



**THE CITY OF SAN DIEGO**

**M E M O R A N D U M**

**DATE:** June 10, 2026

**TO:** Historical Resources Board

**FROM:** Kelsey Kaline, Associate Planner, City Planning Department

**SUBJECT:** ITEM 5: Mid-City Communities Plan Update Informational Item

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**Background**

In 2024 the City Planning Department began a comprehensive update to the Mid-City Communities Plan (CPU), which was last updated in 1998. The Mid-City Communities include the areas of Normal Heights, Kensington-Talmadge, City Heights, and Eastern Area. When combined, the communities of Mid-City measure approximately 8,052 acres with approximately 10 percent of the City's population.

Centrally located within the San Diego metropolitan area, the Mid-City Communities lie to the northeast of downtown San Diego and to the west of the neighboring cities of La Mesa and Lemon Grove (Attachment 1). The canyon system and other natural features coupled with the local freeway network comprise the boundaries of the Mid-City Communities Plan area. The steep hillsides of Mission Valley form a natural northern boundary to the Normal Heights and Kensington-Talmadge communities, while El Cajon Boulevard forms the northern boundary of the plan area east of 56<sup>th</sup> Street. Although covered in one plan update, each of the four communities that make up the study area have their own unique developmental histories.

As of June 2026, there were currently 136 individually designated historical resources and 2 locally designated historic districts within the planning area. In 2024, a historic district in Kensington-Talmadge was listed on the National Register of Historic Places. As of June 2026, two more historic districts in the Kensington-Talmadge community are under review by the State Office of Historic Preservation for listing on the National Register.

The City Planning Department contracted with Helix Environmental and Page & Turnbull in the preparation of technical reports for the CPU which include a Cultural Resources Constraints and Sensitivity Analysis addressing archaeological and tribal cultural resources, a Historic Context Statement (HCS) that addresses the built environment, and a Focused Survey Report (Survey) which looked at shared development histories in the built environment. These documents (Attachments 2-4) are used to provide background on the development of the community; shape the plan's policies related to the identification and preservation of archaeological, tribal cultural and historical resources; and provide context. They also serve as required technical studies for the environmental analysis currently

underway which will include preparation of an Addendum to the Blueprint San Diego Initiative Program Environmental Impact Report (PEIR).

City staff collected public comment on the technical documents from January to October 2025 through an online webform, working group meetings, and email. Staff received 22 public comments about the Historic Context Statement, of which 17 were incorporated into the version of the Context Statement before the HRB. These comments were primarily focused on clarification of dates, statements, and formatting.

Staff also received numerous public comments and letters via community meetings, webform submissions, and emails, about the Survey Report and received feedback at the broader Mid-City working group meetings. Some of the comments, both from working group members and members of the public, proposed numerous properties with historical interest, which were added to a study list found in the technical documents. Most of the comments focused on the boundaries of the identified potential Talmadge Park historic district compared to the National Register listed Talmadge Park Estates Historic District. Based on public comments, City Staff made clarifications and updates to the survey document including specifically outlining that all areas of the National Register district would be surveyed in the future as part of the potential local historic district. In order to better address community feedback, City Staff met with members of the Talmadge Historical Society on August 26 and October 24, 2025 to discuss feedback which is represented in the current documents before the HRB.

With this Informational Item, City Staff is seeking the Board's review and comment on the Cultural Resources Constraints and Sensitivity Analysis, the Historic Context Statement, Focused Survey Report, and the draft Community Plan's Historic Preservation Element. These documents comprise the historic preservation component of this CPU.

### **Mid-Cities Community Plan Update Cultural Resources Constraints and Sensitivity Analyses**

A Cultural Resources Constraints and Resources Sensitivity Analyses report (Attachment 2) was prepared by Helix Environmental. Cultural resources are the tangible or intangible remains or traces left by prehistoric or historic peoples who inhabited an area. A cultural resources study including a records search, a Sacred Lands File search, Native American outreach, a review of historic aerial photographs and maps, and a review of existing documentation was completed.

The report provides a discussion of the natural environmental and cultural settings within the Mid-City planning area; summarizes the historical background and results of the archival research and previous studies completed, describes previously recorded resources, defines archaeological and tribal cultural resources; summarizes the results of archival research and outreach to the Native American Heritage Commission (NAHC) and local tribal representatives; analyzes the cultural sensitivity levels; and provides recommendations to best address archaeological and tribal cultural resources including mitigation, monitoring, and local designation.

#### *Cultural Setting and Ethnohistoric Period*

The region's cultural setting consists of the three prehistoric periods that archaeologists believe reflect human occupation within San Diego County and an ethno-historic period of

events, traditional cultural practices and spiritual beliefs of local Native American groups recorded from the post-contact era. During the ethno-historic period associated with the Mission system, two indigenous groups inhabited San Diego County: the Luiseño and the Diegueño (Kumeyaay). The southern portion of San Dieguito County (south of Mission San Luis Rey and including the present-day community plan area of Mid-City) is part of the ancestral land of the Kumeyaay.

The cultural history in San Diego County is based on documentation from both the archaeological and ethnographic records. While the material culture of the Kumeyaay is contained in the archaeological record, their history, beliefs, and legends have persevered and are retained in the songs and stories passed down through the generations. Kumeyaay creation stories reflect a cosmology that includes aspects of a mother earth and father sky and inform a world view around cycles of the sky and forces of earthly life. Their people were created in the sea at the same time as the earth was created and religious rituals were tied to specific sacred locations. It is important to note that Native American aboriginal lifeways did not cease at European contact, and the Kumeyaay have resided in San Diego County up to the present-day.

Prior to Spanish Colonization in the 1700s, archaeological records show that large Kumeyaay villages, or rancherías, were located in river valleys and along the shoreline of coastal estuaries. The Kumeyaay subsisted on a hunting and foraging economy with coastal bands utilizing marine resources, while inland bands might move from the desert to the mountain areas in the fall. There were several major Kumeyaay villages in proximity to the Mid-City planning area. The closest was the village of Nipaquay, located along the north side of the San Diego River at the second and final location of the Mission San Diego de Alcalá (approximately a half mile from the planning area), with Sinyeweche to the east of Nipaquay and Las Chollas located approximately two miles to the southwest of the planning area where Chollas Creek enters the San Diego Bay. The planning area was likely used by the Kumeyaay for procurement of natural plant and animal resources and provided travel routes between inland and coastal settlements.

#### *Archival Research Results*

Approximately 70 percent of the planning area is covered by previous cultural resource studies; approximately half of these studies appear to include pedestrian surveys. Much of the remaining portion of the planning area not covered by a cultural resources study is situated within undeveloped canyons or on the mesa areas of the community characterized primarily by residential development constructed before the implementation of the California Environmental Quality Act (CEQA).

The results of the archival research documented 454 previously recorded cultural resources. Of these, 395 consist of built environment resources (typically, buildings, structures, or objects). The remaining 59 resources consist of archaeological sites including 30 historic archeological sites, 11 isolated historic finds, nine prehistoric archaeological sites, four prehistoric isolated artifact finds, one historic storm drain manhole, one historic road, a multi-component artifact scatter, and two built environment resources consisting of one historic water conveyance feature and a historic bridge.

#### *Native American Contact Program*

Pursuant to Public Resource Code § 21080.3.1 lead agencies are required to initiate consultation with California Native American tribes that are traditionally and culturally affiliated with the project area before releasing a negative declaration, mitigated negative declaration, or environmental impact report for a project. The Native American Heritage Commission assists the lead agency in identifying the appropriate tribes and providing information on any sacred sites identified in the Sacred Lands File search, helping the lead agency identify tribal cultural resources and evaluate potential project impacts.

The Native American Heritage Commission (NAHC) was contacted on March 2, 2026, for a Sacred Lands File search and a list of Native American contacts for the study area. The NAHC indicated in a response dated March 5, 2026, that the search of the Sacred Lands File was completed with negative results. Letters were sent on March 12, 2026, to the Native American representatives identified by the NAHC (Table 3, *Native American Contact Program Responses*). To date, no responses have been received.

A request for tribal consultation in accordance with Senate Bill (SB) 18 will be initiated by the City of San Diego in summer 2026, for the Mid-City CPU. The City of San Diego will send additional SB 18 notices 45 and 10 days before the Mid-City CPU is presented to the City of San Diego City Council for adoption.

#### *Cultural Resources Sensitivity Analysis*

The Cultural Resources Sensitivity Analysis categorizes the planning area into three cultural resource sensitivity levels rated as either low, moderate, or high based on the results of the archival research, the NAHC Sacred Lands File record search, regional environmental factors, and historic and modern development (Attachment 1). The analysis also incorporates relevant aspects of the existing Cultural Resources Sensitivity Analysis contained within the Complete Communities PEIR and the analysis prepared for the Blueprint SD Initiative PEIR.

The majority of the Mid-City CPU area (approximately 90%) has a low cultural sensitivity level for the presence of prehistoric and historic archaeological resources deposits in context. A low sensitivity rating indicates areas where there is a high level of disturbance or development and where no previously recorded resources have been documented and the soil type does not indicate a higher likelihood of containing buried resources. These areas occur within the mesa tops that have been previously mass or rough graded when siting development.

Approximately 583 acres (approximately eight percent) of the Mid-City CPU area has been identified as having a moderate sensitivity level. A moderate sensitivity rating is generally applied to the undeveloped areas of the Mid-City CPU study area within canyons or larger drainages. Additionally, a moderate sensitivity rating is also applied in developed areas where, based on a review of aerial photographs, there appears to have been limited grading and deposit of fill, or where there may be a likelihood of buried historic archaeological resources present that are related to the historic development of the area, such as portions of the Mid-City area that were developed early in the area's history.

No significant prehistoric archaeological resources have been documented within the Mid-City CPU area; however, the major canyon bottoms (primarily Chollas Valley), where young (Holocene) alluvial flood-plain deposits are present, may contain the potential for buried cultural material. As such, these areas contain a high sensitivity for archaeological resources

or Tribal Cultural resources to be present. Additionally, the Home Avenue Dump Site, which has been determined to be a significant historic-period site and eligible for the California Register of Historical Resources, contains a high sensitivity for subsurface historic-period archaeological resources.

In total, approximately two percent (approximately 170 acres) of the Mid-City CPU area has been identified as having a high cultural resources sensitivity level.

### *Recommendations*

While there is very little undeveloped land or previously undisturbed soils within the Mid-City CPU study area, future site-specific development, and related construction activities could result in the alteration or destruction of prehistoric or historic archaeological resources, objects, or sites and could impact religious or sacred uses, or disturb human remains, particularly within areas that have been categorized as moderate or high sensitivity and in proximity to areas where there are known, recorded archaeological resources.

The recommendations from the report include following the mitigation framework from the Blueprint SD Initiative PEIR. This framework has been incorporated into the Final Addendum to the Blueprint SD Initiative PEIR for the Mid-City CPU. Due to previous continual use and development, it is assumed that many of the cultural resources within the Planning area have been disturbed. However, it is possible that intact cultural resources are present in areas that have not been previously developed or are buried in alluvial deposits especially within the areas categorized as moderate or high sensitivity. Buried deposits offer a unique opportunity to broaden our understanding of the lives, culture, and lifeways of the diverse occupation of the community through time. For these reasons, future discretionary projects within the Planning area would be evaluated by a qualified archaeologist to determine the presence or absence of buried archaeological resources per the established mitigation measures.

Mitigation measures would be initiated for all significant sites, either through avoidance or data recovery. All phases of future investigations, including survey, testing, data recovery, and monitoring efforts, would require the participation of local Native American tribes whenever there is a tribal cultural resource or any archaeological site present. In addition, Native American participation would ensure that human remains encountered within the Planning area are protected and properly treated.

### **Mid-City Communities Plan Area Historic Context Statement**

Page & Turnbull prepared a draft Historic Context Statement (Attachment 3) identifying the historical themes and associated property types important to the development of the planning area. (Attachment 2). The purpose of the HCS is to identify the types of historical resources likely to be encountered within the planning area and to provide the context to understand their historic significance. The HCS will be used to guide the identification and evaluation of historic properties throughout the planning area as well as to inform future planning decisions and surveys. The HCS contains a study list of representative properties uncovered during research for each development theme.

The HCS presents an overview of the history of the Mid-City communities, with a specific emphasis on describing the historic themes and patterns that have contributed to the

individual neighborhood or community's physical development. The periods and themes identified cover a variety of related topics and associated property types. Consistent with the purpose and intent of a historic context statement, themes were only developed if extant properties directly associated with the theme and located within the planning area were identified. Archaeological and Tribal Cultural resources are addressed in the Cultural Resources Constraints and Sensitivity Analyses discussed previously.

The HCS presents the community's formative development history and built environment. Three historic development periods are presented, a Spanish Period from 1769 to 1821, a Mexican Period from 1821 to 1846, and an American Period from 1846 to 1974. The American Period has the six prominent development themes summarized below:

### **Beginnings of Mid-City (1885–1915)**

#### *Early Development of Streetcar Suburbs (1885–1915)*

Between 1885 and 1915, development in Mid-City occurred slowly and unevenly, driven by railroad expansion, streetcar speculation, efforts to extend water infrastructure east of downtown, and real estate investment. The completion of transcontinental rail connections in 1885 spurred population growth and subdivision activity, while streetcar systems introduced in 1886 enabled expansion beyond downtown. However, unreliable water supplies, including the San Diego Flume Company's system from the Cuyamaca Mountains, and unstable transportation ventures limited growth. Subdivisions such as Teralta, City Heights, and Normal Heights were mapped during land booms but saw little immediate construction, often relying on promised transit and utilities that were delayed or unrealized. The consolidation of streetcar lines under John D. Spreckels' San Diego Electric Railway and improvements to water infrastructure gradually supported settlement in the early 1900s, particularly after streetcar extensions along Adams and University Avenues. Although growth remained modest, the 1915 Panama–California Exposition, the emergence of El Cajon Boulevard as an automobile corridor, and the successful development of Kensington Park helped establish the transportation routes, subdivision patterns, and infrastructure that supported later expansion.

### **Growth of Mid-City (1915–1984)**

#### *The Independent City of East San Diego (1912–1923)*

Incorporated in 1912 after San Diego declined annexation, the City of East San Diego developed municipal services, civic institutions, and infrastructure improvements that supported residential growth in what is now City Heights and parts of Kensington–Talmadge. The Progress & Prosperity Club promoted development, while the paving of El Cajon Boulevard strengthened connections to San Diego. Commercial activity centered around University and Fairmount Avenues, and residential construction expanded despite the continued presence of agricultural uses. Ongoing challenges in funding and maintaining water, sewer, and street infrastructure ultimately led residents to support annexation by San Diego in 1923, ending East San Diego's existence as an independent municipality.

#### *Residence Parks & Speculative Residential Development (1915–1945)*

Between 1915 and 1945, Mid-City transitioned from scattered development to more organized suburban growth, particularly in Normal Heights, Kensington-Talmadge, and northern City Heights. Housing demand following World War I and the influence of the Better Homes Movement encouraged subdivisions such as Kensington, Talmadge, Oak Park, and Islenair, which were marketed around homeownership, automobile access, and investment value. Growth remained gradual, with neighborhoods like Normal Heights and City Heights developing through incremental infill and mixed architectural styles, while Kensington and Talmadge followed the “residence park” model with curving streets, landscaped entrances, garages, deed restrictions, and racial covenants. Zoning regulations and federal programs, including Home Owners Loan Corporation (HOLC) and Federal Housing Association (FHA) policies, reinforced development patterns by facilitating investment in some areas while contributing to redlining and disinvestment in others. FHA standards also promoted Minimal Traditional housing, and by the late 1930s FHA-approved subdivisions such as Rolando Village and El Cerrito Heights began experiencing increased construction activity.

#### *Commercial & Transportation Development (1915–1945)*

From 1915 to 1945, commercial development expanded gradually alongside residential growth and evolving transportation systems. Small business districts emerged along Adams Avenue, University Avenue, and El Cajon Boulevard, while zoning regulations in the 1930s reinforced these established commercial corridors. Streetcars remained important through the 1940s, though automobile use steadily increased. In Normal Heights, Bertram Carteri’s “Carteri Center” established Adams Avenue as a mixed-use commercial core, while University Avenue continued to develop as the business center of former East San Diego, with landmarks such as the Egyptian Garage, Euclid Tower, and Silverado Ballroom contributing to the growth of “Euclid Center.” El Cajon Boulevard became increasingly important after its designation as part of U.S. Highway 80 in 1926, encouraging gas stations, repair shops, tourist accommodations, and other automobile-oriented businesses. By the late 1930s, roadway improvements and expanding auto-related services reflected a broader shift away from streetcar-based development.

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

Following World War II, commercial development increasingly reflected automobile-oriented growth patterns. Existing corridors along Adams Avenue, El Cajon Boulevard, and University Avenue expanded through infill, while larger projects emerged in the eastern portions of Mid-City. Buildings were designed with setbacks, surface parking, drive-throughs, and large signs, especially along El Cajon Boulevard, which became known for motels and auto-oriented businesses. Shopping centers such as College Grove Shopping Center, University Square, and Campus Plaza reflected the rise of centralized, automobile-accessible retail. At the same time, construction of Interstate 8, State Route 94, Interstate 805, and State Route 15 reshaped neighborhoods by creating physical barriers, causing displacement, and

contributing to disinvestment in some areas. As traffic shifted to freeways, El Cajon Boulevard's regional role declined, prompting community organizations to advocate for neighborhood improvements, parks, pedestrian infrastructure, and transit investments.

### **Post-World War II Residential Development (1945–1984)**

After World War II, Mid-City experienced rapid residential growth driven by population increases, housing shortages, and suburban expansion. Development occurred through large-scale tract housing in the Eastern Area and southern City Heights and through infill construction in established neighborhoods such as Normal Heights, Kensington-Talmadge, and northern City Heights. By the early 1950s, most remaining vacant lots in older neighborhoods had been developed, while previously undeveloped areas such as Rolando Heights were built out and annexed into the city. Developers increasingly relied on standardized tract housing supported by federal programs, resulting in a surge of subdivision activity between 1946 and 1960. Infrastructure improvements enabled development in challenging terrain, while multi-family housing expanded significantly from the 1950s onward, particularly near transit and commercial corridors. As available land declined, later development focused on infill projects, hillside sites, and higher-density housing, especially in City Heights.

### **Civic & Institutional Development (1975–1984)**

Civic and institutional development generally followed residential and commercial growth, with schools, libraries, police and fire stations, post offices, religious institutions, medical facilities, parks, and community centers established as neighborhoods expanded and were annexed into San Diego. Local improvement associations and booster groups played a key role in advocating for these services, while postwar population growth prompted additional schools and civic facilities, particularly in the Eastern Area. Major community assets such as Colina del Sol Park, Chollas Lake Park, Teralta Park, community centers, and community gardens reflect both public investment and grassroots efforts to address neighborhood needs and freeway impacts.

### **Immigration to Mid-City (1975–1900s)**

Beginning in the 1970s, Mid-City, especially City Heights, became a major destination for immigrants due to its affordable housing, transit access, and proximity to social services. Vietnamese refugees arriving after the Vietnam War and the Fall of Saigon were followed by immigrants from Cambodia and Laos, supported by local resettlement agencies that helped establish stable communities. Disinvestment, suburbanization, and uncertainty related to State Route 15 construction lowered housing costs and contributed to City Heights becoming known as the “Ellis Island of San Diego.” Asian-owned businesses, markets, restaurants, churches, and Buddhist temples became important cultural anchors along University Avenue and El Cajon Boulevard. In the late 1980s, 1990s, and early twenty-first century, East African immigrants and refugees from Ethiopia, Eritrea, Somalia, and Sudan, along with growing Central American and Latino populations, further reinforced City Heights' role as a diverse and resilient immigrant community.

### Recommendations

The following recommendations to further preservation efforts are offered within the technical document based upon the themes and property types identified by the HCS:

- Conduct further study of specific subdivisions, developers, builders, and architects to better understand the active developers, their relationships to each other and various developments within the community;
- Conduct further study of specific property types such as those associated with New Deal housing programs or new ownership structures such as condominiums;
- Conduct surveys to identify potentially eligible historic resources;
- Consider policies that encourage retention of early commercial properties along El Cajon Boulevard;
- Conduct a cultural resource survey or ethnographic study to help identify any resources from the Pre-American development periods.

### **Focused Reconnaissance Survey Report**

The historic context statement was accompanied by a Focused Reconnaissance Survey Report, also prepared by Page & Turnbull (Attachment 4). Due to the size, diverse property types and wide range of building ages in Mid-City, the scope of the survey work was limited to the following objectives:

- Determining if the Kensington-Talmadge potential historic district and Carteri Center potential historic district identified in the 1996 Mid-City survey remained eligible as local historic districts
- Identifying any additional areas of shared/common development history in the Mid-City communities that may yield potential historic districts
- Map and evaluate the historic significance of post WWII master planned communities and identify areas that lack significance and should be exempt from the City's potential historic resource review, and
- Identify and photograph properties on the main commercial corridors to add to a study list

In 1996, the City completed the Greater Mid-City Reconnaissance Survey, which covered approximately half of the Mid-City Communities Planning Area. The 1996 Mid-City survey identified three potential historic districts within the survey boundary: Kensington & Talmadge in the Kensington-Talmadge community, and Carteri Center in the Normal Heights community. A historic district located in the City Heights community, the Islenair Historic District, was intensively surveyed and designated as a historic district in 2007. The Kensington & Talmadge potential historic districts and Carteri Center potential historic district have not yet been intensively surveyed by the City.

The overall findings of the survey include four potential districts, and two existing historic districts.

The findings reflect the broad patterns of development history as outlined in the HCS. A 1955 City of San Diego zoning map, included in the historic context statement shows the zoning of

Mid-City with multi-family residential concentrated south of Adams Avenue and in City Heights, and commercial zoning along five corridors. Whereas the area north of Adams Avenue was zoned for single-family and duplex residential, along with the southern portion of City Heights and large swaths of Eastern Area. The 1998 Mid-City Community Plan notes that 75 percent of housing built in the area after 1960 was multi-unit housing, which reflects the trend of infill development following the rash of postwar tract development in Eastern Area. The Little Saigon Cultural District is located on El Cajon Boulevard, spanning Kensington-Talmadge. A number of individual properties related to the diverse cultural communities of Mid-City, including those related to immigrant communities from Indochina, East Africa, and Central America, were added to the Study List. A variety of other individual commercial and institutional properties with potential individual significance were also added to the Study List.

Four distinct historic districts were identified as potentially eligible for local listing in the survey. These include the Carter Center in Normal Heights, two districts in Kensington, and a district in Talmadge. All of these potential districts were subdivided and generally built out before World War II and are located in Normal Heights and Kensington-Talmadge. A nomination and future intensive surveys will be needed to determine their historic significance under local designation criteria. These potential historic districts may also be determined to meet the significance and integrity thresholds for listing in the National Register and/or California Register at a local level of significance through future surveys; properties and districts may be eligible for the National Register and California Register at a local, state, or national level of significance.

None of the 76 post-World War II Master Planned Communities (comprised of 142 subdivisions) were identified as potential historic districts. 62 were found likely ineligible for historic designation based on integrity loss or lack of architectural significance. In general, the post-World War II Master Planned Communities in Mid-City did not have the involvement of notable architects and are typical examples of postwar suburban tract development, and many have a high level of property alteration throughout the neighborhood. Fourteen (14) Master Planned Communities have a mixed development history and/or appear to potentially include individually eligible historic resources. These communities would require additional research or intensive surveying to determine if they are fully ineligible, or if individual resources or smaller eligible districts exist.

Potential historic districts and properties identified in the survey report are not being nominated for historic designation with this survey, and future intensive-level survey work, evaluation, and public hearings are required to determine significance, refine boundaries, establish contributing and non-contributing resources, and designate eligible resources.

### **Historic Preservation Policies of the Mid-City Communities Community Plan Update**

The City's General Plan is the foundation upon which all land use decisions in the City are based. Through its eight elements, the General Plan expresses a citywide vision and provides a comprehensive policy framework for how the City should grow and develop, provide public services, and maintain the qualities that define the City of San Diego. The City's 52 community plans are written to refine the General Plan's citywide policies, designate land uses and housing densities and include additional site-specific recommendations based upon the needs of the community. Together, the General Plan and the community plans seek to guide future growth and development to achieve citywide and community-level goals.

In an effort to streamline the community plans and make the documents more user-friendly, the City Planning Department has altered the approach to community plan formatting and content. Because community plans are intended to work in concert with the General Plan, content and policies from the General Plan will not be replicated in community plan updates. Instead, the community plans focus on issue areas and policies that are unique to the needs of each community. Each element within the community plan is streamlined to provide the most relevant information and guide the reader to the location of additional, supporting resources and documents as appropriate.

Staff has prepared a draft Historic Preservation Element (HPE) for the Mid City Communities CPU (Attachment 5). This element provides a summary of the prehistoric and historic development of the community based upon the Cultural Resource Constraints and Sensitivity Analysis, Historic Context Statement, and Survey Report as well as draft policies that reflect recommendations from these reports. The draft policies are excerpted from the HPE as follows:

*Draft Overarching Policies by Category*

**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.
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 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.

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.
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.

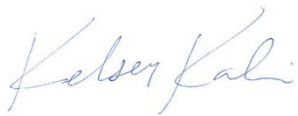
#### **Education and Interpretation**

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.

#### **Conclusion**

At this meeting, staff is seeking the Board's review of and comment on the draft documents described above, including the Cultural Resources Constraints and Sensitivity Analyses, the Historic Context Statement, and the Historic Preservation Element of the draft Mid-City Communities Area Community Plan.

The CPU process is currently in the final phase of its development with public hearings expected towards the end of this year. As part of the adoption hearing process, the Board will be requested to provide a formal recommendation to the City Council on the adoption of the documents presented in this information item at a later date.



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Historical Resources Board  
June 2026

- Attachments:
1. Location Map
  2. Cultural Resources Constraints and Sensitivity Analysis report
  3. Mid-City Communities Historic Context Statement Report
  4. Mid-City Communities Reconnaissance Survey
  5. Draft Historic Preservation Element of the Mid City Plan Update

cc: Kelley Stanco, Deputy Director, City Planning Department