

Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – September 18, 2026



1. Welcome & General Update (5 mins)
2. Presentation on first draft of the Mid-City Communities Plan (30 mins)
 - a. Introduction
 - b. Land Use & Economic Prosperity
 - c. Urban Design
 - d. Mobility
 - e. Parks & Public Facilities
 - f. Implementation
3. Working Group Discussion and Questions (40 mins)
4. Public Comment (40 mins)
5. Conclusion & Next Steps (5 mins)



City Planning Department

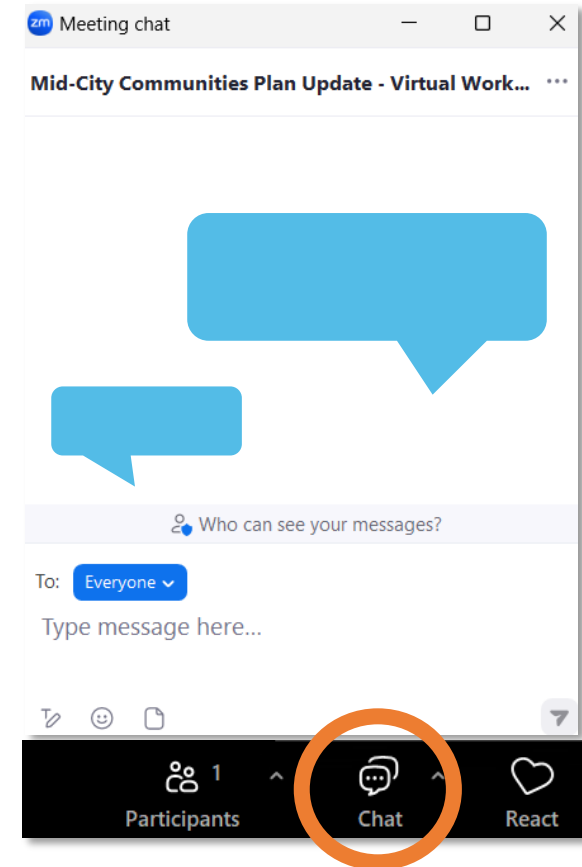
Welcome & General Updates

- 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.



Webinar

- Meeting is being recorded.
- During the [Working Group discussion](#) please raise your hand virtually using the **“Raise Hand”** function.
- [Public Comment Period](#) at the end. Please raise your hand virtually using the **“Raise Hand”** function.
- Use the Chat to share written questions or comments during the presentation.



- Interact respectfully with project staff, Working Group members and members of the community.
- Stay concise to create time for as many voices in the room to contribute.
- Consider the diverse needs and goals of the Mid-City communities and work to provide inclusive input and resources.
- Share relevant, on-topic perspectives and information.
- Help maintain a welcoming and inclusive environment that values all perspectives.

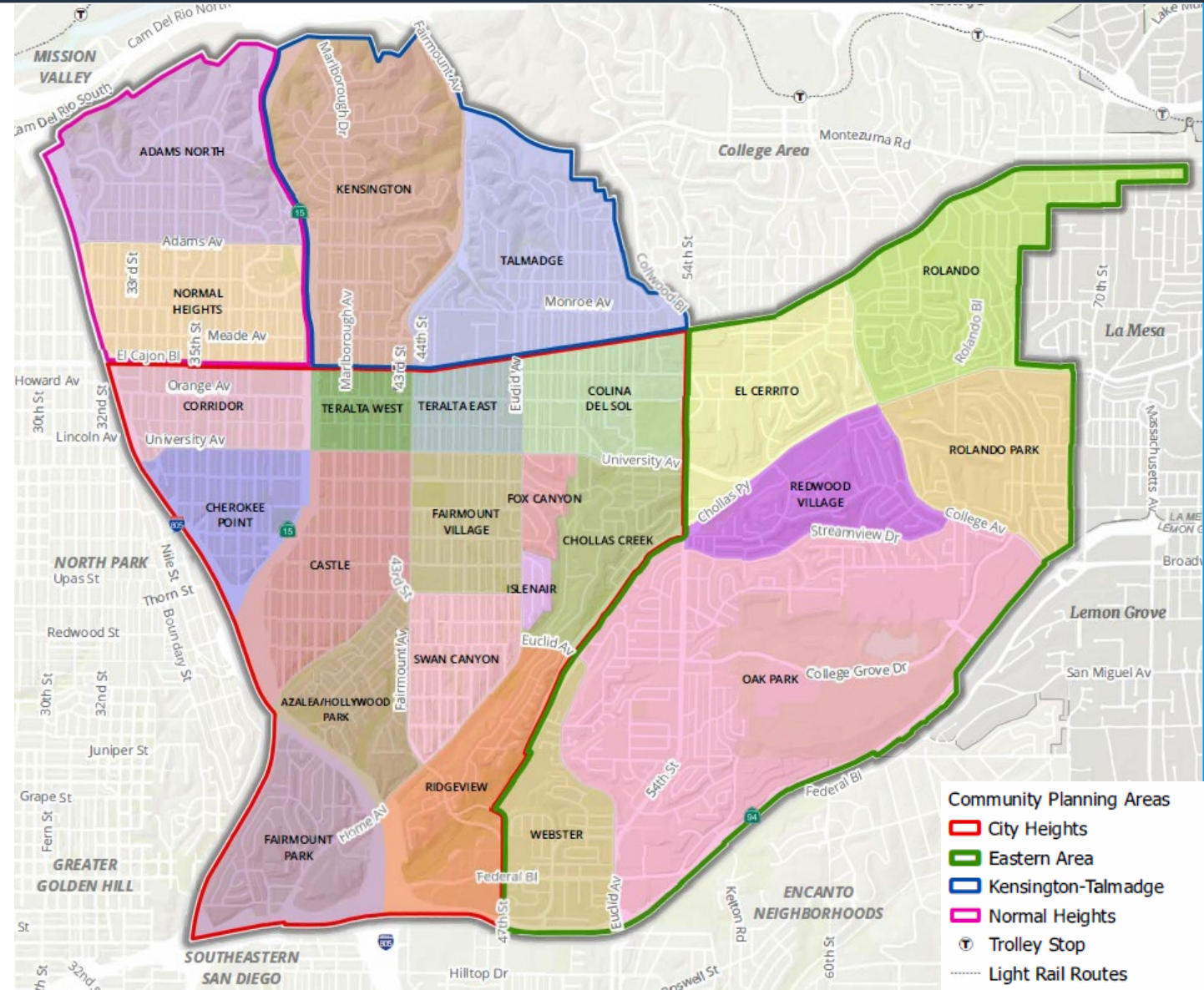
Mid-City Communities

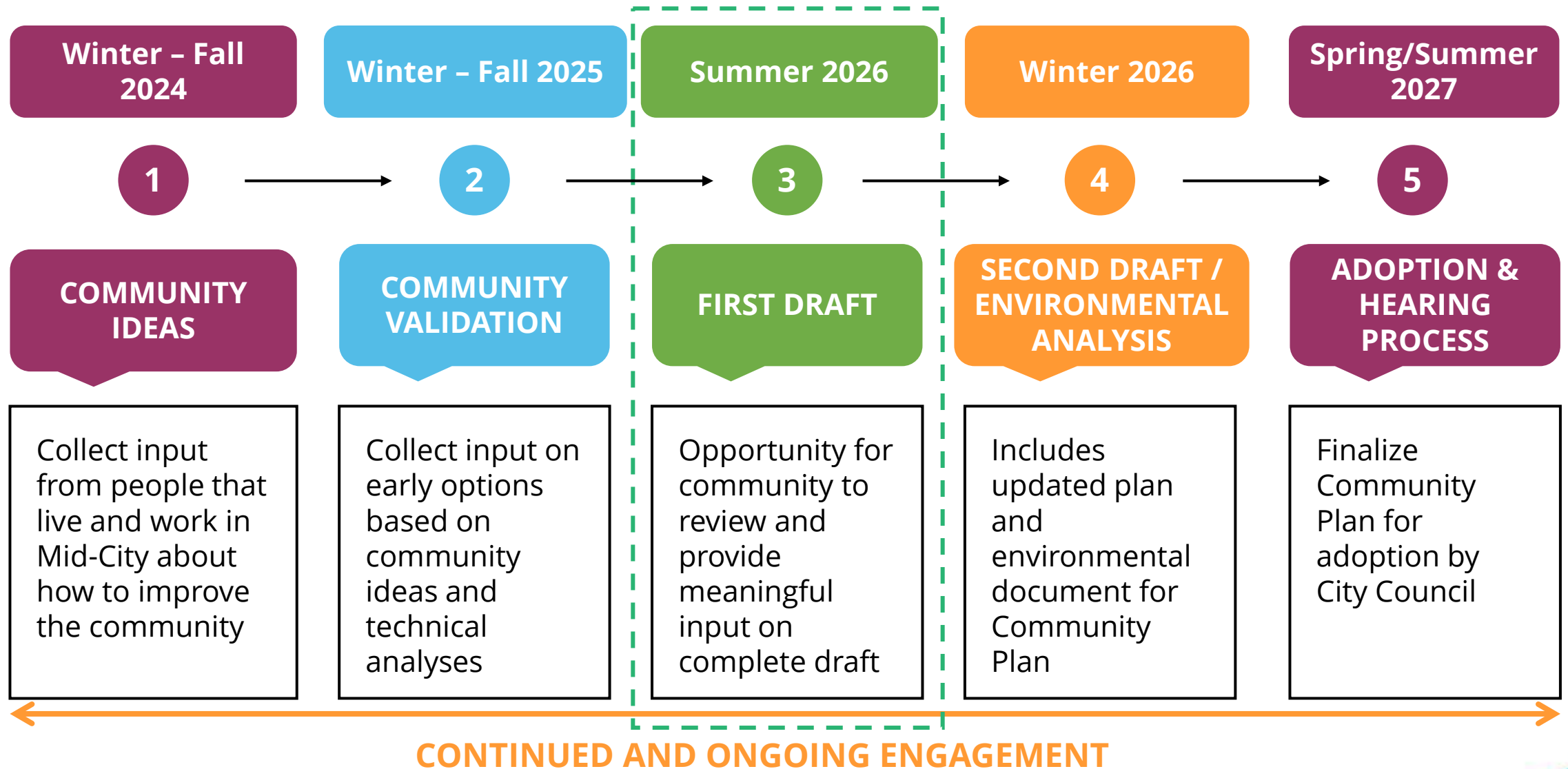
- City Heights
- Eastern Area
- Kensington-Talmadge
- Normal Heights

Mid-City Snapshot*

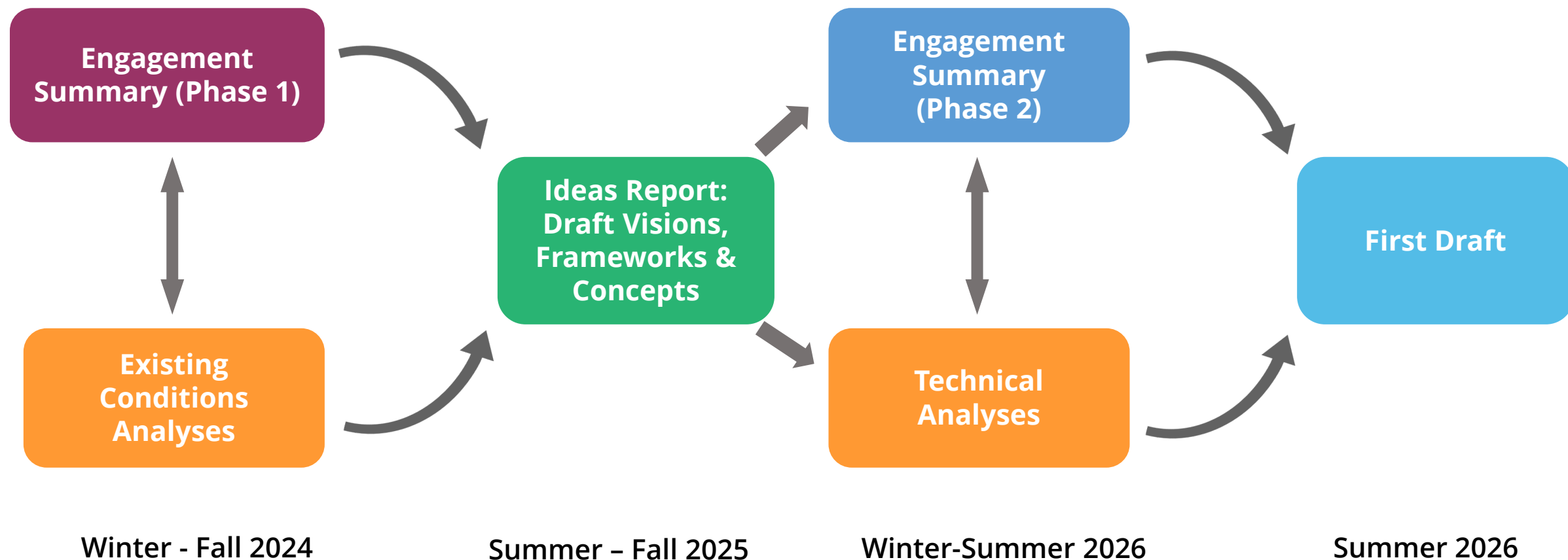
- 8,052 acres
- 138,385 people
- 53,452 homes
- 21,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

*SANDAG Estimate 2025; LEHD 2022; City of San Diego





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



Over **3,000 people** provided **9,600+ comments** through **116 events** and two online surveys, as of September 17, 2026.

2 - Online Surveys

15 - Office Hours/Focus Groups

5 - Community Forums

19 - Pop-Up Stations

7 - Working Group Meetings

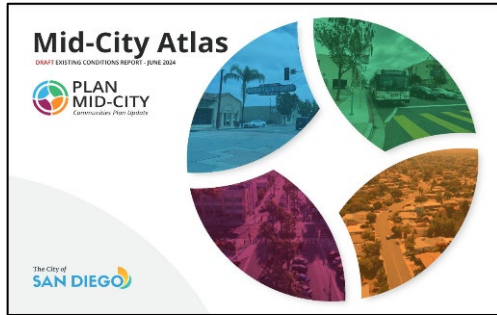
20 - Planning Group Meetings

11 - Workshops

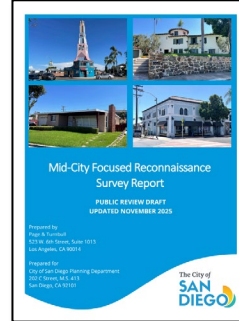
27 - Youth Engagement Sessions

11 - Community Interviews

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



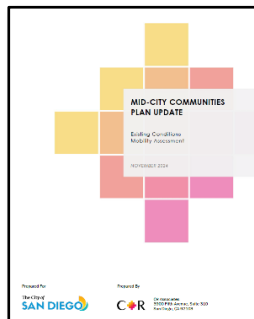
Focused Historic Reconnaissance Survey



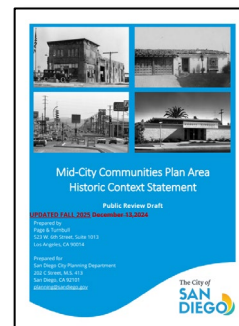
Phase 1 Engagement Summary



Phase 2 Engagement Summary



Existing Conditions Mobility Assessment



Historic Context Statement



Ideas Report

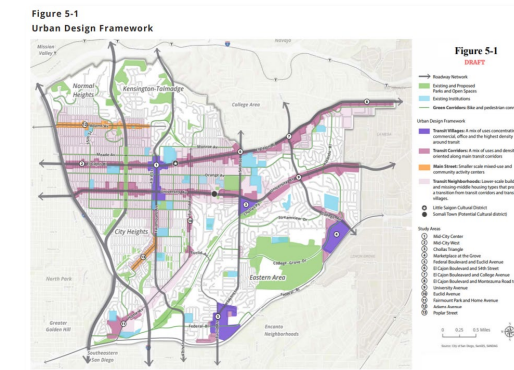
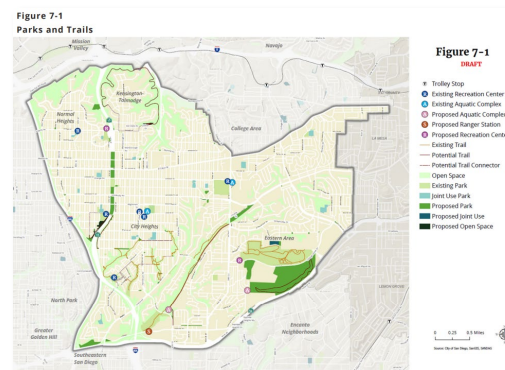
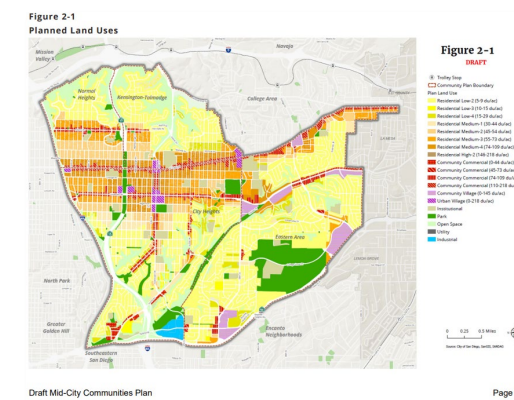


Additional Technical Analyses

FURTHER OPPORTUNITY TO PROVIDE INPUT

The first draft establishes a vision & strategy to guide future development & contains goals and policies to provide direction on what types of future uses & public improvements could be developed in Mid-City.

1. Introduction
2. Land Use & Economic Prosperity
3. Historic Preservation
4. Sustainability, Equity, Resilience & Conservation
5. Urban Design
6. Mobility
7. Parks & Public Facilities
8. Implementation



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



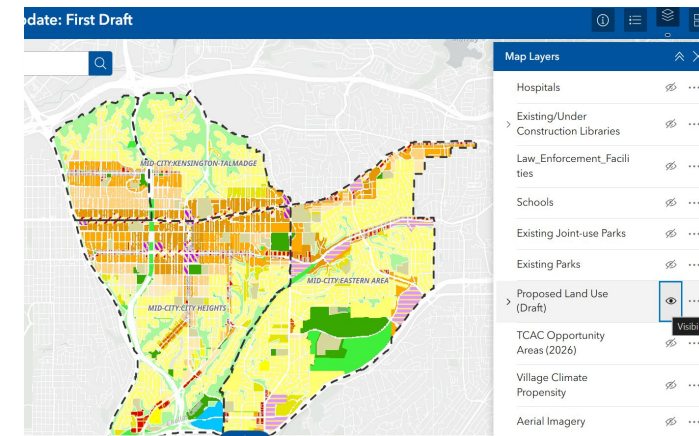
Beautiful, Charming & Welcoming Neighborhoods



Preservation of Historical Neighborhoods

Explore additional documents, maps, and technical analyses used to inform the draft plan:

- [Draft Mid-City Communities Plan Implementation Regulations](#)
- [Draft Community Enhancement Overlay Zone Map](#)
- [Park and Recreation Inventory](#)
- [Urban Design Concept Analysis](#)
- [Interactive Online Map](#)



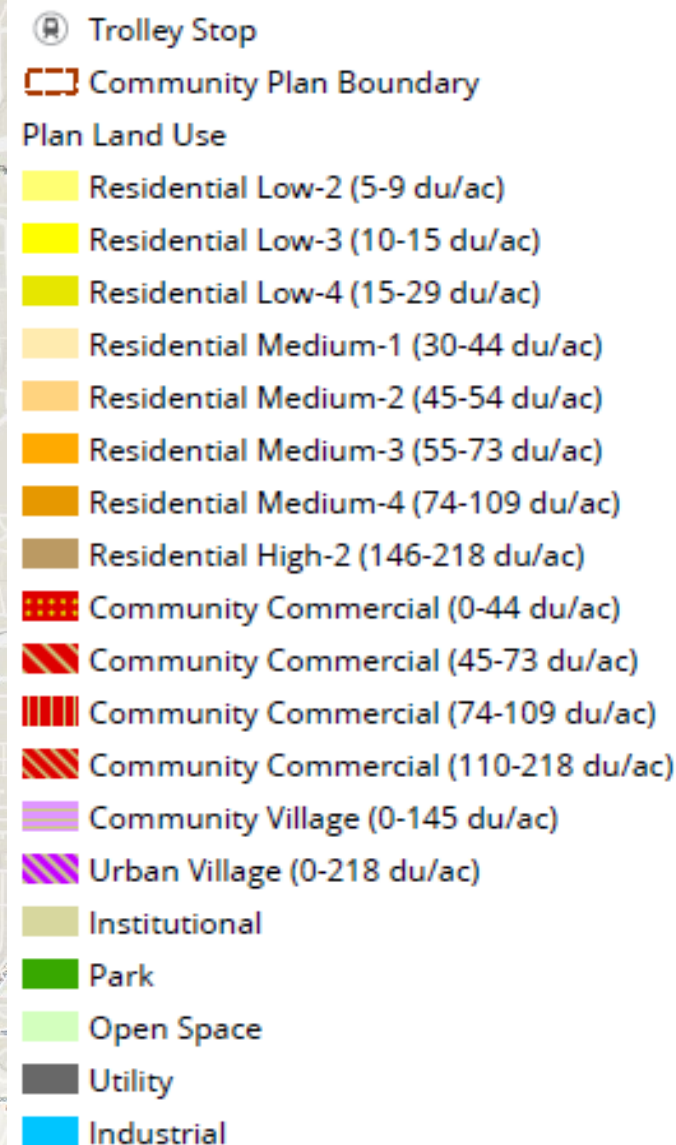
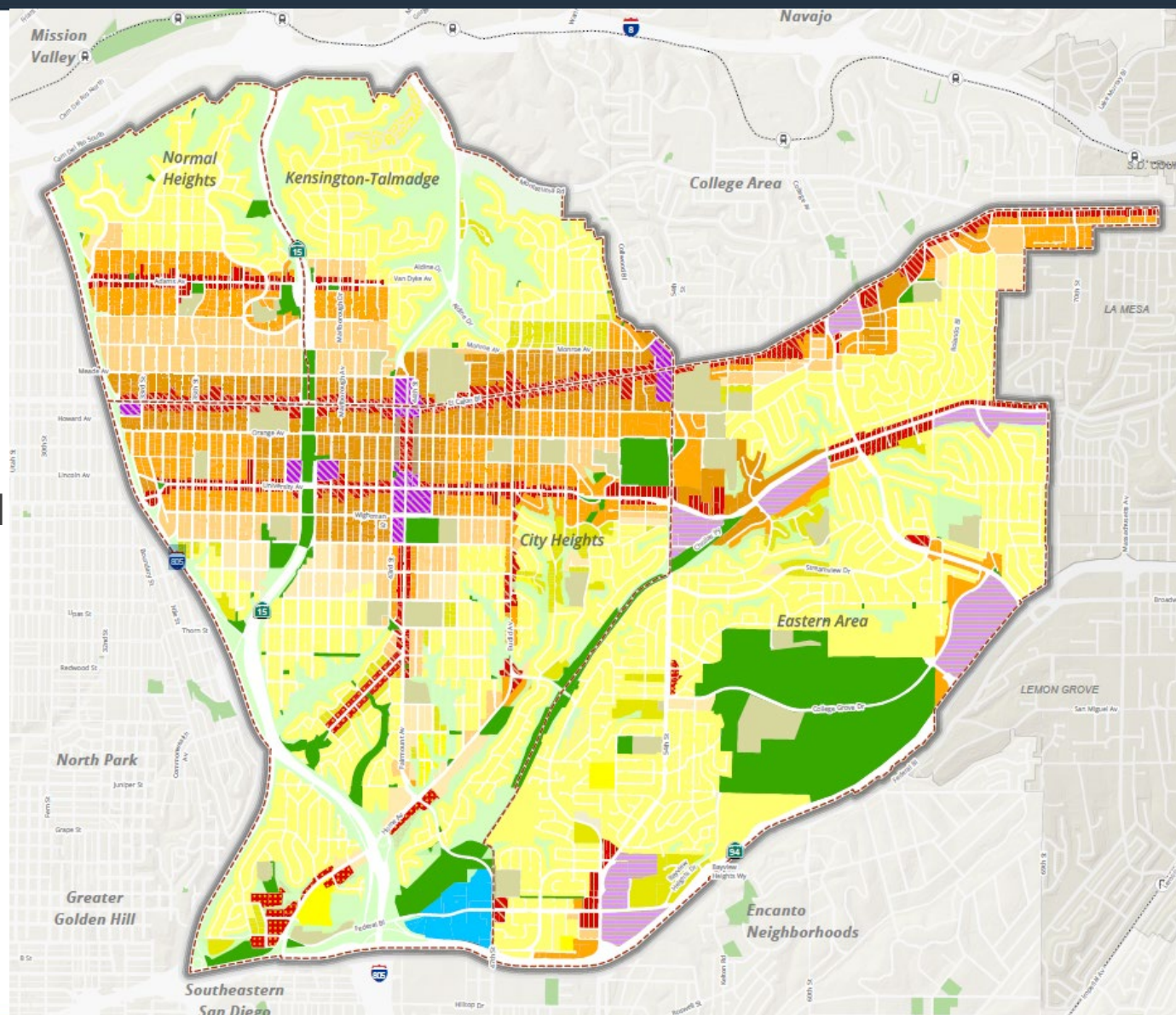
What it is	What it is not
Provides guidance and policies for how a community will be planned over the next 30 years.	An immediate change or approval for development.
Considers land use, mobility, infrastructure, urban design, public facilities and services, natural resources, historic and cultural resources, and economic development in the long-term plans for the community.	A requirement for any immediate change in housing, jobs, and infrastructure .
Addresses Citywide goals in the General Plan, Climate Action Plan, Parks Master Plan, Library Master Plan, and other documents.	A regulatory document that mandates development.



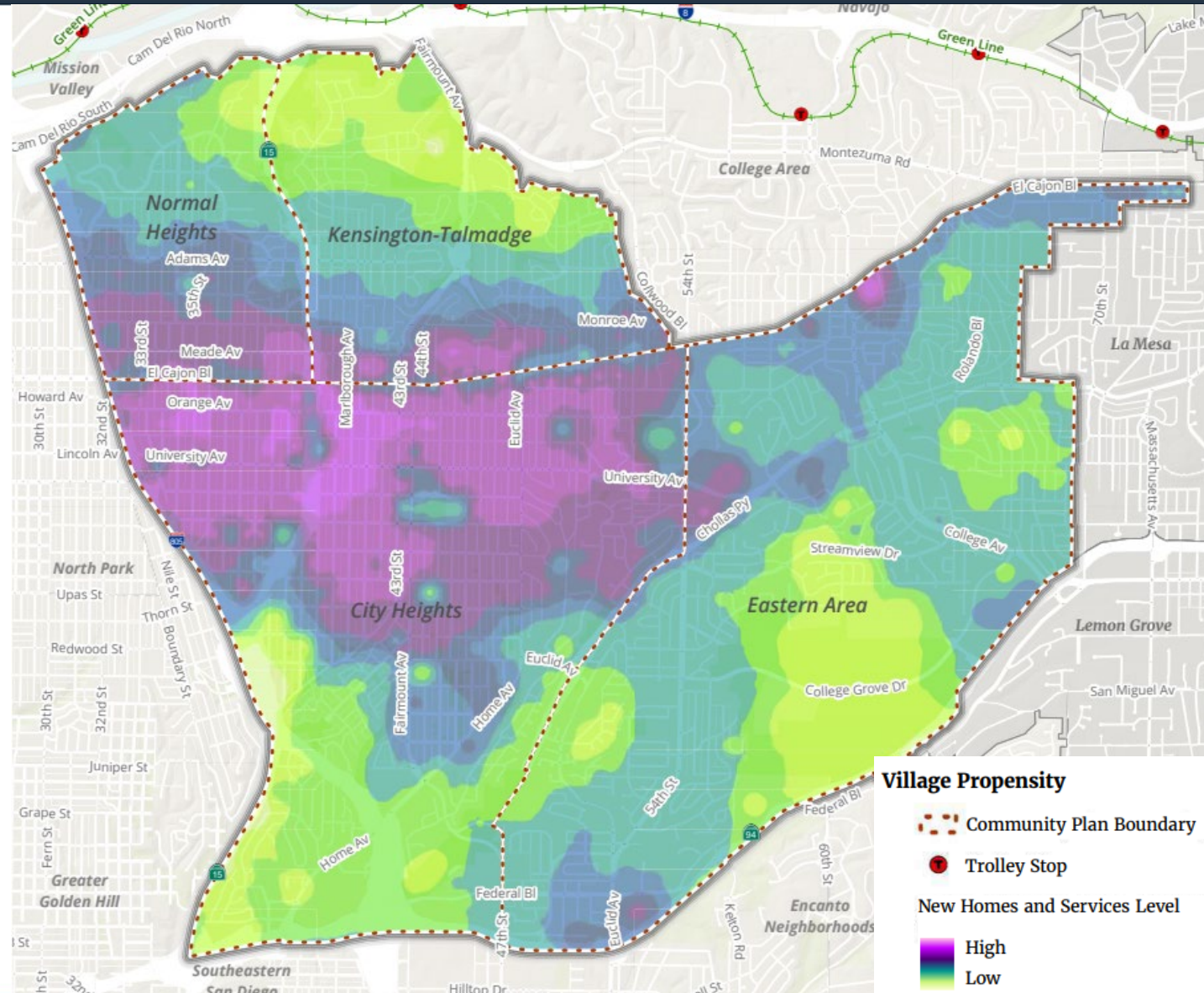
Land Use and Economic Prosperity

In addition, the proposed land use map aligns with the goals of:

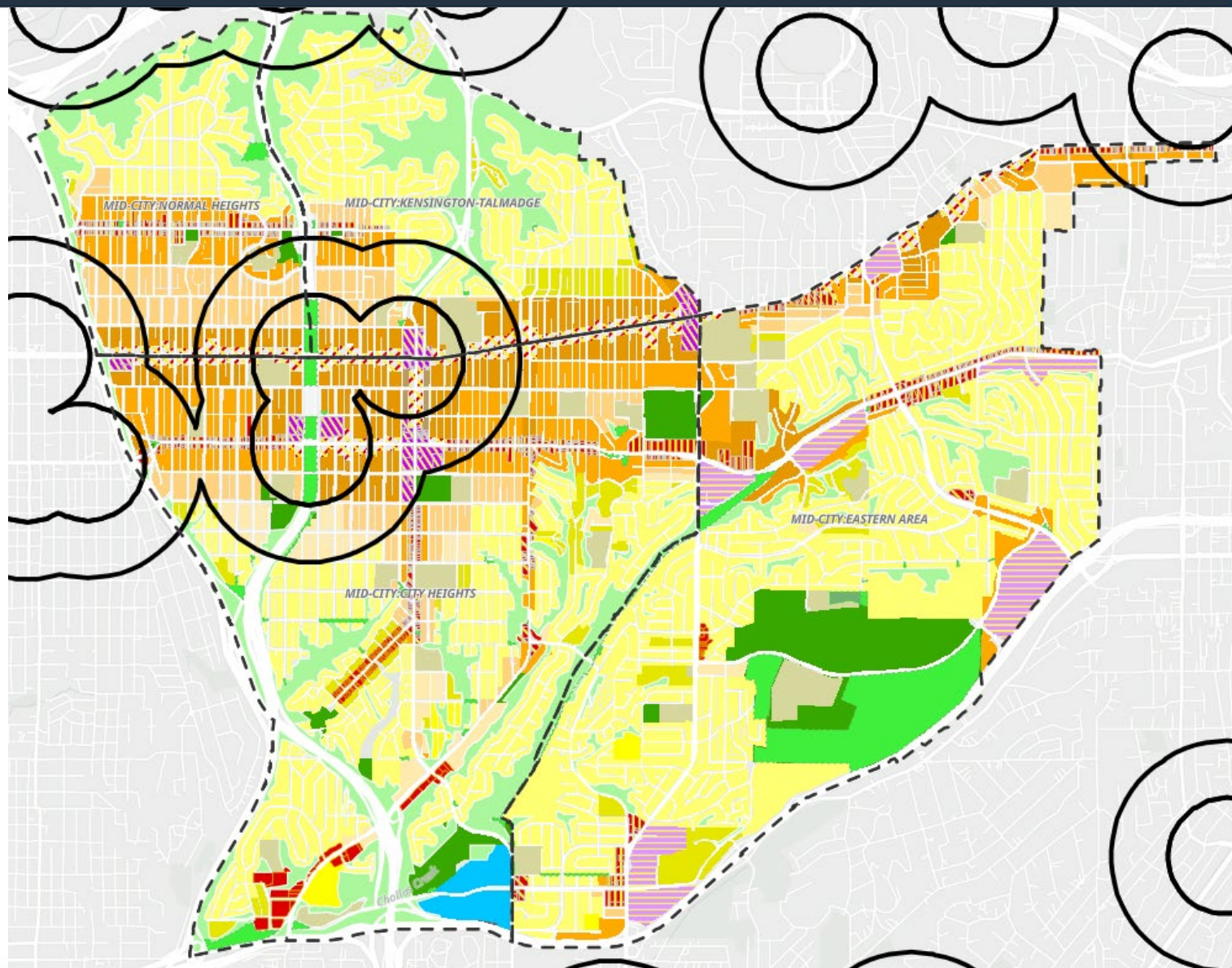
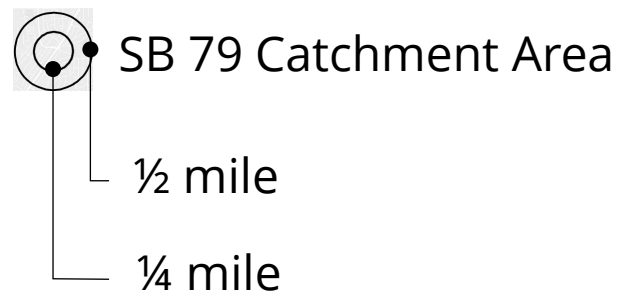
- General Plan's climate smart village area,
 - Fair housing, and
 - SB79,
- while minimizing changes in high fire and flood zones.



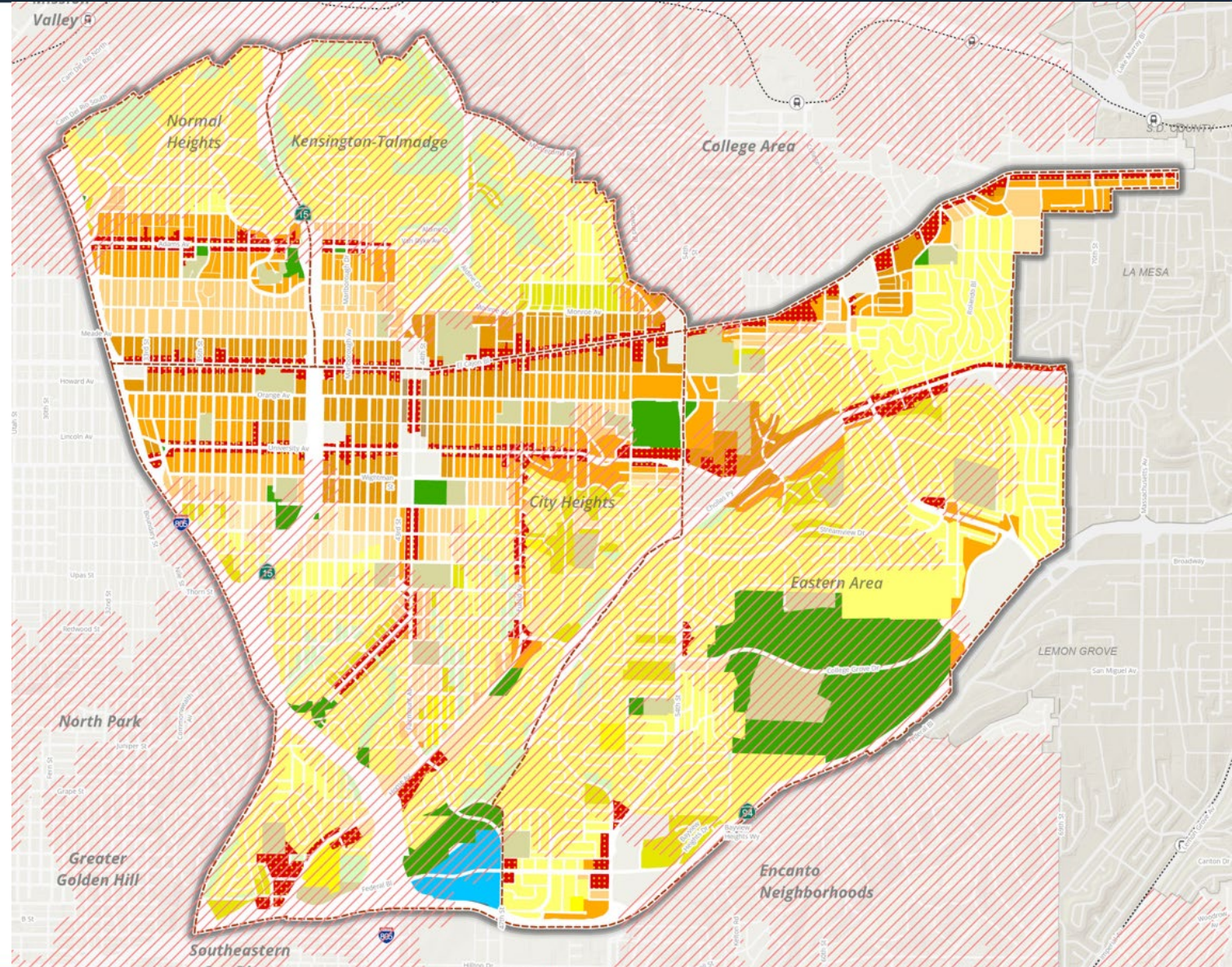
- The **Climate Smart Village Area** in the General Plan helps identify where it makes the most sense to add new homes, jobs, and amenities - especially in areas close to existing and future transit to reduce greenhouse gas emissions.
- **Purple areas** = Higher potential for adding new homes and jobs in places where walking, biking, and transit use are more feasible for daily activities.
- **Green areas** = Lower potential for adding new homes and jobs because these locations are less supportive of walking, biking, and transit use for daily activities.



- The proposed land use map meets the SB 79 requirements using the Mid-City plan update as a Transit-Oriented Development Alternative Plan.



- The proposed land use map also considers adjacency to major canyons and past fire events.
- The majority of future change proposed in the land use map is outside the very high fire severity zone.



The proposed land use map and draft plan meet fair housing requirements by:

- Promoting equitable access
- Supporting inclusive, balanced communities
- Expanding diverse housing types



Courtyard Apartments



Townhomes



Single Family
(small lot)



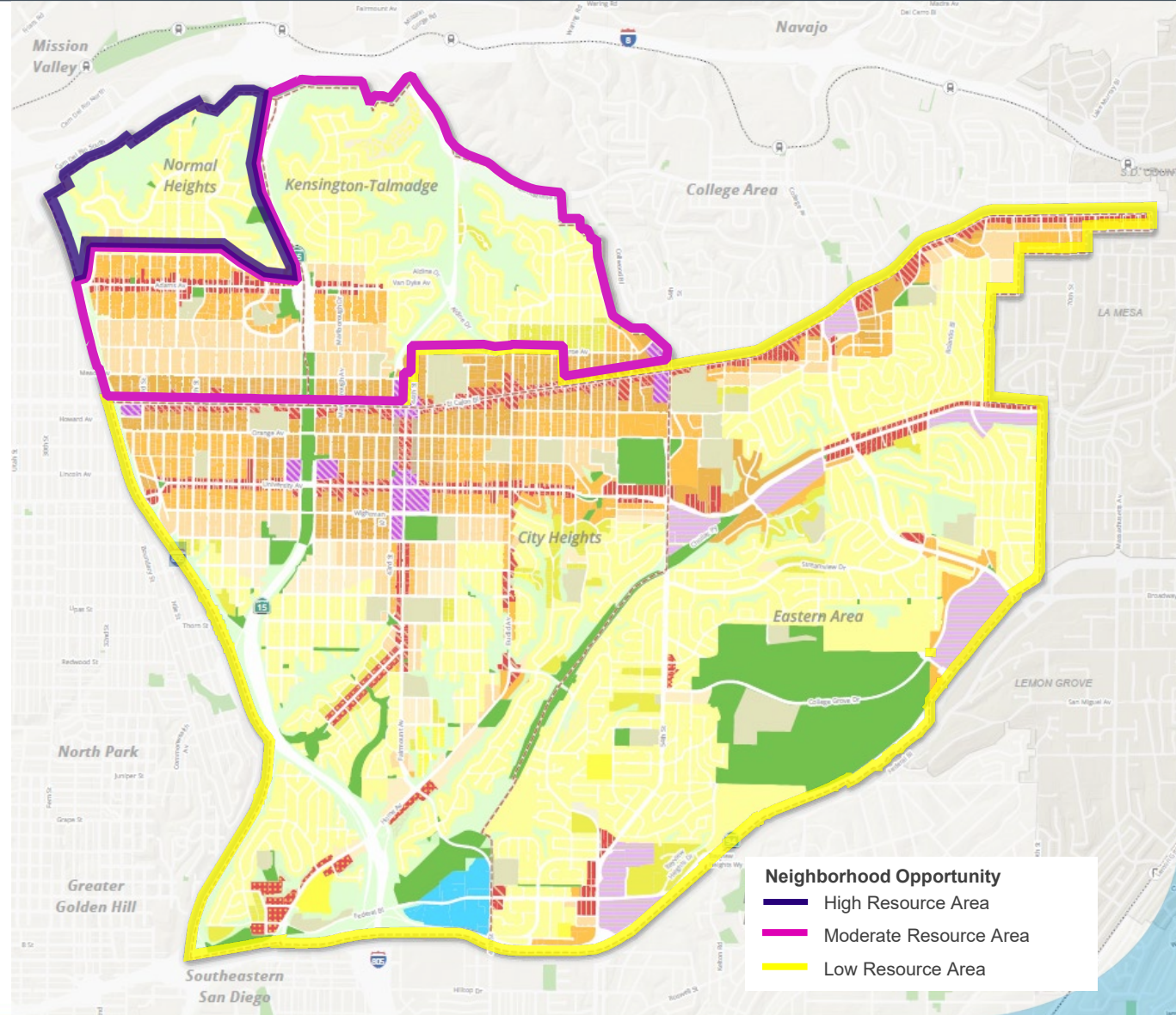
Duplex



Fourplex-
Sixplex



Triplex/
Stacked Flats



Urban & Community Villages

Urban Village (218 du/ac)

- Provides for high-intensity, mixed-use development consisting of commercial, residential, office, and retail with public spaces.

Community Village (145 du/ac)

- Provides for retail, office, and residential uses, including mixed-use buildings with public spaces.



211 du/ac

127 homes on 0.6 acres



206 du/ac

95 homes on 0.46 acres



135 du/ac

76 homes on 0.56 acres



94 du/ac

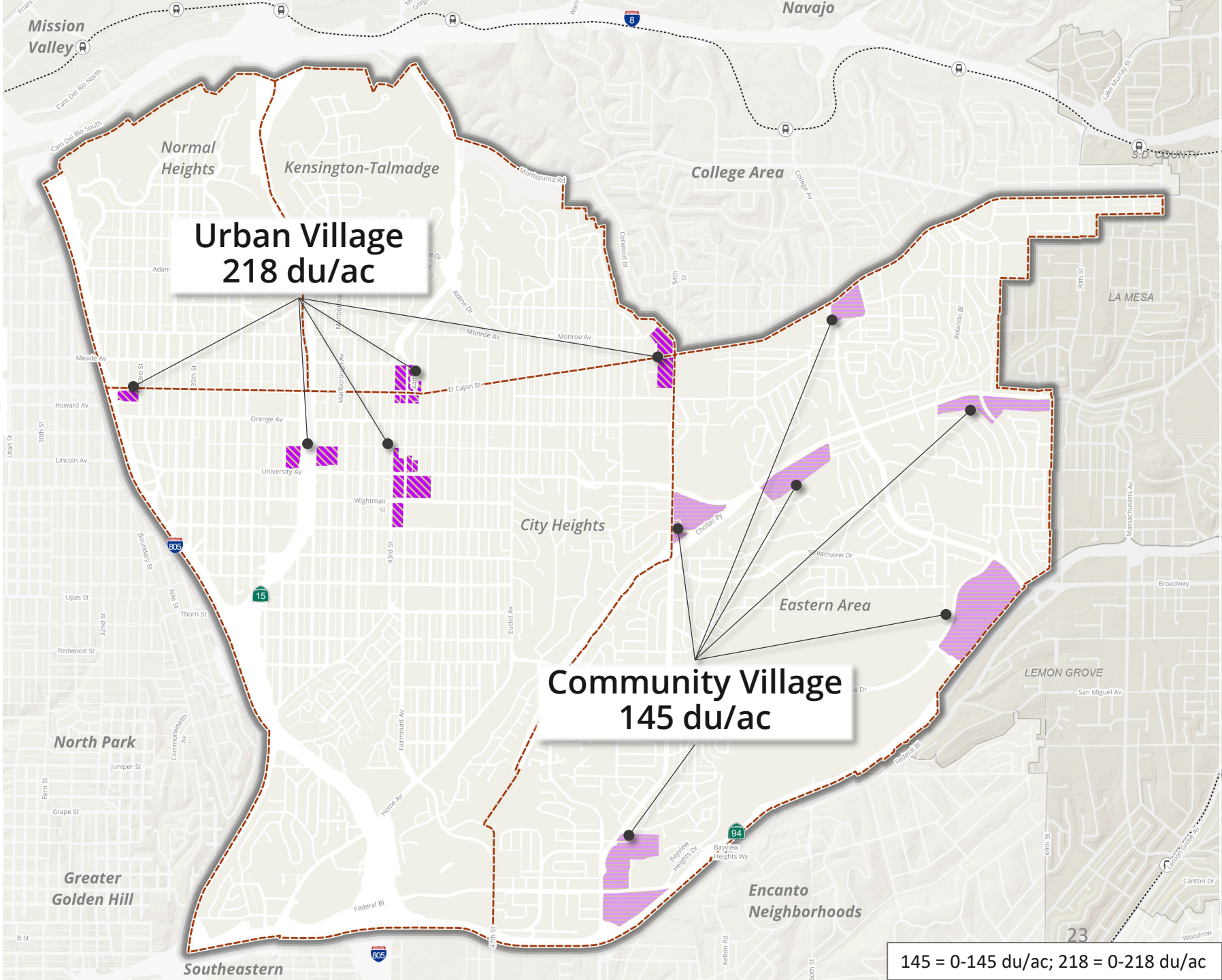
550 homes on 5.87 acres

Planned Land Uses

(major change areas)

Urban & Community Villages

- Urban Village (0-218 du/ac)
- Community Village (0-145 du/ac)



Community Commercial

Community Commercial

- Provides for a variety of commercial uses, such as retail, financial services, hotels, and office, and space for shopping. Residential use is allowed, though not required, as part of a mixed-use development.



140 du/ac

135 homes on 0.97 acres



110 du/ac

224 homes on 2.04 acres



25 du/ac

4 homes on 0.16 acres



Commercial-only

Planned Land Uses

(major change areas)

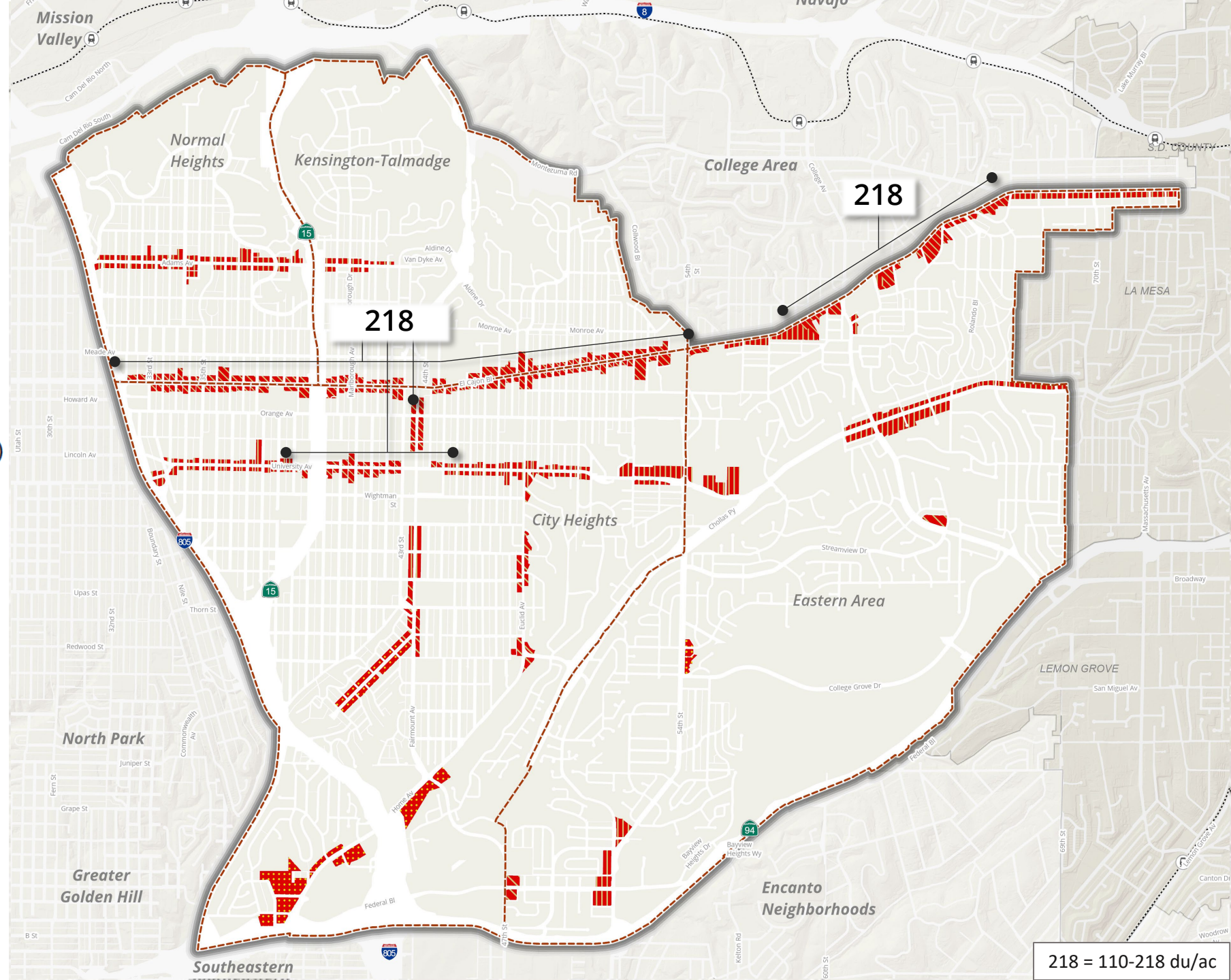
Community Commercial

- Community Commercial (0-44 du/ac)
- Community Commercial (45-73 du/ac)
- Community Commercial (74-109 du/ac)
- Community Commercial (110-218 du/ac)



211 du/ac

127 homes on 0.6 acres



Planned Land Uses

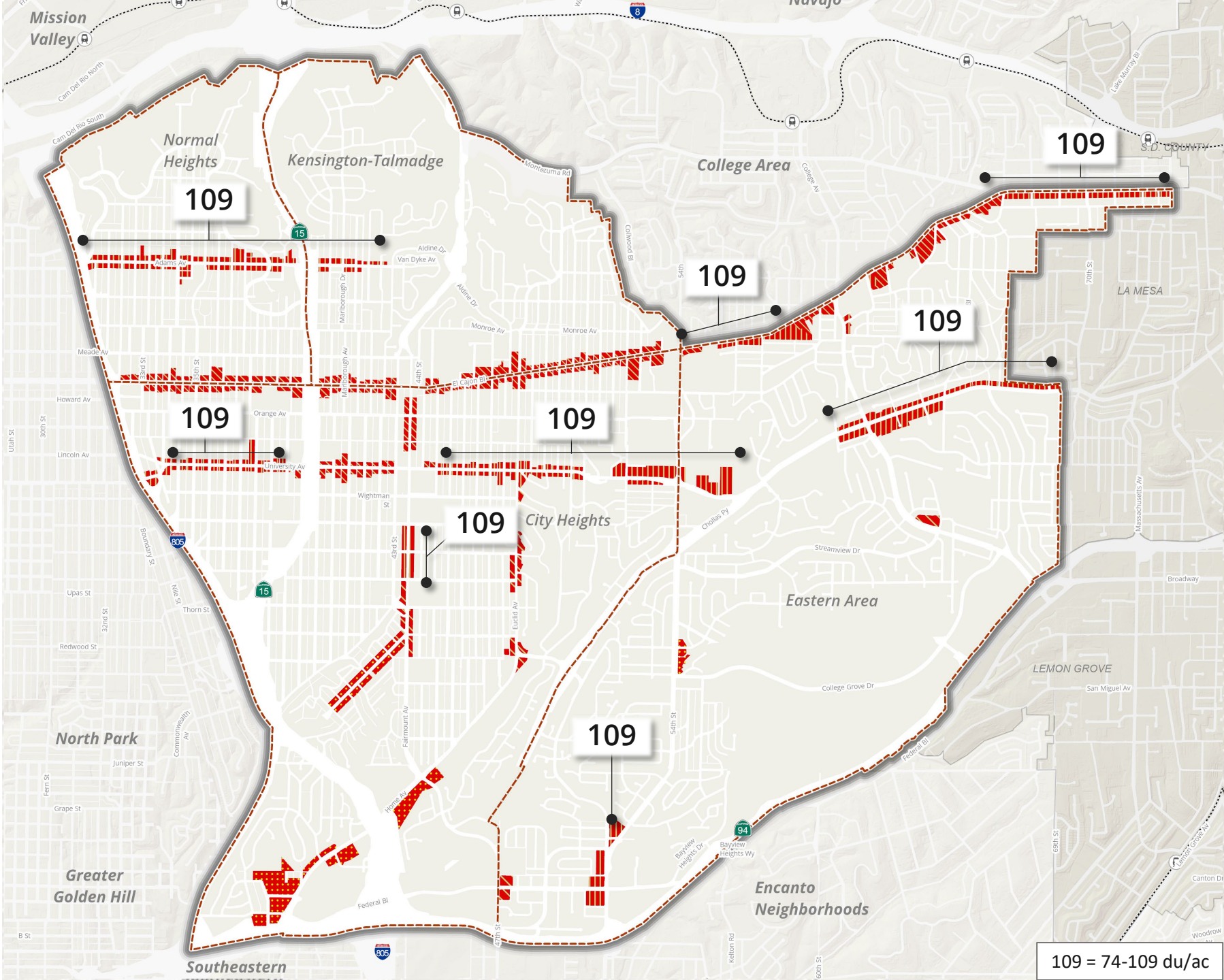
(major change areas)

Community Commercial

- Community Commercial (0-44 du/ac)
- Community Commercial (45-73 du/ac)
- Community Commercial (74-109 du/ac)
- Community Commercial (110-218 du/ac)



110 du/ac
224 homes on 2.04 acres



Planned Land Uses

(major change areas)

Community Commercial

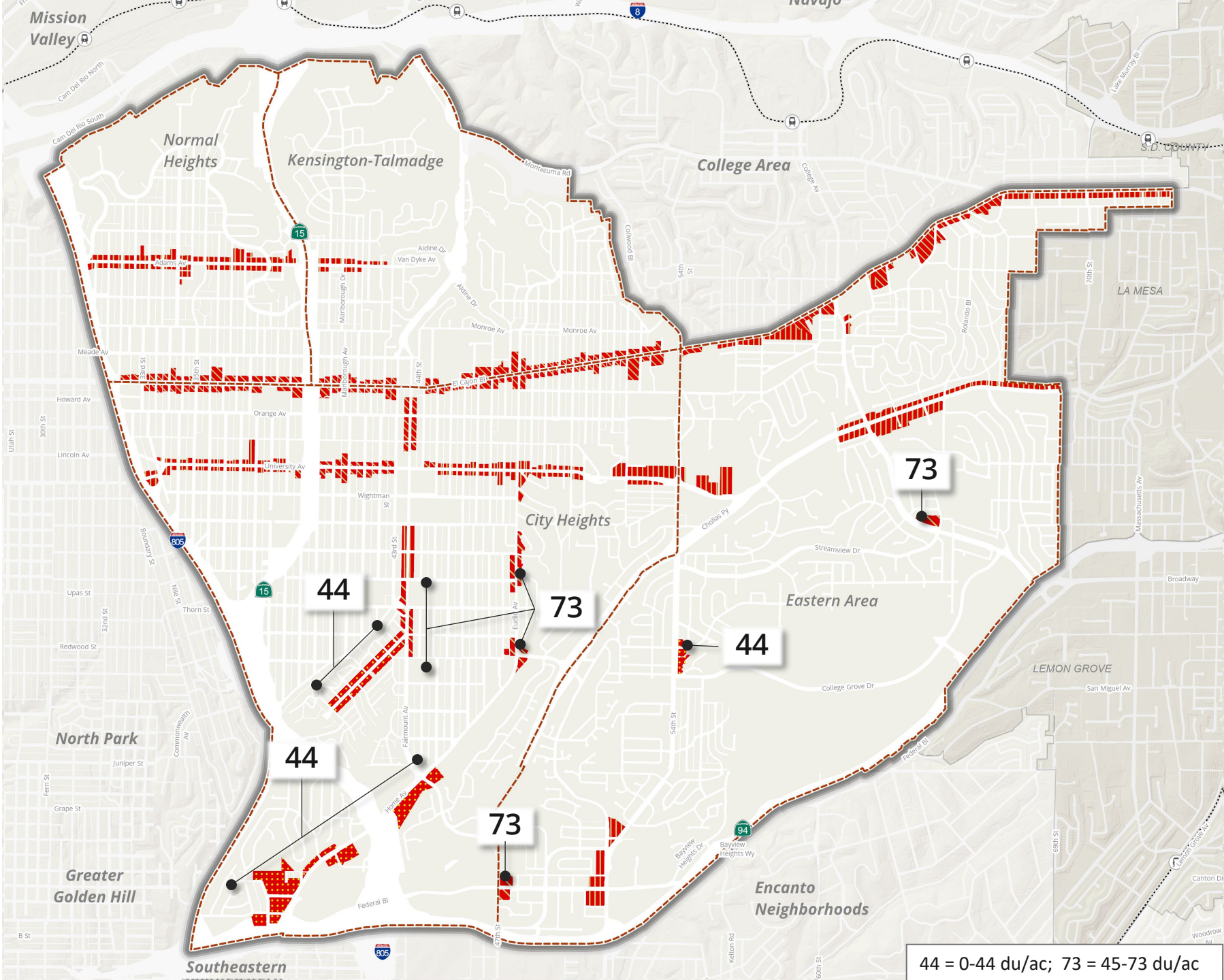
- Community Commercial (0-44 du/ac)
- Community Commercial (45-73 du/ac)
- Community Commercial (74-109 du/ac)
- Community Commercial (110-218 du/ac)



Commercial-only



25 du/ac
4 homes on 0.16 acres



44 = 0-44 du/ac; 73 = 45-73 du/ac

Medium Residential

Medium Residential – 1 (44 du/ac) & 2 (54 du/ac)

- Provides for attached townhomes, rowhomes, stacked flats and multifamily buildings.

Medium Residential – 3 (73 du/ac) & 4 (109 du/ac)

- Provides for multi-family home buildings and can have retail uses and public spaces.



High Residential

High Residential – 2 (218 du/ac)

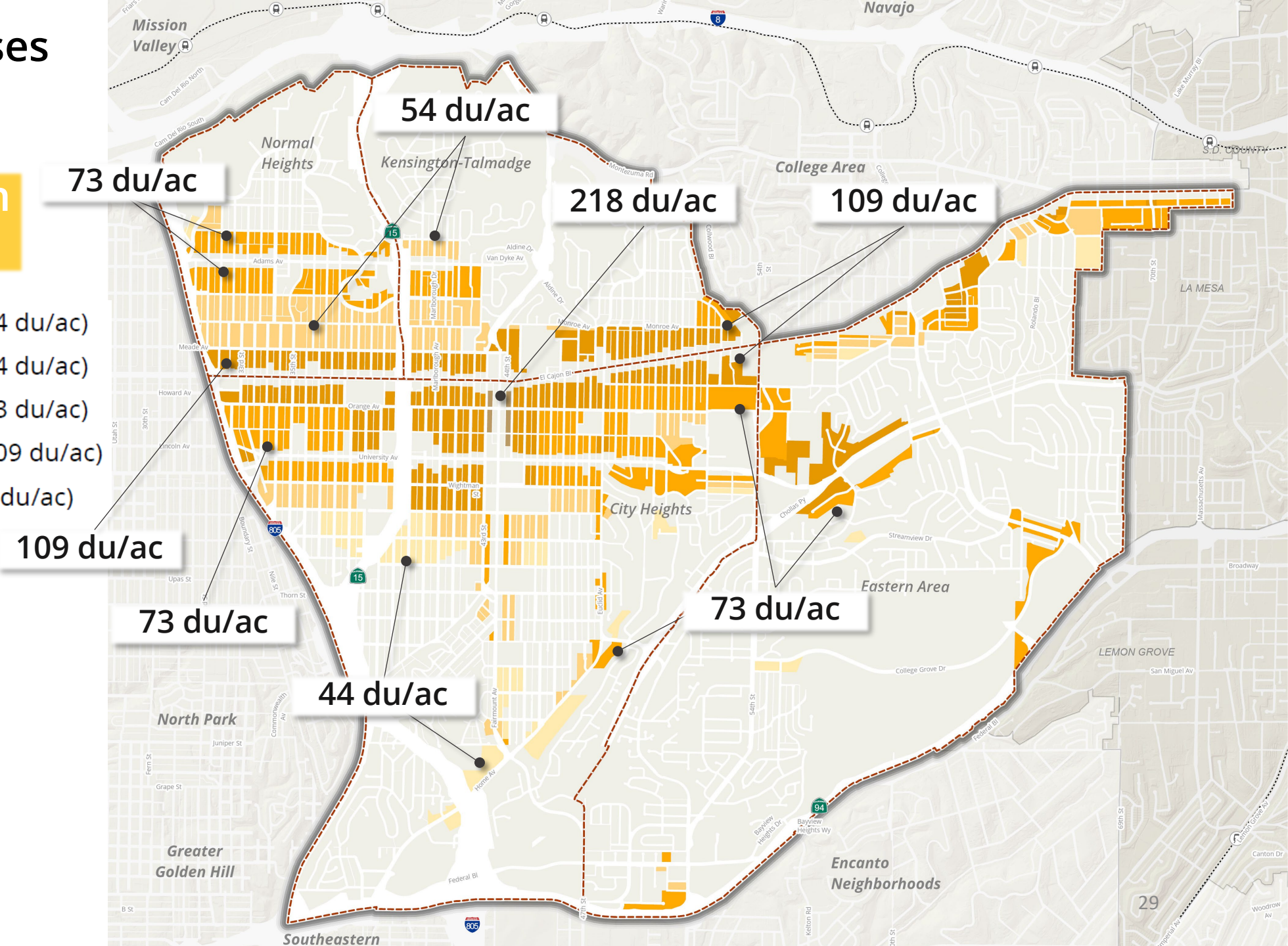
- Provides for multi-family home buildings within a high-density range and can have retail uses and public space.

Planned Land Uses

(major change areas)

Medium & High Residential

- Residential Medium-1 (30-44 du/ac)
- Residential Medium-2 (45-54 du/ac)
- Residential Medium-3 (55-73 du/ac)
- Residential Medium-4 (74-109 du/ac)
- Residential High-2 (146-218 du/ac)



Planned Land Uses

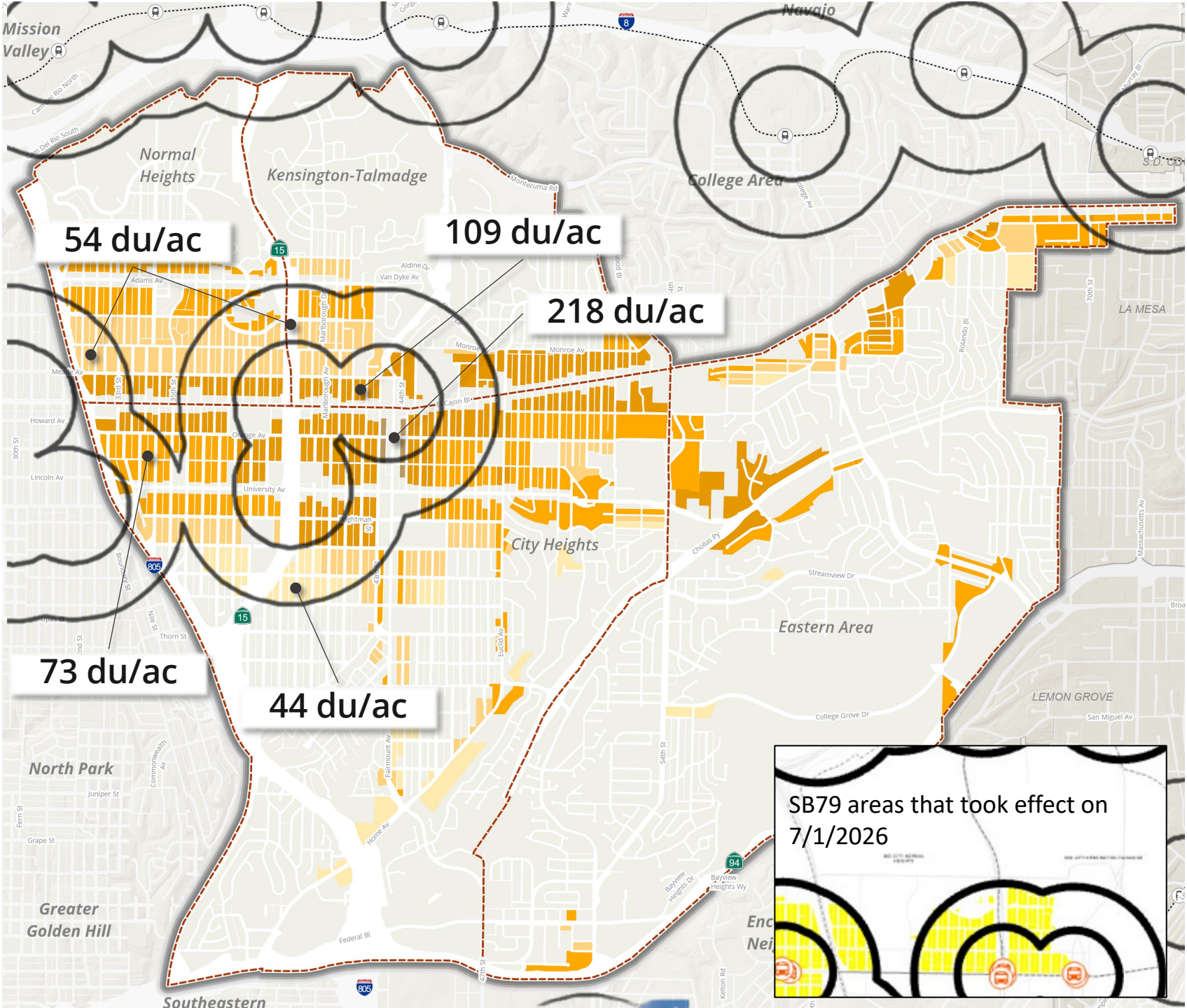
(major change areas)

Medium & High Residential

- Residential Medium-1 (30-44 du/ac)
- Residential Medium-2 (45-54 du/ac)
- Residential Medium-3 (55-73 du/ac)
- Residential Medium-4 (74-109 du/ac)
- Residential High-2 (146-218 du/ac)

- SB 79 Catchment Area | Standard
 - ½ mile | 80 du/ac | 2.5 FAR* | 55 ft.
 - ¼ mile | 100 du/ac | 3 FAR* | 65 ft.
 - 200 feet | 140 du/ac | 4 FAR* | 85 ft.

*FAR = Floor Area Ratio



Low Residential

Low Residential – 2 (9 du/ac)

- Provides for low-density, smaller-scale single-family homes and accessory dwelling unit homes.

Low Residential – 3 (15 du/ac)

- Provides for detached small-lot single-family or attached duplexes, townhomes and rowhomes.

Low Residential – 4 (29 du/ac)

- Provides for small lot single-family and attached townhomes, rowhomes or stacked flats.

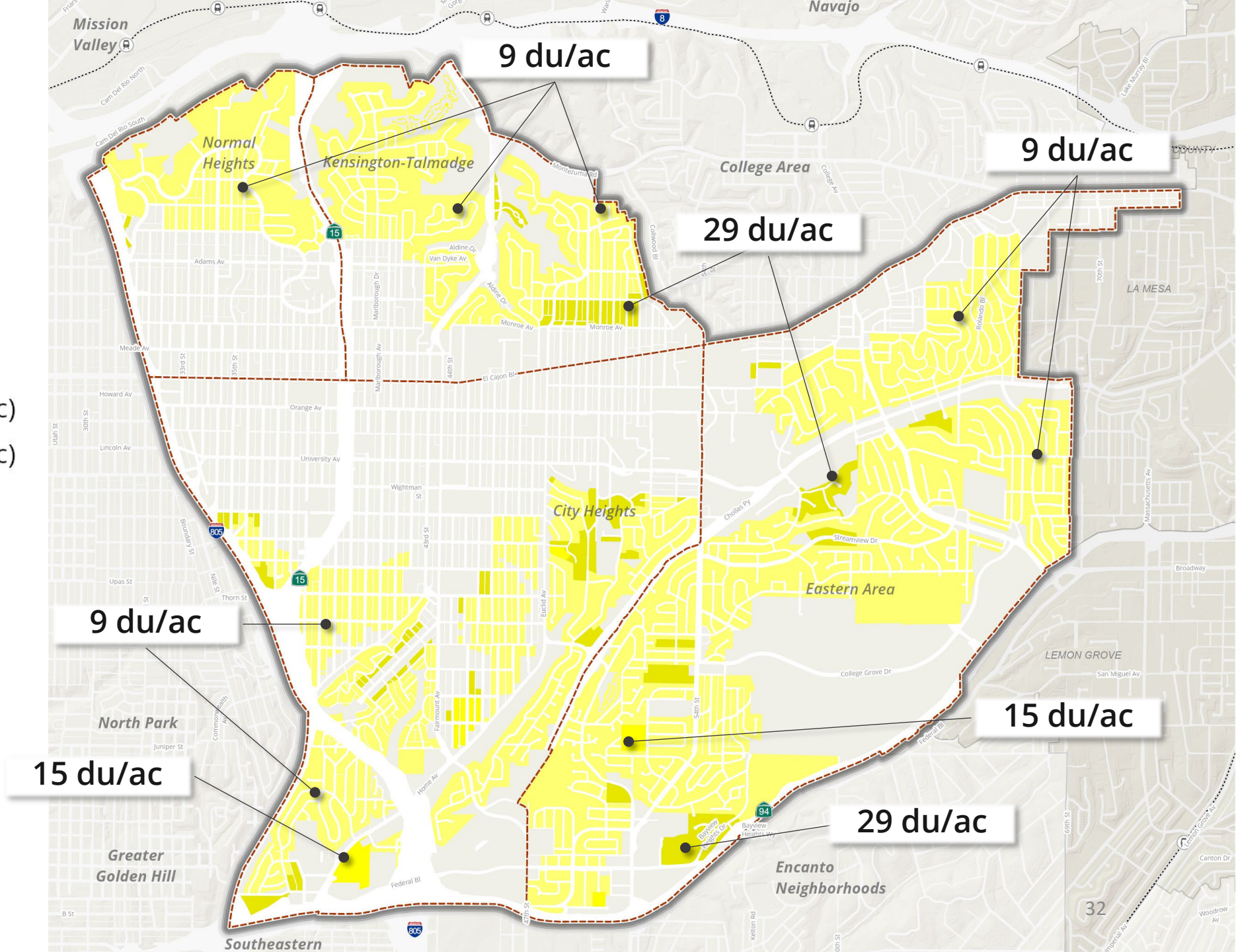


Planned Land Uses

(minimal change areas)

Low
Residential

- Residential Low-2 (5-9 du/ac)
- Residential Low-3 (10-15 du/ac)
- Residential Low-4 (15-29 du/ac)



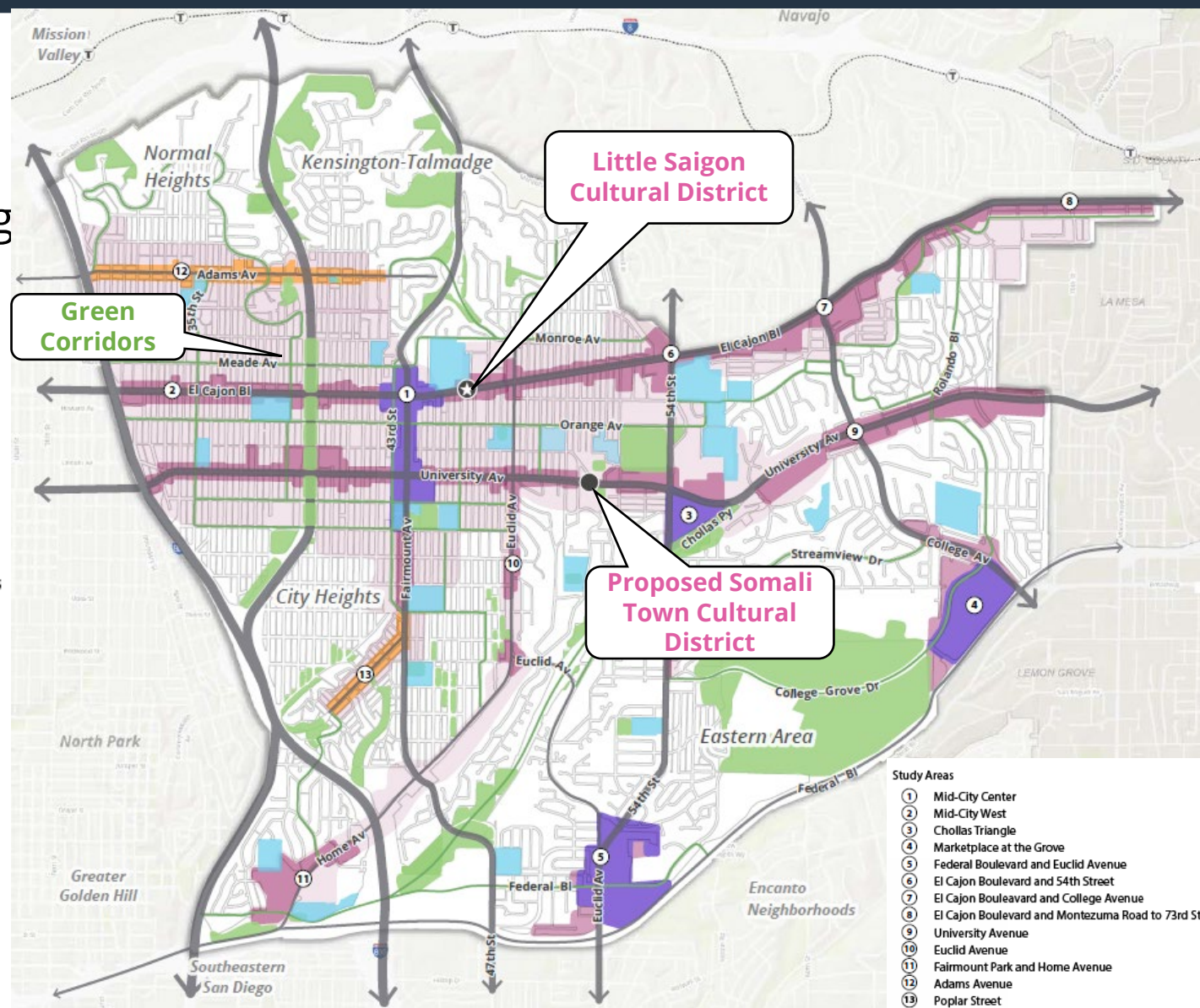
Comparison between the adopted and proposed Community Plan home capacity

	Existing Homes (2025)	Adopted Plan	Draft Plan	<i>Difference: Adopted Plan and Draft Plan</i>	<i>Difference: Existing Homes and Draft Plan</i>
Homes (approx)	53,500	62,600	95,500	32,900	42,000



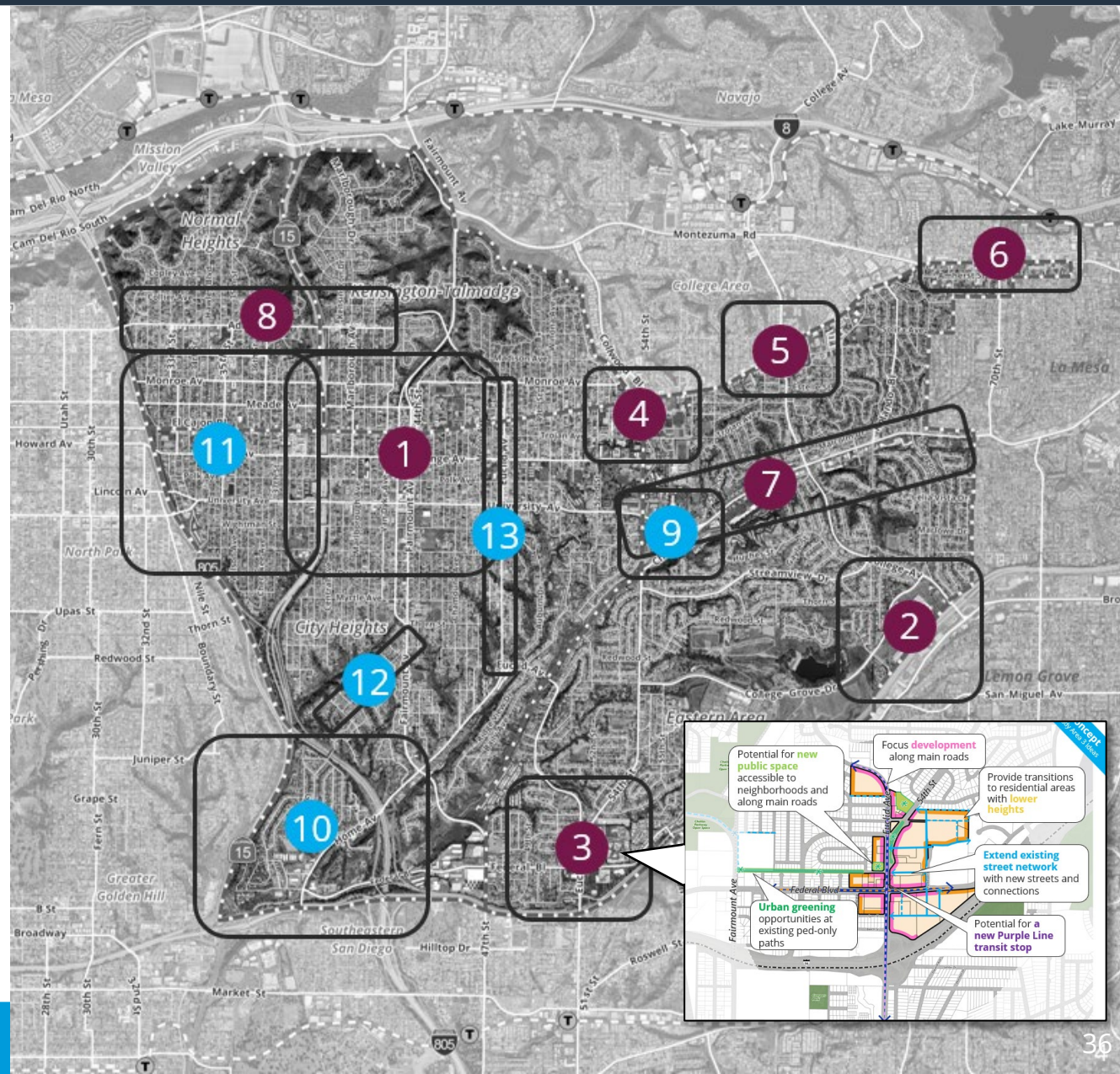
Urban Design

- The Community Plan envisions buildings designed to enhance the pedestrian environment, with retail businesses along corridors within villages that are **pedestrian-friendly, mixed-use and amenity-rich.**

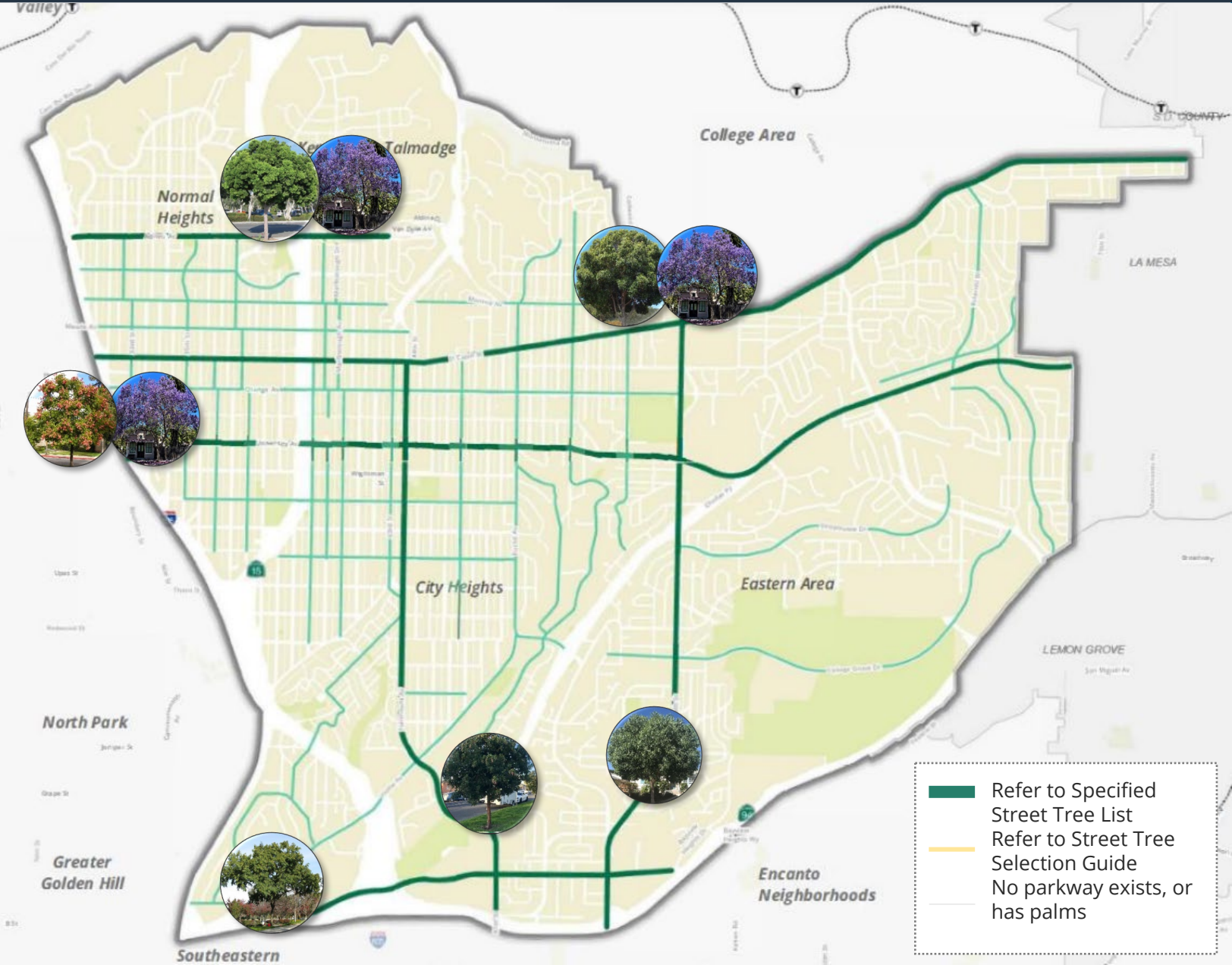


Thirteen Mid-City study areas include detailed urban design recommendations:

1. Mid-City West
2. Market Place at the Grove
3. Federal Boulevard & Euclid Avenue
4. El Cajon Boulevard & 54th Street
5. El Cajon Boulevard & College Avenue
6. El Cajon Boulevard & College Avenue
7. University Avenue (54th street to 69th street)
8. Adams Avenue
9. Chollas Triangle
10. Fairmount Park / Home Avenue
11. Mid-City West
12. Poplar Street
13. Euclid Avenue (North & South)

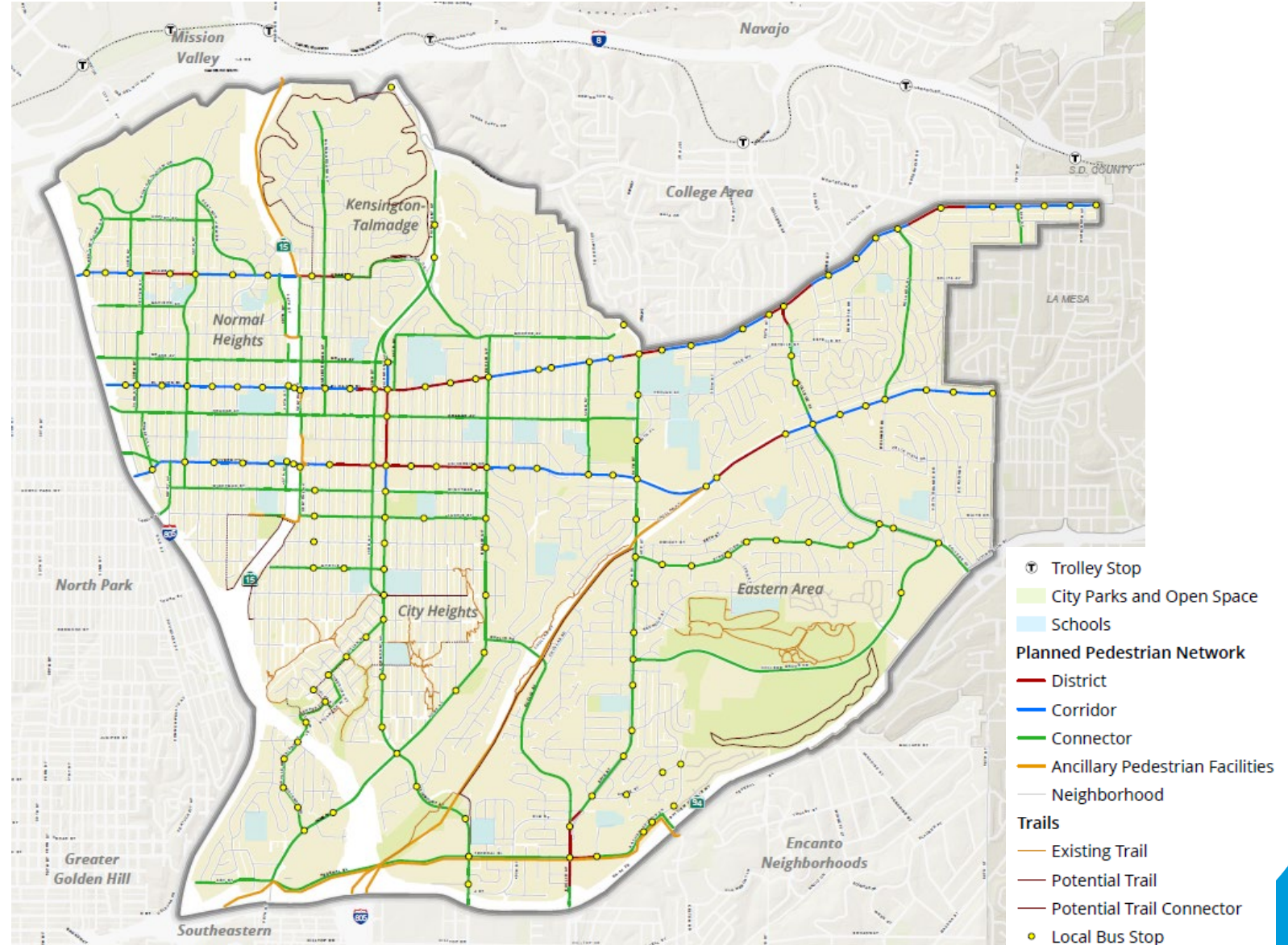


Street Name	Botanical Name	Common Name
Adams Avenue	Afrocarpus gracilior	African Fern Pine
Adams Avenue	Jacaranda mimosifolia	Jacaranda
El Cajon Boulevard	Lophostemon confertus	Brisbane Box
El Cajon Boulevard	Jacaranda mimosifolia	Jacaranda
Fairmount Avenue	Afrocarpus gracilior	African Fern Pine
Federal Boulevard	Tipuana Tipu	Tipu Tree
Federal Boulevard	Ulmus parvifolia	Chinese Elm Tree
University Avenue	Koelreuteria bipinatta	Chinese Flame Tree
University Avenue	Jacaranda mimosifolia	Jacaranda
54th Street	Geijera parvifolia	Australian Willow
54th Street	Ulmus parvifolia	Chinese Elm

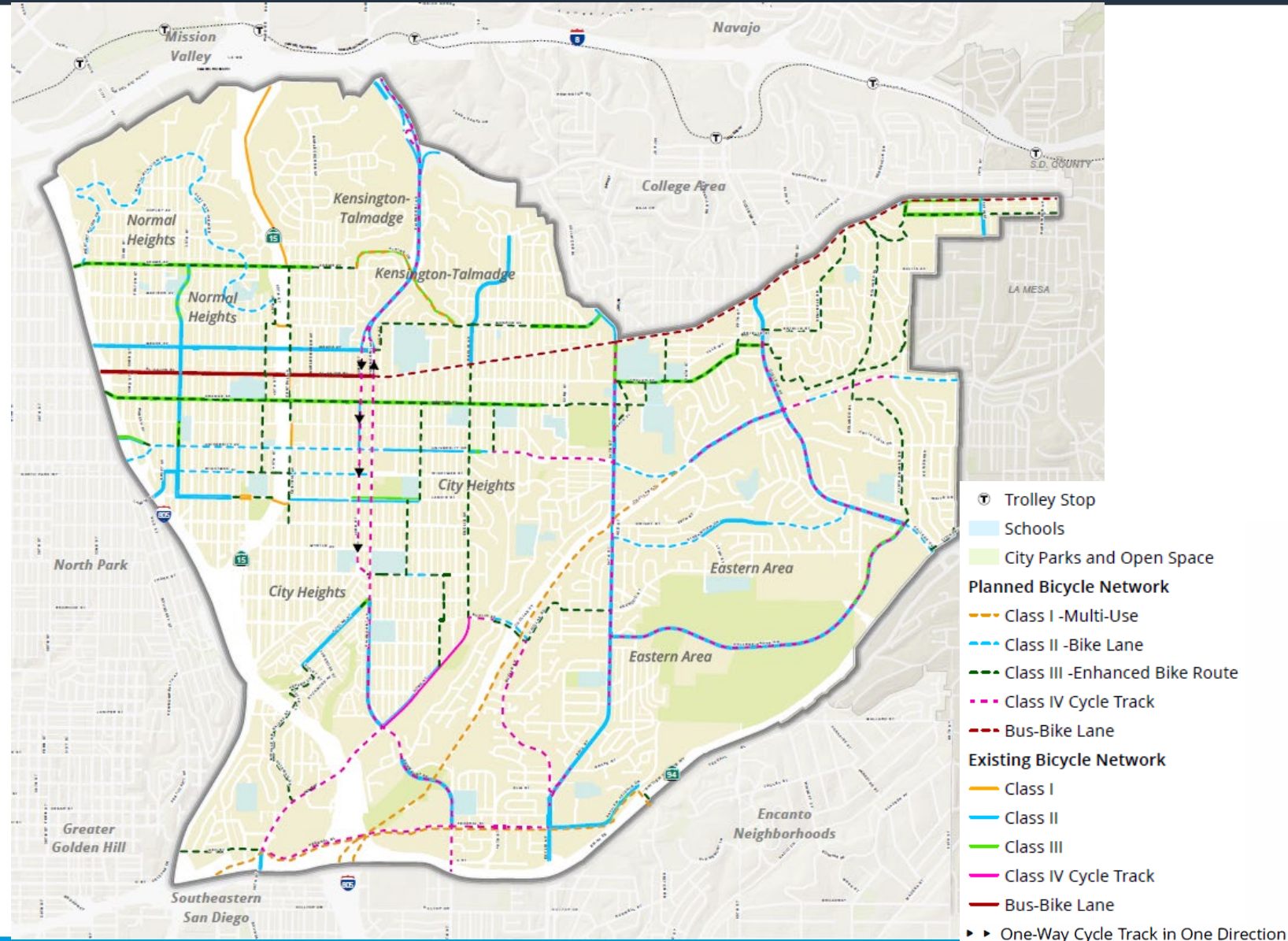


Mobility

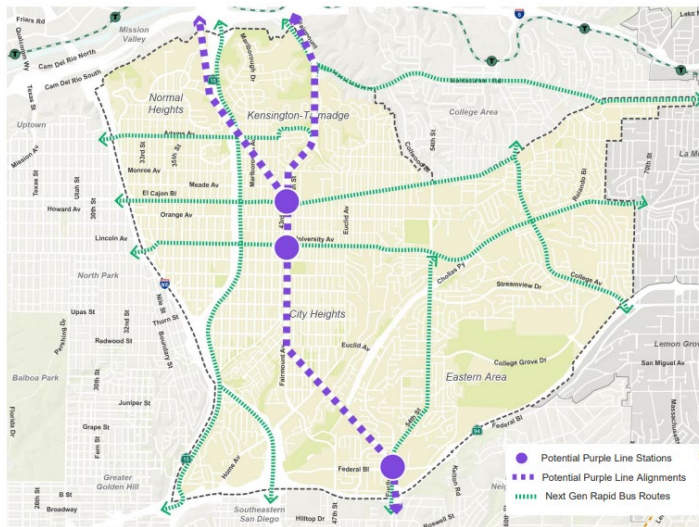
- Safe and comfortable modes of travel
- Pedestrians:
 - Wider sidewalks
 - Shade trees
 - Lighting



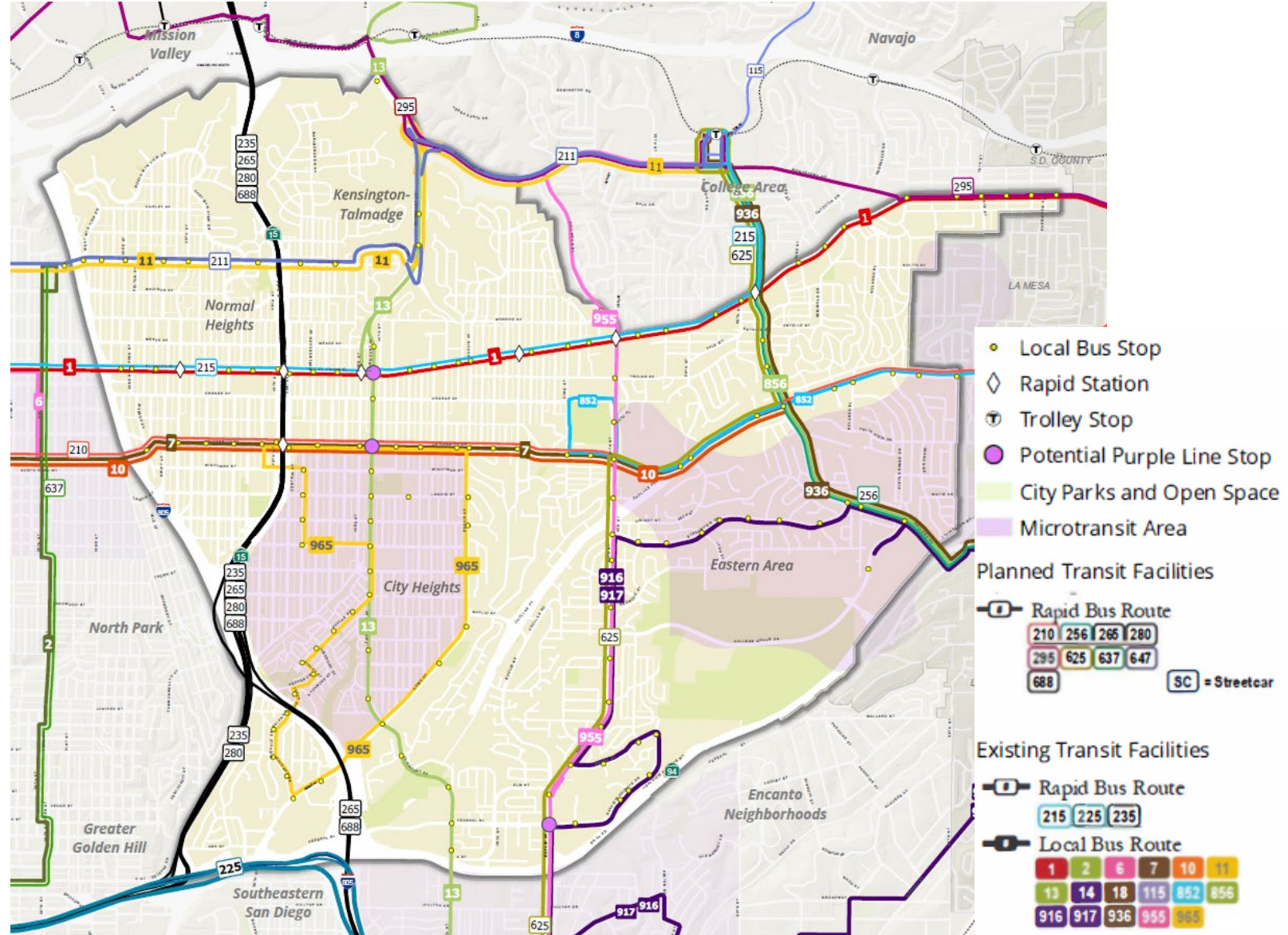
- Bicyclists:
 - Expanded network of separated bicycle facilities
 - Expanded bus-bike lane on El Cajon Boulevard



- Transit Riders:
 - Bus-only lane on El Cajon Boulevard
 - New Bus Rapid Transit Routes
 - Microtransit zones



Potential Purple Line Alignment

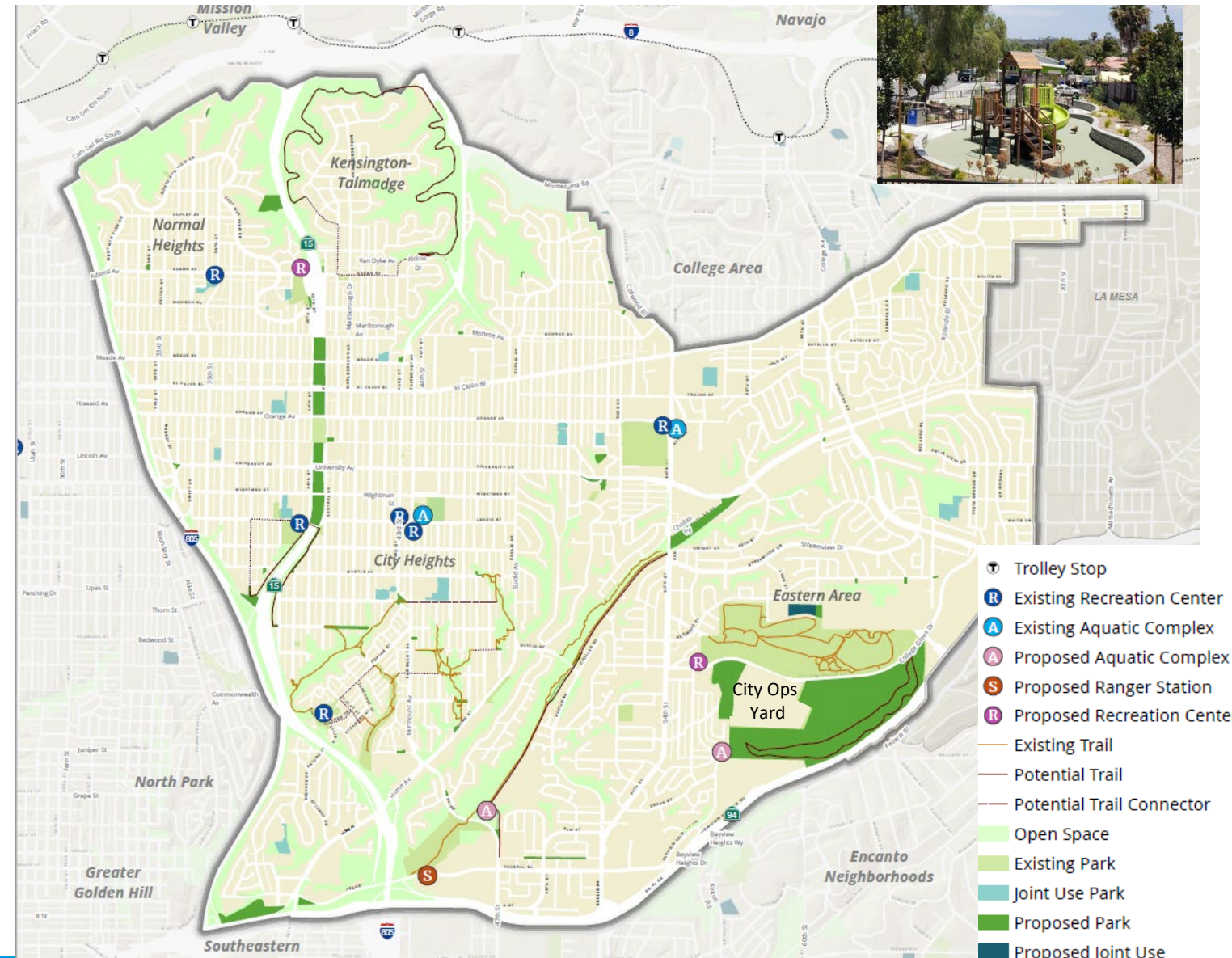




Parks and Public Facilities

46 Proposed Parks

- 1 Major Park
- 8 Neighborhood Parks and Mini Parks
- 13 Pocket Parks and Trailhead Parks
- 20 Active Streets & Other Green Spaces
- 1 Joint-use Facility
- 3 Regional Parks, Open Spaces, & Trails
- Approximately 10 miles of Trails



Existing + Proposed

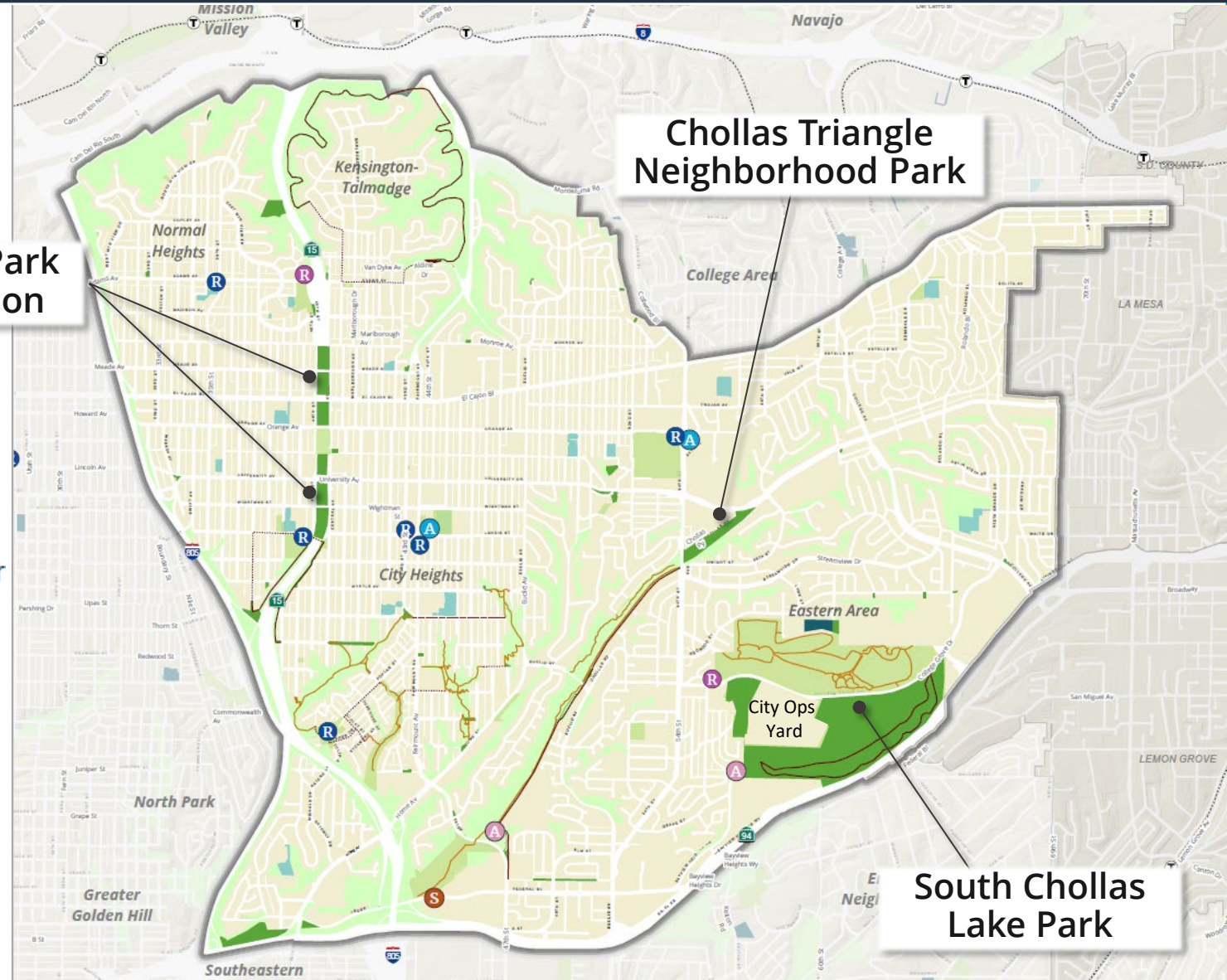
- Parks
- Joint-use Parks
- Facilities

-  Existing Recreation Center
-  Existing Aquatic Complex
-  Proposed Aquatic Complex
-  Proposed Ranger Station
-  Proposed Recreation Center
-  Existing Trail
-  Potential Trail
-  Potential Trail Connector
-  Open Space
-  Existing Park
-  Joint Use Park
-  Proposed Park
-  Proposed Joint Use

Teralta Park Expansion

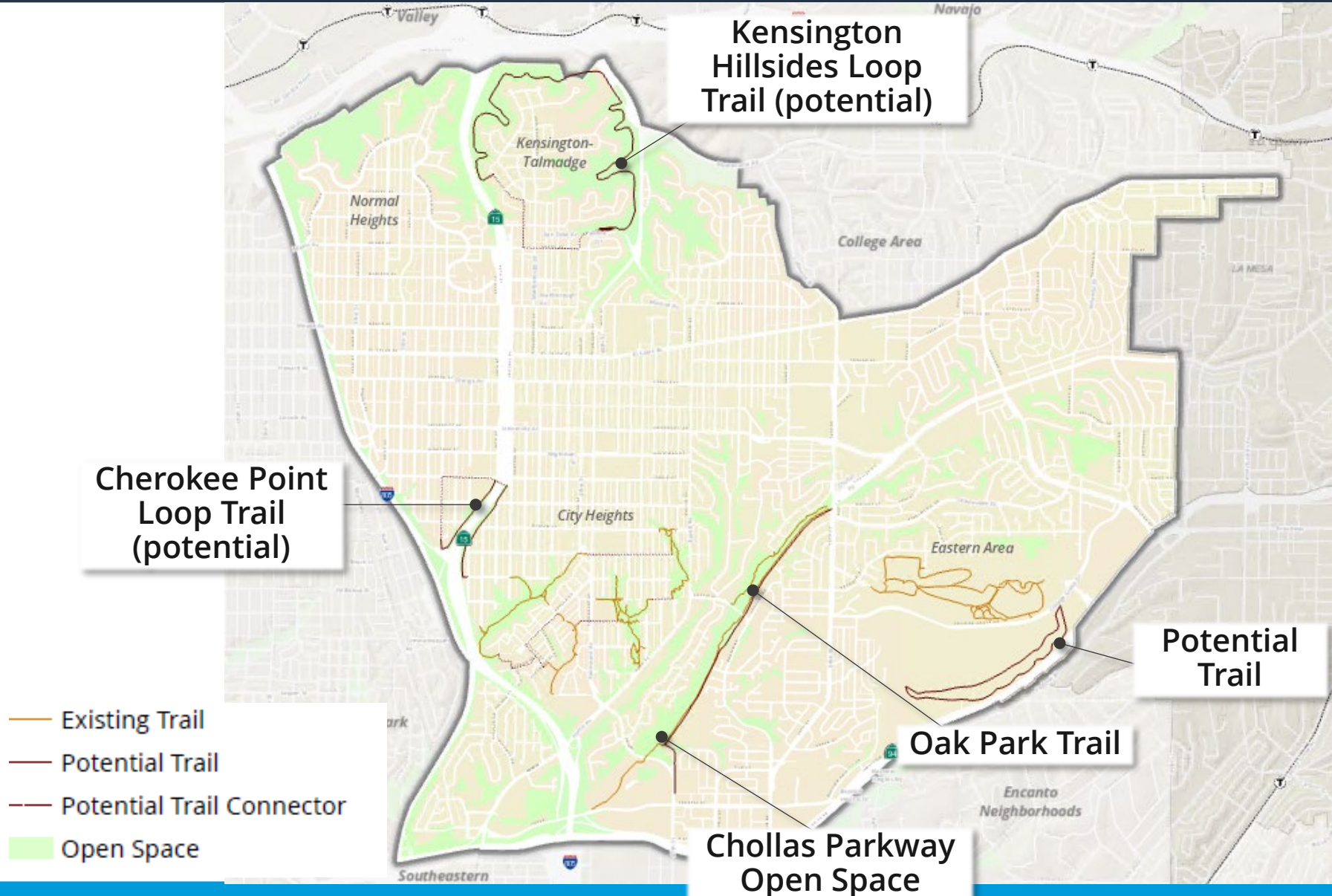
Chollas Triangle Neighborhood Park

South Chollas Lake Park



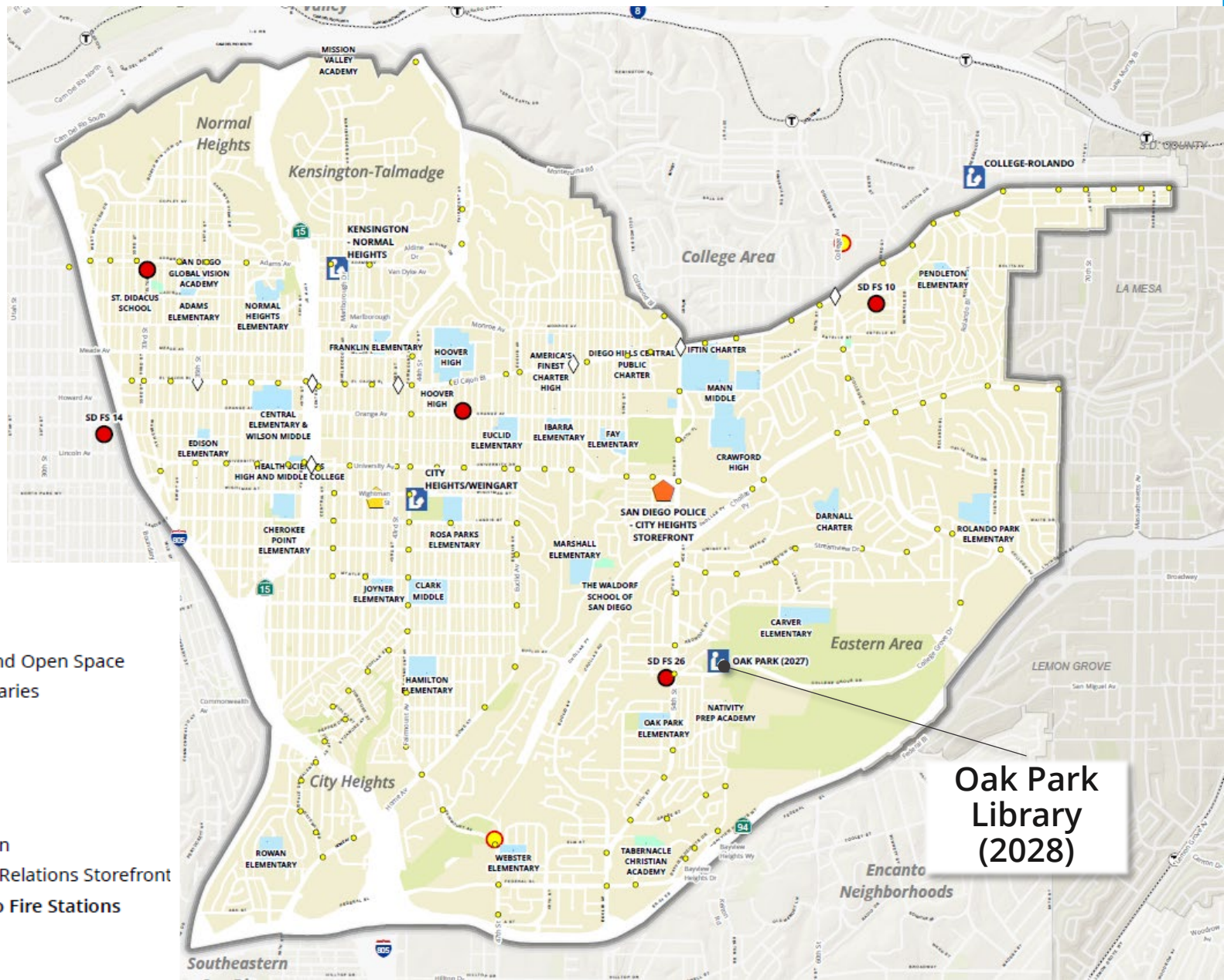
Existing + Proposed:

- Trails
- Open Space



- New opportunities as the community grows with future analysis:
 - New Oak Park Library
 - Potential new Kensington-Normal Heights Library
 - Potential Fairmount Avenue Fire Station

- Transit Stop
- Ⓣ Trolley Stop
- City Parks and Open Space
- Existing Libraries
- Schools
 - Public
 - Private
- Police Facilities
 - Police Station
 - Community Relations Storefront
- City of San Diego Fire Stations
 - Existing
 - Potential

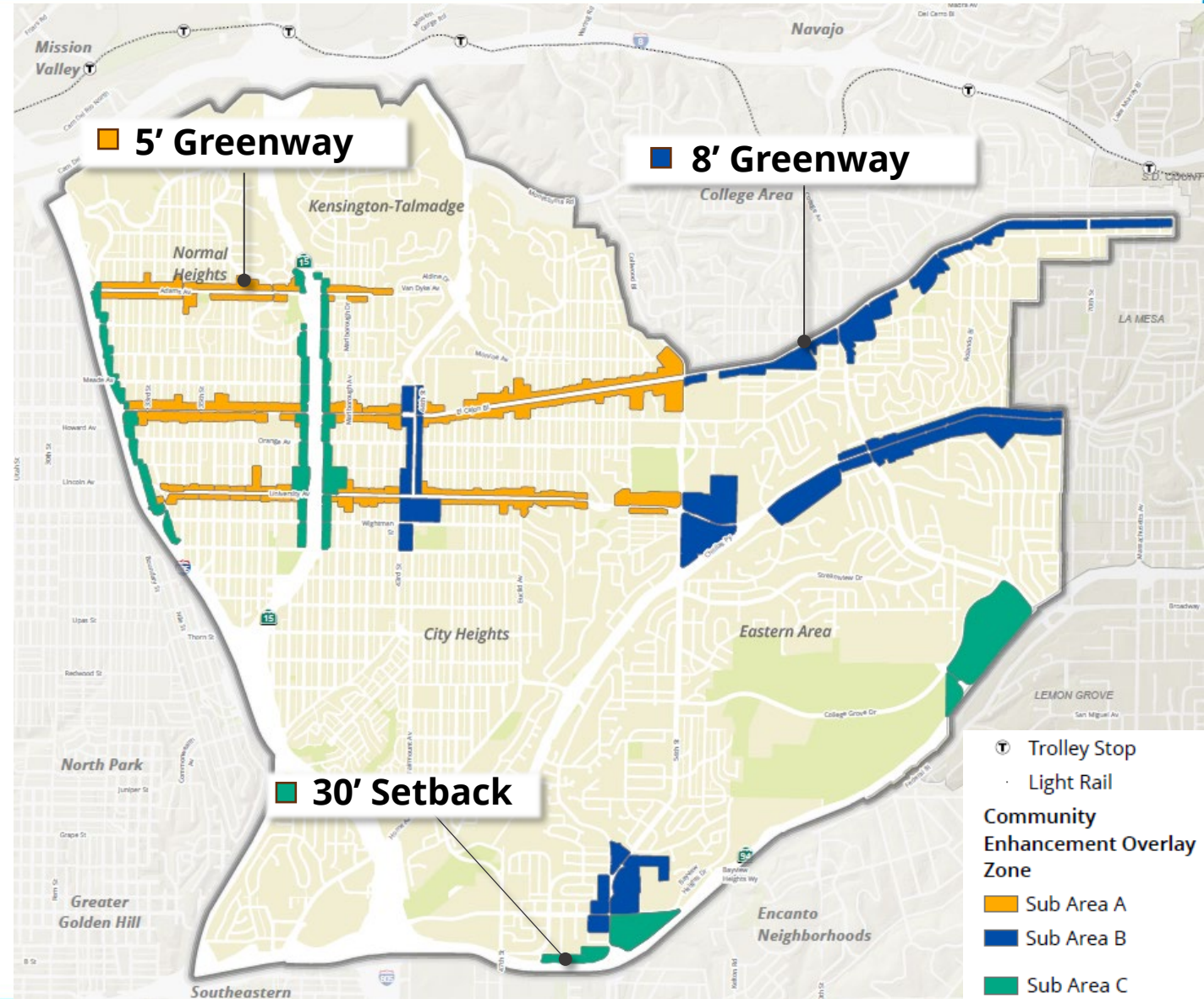


Oak Park Library
(2028)



Implementation

- Applies to development over 10,000 sq ft.
- Public spaces and amenities required with new development
- Greenways required along Transit Corridors and in Urban Villages
- New Overlay Zone with Supplemental Development Regulations
- Applies to areas with increased density
- Supplement Base Zone Regulations



Promenade



Podium



Paseos



Greenways



Plaza



Platforms



Discussion Questions:

- Any clarification questions or comments on the first draft?
- Recommendations to consider for the second draft?

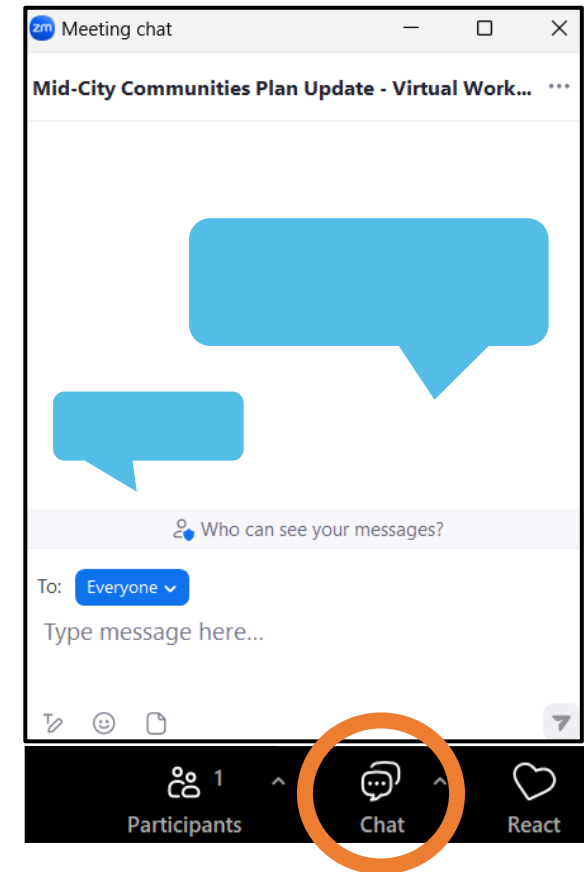
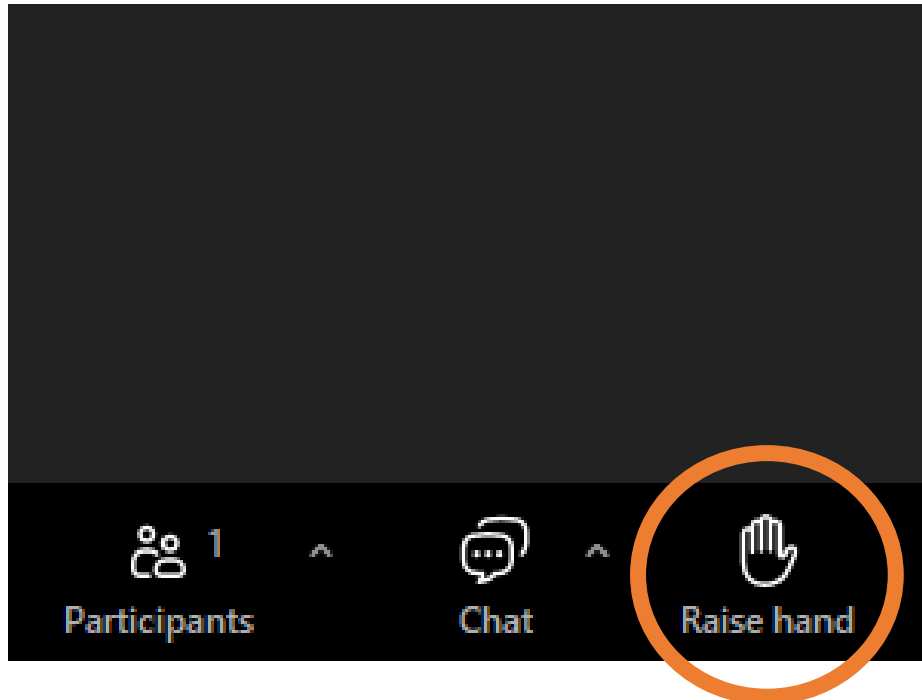
- **40 Minute Discussion and Staff Responses**
- **3-minute speaking time for first round**



Public Comment

- You'll have up to one-minute to speak or fill out a comment card and it will be recorded as input.

1. Write your comment in the **chat** and it will be recorded/documented; or
2. Raise hand virtually using the “**Raise Hand**” function.
3. When it's your turn we will unmute you



An aerial photograph of a park area, overlaid with a semi-transparent blue filter. The image shows a large swimming pool in the lower-left corner, a playground with various slides and climbing structures in the center, and several tennis courts on the right. There are palm trees and other vegetation throughout the park.

Engagement and Next Steps

- **Released First Draft** – August 2026
- **Working Group** – Sept. 18, Park de la Cruz Gym – 6 to 8 p.m.
- **Community Planning Group Meetings**
 - Normal Heights (9/1) | Eastern Area (9/8) | City Heights (9/14) | Kensington-Talmadge (9/21)
- **Focus Groups** - Summer/Fall 2026
- **Boards & Planning Commission** (info only) – Fall 2026
 - Mobility Board (9/2)
 - Park & Recreation Board (10/15)
 - Planning Commission 3rd Workshop (11/19)
- **Release Second Draft** – Jan/Feb 2027
 - Additional mobility, parks and urban design studies
- **Open Houses** – Feb/March 2027

- **Boards & Commissions** – March 2027
- **Planning Commission** – May 2027
- **Land Use & Housing Committee** – June 2027
- **City Council** – June 2027

We want to hear more from you.

Take a look at the draft and share your thoughts to help refine the draft plan to best shape the future of Mid-City. [Please give us your feedback](#) by October 2nd.