



Historical Resources Board Meeting

June 25, 2026

ITEM 5: INFO ITEM Mid City Communities Plan Update Historic Preservation Component

Kelsey Kaline, Associate Planner



City Planning Department

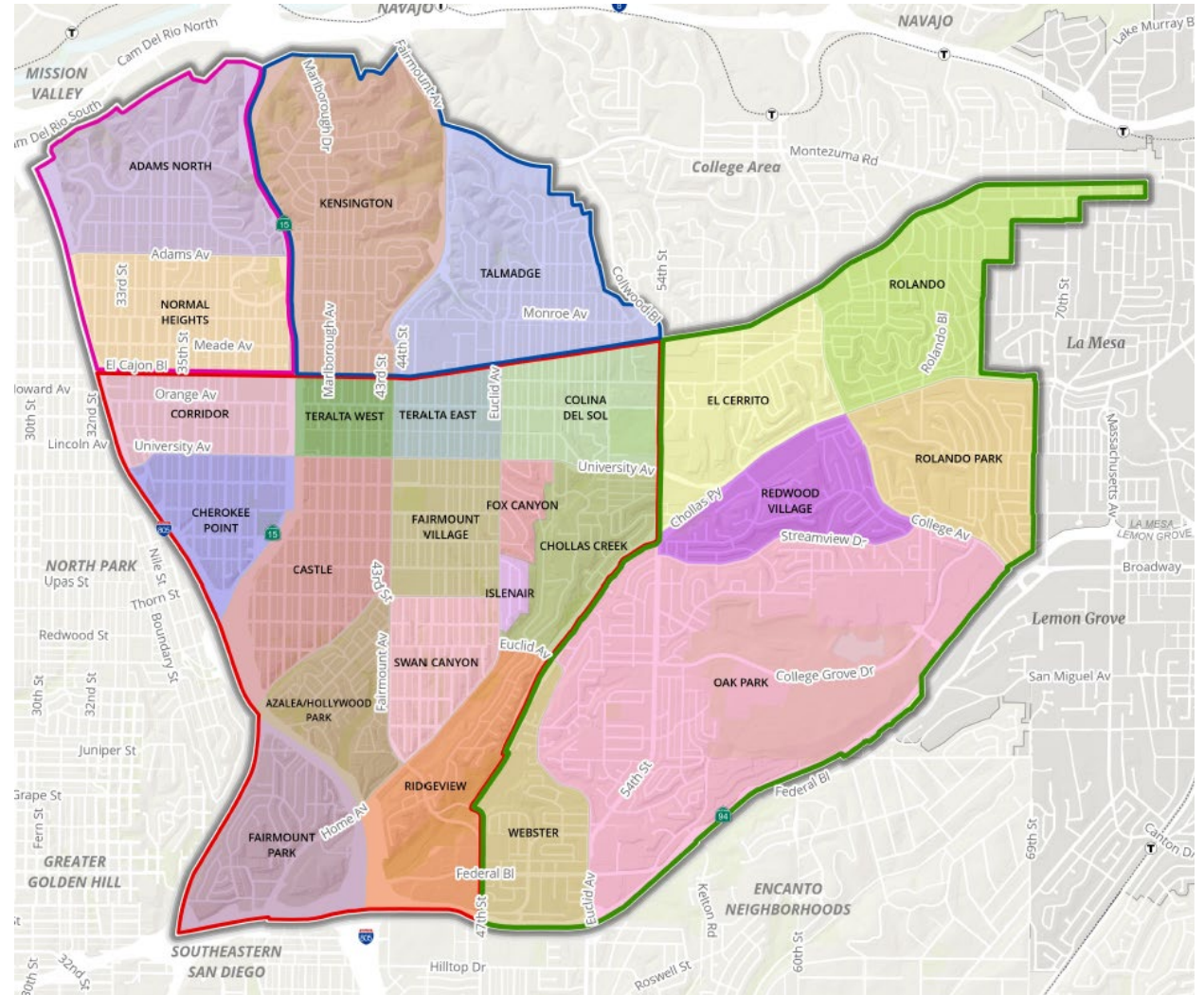
Overview



- Background on Community Plan Update (CPU)
- Summary of CPU technical studies related to historic preservation
- Summary of the first draft Community Plan Historic Preservation Element
- Next steps

Mid City Communities

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



Historic Preservation Component

- Cultural Resources Constraints and Sensitivity Analysis
 - Historic Context Statement
 - Survey Report
 - Community Plan Historic Preservation Element
 - (Future) Historical, Archaeological, and Tribal Cultural Resources
- Sections of the Addenda to the Blueprint SD Initiative Program EIR



Plan Schedule

We are here



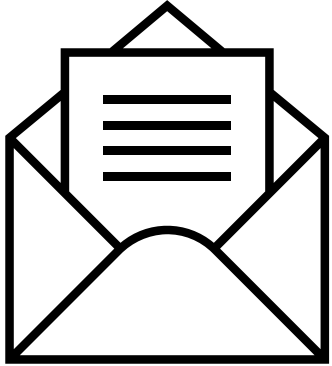
Cultural Resources Constraints & Sensitivity Analysis

- Discusses environmental and cultural setting
- Defines archaeological and tribal cultural resources
- Summarizes research and outreach
- Analyzes cultural sensitivity levels
- Provides resource management and mitigation recommendations

Cultural Resources Constraints & Sensitivity Analysis

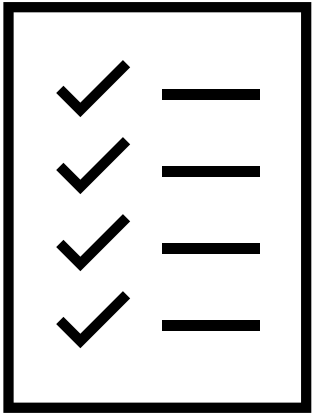
- 90% of the area has a low cultural sensitivity level for the presence of prehistoric and historic archaeological resources deposits in context
- 8% has been identified as having a moderate sensitivity level
- No significant prehistoric archaeological resources have been documented within the CPU area
- Major canyon bottoms may contain the potential for buried cultural material (approx. 2%)

Tribal Noticing



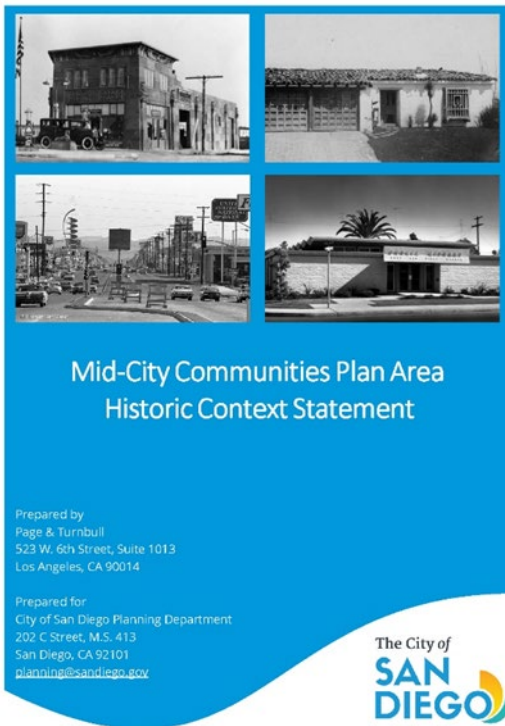
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- As a lead agency, City initiated consultation to local Native American tribes
 - The Native American Heritage Commission was contacted on March 2, 2026
 - No response has been received from any tribal representatives identified by the NAHC
 - Additional SB 18 notices will be sent 45 and 10 days before the CPU is presented to the City Council for adoption.

Cultural Resources Recommendations



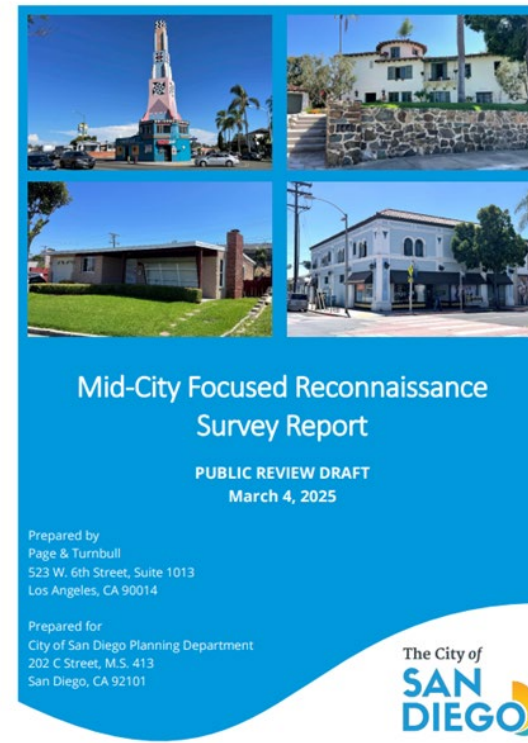
- Conduct site-specific assessments at the project level to determine the presence/absence of cultural resources and evaluate their historical significance
- Apply project level mitigation framework
- Native American monitoring during construction-related ground-disturbing activities.
- Native American participation in all phases of investigations
- Refer significant sites to HRB for designation as needed
- Further evaluation and/or monitoring of developed areas

Historic Preservation Technical Reports



Historic Context Statement

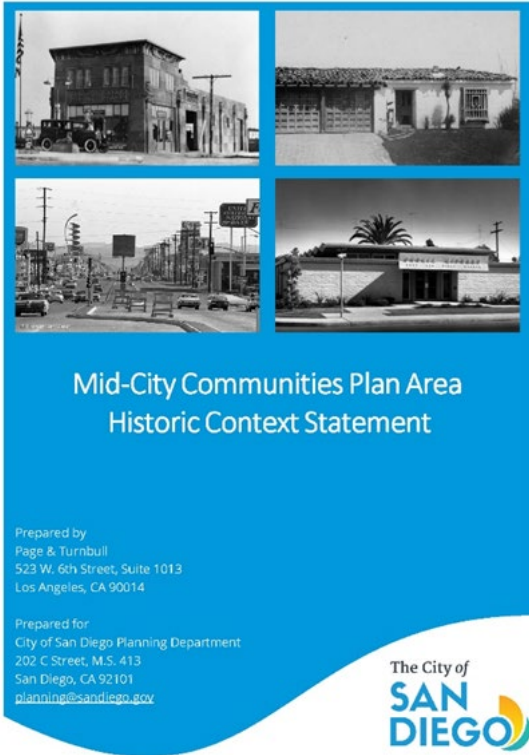
- Describes the significant historic themes and patterns that have contributed to the community's physical development
- Provides a foundation for identifying and evaluating historical resources within the plan area



Focused Reconnaissance Survey

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

Technical Document: Historic Context Statement



- Provides a foundation for identifying and evaluating historical resources.
- Describes the significant historic themes and patterns that have contributed to the community's physical development.
- Used to identify, document and evaluate historic properties within the community.
- Facilitate the preparation of the Historic Preservation Element of the CPU and the environmental document

Historic Context Statement

Historic Development Periods:

- Pre-History and Early History (8500BC-1885)
- Spanish Period (1769-1821)
- Mexican Period (1821-1846)
- Early American Period (1846-1885)
- Beginnings of Mid-City (1885-1915)
- Growth of Mid-City (1915-1984)
- Immigration to Mid-City (1975-1990s)

Historic Themes:

Early Development of Streetcar Suburbs (1885-1915)

The Independent City of East San Diego (1912-1923)

Residence Parks & Speculative Residential Development (1915-1945)

Commercial and Transportation Development (1915-1945)

Post-World War II Commercial & Automobile-Related Development (1945-1984)

Post-World War II Residential Development (1945-1984)

Civic & Institutional Development (1900-1984)

Immigration to Mid-City (1975-1990s)



Historic Context Themes



Early Development of Streetcar Suburbs (1885-1915)



The Independent City of East San Diego (1912-1923)



Residence Parks & Speculative Residential Development (1915-1945)



Early Commercial & Transportation Development (1915-1945)

Historic Context Themes



Post-World War II Commercial & Automobile-Related Development (1945-1984)



Civic & Institutional Development (1900-1984)



Immigration to Mid-City (1975-1990)



Property Study List

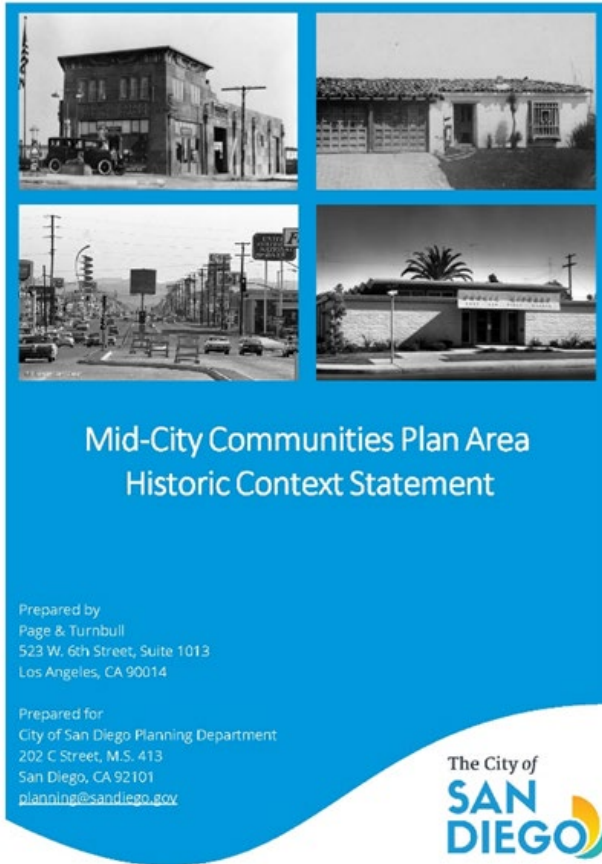


Study List

- Identified 71 properties
- Properties that could be further evaluated based on the themes identified in the HCS
- Not comprehensive
- Not studied for integrity or significance
- Open to public input

Does not result in the historical designation or regulation of properties

Public Comment

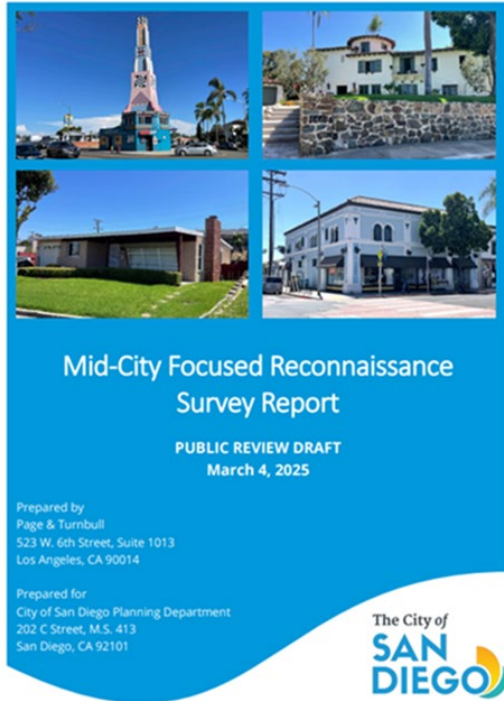


Historic Context Statement

City Staff received 22 public comments with comments directed toward the Historic Context Statement from January-October 2025.

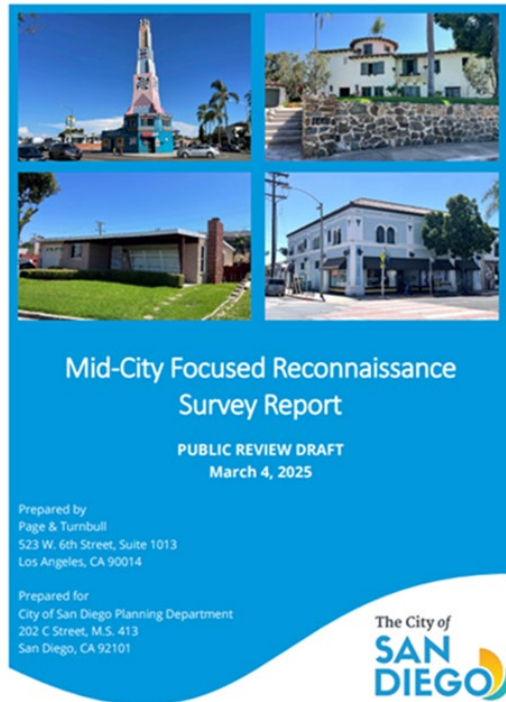
Staff incorporated 17 comments into the documents-ranging from picture formatting to clarification of dates and statements.

Technical Document: Focused Reconnaissance Survey



- Provides a foundation for identifying and evaluating historical resources.
- Describes the significant historic themes and patterns that have contributed to the community's physical development.
- Used to identify, document and evaluate historic properties within the community.
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Focused Reconnaissance Survey



- Provides a foundation for identifying and evaluating historical resources.
- Describes the significant historic themes and patterns that have contributed to the community's physical development.
- Used to identify, document and evaluate historic properties within the community.
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Focused Reconnaissance Survey- Findings

Identified Potential Districts

1. Carteri Center Historic District (Normal Heights)
2. Talmadge Park Historic District (Ken/Tal)
3. Kensington Park Historic District (Ken/Tal)
4. Kensington Manor and Heights Historic District (Ken/Tal)

Existing Districts

- Talmadge Park Estates National Register District (Ken/Tal)
- Islenair Historic District (City Heights)



Identified Potential Districts (Tier 1)

1. Potential Carteri Center Historic District (Normal Heights)
2. Talmadge Park Historic District (Kensington/Talmadge)
3. Kensington Park Historic District (Kensington/Talmadge)
4. Kensington Manor and Heights Historic District (Kensington/Talmadge)

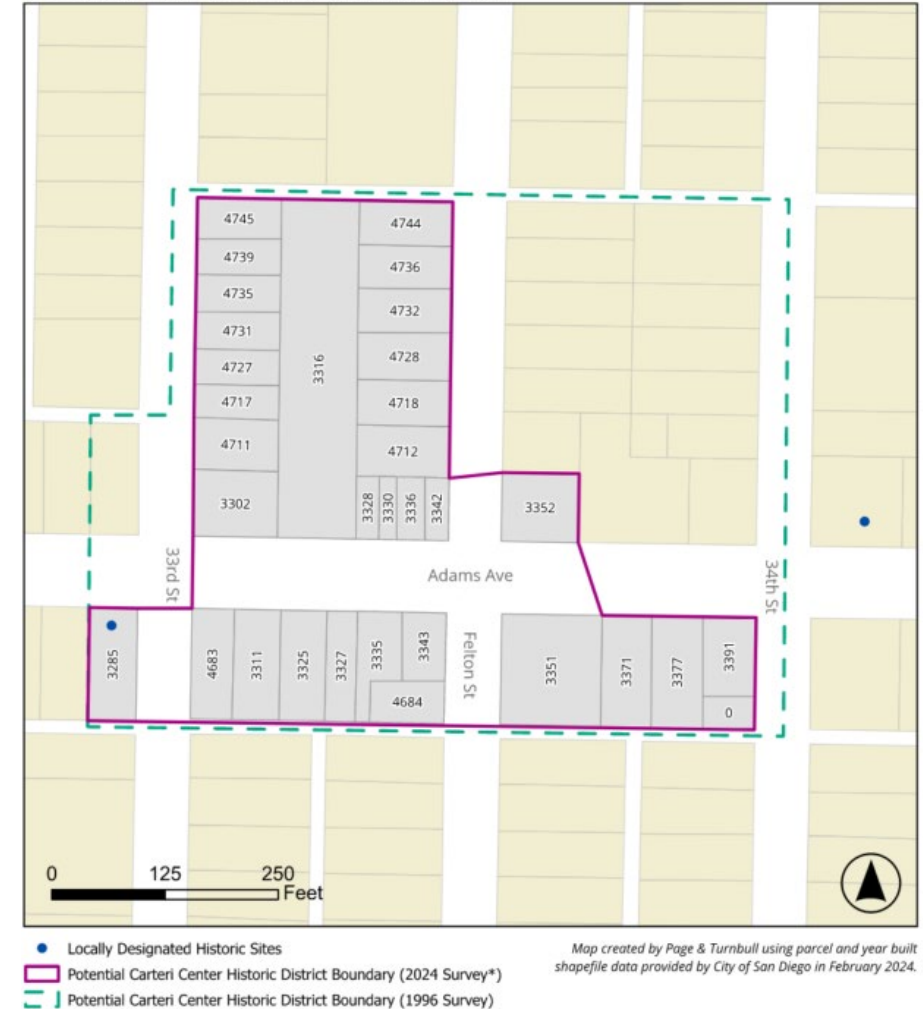
Does not result in the historical designation or regulation of districts or individual properties



Potential District: Carteri Center

- Area: Normal Heights
- Also identified in the 1996 Mid-City Survey
- Boundaries were slightly altered in 2024 Survey
- Small, mixed use commercial and residential area along Adams Avenue

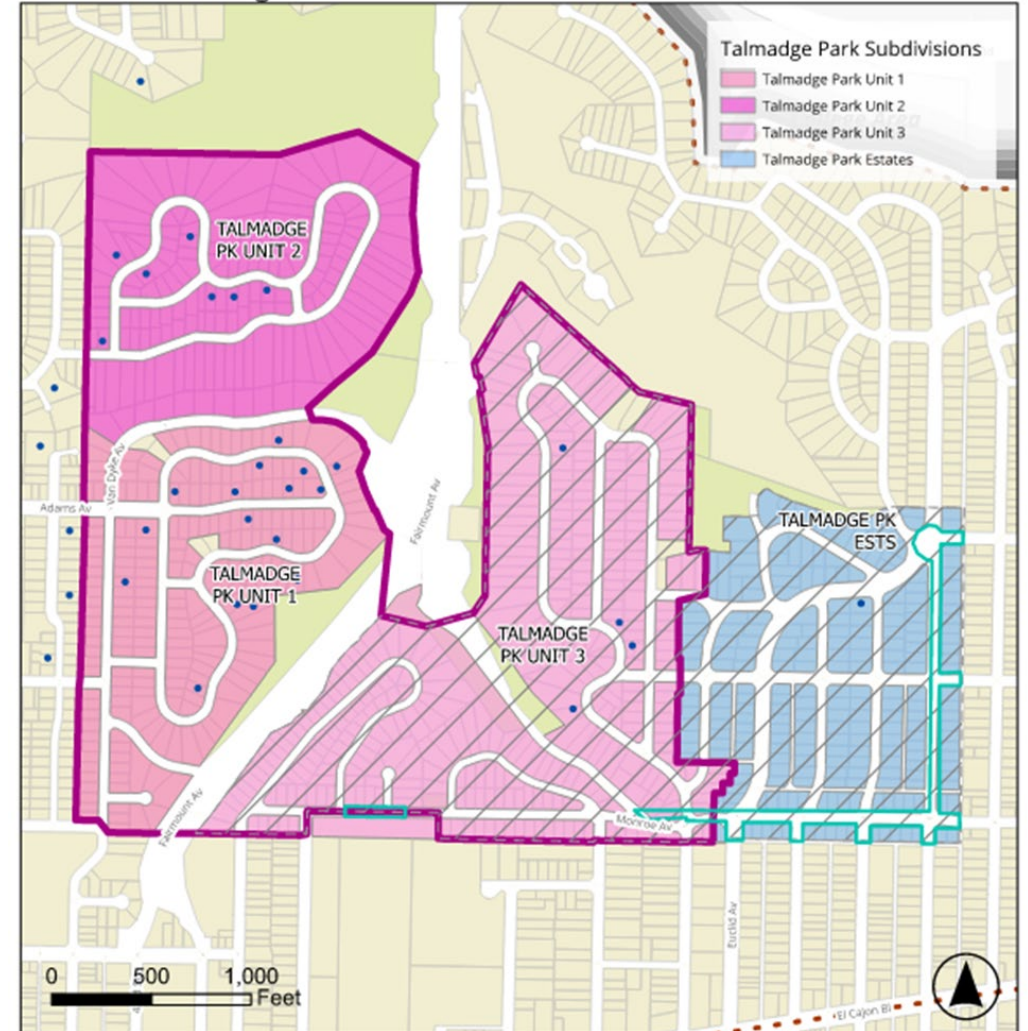
Potential Carteri Center Historic District



Potential District: Talmadge Park

- Area: Kensington/Talmadge
- Boundaries identified include historic subdivisions Talmadge Park 1, 2 and 3.
- All areas including Talmadge Park Estates were identified as needing to be intensively surveyed in the future to refine boundaries
- Talmadge Park 1 and 2 identified in 1996 Mid-City survey. Talmadge 3 was not surveyed.

Potential Talmadge Park Local Historic District



Potential District: Kensington Park

- Area: Kensington/Talmadge
- Includes Adams Avenue
- Does not include Talmadge
- Includes areas identified in 1996 Survey

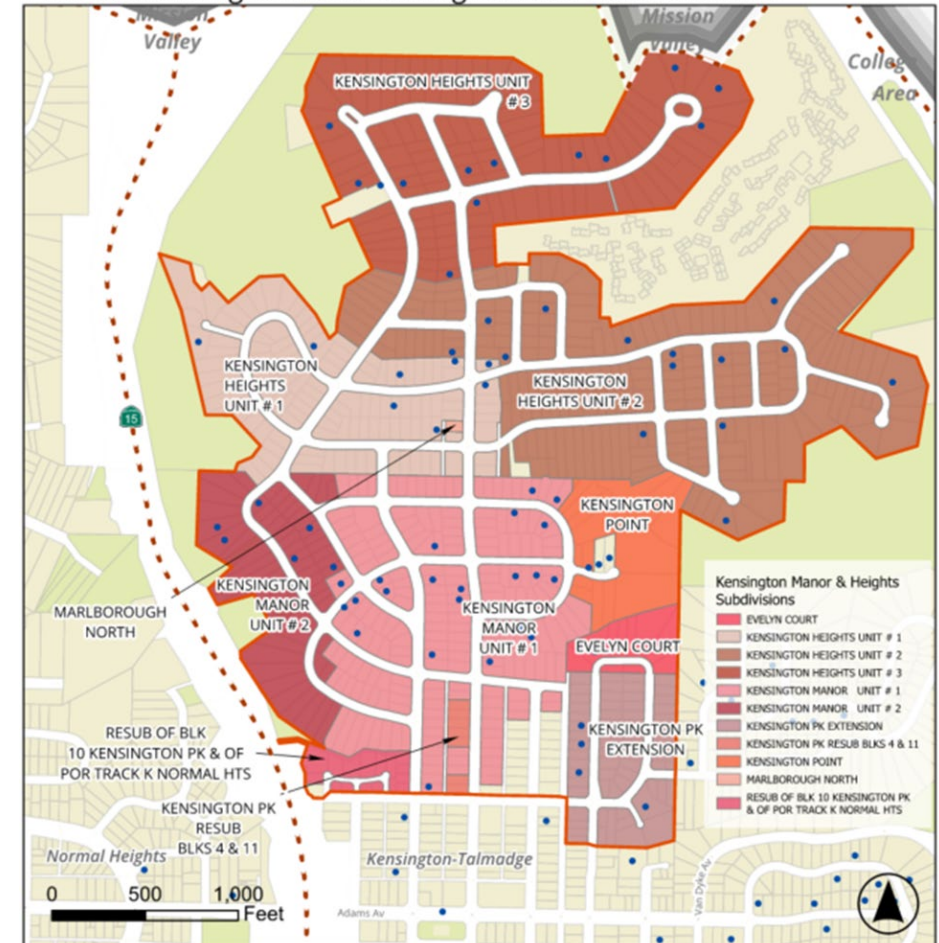
Potential Kensington Park Local Historic District



Potential District: Kensington Manor and Heights

- Area: Kensington/Talmadge
- North of Adams Avenue
- Does not include Talmadge
- Includes areas identified in 1996 Survey

Potential Kensington Manor & Heights Local Historic District



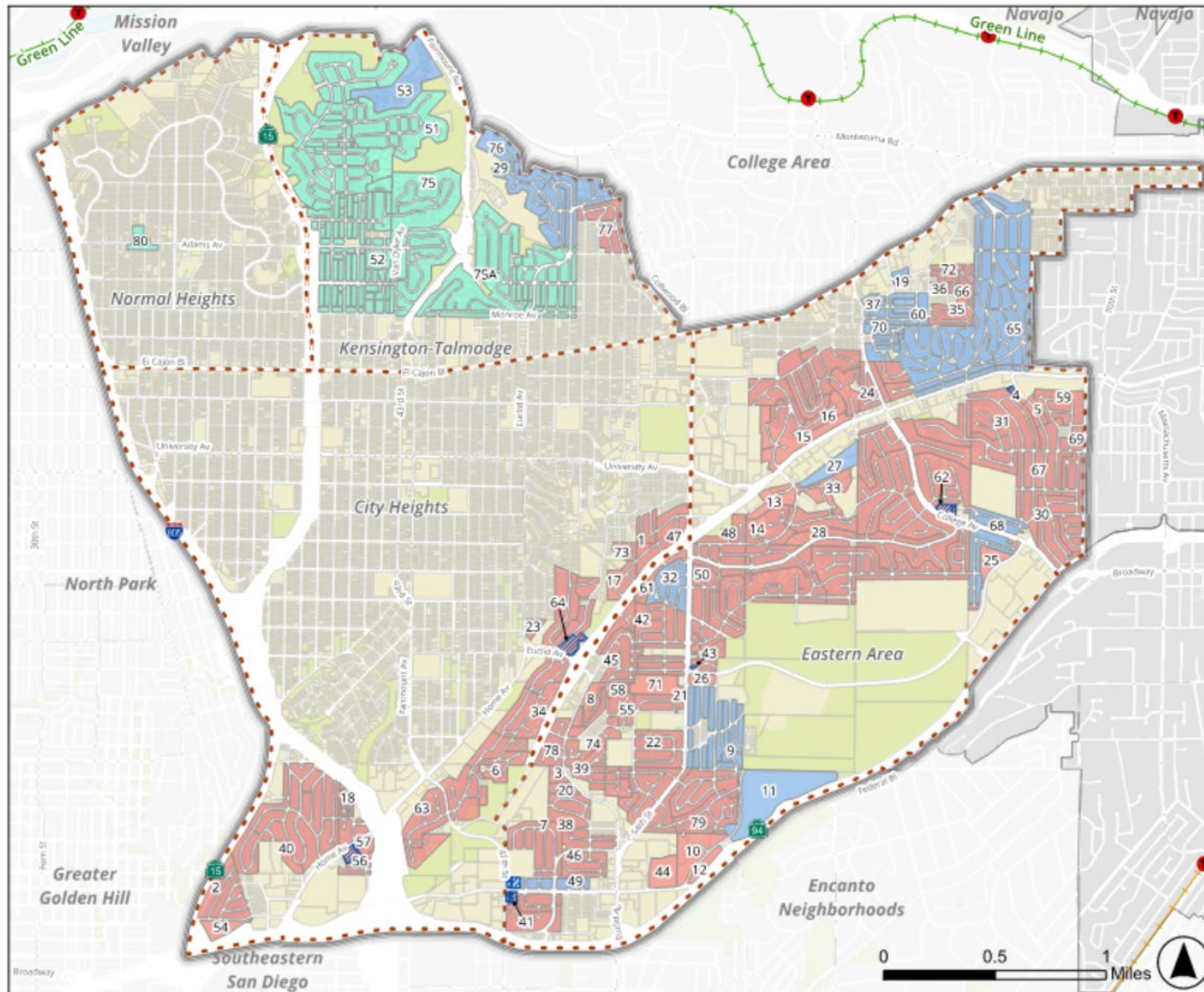
- Surveyed master-planned residential communities constructed after World War II.

Identified:

- Master-planned communities that merit a future survey to determine eligibility for historic district designation.
- Master-planned communities that do not appear eligible for historic designation and should be considered for exemption from future historic review under SDMC 143.0212.

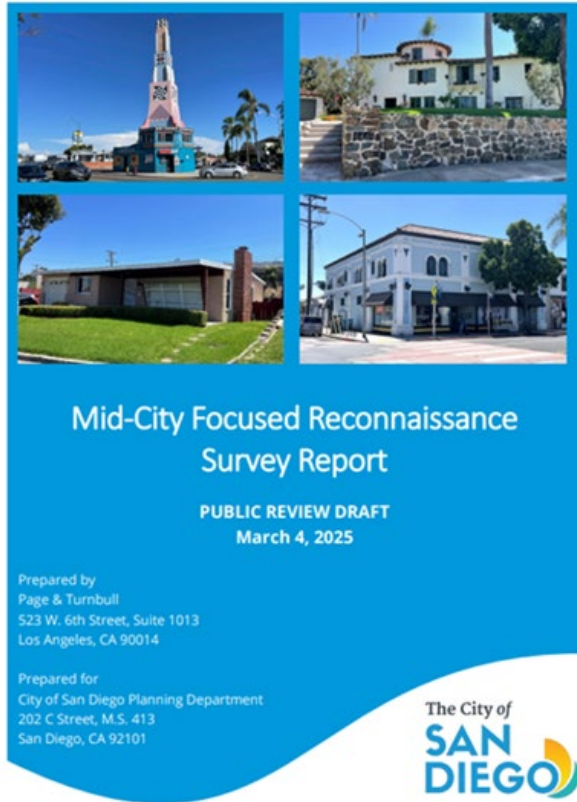


- Evaluated all planned residential tracts for:
 - association with a notable architect, builder or developer;
 - distinct versus ubiquitous housing forms;
 - architectural merit and cohesion;
 - innovative building techniques, design principles or planning methods; and
 - overall integrity.
- **Tier 1:** Likely eligible as a historic district. Merits future intensive survey to evaluate and set boundaries. (6)
- **Tiers 2:** Research may yield potential significance as a historic district. (14)
- **Tier 3:** Is not eligible for historic designation (79)



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

Public Comment



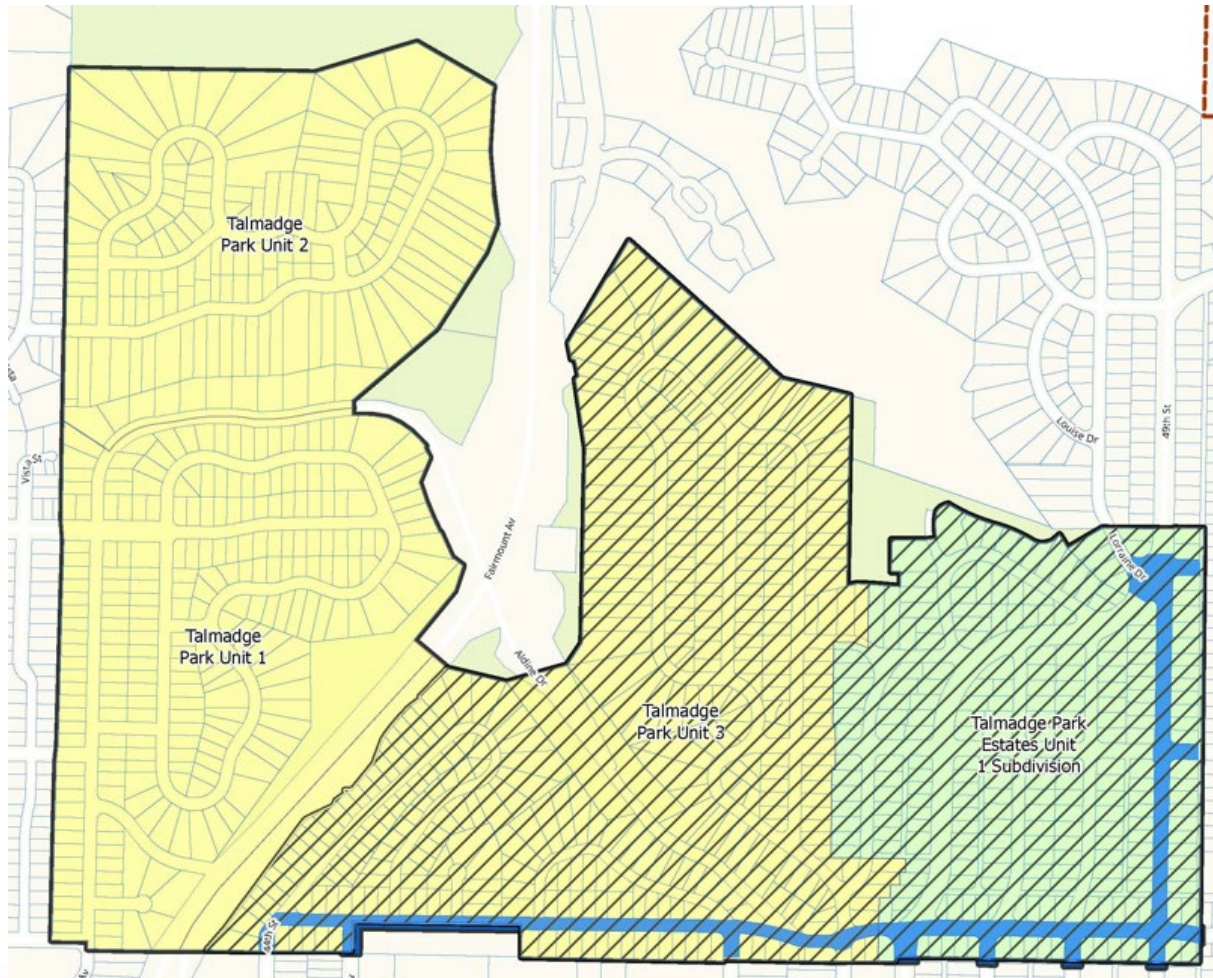
City Staff received 33 public comments about the Focused Reconnaissance Survey

- 6 comments proposed properties for the study list. These have been added
- 2 comments discussed issues with a map that have since been corrected
- 25 comments were focused on the Talmadge Park Estates National Register District

Based on community feedback City Staff met with members of the Talmadge Historical Society to discuss feedback about the survey.

City Staff made clarifications and updates to the reconnaissance survey in October 2025.

Focused Reconnaissance Survey- New Map



The City of
SAN DIEGO

-  Talmadge Park Estates Historic District (National Register)
-  Talmadge Gates Historic District (City Register)
-  Area of Future Intensive survey to Determine Historic District Eligibility and Boundary
-  Talmadge Park Estates Unit 1 Subdivision
-  Potential Talmadge Park Historic District
-  Community Plan Boundary

Historic Preservation Element

1. Provides a high-level summary of Cultural Resources Analysis and Historic Context Statement themes.
2. Focused on identifying policies to protect and celebrate historical, cultural and tribal cultural resources
3. Policies are grouped by topic

Policies

- Archaeological & Tribal Cultural Resources
 - 5 policies
- Historic Resources
 - 7 policies
- Education and Interpretation
 - 2 policies

Historic Preservation Element- Policies

Archaeological and Tribal Cultural Resources

1. Conduct Native American tribal consultation to ensure culturally appropriate and adequate treatment and mitigation for significant archaeological sites with cultural or religious significance to the Native American community in accordance with all applicable local, state, and federal regulations and guidelines.
2. Conduct project specific investigations in accordance with all applicable laws and regulations to identify potentially significant tribal cultural and archaeological resources.

Historic Preservation Element- Policies

Archaeological and Tribal Cultural Resources

3. Avoid adverse impacts to significant archaeological and tribal cultural resources identified within development project sites and implement measures to protect the resources from future disturbance to the extent feasible.
4. Ensure measures are taken to minimize adverse impacts and are performed under the supervision of a qualified archaeologist and a Native American monitor if archaeological and tribal cultural resources cannot be entirely avoided.
5. Consider eligible for listing on the City's Historical Resources Register any significant archaeological or tribal cultural resources that may be identified as part of future development within the Mid-City area and refer sites for designation as appropriate.

Historic Preservation Element- Policies

Historic Resources

6. Identify and evaluate properties and districts within the Mid-City Communities for potential historic significance, and refer resources found to be potentially eligible to the Historical Resources Board for designation, as appropriate. Consideration should be given to the properties identified in the Study List contained in the Mid-City Focused Reconnaissance Survey and Historic Context Statement.
7. Highlight and celebrate the diverse stories and lived experiences of Mid-City Communities' residents by emphasizing inclusive narratives that reflect the contributions of immigrant communities, workers, families, and cultural institutions.

Historic Preservation Element- Policies

Historic Resources

8. Facilitate outreach to identify and designate cultural and historic sites in marginalized communities, promoting the use of incentives and assistance programs to preserve community and cultural history.
9. Provide opportunities for community members to identify properties, both extant and non-extant, that possess significance for social or cultural reasons.
10. Promote the adaptive reuse of historic and older buildings, especially along redeveloping commercial corridors and within older neighborhoods.

Historic Preservation Element- Policies

Historic Resources

11. Complete an intensive historic survey of the community based upon the Historic Context Statement and Focused Reconnaissance Survey.
12. Facilitate context-sensitive infill development within designated historical districts through the implementation of objective design standards based on the US Secretary of the Interior's Standards for the Treatment of Historic Properties

Historic Preservation Element- Policies

Education and Interpretation

13. Promote opportunities for education and interpretation of the Mid-City Communities' diverse history and historic resources through mobile technology; brochures; walking tours; interpretative signage, markers, displays, exhibits; and art.
14. Partner with local community organizations to provide opportunities for education and interpretation of the Mid-City communities' diverse history.

Next Steps

Fall 2026 HRB Hearing

Board recommendation on:

- Historic Preservation Element
- Cultural Resources Constraints & Sensitivity Analysis
- Historic Context Statement
- Survey Report
- Relevant sections of the Addenda to the Blueprint SD Initiative

