

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR ITEM 3: Mid-City Communities Plan Update Workshop

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **1604075570**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.



Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Planning Commission Workshop – March 19, 2026



- 1 Introduction
- 2 History & Place
- 3 Sustainability, Equity & Climate Resilience
- 4 Land Use & Development
- 5 Mobility
- 6 Urban Design
- 7 Parks, Public Facilities & Open Space
- 8 Next Steps





Introduction



MID-CITY PLANNING AREA & NEIGHBORHOODS

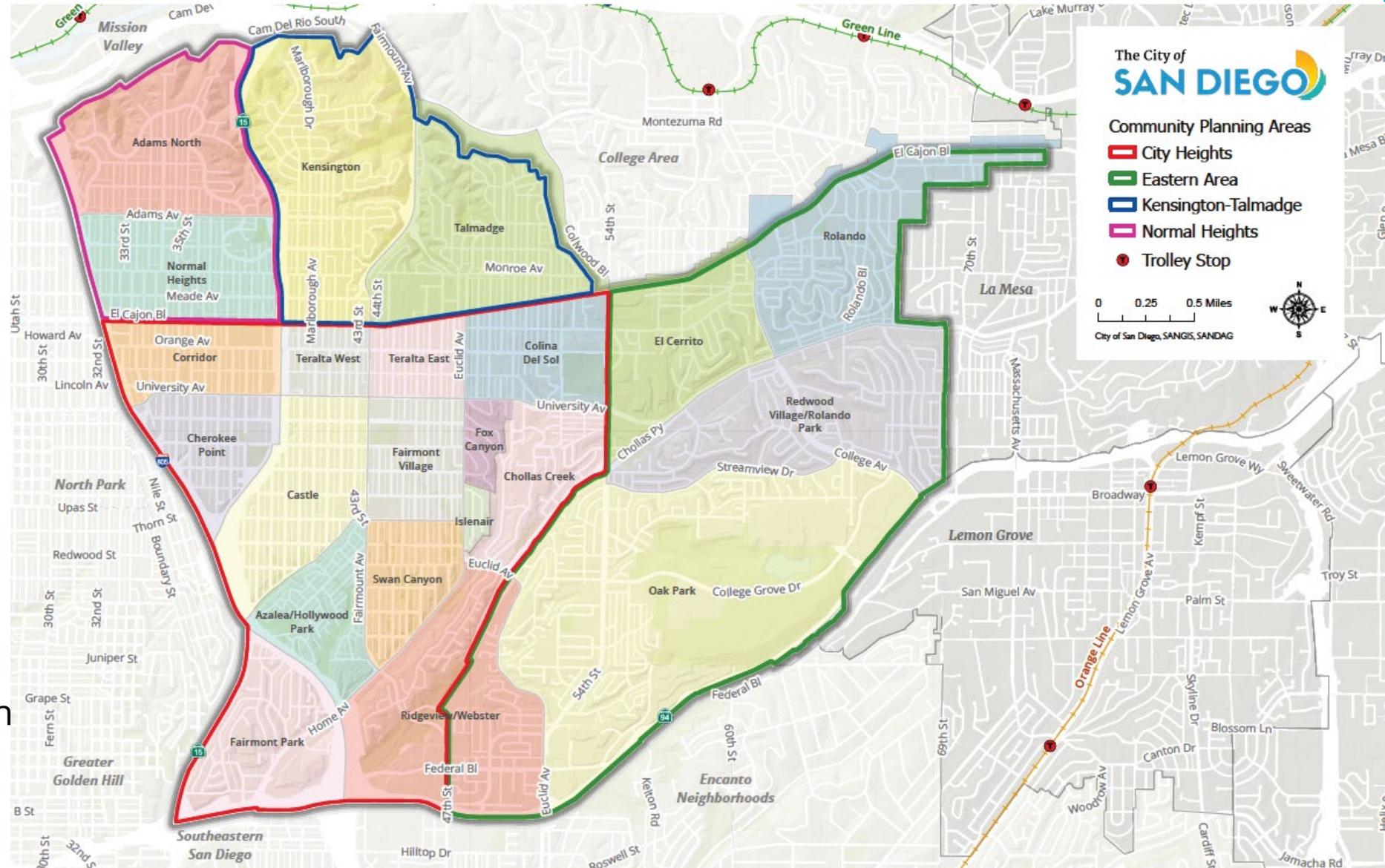
Mid-City Communities

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

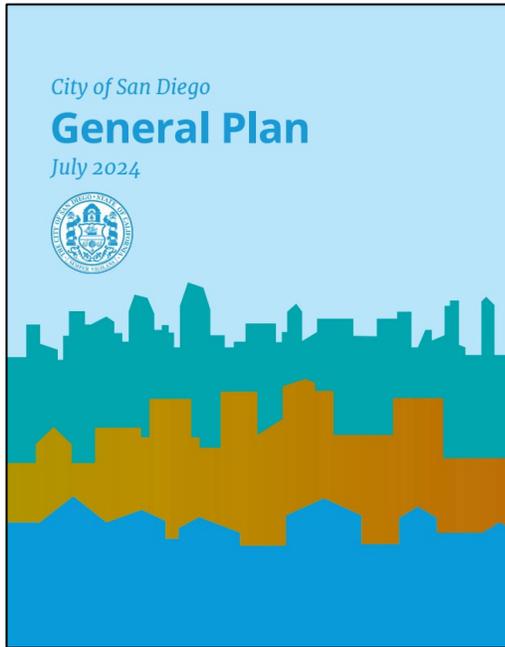
Mid-City Snapshot*

- 8,052 acres
- 135,172 people
- 53,279 homes
- 21,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

*SANDAG Estimate 2024; LEHD 2022; City of San Diego



- 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.



1

Address Regional Growth & Housing Needs

2

Understand Community Needs & Enhance Quality of Life

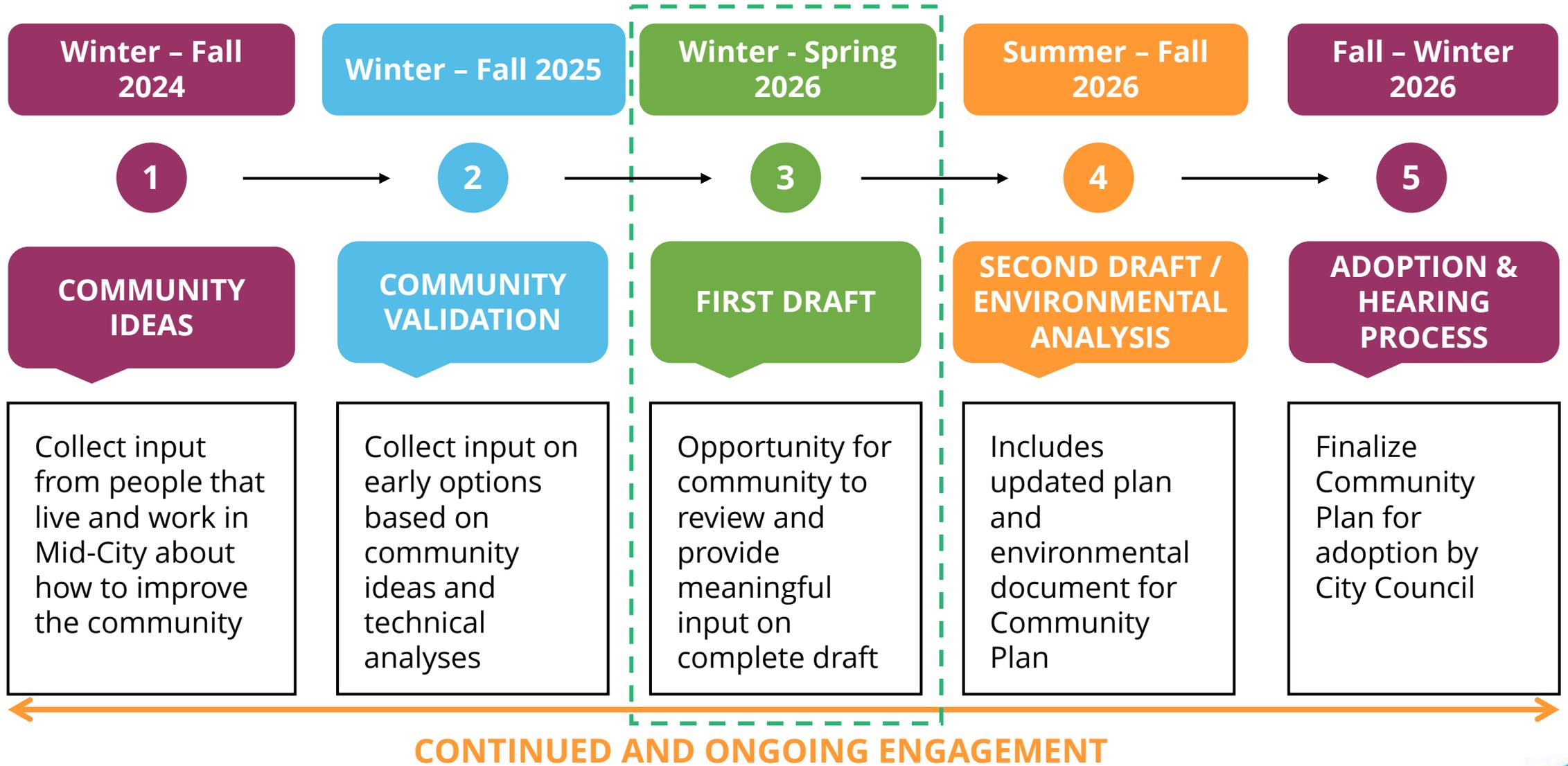
3

Evaluate Infrastructure Demand

4

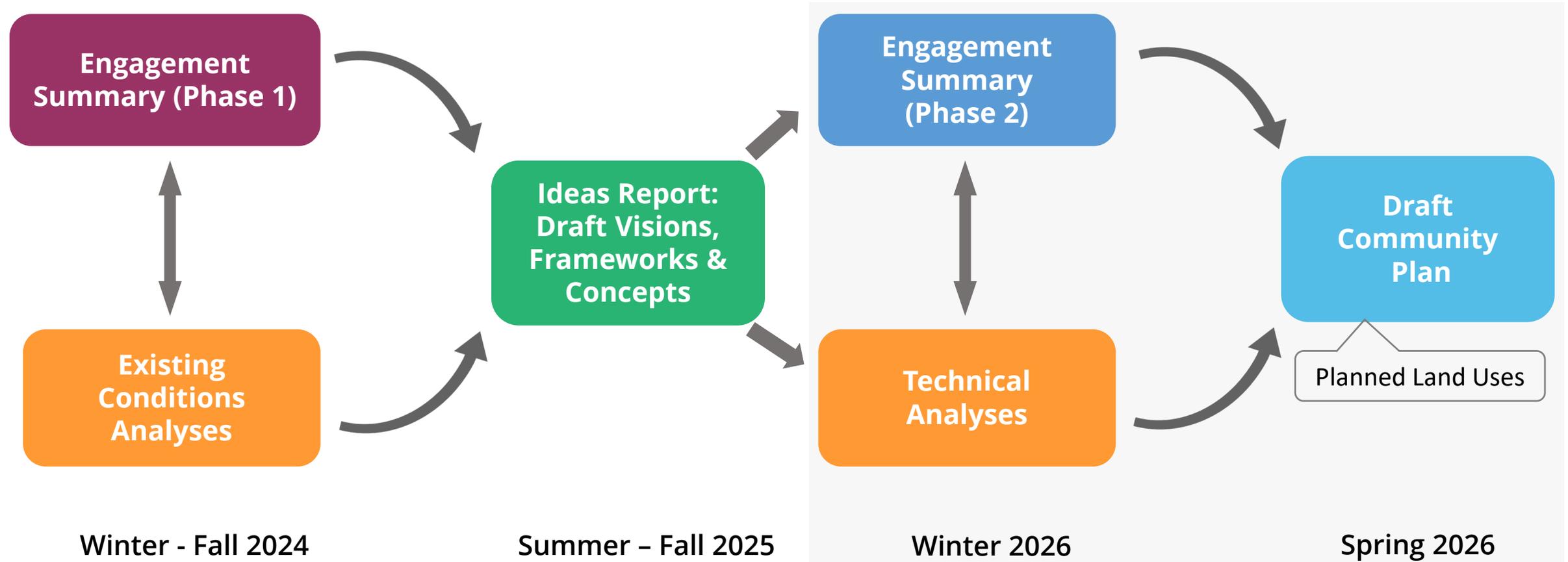
Reduce Environmental Impact

PROCESS & TIMELINE



PROCESS & TIMELINE

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



CURRENT PHASE OF THE PLAN UPDATE

FURTHER OPPORTUNITY TO PROVIDE INPUT

Working Group representing
Mid-City communities of:

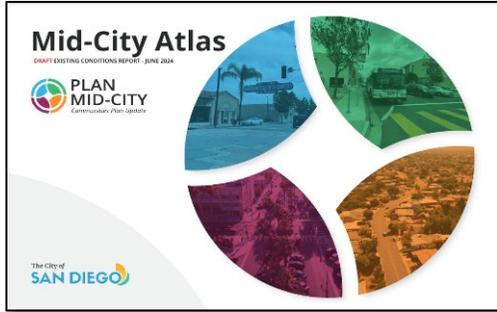
- **City Heights**
- **Eastern Area**
- **Kensington-Talmadge**
- **Normal Heights**



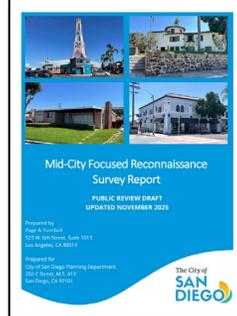
Over **3,000 people** provided **9,300+ comments** through **102 events** and two online surveys.

- 2** - Online Surveys
- 5** - Community Forums
- 7** - Workshops
- 7** - Working Group Meetings
- 11** - Office Hours
- 11** - Community Interviews
- 17** - Planning Group Meetings
- 17** - Pop-Up Stations
- 27** - Youth Engagement Sessions

PLAN UPDATE DOCUMENTS



**Mid-City Atlas:
Existing Conditions
Report**

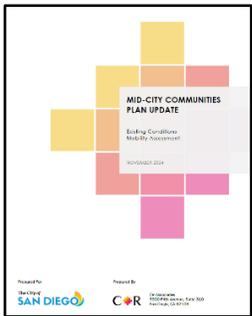


**Focused Historic
Reconnaissance
Survey**

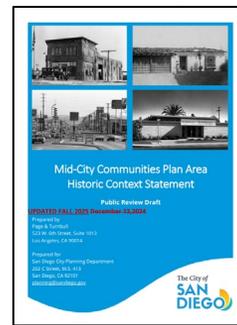


**Phase 1 Engagement
Summary**

**Phase 2 Engagement
Summary**



**Existing Conditions
Mobility Assessment**



**Historic Context
Statement**



**Draft Ideas
Report**



**Additional Technical
Analyses**



FURTHER OPPORTUNITY TO PROVIDE INPUT

Mid-City for the people!



Clean, Safe & Thriving Communities

¡Mid-City para la gente!



Safer, Green Streets for All

Mid-City vì người dân!



Park in Every Neighborhood

مید-سیتی للناس!



Vibrant, Walkable, Mixed-Use Corridors & Centers



Celebrate & Honor Diversity of Cultures & Places



New Affordable Homes in Every Neighborhood



Investment in Community Infrastructure



Places Designed for People



Restoration of Creeks and Protection of Canyons



Innovative Business Districts Support Community Life



Beautiful, Charming & Welcoming Neighborhoods

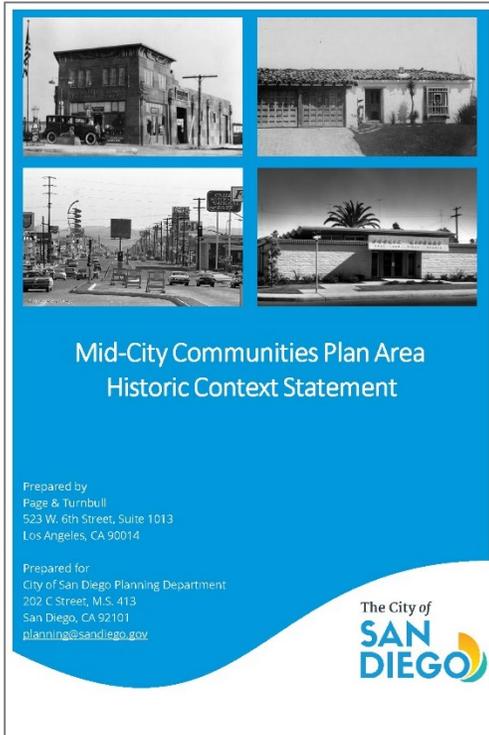


Preservation of Historical Neighborhoods

History and Place

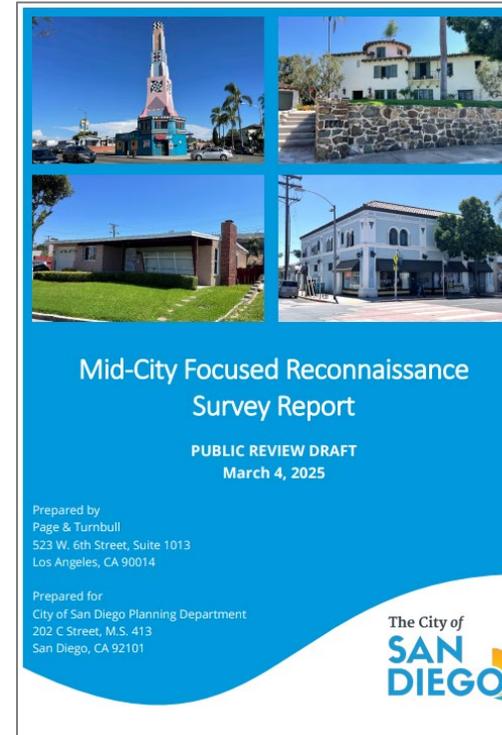


Historic Context Statement



- Describes significant historic themes and patterns that have contributed to the community’s physical development
- Provides foundation for identifying and evaluating historical resources within plan area

Focused Reconnaissance Survey



- High-level field work (“windshield survey”)
- Identifies areas of shared development history
- Looks at areas for potential historic significance
- Potential historic districts identified for further survey
- Post WWII tracts evaluated for exemption from historical review

Historic Context Statement & Reconnaissance Survey

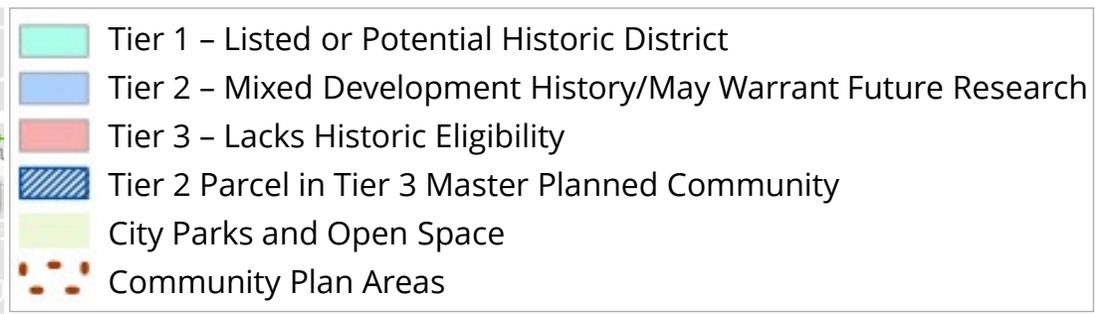
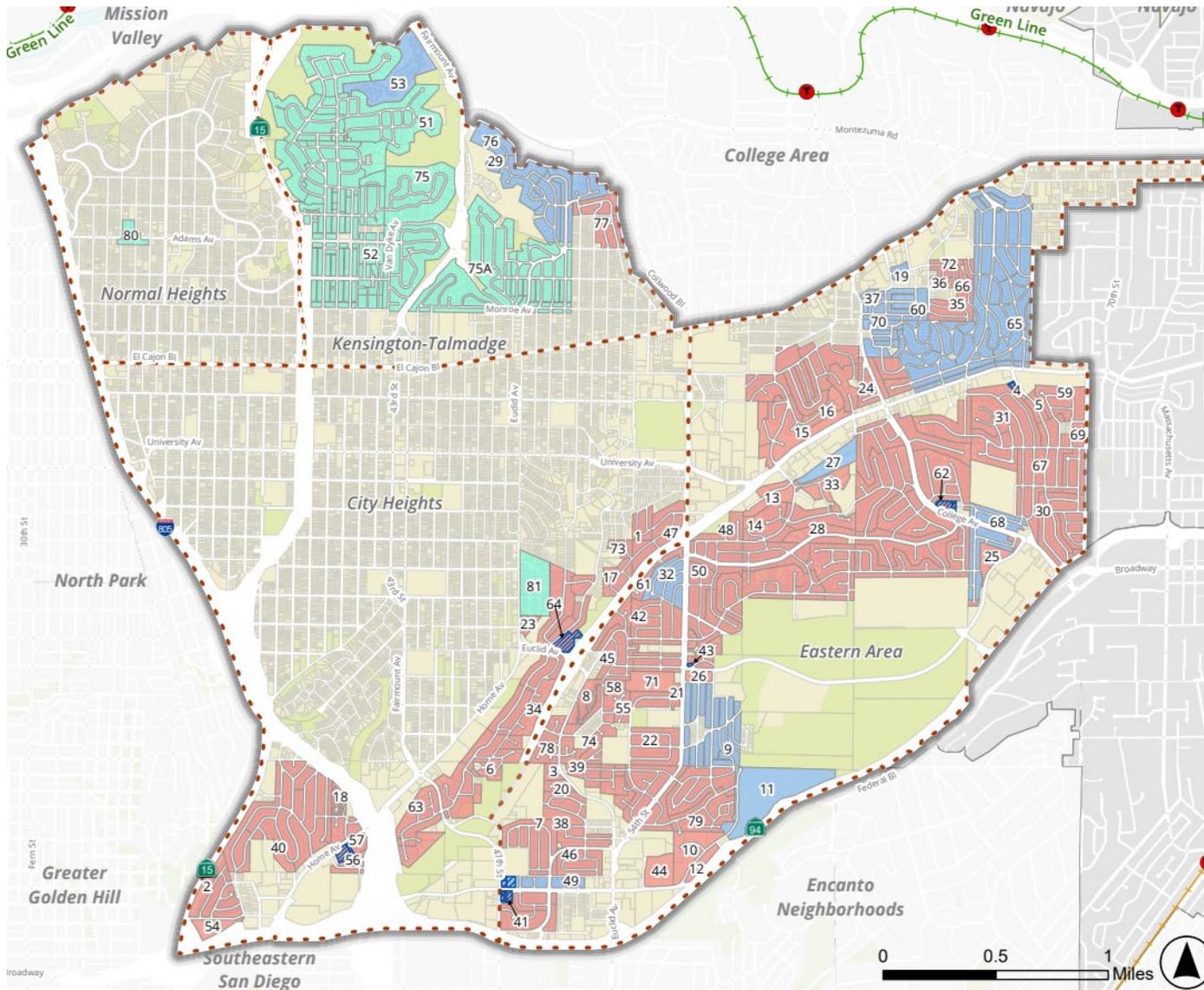
- Concern regarding boundaries of possible local historical districts in relation to a designated National Register historic district.
- Requested consistency, alignment, and revisions across Historic Context Statement, Reconnaissance Survey, and Ideas Report.
- Support for preservation-driven placemaking and policies.



Building Design:

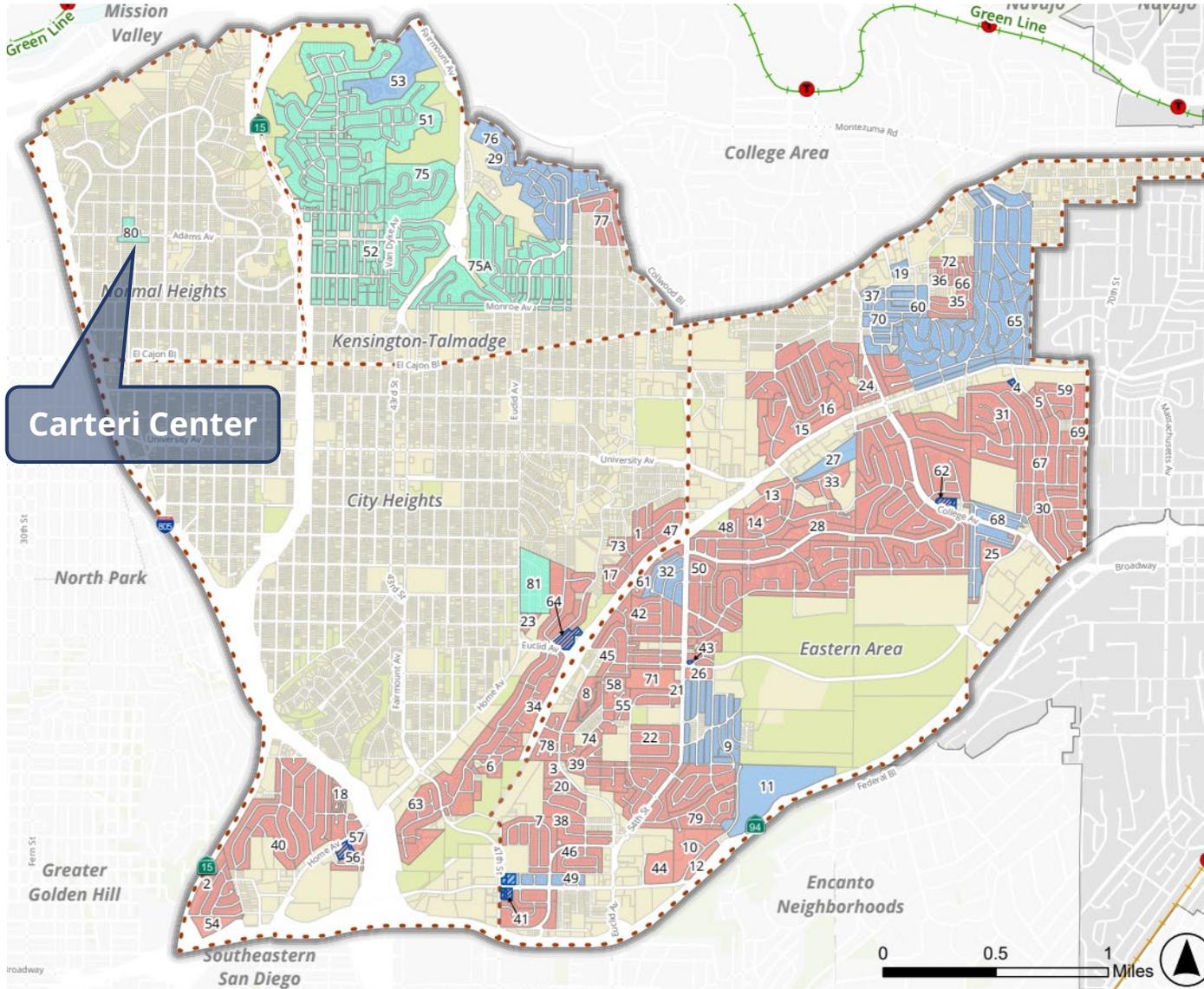
- Request to include new requirements for developments in historically designated areas, such as incorporating traditional vernacular architectural styles.

City staff received and responded to **135 comments** on the draft Historic Context Statement and Survey.



Identified Potential Districts

- Carteri Center Historic District
- Talmadge Park Historic District
- Kensington Historic District
- Kensington Park Historic District
- Kensington Manor and Heights Historic District



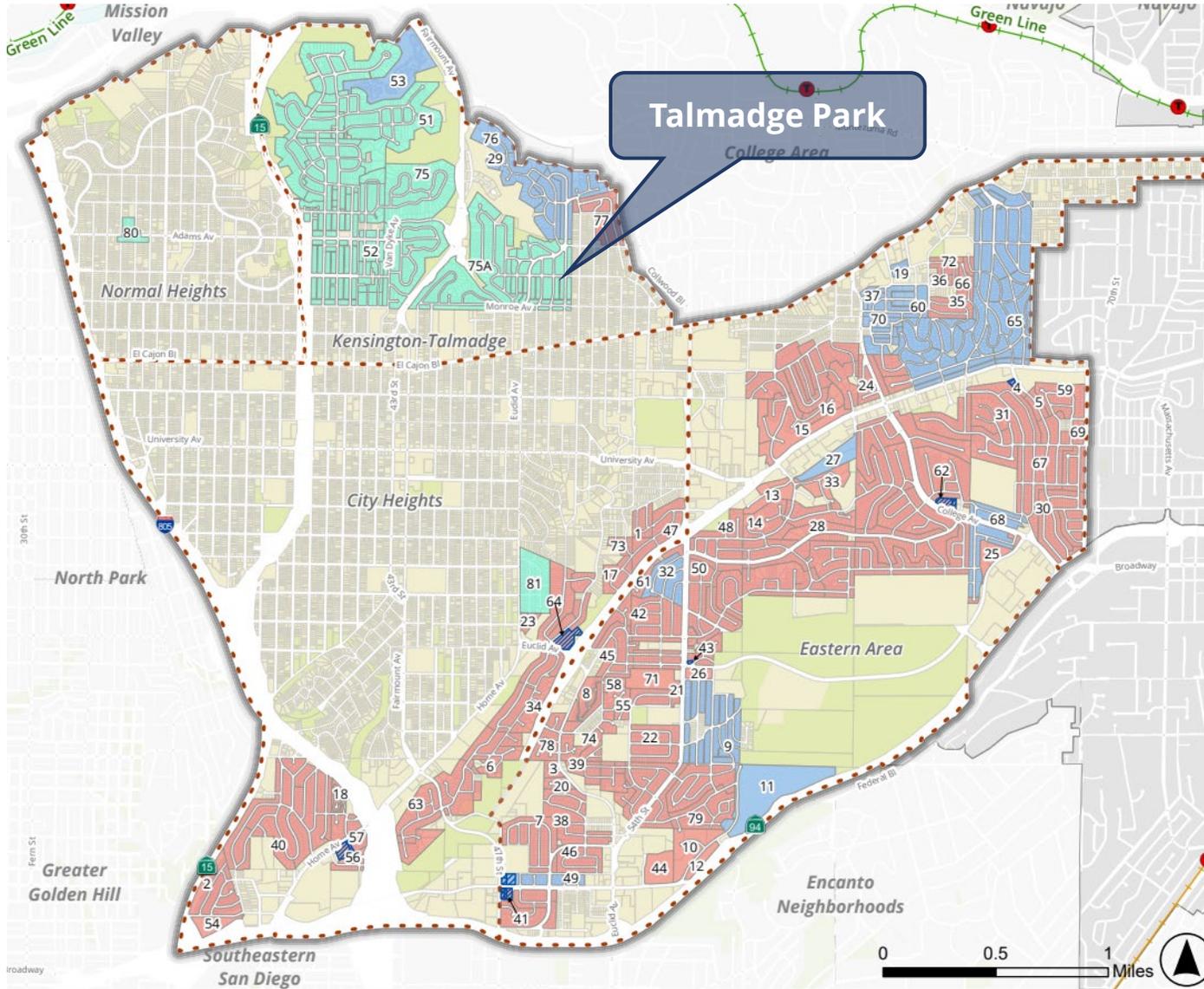
Identified Potential Districts

- Carteri Center Historic District



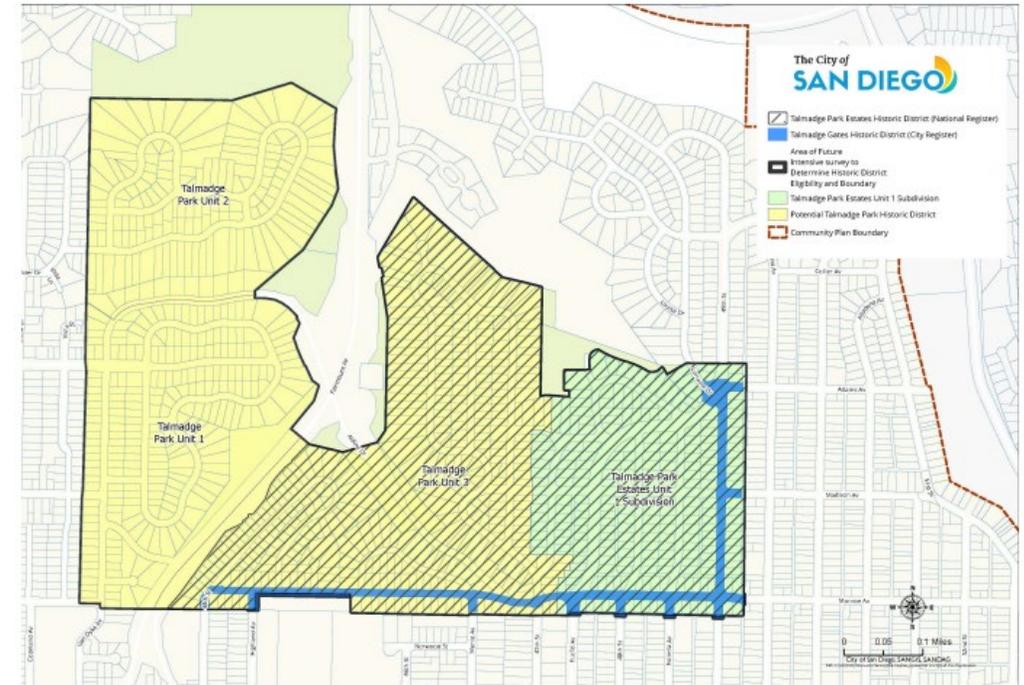
• Locally Designated Historic Sites
 ■ Potential Carteri Center Historic District Boundary (2024 Survey*)
 ■ Potential Carteri Center Historic District Boundary (1996 Survey)

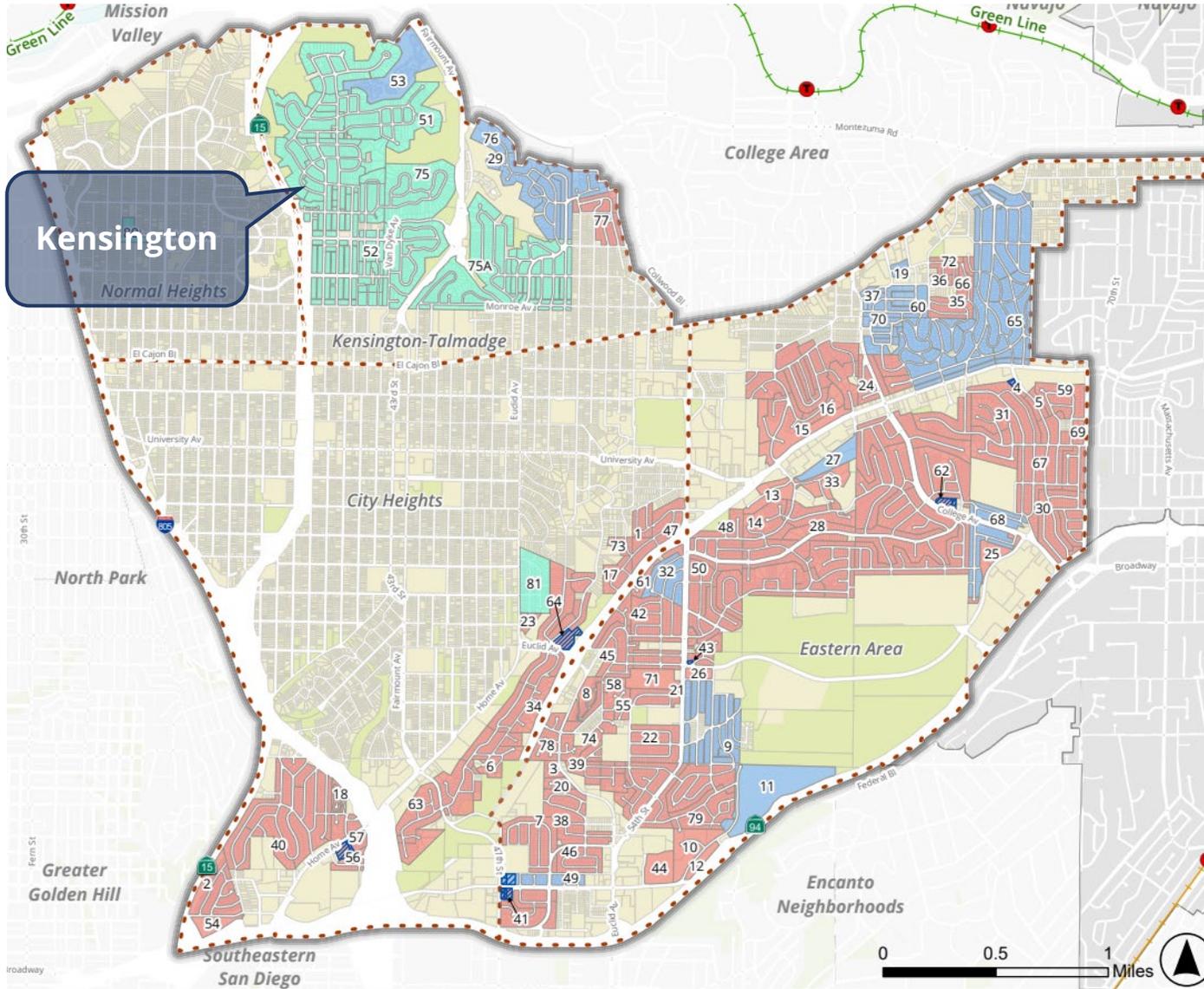
Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.



Identified Potential Districts

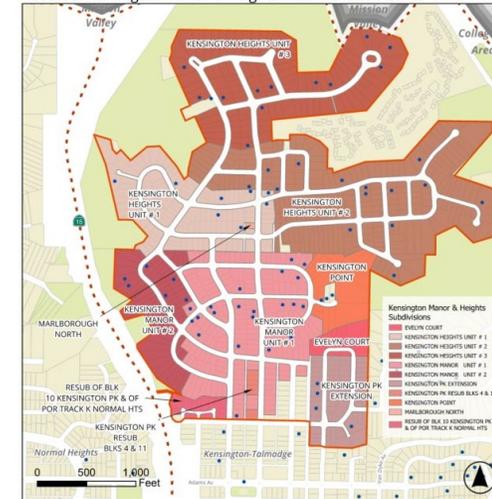
- Talmadge Park Historic District





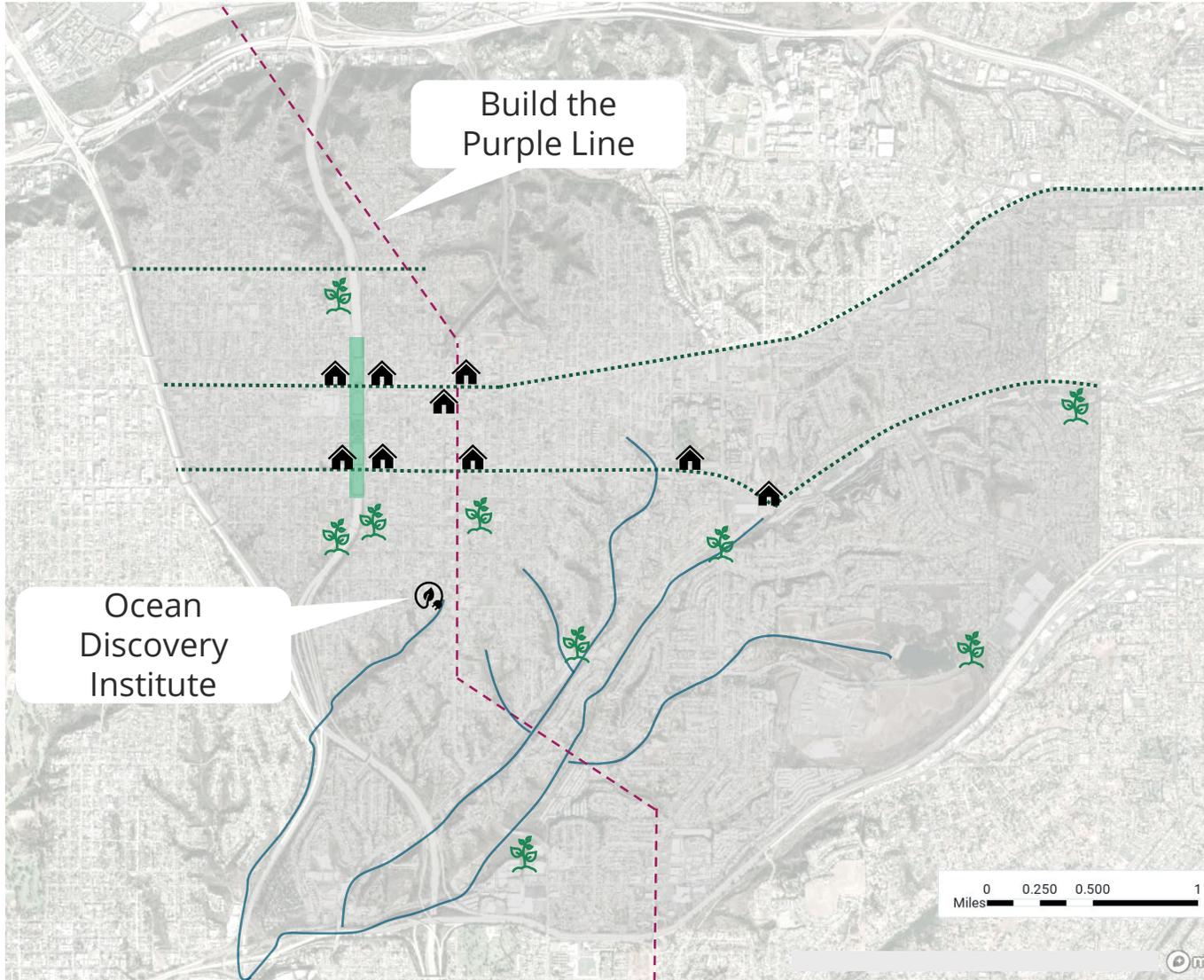
Identified Potential Districts

- Kensington Park Historic District
- Kensington Manor and Heights Historic District





Sustainability, Equity and Climate Resilience



Sustainable & Regenerative Design

Local Food System

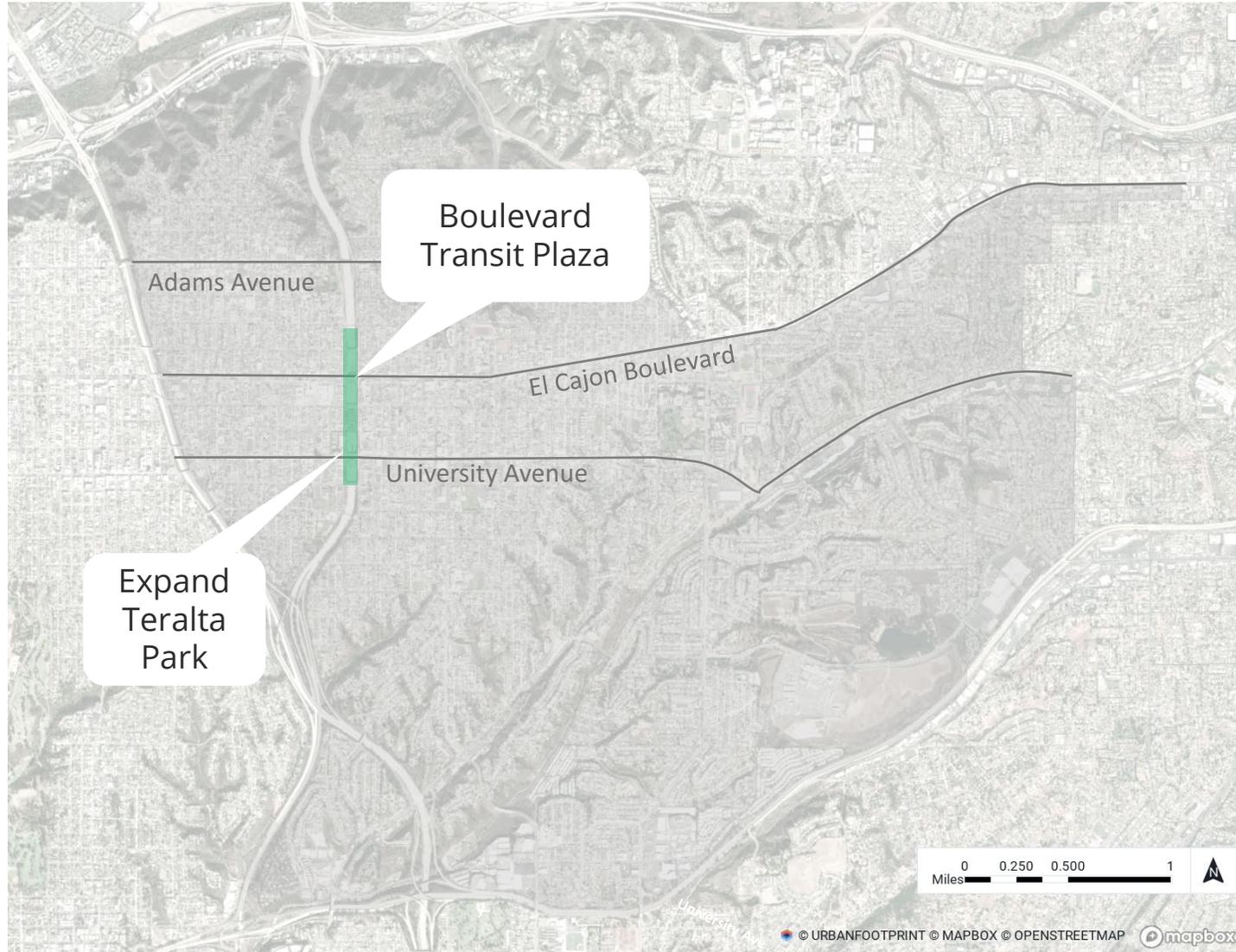
Affordable Homes & Minimize Displacement

Reconnecting Communities

Transportation Justice

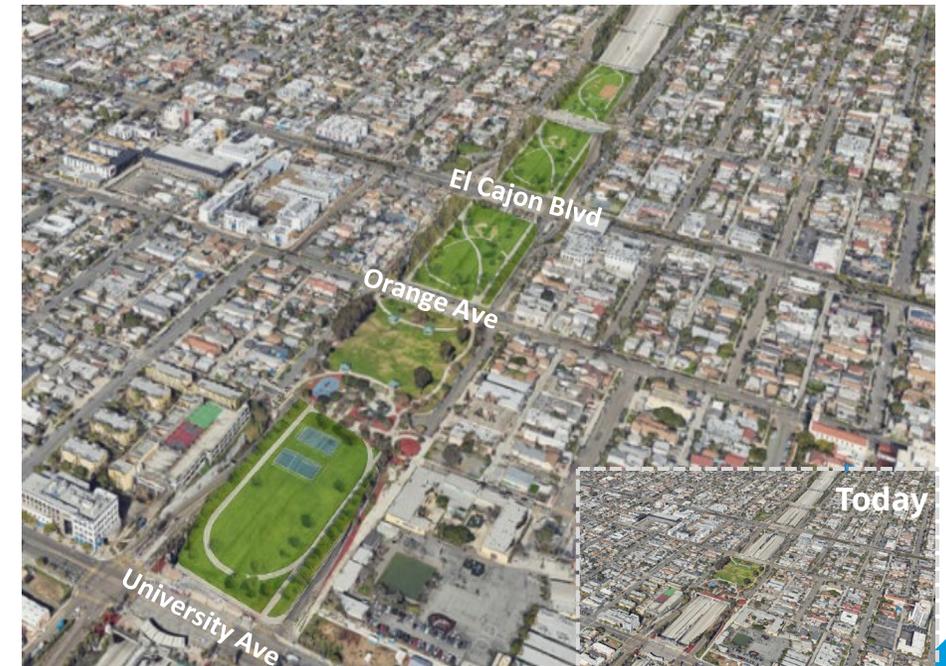
Urban Forestry

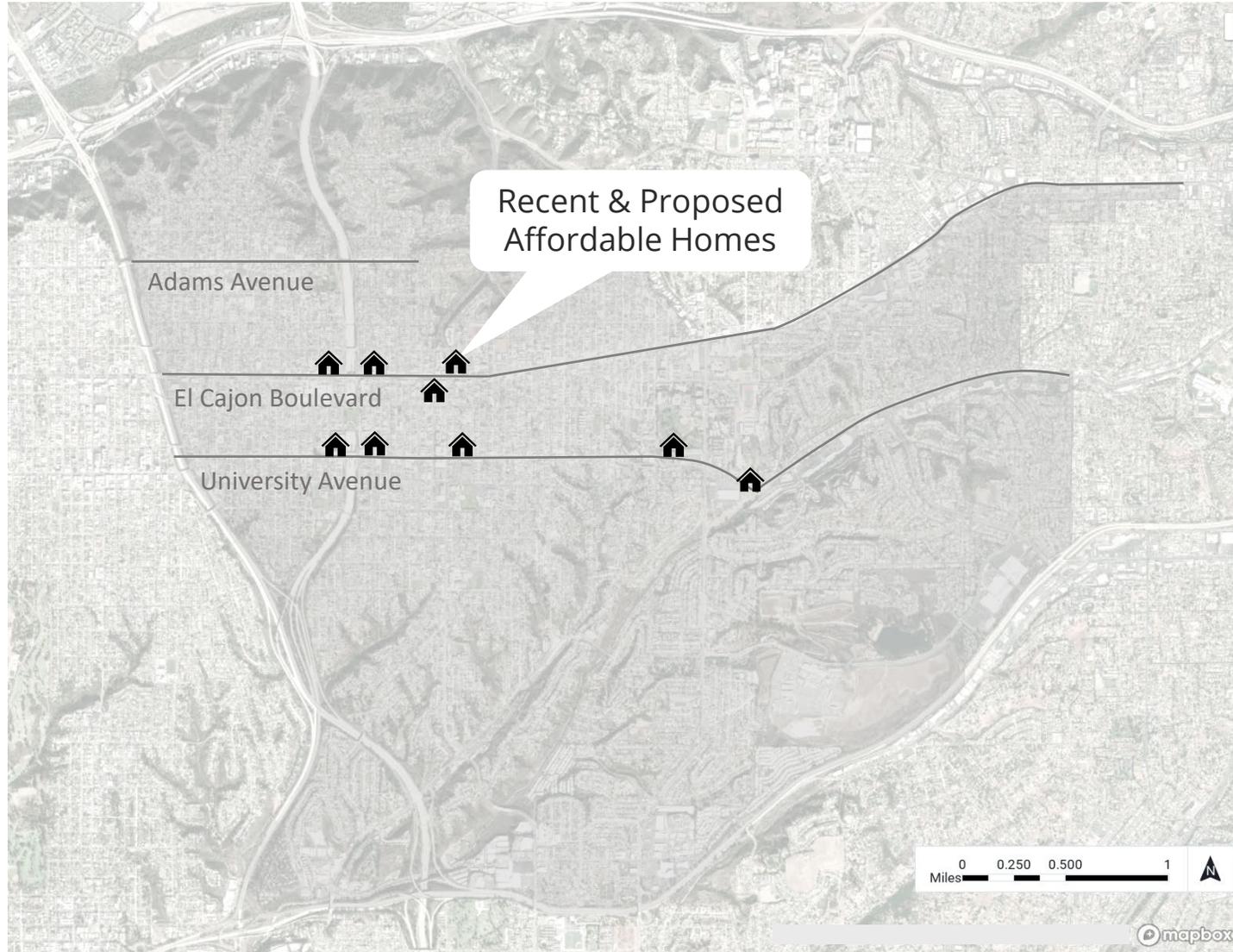
Blue & Green Infrastructure



Reconnecting Communities

- Support for the expansion of Teralta Park (freeway lid park), while questioning its feasibility

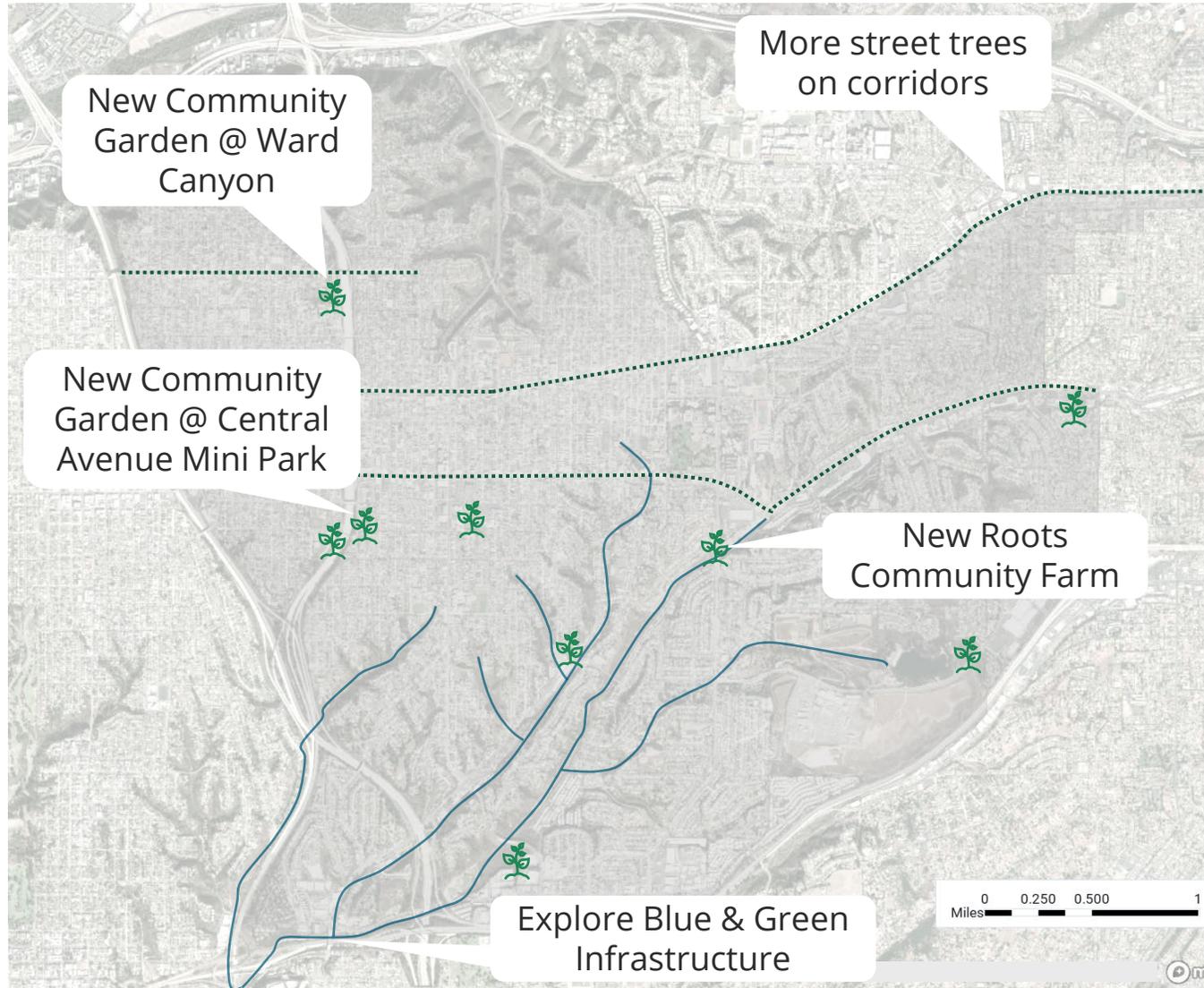




Affordable Homes & Minimize Displacement

- Protect tenants, preserve & expand affordable homes





Local Food System

- More community gardens & preserve community farm



Urban Forestry

- More street trees to provide shade, comfort, beauty & improve environmental quality.

Blue & Green Infrastructure

- Nature-based solutions with engineered systems to improve habitat provisions, water quality & user experience while adapting to future climate pressures.

- **Improve air quality & mitigate noise adjacent to freeways**
-
- **Improve emergency preparedness / resilience / public safety**





Land Use & Economic Prosperity

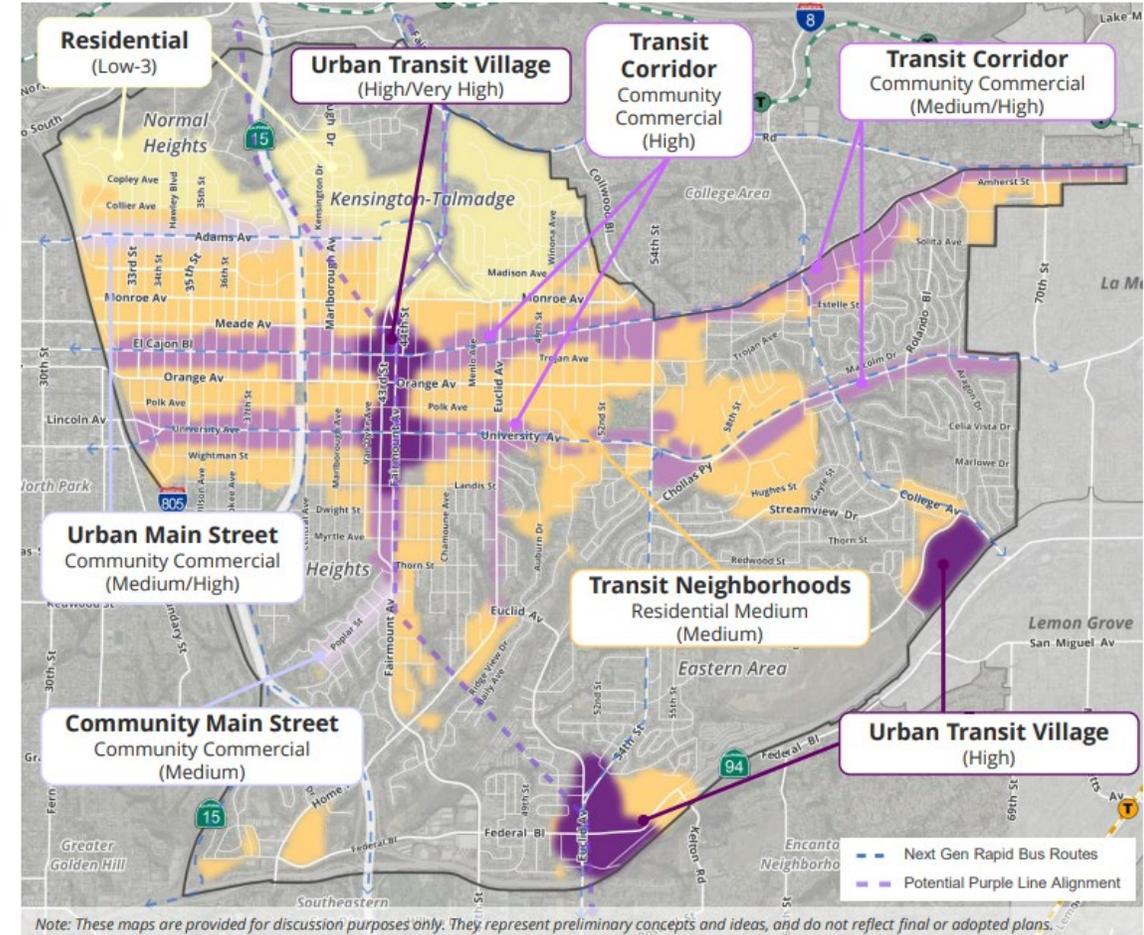
- Five land use concepts based on phase 1 community feedback and existing conditions analysis.
- In October 2025, working group members ranked their top three concepts*, with **Concept 2** receiving the highest ranking.

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

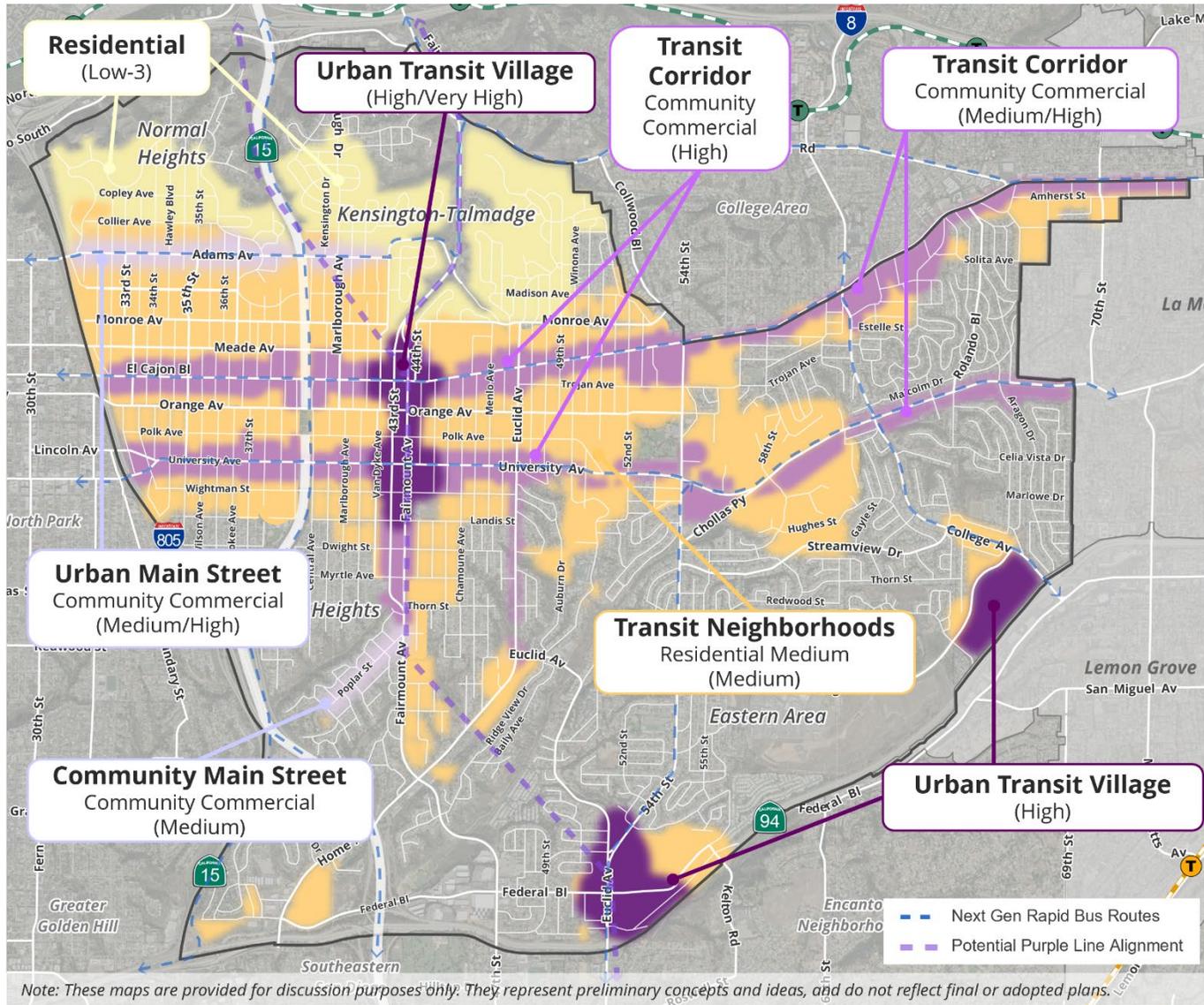
} Tied

Land Use Concept 2



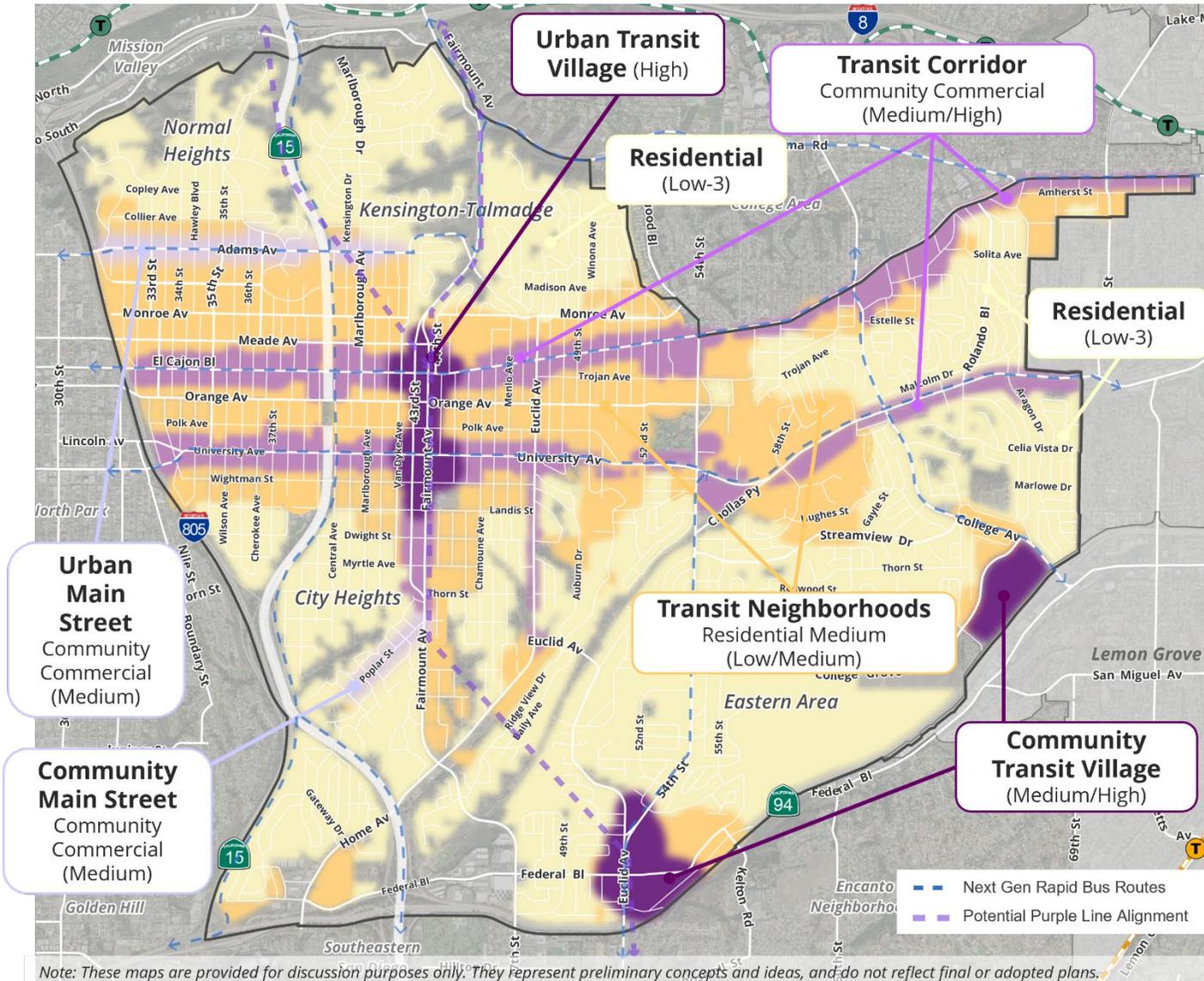
Note: These maps are provided for discussion purposes only. They represent preliminary concepts and ideas, and do not reflect final or adopted plans.

*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



Transit Villages, Corridors, Neighborhoods + Fair Housing

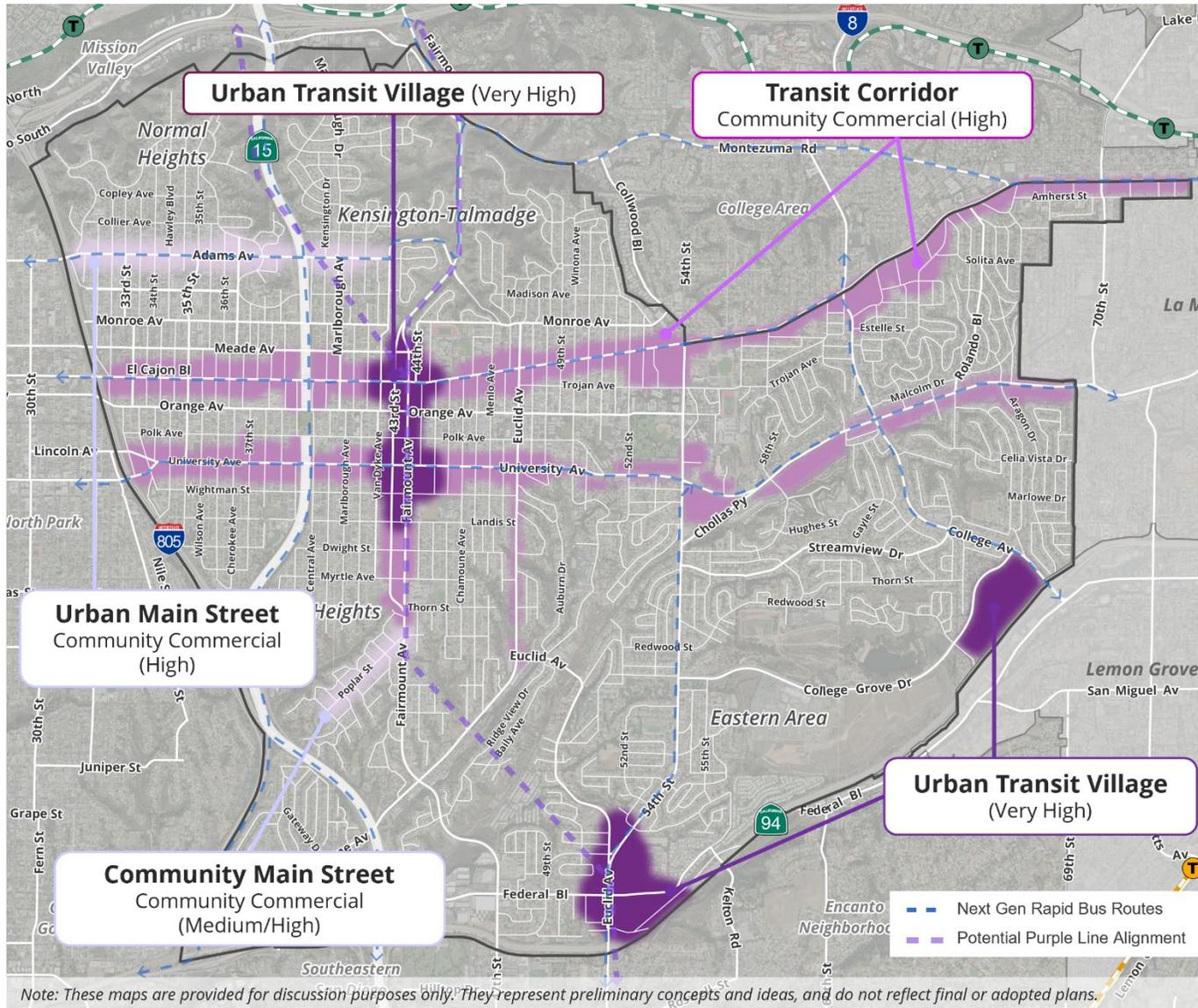
- Focus growth along activity hubs, transit corridors and neighborhoods
- Very high and high density/intensity along transit corridors and urban transit villages
- Propose additional changes in High and Moderate Resource Opportunity Areas to **Affirmatively Further Fair Housing**
- Aligns College Area land use proposal along El Cajon Boulevard



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

Distributed Growth

- Focus growth at less overall density along activity hubs, corridors and all neighborhoods
- **Distribute potential for new homes equally to everyone (most equitable)**
- Lowest density residential outside of transit neighborhoods
- **Reintroduces a mix of multifamily housing options everywhere**
- Aligns College Area land use proposal along El Cajon Boulevard



Transit Centers & Corridors

- Focus growth along activity hubs and transit corridors
- **Highest density/intensity** along transit corridors and urban transit villages
- **No change to most of multifamily and single-family** areas
- Less opportunities for homes for families with children
- More intense than College Area land use proposal along El Cajon Boulevard

- **Competing views for land use concepts**
-



- **Site-specific land use recommendations**



- **Promote economic opportunity & equity**

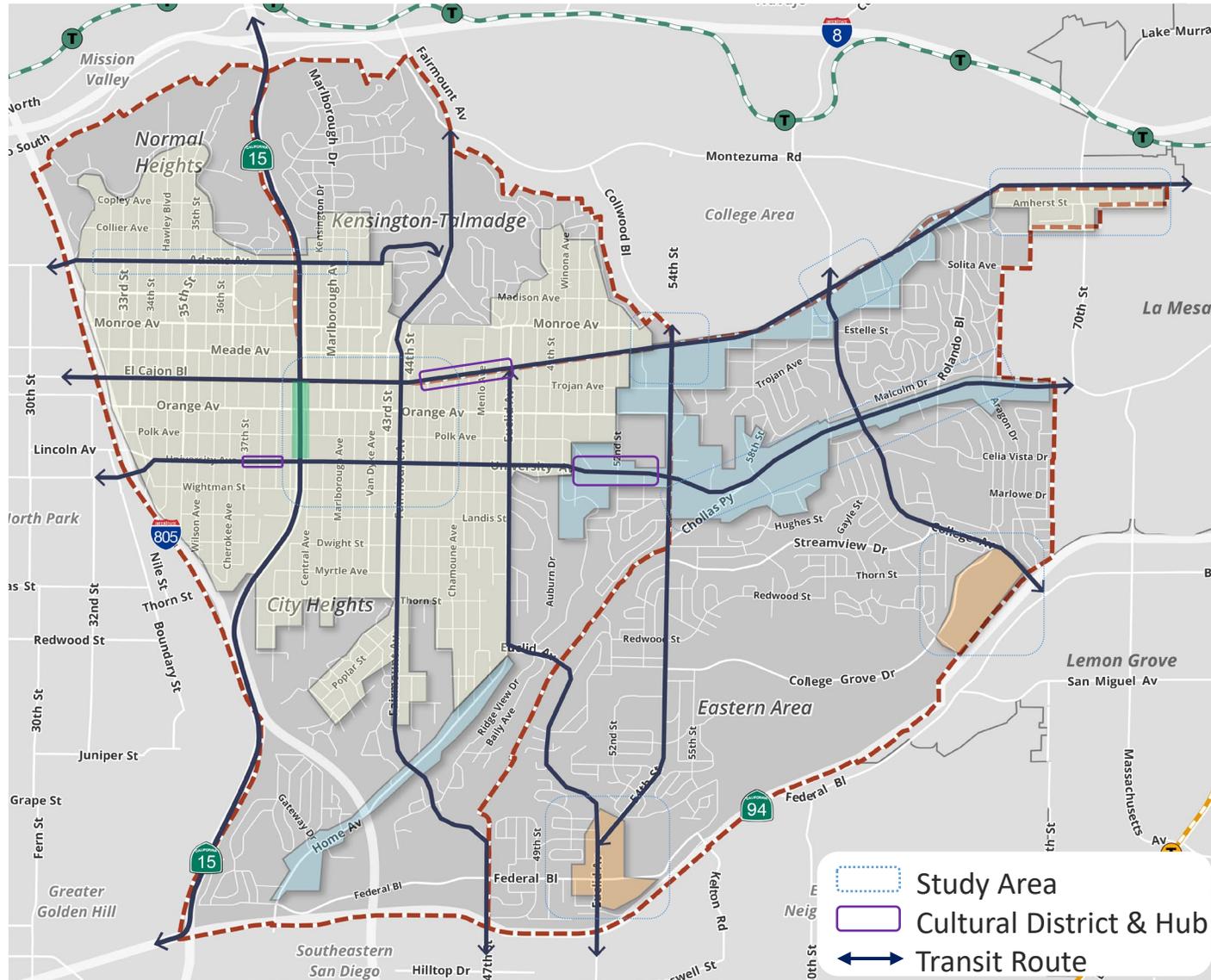


- **Discourage undesirable uses**





Urban Design



GRID

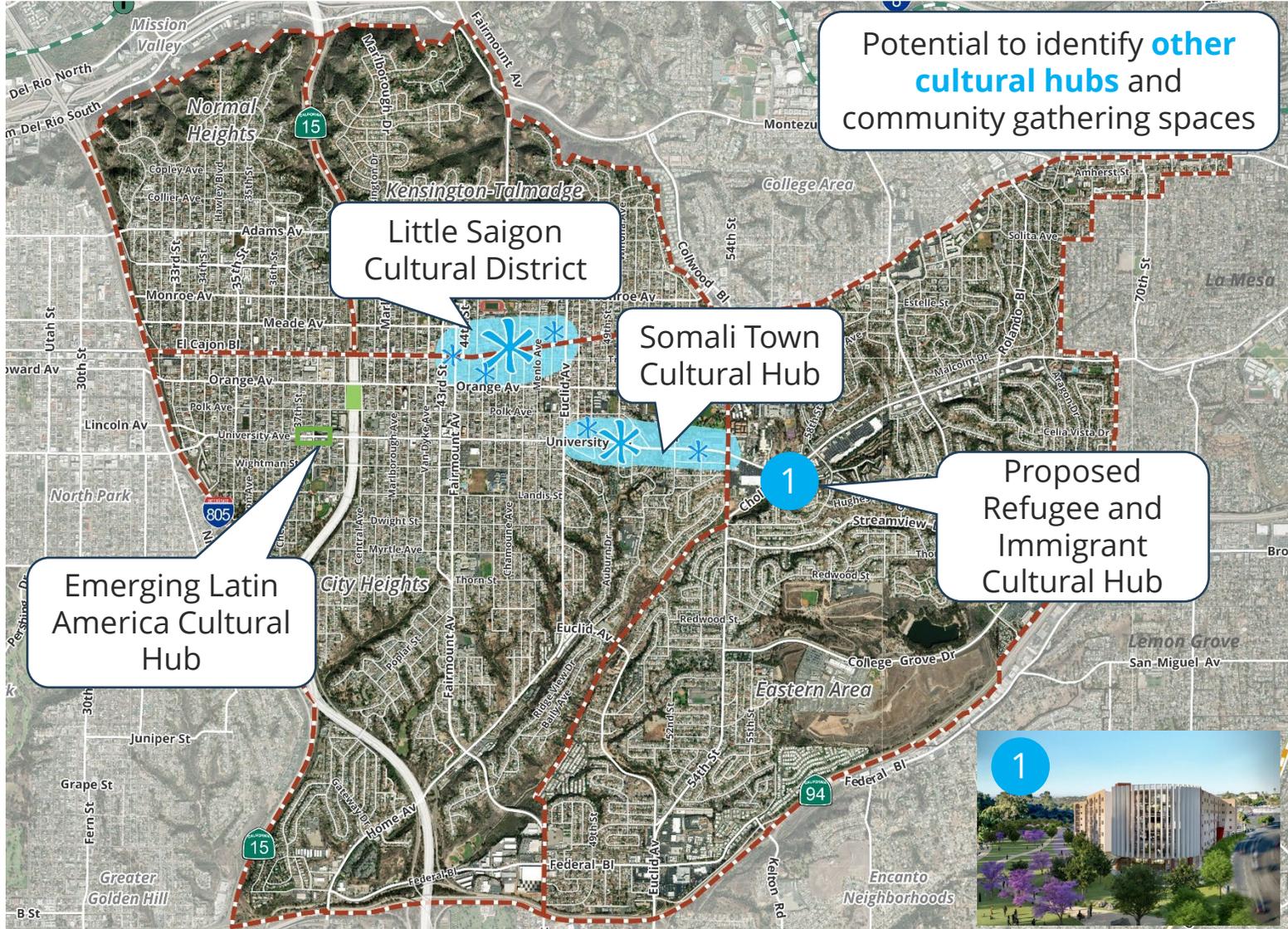
- Strong pattern north-south and east-west
- Base lot 6,000 to 7,000 square feet
- Potential lot assembly
- Street and alley access
- Very walkable and transit accessible

SUPERBLOCKS

- Large lots (over one acre)
- Singular pattern and lot dimensions
- Highly connected to commercial and transit corridors

COMMERCIAL CENTERS

- Gateways and Activity Hubs
- Large lots (over five acres)
- Auto-oriented



Enhance existing cultural hubs

- Mixed-use transit and employment corridor with commercial, office and residential uses revolving around a cultural heart

Potential for:

- New pedestrian-only spaces
- Paseos
- Public art
- Neighborhood commercial areas
- Civic and other cultural uses





- Eight initial study areas chosen for preliminary **high-level concepts**

Study areas:

1. Mid-City Center
2. Marketplace at the Grove
3. Federal Boulevard and Euclid Avenue
4. El Cajon Boulevard and 54th Street
5. El Cajon Boulevard and College Avenue
6. El Cajon Boulevard (Montezuma Road to 73rd Street)
7. University Avenue (54th Street to 69th Street)
8. Adams Avenue

High-level Concept

Study Area 3: Federal Boulevard & Euclid Avenue

High-level Concept
Incorporates all Study Area 3 Ideas

Urban greening opportunities at existing ped-only paths

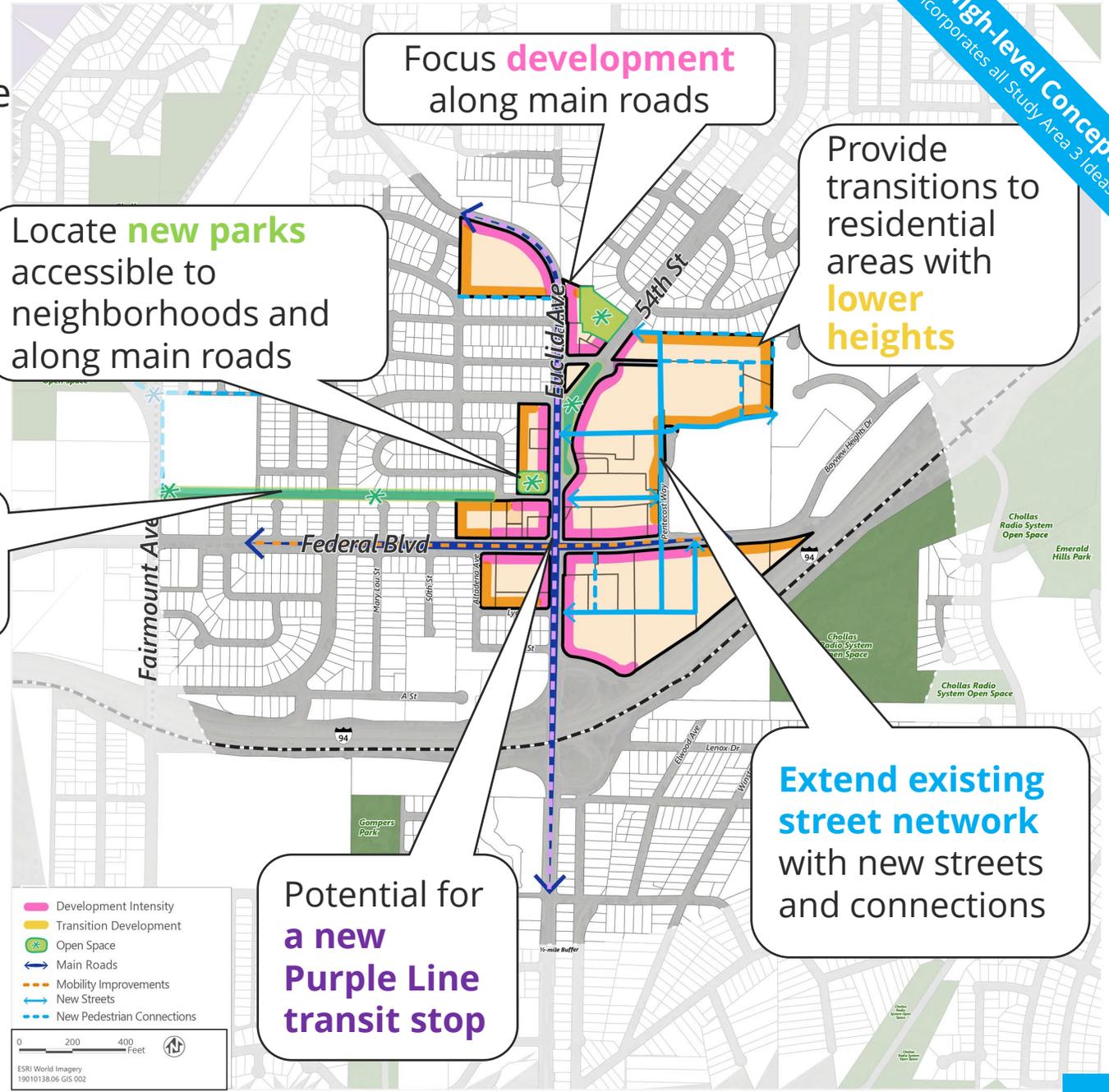
Locate **new parks** accessible to neighborhoods and along main roads

Focus **development** along main roads

Provide transitions to residential areas with **lower heights**

Potential for a **new Purple Line transit stop**

Extend existing street network with new streets and connections



- Expand study areas, refine concepts and improve chollas triangle vision
-
- Support placemaking

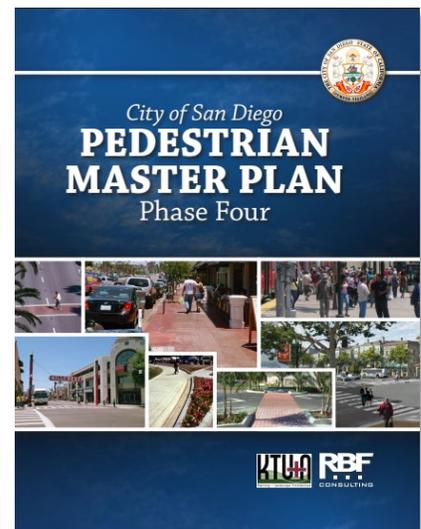
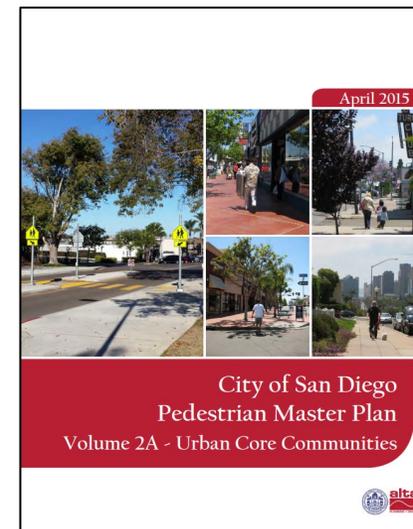
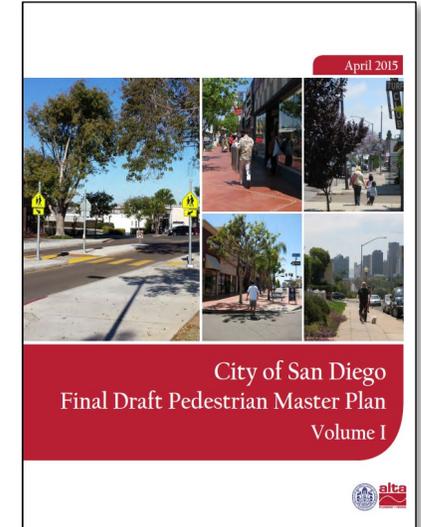
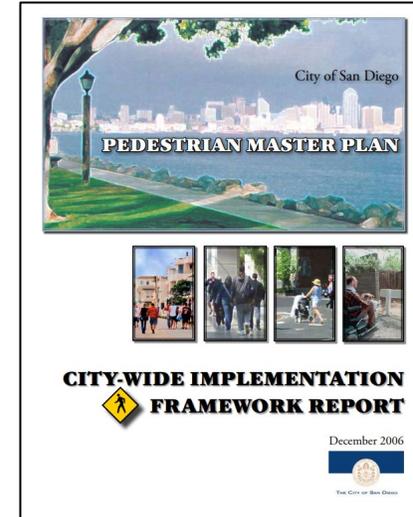




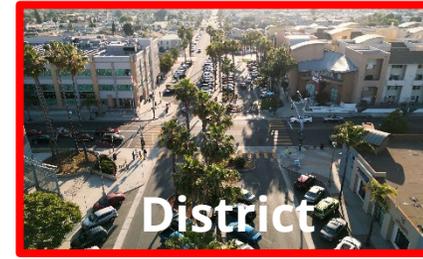
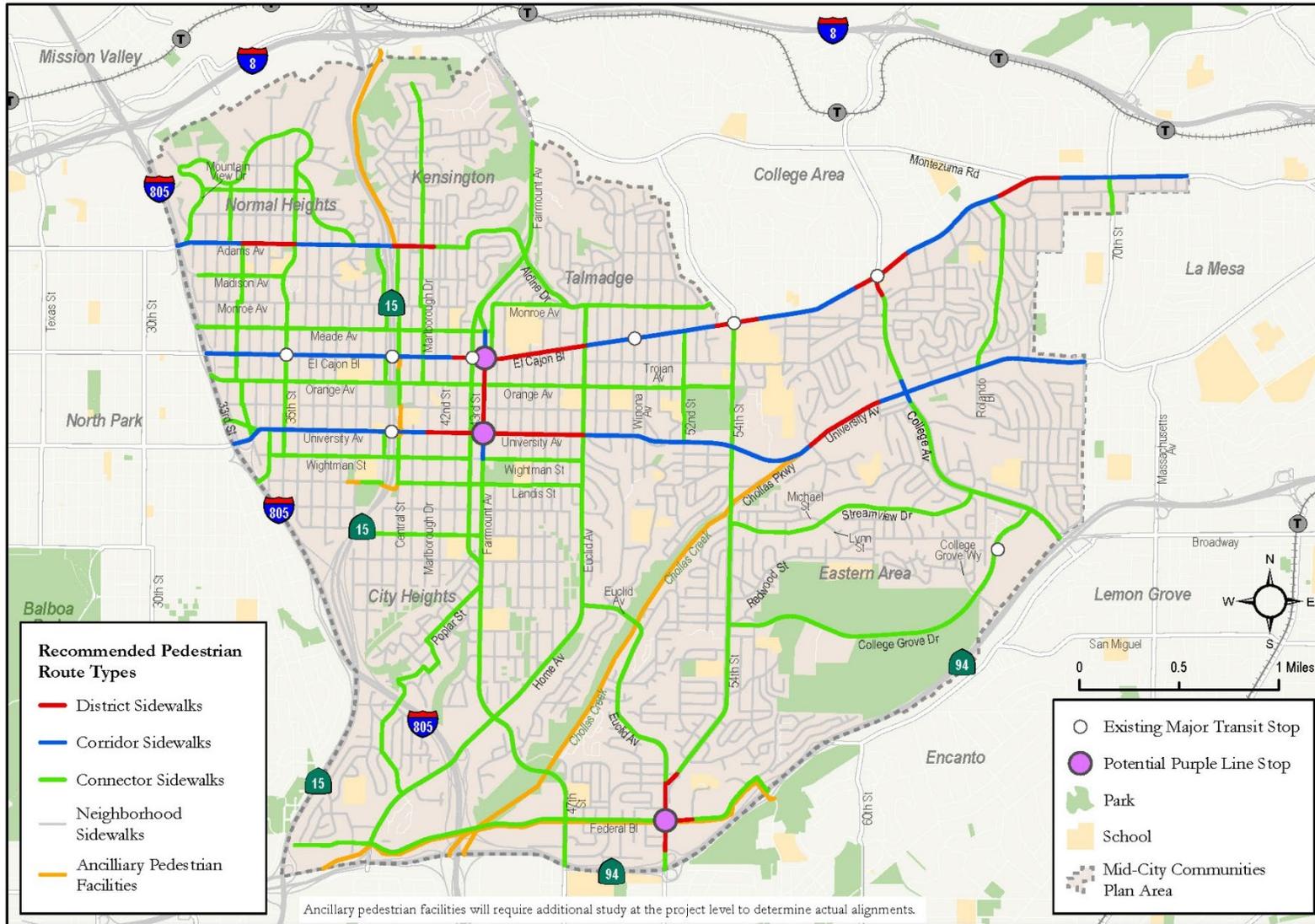
Mobility



- District Sidewalks
- Corridor sidewalks
- Connector sidewalks
- Neighborhood sidewalks
- Ancillary pedestrian facilities



DRAFT PLANNED PEDESTRIAN NETWORK



BICYCLE FACILITY TYPES



**Multi-use path
(Class 1)**



**Bike lane
(Class II)**



**Bicycle route
(Class III)**



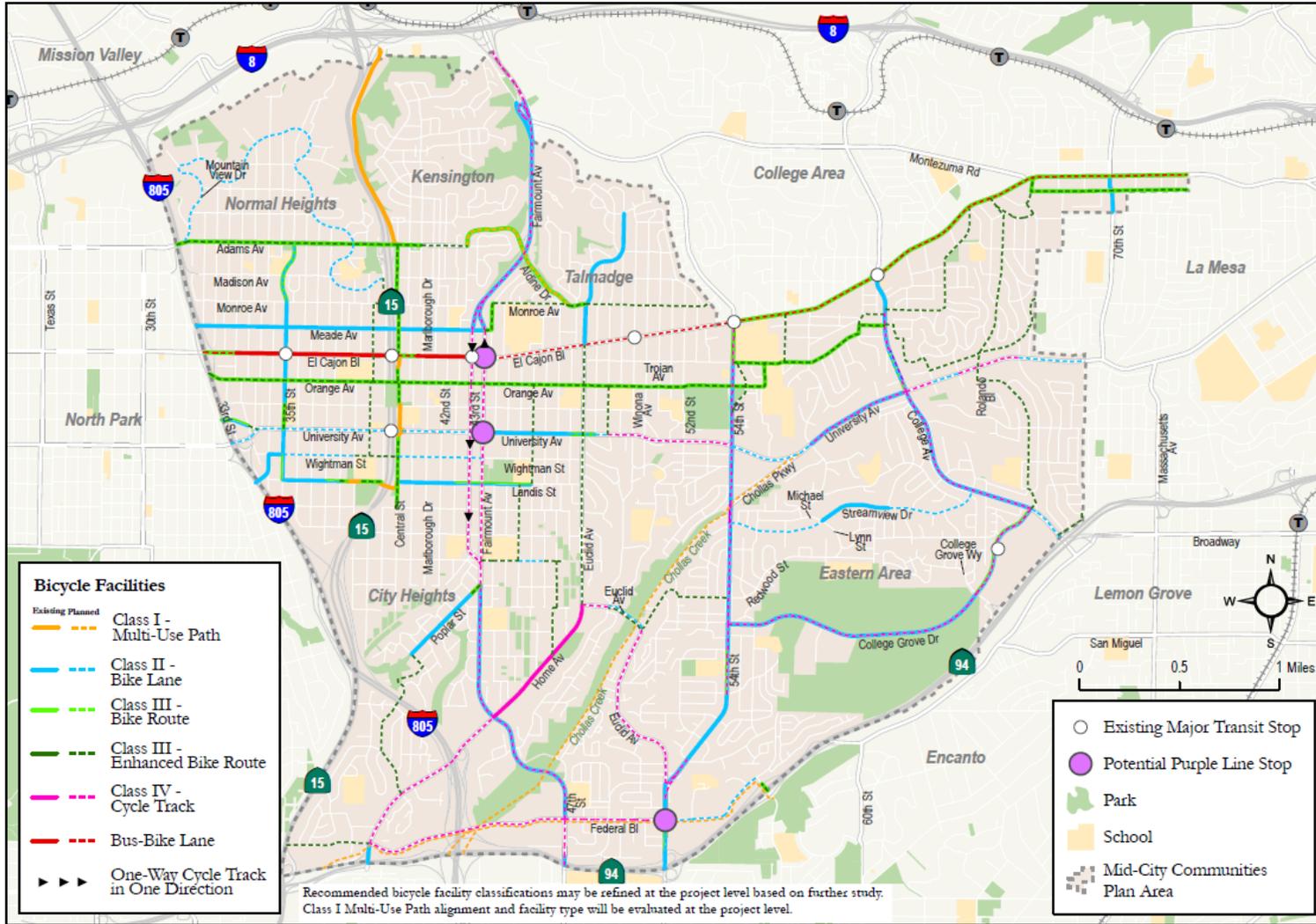
**Enhanced bicycle route
(Class III Enhanced)**



**Separated bikeway
(Class IV)**



Bus-bike lane



Class I
Multi-use path



Class II
Bike Lane



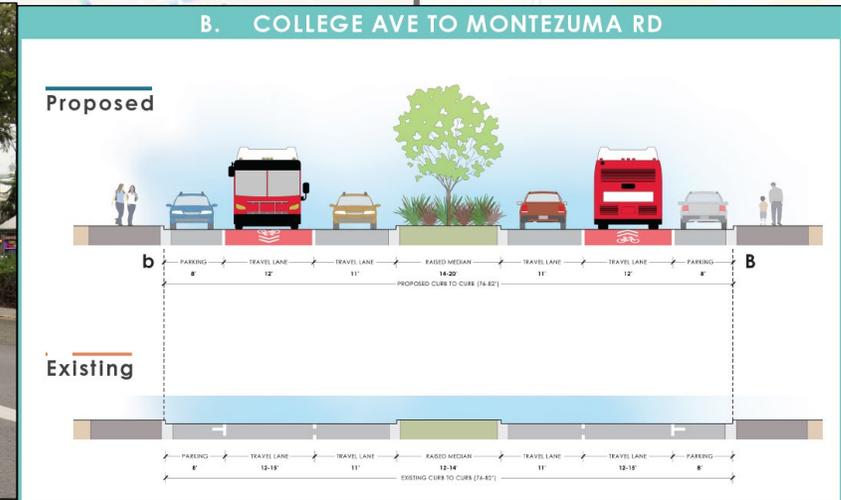
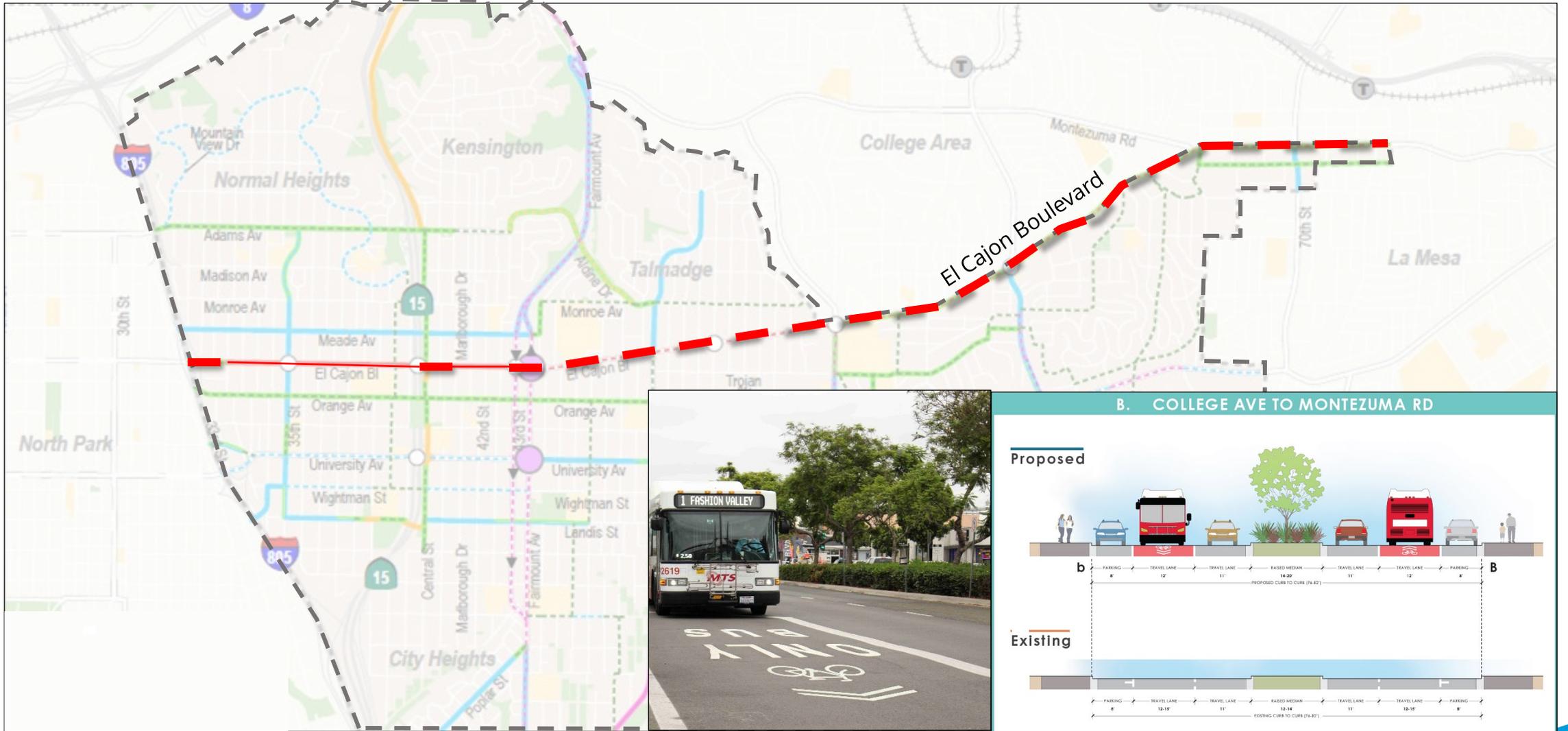
Class III
Bicycle Route



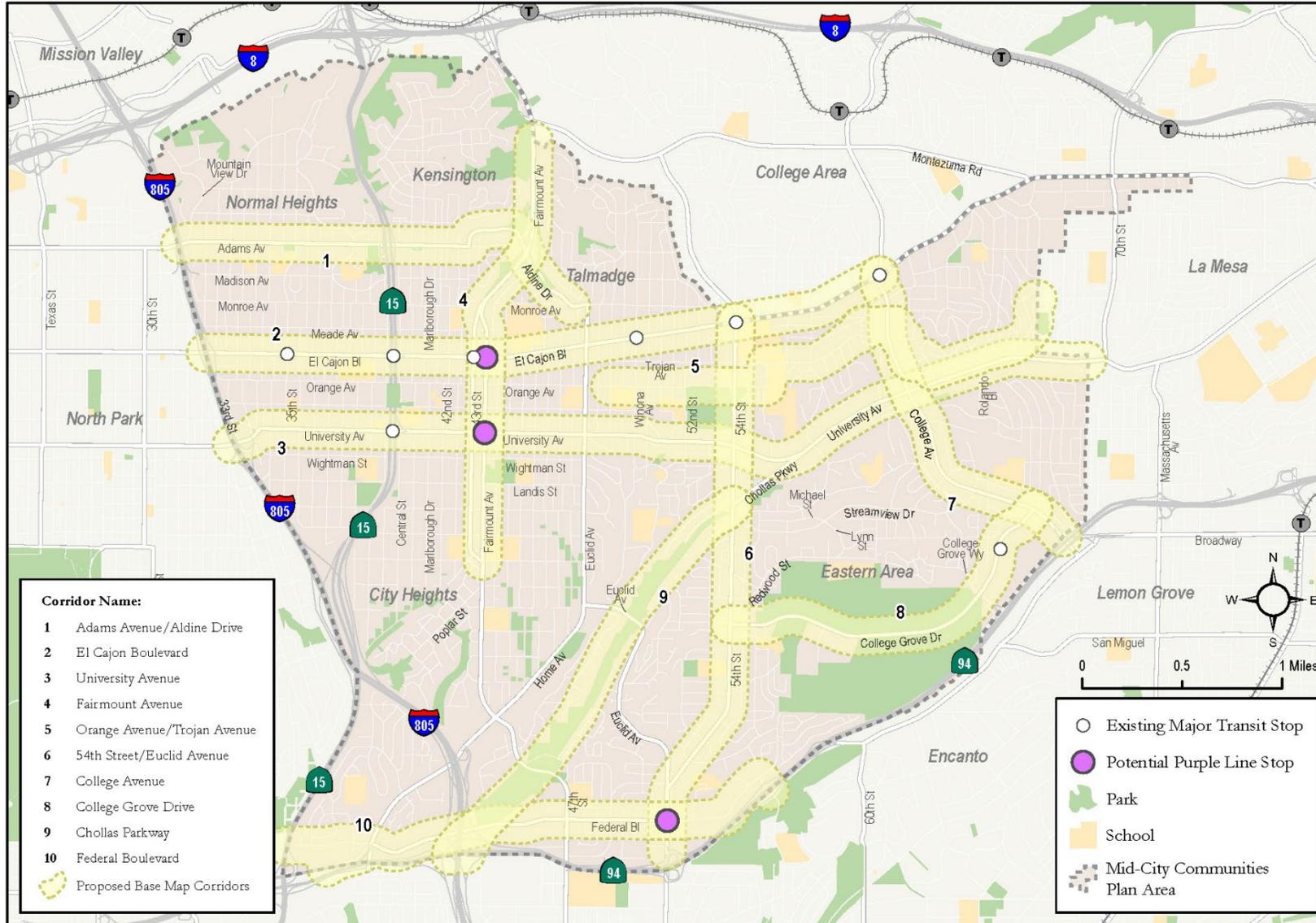
Class IV
Separated Bikeway

PROPOSED SHARED BUS-BIKE LANE

— — — Proposed Shared Bus-Bike lane
 — Existing Shared Bus-Bike lane
 - - - Mid-City Boundary



10 PRIORITY CORRIDOR ANALYSIS





EL CAJON BOULEVARD CORRIDOR - EXISTING CONDITIONS



- **Improve street design & increase safety**
-

- **Address parking**



- Support for transit expansion (purple line)
-

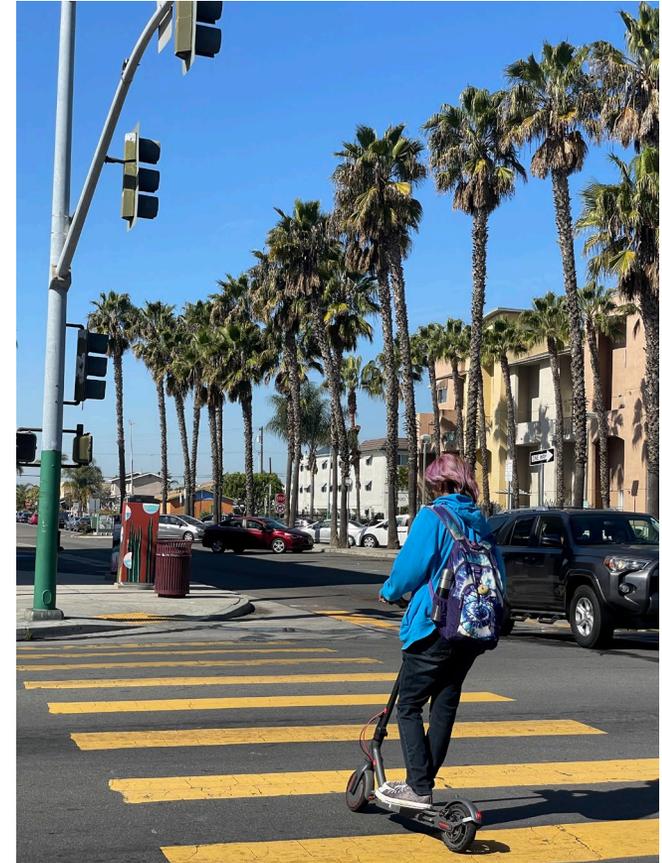
- Improve bus stops



- Improve micromobility to better support transit users
-
- Expand mobility network for all users

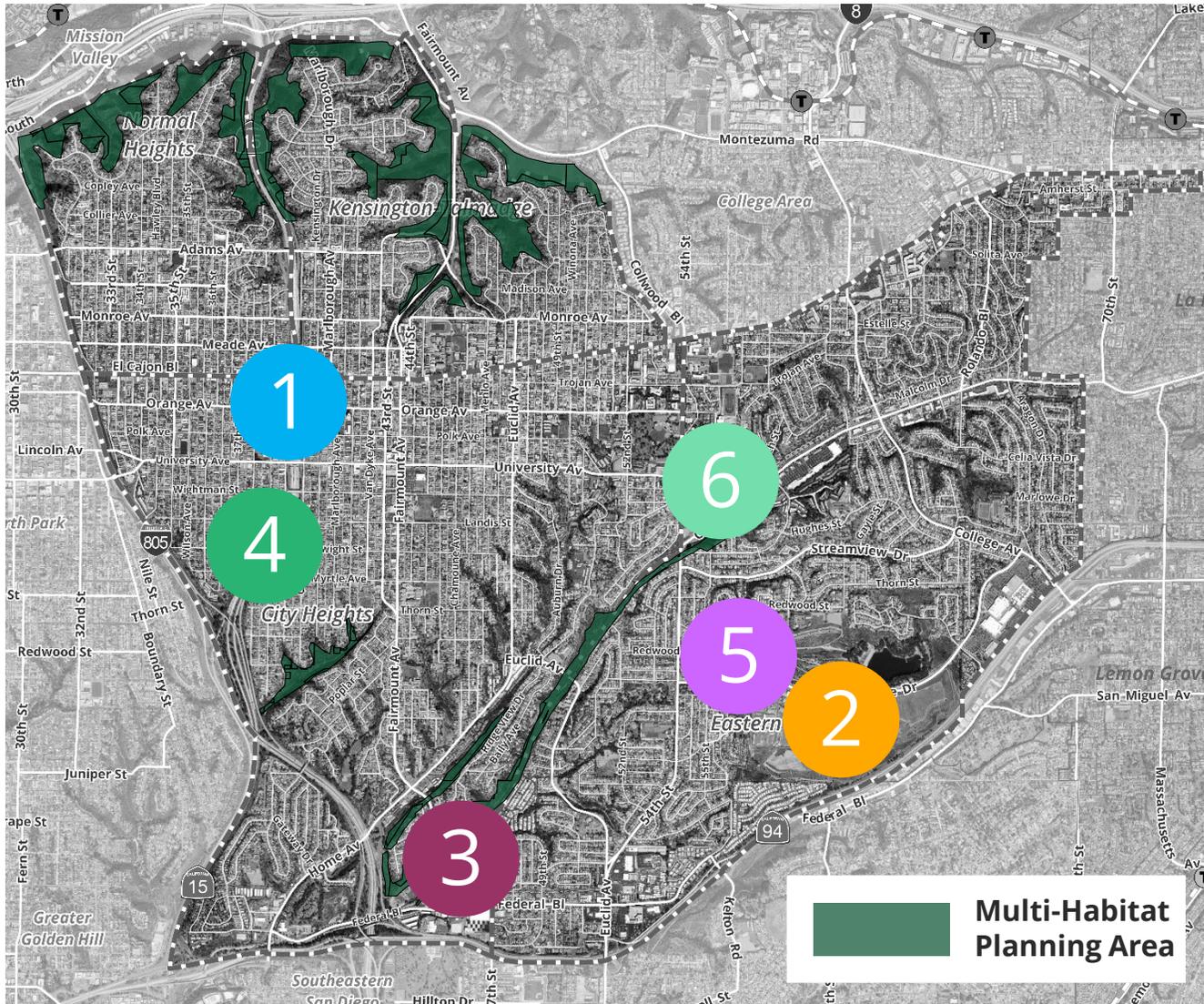


- Recommend Separated Bikeway (Class IV) on Adams Avenue.
- Evaluate removing on-street parking in constrained areas to improve safety and mobility, such as along El Cajon Boulevard.
- Improve bicycle facilities on Euclid Avenue and Monroe Avenue.
- Study additional north-south corridors that could support safer bike travel, such as Euclid Avenue between El Cajon Boulevard and Home Avenue.
- Support for expanding shared bus-bike lane on El Cajon Boulevard.
- Assess El Cajon Boulevard for a center-running bus lane.

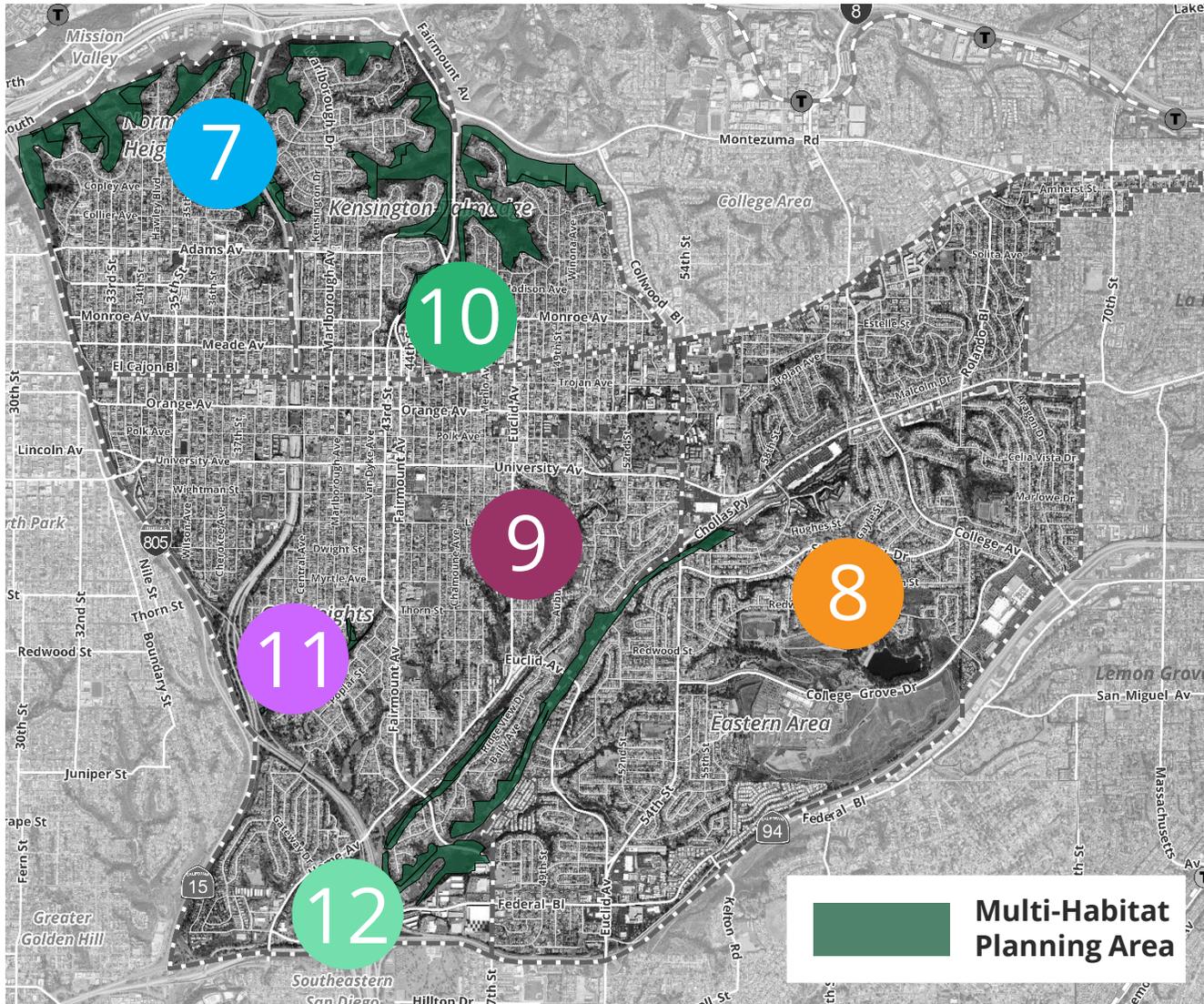




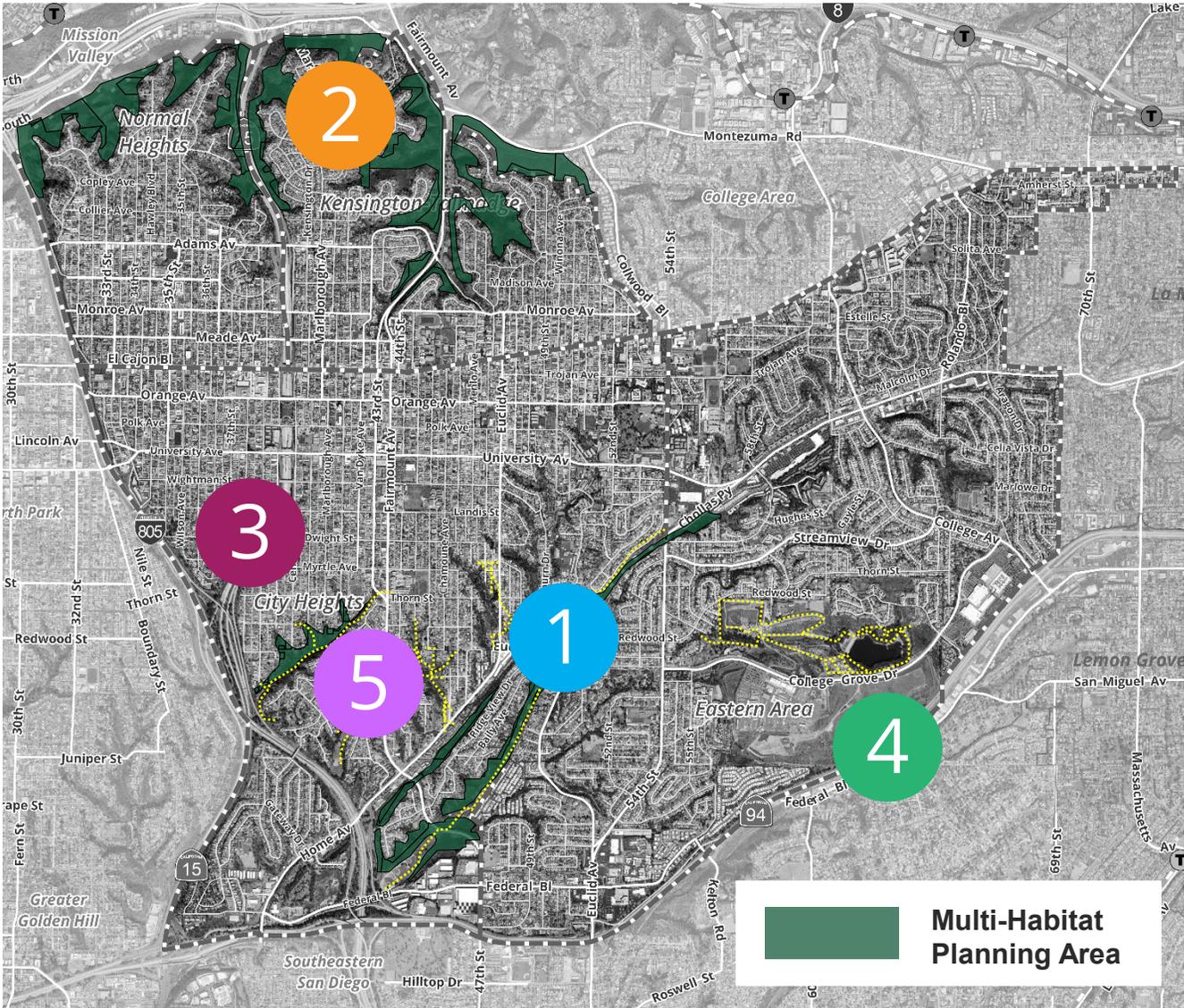
Parks, Public Facilities & Open Space



- 1 Teralta Community Park Expansion
- 2 South Chollas Lake Regional Park
- 3 Sunshine Berardini Park
- 4 Postage Stamp Pocket Park
- 5 North Chollas Community Park
- 6 Chollas Triangle Park



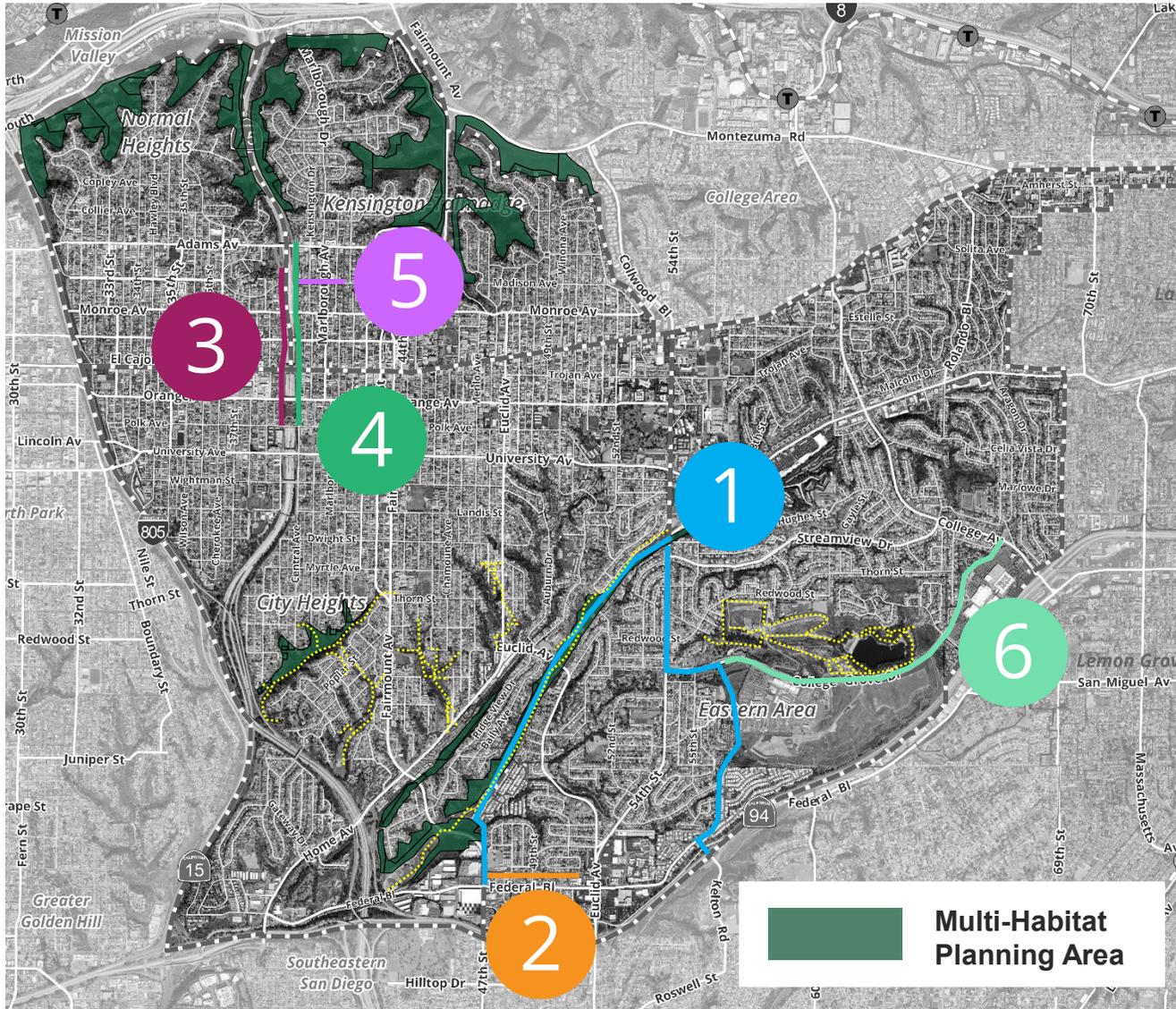
- 7 Eugene Place Pocket Park
- 8 Carver Elementary Joint Use & 60th Street Pocket Park
- 9 Olivia Canyon Trailhead Pocket Park
- 10 Monroe Avenue Pocket Park
- 11 Manzanita Canyon Pocket Park
- 12 Federal Boulevard Pocket Park



- 1 Oak Park Trail
- 2 Kensington Loop Trail
- 3 Cherokee Point Trail
- 4 South Chollas Lake Trails
- 5 City Heights Loop

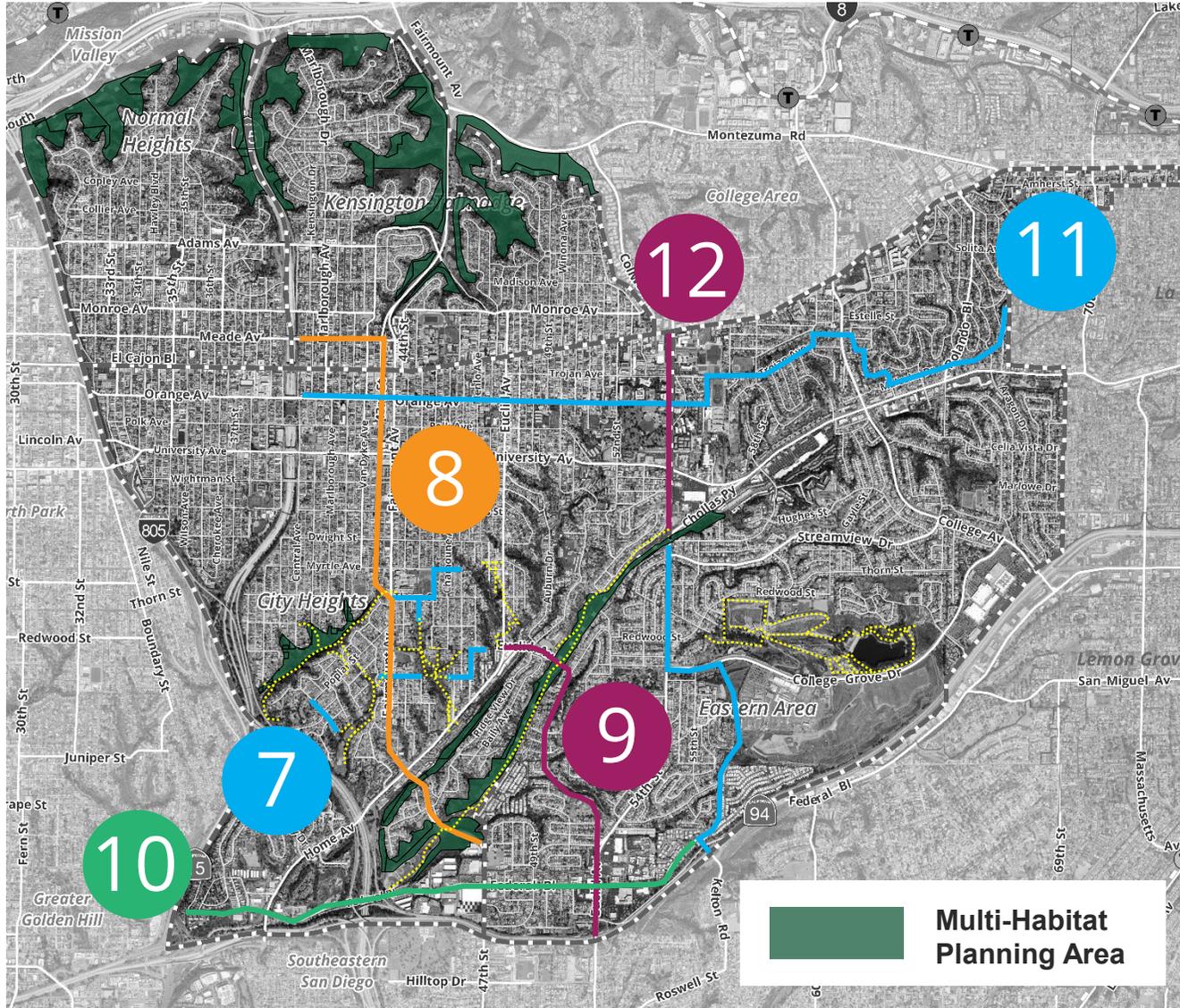
Official Trails

MID-CITY GREEN CORRIDORS



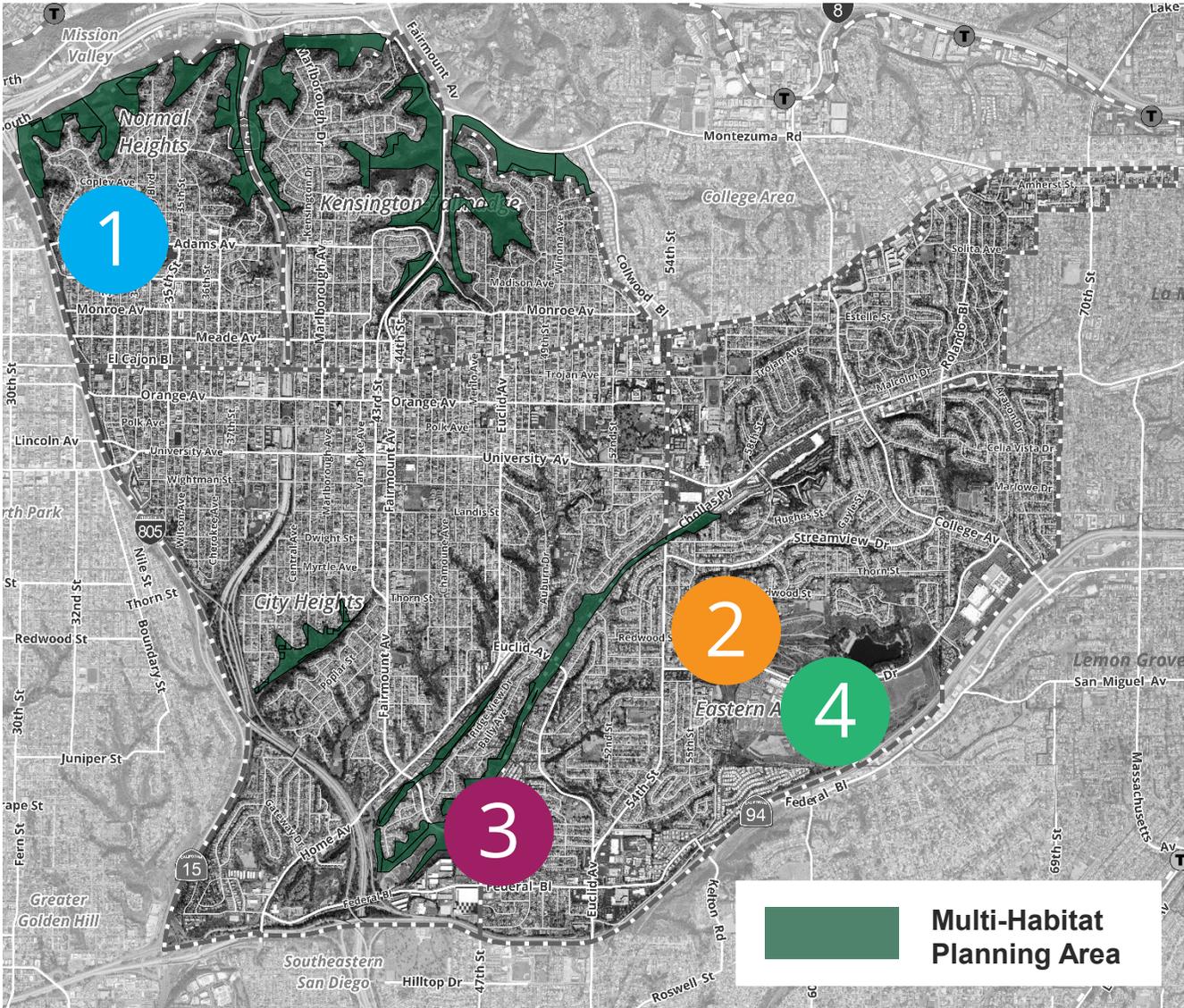
- 1 North Chollas Creek Regional Park Loop
 - 2 Marilou Road
 - 3 40th Street
 - 4 Terrace Drive
 - 5 Monroe Avenue
 - 6 College Grove Boulevard
- Official Trails

MID-CITY GREEN CORRIDORS

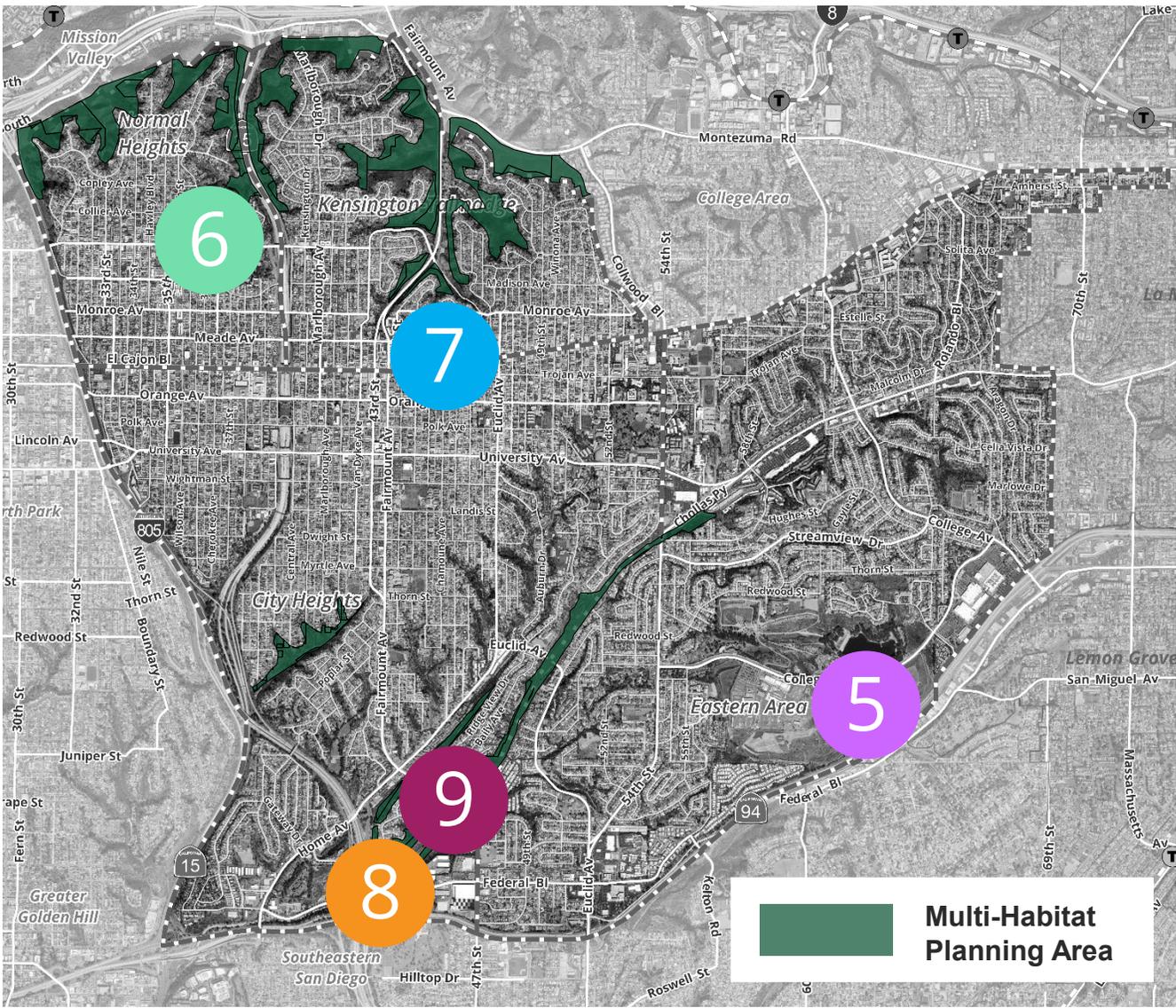


- 7** City Heights Loop
- 8** 43rd Street
- 9** Euclid Avenue
- 10** Federal Boulevard
- 11** Orange Avenue
- 12** 54th Street Cycle Track

Official Trail



- 1 Normal Heights Recreation Center
- 2 Oak Park Library and Sorting Facility
- 3 Fairmount Fire Station
- 4 South Chollas Aquatic Complex



- 5 South Chollas Recreation Center
- 6 Kensington-Normal Heights Library
- 7 Hoover High School Joint Use Pool
- 8 Chollas Creek Ranger Station
- 9 Sunshine Berardini Aquatic Complex

- Support proposed parks, trails & public facilities
-

- More joint-use parks



- **More green connections**
-
- **Improve public safety and support infrastructure maintenance**



Next Steps

- **Phase 1** public engagement and existing conditions analysis
- **Phase 2** public engagement and additional analysis
- **Phase 3** will focus on:
 - Collecting feedback on refined proposals and concepts
 - Draft community plan, scheduled for release in **Spring 2026**.





UPCOMING EVENTS & HOW TO STAY INVOLVED

- **Visit the Project Website & Sign-Up for Updates @ www.PlanMidCity.org**
- **Participate in the Upcoming Public Engagement Activities:**
 - Open Houses on mobility concepts
 - City Heights Library – 5 to 7 p.m. - March 23, 2026
 - Teen Challenge – 5 to 7 p.m. - March 24, 2026
 - Normal Heights Community Center – 5 to 7 p.m. – March 25, 2026
 - Focus Groups & Pop-Ups – April to June 2026
 - Parks & Recreation Board Workshop – 2 p.m. – April 16, 2026
- **Release of the Draft Mid-City Communities Plan – Spring 2026**
- **Attend the Next Working Group Meeting – Spring 2026**
 - Draft Community Plan, including planned land uses

Email Us

Send additional comments, suggestions or questions to PlanMidCity@SanDiego.gov and a Community Planner will get back to you.



Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Planning Commission Workshop – March 19, 2026

