

# Mid-City Communities Plan Update - Public Workshops Appendices

## **APPENDIX A – Record of Attendance for In-Person and Virtual Workshops**

# In-Person Workshop Attendees

## Sign-In

Mid-City Communities Plan Update Workshop  
Saturday, May 18, 2024

## Sign-In

Mid-City Communities Plan Update Workshop  
Saturday, May 18, 2024

Name	Affiliation / Organization	E-mail Address	Mailing Address
ROGER UTT	RENTAL PLANNING		
Alex ZUKAS	El Cerrito		
Daniele Laman	SD Park & Rec Board		
Geoff Hueber	Neighbors For A Better San Diego		
Tamy Nguyen	Self		
Mauro Soria	Resident		
Olga Lopez	Resident		
Victor Poma	Resident / Inv		
David Motz	Resident		

## Sign-In

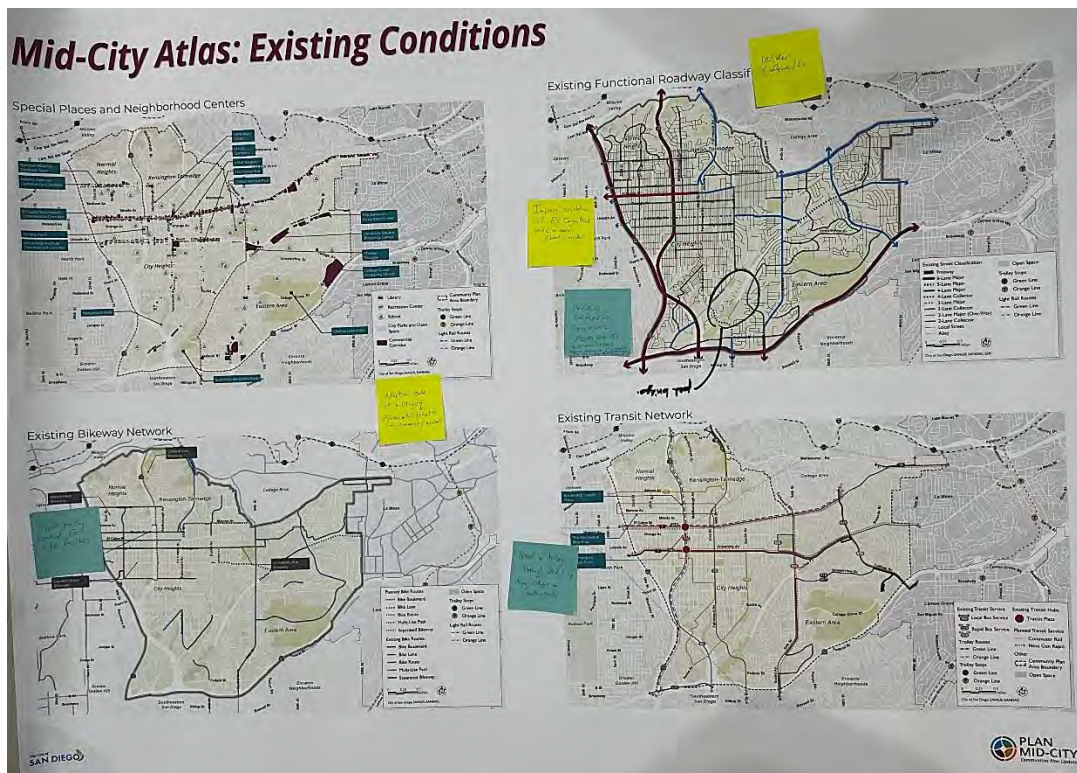
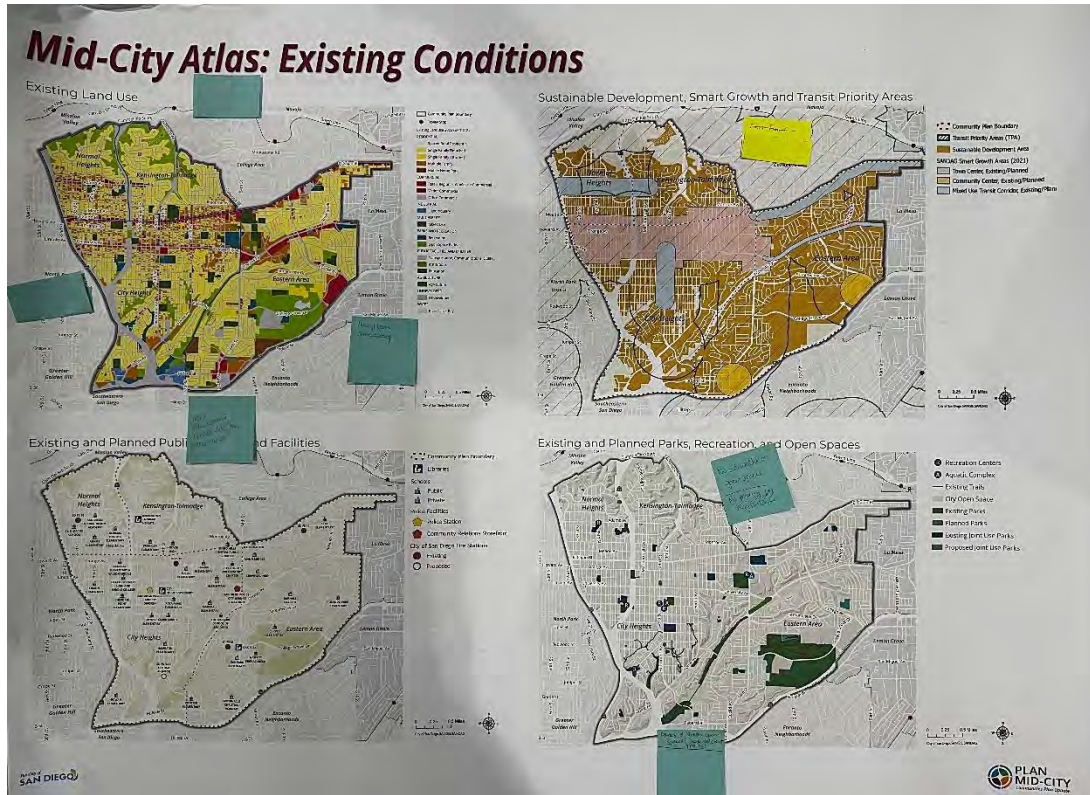
Mid-City Communities Plan Update Workshop  
 Saturday, May 18, 2024

Name	Affiliation / Organization	E-mail Address	Mailing Address
Jen Eastman	Resident		
PATTY VASCARIELLO	CHAPC, VSENAIR		
LINDA PENNINGTON	ARLEN PARK NHBD ASSOC		
BRIAN FOWLER			
Joan Fitzsimons	Resident		
FERNANDO MOYA	NEW SCHOOL OF ARCHITECTURE AND DESIGN / STUDENT		
Anthony M. Simen	Resident		
Alex Anton	Resident		
Deborah Sharpe	Resident		
Angel Garibay	JA		
Scott McEachern	—		
Turner Watts	—		

## **APPENDIX B – Comments on Open House Boards**

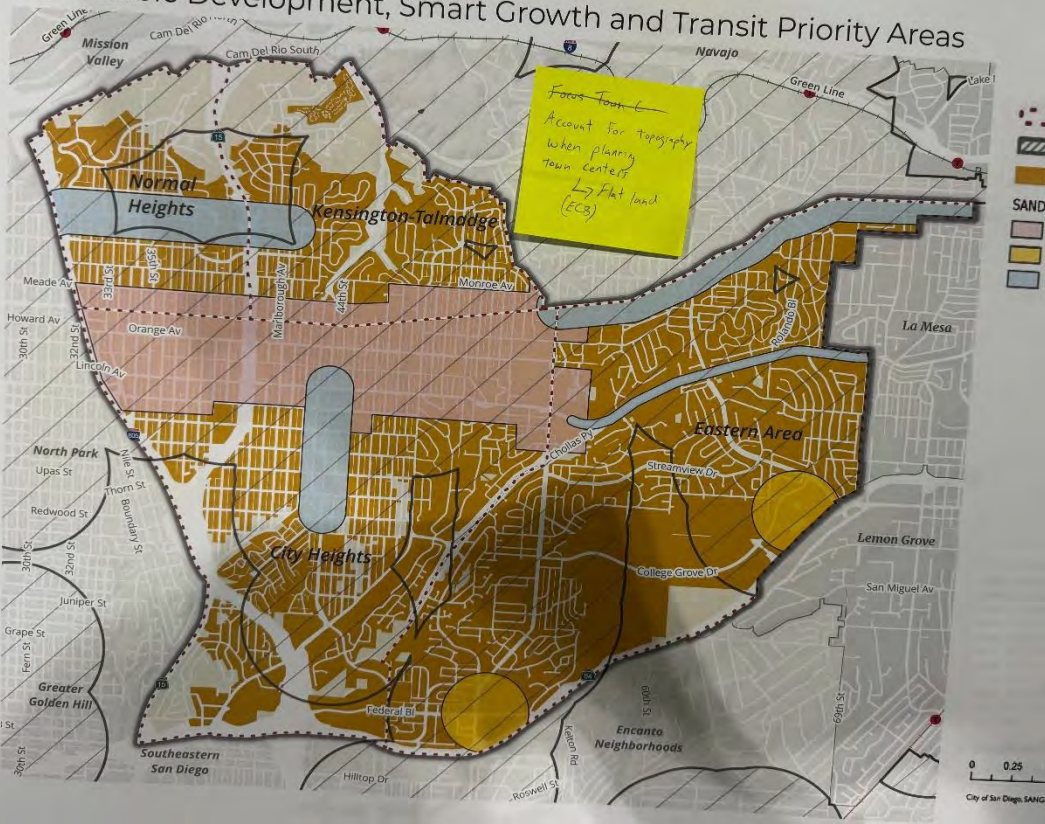


# Station 2 - About

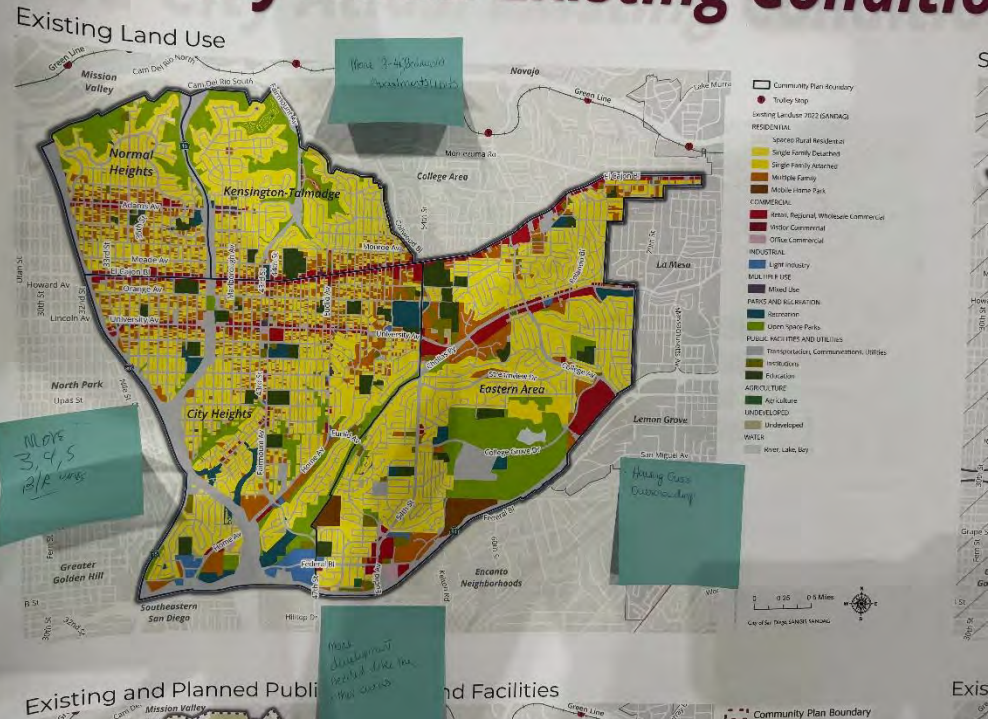




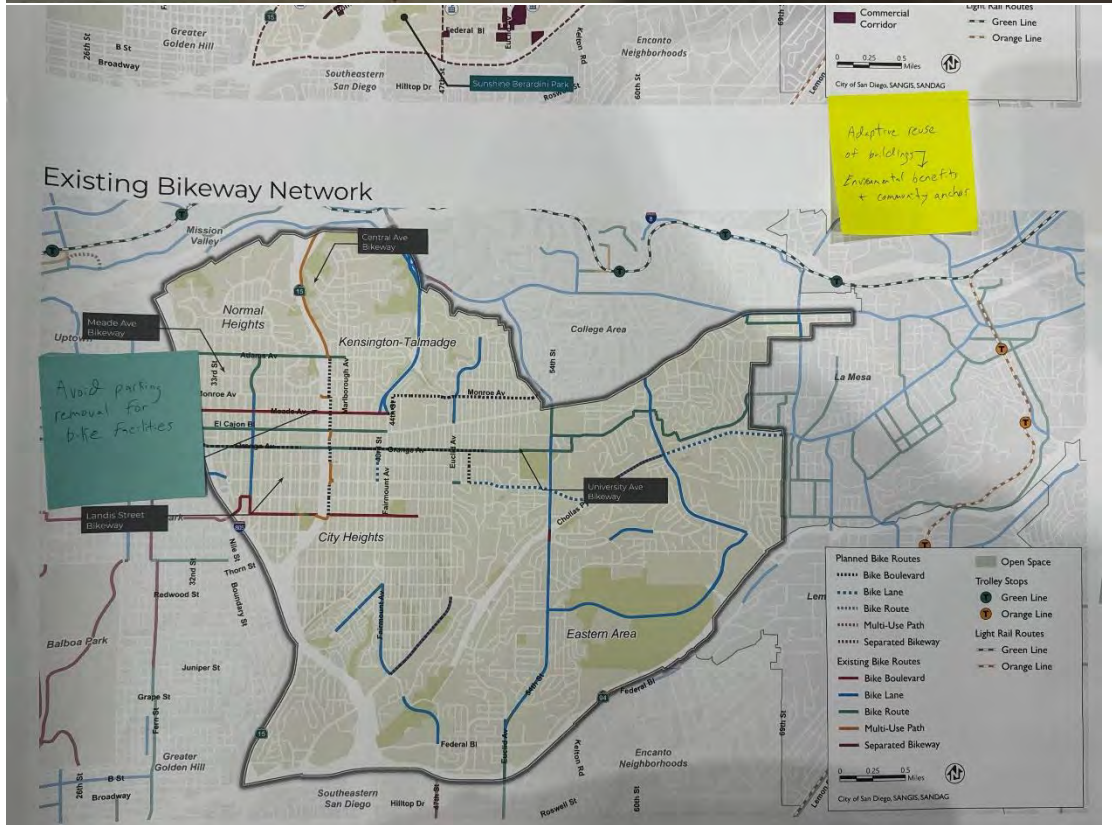
# Sustainable Development, Smart Growth and Transit Priority Areas



# Mid-City Atlas: Existing Conditions

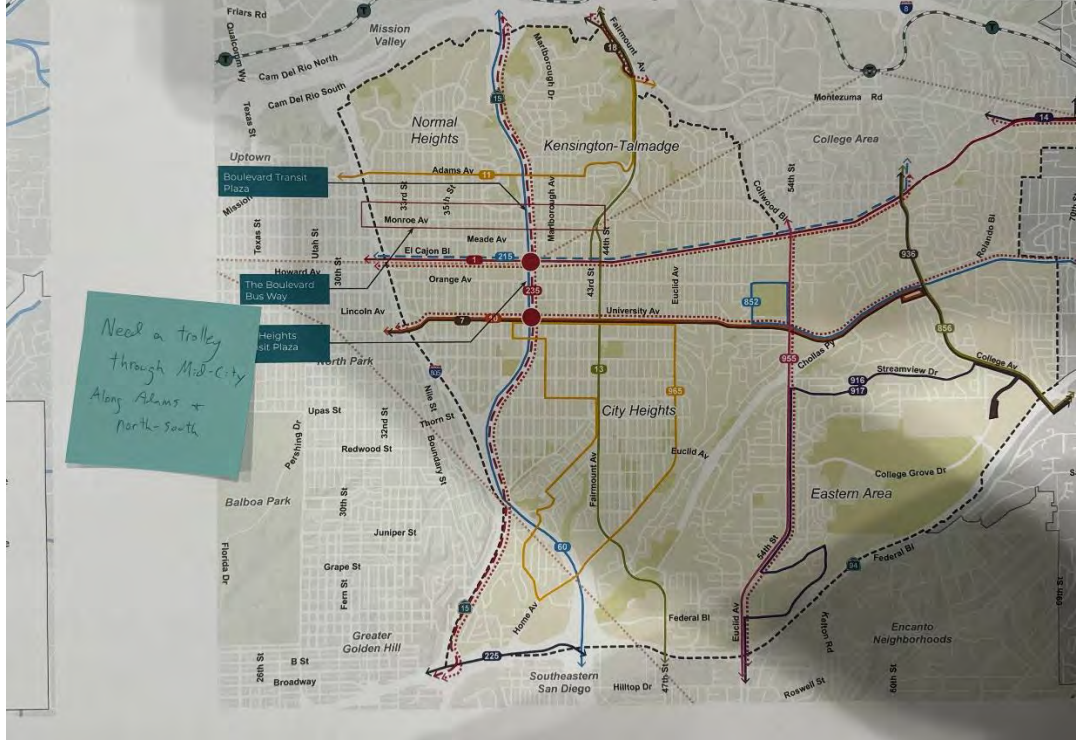








### Existing Transit Network



### Existing Functional Roadway Classification



### **Existing Land Use map**

- More 3-4 Bedroom apartments
- More 3,4,5 B/R units
- More development needed in the other areas
- Housing Crisis
- Overcrowding

### **Sustainable Development, Smart Growth and Transit Priority Areas Map**

- Account for topography when planning town center (flat land) (ECB)

### **Existing and Planned Parks, Recreation and Open Spaces Map**

- No sidewalks on green spaces
- Parks & green open spaces, park deficient, trails

### **Existing Bikeway Network Map**

- Avoid parking removal for bike facilities
- Adaptive reuse of buildings
- Environmental benefits + community anchors

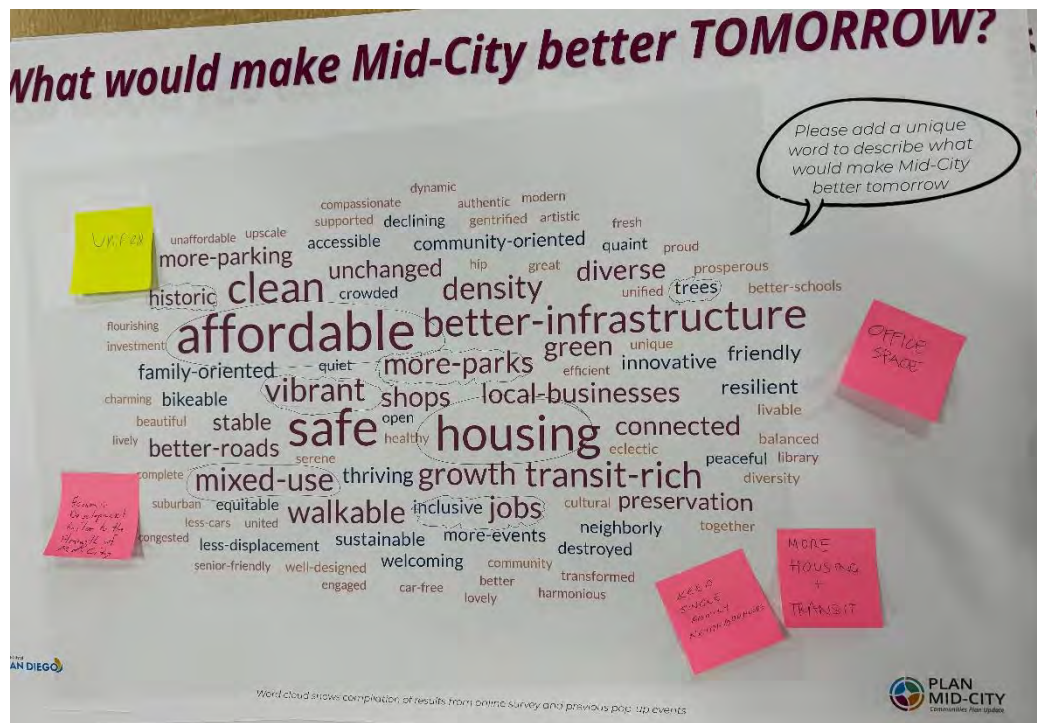
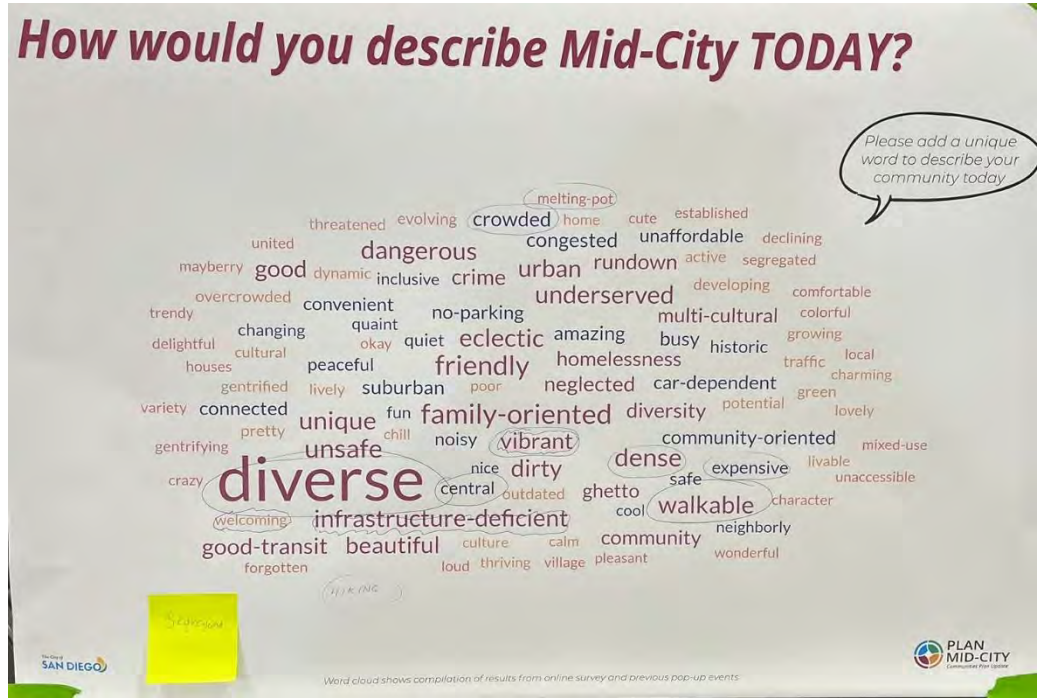
### **Existing Transit Network**

- Need a trolley through Mid-City along Adams + north-south

### **Existing Functional Roadway Classification**

- Wider Sidewalks
- Improve circulation of El Cajon Blvd, make more vibrant corridor
- Need traffic calming at Poplar S & connectors from poplar & violet to our bridge

# Station 3 - What We've Heard



How would you describe Mid-City **TODAY**?

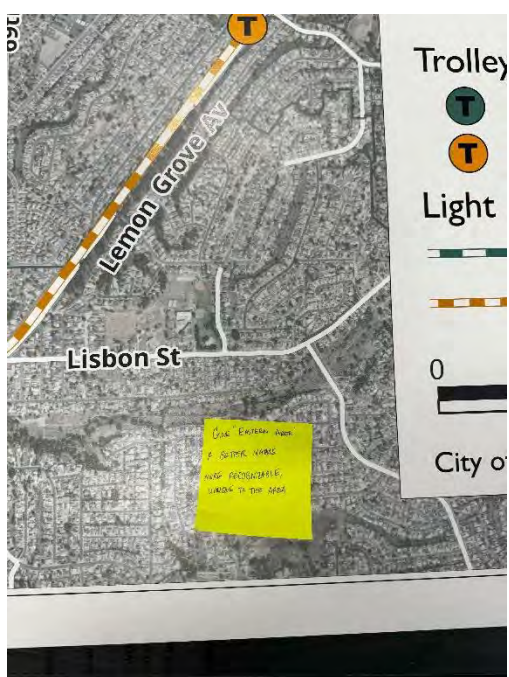
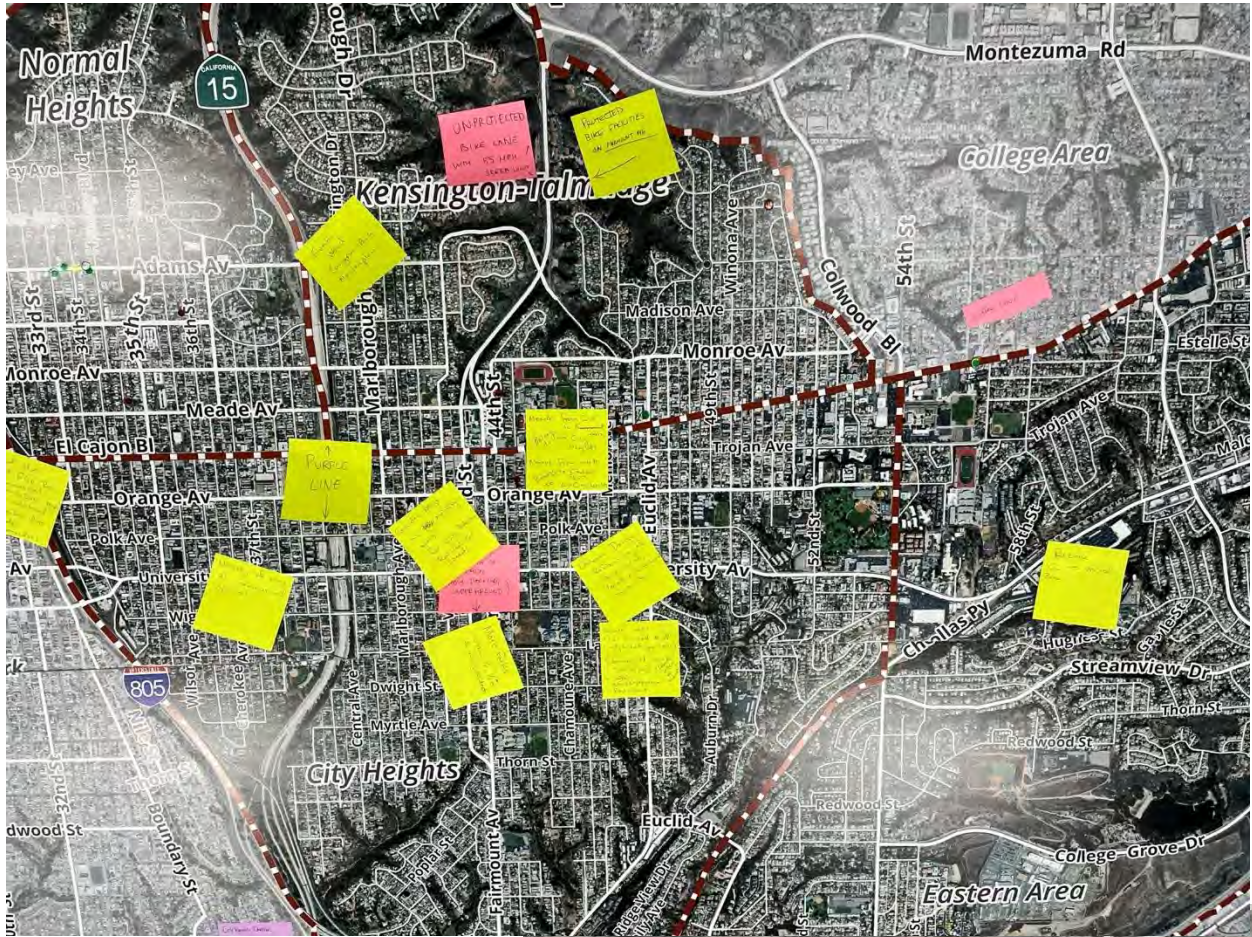
- Segregated
- Welcoming
- Diverse
- Central
- Vibrant
- Infrastructure-deficient
- Dense
- Walkable
- Expensive
- Melting pot
- Crowded

What would make Mid-City better **TOMORROW**?

- Unified
- Office space
- More housing and transit
- Keep single family neighborhoods
- Economic development tailored to the strengths of Mid-City
- Affordable
- More parks
- Housing
- Vibrant
- Mixed-use
- Inclusive jobs
- Trees



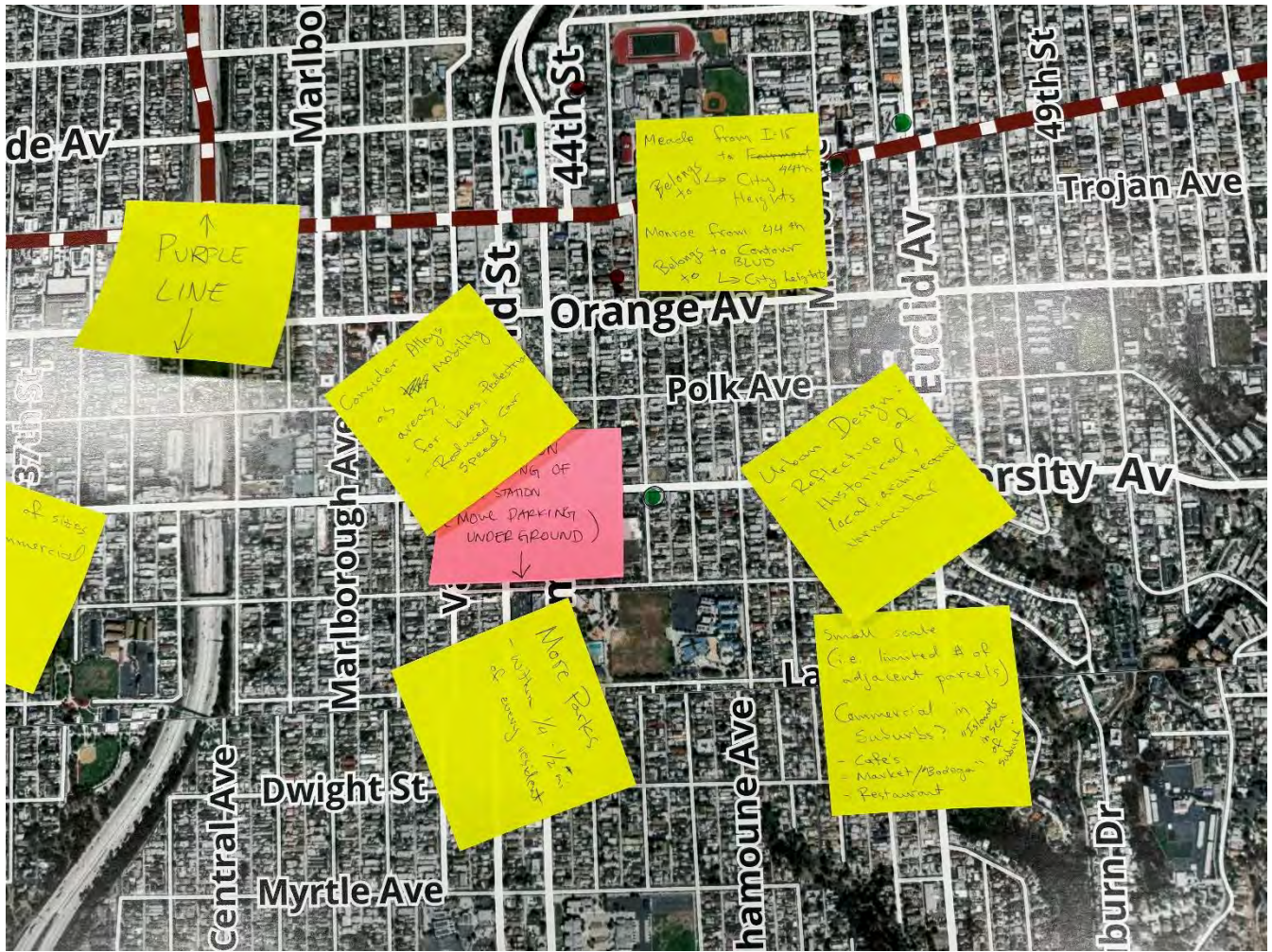
# Station 4 - Our Mid-City



- Trolley
- T
- Light
- 0
- City of











## STATION 4 - MY MID-CITY BIG MAP

- More jobs and opportunities
- Bioswales in streets and in roundabouts (there is too much concrete)
- Give Eastern Areas a better name, more recognizable, unique to the area
- Rezone CC --> Mixed zone
- City Heights canyons loop trail
- Protect and preserve, provide nature and exercise
- Re-locate fire station project, not in Canyon along Fairmount and Federal Bl
- Fire station could also go here (near main roads) for example, corner with Fairmount and Home Ave
- Other option for fire station project along south edge of Federal Bl
- There are no parks in Webster, connect trails to webster
- Purple line
- Consider alleys as mobility areas, for bikes, pedestrians, reduce car speeds
- Fire station location could also be in parking lot of police station (move parking underground)
- More parks within 1/4, 1/2 mi of every resident
- Meade St from I-15 to 44th belongs to City Heights
- Monroe from 44th to Contour belongs to City Heights
- Urban Design reflective of historical, local, architectural vernacular
- Small scale (i.e. limited # of adjacent parcels)
- Commercial Suburbs? In islands in sea of suburbs. Cafes, market, bodega, restaurants
- Variety of sites of commercial spaces
- Mixed Use: Mid-Rise Residential, commercial (retail, restaurants, hospitals) (light industrial) crafts, arts trades, on corridors
- Finish Ward Canyon Park Masterplan
- Unprotected bike lane with 55mph cars above speed limit in Fairmount ave
- Protected bike facilities on Fairmount Ave



# Station 5 - My Community

## Eastern Areas

### What would make your community better?

#### HOW CAN PEOPLE OF ALL BACKGROUNDS AND INCOMES LIVE AND WORK IN MID-CITY?

**AFFORDABLE HOUSING**  
(for seniors, lower-income households, others)

*More affordable housing options in the city*

**MULTI-FAMILY HOUSING**

**MISSING MIDDLE HOUSING**  
(ADUs, townhomes, duplex/triplex, small lot cluster homes, courtyard)

**MIXED-USE DEVELOPMENTS**  
(housing with other uses, usually commercial)

**NEIGHBORHOOD SERVING BUSINESSES AND OTHER COMMERCIAL**  
(retail, restaurants, cafes, grocery stores)

**PREVENT DISPLACEMENT AND PROTECT TENANTS**

*Raise rent control*  
*More rent control*  
*More rent control*

**OTHER IDEAS**  
(share any other comments or suggestions)

*More affordable housing*  
*More affordable housing*  
*More affordable housing*

#### HOW CAN WE MAKE IT EASIER FOR PEOPLE TO WALK/ROLL, BIKE AND USE TRANSIT?

**TRAILS/PATHS**

*Clear signs for paths*

**PEDESTRIAN SAFETY AND CONNECTIVITY**

*Street corners*  
*Street corners*

**BIKE SAFETY AND CONNECTIVITY**

*More bike lanes*  
*More bike lanes*  
*More bike lanes*

**TRANSIT OPTIONS**

*More transit options*  
*More transit options*

**SIDEWALKS, TREES, AND LANDSCAPING**

*More trees*  
*More trees*  
*More trees*

**Other ideas**  
(share any other comments or suggestions)

*More trees*  
*More trees*  
*More trees*

#### HOW DO WE MAKE MID-CITY MORE ADAPTABLE, EQUITABLE, AND RESILIENT?

**CIVIC, CULTURAL, AND OTHER COMMUNITY SPACES**

**PARKS AND RECREATION**

*More parks*  
*More parks*  
*More parks*

**OPEN SPACES, CANYONS AND CREEKS**

*More native plants*

**PUBLIC ART, COMMUNITY SIGNS, BANNERS**

**Other ideas**  
(share any other comments or suggestions)

*More public art*  
*More public art*



# Eastern Area





# What would make your community better?

## HOW CAN PEOPLE OF ALL BACKGROUNDS AND INCOMES LIVE AND WORK IN MID-CITY?

**AFFORDABLE HOUSING**  
(for seniors, lower-income households, others)

*George Road →  
New quality housing*

**MULTI-FAMILY HOUSING**

**MISSING MIDDLE HOUSING**  
(ADUs, townhomes, duplex/triplex, small lot cluster homes, courtyard)

*SB 71 - 30 units  
Don't restrict height*

**MIXED-USE DEVELOPMENTS**  
(housing with other uses, usually commercial)

*Commercial development in ground floor is really the key to success*  
*Must use mixed-use rather than just housing*  
*Some - Park Heights - 100% Commercial example*

**NEIGHBORHOOD SERVING BUSINESSES AND OTHER COMMERCIAL**  
(retail, restaurants, cafes, grocery stores)

**PREVENT DISPLACEMENT AND PROTECT TENANTS**

*Rentals w/ handouts El Cerrito/Exeter (public housing people from East Village)*

**OTHER IDEAS**  
(share any other comments or suggestions)

*APCs  
Don't let things move out of area so as to bring in more people*  
*Elimination of rent control in the area*  
*Public housing*  
*El Cerrito*  
*30% of housing should be affordable*

## HOW CAN WE MAKE IT EASIER FOR PEOPLE TO WALK/ROLL, BIKE AND USE TRANSIT?

**TRAILS/PATHS**

**PEDESTRIAN SAFETY AND CONNECTIVITY**

*Traffic  
Downing houses to make street*

**BIKE SAFETY AND CONNECTIVITY**

**TRANSIT OPTIONS**

*Transit is a challenge to bring more people and get them to a challenge*  
*Support for bus stop*  
*Bus stop have been discontinued*  
*El Cerrito Exeter public housing*  
*Public housing in the area*

**SIDEWALKS, TREES, AND LANDSCAPING**

*Trees!  
Transit options*

**Other ideas**  
(share any other comments or suggestions)

*More public transit options in the area*  
*More bike lanes*  
*More sidewalks*  
*More trees*  
*More public housing*  
*More affordable housing*  
*More transit options*  
*More bike lanes*  
*More sidewalks*  
*More trees*  
*More public housing*  
*More affordable housing*  
*More transit options*

## HOW DO WE MAKE MID-CITY MORE ADAPTABLE, EQUITABLE, AND RESILIENT?

**CIVIC, CULTURAL, AND OTHER COMMUNITY SPACES**

*Support for location*  
*Elementary and middle schools to open more*  
*300%*

**PARKS AND RECREATION**

*More day care to encourage to encourage to encourage*  
*More day care to encourage to encourage to encourage*  
*More day care to encourage to encourage to encourage*

**OPEN SPACES, CANYONS AND CREEKS**

**PUBLIC ART, COMMUNITY SIGNS, BANNERS**

**Other ideas**  
(share any other comments or suggestions)

*Public art*  
*Community signs*  
*Banners*  
*Public art*  
*Community signs*  
*Banners*



# City Heights





# Normal Heights

## What would make your community better?

### HOW CAN PEOPLE OF ALL BACKGROUNDS AND INCOMES LIVE AND WORK IN MID-CITY?



**AFFORDABLE HOUSING**  
(for seniors, lower-income households, others)

Need more affordable housing in Mid-City area and near downtown

More Affordable housing in Mid-City



**MULTI-FAMILY HOUSING**



**MISSING MIDDLE HOUSING**  
(ADUs, townhomes, duplex/triplex, small lot cluster homes, courtyard)

More middle-income housing



**MIXED-USE DEVELOPMENTS**  
(housing with other uses, usually commercial)

Support for mixed-use development in Mid-City area



**NEIGHBORHOOD SERVING BUSINESSES AND OTHER COMMERCIAL**  
(retail, restaurants, cafes, grocery stores)



**PREVENT DISPLACEMENT AND PROTECT TENANTS**

**OTHER IDEAS**  
(share any other comments or suggestions)

Support for neighborhood serving businesses in Mid-City area



### HOW CAN WE MAKE IT EASIER FOR PEOPLE TO WALK/ROLL, BIKE AND USE TRANSIT?



**TRAILS/PATHS**

Walkways covered to improve safety



**PEDESTRIAN SAFETY AND CONNECTIVITY**

More stop signs & lights (with more pedestrian crossing in Mid-City)

Improve bike access to transit



**BIKE SAFETY AND CONNECTIVITY**

More bike lanes & protected bike lanes

More bike lanes & protected bike lanes

More bike lanes & protected bike lanes

Sharing don't work (bring back independent transit)



**TRANSIT OPTIONS**

Underground subway along Mid-City

Underground subway along Mid-City



**SIDEWALKS, TREES, AND LANDSCAPING**

More trees & landscaping in Mid-City

More trees & landscaping in Mid-City

More trees & landscaping in Mid-City

**Other ideas**  
(share any other comments or suggestions)

More trees & landscaping in Mid-City

More trees & landscaping in Mid-City

More trees & landscaping in Mid-City



**CIVIC, CULTURAL, AND OTHER COMMUNITY SPACES**

Use streets to create walkable spaces (like Little Italy)



**PARKS AND RECREATION AREAS**

Execute Ward Council Park Master Plan



**OPEN SPACES, CANYONS AND CREEKS**



**PUBLIC ART, COMMUNITY SIGNS, BANNERS**

More public art

**Other ideas**  
(share any other comments or suggestions)

Address stormwater deficit



# Normal Heights





Kensington-Talmadge

# What would make your community better?

## HOW CAN PEOPLE OF ALL BACKGROUNDS AND INCOMES LIVE AND WORK IN MID-CITY?

**AFFORDABLE HOUSING**  
(for seniors, lower income households, etc.)

**MULTI-FAMILY HOUSING**

**MISSING MIDDLE HOUSING**  
(ADU, townhomes, duplex/triplex, small lot cluster homes, courtyard)

**MIXED-USE DEVELOPMENTS**  
(mixing with other uses, locally commercial)

**NEIGHBORHOOD SERVING BUSINESSES AND OTHER COMMERCIAL**  
(retail, restaurants, cafes, grocery stores)

**PREVENT DISPLACEMENT AND PROTECT TENANTS**

**OTHER IDEAS**  
(share any other comments or suggestions)

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## HOW CAN WE MAKE IT EASIER FOR PEOPLE TO WALK/ROLL, BIKE AND USE TRANSIT?

**TRAILS/PATHS**

**PEDESTRIAN SAFETY AND CONNECTIVITY**

**BIKE SAFETY AND CONNECTIVITY**

**TRANSIT OPTIONS**

**SIDEWALKS, TREES, AND LANDSCAPING**

**Other ideas**  
(share any other comments or suggestions)

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## HOW DO WE MAKE MID-CITY MORE ADAPTABLE, EQUITABLE, AND RESILIENT?

**CIVIC, CULTURAL, AND OTHER COMMUNITY SPACES**

**PARKS AND RECREATION AREAS**

**OPEN SPACES, CANYONS AND CREEKS**

**PUBLIC ART, COMMUNITY SIGNS, BANNERS**

**Other ideas**  
(share any other comments or suggestions)

SAN DIEGO

PLAN MID-CITY  
Community Plan 2035



# Kensington-Talmadge



## Eastern Areas

### How can people of all backgrounds and incomes live and work in Mid-City?

- Affordable Housing
  - More home ownership opportunities as opposed to renting
- Prevent displacement and protect tenants
  - Renter protection-process for rental eviction for transparency
  - More than minimum wage jobs so people can work and live in the same area
  - Opportunities to stay in City Heights (families are being priced out)
- Other Ideas
  - Make Mid-City more of a destination
  - Suggest community plaza - close a street and have a public square
  - New dual panel windows for noise to mitigate Caltrans
  - Don't want City Heights to be all 5 story buildings, shade sun and shadow study
  - City heights 1/10 population geographic area vs population

### How can we make it easier for people to walk/roll, bike and use transit?

- Trails/Paths
  - Clear signage for canyon trails
- Pedestrian Safety and Connectivity
  - Street narrowing curbside extension
- Bike safety and connectivity
  - Have city space for bike lane (no unprotected in 55 mph zones)
  - More than we used to have (SANDAG B City on home - good there)
  - Intra community bike path with connecting transportation between
- Transit Options
  - Multimodal track system, current system is inefficient
  - More housing with accessibility near transit
- Sidewalks, trees, and landscaping
  - More trash cans
  - Underground trash system - Denmark
  - Increased trees cover for shading along sidewalks
  - More pedestrian crosswalks on Euclid
  - More Trees in City Heights no urban trees it is hot
- Other ideas
  - How does the public find out about upcoming opportunities for input?
  - Bridging the gap for 1st generation citizens to engage

## **How do we make Mid-City more adaptable, equitable, and resilient?**

- Parks and recreation
  - Chollas Creek Watershed Park will be a great park opportunity
  - Chollas Creek - Balance of park space and drainage
  - Mid-City was park deficient. Has it improved?
  - Park/open space needed south of I-8
  - Support for covered areas to eat for families in parks
- Open spaces, canyons and creeks
  - More native parks
- Other ideas
  - Maintenance of open space to reduce fire hazard needed
  - Stormwater issue along Aldine Drive - need to fix downstream

## **Map stickers**

- Infill along corridor res
- Needs open space/parks w/playground (North of University Square Shopping center)
- Corridor narrowest - be careful w/ density here 1 size does not fit all
- Challenge w/semis being left for long term parking
- Infill along 54th St corridor res.

## **City Heights**

### **How can people of all backgrounds and incomes live and work in Mid-City?**

- Affordable Housing
  - College Road, more spacing for housing
- Missing Middle Housing
  - SB-9 Split lots don't extend beyond
- Mixed Use developments
  - Setbacks- Park Ave / El Cajon good example
  - Several owners at Kensington Theater, opportunity for redevelopment in future
  - Commercial development on ground level of multi-use development
  - Mixed-use along 54th street, courtyard and El cajon Blvd.
  - More Commercial/office/business
- Prevent displacement and protect tenants
  - Issues w/ homeless El Cajon/Euclid (police moving people from East Village)
- Other Ideas
  - ADUs not liking, max out space on lot. Loss of sun and shade
  - Enforcement of homelessness not occurring

- Adams Ave, El Cajon up to 5 stories if scale maintains character

### **How can we make it easier for people to walk/roll, bike and use transit?**

- Pedestrian Safety and Connectivity
  - Traffic calming measures to reduce speed
- Transit Options
  - Transition to using more biking, and public transit is a challenge
  - Parking issues since garages are used for housing
  - Support for rush-hour only bus lane
  - Bus lines have been discontinued
  - El Cajon/Euclid, traffic control traffic backs up on Aldine Caltrans issue
- Sidewalks, trees, and landscaping
  - Trees, trees, after trees!
- Other ideas
  - More traffic free of particulate free road, fun & city streets. Not good now, used to monitoring.
  - Increased density, more cars, less parking
  - Terrace drive/ Adams Ave (northwest corner) now a park. Convert it to a parking lot, Caltrans property
  - After 4pm get it done not responsive
  - small neighborhood surface parking lots
  - City-neighborhood parking permit. It is a tool not a solution
  - No permitted parking to private neighborhoods
  - Eliminate the Cul-de-Sac at terrace drive/Adams northwest corner wasted space

### **How do we make Mid-City more adaptable, equitable, and resilient?**

- Civic, cultural, and other community spaces
  - Support for badminton
- Parks and recreation
  - Elementary and middle schools to open more JUFs
  - More dog parks to discourage use at schools or enforcement
  - Joint use parks-schools are locking gates to discourage off leash dog parks
  - investment in Colina del Sol, in Talmadge, no walkable green space
  - More green space for children and accessibility
  - Restrooms at green space locations (clean)
  - Estrella St - more joint use fields and walkable for toddlers
  - Adams/15 Plan to demolish buildings to arrow more park space --> master plan

- #1 priority open space in Talmadge, need to identify space- mini park could be a residential lot
- Continued investment in green space for families and invest in keeping them clean
- Other ideas
  - CIP list drainage on Aldine Drive. 30k cars, traffic circle Euclid/Monroe
  - Safety issues on El Cajon Blvd - Cover storm drains

### **Map Stickers**

- Keep Euclid line at to current width from the Euclid ... Plan
- Easier bus lines to trolley stops for easier access

### **Normal Heights**

#### **How can people of all backgrounds and incomes live and work in Mid-City?**

- Affordable Housing
  - More affordable (capital A) and mid-level affordable housing
- Multi-Family Housing
  - More affordable multi-family
- Missing Middle Housing
  - More middle-income housing
- Mixed Use developments
  - Support for mixed-use retail on bottom, housing on top along corridors
- Neighborhood serving businesses and other commercial
  - Increase square footage of commercial to increase viability of a walkable city

#### **How can we make it easier for people to walk/roll, bike and use transit?**

- Trails/Paths
  - Walking connection to Mission Valley especially stadium (right now you can't walk there)
- Pedestrian Safety and Connectivity
  - More stop signs and lights) rather than pedestrian crossings with big buttons)
  - Improve/enforce ped access and safety (bike ped, lighting) can be scary w/o lead internal
- Bike safety and connectivity
  - Shared rows don't work (drivers don't understand them)
  - Paint is not protection; speeds are too fast plus people park in bike lanes
  - 43rd to Orange Ave to university brief 2-block bike lane, then no support

- Bikeway connectivity at Fairmount/Poplar has a bike lane, then another one on Mead. Extend bike lane
- Transit Options
  - Underground subway along Adams Ave
  - Underground subway along El Cajon Build purple line
- Sidewalks, trees, and landscaping
  - More trees shade on Blvd. (nice to have) everywhere/esp where there is none
  - No more palm trees! Support native species
  - More trees in city heights, no urban trees
  - no sidewalks on Aldine (need)
  - Need for wider sidewalks for it to be welcoming
- Other ideas
  - Adams Ave speed is too fast (accidents commercial business) + fatal accidents on El Cajon
  - Apartments don't provide parking/ Puts a lot of pressure on street parking just charge for parking
  - prioritize transit/bikes/walking over cars and parking

### **How do we make Mid-City more adaptable, equitable, and resilient?**

- Civic, cultural, and other community spaces

Closed streets to be walkable plazas (like little Italy)

- Parks and recreation
  - Execute ward canyon park master plan
- Public art, community sings, banners
  - More public art
- Other ideas
  - Address storm water deficit

### **Map Stickers**

- 5+ stories mixed-use with park behind
- More walking trails within canyons
- Mid-rise mixed development along Adams
- Metered business parking to increase turnover along Adams Ave
- 2-3 height restriction along Adams Ave
- Quality intersection w leading interval is helpful 35/36 and Adams Ave

### **Kensington-Talmadge**

### **How can people of all backgrounds and incomes live and work in Mid-City?**



- Mixed Use developments
  - University and 54th Housing development preferred here-infill
- Other Ideas
  - On El Cajon, when topography changes, neighborhood character changes

### **How can we make it easier for people to walk/roll, bike and use transit?**

- Other ideas
  - Semi-trucks parked on Chollas Parkway

### **How do we make Mid-City more adaptable, equitable, and resilient?**

- Parks and recreation
  - Eastern Area-Chollas triangle park, park deficient, nothing in walking distance from Crawford High School
  - El Cerrito Heights - more park space
  - El Cajon to Trojan-Topography to consider for park access
- Open spaces, canyons and creeks
  - Support for smaller green areas within walking distance
- Public art, community sings, banners
  - Enforcement of signage of where to and not to park

### **Map Stickers**

- Physical Barriers separating bike lane from one lane from Fairmount
- Pedestrian sidewalks along Fairmount
- Expand/double parking + reconnect street on Adams Ave
- Parks/Playground # priority in Tal
- Add traffic circle w/ storm water improvements





## APPENDIX C – Comment Cards Received

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



San Diego needs to review heat islands, tree canopies, & green open spaces.

When building-Anything!- consider the multi-functionality of the space. Use commercial & residential together. Put parking under ground.

Revisit the health of Chollas Creek. Use blue/green & grey infrastructure for the future to mitigate flooding. It's a false narrative that we can't have a healthy functioning creek.

Thank you for engaging the public. This is an important step & I appreciate your time on this beautiful Saturday.

**Please provide your contact information below.**

Name: [Redacted]

E-Mail: [Redacted] Telephone: [Redacted]

Address: \_\_\_\_\_ City: \_\_\_\_\_

Are you affiliated with any community organizations? \_\_\_\_\_ Zip Code: [Redacted]

Please list: [Redacted]

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: [Redacted]

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



THE UPDATE PLAN IS INTERESTING AS IT IS NOW FOCUSING ON THE POST-COVID CULTURAL UPDATES THAT HAVE OCCURRED. THESE CHANGES INCLUDE THE CULTURAL SHIFTS IN THE USE OF SPACE, PARKING, AND TRANSPORTATION ALONG THE MAIN CORRIDORS. DISCUSSIONS WERE GREAT.

## Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? Zip Code: [REDACTED]

Please list: \_\_\_\_\_

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_



# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



investment in green spaces & parks in talmadge & city heights.  
-keep clean bathrooms!

investment in supporting small businesses of an el cajan blvd that do create walkable community options (ie gem cafe)

evaluate traffic speeds in neighborhoods as density increases

as we focus on increasing density along el cajan blvd, ~~intensity~~ focus on making the blvd beautiful - love the mural. needs to be kept clean to create a sense of pride. -graffiti control, good lighting

evaluate if canyons near-talmadge / Kensington can have hiking trails!

## Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? Zip Code: [REDACTED]

Please list: \_\_\_\_\_

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague [REDACTED]  
Other: \_\_\_\_\_ [REDACTED]

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



Mas oportunidades para comprar a las personas jovenes que han crecido aqui en city Heights de comprar vivienda

## Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? Zip Code: [REDACTED]

Please list: \_\_\_\_\_

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_



# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



Priorities: Space for residents

- Housing
- Commercial
- Walking/Biking

**Please provide your contact information below.**

Name: [Redacted]

E-Mail: [Redacted] Telephone: [Redacted]

Address: [Redacted] City: [Redacted]

Are you affiliated with any community organizations? Zip Code: [Redacted]

Please list: [Redacted]

How did you hear about the Mid-City Communities plan Update?

Email from City    Other Email    Social Media    Saw a flier    Friend/Colleague

Other: \_\_\_\_\_

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



PRESERVE SINGLE FAMILY NEIGHBORHOODS.  
MID-CITY IS ALREADY THE DENSEST PART OF S.D  
PUT DENSITY IN OTHER LESS DENSE AREAS.  
PRESERVE CANYONS AND OPEN SPACES.  
ADDRESS TRAFFIC CANNING ON STREETS LIKE  
POPLAR ST. NEED A STOP SIGN AND A CROSS  
WALK AT JAMIE'S WAY AND POPLAR.  
STOP ALLOWING STORAGE UNITS TO BUILD WHERE  
AN APARTMENT COMPLEX COULD BE BUILT  
STOP ALLOWING AIRBNB'S. IF WE'RE SO DESPERATE  
FOR HOUSING FOR RESIDENTS, IT DOESN'T MAKE  
SENSE TO LET TOURISTS OCCUPY THESE UNITS  
STOP LETTING OUR <sup>MATURE</sup> URBAN CANOPY BE REMOVED <sup>BY DEVELOPMENTS</sup>  
WHEN S.D. IS ENCOURAGING PLANTING TREES  
NO PARKING REQUIREMENTS FOR NEW UNITS IS  
INSANE. SAME REASON AGAINST NO DIF  
REPAIR STREETING SIDEWALKS. ADD STREET LIGHTS  
REMOVE BIKE LANES.

## Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? Zip Code: [REDACTED]

Please list: [REDACTED]

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_



# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



- One-size doesn't fit all in terms of development along major corridors.
- higher development should step back from right-of-way ~~and~~ above ground level floors.
- 3-4 story max height on Adams Ave, east of I-15
- provide smaller parking lots for residents & visitors to support higher density, & businesses. Don't create the same parking deficit that exists in North Park - 30th St.
- Revise Development regulations to protect neighborhood character, encourage "appropriate" density increases and use a zoning hierarchy to create transitions between single family and multi-family development. <sup>etc</sup>
- I support appropriate density increases ~~to~~ in combination with necessary infrastructures

Please provide your contact information below.

Name: [REDACTED]  
E-Mail: [REDACTED] Telephone: [REDACTED]  
Address: [REDACTED] City: [REDACTED]  
Are you affiliated with any community organizations?  Yes  No Zip Code: [REDACTED]  
Please list: [REDACTED]

How did you hear about the Mid-City Communities plan Update?

- Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague  
Other: \_\_\_\_\_

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



HIGHER DENSITY ALONG THE MAIN EAST/WEST CORRIDORS

IMPROVE TRAFFIC AND BICYCLE CORRIDORS

MORE PARK DEVELOPMENT

TRAFFIC CIRCLE @ EUCLID AND MONROE AVENUES

REBUILD ALDINE DRIVE TO INCORPORATE PEDESTRIAN / BICYCLE / STORMWATER IMPROVEMENTS

**Please provide your contact information below.**

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? Zip Code: [REDACTED]

Please list: [REDACTED]

How did you hear about the Mid-City Communities plan Update?

Email from City    Other Email    Social Media    Saw a flier    Friend/Colleague

Other: \_\_\_\_\_



# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



- NEED TO IMPROVE MOBILITY THROUGHOUT AREA WHEN NOT IN CAR, BOTH WALKING AND BIKING - CURRENTLY NOT SAFE

- MORE HOUSING ALONG EL CORON; NOW JUST VACANT PARKING LOTS.

- ENFORCEMENT OF EXISTING PARKING RULES.

- INCREASE OF DENSITY WILL RESULT MORE DEMAND FOR PARKING. THIS NEEDS TO BE ADDRESSED, ~~RE~~ ENSURE MOBILITY OF PEOPLE ON BIKE OR WALK ARE NOT IMPACTED BY THE PARKING ON SIDEWALKS OR CROSSWALKS.

- REQUIRE BETTER PUBLIC TRANSIT. IT IS STILL FASTER TO DRIVE.

## Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? Zip Code: [REDACTED]

Please list: \_\_\_\_\_

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



- Take advantage of under-utilized commercial centers and large parking lots w/ higher density multi-family. We need density, but put it in the right places that preserve the fabric of our neighborhood.
- Don't put ADUs: duplex w/in the neighborhoods, put them along the corridors: Adams, University, El Cajon, Fairmount.
- Build safer bike connections to Mission Valley/Grantville so we can get to services, the trolley, the Riverpark etc.
- Wayfinding w/ bike routes

## Please provide your contact information below.

Name: [Redacted]

E-Mail: [Redacted] Telephone: \_\_\_\_\_

Address: [Redacted] City: \_\_\_\_\_

Are you affiliated with any community organizations? Zip Code: [Redacted]

Please list: \_\_\_\_\_

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_



# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



- Keep the CUPPO - Central Urbanization PDC
  - Keep The options for Growth CU1-1, CU1-2
  - Keep Growth Line - do not remove width
  - Repeal the Growth RAY (Revitalization Action Program)
  - TREES - TREES - TREES
  - Remove Bike LANES
  - Allow Manufactured Home Construction

WINNER

Please provide your contact information below.

Name: [Redacted]  
E-Mail: [Redacted] Telephone: [Redacted]  
Address: [Redacted] City: [Redacted]  
Are you affiliated with any community organizations? Zip Code: [Redacted]  
Please list: \_\_\_\_\_

How did you hear about the Mid-City Communities plan Update?

- Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague  
Other: \_\_\_\_\_

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



The discussion with other residents was really informative. It would be great to have an ongoing group engagement.

WINNER OF PAPPLE

## Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? [REDACTED] Zip Code: [REDACTED]

Please list: [REDACTED]

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_



# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



It seems like the different stake holders can have an agreement on what to do even if our overall goals differ

- Better development along the corridors
- Parking turnover.

• The city employees were great facilitators

WINNER

Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? [REDACTED] Zip Code: [REDACTED]

Please list: [REDACTED]

How did you hear about the Mid-City Communities plan Update?

Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: \_\_\_\_\_

# Comment Card

Please share your comments about the Mid-City Communities Plan Update below.



- Move Affordable + middle income housing
- Create Purple line
- Prioritize transit + walkability over cars

WINNER

Please provide your contact information below.

Name: [REDACTED]

E-Mail: [REDACTED] Telephone: [REDACTED]

Address: [REDACTED] City: [REDACTED]

Are you affiliated with any community organizations? <sup>9</sup> Zip Code: [REDACTED]

Please list: [REDACTED]

How did you hear about the Mid-City Communities plan Update?

- Email from City  Other Email  Social Media  Saw a flier  Friend/Colleague

Other: [REDACTED]

[REDACTED]









## APPENDIX D – Slido Poll Results



# Mid-City Community Plan Update - Virtual Workshop

22 - 28 May 2024

Poll results



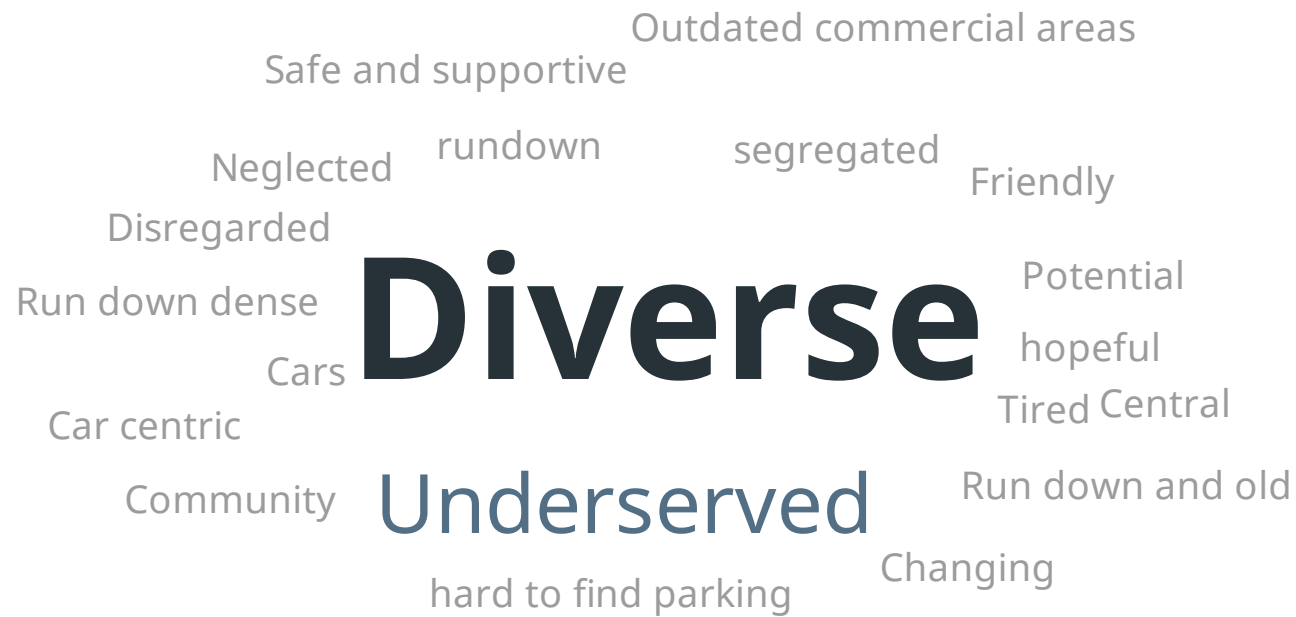
## Table of contents

- VISION
- OUR MID-CITY
- MY COMMUNITY

VISION (1/2)

0 2 5

## How would you describe Mid-City TODAY?

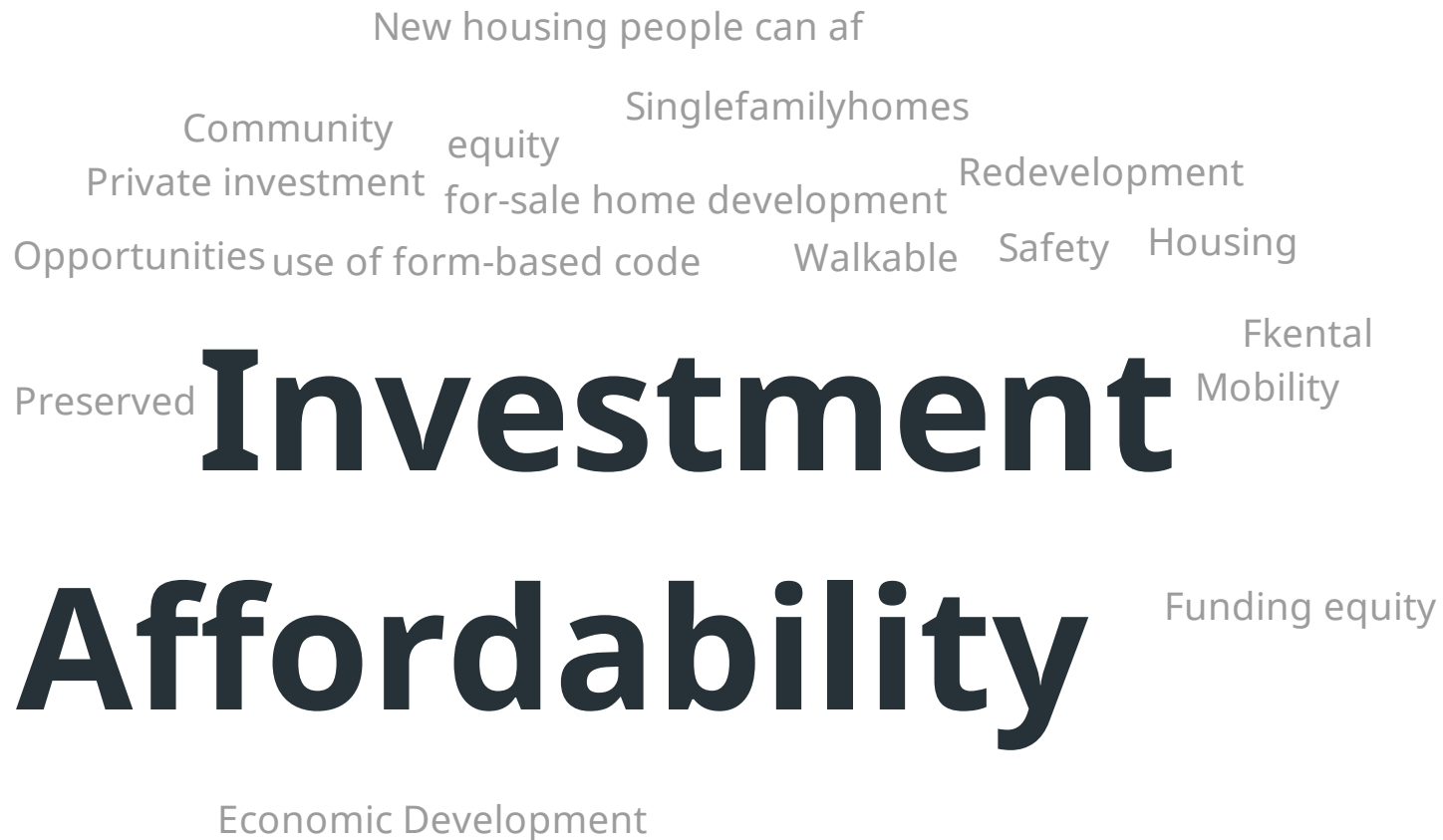




VISION (2/2)

0 2 4

## What would make Mid-City better TOMORROW?



OUR MID-CITY (1/4)

0 2 9

## Where do you live? (1/2)

- Outside of Mid City
- Normal Heights
- Chula Vista
- El Cerrito
- City Heights
- City height
- I live in city Heights
- Redwood Village
- Chollas Creek
- Normal Heights, in the southeast quadrant
- Chollas Creek
- El Cerrito
- Kensington
- Talmadge
- Ridgeview
- Talmadge
- Normal Heights
- Rolando @ University Avenue
- Normal Heights
- Normal Heights
- Chollas Creek
- Bankers Hill
- Normal Heights
- Azalea Park - City Heights
- Talmadge
- Eastside (IYKYK)
- Adams North

OUR MID-CITY (1/4)

## Where do you live? (2/2)

0 2 9

- City heights
- North Park



OUR MID-CITY (2/4)

0 2 8

## Where do you work?

- Mid City/ College Area
- Community research foundation
- Talmadge
- La Jolla
- Remote
- Downtown
- City Heights
- From home/Redwood Village
- Chollas Creek
- Home and LA
- College Area
- La Jolla
- Kensington
- Retired
- City heights center
- Sorrento Mesa
- City Heights
- Downtown
- Hillcrest
- Hillcrest
- Oak Park
- Downtown
- Downtown
- North park
- Dahood
- Adams North
- City heights
- City Heights

OUR MID-CITY (3/4)

0 2 4

## What place in Mid-City is your favorite or is special to you? (1/2)

- Do not have Just one
- Don't have one
- GEM COFFEE
- College Rolando Library
- Home
- Adams Avenue
- Chollas Lake Park
- ECB, Adams Avenue, YMCA, walking throughout the area
- Chollas Park
- DaoFu
- Copley Y
- Our restaurants
- College-Rolando Library
- Teralta Park
- Trolley Barn Park for summer concerts
- Chollas Creek
- Little Saigon
- Adams Avenue
- The water conservation garden in Azalea Park
- The Meade bikeway
- Kano, it's an institution
- Adams Avenue
- Little Saigon and Officer

OUR MID-CITY (3/4)

0 2 4

**What place in Mid-City is your favorite or is special to you?**  
(2/2)

- Jeremy Henwood park
- Colina del Sol Park & Recreation Center



OUR MID-CITY (4/4)

0 2 4

## Where do you hang out with friends?

(1/2)

- College Area sections.
- Coffee shop
- Gem Coffee, Teralta Park, Alis  
Chicken and Waffle, Jeremy  
Henwood Park, City Heights, Rosas  
Ice Cream, Little Saigon, Black Cat,  
Manzanita Canyon, Walking on  
Monroe City Heights to Talmadge.
- Coina Del Sol and Chollas Park
- Do not have one
- I stay at home
- Restaurant
- Chollas Lake, Normal  
Heights, Rolando Park
- Normal Heights
- All over the city
- Scrimshaw's Coffee Shop
- BlindLadyAleHouse
- Home
- Local bars and coffee shops like  
black cat and Cafeina
- at home
- Restaurants on University and El  
Cajon
- Sporting events, concerts, parks
- Crawford High track
- Adams Avenue

OUR MID-CITY (4/4)

0 2 4

## Where do you hang out with friends? (2/2)

- Colina Del sol tennis courts
- Kano Laundromat
- Blind Lady Ale House
- Park de La Cruz !
- Colina del Sol Park & Recreation  
Center

MY COMMUNITY (1/7)

031

## Which community do you want to provide feedback on?

Normal Heights



Eastern Area



City Heights



Kensington-Talmadge



All Mid-City





MY COMMUNITY (2/7)

031

## How can people of all backgrounds and incomes live and work in Mid-City?

(1/2)

Affordable Housing



Multi-family Housing



Missing Middle Housing



Mixed-use Developments



Neighborhood Serving Businesses and Other Commercial



MY COMMUNITY (2/7)

031

## How can people of all backgrounds and incomes live and work in Mid-City?

(2/2)

Prevent Displacement and Protect Tenants



Other Ideas



MY COMMUNITY (3/7)

009

**If you selected other, please describe:**

- Do they take away affordable single family housing
- Mixed-use developments AND prevent displacement and protect Tenants. Also work to preserve NOAHs
- Economic development and keeping single family neighborhoods.
- Need a mixture of all those options when we start doing one thing over the other we end up excluding community members
- Affordable Housing, Multi Family Housing and preventing displacement and protecting tenants
- All of the above. All these policy levers are needed.
- Housing options for families
- Decolonized the La Jolla of City Height, put multi-family in Kental.
- And affordable housing



MY COMMUNITY (4/7)

031

# How can we make it easier for people to walk/roll, bike and use transit? (1/2)

Trails/paths



Pedestrian Safety and Connectivity



Bike Safety and Connectivity



Transit Options



Sidewalks, Trees, and Landscaping



MY COMMUNITY (4/7)

0 3 1

**How can we make it easier for people to walk/roll, bike and use transit?**  
(2/2)

Other Ideas



MY COMMUNITY (5/7)

006

**If you selected other, please describe:**

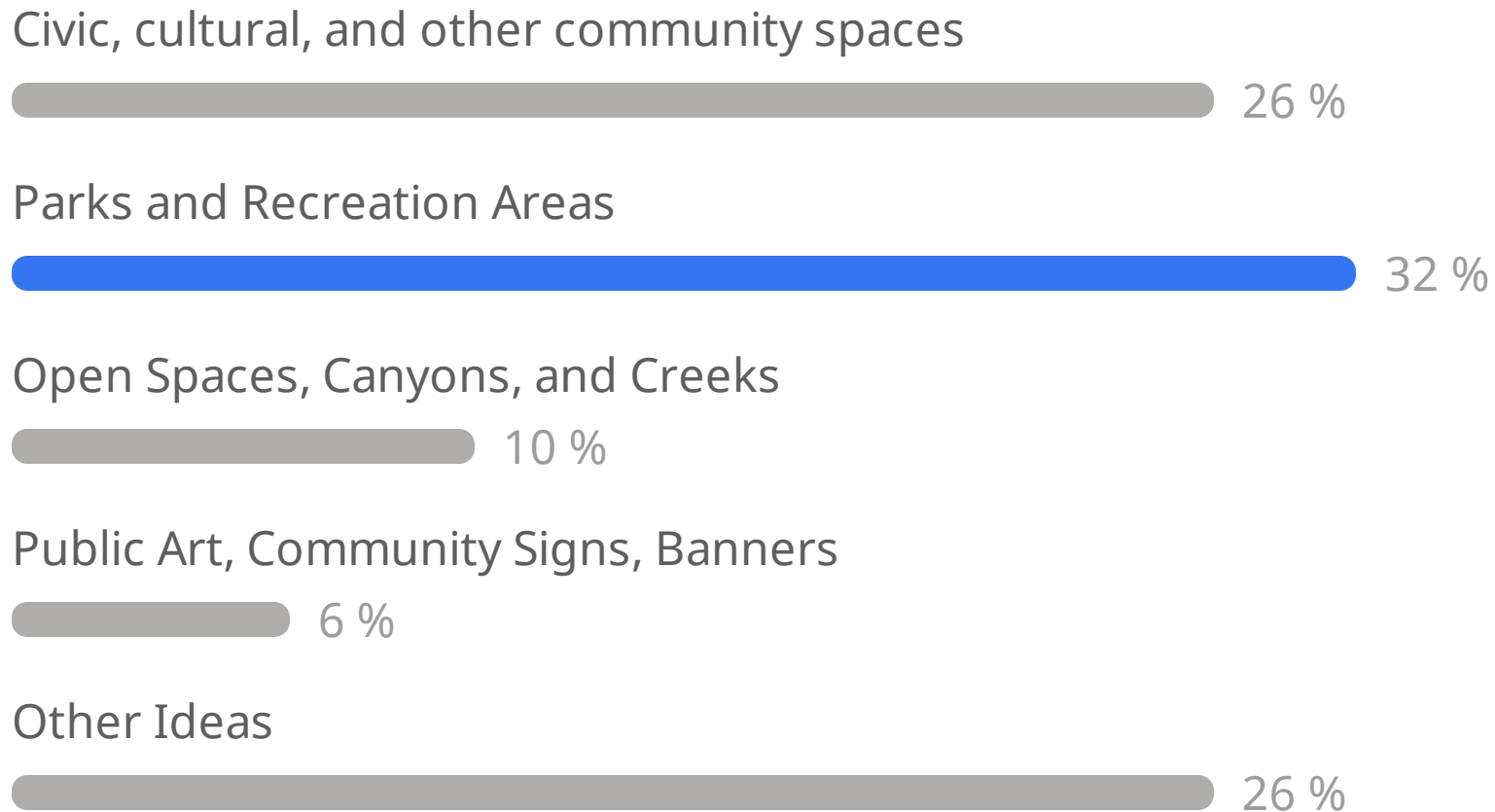
- More busses; 15 minutes is not adequate--7.5 minute intervals are better. Also please stop building bike lanes that go unused.
- Provide real transit, don't build housing until you have working transportation in place.
- All of the above making sure we don't end up excluding mobility options including the use of cars by our low income community
- Pedestrian safety, bike safety, transit options, more shades through trees
- Street lighting and safer sidewalk.
- Protected bike lanes on Adams Avenue. Complete SANDAG Eastern University bikeway.



MY COMMUNITY (6/7)

031

## How do we make Mid-City more adaptable, equitable, and resilient?



MY COMMUNITY (7/7)

008

**If you selected other, please describe:**

- Better mix of residential and commercial/retail
- All of the above and you have to have good economic base. You need jobs that pay above the AMI.
- More local options to satisfy the needs of the immediate neighborhood. Commercial, parks, micro mobility - less cars and slower vehicles.
- I wealth building opportunities for community
- All of the above
- Decision-making shared with residents
- Improve alternative transportation options such as biking, transit, and walking
- Rent control, the last plan cause gentrification and displaced a lot of POC, let not have another round shall we?

## **APPENDIX E – Zoom Chat from Virtual Workshop**



00:33:20 Catherine Hanna Schrock | Imagine: a) Share your name and where you're from.

b) In a few words, share what parts of Mid-City do you spend the most time in. What takes you to Mid-City?

00:33:30 Geoff Hueter: Tlamadge

00:33:36 Prisca Brown: Hello everyone

00:33:41 Carrie Bitsko: Hello from Normal Heights!

00:33:58 Allan Harjala: Allan Harjala - Normal Heights

00:34:02 Catherine Hanna Schrock | Imagine: Catherine, from Sherman Heights. My work with Hoover High, Crawford High, Clark Middle and Mann Middle takes me to Mid-City often.

00:34:06 Rebecca Egipto: Rebecca Egipto

00:34:09 Alex Zukas: Alex Zukas - El Cerrito

00:34:12 Jennifer Simpson: Hi, I'm Jennifer Simpson and have lived in Normal Heights for 11 years. I do 80% of my errands on foot and transit in midcity.

00:34:20 Anastasia Brewster: Hi, Anastasia Brewster in Chollas Creek, City Heights.

00:34:20 Bettina Rausa: Hello from Redwood Village, Eastern Area Communities Planning Committee, and Chollas Lake Recreation!

00:34:25 James Morgan: Hello everyone.

My name is James Morgan

San Ysidro

00:34:28 Jesse Ramirez: Jesse - live and work in City Heights.

00:34:33 Claudia Watts | Ascent: Claudia Watts - Ascent and a resident of Azalea Park in City Heights

00:34:41 Victor Ponce: Victor Ponce- Live in NH and work in CH

00:34:49 Gladys Edwards: Hey everyone I'm Gladys

00:34:51 Jim Schneider: Jim Schneider, College Area Business District. I spend all of my working time along the El Cajon Boulevard commercial corridor. I am excited for the future!

00:34:54 Floral Lucas: Hello everyone I am floral Lucas and I've lived in city Heights for 10 years

00:34:54 Prisca Brown: I'm prisca brown

00:34:56 Catherine Hanna Schrock | Imagine: a) Share your name and where you're from.

b) In a few words, share what parts of Mid-City do you spend the most time in. What takes you to Mid-City?

00:35:16 Lorna Zukas: Lorna Zukas, El Cerrito, 22 years.

00:35:16 M G: Normal Heights. I walk, swim, and shop throughout NH, Kensington and City Heights. I own a home in the southeast quadrant of Normal Heights, called Cherokee Park in the Mid-City Plan.

00:35:25 Jennifer Zuri: Hi, my name is Jennifer Zuri

Lemon Grove

00:35:29 Rebecca Egipto: Replying to "Rebecca Egipto"

Hit return too soon. I live in the far eastern side of Mid-City--almost in La Mesa

00:35:32 Autumn Maguregui: Autumn Maguregui / Program Director for Kupanda located in City Heights

00:35:35 Dawn Anderson: Dawn Anderson Talmadge.

00:35:48 Marlyn Gonzalez: Hello. Marlyn. Talmadge and City Heights

00:35:59 James Campbell: Hello everyone

Am James Campbell

Live and work in city heights

00:36:12 Kyle Ryan: Hello! Live in Talmadge - commute by bike to North Park via the Meade Bikeway

00:36:26 Paul Jamason: Hello I live in Kensington but probably spend the most time in Normal Heights - more to do there!

00:36:32 Mario Gonzalez: Hello, my name is Mario Gonzalez.

Chula Vista

00:36:38 Lorna Zukas: I work in La Jolla so I drive a lot.

00:36:41 Maria Cortez: Hi I am Maria Cortez, I Live In City Heights. Resident for 51 years. I walk & take the bus. Work In City Heights.

00:36:53 Anastasia Brewster: Reacted to "Hi I am Maria Cortez..." with ❤️

00:37:48 Lorna Zukas: Replying to "Dawn Anderson Talmad..."

Hi Dawn.

00:38:34 Dawn Anderson: Replying to "Dawn Anderson Talmad..."

Hello

00:40:16 Gladys Edwards: I'm Gladys from Normal Heights

00:40:36 Rose Kane: Hello everyone

00:45:07 Catherine Hanna Schrock | Imagine: If you're just arriving, welcome! Please let us know if you need Spanish or Vietnamese interpretation. Also, feel free to introduce yourself in the chat-- Share your name and what part of Mid-City you spend the most time in lately.

00:46:12 Catherine Hanna Schrock | Imagine: You are free to offer both input and questions here in the chat.

00:46:59 Feng Lee: Feng Lee. Good evening everyone.

00:47:45 Catherine Hanna Schrock | Imagine: Good evening.

00:49:42 Catherine Hanna Schrock | Imagine: If you're just arriving, welcome! Please let us know if you need Spanish or Vietnamese interpretation. Also, feel free to introduce yourself in the chat-- Share your name and what part of Mid-City you spend the most time in lately.

00:50:15 Catherine Hanna Schrock | Imagine: You are also welcome at any time to offer thoughts or questions here in the chat.

00:51:35 Lorna Zukas: I think that our communities are so different that our neighborhoods should be the first to design the plan they want and not be forced into this experiment by the city that is being forced upon us. The San Diego Planning Department has its own agenda, which includes over growth of multifamily housing units and destruction of single home neighborhoods. There is no clear goals for open space.



00:51:48 scott davis: Hello from Scott B. Davis, president of the Chollas Creek Community Council

00:52:09 Lorna Zukas: You don't seem to be meeting with the Community organizations east of 54th street. Why?

00:53:05 Charlotte Smith: Hello everyone

I'm Charlotte Smith

00:53:25 Gladys Edwards: Our community should Identify opportunities for public spaces and pocket parts, trails and joint use facilities

00:53:48 Catherine Hanna Schrock | Imagine: Thank you Lorna! The plan is to hear from as many community members as possible. We'll take your recommendations of orgs if you have them.

00:54:31 Paul Jamason: Replying to "I think that our com..."

Not allowing multifamily housing in single family neighborhoods is destroying people's lives. The lack of supply is making housing so unaffordable that they have to leave San Diego.

00:54:40 Rebecca Egipto: Will there be any opportunity to address the Chollas Parkway CIP or the fate to the New Roots Community Garden?

00:55:06 Paul Jamason: Reacted to "Our community should..." with 👍

00:55:17 Paul Kronser | Ascent: [www.slido.com](http://www.slido.com)

00:55:35 Paul Kronser | Ascent: Code: 6488 866

00:55:41 Catherine Hanna Schrock | Imagine: Thank you Rebecca. Yes, tonight is a good evening to share your thoughts on that. It will all be documented.

00:55:43 Autumn Maguregui: Reacted to "Not allowing multifa..." with 👍

00:56:18 Alex Frost - City Planning: Reacted to "Our community should..." with 👍

00:56:21 Catherine Hanna Schrock | Imagine: Replying to "Will there be any op..."

Thank you Rebecca. Yes, tonight is a good evening to share your thoughts on that. It will all be documented.

00:56:27 JIMMY DELIGHT: Am Paul Anderson.

I live in city Height.

00:56:50 Lorna Zukas: Replying to "I think that our com..."

It is destroying the lives of people who live in single family homes. It is not making housing more affordable.

00:56:53 Catherine Hanna Schrock | Imagine: Replying to "You don't seem to be..."

Thank you Lorna! The plan is to hear from as many community members as possible. We'll take your recommendations of orgs if you have them.

00:57:26 Catherine Hanna Schrock | Imagine: If you're just arriving, welcome! Please let us know if you need Spanish or Vietnamese interpretation. Also, feel free to introduce yourself in the chat-- Share your name and what part of Mid-City you spend the most time in lately.

00:58:06 Maria Cortez: More Affordable housing. Transit.

00:58:46 Paul Jamason: Replying to "I think that our com..."

Single family homeowners still have a roof over their heads. Being forced into homelessness is far worse. How would you make housing more affordable?

00:58:49 Lorna Zukas: Mid-city is diverse, has great restaurants. Providing good economic base with decent paying jobs.

00:58:51 Maria Cortez: Transit friendly

00:58:58 James Morgan: Better transportation, affordable housing, better Community structure.

00:59:28 Lorna Zukas: Parking!!!

00:59:41 Paul Jamason: Reacted to "More Affordable housi..." with 👍

00:59:47 Jennifer Zuri: Security and more recreational parks.

00:59:50 Maria Cortez: More Parks

00:59:56 David Lopez: Low income housing

01:00:01 Paul Jamason: Reacted to "Better transportatio..." with 👍

01:00:09 Paul Jamason: Reacted to "Low income housing" with 👍  
01:00:18 Victor Ponce: Reacted to "More Parks" with ❤️  
01:00:21 Jesse Ramirez: Reacted to "Low income housing" with 👍  
01:00:25 Lorna Zukas: Why not just use Zoom polls. Its crazy to make us go elsewhere.  
01:01:07 Catherine Hanna Schrock | Imagine: Replying to "Why not just use Zoo..."

You're also more than welcome to put your thoughts in the chat 😊

01:01:51 Kyle Ryan: Reacted to "More Parks" with ❤️  
01:02:04 Allan Harjala: Reacted to "More Affordable housi..." with 👍  
01:02:07 Anthony Dang: Reacted to "More Parks" with ❤️  
01:02:13 Anthony Dang: Reacted to "Low income housing" with 👍  
01:02:37 Lorna Zukas: I live in El Cerrito, I work in La Jolla, I spend a lot of time at the College Rolando Library. I do a lot of activities at Colina and Clay parks, but I need to drive to get there.  
01:02:41 Charlotte Smith: Reacted to Low income housing with "👍"  
01:02:50 David Lopez: Could you attach slide o link to the chat please  
01:02:53 Allan Harjala: Reacted to "Not allowing multifa..." with 👍  
01:03:37 Catherine Hanna Schrock | Imagine: Replying to "Could you attach sli..."

Yep, will do.

01:03:39 Charlotte Smith: Adams avenue  
01:03:41 James Morgan: The bars and restaurants.  
01:03:46 Paul Kronser | Ascent: [www.slido.com](http://www.slido.com)  
01:03:51 Paul Jamason: Reacted to "The bars and restaur..." with 👍  
01:03:56 Paul Kronser | Ascent: #6488866  
01:04:01 Jennifer Zuri: Recreational centers.

- 01:04:35 Mario Gonzalez: Mostly bars.
- 01:04:43 Paul Jamason: Reacted to "Mostly bars." with 👍
- 01:05:52 Floral Lucas: Parks, bars
- 01:06:10 James Campbell: Reacted to Parks, bars with "👍"
- 01:07:35 Catherine Hanna Schrock | Imagine: What community do you want to provide feedback on?

How can we make it easier for people to walk, role or take transit?

How do we make Mid-city more equitable and resilient.

- 01:08:02 Catherine Hanna Schrock | Imagine: How can people of all backgrounds and incomes live and work in the city?
- 01:08:19 Paul Jamason: Reacted to "How can people of al..." with 👍
- 01:08:31 Gladys Edwards: Reacted to "Our community should..." with 👍
- 01:08:41 Catherine Hanna Schrock | Imagine: [www.slido.com](http://www.slido.com)
- 01:10:23 Lorna Zukas: Reacted to "Parks, bars " with 👍
- 01:10:30 Lorna Zukas: Reacted to "Mostly bars." with 🤔
- 01:11:47 Lorna Zukas: Replying to "I think that our com..."

The city should build it, own it and run it.

- 01:12:19 Floral Lucas: Reacted to It is destroying the... with "👍"
- 01:12:27 Floral Lucas: Reacted to The city should buil... with "👍"
- 01:12:33 Victor Ponce: Reacted to "Not allowing multifa..." with 👍
- 01:14:10 Alex Frost - City Planning: Replying to "You don't seem to be..."

Hi Lorna, we recently met with Rolando Park Community Council and we have reached out to other community organizations in Eastern Area.

- 01:14:53 David Lopez: Replying to "Could you attach sli..."



Thank you!

- 01:14:54 Gladys Edwards: We should Identify opportunities for mobility infrastructure that improves walking/rolling, biking and transit connections
- 01:15:04 Edgar Camero: Reacted to "We should Identify o..." with 👍
- 01:15:06 Paul Jamason: Reacted to "We should Identify o..." with 👍
- 01:15:06 Anthony Dang: Reacted to "We should Identify o..." with 👍
- 01:15:33 Floral Lucas: Reacted to We should Identify o... with "👍"
- 01:16:01 Floral Lucas: Does everyone get an incentive after the meeting?
- 02:19:04 Catherine Hanna Schrock | Imagine: Welcome back. Feel free to share one idea in the chat that came up in your conversation that was meaningful to you.
- 02:19:51 Lorna Zukas: More parks, including dog parks and ensure they are safe spaces.
- 02:21:58 Marlyn Gonzalez: Yay! Rosario. :)
- 02:22:00 Evihn Vaszily: Many more trees that are maintained on a regular basis, long-term.
- 02:22:36 Victor Ponce: Reacted to "Yay! Rosario. :)" with ❤️
- 02:22:37 Paul Jamason: Re: David Lopez comment, lower income folks are much more likely to ride than wealthy folks: <https://usa.streetsblog.org/2014/05/08/low-income-americans-walk-and-bike-to-work-the-most>
- 02:22:52 Khoa Nguyen: Reacted to "Yay! Rosario. :)" with ❤️
- 02:23:24 Gladys Edwards: Yes I m yeah really appreciate it guys
- 02:23:31 Veronica Alatorre | Ascent: Reacted to "Yes I m yeah really ..." with 🍌
- 02:23:34 Geoff Hueter: What happens at the Planning Commission Workshop this fall? The timeline appears to just show intake before then.
- 02:23:35 Catherine Hanna Schrock | Imagine: Reacted to "Yes I m yeah really ..." with ❤️
- 02:23:36 Anthony Dang: Reacted to "Yes I m yeah really ..." with 🍌
- 02:23:38 Autumn Maguregui: Reacted to "Yes I m yeah really ..." with 🍌
- 02:23:39 Khoa Nguyen: Reacted to "Yes I m yeah really ..." with 🍌

- 02:23:42 Gladys Edwards: Thank you guys
- 02:23:50 Selena Sanchez | City of San Diego: Reacted to "Yes I m yeah really ..." with 🍌
- 02:23:59 Paul Jamason: Replying to "Re: David Lopez comm..."

It's disappointing to hear that residents who bike (of any income level) don't deserve safe access to businesses

- 02:24:06 Charlotte Smith: Reacted to Yes I m yeah really ... with "🍌"
- 02:24:15 Lorna Zukas: Replying to "What happens at the ..."

Good question.

- 02:24:37 Rebecca Pope | Ascent: Reacted to "Yes I m yeah really ..." with 🍌
- 02:25:57 Christine Babla | Ascent: Reacted to "Yes I m yeah really ..." with 🍌
- 02:26:03 Charlotte Smith: When will we receive our incentive?
- 02:26:38 Edgar Camero: Now that we joined this meeting, will we be invited to future events/activities? Or how can we join the list-serve.
- 02:26:40 Matt Gelbman | Ascent: Replying to "When will we receive..."

We only have one winner of the raffle this evening. Gladys was selected as our winner.

- 02:26:49 Bettina Rausa: Are there any summaries regarding the input you have rec'd from today and Saturday that will be avb for us to read?
- 02:27:45 Edgar Camero: Reacted to "Are there any summar..." with 👍
- 02:28:16 scott davis: Can you put a link to the sign up for email updates in the chat?
- 02:28:28 Paul Jamason: Replying to "Re: David Lopez comm..."

Here's some good data on how bike lanes are good for businesses

<https://bikeleague.org/wp-content/uploads/2023/03/protectedbikelanesmeanbusiness.pdf>

- 02:28:39 Anthony Dang: Reacted to "Here's some good dat..." with 👍

02:28:55 Matt Gelbman | Ascent: Replying to "Can you put a link t..."

PlanMidCity.org

toward the bottom.

02:29:22 Paul Kronser | Ascent: Project website to sign up for future updates:  
PlanMidCity.Org

02:29:58 Geoff Hueter: Will there be more focused planning forums at the  
community/neighborhood level?

02:30:01 Veronica Alatorre | Ascent: Replying to "Project website to s..."

Scroll all the way down

02:30:18 Selena Sanchez | City of San Diego: Reacted to "Scroll all the way d..."  
with 👍

02:30:28 Khoa Nguyen: Can the public attend the working group meetings to give  
public comment?

02:31:01 Matt Gelbman | Ascent: If you have issues with PlanMidCity.org, you can  
also try this one: <https://www.sandiego.gov/planning/mid-city-communities-plan-update>

02:31:13 Paul Kronser | Ascent: Reacted to "If you have issues w..." with 👍

02:31:15 Gladys Edwards: Reacted to "If you have issues w..." with 👍

02:32:08 Lorna Zukas: A key idea from our breakout was to insure that you plan for  
home ownership, not just rental property.

02:32:22 Anthony Dang: Thanks y'all for facilitating!

02:32:35 Paul Jamason: Thank you!

02:32:41 Bettina Rausa: Thank you to everyone!!!

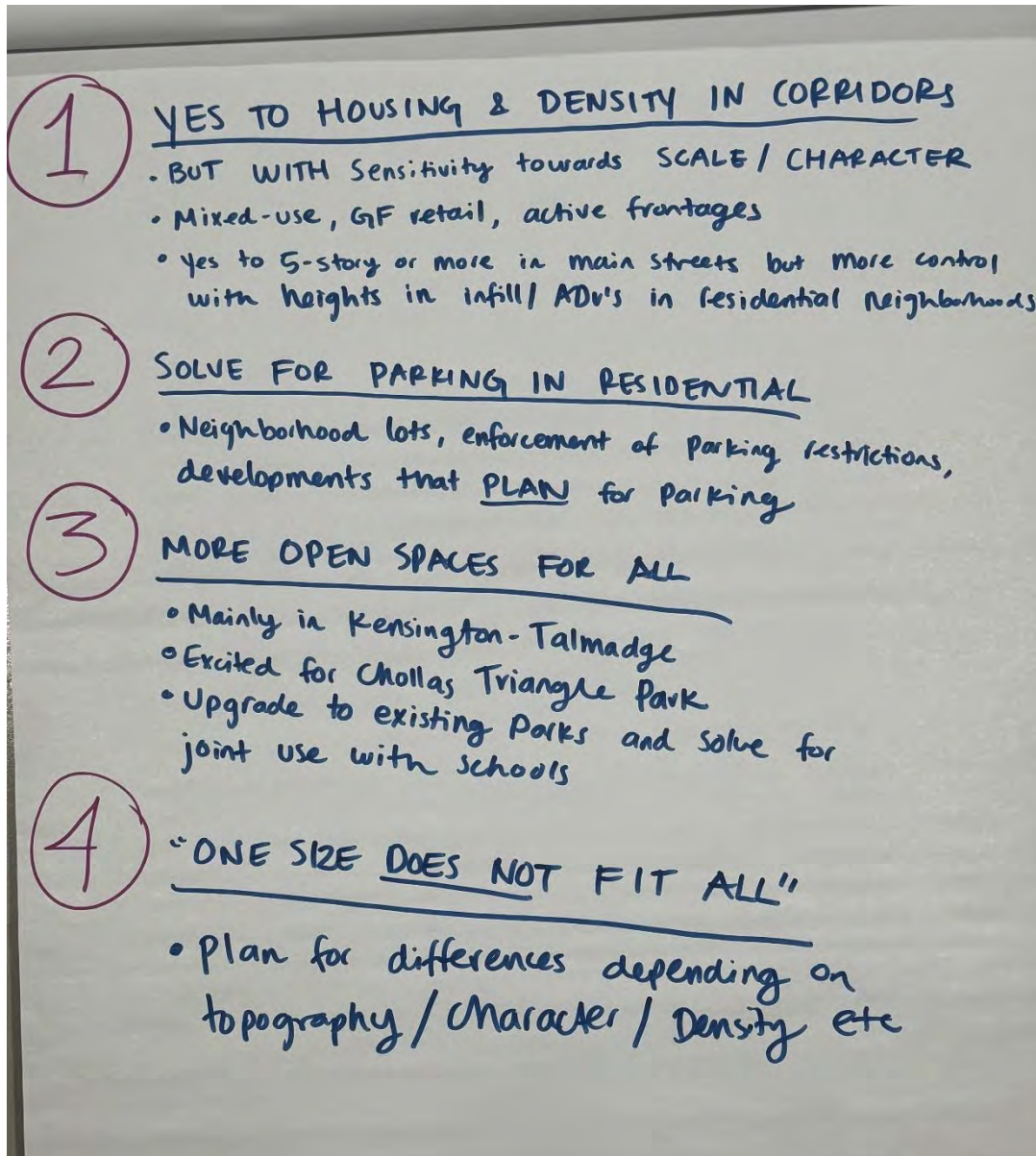
02:32:48 Veronica Alatorre | Ascent: Reacted to "A key idea from our ..." with 👍

02:32:56 Marlyn Gonzalez: Thank you everyone .

## **APPENDIX F – Discussion Group Notes from In-Person Workshop**



Images of note pads with comments made during the facilitated Discussion Groups:



# LAND USE & DEVELOPMENT

- FIRE STATION LOCATION → MOVE TO POLICE SHOOTING RANGE?  
(WEBSTER)  
KEEP GREEN SPACE IN WEBSTER!

- FOCUSING DEV. W/ MORE APARTMENTS ALONG ADAMS VS. ADU'S WITHIN KENSINGTON.

CANYON PRESERVATION & OPEN SPACE.

ADD SIDEWALK!

- BIKE LANES THAT ARE PROTECTED (FAIRMOUNT & CHOICE PKWY)

- BIKE/PEDESTRIAN CONNECTIONS

↳ TO TROW STATIONS.

## WHAT WOULD MAKE M.C. BETTER?

• MORE PARKS, OPEN SPACE, PATHWAYS ETC.

• BUS ROUTES TO TROW STATIONS.

↳ COMPLETION/IMPLEMENTATION OF CREEK TRAIL

• MORE TOWN CENTERS W/ BUSINESSES

• BIKE SAFETY!

• STRONGER BIKE CONNECTIONS WITHIN COMMUNITY

• PART

• MULTI-MODAL TRANSIT SYSTEMS, LESS CARS. CENTERS MUST IN USE.

## What can be replaced?

Park in Adams and Trow off the 15



## HOUSING

- AFFORDABLE CONDO'S ALONG ADAMS THAT ARE FOR PURCHASE.

↳ REUSE OF VACANT PARKING LOTS (MAW'S, BIG BOX).

- MIXED USE AT CULTURAL HUBS THAT ARE WALKABLE

## LACKING RESOURCES?

- TINY TARGET
  - GOOD MIX OF LOCAL VS. CHAIN/CORPORATE.
  - MORE SERVICES THAT PEOPLE CAN WALK TO IN CENTRALIZED AREA (PLAZAS, ETC)
  - OLDER COMMERCIAL ALONG ADAMS REDEVELOPED
  - UNIVERSITY & FAIRMOUNT
  - BIOSWALES UNDER ROUNDABOUTS W/ LESS CONCRETE (MORE LANDSCAPING)
- ↳ DISTRICTHOOD PROGRAM

LESS LIQUOR STORES WITHIN CLOSE PROXIMITY.  
(LAND USE ADJUSTMENT) ↵

- REDEVELOP COLLEGE GROVE RC PLANE.

# MOBILITY (IMPROVEMENTS)

ADAMS → BIKE LANE + PBD CROSSINGS (SAFETY)

• UCLID + MONROE INTERSECTION (PROBLEMATIC)

↳ ~~PROPOSE~~ MAYBE ROUNDABOUT + SAFER BIKE/PBD CROSSINGS.

• WAYFINDING + SIGNAGE

• ISLAND ON STREAMVIEW → ADD MORE TREES + LANDSCAPING TO REDUCE HEAT.

• METERED PARKING ON UCLID

BIKE/PBD INFRASTRUCTURE

→ ENCOURAGE PARKING TURN OVER.

→ PARKING AFFECTING CROSSSTREET VISIBILITY AT INTERSECTIONS.

→ ENFORCE RED ZONE PARKING + ~~DELETERY~~ DELIVERY PARKING.

AB 413

20' IN ADVANCE OF CROSSWALK @ ALL INTERSECTIONS.

SAM'S CLUB REDEVELOPMENT IN PARKING LOT.



- COMMERCIAL AREA TRASH CANS → MOVE TO UNDERGROUND (ASH TRAYS?)  
↳ LOTS OF CIG. BUTTS
- URBAN GREENING → ALONG MAIN CORRIDORS  
↳ PRIORITIZE RESOURCES.  
↳ EL CANON
- BLUE/GREEN OPTION. (CITOUS CREEK)
- PUBLIC ART ASH TRAY.
- MID-CITY TO AIRPORT → MASS TRANSIT.



1. ... measuring / scale

Appropriate scale

No change in

Incentives to redevelopment ... Under development

Property ... moving along

Scale/character ...

Environmental ...

## HOUSING

- Endorsing in-fill along corridors
- El Cajon Blvd., Adams - higher density  
tied to mobility
- SF homeowners not opposed to development
- Support Smart development
- Maintain character, Massing/Scale
- Appropriate scale
- No Change in SF
- Incentivize redevelopment of Under developed  
Property - <sup>MORE</sup> Housing along 54th & University

Housing on corridors  
(higher density in  
Adams but not  
higher in 54th)  
HIERARCHY

Single or 2 story  
ADUs.  
Control with recreational  
heights or back yards

**Scale/character Sensitivity  
and incremental Heights**  
(MIX USE / GF retail / active frontage)

**PRIORITY**



## MOBILITY

- Solve ~~part~~ lack of PARKING in residential areas
- Garage conversion is influencing lack of parking
- Connect better to transit so there are mobility options.
- Higher density will bring more cars / traffic
- "Red zone" parking because there are no options and no enforcement.
- Encampments in parking spots
- Speeds are exceeding (how to enforce?)

## Solutions?

- Parking permits
- meter parkings (some for and against)
- Transit options

no parking in frontages

## Examples

- Greenspace in ?
- Mission Bay
- Colina del Sol Rec Center / Park
- Pool open? seems closed
- Henry H. Wood Park

## OS & PARKS

- \* Lack of OS in Talmadge
- \* More OS for families
- \* Restrooms / investment

- Neighborhood LOTS (garages are too expensive)

- Plan parking WITH development

☆ ↗ what can be replaced? Park in Adams and terrace off the 15 and cul de sac



- Convert ul-desac to efficient area for parking, connections, and circulation. (North west corner of the 15) and Adams
- Restaurant property unstable. Prime property for redevelopment. (The heaven)
- Kensington Theater
- Adams or El Cajon up to 5 stories ... or higher if there is sensitivity with Scale and Character
  - Setbacks in upper stories and street
  - Good example in PARK AVE.

## OPEN SPACE / PARKS

#1  
PRIORITY

TALMADGE / New Park  
Small or medium

Project: ongoing  
Chollas Triangle Park

#2  
Upgrades to existing Park, maintain is public owned but unused.

★ Small park near El Cerrito heights

★ Solve ~~area~~ for encampments along Chollas Creek

★ Better connections and sensitivity with TOPOGRAPHY (how to represent in maps)



- Bottle neck in El Cajon Ave.

Sensitivity along the different conditions.

— "One size does not fit all" —

- Careful with density along EL CAJON in Eastern Areas. Topography makes it hard to park and be walkable
- Conflicts with school O.S. closing. @ Franklin School (supposed to be joint use)
- We need + dog parks, playgrounds,
- Reinforcing efforts with joint uses. "Why is it not working?"

ISSUE @ Kensington - Talmadge

- DRAINING ISSUES at Euclid / Monroe  
~~planning~~ TRAFFIC CIRCLE could be solution
  - Danger / loud / violent intersection
  - Regulate better to make better flow
  - Not safe for pedestrians and bikers

enforcement

- Parking in red zones
- <sup>People</sup> Removing "No PARKING" signs
- Joint uses with School O.S.

- ① MORE PLAZAS + FOCAL POINTS
- ② BIKE/PED IMPROVEMENTS + SAFETY
- ③ IMPROVE CONNECTIONS TO TROLLEY
- ④ URBAN GREENING + STORM WATER CAPTURE  
RUN OFF
- ⑤ FOCUS DEVELOPMENT ALONG  
COMMERCIAL CORRIDORS.



## LAND USE & DEVELOPMENT

Q:

Geographic area  
vs. population  
ratio in Mid-City

- More mixed-use
- Housing with commercial on GROUND FLOOR
- Affordable, multi-family, middle income housing to not displace (No night limits)
- Housing ~~on~~ commercial on CORRIDORS (el Cajon) (54th)  
- not along university (corners on HWY 15)
- Mix of income housing in variety of places (including single-family areas and City Heights)
- Opportunities to grow up and STAY in Mid-City
  - too expensive to stay now
  - ~~is~~ expensive for people to a study, work and live here
- College Grove opportunity for development? It is designated O.S.
- 4-5 story housing, in commercial but with reasonable ground floor areas for active frontages.
- Affordable + walkable needs TREE CANOPY coverage, wide sidewalks welcoming and comfortable experience.
- Plan update START / LINKED with economic plan of SD
  - ↳ expansive and comprehensive
    - Infrastructure
    - Transportation
    - green tech
    - No displacement
  - JOBS
- Careful with "undesirable" types
- Balance dev & jobs
- Opportunities for YOUNGER GENERATION
  - + JOBS for + INCOMES

# O.S. & PARKS

more!

Badminton

• Everywhere SOUTH OF 8

• More outdoor recreation areas

• Chollas Creek development ] great bonus for area and  
\* Watershed Park ] flooding solutions

• Stormwater treatment EAST OF ~~PAR~~ MOUNT (Kensington - Talmadge)  
- projects planned have not been implemented

Aldine Dr.

• Colina del Sol / Chollas Lake / Clay Park PARKS IN GENERAL

• Neighborhood parks, designated parks for dogs, keep other parks clean

• Parks in empty lots, skate parks,

• Re development of existing, good investment, refreshing,

• City heights mini park (good example)

• Network of small parks (connected)

• Safe parks

• NORTH OF Adams needs parks

• CANYON NETWORK (connected / signage)  
\*  
\*  
welcoming

- programming,
- light,
- shade
- seating (covered)
- SIGNAGE



# MOBILITY

- Better, wider sidewalks
- Tree coverage (no palm trees / fire hazard + no coverage)  
(not affecting sidewalk conditions)  
(correct root size)
- Bike way connectivity From Poplar to EL CAJON (overall too)
  - 43th from orange ave to University and then it stops
- Bike safety (bike lanes with bus lanes is dangerous) in ELCAJON
  - need dedicated bike lanes
- check terminology and take note in plan / proposals
- E/W of Fairmont - No sidewalks on Aldine
- Hard to get from City heights to any places outside.  
HWys break fabric.
- NEED BRIDGES ✱
  - Connections
  - Sidewalks
- Connections OUTSIDE MID-CITY (stadium, parks, mission valley)
  - ped / bike from Normal Heights North
- EL CAJON could have SUBWAY. 7 mile opportunity
- Community plazas (like little italy) } Public square
- Public ped friendly places

- W/O BIFIL
- Mid-City as a destination ★
  - Community re-investment in existing places
  - Places to come together / hang out
  - Ent. Dining. Farmer's Market (tackle balance with taking away parking)
  - Big parcel in North Gate (Burlington)
  - College Ave opportunity
  - Neighborhood Commercial, Coffee, Library ] as places to come together



## What would make Mid City Better?

- Not implementing SP-10
- Housing affordability
- More mixed-use development / Transit development
- ~~At~~ Lack of mixed use projects [commercial / residential]; more shopping or retail
- 3/4/5 Bedroom Apartments needed {families end up renting 2 units because of this}
- Single family homes are neglected (smaller homes for nuclear families)
- City Heights — update zoning to allow for small-scale industries to encourage work/jobs within the neighborhood / major corridors to build better economic opportunities.
- Increase the no. of shopkeeper units (live + work approx)
- Preserve the architectural character of the neighborhood.
- Euclid Avenue to be wider — keep it traffic/pedestrian friendly.

CUPDO - Update will do any?  
Bad idea  
Bring Arch features

## What type of new housing do you want to see in the future?

- There ~~has to~~ be mid-rise has to be the limit (max of 5 stories) along the main street or El Cajon or main corridors; can sketch it to fairmount
- No public/open spaces/paper streets.
- Lessen density/development to preserve canyons and open spaces.
- Avoid encroachment into single-family homes.
- Why add into an already dense community? (CITY HEIGHTS)



## Amenities to be included?

- o ADA facilities
- o Apartment Design
- o Grocery stores
- o Better dining options [There's only fast-food options].
- o Recycling centres - more of them in no. 5
- o Variety of sizes of commercial spaces (small one person operations) ~~where~~ they can be on major corridors; local restaurants or local book stores
- o More distributed greenery; parks; trees; Shade trees.
- o Development replaces mature trees X
- o Abandoned buildings / commercial spaces needs to be looked into.

## How can we make the best use of parks / open spaces?

- o More mature trees
- o Playgrounds for soccer.
- o Providing shade trees
- o Expand canyons
- o Maintain planted trees by the community (these are found to be degraded)
- o Toronto East has no green spaces/parks.
- o Many areas do not have any public green space.
- o There are variety of trees that are fast growing and provide shade coverage:  
⇒ incorporate those kind.

- o Allow for small-scale agricultural zoning; potentially for residents to have their own small farms.

Where are the most challenging to get to?

---

- o Euclid Avenue - has no sidewalks
  - Not wheelchair friendly
- o City Heights - Challenging to walk + bike
- o If bicycling is solely for recreational purpose, they shouldn't be riding on sidewalks.
- o Street lights, missing and uneven sidewalks
- o Driving through alleyways should be prohibited
  - It should be used for walking and biking
- o Was there a survey done by the City with regards to broken streetlights and sidewalks so we know where the funds are going
- o Homeowners shouldn't be responsible for the trees that encroach their property - more maintenance needed by the City
- o Needs signage
- o Bring back redevelopment



o Underground utilities

URBAN DESIGN

o Design in SD Vernacular

o Univ Av. Euclid → 54<sup>th</sup>

o Further you go east there's no design consideration  
(aesthetic)

→ LARGER UNITS major Topics of Discussion

→ PRESERVING SINGLE FAMILY HOMES

→ COMMERCIALIZE NEIGHBORHOODS

→ DEVELOPMENT ON CORRIDORS

→ DEVELOPMENT OF JOKE FABRICATED HOMES

→ PRESERVING TREES!

→ BROKEN SIDEWALKS / STREETLIGHTS

→ Respect Euclid wrap



... Don't 2/50 9002 not fit off; →  
... different ...  
... look in ...

- ① **YES TO HOUSING & DENSITY (DON'T EXTEND BEYOND LAW)**  
- BUT WITH SENSITIVITY TOWARDS SCALE / CHARACTER  
• Mixed-use, G/F retail, active frontages  
• Yes to 5-story or more in main streets but in  
with heights to limit ADUs in residential
- ② **SOLVE FOR PARKING IN RESIDENTIAL**  
• Neighborhood lots, enforcement of parking rules  
• Developments that ...

... 200TH OF B ...  
... WORK ...  
... 0-2-8 ...  
... (BANK?) ...  
... WORK ...

- HIGH SCHOOL / JUNIOR HIGHS**
- joint uses with school! How to solve for it?
    - indoor areas that can be used
    - solve issues with dog owners
  - Better wider sidewalks
  - Tree coverage (no palm trees / fire hazard + no coverage  
(not affecting sidewalk conditions)  
(correct root size)
  - Bike way connectivity from poplar to EL CAYON (overall  
• 43th from orange ave to Univ  
and then it stops
  - Bike safety / bike lanes with ...

no a

CUPDO - Update  
will do away?  
Bad idea.

---

Zoning / Arch  
Features

Level

single or 2 story  
ADU's.  
Careful with incremental  
heights in back yards

---

Housing on corridors  
(higher density in  
Adams but not  
higher in # story)

HIERARCHY

develop

### **Record of all comments by topic:**

- Land Use and Development
- Parks and Open Space
- Mobility
- Sustainability

### **Land Use and Development**

- Fire station location move to police shooting range, keep green space in Webster, canyon preservation and open spaces
- Focusing on development with more apartments along Adams vs. ADUs within Kensington
- More parks, open spaces, pathways etc. Completion/implementation of creek trail
- More town centers (plazas) w/business
- Affordable condos along Adams (and other corridors) that are for purchase, reuse of vacant parking lots (malls, big box retail)
- Less liquor stores within proximity
- Mixed use at cultural hubs that are walkable
- Redevelop college grove tec plan
- Missing tiny target
- lacking resources: good mix of local vs. chain corps
- more services that people can walk to in centralized areas (plazas etc)
- older commercial along Adams redeveloped
- university and Fairmount need plaza
- Endorsing infill along corridors
- El Cajon Blvd, Adams can be higher density, tied to mobility
- SF Homeowners not opposed to development
- support smart development
- maintain character, massing/scale
- appropriate scale
- no charge in SF
- Incentivize redevelopment of underdeveloped property
- More housing along 54th and University
- Scale, character sensitivity, and increment heights (mix-use, ground floor retail, active frontages)
- Housing on corridors (higher density in Adams but not higher in #stories) hierarchy
- Single or 2 story ADU's Careful with incremental heights in backyards
- Restaurant property is unstable, prime property for development (the heaven)



- Adams or El Cajon up to 5 stories, or higher if there is sensitivity with scale and character
- setbacks in upper stories and street
- good example in Park Ave
- careful with density along El Cajon in Eastern Areas. Topography makes it hard to park and be walkable
- No interest in SB 9 Lot split (don't extend beyond law)
- Yes to housing and density in corridors (but with sensitivity towards scale/character)  
Mixed use with GF retail and active frontages/ Yes to 5+ stories in main streets but more control with heights infill/adus in residential areas
- focus development along commercial corridors
- More mixed use
- Housing with commercial on ground floor
- Affordable, multi-family, middle income housing to not displace people (no height limits)
- Housing commercial on corridors (El Cajon) (54th)(corners on HWY 15) -NOT along University
- Mix of income in variety of places (including single-fam areas and City Heights)
- Opportunities to grow up and stay in Mid-City (too expensive to stay now, for people to study, work and live there)
- College grove has opportunity for development. Is it designated OS
- 4-5 story housing in commercial but with reasonable ground floor areas for active frontages
- Affordable + walkable needs tree canopy coverage, wide sidewalks welcoming and comfortable experience
- Plan update start/linked with economic plan of SD (a plan that is expansive and comprehensive, that has infrastructure, transportation, green tech, no displacement, plan for jobs)
- Careful with the "undesirable" building types
- Balance development vs. jobs
- Opportunities for younger generations + jobs + variety of incomes
- Community re-investment in existing places
- Places to come together/hang out
- Entertainment, dining, farmer's market (tackle balance with taking away parking)
- Big parcel in North Gate (Burlington)
- College Ave opportunity
- Neighborhood commercial, coffee, library (places to come together)
- Do not implement SP-10
- Housing affordability
- More mixed-use development/transit development

- Lack of mixed-use projects (commercial/residential) more shopping and retail
- 3/4/5-bedroom apartments needed (families end up renting 2 units because of this)
- Single-family homes are neglected (smaller homes for nuclear families)
- City heights - update zoning to allow for small scale industries to encourage work/jobs within the neighborhood/major corridor to build better economic opportunities
- Increase the no. of shopkeeper units (live-work approach)
- Preserve the architectural character of the neighborhood
- Euclid avenue to be wider - keep it traffic/pedestrian friendly
- Mid-rise has to be the limit (more of 5 stories) along the main streets and El Cajon on main corridors, can stretch it to Fairmount
- No public/open space/paper streets
- Lower density/development to preserve canyons and open spaces
- avoid encroachment into single family homes
- Why add into an already dense community? City heights
- Will the Plan Update do away with the Mid-City PDO? Getting rid of the PDO is a bad idea; it has important zoning and regulates architectural features.
- ADA facilities
- apartment design
- grocery stores
- better dining options (there's only fast food options)
- Recycling centers - more of them in OS
- Variety of size of commercial spaces (small one person operations) on major corridors, local restaurants on local stores
- more distributed greenery, parks, trees, shade trees
- development replaces mature trees
- abandoned buildings/commercial spaces need to be looked into
- Design in SD Vernacular
- Univ Av Euclid to 54th (further you go east there is no design coordination or aesthetics)
- Larger units
- Preserving single family homes
- commercialize neighborhoods
- development on corridors
- development of prefabricated homes
- preserving trees
- broken sidewalks/streetlights
- respect Euclid Wrap

### **Parks, Open Spaces, and Recreation**

- More parks, open spaces, pathways etc. Completion/implementation of creek trail
- Urban greening along main corridors, prioritize resources
- blue/green option (chollas creek)
- public art ash tray
- mid-city to airport mass transit
- Lack of OS in Talmadge
- More OS for families
- more restrooms/investment
- Park in Adams and terrace
- Good examples: Mission Bay, Colina del Sol rec center
- Pool open space in Colina del Sol seems closed
- Henry H wood park
- Open space priority to have in Talmadge, a new small or mid park
- Upgrade to existing park, maintain is public owned but unused
- Finish Chollas Triangle Park
- Small park near El Cerrito heights
- solve for encampments along Chollas creek
- better connections and sensitivity with topography (represent better in maps)
- Conflicts with school closing OS @franklin school (supposed to be joint use)
- Re-enforce efforts with joint uses, why is it not working?
- More open spaces for all (mainly in Kensington-Talmadge excited for Chollas triangle park, upgrade to existing parks and solve for joint use with school)
- One size does not fit all - plan for differences depending on topography/character/density
- More plazas and focal points
- Urban greening and storm water run off capture
- More parks south of 8
- Chollas Creek development watershed park (great bonus for area and flooding solution)
- Stormwater treatment east of Fairmount (Kensington-Talmadge, in Aldine Dr) Projects planned have not been implemented
- Colina del Sol/Chollas Lake/Clay Park, Parks in general
- Neighborhood parks, designated parks for dogs, keep other parks clean
- Parks in empty lots, skate parks
- Redevelopment of existing, good investment, refreshing, programming (light, shade, seating covered, signage)
- City heights mini park is a good example
- Network of small parks that are connected
- safe parks
- north of Adams needs parks



- Canyon network (connected/signage) that is welcoming
- More outdoor recreation areas (badminton)
- How to solve for joint uses with Junior Highs, indoor areas that can be used. Solve issues with dog owners
- More mature trees
- Playgrounds for soccer
- Provide shade trees
- expand canyons
- Maintain planted trees by the community (these are found to be dehydrated?)
- Teralta East has no green spaces/parks
- Many areas do not have any public green spaces
- There are variety of trees that are fast growing and provide shade coverage (incorporate those kind)
- Allow for small scale agricultural zoning, potentially for residents to have their own small farms

## **Mobility**

- Bike lanes that are protected
- bike/ped connections to trolley station
- Fairmount & pkwy add sidewalk
- Bus routes to trolley stations
- Multimodal transit systems, less cars, centers high in use
- Stronger bike connections within community
- bike safety
- Adams Bike Lane ped crossing (safety)
- Euclid and Monroe intersection (problematic) maybe roundabout and safer bike/ped crossing
- wayfinding and signage
- Island on stream view, add more trees and landscaping to reduce heat
- metered parking on Euclid, encourage parking turnover
- parking affecting cross traffic visibility at intersections (enforce red zone parking delivery parking)
- AB413 20' in advance of crosswalk @all intersections
- Sams club redevelopment in parking lot
- Commercial area trash cans move underground (ash trays?) lots of cig butts in El Cajon
- Solve lack of parking in residential areas
- Garage conversion is influencing lack of parking
- connect better to transit so there are mobility options
- higher density will bring more cars/traffic

- red zone parking because there are no options and no enforcement
- encampments in parking spots
- Give parking permits
- Meter parking (some against some in favor)
- more transit options
- Neighborhood lots (garages are too expensive)
- Plan parking with development, what can be replaced?
- Convert Cul-de-sac to efficient area for parking, better connections and circulation (north west corner of the 15th)
- Bottleneck sensitivity in El Cajon Ave along the different conditions
- One size does not fit all
- Euclid/Monroe is a dangerous/loud/violent intersection
- Regulate better to make better flow (Euclid/Monroe)
- not safe for pedestrians and bikers (Euclid/Monroe)
- Needs enforcement: parking in red zones, people removing no parking signs, joint schools with OS
- Solve for parking in residential areas (neighborhood lots, enforcement of parking restrictions, development that plans for parking)
- Bike ped improvements and safety
- Better, wider sidewalks
- Tree coverage (no palm trees, they are fire hazard and don't provide coverage) (trees that do not affect sidewalk conditions, and have correct root size)
- Bikeway connectivity from Poplar to El Cajon (overall too)
- 43rd from Orange Ave to University and then it stops. Need to be continuous
- Bike safety (bike lanes with bus lanes is dangerous) in El Cajon there is a need for dedicated bike lanes
- check terminology and take note for plan/proposals
- E/W of Fairmount - no sidewalks on Aldine
- Hard to get from City heights to any places outside. Hwys breaks fabric. Need bridges, connections, sidewalks
- Connections outside Mid-City Mid-City (stadium, parks, mission valley) (Ped/bike from Normal Heights North)
- El Cajon could have subway (7-mile opportunity)
- Community plazas (like Little Italy, public ped friendly places, public squares)
- Mid-City as a destination
- Euclid Avenue has no sidewalks, no wheelchair friendly
- City Heights challenging to walk and bike
- Bicycling is solely for recreational purpose, they shouldn't be riding on sidewalks
- Streetlights, missing and uneven sidewalks

- Driving through alleyways, should be prohibited, it should be used for biking and walking
- Was there a survey done by the city with regards to broken streetlights on sidewalks so we know where the funds are going?
- Homeowners shouldn't be responsible for the trees that encroach their property - more maintenance needed by the City
- Needs signage
- Bring back redevelopment

### **Sustainability**

- Bioswale under roundabouts w/less concrete (more landscaping) neighborhood programming
- Draining issues at Euclid/Monroe traffic circle could be a solution



**APPENDIX G – Discussion Group Notes from Virtual  
Workshop**

# Materials record:

## GROUP 1

**RECOGNIZABLE HOUSING**

**NEIGHBORHOOD ORIENTED HOUSING**

**TRAILBLAZING**

**REVEREND ONE-ONE**

**ONE-CULTURAL AND OTHER COMMUNITY SPACES**

**ADJACENT COMMUNITY SOCIAL SPACES**

**MENTORING HOUSING**

**NEIGHBORHOOD ORIENTED HOUSING**

**TRAILBLAZING**

**REVEREND ONE-ONE**

**ONE-CULTURAL AND OTHER COMMUNITY SPACES**

**ADJACENT COMMUNITY SOCIAL SPACES**

**RECOGNIZABLE HOUSING**

**NEIGHBORHOOD ORIENTED HOUSING**

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**REVEREND ONE-ONE**

**ONE-CULTURAL AND OTHER COMMUNITY SPACES**

**ADJACENT COMMUNITY SOCIAL SPACES**

**Land Use and Development**

central san diego state parks to take on more density

City Heights taking alot of the future devel. but would like to see denser in other areas as well such as Normal Heights, Fairview

broad array of choices. Need supportive housing spread out for people in need they are our neighbors too... every income pt. still sites for diff family types...

community gardens

**Mobility**

to really serve the poor... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street

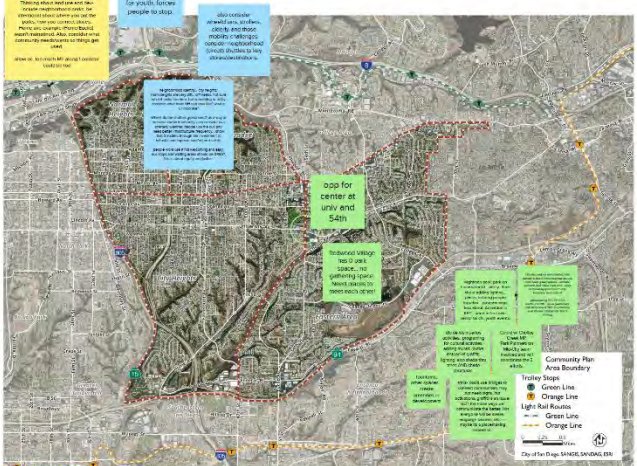
**Parks, Public Facilities, and Open Space**

how to make train sociating areas more accessible in outer rough

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street

**Sustainability and Climate Resilience**

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street



## GROUP 2

**RECOGNIZABLE HOUSING**

**NEIGHBORHOOD ORIENTED HOUSING**

**TRAILBLAZING**

**REVEREND ONE-ONE**

**ONE-CULTURAL AND OTHER COMMUNITY SPACES**

**ADJACENT COMMUNITY SOCIAL SPACES**

**RECOGNIZABLE HOUSING**

**NEIGHBORHOOD ORIENTED HOUSING**

**TRAILBLAZING**

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**ONE-CULTURAL AND OTHER COMMUNITY SPACES**

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**ADJACENT COMMUNITY SOCIAL SPACES**

**RECOGNIZABLE HOUSING**

**NEIGHBORHOOD ORIENTED HOUSING**

**TRAILBLAZING**

**REVEREND ONE-ONE**

**ONE-CULTURAL AND OTHER COMMUNITY SPACES**

**ADJACENT COMMUNITY SOCIAL SPACES**

**Land Use and Development**

Density... more... more... more...

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street

**Mobility**

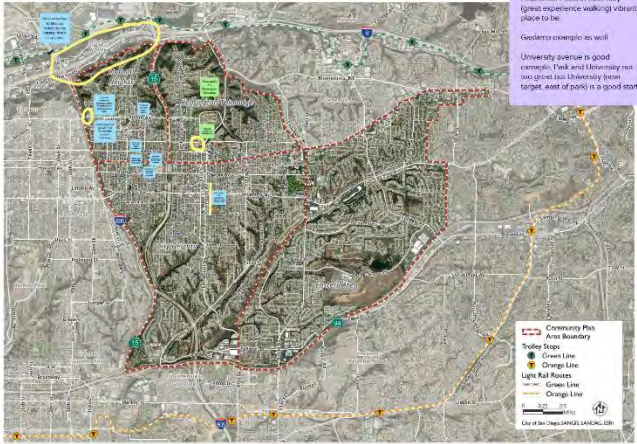
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**Parks, Public Facilities, and Open Space**

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street

**Sustainability and Climate Resilience**

to have a better... sidewalks need to be in MDT neighborhoods (normal heights) sidewalks need to be on BOTH sides of the street



**Examples around green places:**

Providence Plaza in LA is the only green excellence walking vibrant place to be.

Goodman example as well

University park is a good concept. Park and University from Los Angeles University from target, east of park is a good spot







# GROUP 5

### Land Use and Development

Type your paragraph...

Type your paragraph...

### Mobility

Type your paragraph...

Type your paragraph...

### Parks, Public Facilities, and Open Space

Type your paragraph...

Type your paragraph...

### Sustainability and Climate Resilience

Type your paragraph...

Type your paragraph...

# GROUP 6

### Land Use and Development

Type your paragraph...

Type your paragraph...

### Mobility

Type your paragraph...

Type your paragraph...

### Parks, Public Facilities, and Open Space

Type your paragraph...

Type your paragraph...

### Sustainability and Climate Resilience

Type your paragraph...

Type your paragraph...

## Comment record per topic:

### Mobility

- Most of errands in foot, transit, bike, transit is challenging in Mission Valley. Hard to connect to it. Mid-City is close but it is hard to connect to the trolley there. Can there be a trolley in Mid-City?
- Bus stops with more shade
- Keep an eye on terrain. El Cerrito south of ECB drops off steeply and not all mixed use will work there. There should be more on 54th St. and University Ave. ECB in El Cerrito is very narrow and not suitable to mixed use.
- More thought around pedestrian corridors for comfort and safety (trees, shading at bus stops, etc.)
- More trees
- more frequent transit
- Urban Trails that connect the North and South- Canyon
- The bus stop next to IRD on University across from Shiloh Rd. Needs a pedestrian light and crosswalk for safe crossing. So many cross University in the middle to get to the bus stop.
- Improve pedestrian crossings, safety in Adams Av to West Mountain View
- With a car, all places are accessible. Again, El Cerrito is very hilly, so getting up and down the incline between ECB and University is taxing. It is about 3/4 of a mile uphill most of the way from university. Downhill is pretty easy.
- Ped safety - 80-year-olds dash across 4 lanes of traffic here regularly
- No connection to Mission Valley by any means. And it is so close
- Safety concerns on Shiloh Rd. And Uni people dash for the bus.
- Lighting for walking.
- Protected bike lanes because the drivers in 92105 are not used to sharing the road with cyclists.
- University Ave from 50th to 54th is DARK
- Downtown has free transport (shuttle bus - FRED service, operated by the Circuit app), this would be helpful along the main corridors for people shopping, etc.
- University Ave from Euclid east to 54th. And beyond into the eastern area. But 54th to Euclid is wholly ignored.
- The sidewalks surrounding Crawford HS baseball field are very uneven and massive trip hazards.
- Improvement and maintenance of streetlights and sidewalks to support transit
- Protected bike lane along Adams
- Great example on 30TH ST TO ADAMS around crossings
- YMCA needs better access to bike lanes
- Better bike infrastructure along el cajon in general

- Connect to University Ave bike proposals
- Shorter intervals on the Green Line Trolley. 15 minutes is too long; suggest 7.5 minutes.
- Lack of connectivity via public transit and trolley (too long to Mission Valley)
- Hubs, connections. think of MU beyond restaurants... build community wealth by prioritizing local small businesses, mom/pop grocery stores etc... places you can walk to. Places we use on a daily basis... not big box, local smaller businesses. key for mobility. Will affect mobility, safety, etc.
- Bike storage bins at SDSU Transit Center
- Quicker, easier transit to trolley lines
- "Last mile" connectivity gap between transportation and final destinations
- So many areas w/ poor sidewalks. our sidewalks need help in MOST neighborhoods (except Ken-Tal)...plus need sidewalks on BOTH sides of the street.
- How to deal with pedestrians/bikers still using Fairmount Ave
- Need for streetlights along n/s streets along transit stops
- Monroe with Alden Ave needs improvements
- Increase "eyes on the street" to improve transit user safety
- Univ Ave improvements. El cajon is obstacle course... w/ utilities etc. should be lovely and pleasant and walkable. Bike improvements. need to deal w/ roadbed to be able to bike 54th st and univ... univ bikeway plan. (planned for imp)... so many safety concerns. move away from 1950s design. Especially because it's a route to school. Progressive design should be brought here.
- Lacking parking for commuters along Green Line and along 8 corridors
- Hawk signals.... learning curve but very helpful, especially for youth. forces people to stop.
- Reduced speed, more bike lanes
- Also consider wheelchairs, strollers, elderly, and those mobility challenges. Consider neighborhood (circuit) shuttles to key stores/destinations.
- Traffic law enforcement
- Meade Ave bikeway is amazing. this should be goal for Orange as well.
- Request more off street parking
- 54th/Univ - real opp to create a sense of place at that node. its on edge of multiple communities. plus connection to chollas creek.
- Mexico City has streets where a wide median is located in the center with park benches, shade trees, etc. Encourages pedestrian activity and reduces GHG emissions.
- Less street parking, suggest underground parking below park along corridors to enhance pedestrian traffic



- El Cajon and University lacks trees. Re-doing University from Euclid to the 15, just bricks. No trees, as opposed to other parts of the city (Pershing Drive has had many trees planted along bike lane)
- suggested anything over 5 stories required 2 stories parking
- Public EV charging to support EV vehicle owners who rent
- Neighborhood identity... city heights/norm. Heights are very diff... diff needs, not sure what it looks like here, but something to really consider. what does NH hub look like? what is CH hub like? Where do the shuttles go/connect? to increase comm ident/unity. also consider bus shelters, weather, people use the bus and need better infrastructure, frequency, . show that it matters through the investment in infrastructure and improve comfort and safety. People won't use if not welcoming and easy. bus stops and waiting areas should be GREAT. this is about equity and justice.
- Trail from 54th to Euclid - City received grant for trail improvements/accessibility (elevation change due to topography), however changes did not occur
- More frequent bus lines, and more stops
- Adams Ave - West Mountain view Crossing is impossible, no ped crossing
- Ped being able to cross while cars have red lights along Adams (in all 4 intersection)
- Hard to connect to mission valley (even by transit is not connected)
- Hard to connect to mission valley (even by transit is not connected)
- Transit is inefficient, so price is not worth it to not use the car
- When increasing density and commercial, put in more turn signals, more efficient streets with all the traffic
- Bike Safety (smoothly in Meade, but still need more safe bike paths (merging into car lanes is unclear, cars don't stop, bikes do not stop either. Signaling in traffic circles needs to improve. More knowledge needed around bike safety. More density will require better mobility infrastructure (bike separation
- Increase bus frequency, for everyone that cannot drive. Protected bike lane in Adams Ave
- Opportunity for car share apps and services
- Delay in lights 43th on Meade works well
- More opportunities for workers who work late at night
- Have purple line come through city heights
- More bike lanes. need buffers and safer systems for biker and pedestrians
- Signals for pedestrians and bikers
- Need more shuttles for transportation around city heights and to other communities
- El cajon Blvd. and university are dangerous as a frequent biker. Adams in normal heights is also very dangerous.
- Need class IV bike lanes (El cajon, Adams, etc.)

- More frequent transit around university, normal heights, for students
- General design for walkability in a number of different areas. clustering business developments. increase walkability. make it so public transit stops are near these walkable areas. transit oriented development
- More roundabouts potential speed bumps like treatments along Meade
- Mission valley is most challenging place to get to even by car. Transit even worse.
- Easy to get downtown.
- Drive down to old town and get around easily.
- Mission valley is so inaccessible. not safe to bike. not easy to take transit

### **Parks and Open Space**

- Parks that do have bathrooms need to be better taken care of, are not safe, we need upkeep and maintained of existing facilities
- More libraries - one needed in oak park
- Park space is so expensive, so incorporating pocket parks/piazas along with developments would encourage more gathering spaces
- More trees on University
- Need more parks everywhere! Near El Cajon Blvd. As El Cajon is being built out, it would be great to add accompanying green space. As density increases, need more green spaces.
- Colina -
- Chollas Triangle, a plan spoken about by the city for 20 years.
- Colina del Sol needs improvement
- Chollas and Colina del Sol
- More parks
- General updating to Colina del Sol. It is a beautiful park but long neglected.
- More dog parks
- Potential location for development
- More parks for Kensington-Talmadge
- Cherokee Park
- Parks w/ comm gardens within, or in roof tops.
- More trees. Make it more pleasant, and maintain the canopy.
- Urban trails that connect North and South Canyons. walking trails with signage and sculptures. linear paths similar to MLK park trail. intentional cultural meaning
- Redwood Village has 0 park space... no gathering space. Need places to meet each other!
- #26 fire station is super busy, so another fire station may help
- Municipally-built and owned housing

- Wightman park. park on Euclid...safety- think about adding lighting... places to bring people together....programming. less about. Activation is KEY... need to feel safe. senior tai chi, youth events.
- Chollas Creek ex about safety. also concerns about homelessness aspect. Kids need green spaces... activate canyons and make them safe. -adds happiness/joy for community. formalize, take care of Placemaking DIY- CH CDS in ROW... make permanent. now temp use at 50th St gathering. East African cultural hub- this is thriving.
- Lacking green space, near Monroe Ave.
- Suggestion to convert housing to green space
- Effective use of existing green space and parks
- Question: will future development make park/green space deficits more extreme?
- Día de los Muertos activities. programing for cultural activities. adding murals (outlet instead of graffiti). lighting. also shade thru trees AND shade structures.
- Lacking parks in Rolando. Request linear park along University Ave
- Coord w/ Chollas Creek MP. Park Planners on Mid-City team involved and will coordinate the 2 efforts.
- Pending, undeveloped park plans along Chollas Pkwy. incentivize development
- Fountains, other spaces... create amenities in development
- Trails- could use bridges to connect communities. may not need signs, but activations. graffiti is an issue. BUT the more ways we communicate the better. Not everyone will be aware, language barriers, etc.---- maybe its a placemaking instead of..
- More parks, more playgrounds
- More baseball fields, basketball courts, more recreational centers for the youth. Places for use to spend their time.
- Request more trees to support transit and walking commutes
- Repopulate trees
- Request more green spaces El Cajon and University
- Chollas creek - creek to bay parks/trails/connections... (implement the plan)  
How to make main socializing areas more accessible in outer neigh.
- Implement safe design for parks next to busy streets
- Banners that have more regular rotation or upkeep would be a nice lift to mid-city.
- Request for cultural center that can be used as community open space (City Heights)
- Chollas triangle - Plan exists to redevelop the area as mixed-use space and remove chollas parkway. Implementation of the plan has been delayed due to eminent domain.
- Update library in Normal Heights/Kensington
- Opp for center at univ and 54th



- Normal Heights/ great performance in parks but there are no bathrooms facilities in the park.
- Rec department should step in into open spaces and parks in disadvantage areas Safer to be around City to give more investment to parks dep in city heights Funding to support staff , and maintained
- Need parks and green space in Mid City Preservation of Open Space
- Need community gardens
- Need shaded areas, tree canopies, comfort zones
- North/South linear parks to connect canyons
- Idea to create more park land - add bridge decks (freeway lids/ covered parks) to Teralta Park
- Leverage canyons like with Choice Regional park fitness trail, outdoor fitness equipment
- Examples around great places: Pedestrian Plaza in Little Italy (great experience walking) vibrant place to be. Gaslamp example as well as University avenue is good example, Park and University not too great but University (near target, east of park) is a good start
- Anti-displacement...should be woven into this plan.

### **Land Use and Development**

- El Cajon Blvd and Univ Ave as a place for density w/ MU and housing at diff levels, including affordable. Ped friendly, people out.
- City heights taking a lot of the future devel... but would like to see devel in other areas as well- such as Normal Heights, Talm/Kens Affordability is important.
- Conversation around density everywhere vs. location based
- Mixed-use. Esp by transit to lower GHG emissions. Allow people to take transit, ride bikes, and more walkability. already happening in City Heights near SR-15 also near Kensington near SR-15. Kensington also needs more mixed use
- more mixed-used developments. This will allow residents to have amenities near them. It also creates opportunities for renters with apartments and condos for purchase. This would be great along with University and El Cajon corridor
- Mixed use: residential and commercial
- Prioritize housing. Rescue mission warehouse as ex... developers tried to buy but went to mini storage. How can we prioritize housing. Also don't allow mini-storage. Uni / El Cajon along all communities... not just city heights. Redwood and 54th is an undeveloped node- amaz opp. Library is getting moved to chollas park- that is a great opp. think big in terms of what is possible.
- 54th to 70th on University and east of college/university area : rundown. Opportunity for development and high density housing near existing transit and

commercial. Would like to see high density, town homes, missing middle housing, low income housing for students.

- need equitable dev across diff neighborhoods. along entire corridors. Thinking about land use and dev- include neighborhood parks, be intentional about where you put the parks, how you connect places. Home Ave example (Home/Euclid)- wasn't maintained. Also, consider what community needs/wants so things get used. Allow too much MF along 1 corridor could be too
- opportunities for housing within mixed-use and residential areas
- Transit-oriented development should be considered Building housing near public transportation hubs, like the San Diego Trolley, to promote sustainable living
- Has a lot in common with City Heights. also underserved and needs to be acknowledged . low voter turnout, low civic engagement
- opportunity for development along El Cajon Blvd. between 15 and 805
- broad array of choices. Need supportive housing spread out, for people in need (they are our neighbors too)... every income pt. diff sizes for diff family types....
- incentives for developers to develop along transit corridors, rather than hold and remain vacant
- community gardens.
- central San Diego, core.. response to take on more density.
- Libraries due for refresh (Normal Heights and Kensington). Suggested public-private partnerships for mixed use
- Public-private partnerships for leasing lands for affordable housing
- the College-Rolando branch has a property adjacent to it that would be perfect for a park. This would also enable the library to retain adequate parking for patrons
- Maintaining small in-neighborhood corner stores and maybe allowing new ones. increase walkability
- Developing and preserving affordable housing options for low-income and moderate-income residents, ensuring diversity and inclusivity
- More affordable multi-family housing
- more mixed use along El Cajon Blvd with even housing development not only along corridors
- Support for small businesses along large corridors. Improved
- University Avenue runs through the geographic center of Mid-City and should probably be prioritized for business and housing development over El Cajon Blvd, which gets a lot of attention.
- Density everywhere (be mindful with fire dep) but open for density regardless of area
- Housing in City Heights (high and dense to cater to new populations, increasing population) Affordable housing challenging to find housing for people

- Multi-facet problem (not only housing) More multi-family in neighborhoods that have not been zoned for that (single fam housing has been allowed for ADUS but not mixed use)
- Adams Ave could be a good location. Unfair distribution of housing in Kensington-Talmadge
- More housing (but utilize main corridors, along transit areas, and bigger streets) Difficult to put housing in smaller streets due to infrastructure, width of streets, parking, local commercial that needs access to parking/servicing/streets
- More low-income housing. Neighborhood parking places
- Current plan puts all density on El Cajon Blvd. More density on Adams Ave complemented with more transit. More middle income housing. Need more homeownership in east Normal Heights - not enough trees, sidewalks broken, lack of care. Need investment. More balanced.
- Need more development along El Cajon Blvd. At night it's scary and dangerous. Unattractive. Normal Heights and Kensington need new library or community anchor (e.g., pool) . Seems like El Cajon has been redlined from investment. Need something positive that's rooted in culture.
- opportunity for mixed use housing, high density housing, mixed use on EL Cajon. Opportunity to reduce VMT. Also opportunity for mixed-use housing in east Normal Heights.
- New library
- More community gardens in City Heights. Engage youth in gardening
- Theater like the one that used to be on University Ave. MGM theater.
- activate bridge decks on City Ave and El Cajon Blvd. Kiosks, Give families and individuals something to do while waiting for transit

### **Sustainability**

- Storm water capture that then can get into the recycle water program
- TREES!!!Tree canopies.
- Trees and bioswales for channeling runoff
- The Chollas Triangle park contains a lot of sustainability efforts, but politics have slowed implementation for 20 years. Community still has hope
- Community gardens, open space along major streets, backyard and frontyard gardens, reducing ADUs and application of concrete and building property line to property line.
- We need major tree canopies to be created
- EV charging
- improve and encourage transit use
- stormwater runoff



- Re-evaluate ADU landscaping and set-back requirements (or lack thereof). Seems that trees that have been cut down for ADUs are not replaced.
- cross-cutting theme. be intentional about parks, mob, dev, OS and the effect on PUBLIC HEALTH. Make sure this is emphasized. mitigate climate change.... but think about recent storms. are there ways to harvest rain water? consider harvest/capture for the amenities.
- E-W connections. Use EW corridors to center communities.
- Use of permacrete to prevent runoff
- Streets with white paint in LA (look for example)
- Infrastructure for housing and density needs to take into consideration setbacks and stepbacks for plantings and green areas that can be able to absorb water
- How can we re-direct the water when we are behind in infrastructure Will density contribute to this issue?
- more EV charging stations (many ppl don't know that there is current charging stations near City Heights CDC)
- Need City maintenance of new trees planted. Have seen many die. Would make a big difference to have tree lined streets.
- How will Community Plan interact with Climate Action Plan?
- Shade equity study. East normal heights got rated as moderate because it was lumped in with larger community. Eastern Normal Heights has been miscategorized and does not have as
- would be cool if Mid-City could have its own microgrid and rely on its own local energy source building electrification