and central urbanized planned district zones** dominate the current zoning in Mid-City.
- **47% of the existing residential parcels** have densities that range **between 6 to 9 homes per acre**.
- Most of the **high density housing is clustered around Adams Avenue, El Cajon Boulevard and University Avenue**, demonstrating the relatively compact building patterns that predominate along major commercial and transportation corridors.
- A majority of the **non-residential land (63%) has an FAR below 0.5**.
- 41% of jobs within Mid-City are in **education and health care**.
- **81.6% of the total jobs** in Mid-City are **held by workers who commute into** Mid-City while **61,025 workers commute out** of Mid-City.
- There are **six Business Improvement Districts (BIDs) within Mid-City**: Adams Avenue, City Heights, College Area, Diamond, El Cajon Central and El Cajon Gateway and **ten Maintenance Assessment Districts (MADs)**: Adams Avenue MAD (1; 2; 3; 5.D), City Heights MAD, College Heights MAD (1; 2), El Cajon Boulevard MAD and Talmadge MAD.



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