



Mid-City Communities Plan Update

Phase 2 Public Engagement Summary

February 2026

Contents

1. Background

- A. Introduction
- B. Why is the Community Plan Being Updated?
- C. Planning Areas & Neighborhoods
- D. Process & Timeline
- E. Mid-City Communities Plan Update Working Group

2. What We Did

- A. Overview
- B. Key Engagement Activities
- C. How Public Feedback Informs Plan Update Documents

3. What We Heard

- A. Summary of What We Heard By Major Themes
- B. History & Place

- C. Sustainability, Equity & Climate Change
- D. Land Use & Development
- E. Mobility
- F. Urban Design
- G. Public Facilities, Parks & Open Space

4. What's Next?

- A. How Community Ideas Inform the Plan Update
- B. Please See Attachments for More Details



Introduction

The **Phase 2 Public Engagement Summary** for the Mid-City Communities Plan Update summarizes the activities conducted and feedback heard from the community during the second year of the plan update process. This report is organized into four chapters:

1. Background
2. What We Did
3. What We Heard
4. What's Next?

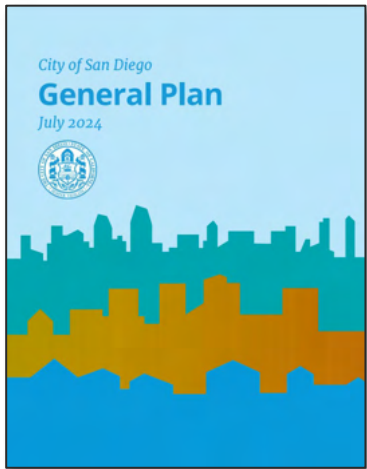
Chapter 1 briefly explains why the City is updating the Mid-City Communities Plan, and discusses the plan area boundary, timeline, plan update documents and working group. Chapter 2 highlights all the engagement activities conducted during 2025. Chapter 3 provides a high-level summary of community and stakeholder feedback, organized by key themes. Chapter 4 explains how community feedback will help shape the draft community plan.

For more detailed information, please see the 10 attachments accompanying this report.



Why Is the Community Plan Being Updated?

The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.



The Mid-City Communities Plan will be a part of the City's General Plan – the City's guide to long-term growth – and is consistent with the City's Climate Action Plan. The update to the plan will serve as the 30-year vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development.

- 1 Address Regional Growth & Housing Needs
- 2 Understand Community Needs & Enhance Quality of Life
- 3 Evaluate Infrastructure Demand
- 4 Reduce Environmental Impact

Planning Area & Neighborhoods

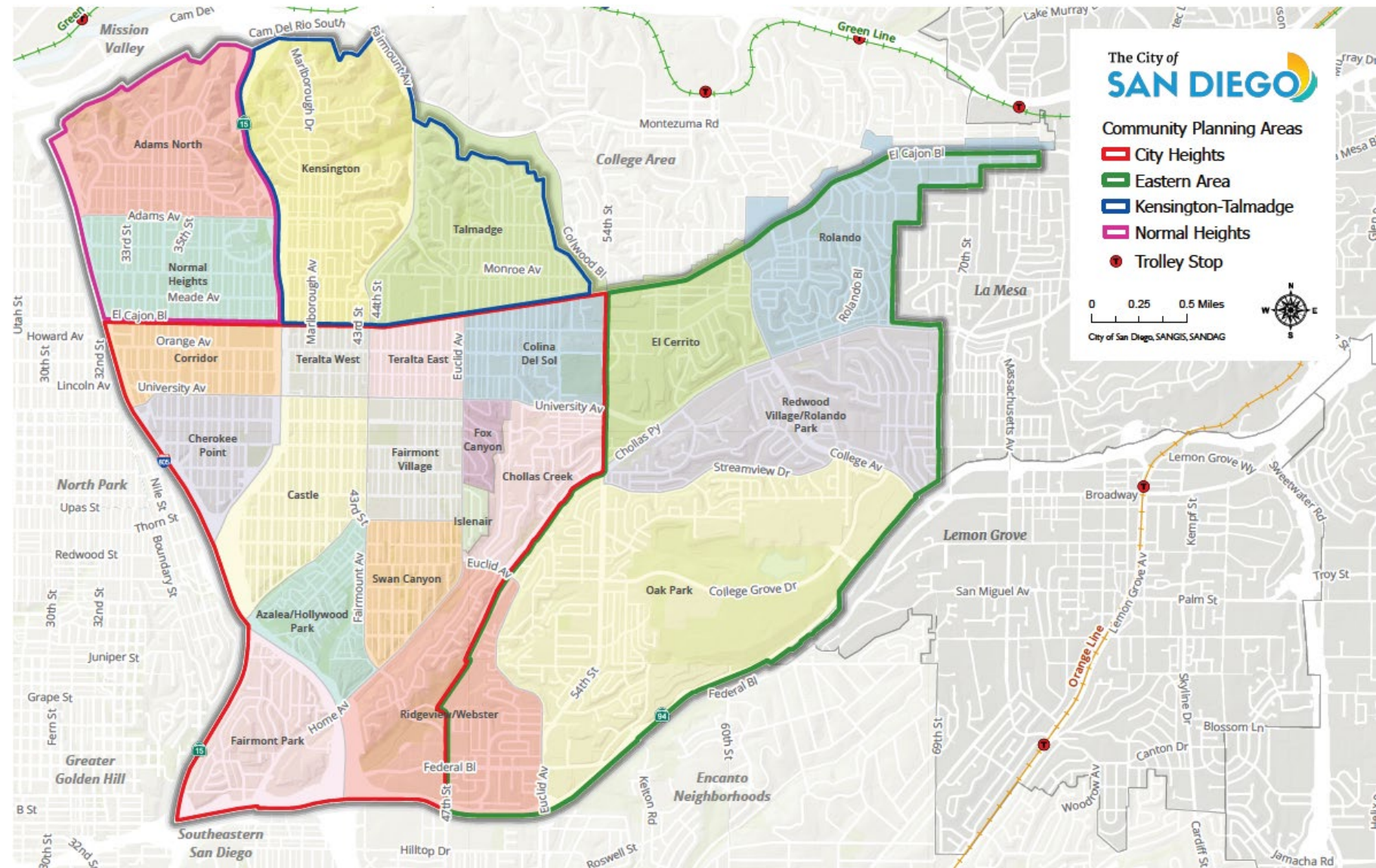
Mid-City Communities

- City Heights
- Eastern Area
- Kensington-Talmadge
- Normal Heights

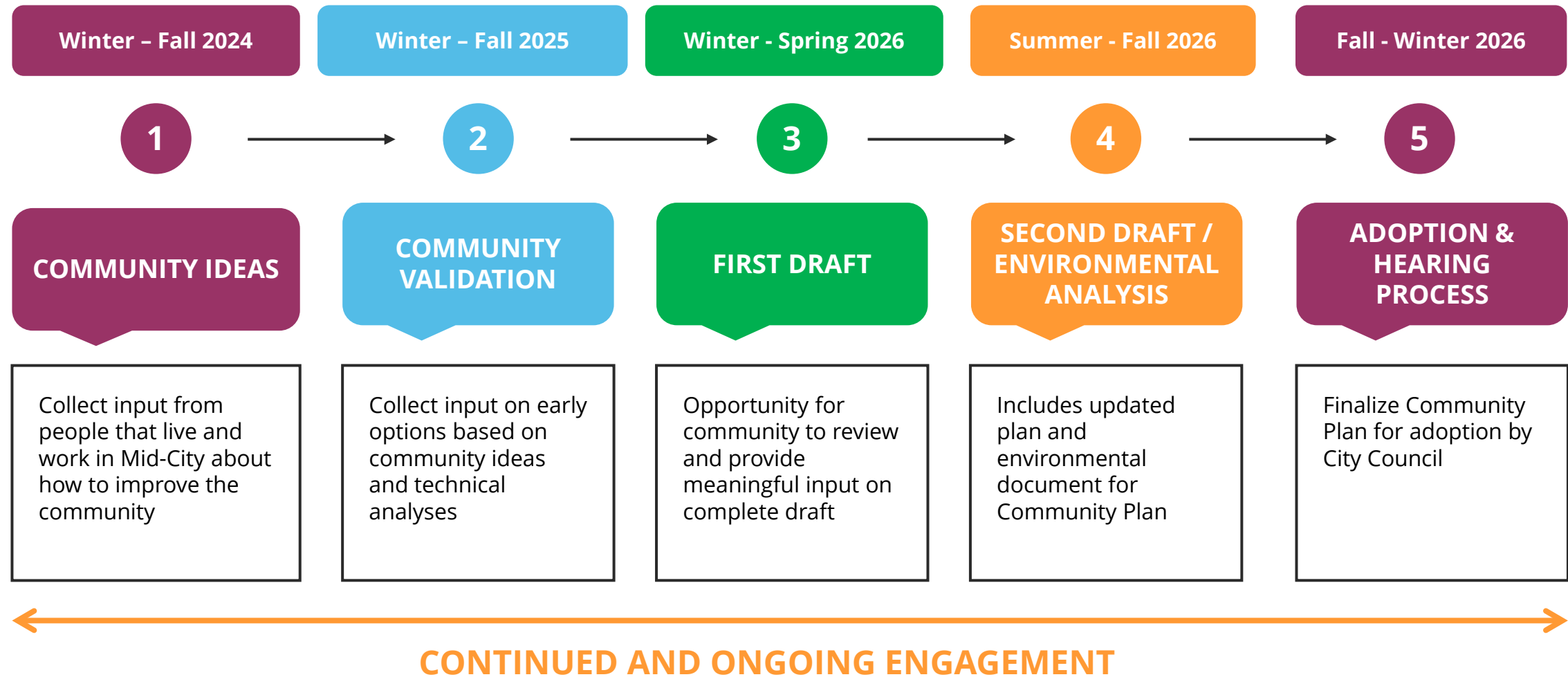
Mid-City Snapshot*

- 8,052 acres
- 133,559 people
- 52,720 homes
- 20,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

*SANDAG Estimate 2023; LEHD 2019;
City of San Diego

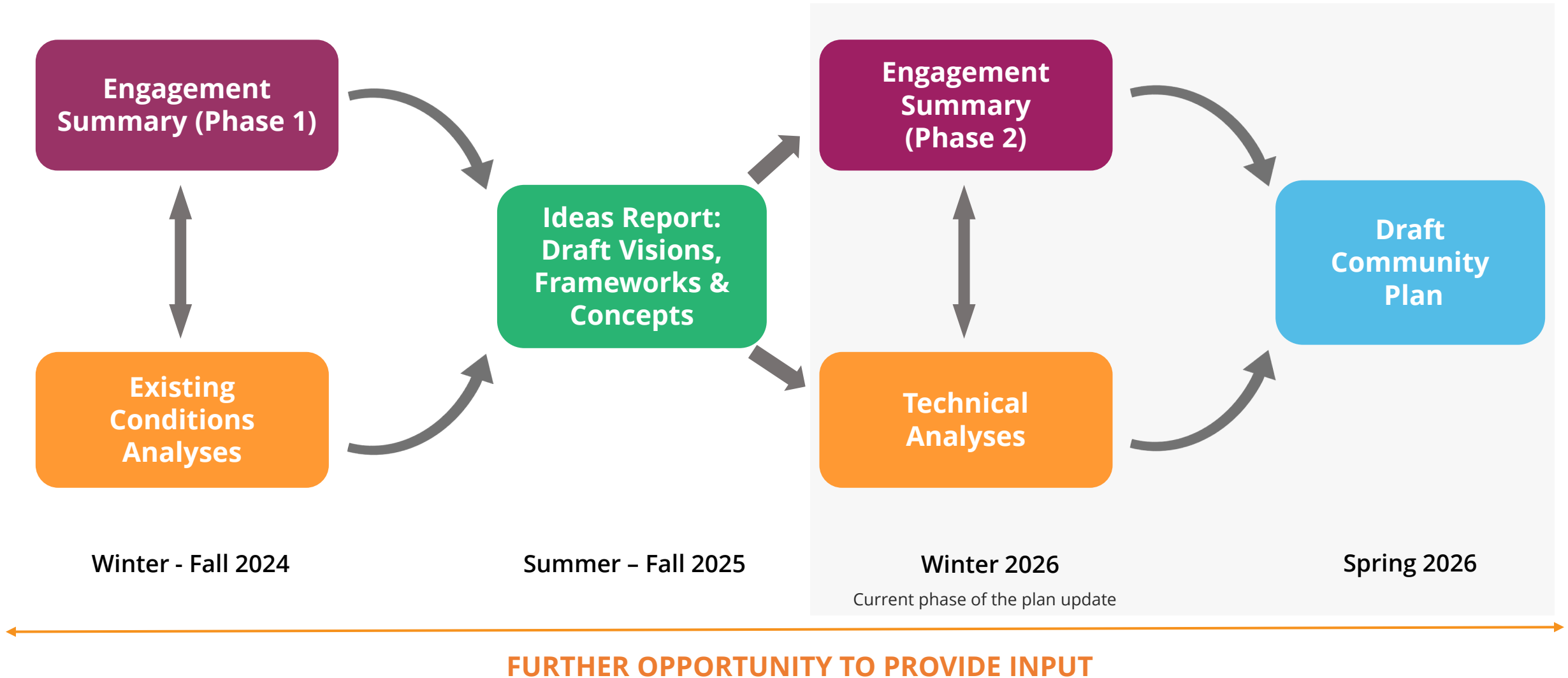


Process & Timeline



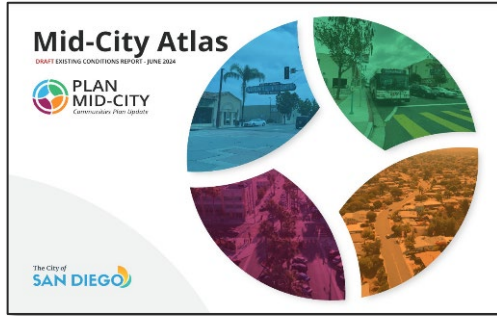
Process & Timeline

How community feedback and analysis help inform the draft community plan.

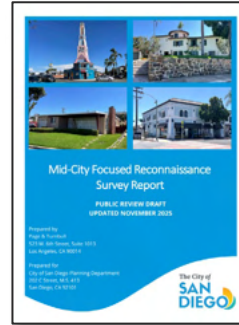


Plan Update Documents

Community feedback and technical analyses are integral to better understanding the past, present and future to inform the draft community plan.



Mid-City Atlas: Existing Conditions Report



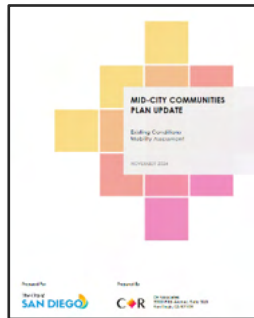
Focused Historic Reconnaissance Survey



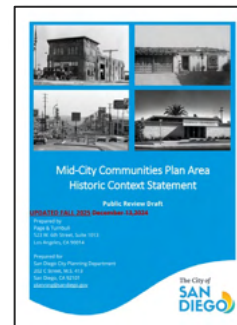
Phase 1 Engagement Summary



Phase 2 Engagement Summary



Existing Conditions Mobility Assessment



Historic Context Statement



Draft Ideas Report



Additional Technical Analyses

FURTHER OPPORTUNITY TO PROVIDE INPUT

Mid-City Communities Plan Update Working Group

As part of an inclusive engagement process, the City conducted an open application process to form the Working Group representing Mid-City communities of City Heights, Eastern Area, Kensington-Talmadge, and Normal Heights, including representatives from the Community Planning Groups. The primary role of the WG is to inform the Mid-City Plan Update process by convening approximately every three months. To satisfy this role, the group will continue to:

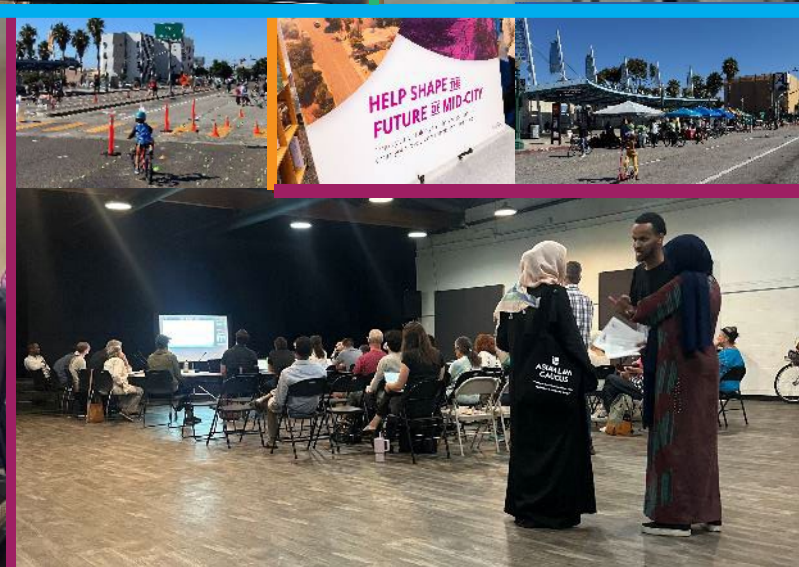
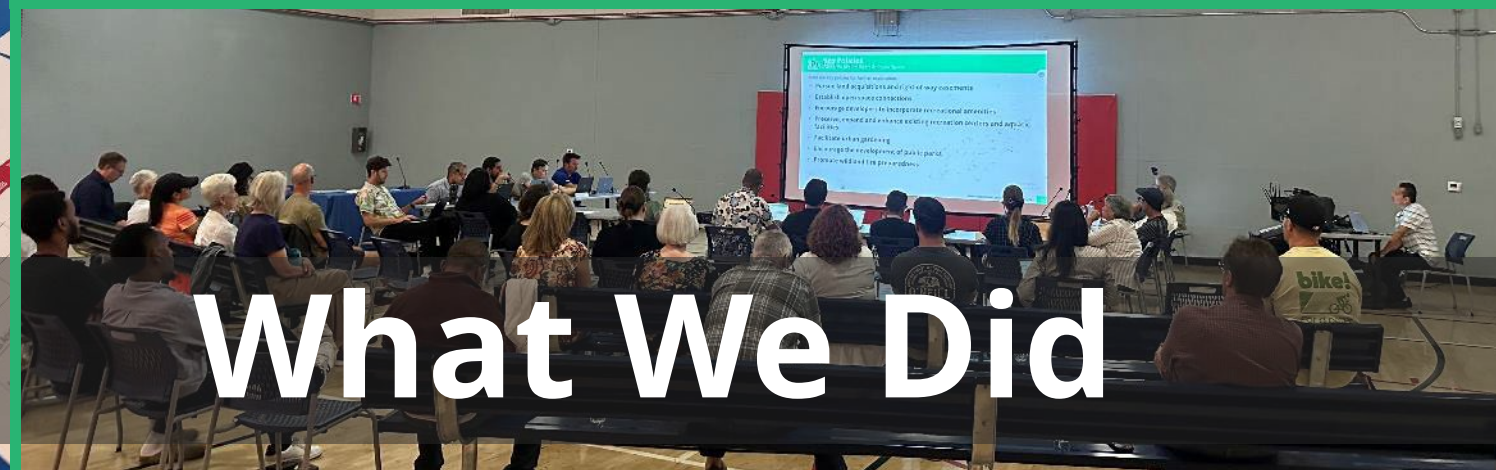
- Be involved in the plan update from start to finish.
- Review project materials related to public engagement, research, and technical studies.
- Suggest ideas that could be included in the plan update.
- Provide feedback on proposals related to the plan update.

During 2025, the WG members attended three meetings (in-person and virtually) to discuss the Phase 1 Engagement Summary, Draft Historic Context Statement and Survey, and Draft Ideas Report:

- March 19, 2025 4th Meeting
- August 13, 2025 5th Meeting
- October 29, 2025 6th Meeting

The Working Group members provided over 239 comments to the various planning documents. City staff's response to each comment is available in Attachment 1.





Overview

The **Phase 2 Public Engagement Summary** for the Mid-City Communities Plan Update summarizes engagement conducted and feedback heard from the community and working group members during the second year of the plan update process. A broad cross-section of community members provided feedback to the Mid-City Atlas: Existing Conditions Report, Historic Context Statement and Survey, and Draft Ideas Report through various ways, such as:

- Working Group Meetings
- Community Planning Group Meetings
- Office Hours
- Pop-ups
- Public Comment Form
- Letters, Emails & Postcards

Most of the community feedback was incorporated into the final draft of the Mid-City Atlas, and Historic Context Statement and Survey. This phase builds on feedback received during [Phase 1 engagement](#) and helps shape the Draft Ideas Report and the first draft of the Communities Plan, followed by additional opportunities for community engagement.



SHARE FEEDBACK ON THE MID-CITY IDEAS REPORT

Book an appointment during our Office Hours to share feedback on the Mid-City Ideas Report - Your input will help inform the first draft of the Community Plan Update.

PHASE II - OFFICE HOURS

OCT 18th, SATURDAY Normal Heights Comm. Center 4649 Hawley Blvd, CA 92116 3pm - 5pm	OCT 21st, TUESDAY City Heights Library 3795 Fairmount Ave, CA 92105 12pm - 2pm	OCT 22nd, WED Virtual Office Hours Teams/Zoom Meeting 10am - 4pm
OCT 27th, MONDAY Azalea Rec Center 2596 Violet St, CA 92105 4pm - 6pm	OCT 28th, TUESDAY Chollas Parkway Picnic Shelter Gloria Mesa Playground, CA 92115 3pm - 5pm	

BOOK YOUR 15-MIN APPOINTMENT
<https://calendly.com/apadmakumar-sandiego/15min>

For more information and to access the Draft Ideas Report, visit PlanMidCity.org







PLAN MID-CITY Communities Plan Update

Mid-City Ideas Report - Public Comment Form

Share your input on the Mid City Ideas Report. Comments will be accepted until November 21st 2025

[Sign in to Google](#) to save your progress. [Learn more](#)

* Indicates required question

Email _____

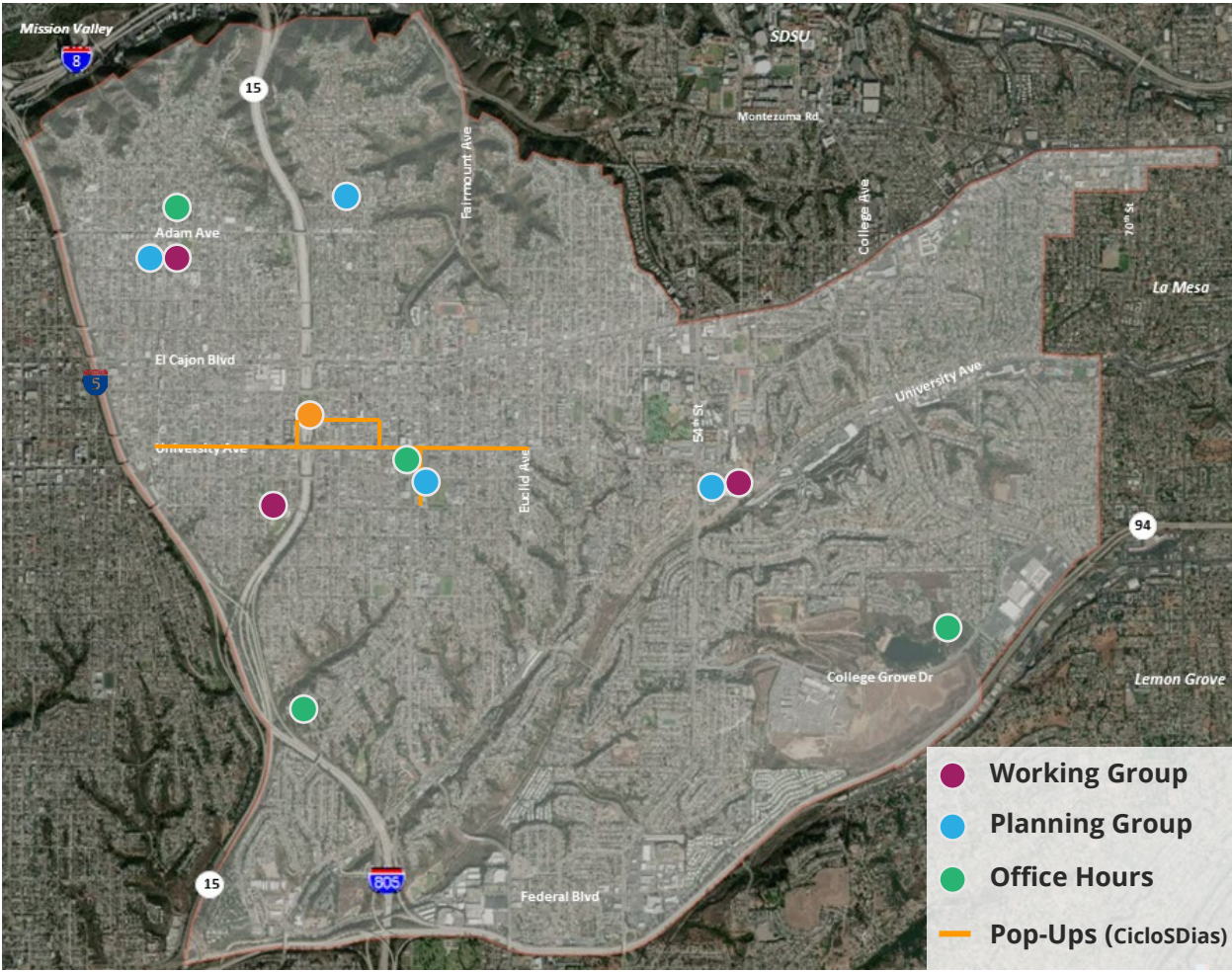
Your answer _____

Phase 2 – Key Engagement Activities

Location

The City held a range of outreach activities in 2025 across Mid-City, including three working group meetings, four community planning group meetings, five office hours (one virtual), and one pop-up at an open street event - CicloSDias - to gather feedback, share ideas, and provide input on various plan update documents.

- Total participants – 677
- Total comments – 1,168



Phase 2 - Key Engagement Activities

Over **670 people** provided **1000+ comments** through **13 events**, public comment form, letters, emails and postcards.

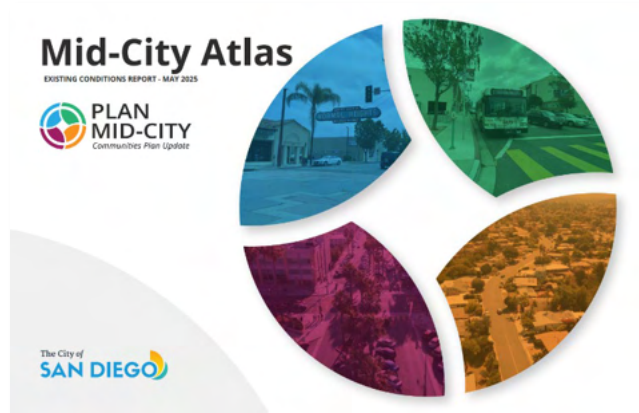
	Comments	Events
 Working Group Meetings	325	3
 Planning Group Meetings	103	4
 Office Hours	142	5
 Pop-Ups	9	1
 Postcards	224	
 Letters* & Emails	281	
 Public Comment Form	84	



**City staff received 23 letters during Phase 2 engagement.*

How Public Feedback Informs Plan Update Documents

Mid-City Atlas: Existing Conditions Report, Historic Context Statement and Survey, and Ideas Report



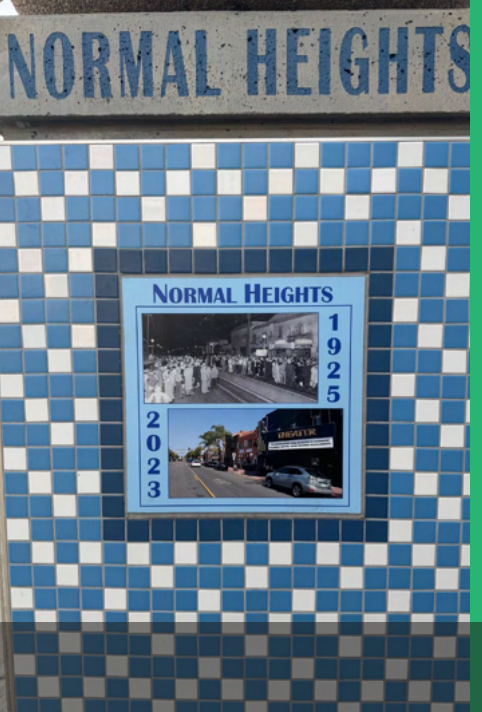
City staff received and responded to **322 comments** on the draft Mid-City Atlas: Existing Conditions Report. The final draft, released in May 2025, incorporated most comments.



City staff received and responded to **135 comments** on the draft Historic Context Statement and Survey. The final draft, released in fall 2025, incorporated most comments.



City staff **received 887 comments** on the Mid-City Ideas Report. These comments will inform the refinement of concepts and study areas that will help shape the first draft of the Mid-City Communities Plan.



What We Heard



Summary of What We Heard by Major Themes*



History and Place

95 Comments



Sustainability, Equity & Climate Change

14 Comments



Land Use & Development

372 Comments



Mobility

156 Comments



Urban Design

102 Comments



Parks, Public Facilities & Open Space

117 Comments

**Please note that the quantities shown do not account for comments we received via letters, emails or other general comments that were not categorized under a specific theme.*



History & Place

Key Comments

Historic Context Statement & Reconnaissance Survey:

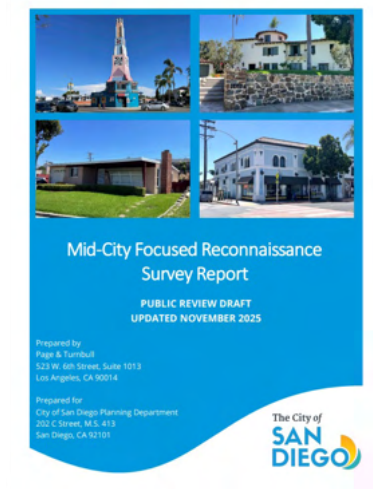
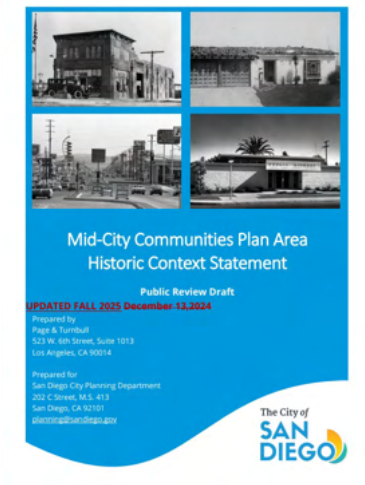
- Concern about fragmentation of historic districts.
- Requested consistency, alignment, and corrections across the Historic Context Statement, Reconnaissance Survey, and Ideas Report.
- Support for preservation-driven placemaking and policies.
- Request to include new requirements for developments in historically designated areas, such as incorporating traditional vernacular architectural styles.

Both the Historic Context Statement and Reconnaissance Survey were updated in November 2025 to reflect community feedback. The revised draft will help inform the History & Place chapter in the draft community plan. The City is also updating its Heritage Preservation Program through Preservation & Progress, which is exploring objective design standards for historic properties and districts.

Cultural Districts:

- Support the creation of the Somali Town cultural district.

The Somali Town Cultural District is recognized in the Draft Ideas Report as an area characterized by existing Somali-owned businesses, community gathering spaces, and public art that reflects the East African identity. Staff will continue to coordinate with Somali residents and businesses to define further the extent and goals of the proposed cultural district and explore opportunities for future placemaking.





Sustainability, Equity & Climate Resilience

Key Comments

Air Quality & Noise adjacent to Freeways:

- Support for trees, shrubs, and soundwalls to mitigate air quality and noise adjacent to freeways and next to homes.

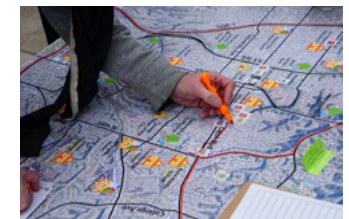
The City is evaluating policies to partner with Caltrans to add landscaping along freeways on streets such as Terrace Drive, 40th Street, and Central Avenue.

Urban Forestry and Shade:

- Expand Urban Forestry Program.
- Support for shaded sidewalks.
- Raise concern regarding tree maintenance costs.
- Support urban greening alongside highways.

The Urban Forestry Diagram in the Draft Ideas Report identifies suitable corridors for street trees. City staff will continue to develop urban forestry concepts and explore policies that support enhanced tree canopy coverage and other opportunities for shade coverage in public spaces.

The Community Plan is a long-range document that guides how the community grows and evolves over the coming decades. Ongoing maintenance and operations of City parks are implemented by the City's Parks and Recreation Department.





Sustainability, Equity & Climate Resilience

Key Comments

Affordability and Anti-Displacement:

- Explore higher affordability targets for new development.
- Prioritize long-term and displaced tenants for housing and ownership opportunities.

The City is looking to update its inclusionary housing regulations to help balance the need for affordable housing and overall affordable housing production in a manner that affirmatively furthers fair housing, while minimizing displacement through enforcement of tenant protection, condominium conversion, and dwelling unit protection ordinances.

Reconnecting Communities:

- Further discuss significant displacement from I-805/SR-15 construction.
- Support Teralta Park and potential expansions, while also questioning feasibility of visionary, large-scale project.

Efforts to reconnect neighborhoods across the I-805 and SR-15 include expanding the existing freeway lid, identifying new locations, exploring micro-transit and micromobility infrastructure, improving pedestrian and bicycle amenities, and placemaking activations. The draft community plan will expand and refine these recommendations.





Sustainability, Equity & Climate Resilience

Key Comments

Urban Agriculture:

- Clarify potential community garden sites.
- Explore additional suitable sites for community gardens.
- Support using public land where appropriate.

The City is exploring policies to support the use of public land for urban agriculture and is considering community garden locations in the draft community plan.

Emergency Preparedness / Resilience / Public Safety :

- Improve fire preparedness and response times with stronger policy and fire risk reduction strategies.
- Concerns over seasonal flooding along creeks and flood zones.
- Issues of flooding in the Oak Park neighborhood.

The City is exploring draft policies that support emergency preparedness, community resilience, and public safety, and will explore additional opportunities for green space, including potential floodable parks in the draft community plan.





Land Use & Development - Background

The Draft Ideas Report presented five land use concepts based on Phase 1 community feedback and existing conditions analysis. In October 2025, working group members ranked their top three concepts, with Concept 2 receiving the highest ranking. A more detailed land use map will be released with the draft community plan in spring 2026.

Top Three Land Use Concepts

1

Land Use Concept 2

- Transit Villages, Corridors, Neighborhoods + Fair Housing

2

Land Use Concept 4

- Distributed Growth

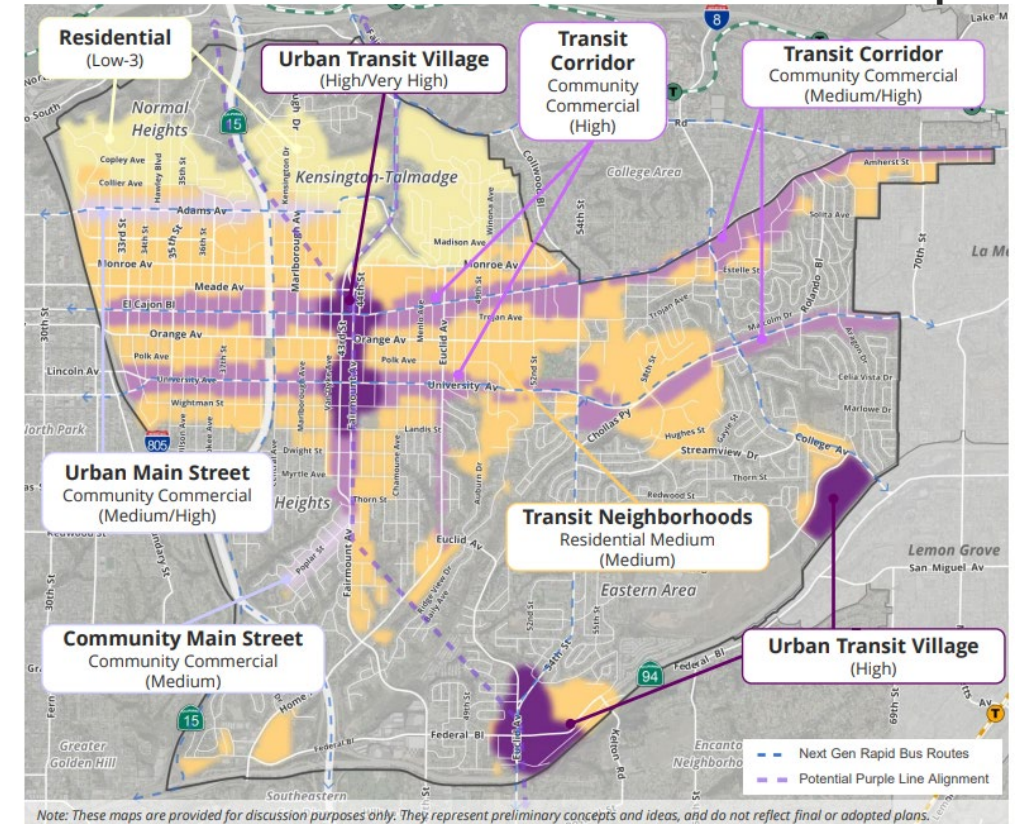
2

Land Use Concept 5

- Transit Centers & Corridors

Tied

Land Use Concept 2



Note: These maps are provided for discussion purposes only. They represent preliminary concepts and ideas, and do not reflect final or adopted plans.

*Additional density will be studied between El Cajon Blvd and University Ave and along the SR-15 rapid bus corridor while assessing considerations related to fair housing, air and noise pollution, and feasibility testing.

DRAFT IDEAS REPORT | AUGUST 2025 | PLAN MID-CITY



Land Use & Development

Competing views for land use concepts:

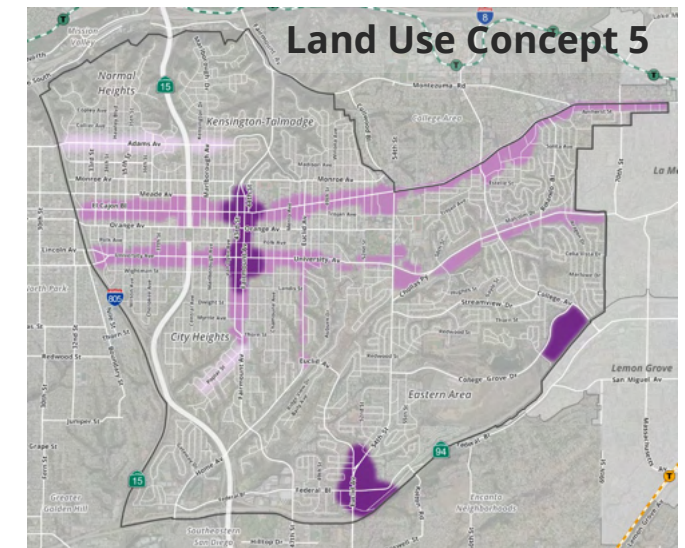
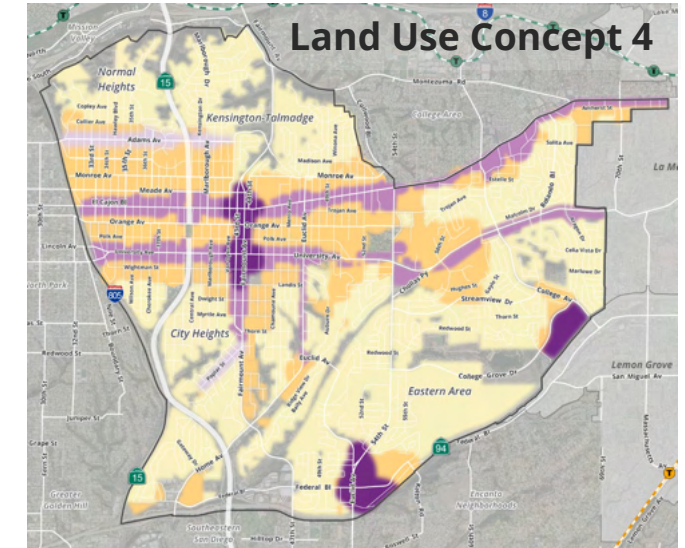
- Support for corridor-focused growth.
- Support for investing in homes around rapid transit.
- Concerns over preserving neighborhood character with density.
- Mixed support on proposing land use changes within single-family home neighborhoods.

Land Use Concept 2 was ranked the top choice by the Mid-City working group, followed by Land Use Concepts 4 and 5. The City received more than 220 unsolicited postcards in support of Land Use Concept 5, which is highlighted in attachment 8. A more detailed land use map with additional analysis will be released with the draft community plan.

Site-specific land use recommendations:

- Explore updating land use designations on specified residential parcels.
- Suggestions to provide flexibility on small homes/parcels to make it easier for people to renovate their homes (infeasible setbacks, etc.).
- Policy recommendations for vacant lots.

The City is assessing these recommendations and their potential feasibility through a more detailed land use and policy analysis for the draft community plan.





Land Use & Development

Key Comments

Promote Economic Opportunity & Equity:

- Support equitable investment in underserved communities like City Heights.
- Protect against small business displacement and legacy businesses.
- Encourage more intentional commercial development in Mid-City to build destination areas.
- Opportunity for local job growth.

A more detailed land use analysis is being conducted to increase employment uses and encourage more employment opportunities in Mid-City. The City is also exploring draft policies that protect small businesses.

Undesirable Uses:

- Prioritize active ground-floor uses.
- Concerns regarding recycling centers, storage facilities, and auto-centric uses along major corridors.

A more detailed land use analysis is being conducted to evaluate potential land use designations that discourage auto-centric uses and policies that support more pedestrian-friendly uses.





Land Use & Development

Key Comments

Corner Stores:

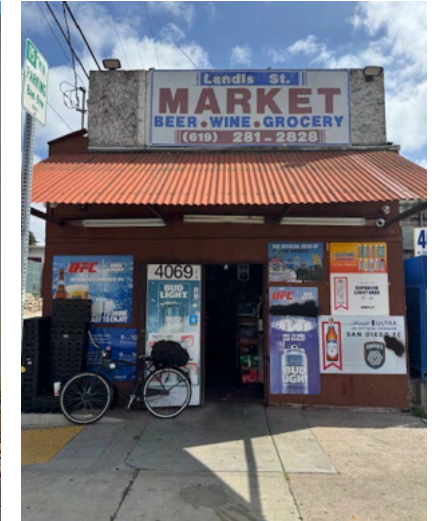
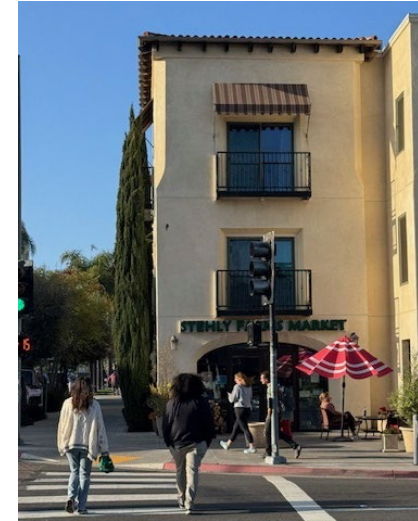
- Support for new neighborhood corner stores and preserving larger grocery stores.

A more detailed land use analysis is being conducted to explore land use designations that allow for corner stores on specific locations along secondary corridors (George Street , Meade Avenue, Landis Street).

Bonus Accessory Dwelling Units:

- Accessory Dwelling Unit reform suggestions such as limiting the number of units and parking requirements.

On July 22, 2025, the City Council adopted amendments to the City's Accessory Dwelling Unit and Junior Accessory Dwelling Unit regulations, including minimum and maximum sizes, unit limits and more. Updates were also made to the Accessory Dwelling Unit Density Bonus Program to limit the maximum number of units allowed based on parcel sizes.





Mobility

Key Comments

Street Design & Safety:

- Identify additional north-south bicycle facilities.
- Identify protected or sidewalk-level bicycle facilities to separate vulnerable roadway users from drivers.
- Address speeding on major corridors like Fairmount Avenue.
- Bicycle improvements and traffic calming on Fairmount Avenue, Adams Avenue, and Aldine Drive.
- Improve pedestrian amenities and crossings throughout neighborhoods and widen sidewalks in commercial areas.

The City is exploring policies and routes that will improve and expand walking and bicycling within, to and from the community.

Slip Lanes:

- Remove slip lanes.

The City is considering improvements that will improve the biking and walking environment.





Mobility

Key Comments

Parking:

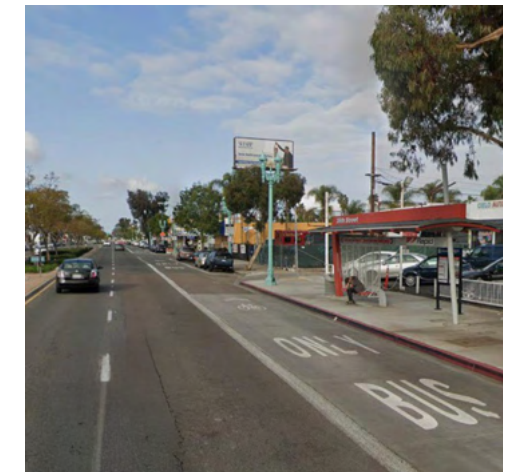
- Requests for parking garages or residential parking permits to accommodate future density.
- Concerns about how the potential loss of street parking would impact small businesses.

The Draft Ideas Report lists various curb management and parking strategies to balance the demand and availability of on-street parking, including angled parking, variable parking rates, and curb space management. The City is exploring policies that support public-private partnerships with shared parking arrangements to maximize available supply, while also focusing on encouraging other ways to get around Mid-City.

Transit Expansion (Purple Line):

- Support the Purple Line with concerns over feasibility.
- Concerns about funding impacting transit expansion projects.

SANDAG's Regional Transportation Plan is a long-range blueprint that helps guide local transportation planning by identifying both near-term priorities and longer-term, visionary projects. Including a project or concept in the plan, such as the Purple Line, does not mean construction is imminent. It does mean the project remains part of the region's planned network and can stay eligible for future funding as opportunities arise. SANDAG is currently planning for Bus Rapid routes 625, 688, and 211 to be operating by 2035.





Mobility

Key Comments

Transit Agency Authority:

- Comments regarding the planning, routing, frequency, and placement of bus stops.

The City continually works with the San Diego Metropolitan Transit System to coordinate transit operations, service levels, stop locations, and capital improvements.

Caltrans Jurisdiction:

- Enhance bike/pedestrian safety at freeway on/off-ramps.
- Identify pedestrian bridge locations.

The City will coordinate with Caltrans to ensure bicycle and pedestrian enhancements during project design and planning efforts, including the SR 94 comprehensive multimodal corridor plan. The draft community plan will explore policies to encourage placemaking at or near over and underpasses and pedestrian bridges.

Micromobility:

- Support bike and/or scooter share to address first/last-mile connectivity.
- Incorporate first/last mile infrastructure like safe bike storage, shaded walkways, lighting, and micromobility options to support transit users.

The City is exploring policies to support micromobility infrastructure and programming in Mid-City and to strengthen first/last-mile connectivity.





Urban Design

Key Comments

Study Area Concepts:

- Mixed feedback over the transition of density from corridors.
- Expand study areas, such as El Cajon Blvd, between the I-805 and I-15.

The City will consider additional study areas and refine preliminary urban design concepts as part of the community plan update process.

Placemaking:

- Additional paseos through large sites to improve walkability.
- Explore pedestrian plazas (like the Little Italy Plaza). Explore 44th between University Avenue and Wightman Street (in front of El Super) as an option.
- Encourage retail or kiosk activation at transit centers.
- Identify places to gather off main roads.
- Activate freeway overpasses.

The City is actively exploring policy frameworks and implementation strategies that can support placemaking in appropriate locations, including near transit centers, commercial corridors, and neighborhood-serving areas and will look at additional opportunities for more paseos and walkways, and improved bicycle connectivity.





Urban Design

Key Comments

Chollas Triangle Vision:

- Recognize the mixed-use Global Village development as a model for equitable, community-led development.
- Concerns over the Lea Street extension identified in the adopted community plan, given a recent pedestrian fatality and a potential increase in vehicle traffic.
- Support for integration with the Global Village civic space.
- Integrate Chollas Triangle with green corridors.

The City is evaluating the Chollas Triangle area as part of the Mid-City Communities Plan Update, based on the proposed design concepts for Chollas Triangle Park and the Refugee and Immigrant Cultural Hub, as well as other urban design features.

New Building Types and Ownership Opportunities:

- Support for single stairway reform
- Desire to see more new homes for sale, such as condos, casitas, rowhomes, townhomes, and single-family homes.

The City is exploring opportunities for small-scale neighborhood homes to meet the needs of San Diego families, including expanding home ownership opportunities as part of [Homes for All of Us](#). Building Code changes are not addressed through the community plan update process, since there is a separate Building Code process.





Parks, Public Facilities & Open Space

Key Comments

Proposed Parks, Trails & Public Facilities:

- Strong support for the need for a new, larger library in Kensington-Talmadge.
- Support for everyone to have a park within walking distance.
- Mixed support for the Aquatic Centers proposed at Sunshine Berardini and South Chollas Park, noting that Sunshine Berardini Park may be far from homes and South Chollas Park may not accommodate a pool.
- Suggestion to locate an aquatic center at Azalea Park and North Chollas Park.
- Concerns about the feasibility of South Chollas Recreation Center.
- Support for increased trail access in Kensington-Talmadge along Aldine.

Future potential aquatic centers are being evaluated at South Chollas and Sunshine Berardini Parks. The Sunshine Berardini Park General Development Plan would need to be amended before a project is proposed. The City is exploring a potential new recreation center at South Chollas Park, along with additional park amenities. More refined park concepts will be explored in the draft community plan.





Parks, Public Facilities & Open Space

Key Comments

Joint-Use Parks:

- Express mixed support for the flexibility of joint-use parks, while raising concerns about public health issues and frequent closures.

There are sites identified as future joint-use parks, and the City is evaluating the feasibility of these sites with the San Diego Unified School District.



Green Connections:

- Create more north-south green corridors for an expanded network.
- Connect green corridors between parks and open space areas like Chollas Creek.
- Propose additional corridors in Normal Heights and between Kensington and City Heights.

The City is evaluating park access through green corridors and reassessing the whole network to better expand throughout Mid-City.





Parks, Public Facilities & Open Space

Key Comments

Public Safety and Infrastructure Maintenance:

- Desire for improved park maintenance of restrooms and landscaping
- Reported drug use in parks and on trails.
- Concerns with arson in canyons and on trails.
- Support for more parks, with concerns over maintenance capacity.
- Issues with lights reported out, broken glass, and feces in parks (public health and safety concern).
- Need for streetlight repairs across Mid-City.
- Concerns about infrastructure deficiencies in current systems that are not supportive of additional density.

The Community Plan is a long-range document that guides how the community grows and evolves over the coming decades. Ongoing maintenance and operations of City parks are managed by the City's Parks and Recreation Department. This information will be shared with the Department, and the City will evaluate policies to include in the Draft Community Plan that to address these concerns.





What's Next



How Community Ideas Inform the Plan Update

Over 3,000 people provided 9,300+ comments through 98 events, two online surveys, emails, a public comment form, letters, and postcards during the first two phases of the plan update process. These community feedback and technical analyses help shape the development of the draft community plan, specifically:

- Phase 1 public engagement and existing conditions analysis informed the high-level vision, goals, policies, and concepts, providing an overall draft community plan framework, highlighted in the Ideas Report, while
- Phase 2 public engagement and additional analysis informed the refinement of historic, land use, urban design, mobility, and public space concepts, and expansion of several study areas.

Phase 3 will focus on collecting feedback on the refined proposals and concepts, as well as the draft community plan, scheduled for release in spring 2026.

The Mid-City Community Plan Update Working Group will continue to meet approximately every quarter. Please refer to the 10 attachments for more detailed information on the feedback collected by the activity.



Please See Attachments for More Detailed Information



Working Group Member
Feedback &
Response Table

Attachment 1



Working Group
Public Comments

Attachment 2



Draft Ideas Report
Public Comment Form

Attachment 3



Office Hour
Feedback

Attachment 4



Community Emails

Attachment 5



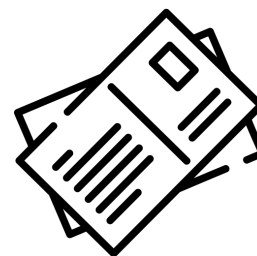
Community Planning Group
Meeting Comments

Attachment 6



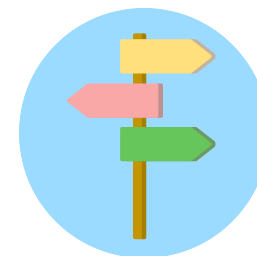
Community
Letters

Attachment 7



Postcards

Attachment 8



Pop-up
Feedback

Attachment 9



Atlas Feedback &
Responses

Attachment 10



Mid-City Communities Plan Update

Phase 2 Public Engagement
Summary

February 2026