San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR

ITEM 3: Mid-City Communities Plan Update Workshop

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

When prompted, input Webinar ID: **1607586412**

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

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

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

Mid-City Communities Plan Update

PLAN MID-CITY
Communities Plan Update

City Planning Department

Planning Commission Workshop– January 9, 2025

The City of SAN DIEGO

AGENDA

1. Introduction
2. Past & Current Community Plans
3. Existing Conditions
4. Engagement Summary
5. Next Steps

This is the 1st Mid-City CPU Planning Commission Workshop. The purpose of the meeting is to seek input on the plan update process and draft documents. No action is required on the part of the Planning Commission at this time.

Introduction

MID-CITY PLANNING AREA & NEIGHBORHOODS

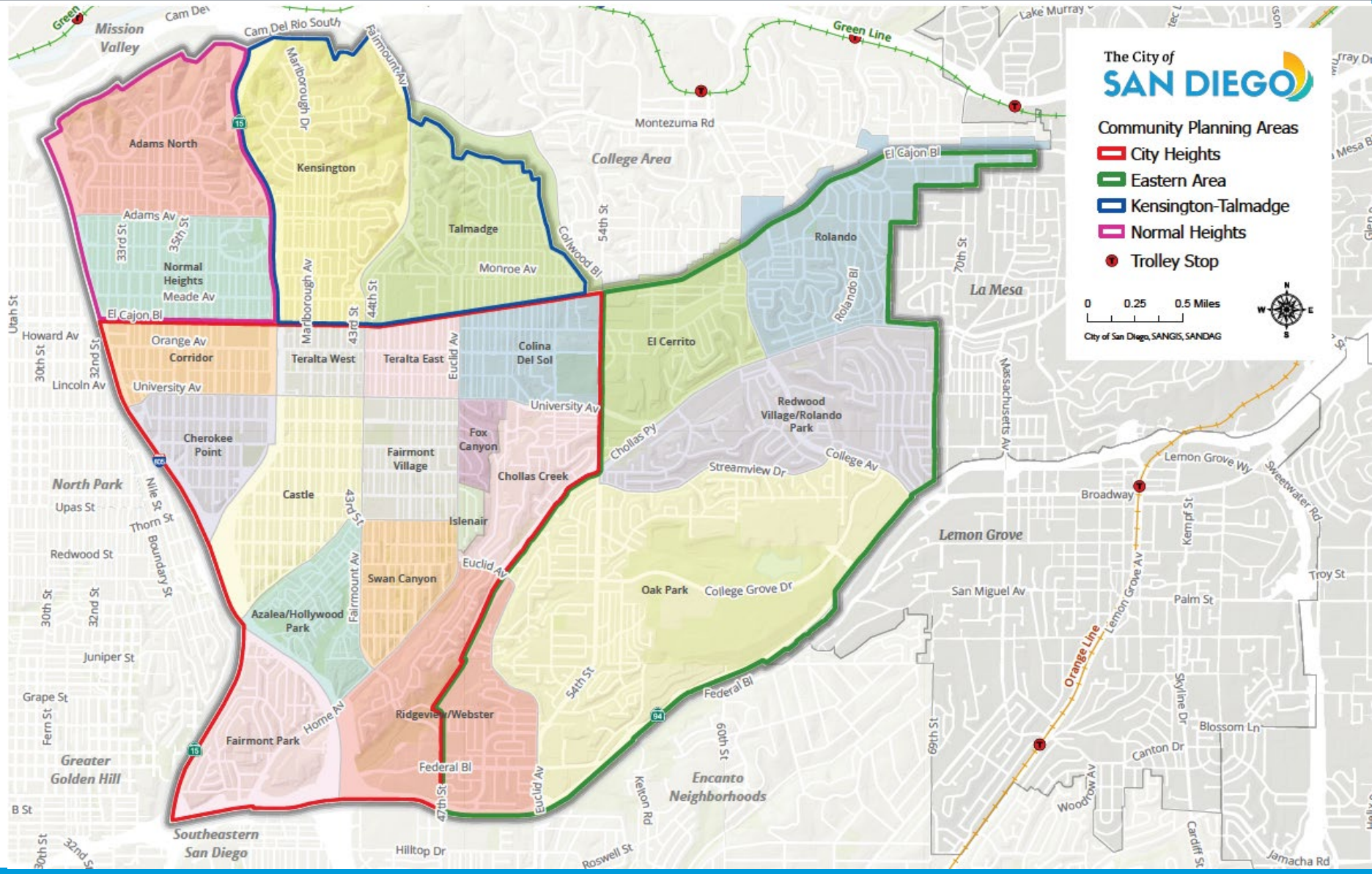
Mid-City Communities

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

Mid-City Snapshot*

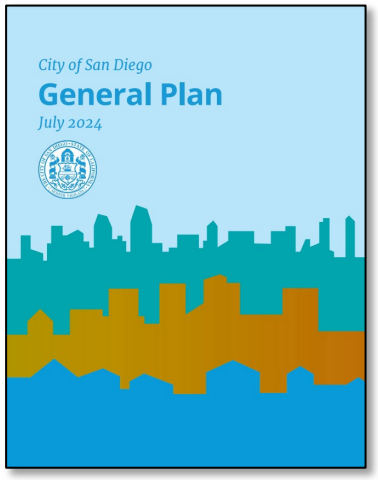
- 8,052 acres
- 133,267 people
- 52,300 homes
- 20,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

**SANDAG Estimate 2022; LEHD 2019; City of San Diego*



UPDATE TO THE MID-CITY COMMUNITIES PLAN

The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.

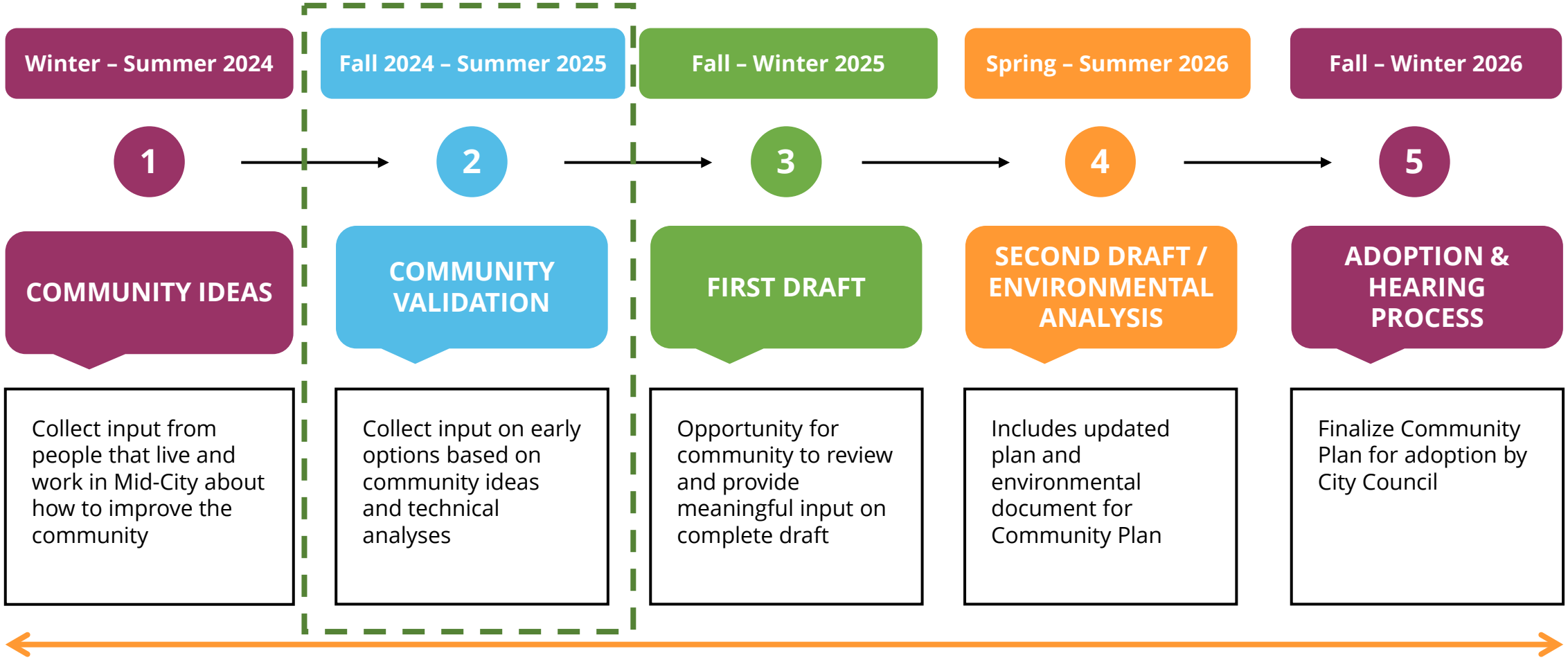


The update to the plan will serve as the 30-year vision for land use, mobility, urban design, public facilities and services, natural resources, historic and cultural resources and economic development.

1. Address Regional Growth & Housing Needs
2. Understand Community Needs & Enhance Quality of Life
3. Evaluate Infrastructure Demand
4. Reduce Environmental Impact

*The City Planning Dept. was awarded SANDAG's TransNet Smart Growth Incentive Program (SGIP) planning grant in 2022.

PROCESS & TIMELINE



MID-CITY CPU WORKING GROUP

As part of an inclusive engagement process, the City conducted an open application process to form the **Working Group** representing Mid-City communities of **City Heights, Easter Area, Kensington-Talmadge and Normal Heights.** The primary Working Group role is to:

- Be **involved** in the plan update from **start to finish**.
- **Review** project **materials** related to public engagement, research and technical studies.
- **Suggest ideas** that could be included in the plan update.
- **Provide feedback** on proposals related to the plan update.

2024 PUBLIC ENGAGEMENT

2
online surveys

4
working group meetings

84
community events

>2.5k
participants

>8.3k
comments

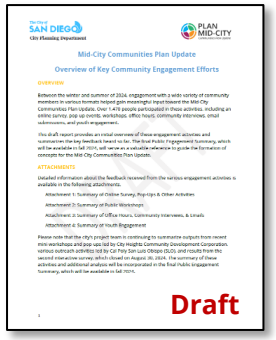
2024 DRAFT REPORTS & STUDIES

June

Mid-City Atlas: Existing Conditions Report

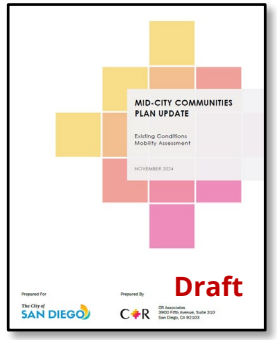
Sept.

Overview Key Engagement Efforts



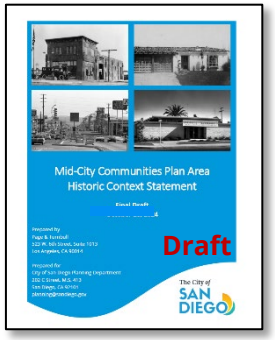
Nov.

Existing Conditions Mobility Assessment



Dec.

Historic Context Statement



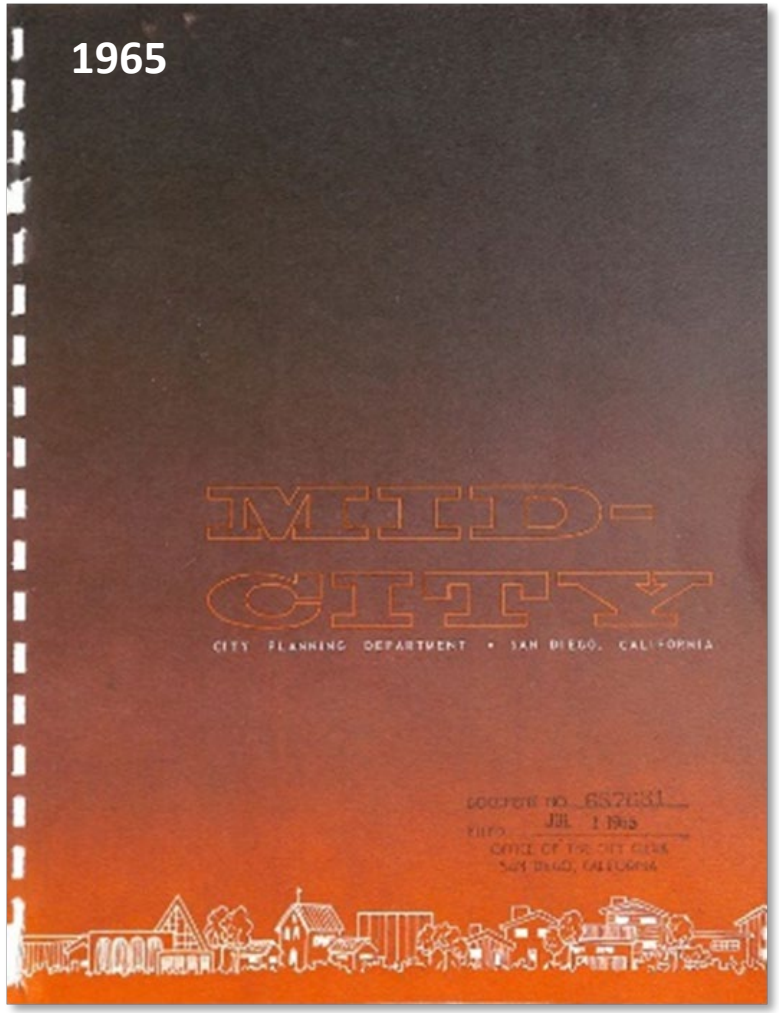
Dec.

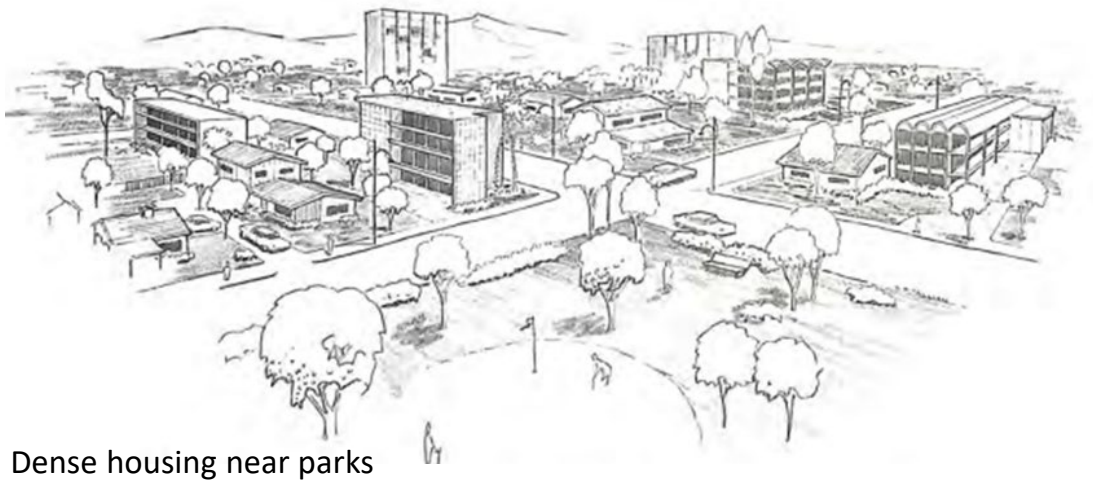
Public Engagement Summary

FURTHER OPPORTUNITY TO PROVIDE INPUT

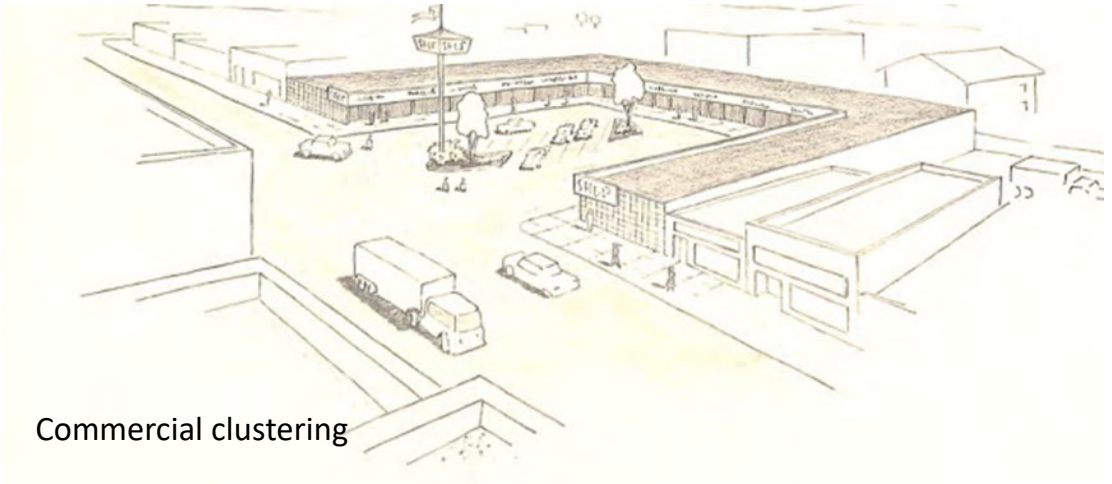
Past & Current Community Plans

1965 COMMUNITY PLAN



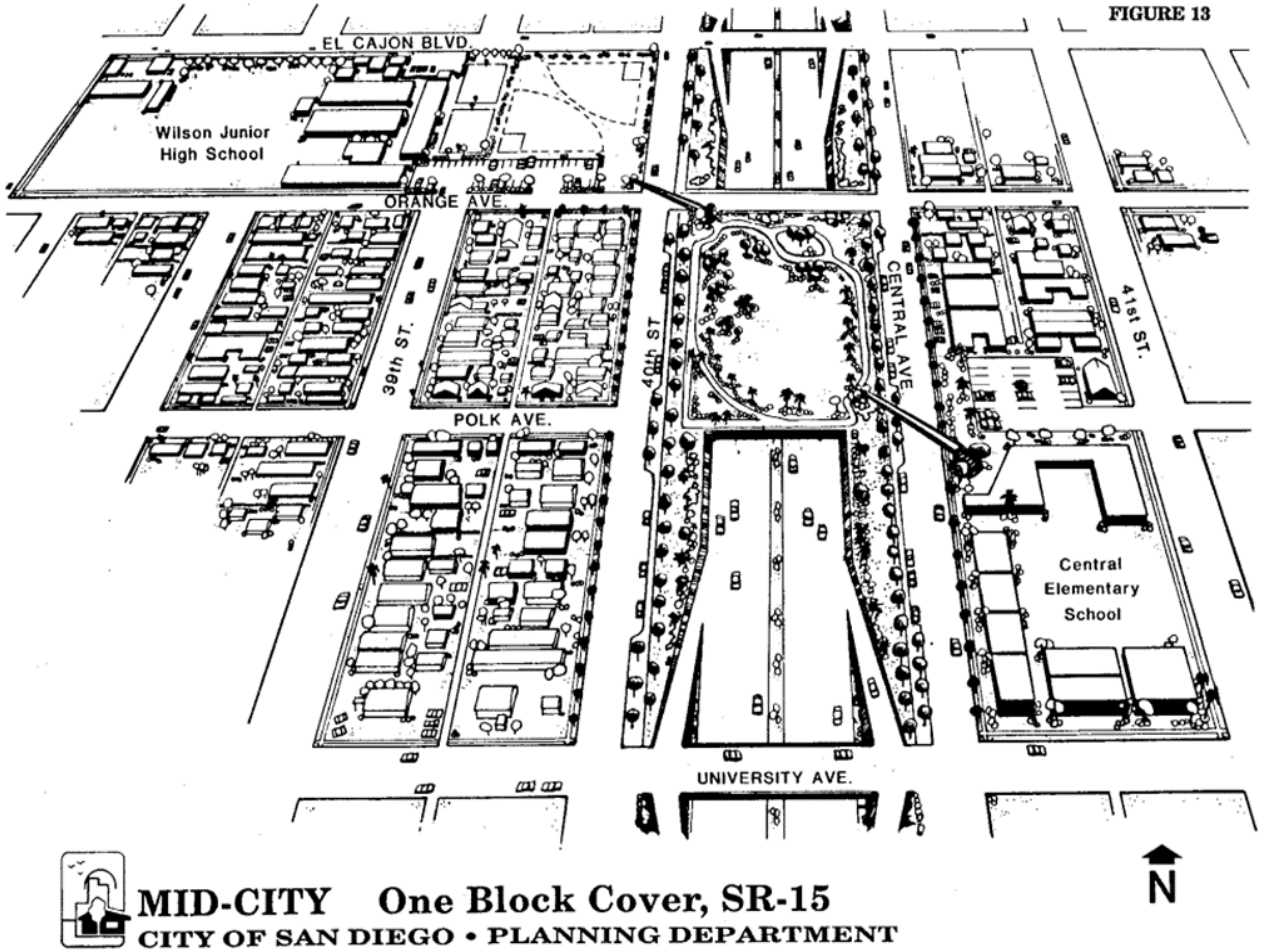


Dense housing near parks



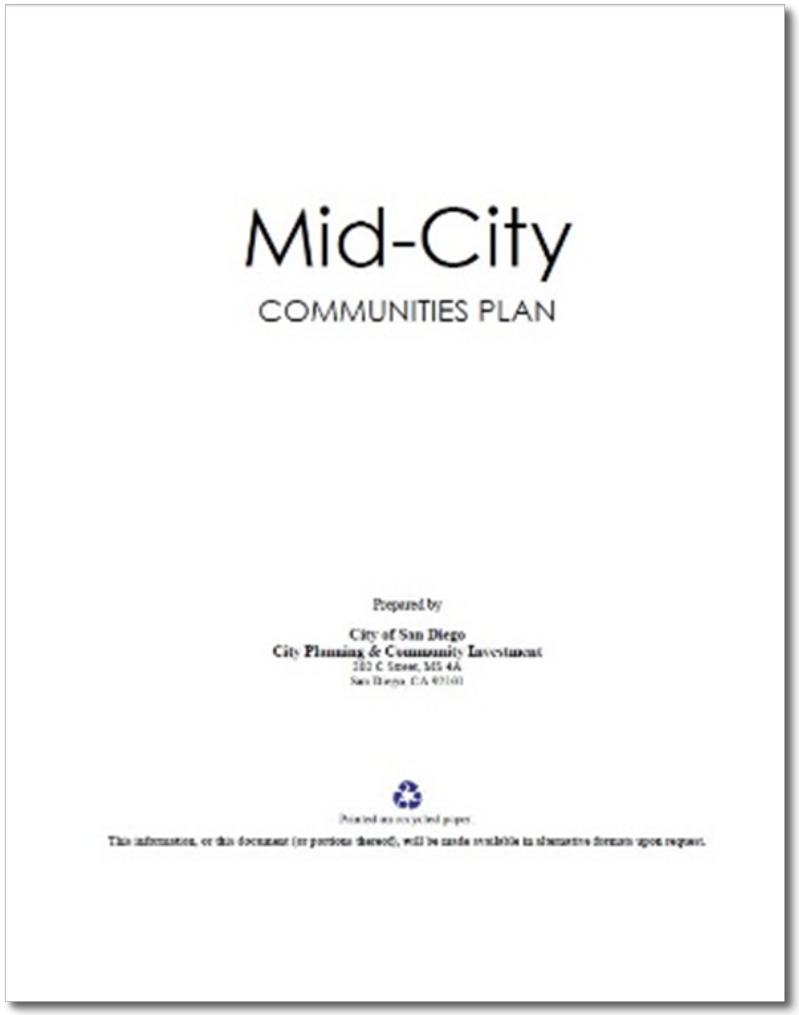
Commercial clustering

1984 COMMUNITY PLAN



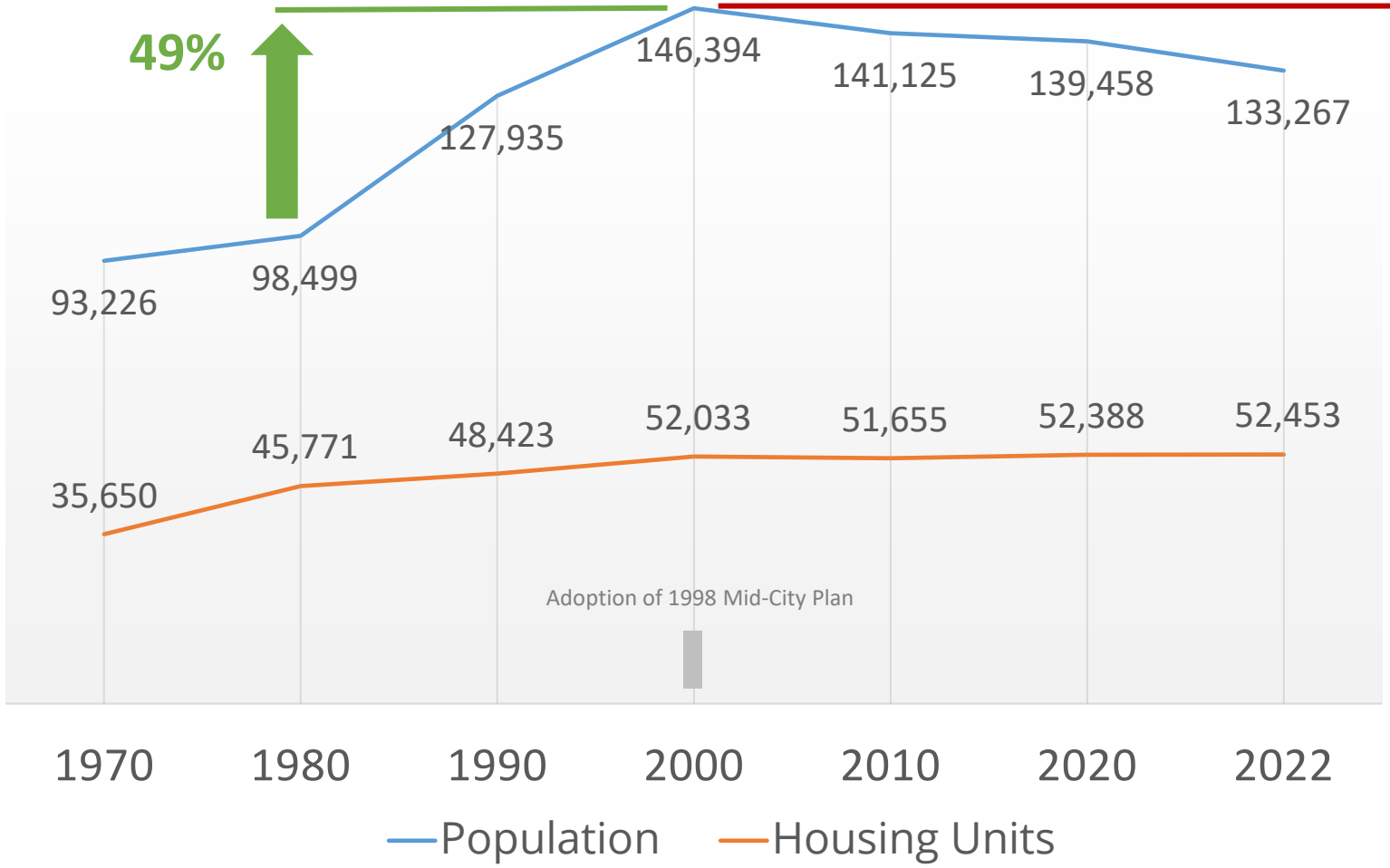
Envisioned a **significant parkland expansion** leading to the first-of-its-kind four-acre park over the proposed freeway for State Route 15.

1998 COMMUNITY PLAN

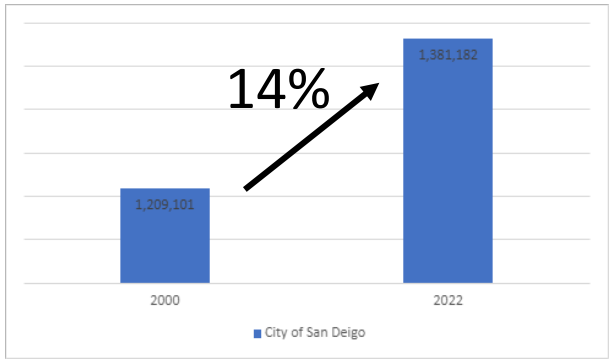


- Significantly **reduced the opportunity** for **new homes** (>10k) along major corridors due to concerns at that time related to inadequate community facilities & school overcrowding.
- **Focused** future **growth in Urban Villages**.
- Encouraged **community investments** and celebrating **cultural diversity**.

MID-CITY POPULATION & HOUSING GROWTH 1970 - 2022

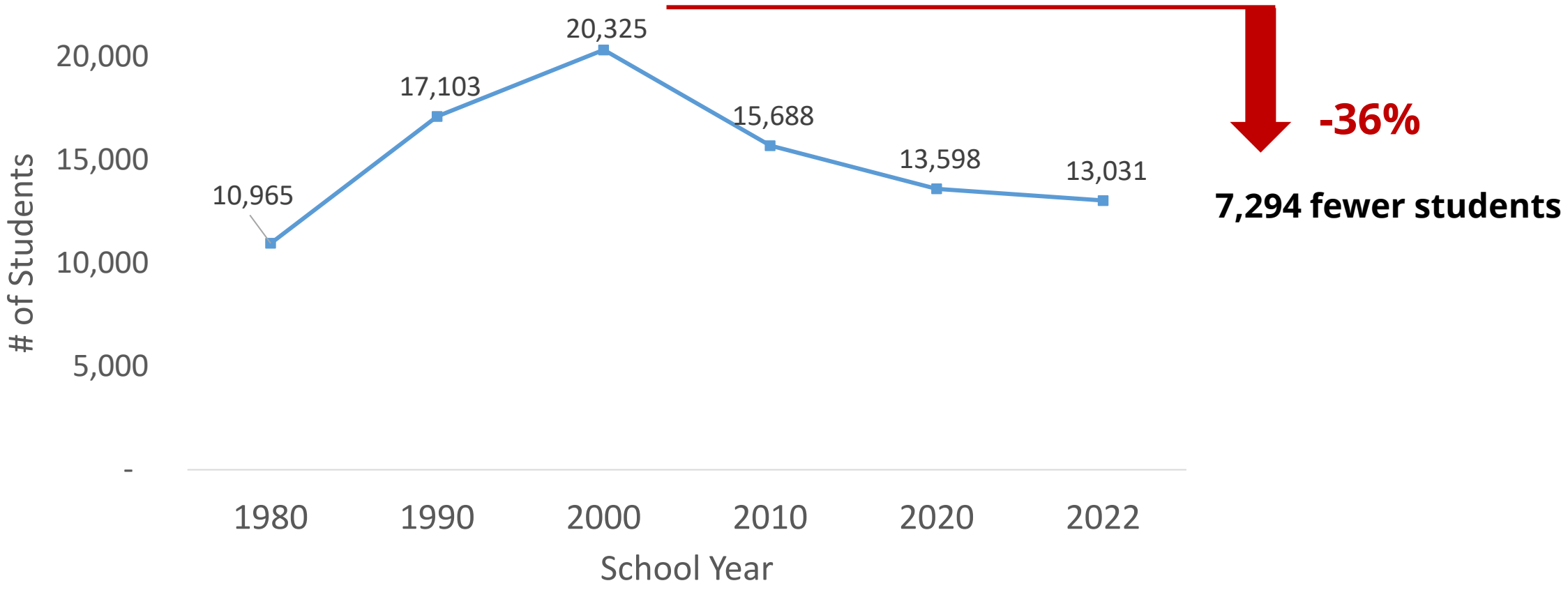


13,127 fewer people



City of San Diego population **grew by 14%** between 2000 to 2022

MID-CITY SDUSD ENROLLMENT 1980 - 2022



Source: San Diego Unified School District

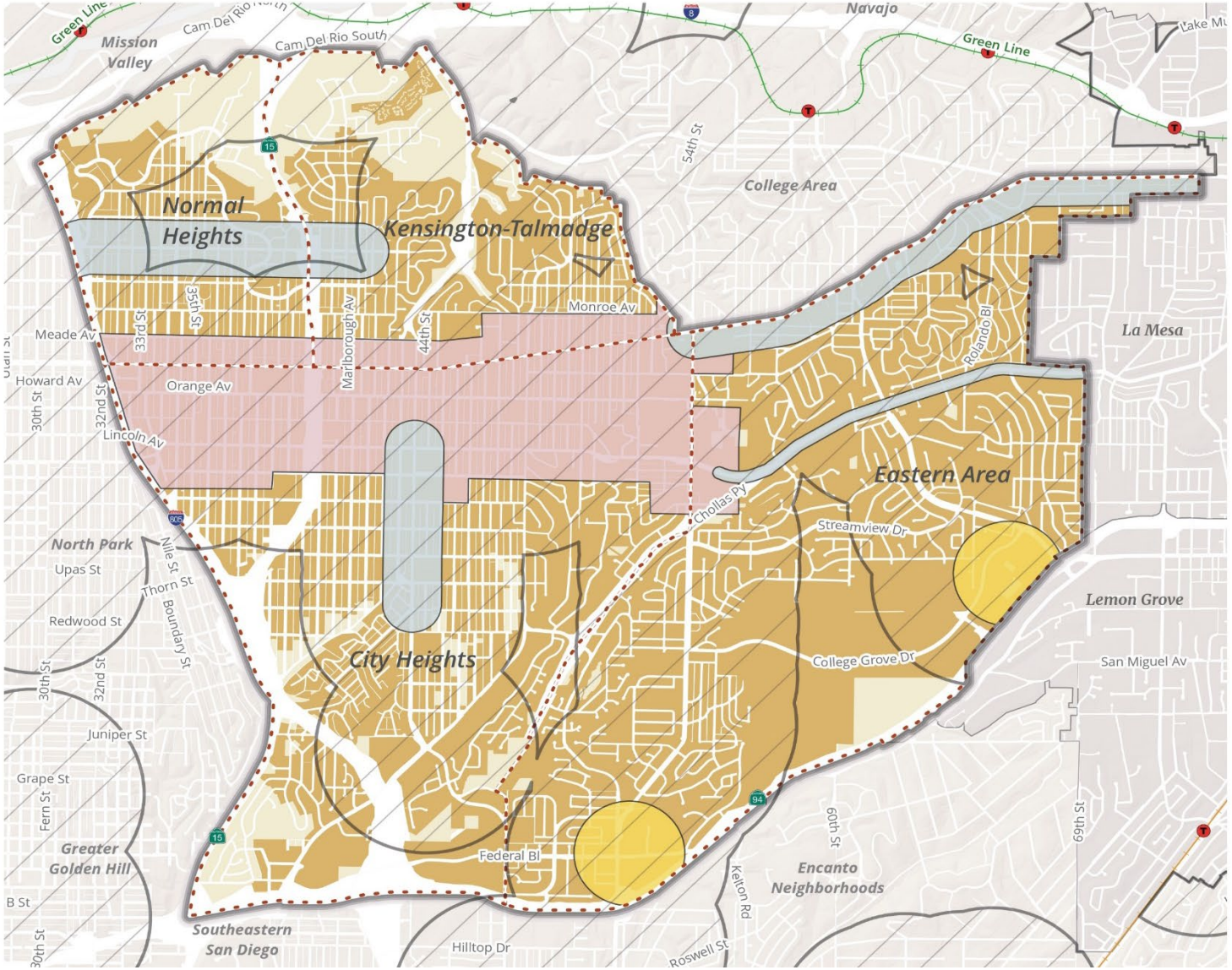
$2 BILLION+ IN COMMUNITY INVESTMENTS

- **City Heights Initiatives** – the Price Philanthropies Foundation has directly invested or leveraged over **$212 million** to support community revitalization such as City Heights Urban Village
- **$265 million+** in **bike and transit infrastructures:**
  - Mid-City Centerline Rapid Transit ($65 mil) & Bikeway Investment ($200 mil)
- **$614+ million invested** in Mid-City to **modernize school facilities**
- **$1+ billion in capital improvement projects (current/recent):**
  - streets, water, sewer, stormwater, parks, and other facilities

Mid-City has also witnessed the opening of two state-of-the-art community facilities since 2000:
- Kroc Community Center& Copley-Price YMCA

Existing Conditions

SUSTAINABLE DEVELOPMENT, SMART GROWTH & TRANSIT PRIORITY AREAS



- Community Plan Area Boundary
- Transit Priority Areas (TPA)
- Sustainable Development Area

SANDAG Smart Growth Areas (2021)

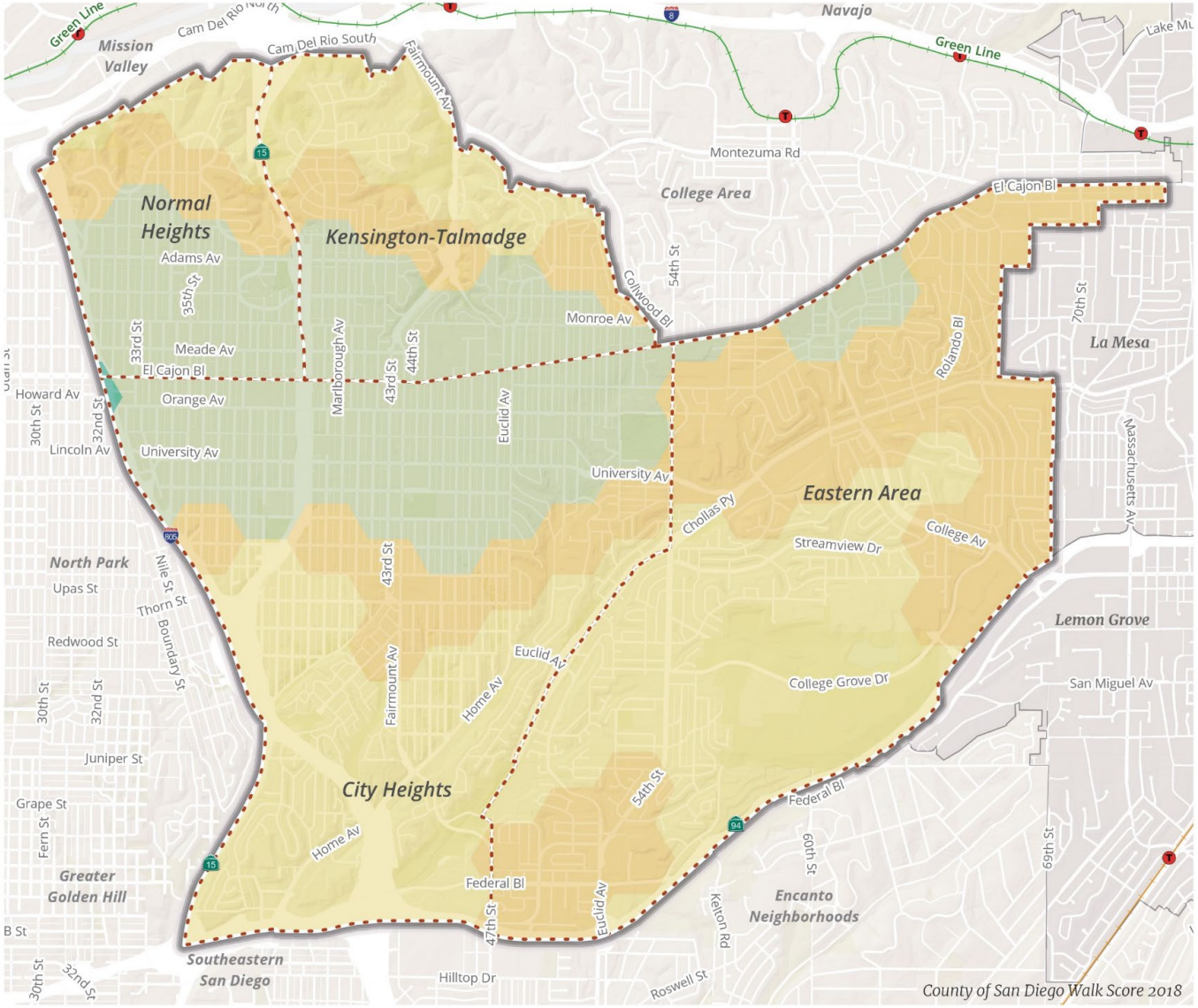
- Town Center, Existing/Planned
- Community Center, Existing/Planned
- Mixed-Use Transit Corridor, Existing/Planned

The majority of the planning area is within the Transit Priority and Sustainable Development Areas and features several designated smart growth areas.

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

MID-CITY WALK SCORE

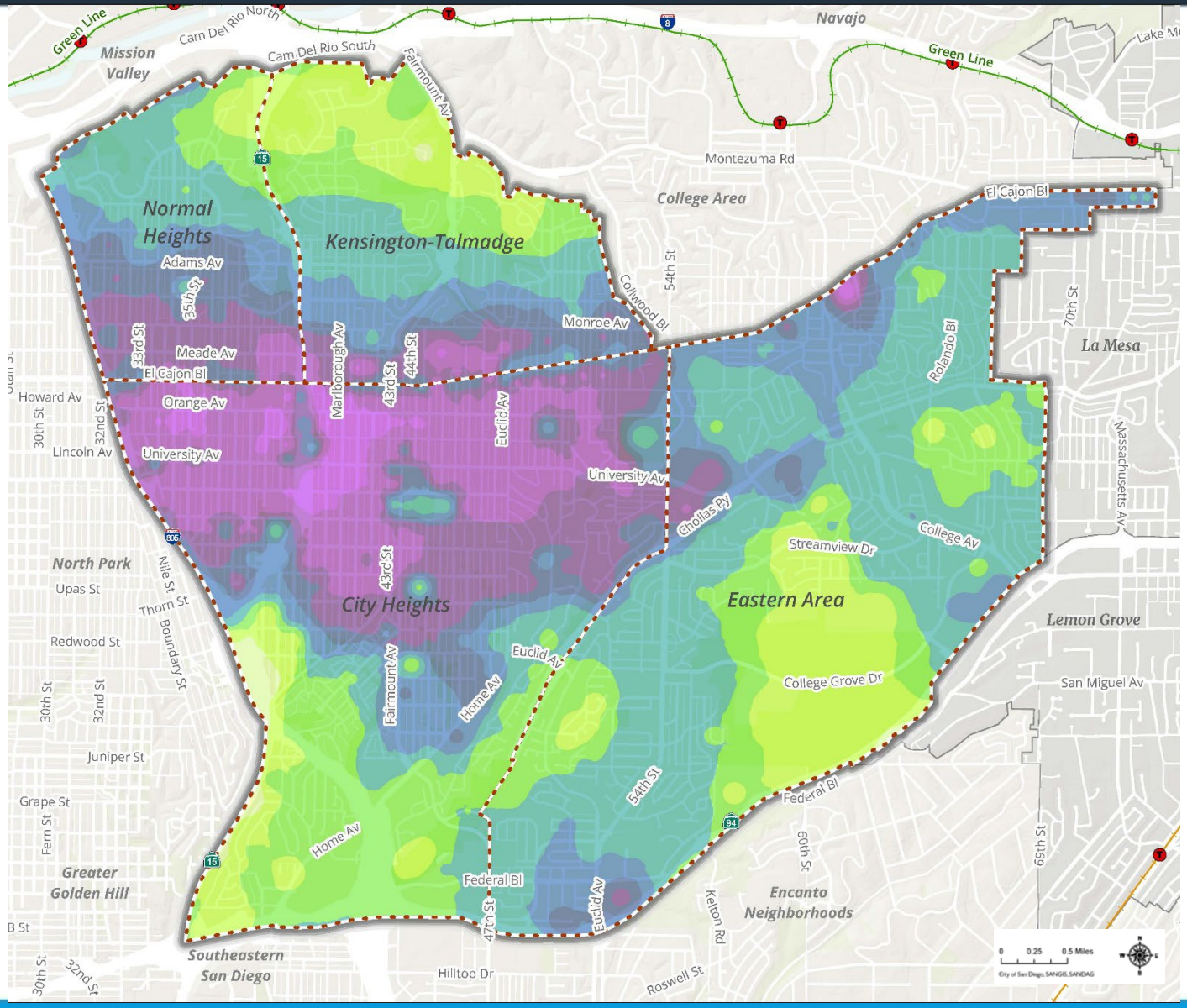


Walk Score

- Walker's Paradise | Daily errands do not require a car
- Very Walkable | Most errands can be accommplished on foot
- Somewhat Walkable | Some errands can be accommplished on foot
- Car-Dependent | Most errands require a car

58% of Mid-City is considered Very Walkable or Somewhat Walkable, compared to 17% in the City of San Diego.

GENERAL PLAN – VILLAGE CLIMATE GOAL PROPENSITY



Community Plan Boundary

Trolley Stop

Housing and Retail Prioritization Level (2050)

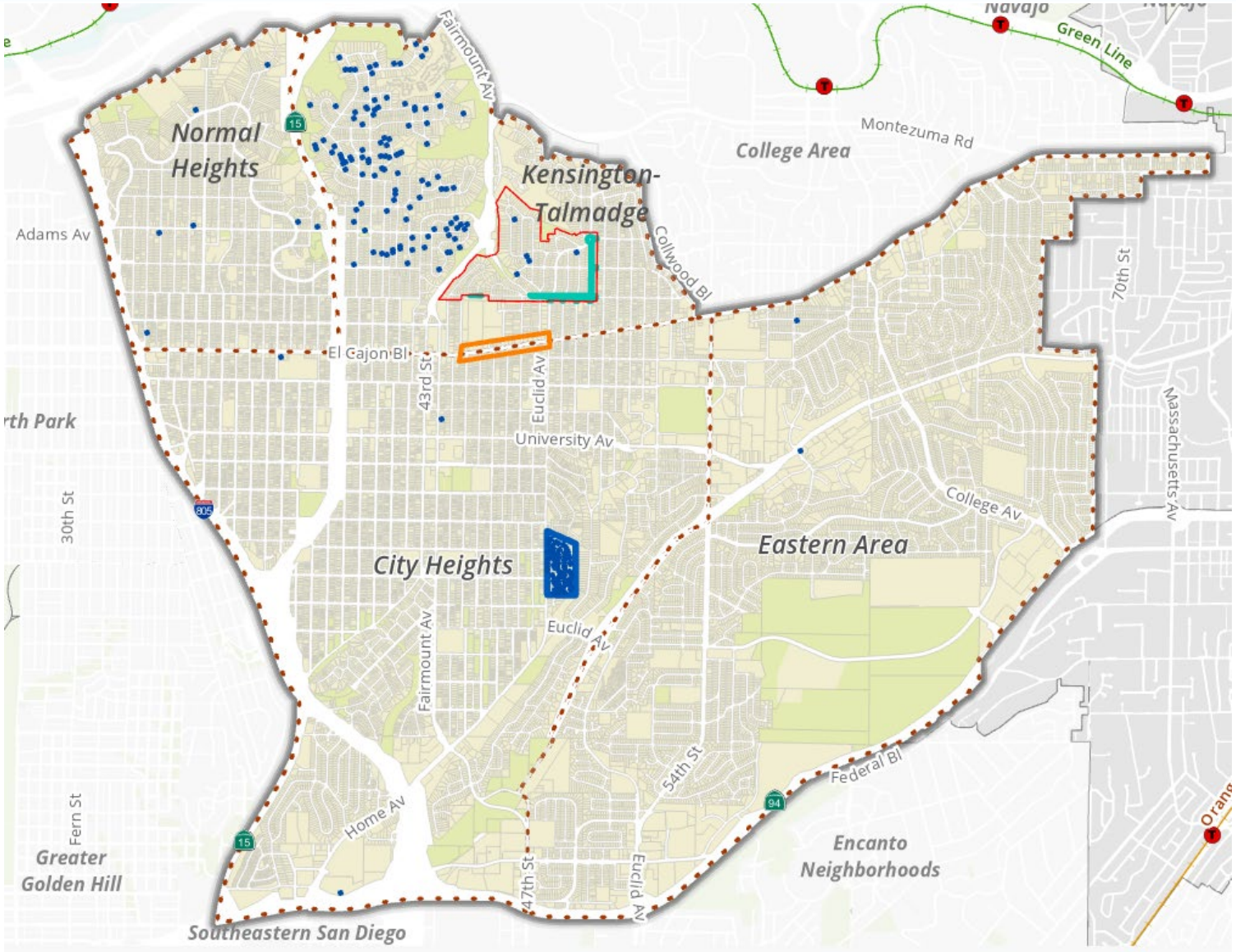
High

Low

Large portion of Mid-City is considered high or medium priority for new homes and jobs.

This map will be added to the final draft of Mid-City Atlas: Existing Conditions Report

HISTORIC & CULTURAL DISTRICTS



- Historic Designated Sites

Historic Districts

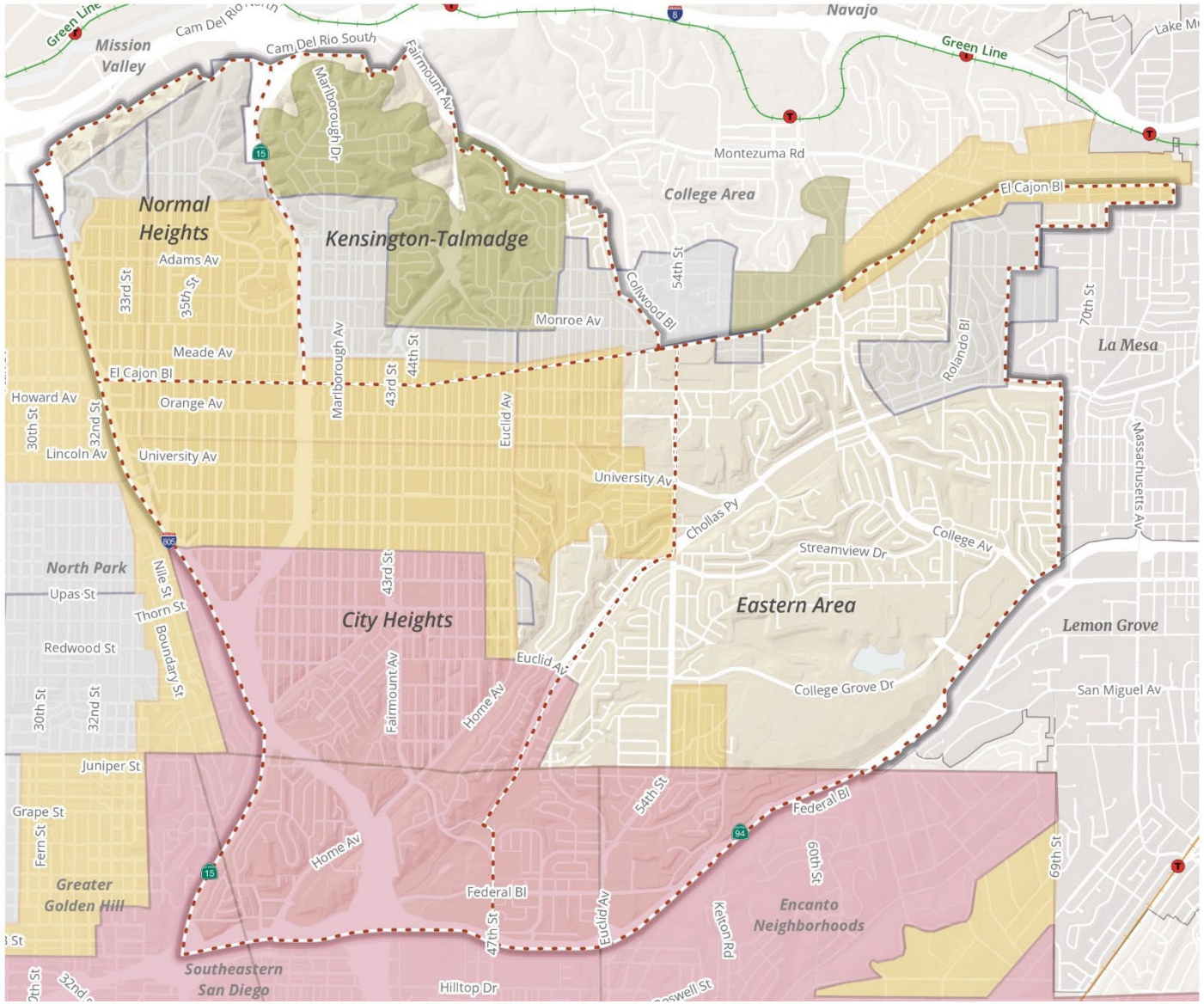
- Islenair
- Talmadge Gates
- Talmadge Park Estates (NR District)

Cultural District

- Little Saigon

There are three historic districts and one cultural district in Mid-City.

FEDERAL HOME OWNER'S LOAN CORPORATION GRADED AREA MAP 1935



Community Plan Boundary

Trolley Stop

Home Owners Loan Corporation (HOLC) Redlining Areas

Grade A

Grade B

Grade C

Grade D

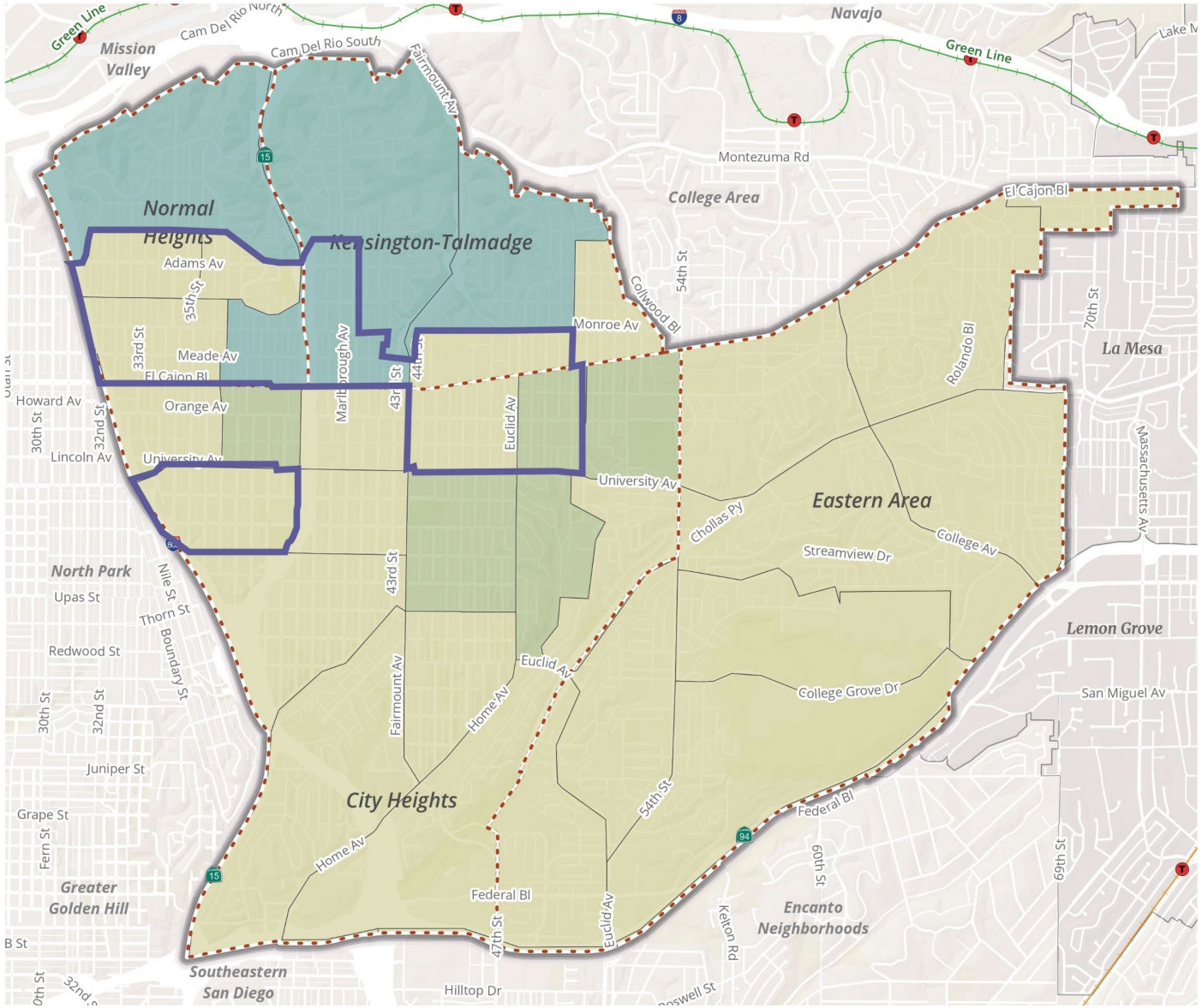
Redlining impacted many neighborhoods in Mid-City, occupied by lower-income residents and people of color, which prevented them from securing mortgages, purchasing or improving property, and building generational wealth.

0 0.25 0.5 Miles

N W E S

City of San Diego, SANGIS, SANDAG, "Mapping Inequality: Redlining in New Deal America" https://dsl.richmond.edu/panorama/redlining/#loc=5/39.1/-94.58

CA TAX CREDIT ALLOCATION COMMITTEE OPPORTUNITY MAP (2024)



Community Plan Boundary

TCAC/HCD Opportunity Areas

- Moderate Resource
- Low Resource/High Segregation and Poverty
- Low Resource
- Neighborhood Change

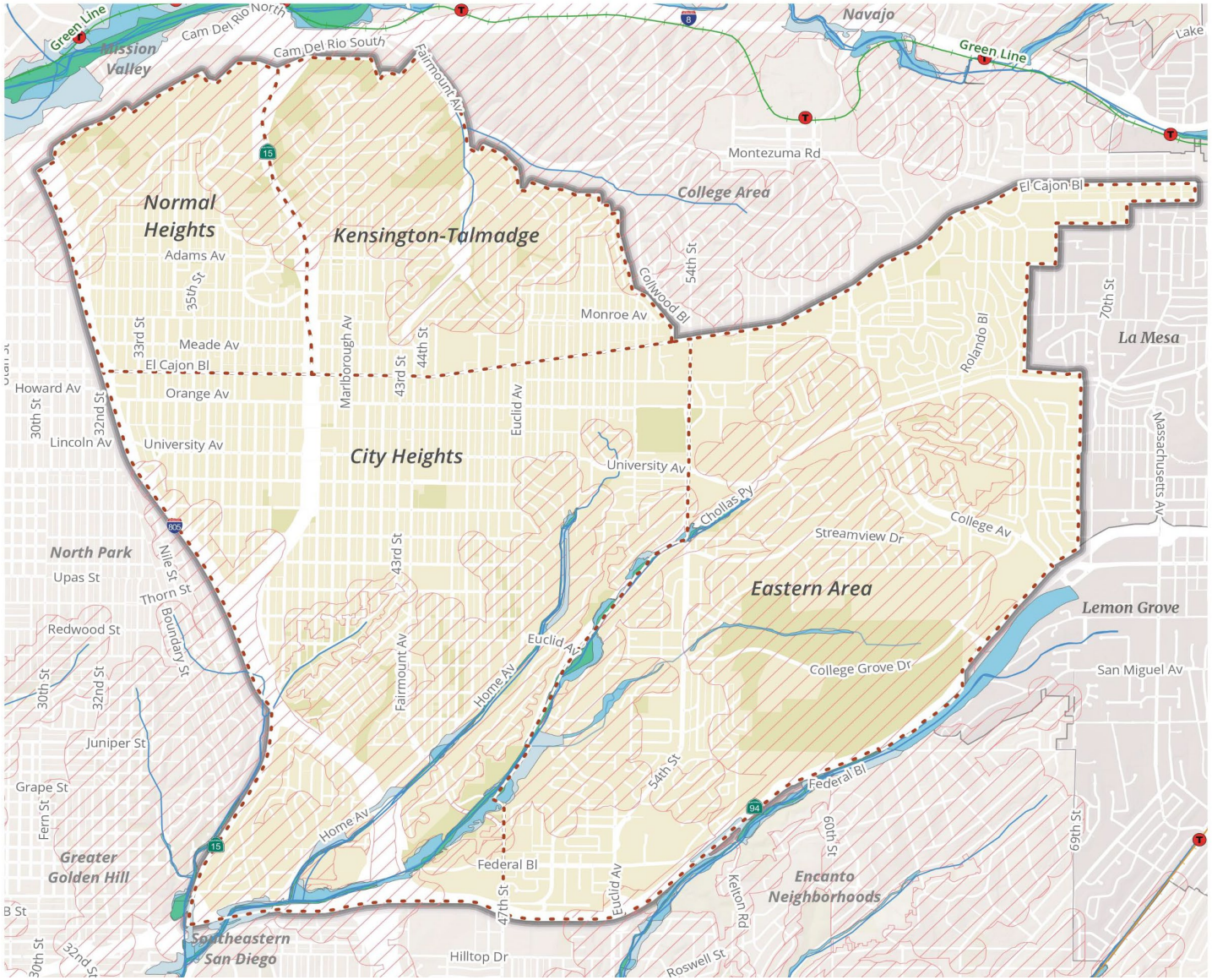
Majority of Mid-City is identified as Low Resource. Eight census tracts are experiencing significant Neighborhood Change in Mid-City, particularly in Normal Heights, Kensington-Talmadge, and City Heights, which have experienced significant demographic and economic shifts, including an increase in high-income households and rising median rents.

0 0.25 0.5 Miles

N W E S

City of San Diego, SANGIS, SANDAG

HYDROLOGY, FLOODING AND FIRE



Flood and Fire Zones

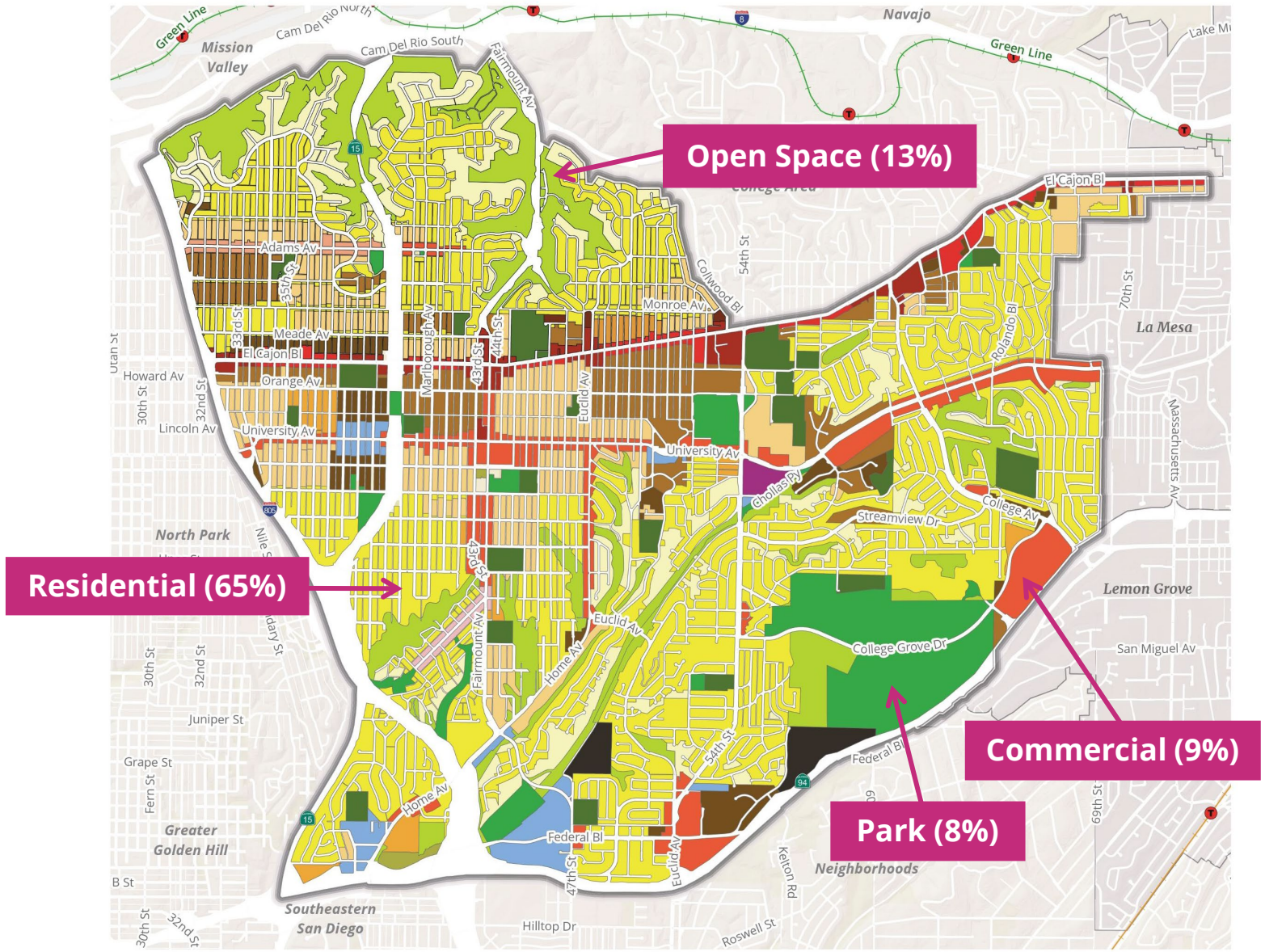
- 100 Year Floodway
- 100 Year Flood Plain
- 500 Year Flood Plain
- Rivers/Streams
- Very High Fire Hazard Severity Zones

Canyons and canyon-adjacent lands in Mid-City are identified as areas of highest risk for flooding and wildfire.

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

ADOPTED COMMUNITY PLAN LAND USE



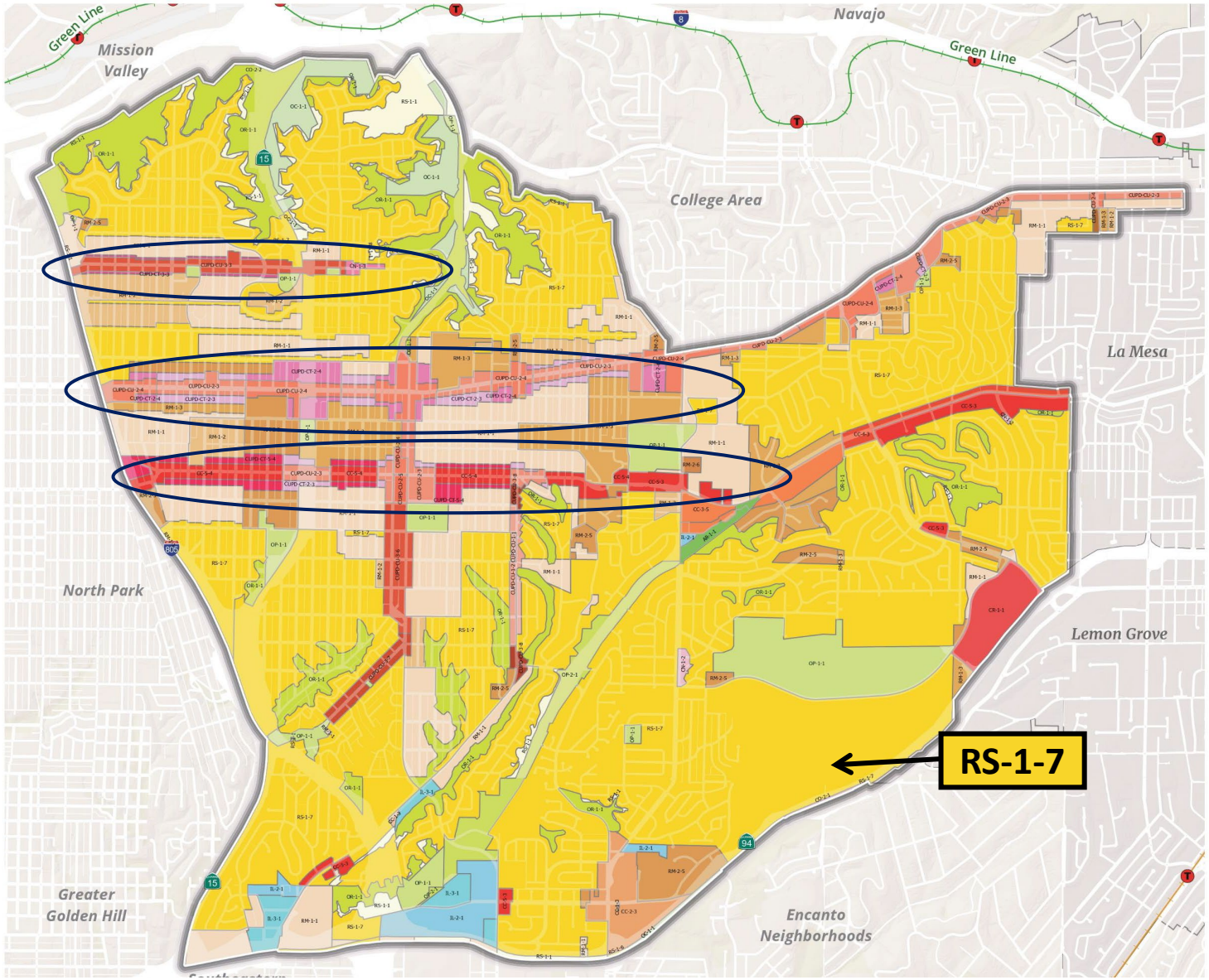
Community Plan Land Use

- Residential (1-5 du/ac)
- Residential (6-10 du/ac)
- Residential (11-15 du/ac)
- Residential (16-20 du/ac)
- Residential (21-25 du/ac)
- Residential (26-30 du/ac)
- Commercial/ Mixed Use (9 du/ac)
- Commercial/ Mixed Use (19 du/ac)
- Commercial/ Mixed Use (29 du/ac)
- Commercial/ Mixed Use (35 du/ac)
- Commercial/ Mixed Use (73 du/ac)
- Neighborhood Village (15-29 du/ac)
- Industrial
- School
- Institutional
- Park
- Open Space
- Library
- Fire Station
- Police Station

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

CURRENT ZONING



Current Zoning

- AR-1-1
- CC-1-3
- CC-2-3
- CC-3-5
- CC-3-9
- CC-4-3
- CC-5-3
- CC-5-4
- CN-1-2
- CN-1-3
- CN-1-5
- CR-1-1
- CUPD-CT-2-3
- CUPD-CT-2-4
- CUPD-CT-3-3
- CUPD-CT-5-4
- CUPD-CU-1-1
- CUPD-CU-1-2
- CUPD-CU-2-3
- CUPD-CU-2-4
- CUPD-CU-2-4
- Road ROW
- CUPD-CU-3-3
- CUPD-CU-3-6
- CUPD-CU-3-7
- CUPD-CU-3-8
- IL-2-1
- IL-3-1
- OC-1-1
- OP-1-1
- OP-2-1
- OR-1-1
- RM-1-1
- RM-1-2
- RM-1-3
- RM-2-5
- RM-2-6
- RM-3-7
- RM-3-8
- RM-3-9
- RS-1-1
- RS-1-2
- RS-1-6
- RS-1-7

CUPD: Central Urbanized Planned District

0 0.25 0.5 Miles

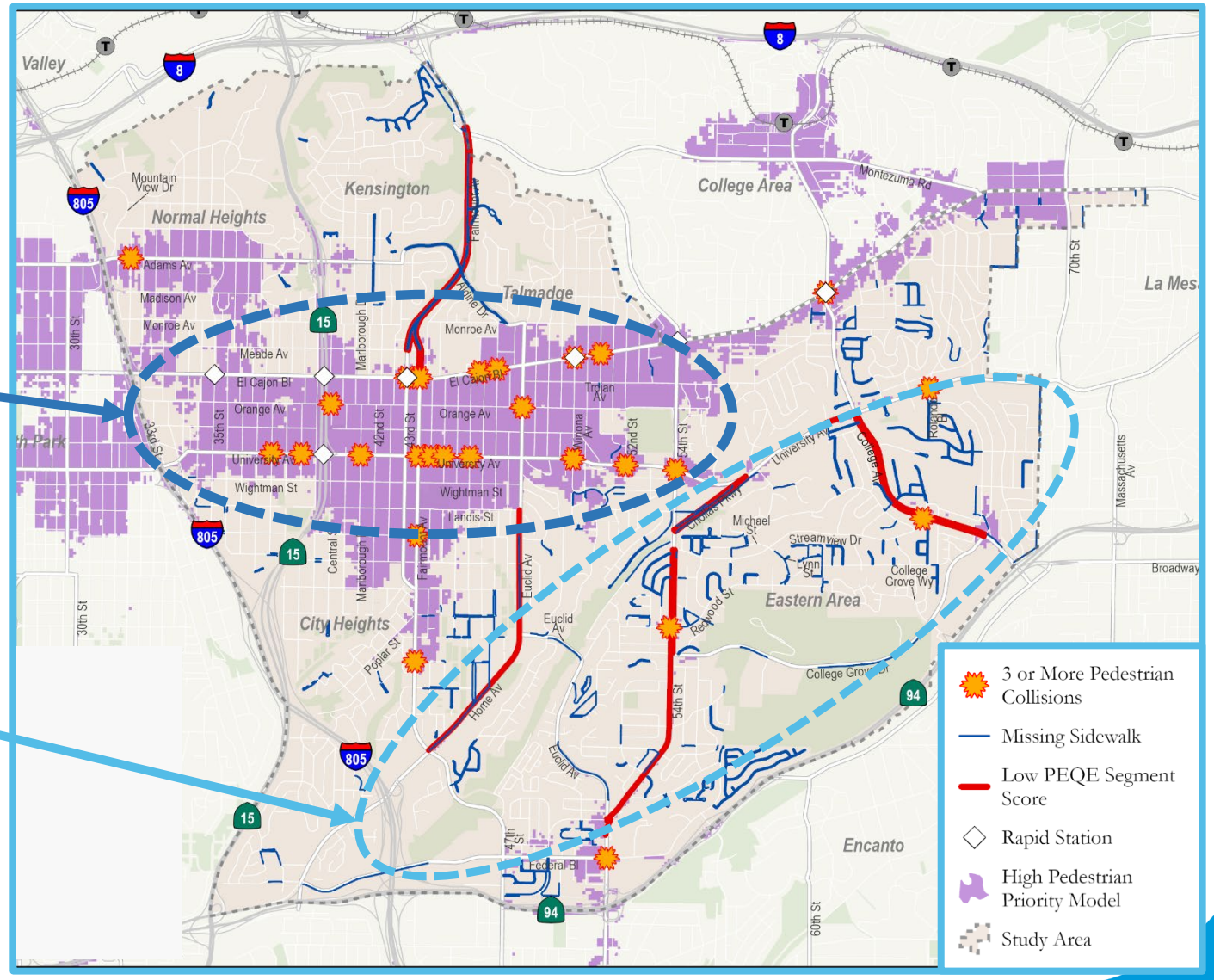
City of San Diego, SANGIS, SANDAG

MOBILITY ASSESSMENT – PEDESTRIAN

Existing Conditions: Pedestrian Needs

Majority of 3+ pedestrian involved collisions occurred along University Ave, El Cajon Blvd & Fairmount Ave

Majority of missing sidewalks are in Eastern Area

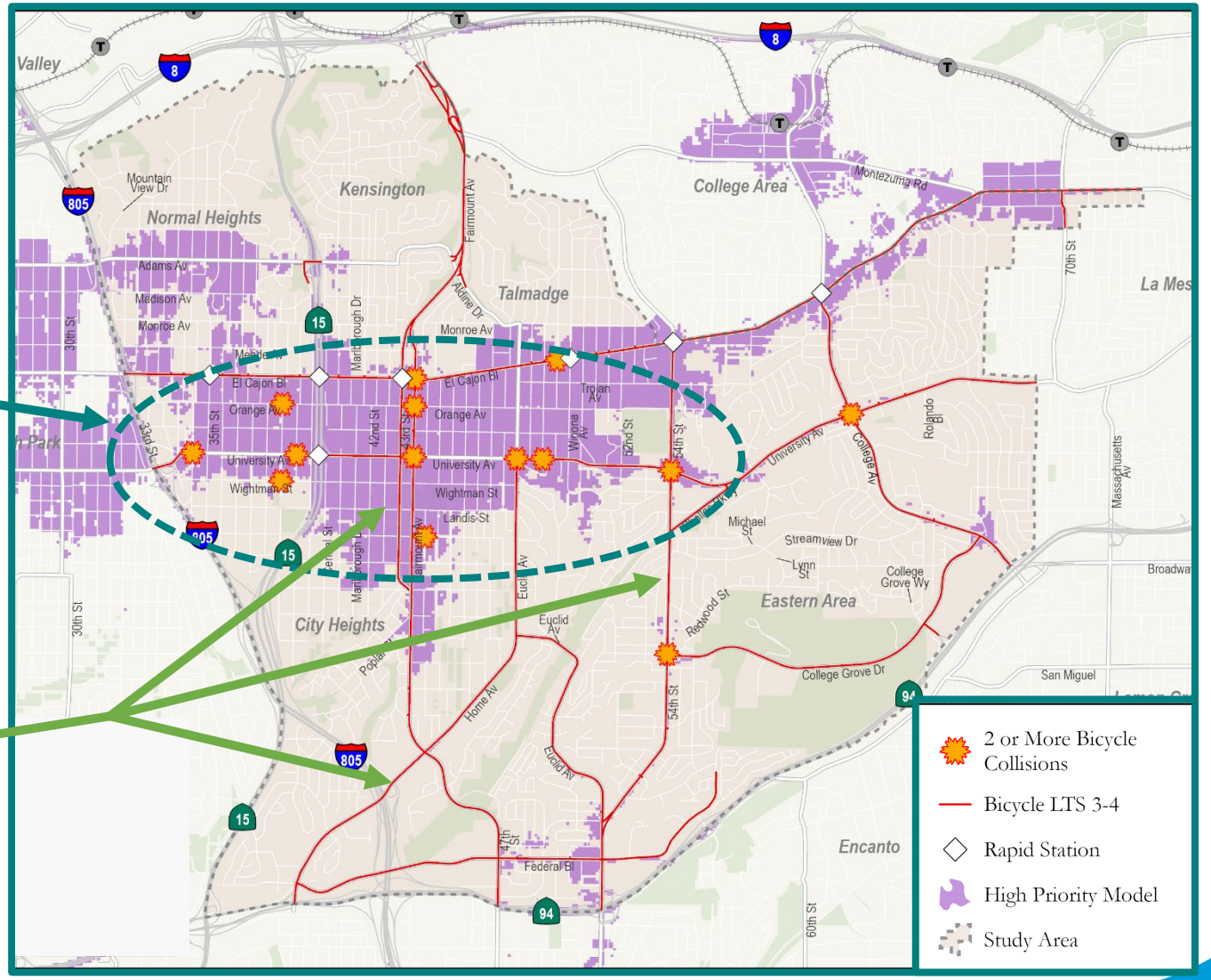


MOBILITY ASSESSMENT – BICYCLE

Existing Conditions: Bicycle Needs

2+ cyclist involved collisions concentrated along El Cajon Blvd, University Ave, Fairmount Ave, & 54th St

High Bicycle Level of Traffic Stress (LTS) on most major corridors throughout the Mid-City Communities.



MOBILITY ASSESSMENT – TRANSIT

Existing Conditions: Transit Needs

Mid-City is served by 14 MTS routes

The highest ridership along El Cajon Blvd and University Ave

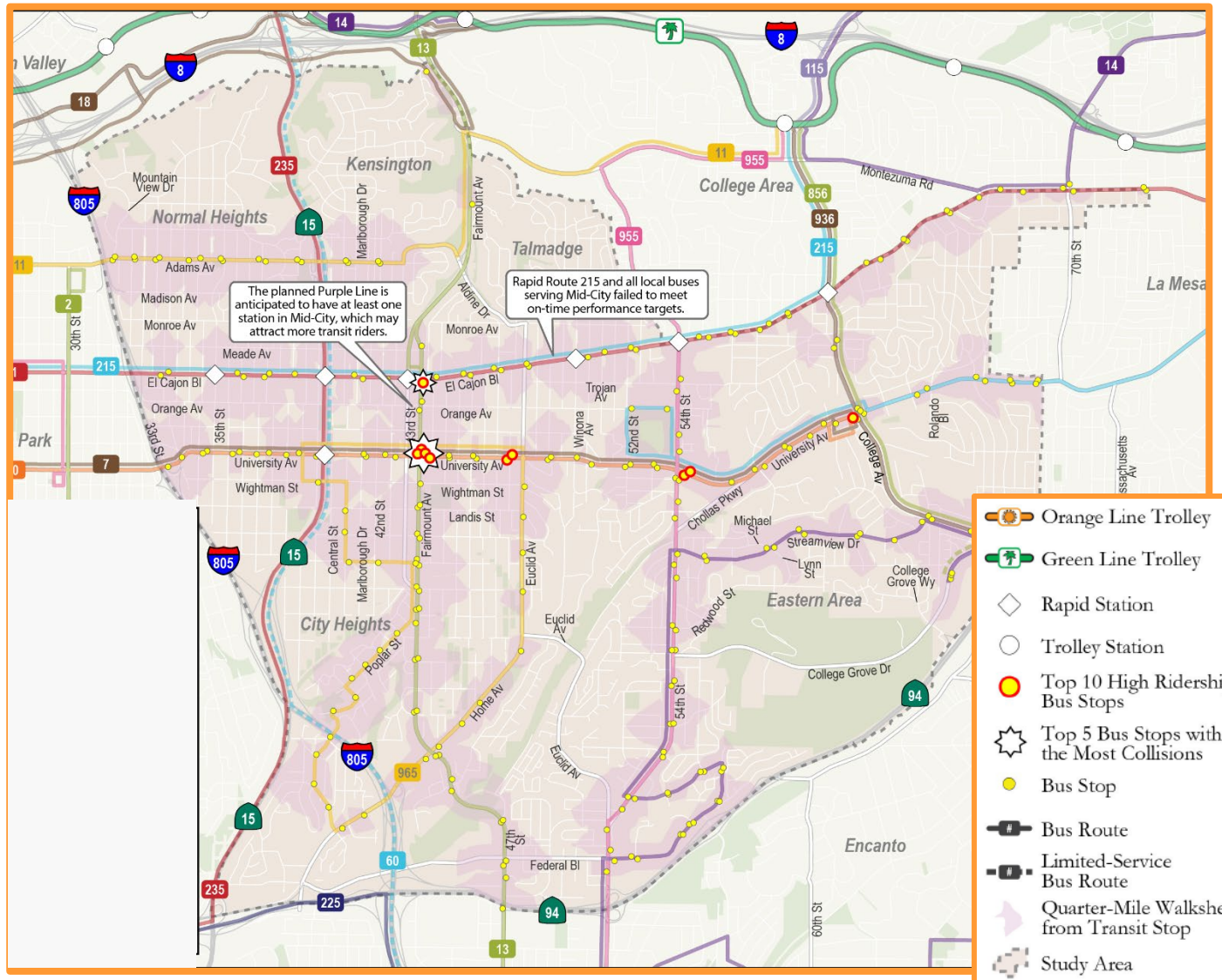


Table 4.2 - Public Transportation Commute Mode Share Comparison

	Mid-City	City of San Diego	San Diego County
Total Public Transportation Commuters	4,247	23,773	36,235
Total Workers	89,818	791,874	1,622,954
Public Transportation Commute Mode Share	4.7%	3.0%	2.2%

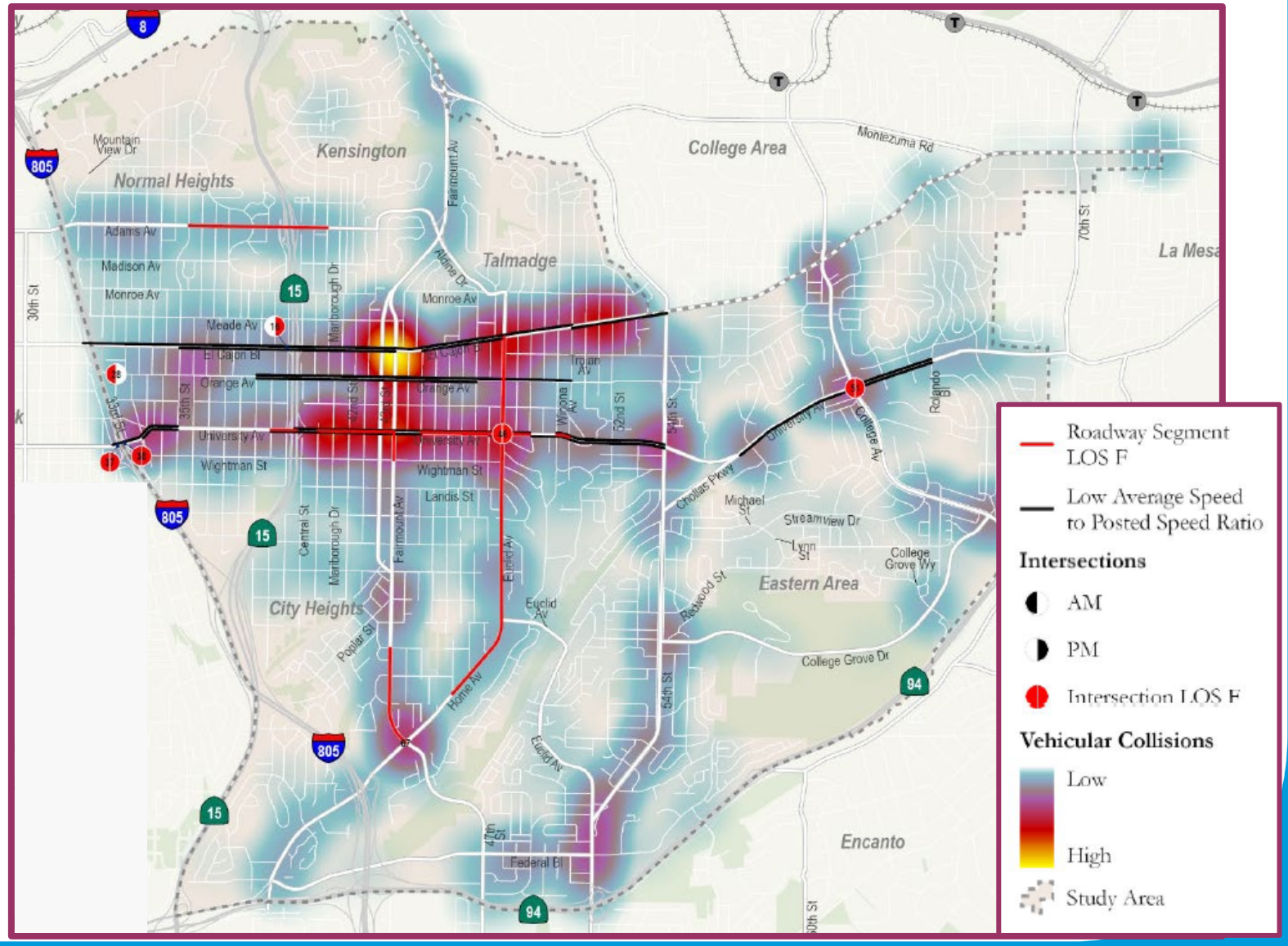
Source: US Census, 2022 American Community Survey 5-Year Estimates (2024)

E.C. MOBILITY ASSESSMENT – VEHICULAR

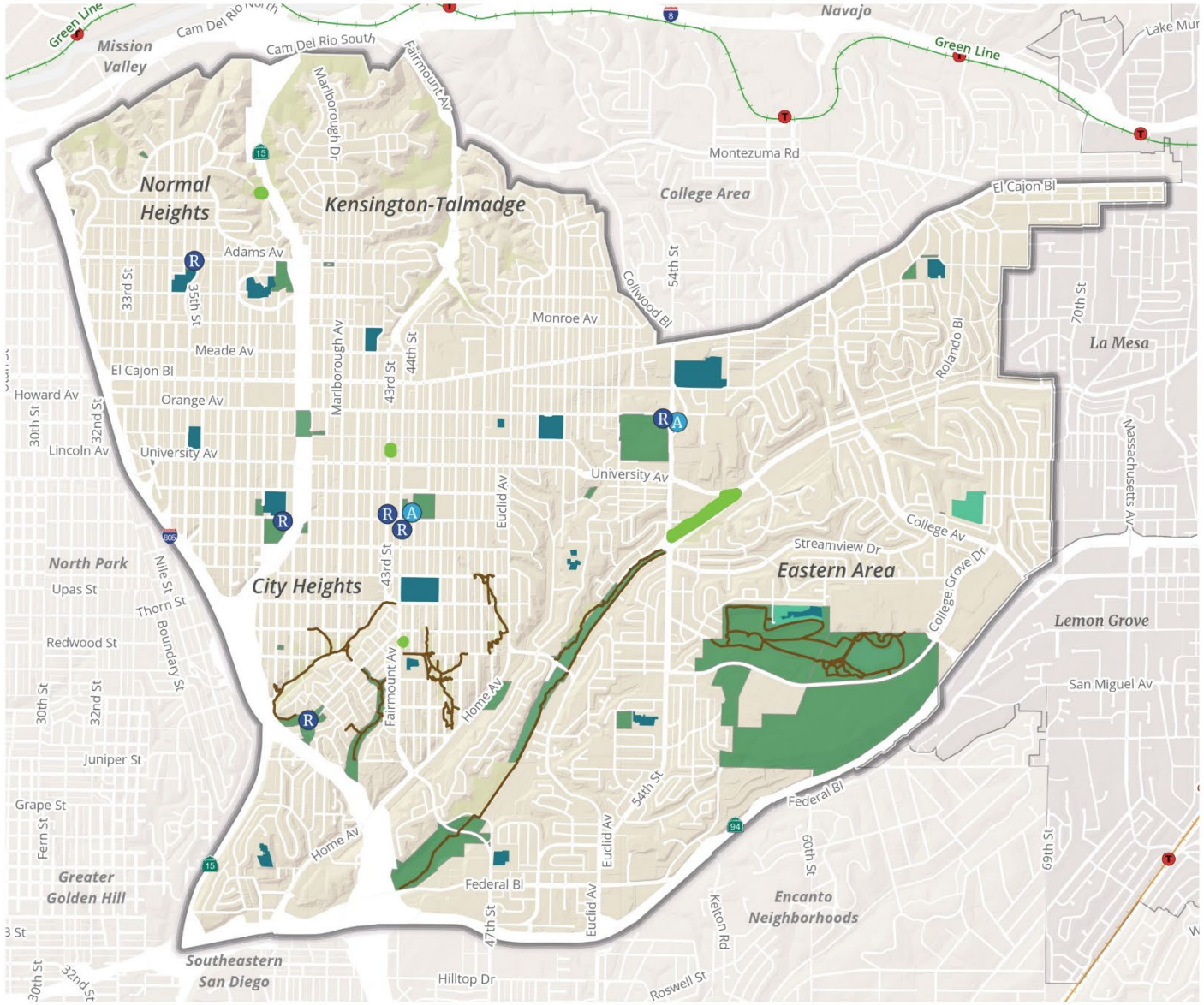
Existing Conditions: Vehicle Needs

Vehicular collisions concentrated along El Cajon Blvd, University & Fairmount Ave

There is a significant overlap between the vehicular need areas and the needs of the other travel modes – pedestrian, bicycle & transit



EXISTING & PLANNED PARKS, RECREATION, AND OPEN SPACE



- Recreation Center
- Aquatic Complex
- Existing Trails
- City Open Space
- Existing Parks
- Planned Parks
- Existing Joint Use Parks
- Proposed Joint Use Parks

Mid-City's system of parks and recreational facilities is vast, ranging from community and neighborhood parks to mini parks, sports fields, and aquatic centers, some of which are shared with neighboring communities. Since 2001, eight new park spaces have opened to the public.

0 0.25 0.5 Miles

City of San Diego, SANGIS, SANDAG

RECREATION VALUE POINTS

Existing Park Standard

Mid-City Existing Parks and Recreation Facilities Summary	
Total Population (2022)	133,267
Recreation Value Points Goal, 100 points per 1,000 people	13,327
Current Recreation Value Points	7,020
Recreation Center Goal – 17,000 SF per 25,000 people	90,622
Current Recreation Center square footage	49,672
Aquatic Complex Goal – 1 complex per 50,000 people	2.6
Current number of Aquatic Complexes	2

53%

This table has been slightly updated since the release of the Draft Mid-City Atlas: Existing Conditions Report

Engagement Summary

KEY ENGAGEMENT ACTIVITIES

Online Surveys
2

Workshops
6

Office Hours
6

Community Interviews
11

2,500+
participants

Pop-Ups
16

Community Forums
18

Youth Engagement Sessions
27

During 2024, over 2,500 people provided 8,300+ comments through 84 events and two online surveys.

ENGAGEMENT PARTNERS

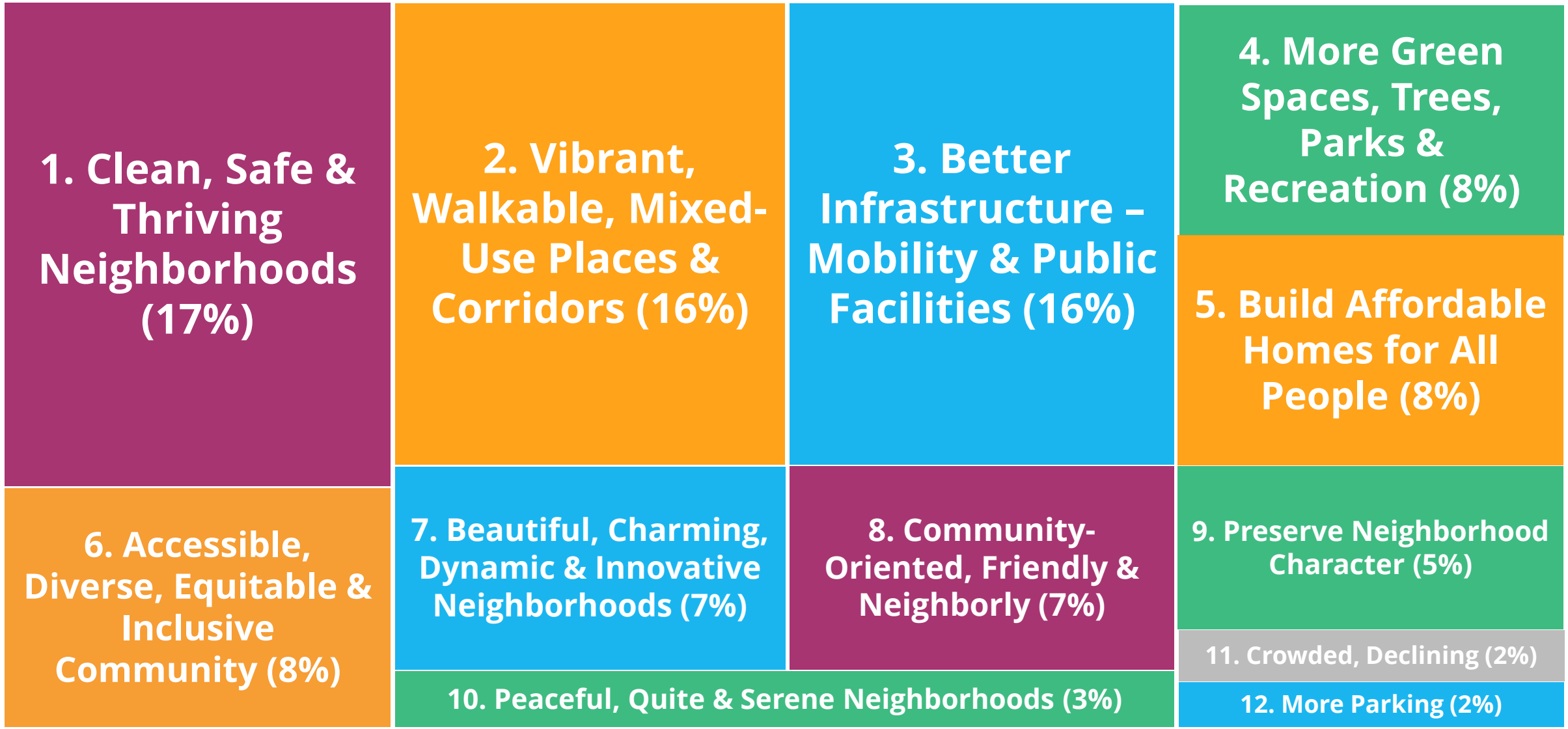
The City of San Diego partnered with two organizations to ensure the community engagement was inclusive and meaningful to people of all ages and abilities:

- **City Heights Community Development Corporation** assisted in setting up pop-up stations and organized the mini-workshops
- **Students** from **Cal Poly San Luis Obispo Community Planning Studio** worked with city staff and conducted pop-ups and middle school outreach.

LEARN BY DOING
CAL POLY

CITY HEIGHTS
COMMUNITY DEVELOPMENT

Describe Your Ideal Vision of Mid-City



Question: What word(s) would you use to describe your ideal vision of Mid-City?

N = 1,578

Summary of What We Heard by Major Themes

History and Place

Mobility

Sustainability, Equity & Climate Change

Urban Design

Land Use & Development

Parks, Public Facilities & Open Space

History & Place

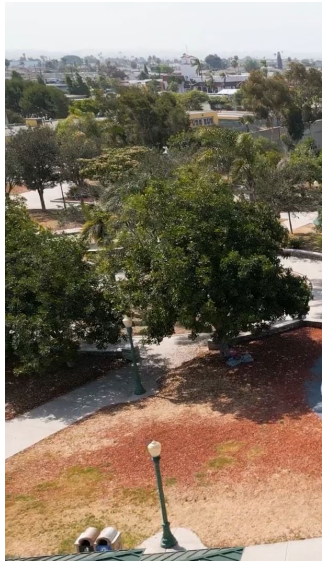
- Celebrate Mid-City's **cultural diversity and heritage** by encouraging new cultural districts and gateway signs.

- Continue to emphasize local culture through **murals, events and signage** to honor community history.

- **Balance historic preservation with housing development**, ensuring that historic neighborhoods retain their character while contributing to housing needs.

Sustainability, Equity & Climate Resilience

- Identify **blue and green infrastructure strategies** for climate resilience.
- Support **equitable community engagement** and **civic education.**
- Promote **clean energy** and **sustainable transportation.**



Land Use & Development

- Build more **affordable homes** and **diverse housing types**.
- Address **homelessness** and expand **supportive services.**
- Prioritize **mixed-use development**, **high-density housing** and **neighborhood-serving businesses along major corridors** while ensuring thoughtful design and mobility considerations.
- Ensure **opportunities for new homes** is shared across all Mid-City communities.
- **Revitalize declining areas** to strengthen the neighborhood economy and **support local businesses.**
- Redevelop areas with a focus on **minimizing displacement** while **prioritizing the relocation of displaced residents.**

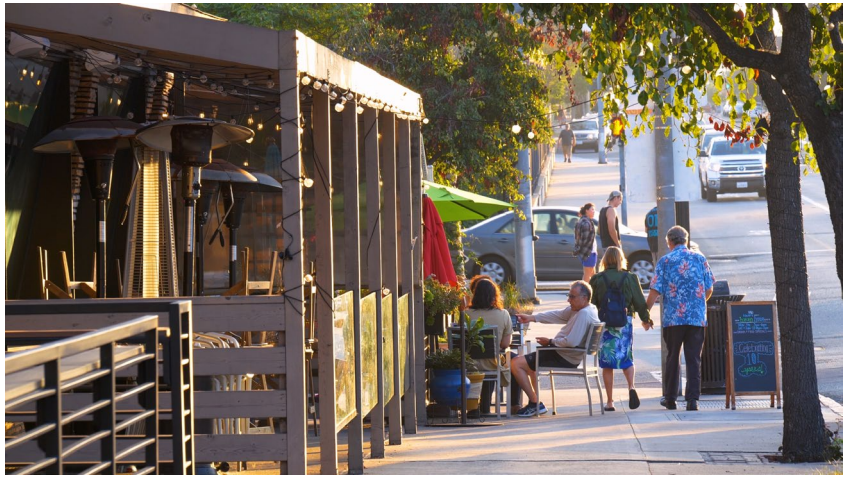
How can people of all backgrounds & incomes live & work in Mid-City?

Priority	Votes	Percent
Affordable Housing	59	50%
Missing Middle Housing	14	12%
Multi-Family Housing	13	11%
Neighborhood Serving Business & Other Commercial	12	10%
Mixed-Use Development	10	9%
Prevent Displacement & Protect Tenants	7	6%
Other Ideas	2	2%
TOTAL	117	100%

Source: Attachment 5 - City Heights CDC Led Activity - Pop-Up Polling Result

Mobility

- **Improve mobility options** and make **streets safer** for all users.
- Provide greater investments in **sidewalks, bikeways, transit and traffic calming measures.**
- Address the gap in connectivity for the Mid-City area by **improving transit connectivity** within and outside of Mid-City.
- Consider **neighborhood lots, parking permits, parking structure** and **metered parking options.**

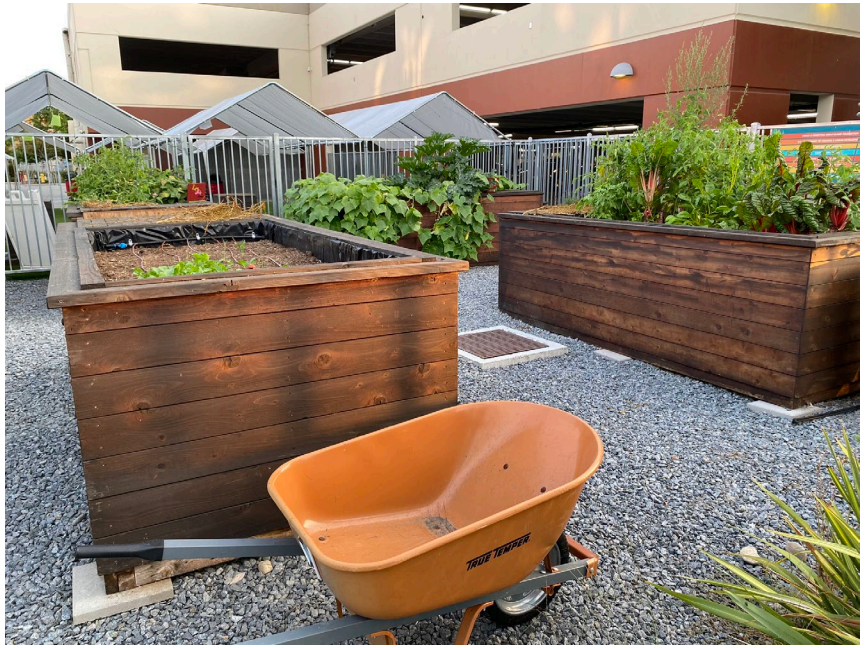


Urban Design

- Create **clean, safe and thriving neighborhoods** that are **beautiful, authentic and artistic.**
- Improve **well-being and safety** through physical improvements such as **fixing sidewalks and adding streetlights,** which contribute to a stronger and more connected environment.
- Develop **community & youth gathering spaces**, **pedestrian-only plazas**, and cultural programming tailored to neighborhood identities.
- **Enhance walkability** with local markets, grocery stores, restaurants and gyms within walking distance.

Parks, Public Facilities & Open Space

- Address the need for **parks and amenities**, **infrastructure maintenance**, and **safety issues.**
- Develop a **connected network of** small/medium **parks**.
- Encourage more **community gardens, dog parks, and gathering spaces**, especially in highly populated areas.
- **Preserve canyons** and **develop urban trails and pathways** with culturally significant features like signage and sculptures to enhance connectivity between neighborhoods.

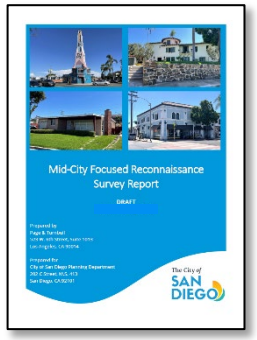


Next Steps

2025 UPCOMING REPORTS & STUDIES

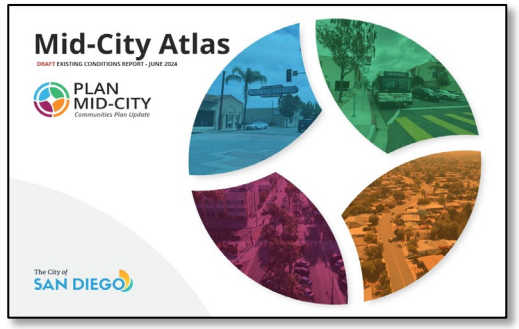
Winter

Focused Historic Reconnaissance Survey



Winter

Final Draft Mid-City Atlas: Existing Conditions Report



Spring

Draft Framework & Concepts

Fall

First Draft

FURTHER OPPORTUNITY TO PROVIDE INPUT

UPCOMING EVENTS & HOW TO STAY INVOLVED

- **Visit the Project Website & Sign-Up for Updates @ www.PlanMidCity.org**
- **Provide Public Comment to:**
  - Draft Mid-City Atlas: Existing Conditions Report by Jan. 15, 2025
  - Draft Existing Conditions Mobility Assessment by Feb. 28, 2025
  - Draft Historic Context Statement by Feb. 28, 2025
- **Attend the Next Working Group Meeting – March 19, 2025**
  - Hybrid meeting - engagement summary and historic context & survey
- **Next PC Workshop – Summer, 2025**

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

Mid-City Communities Plan Update

PLAN MID-CITY
Communities Plan Update

City Planning Department

Planning Commission Workshop– January 9, 2025

The City of SAN DIEGO