

Mid-City Communities Plan Update



**PLAN
MID-CITY**
Communities Plan Update

City Planning Department

Mid-City CPU Working Group – March 19, 2025



1. Welcome & Plan Updates (15 min)
2. Presentation on Public Engagement Summary (10 min)
 - WG Discussion & Questions (15 min)
3. Presentation on Draft Historic Context Statement & Survey Report (20 min)
 - WG Discussion & Questions (20 min)
4. Public Comment (20 min)
5. Conclusion & Next Steps (5 min)



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Welcome & Plan Updates

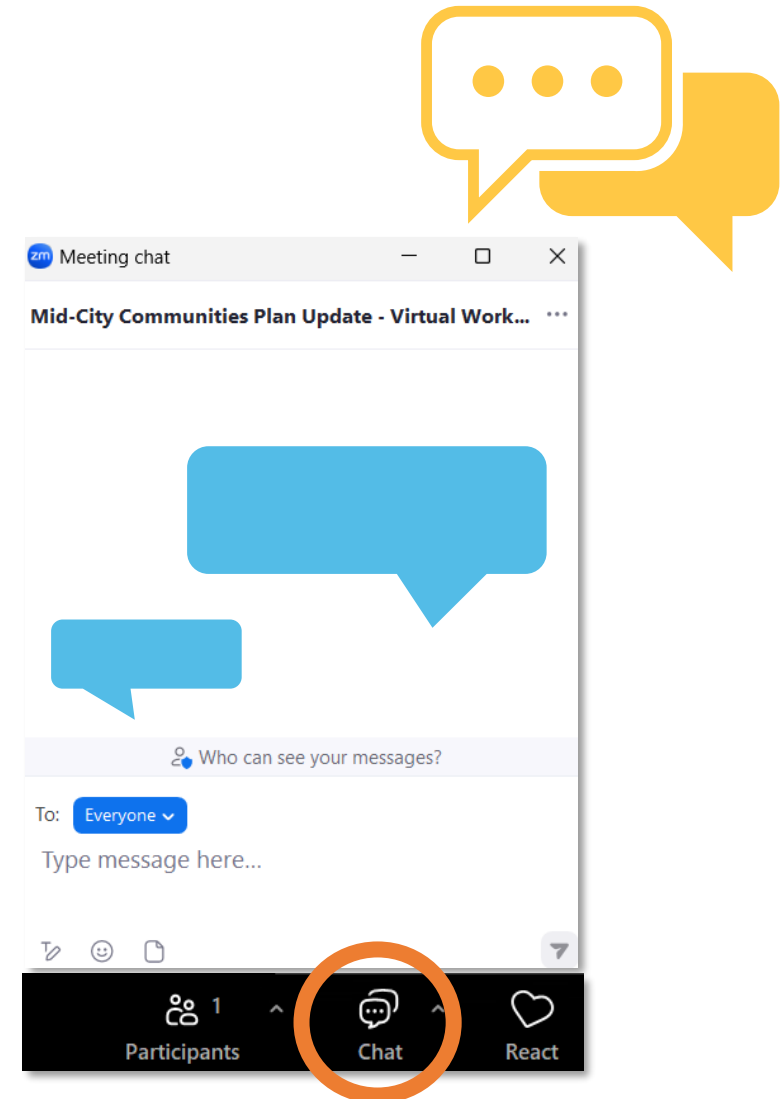
- Be involved in the plan update from start to finish.
- Review project materials related to public engagement, research, and technical studies.
- Suggest ideas that could be included in the plan update.
- Provide feedback on proposals related to the plan update.



- Meeting is being recorded.
- Public Comment Period at the end for in-person and online attendees.

During the Presentation

- In-person: Provide written questions or comments on comment cards.
- Online: Use the Chat to share written questions or comments.



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



MID-CITY PLANNING AREA & NEIGHBORHOODS

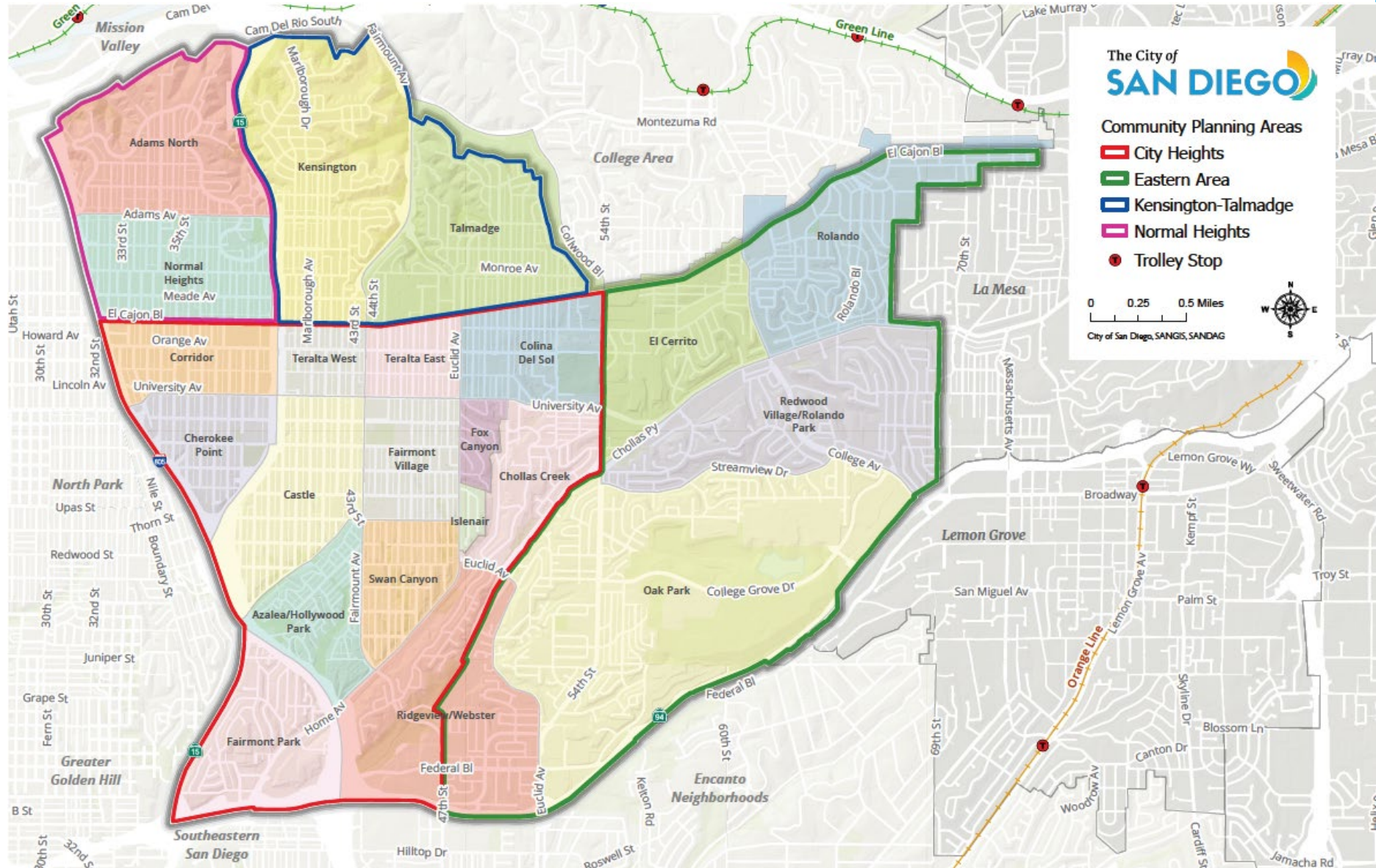
Mid-City Communities

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

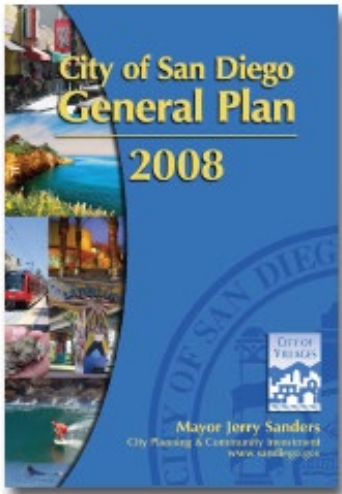
Mid-City Snapshot*

- 8,052 acres
- 133,559 people
- 52,300 homes
- 21,000 jobs
- 24,500 parcels
- 10% of the city population resides in Mid-City

*SANDAG Estimate 2023; LEHD 2022; City of San Diego



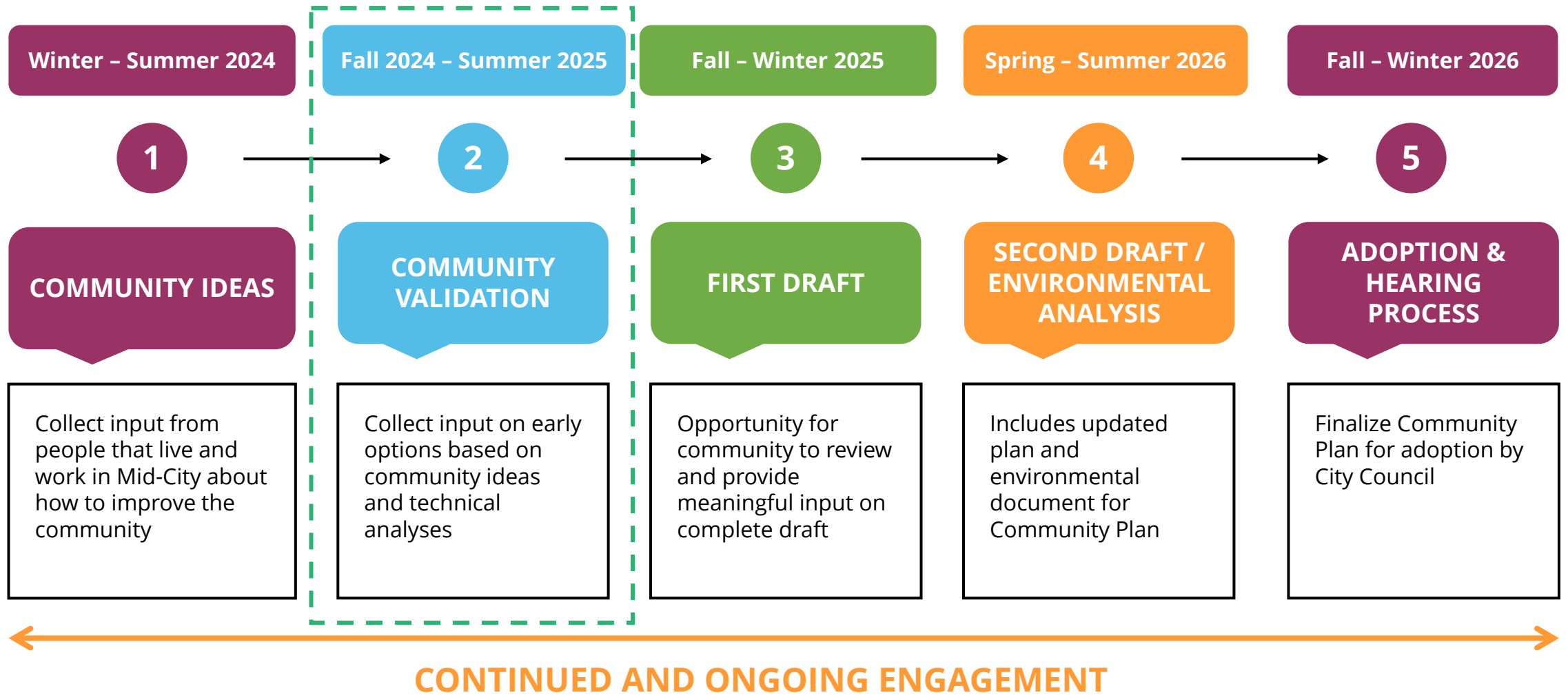
The City is updating the Community Plan to help shape the future of Mid-City area for the next 20 to 30 years. The current plan was last adopted in 1998.



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.

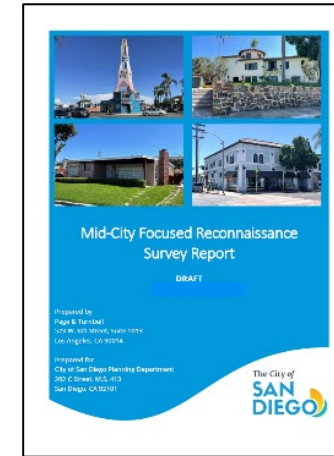
- 1 Address Regional Growth & Housing Needs
- 2 Understand Community Needs & Enhance Quality of Life
- 3 Evaluate Infrastructure Demand
- 4 Reduce Environmental Impact

PROCESS & TIMELINE



New Documents @ www.PlanMidCity.org

- Dec. 11th WG* Meeting Presentation, Summary & Recording
- Jan. 9th Planning Commission Workshop Presentation & Recording
- Draft Public Engagement Summary & Attachments
- Draft Focused Reconnaissance Survey Report
- FAQ – Historic Context and Survey
- FAQ – Mid-City CPU



*WG = Working Group;

High-Level Summary of Commissioner Comments:

- Reverse the 1998 Mid-City Communities Plan's home reduction
- Encourage redevelopment along the major corridors with appropriate transition
- Promote more small-scale retail to create neighborhood attractions
- Emphasis on improving transit, walking & biking connections
- Continue the integrated planning approach to develop open space, recreation & trails network



City Planning is exploring community planning area boundary line adjustments for Kensington-Talmadge and College Area



MID-CITY ATLAS: EXISTING CONDITIONS REPORT

633

public
comments

7

new maps

601

comments
addressed

11

map revisions

37

table revisions

14

chart revisions

Questions? Clarifications?

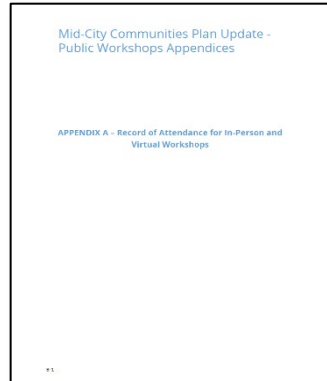
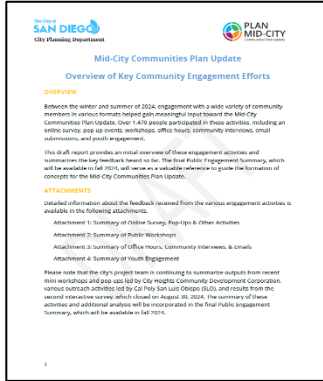


Engagement Summary



PUBLIC ENGAGEMENT DOCUMENTS

Summer 2024

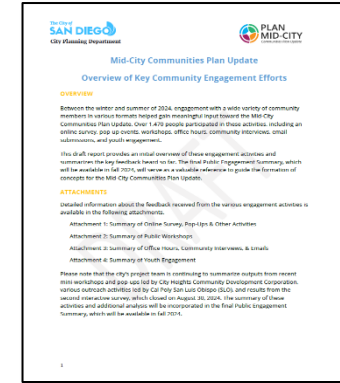


Key Engagement Efforts & Appendices:

1. Online Survey & Pop-Ups
2. Workshops (Appendices)
3. Office Hours, Community Interviews & Emails
4. Youth Engagement

Released Sept. 4, 2024

Winter 2024



Draft Engagement Summary & Attachments:

1. Online Survey & Pop-Ups
2. Workshops
3. Office Hours, Community Interviews & Emails
4. Youth Engagement
5. City Heights CDC led activity
6. Cal Poly SLO led activity
7. Interactive Survey
8. Community Forums

Released Dec. 24, 2024

2

online surveys

4

working group
meetings

85

community events

>2.5k

participants



>8.3k

comments

KEY ENGAGEMENT ACTIVITIES

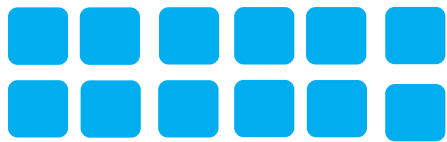
Office Hours

6 

Workshops

7 

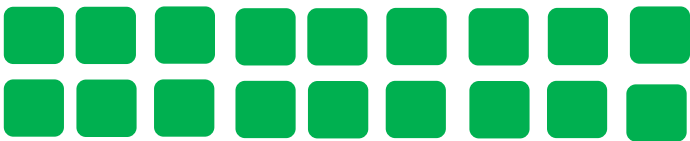
Community Interviews

12 

Pop-Ups

16 

Community Forums

18 

Youth Engagement Sessions

27 



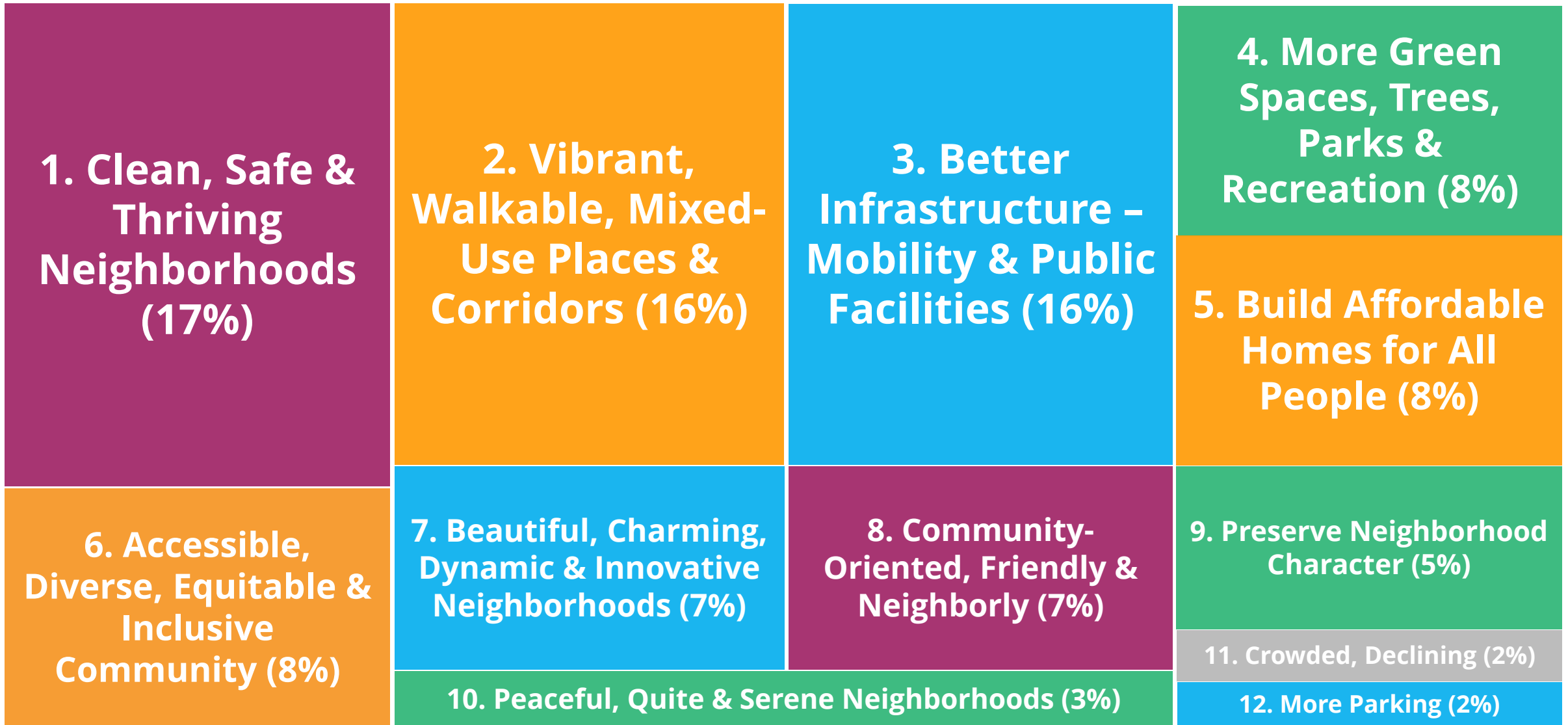
Over 2,500 people provided 8,300+ comments through 85 events & two online surveys so far.

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.



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

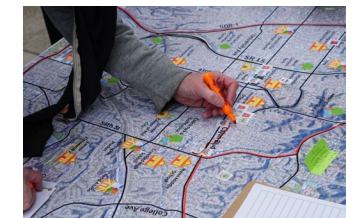
- Celebrate Mid-City's **cultural diversity and heritage** by encouraging new cultural districts and gateway signs.
- Continue to emphasize local culture through **murals, events and signage** to honor community history.
- **Balance historic preservation with housing development**, ensuring that historic 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**.
- Identify **fire mitigation strategies**, including open space maintenance, infrastructure upgrades, and improved fire safety and emergency access





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

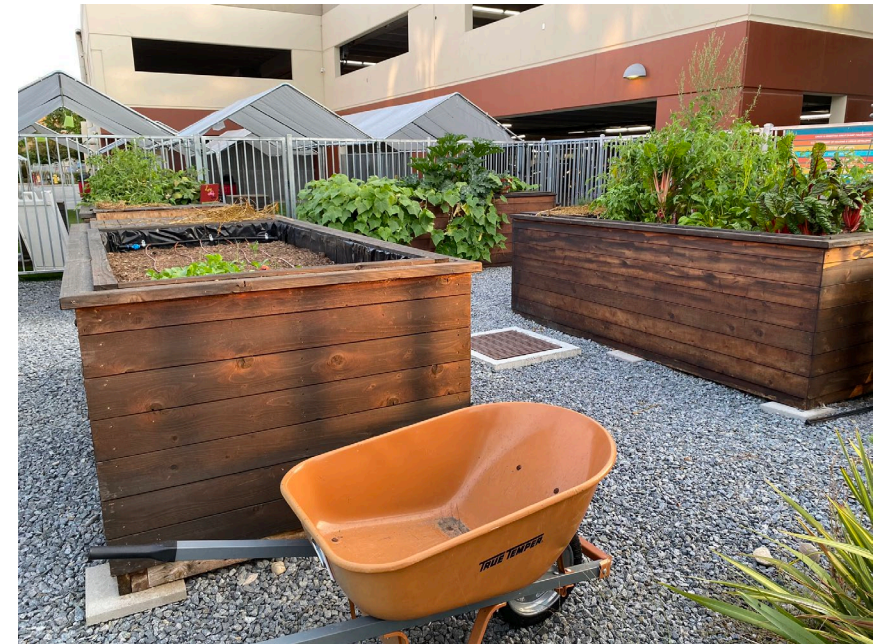
- Create **clean, safe and thriving neighborhoods** that are **beautiful, authentic and artistic**.
- Improve **well-being and safety** through physical improvements such as **fixing sidewalks and adding streetlights**, which contribute to a stronger and more connected environment.
- Develop **community & 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.



The community feedback and existing conditions analyses will **guide** the initial formation of the plan update **framework, vision and concepts** for the Mid-City CPU. Specifically, it will inform:

- The **focus areas** to further study concepts and opportunities related to land use, urban design, mobility and public spaces,
- The development of high-level **vision, goals and policies,** and
- The more **refined summaries** for **Mid-City communities** of City Heights, Eastern Area, Kensington-Talmadge and Normal Heights.

There will be more extensive opportunities for community engagement later this year after the release of the Ideas Report.



Discussion Questions:

- Are there any surprises?
- Is there something missing?
- Any themes you want to emphasize or elevate?

**Option to offer your comments on the above in writing*

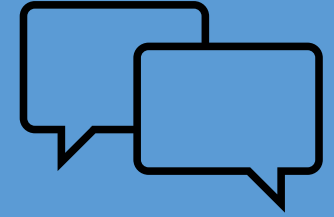
Provide in Writing on Comment Card or via Email

- Any clarifications or questions?

Historic Preservation



- Historic Context Statement (December 2024)
- Focused Reconnaissance Survey (March 2025)
 - [FAQ](#) posted to web (March 2025)
- Amendment to the Historical Resources Guidelines to specified areas from historic review (aka 45-year review process)
- Community Plan Historic Preservation Element
- Historical, Archaeological, and Tribal Cultural Resources Sections Blueprint
San Diego Initiative PEIR Addendum



**Available for
public comment
until May 31**



Technical Study: Historic Context Statement

- Describes the significant historic themes and patterns that have contributed to the community's physical development
- Provides a foundation for identifying resources and evaluating their historical significance
 - Identifies character defining features
 - Example properties
- Guides future surveys and property-specific evaluations



Figure 104: Bungalow court (6250-6265 Stanley Ave) with four rows of four Mid-Century Modern bungalows arranged around two narrow courts, built c. 1950-56 in Eastern Area.



Figure 105: Villa Nova Apartments (6245 Stanley Avenue, built 1958), one of the more expressive Mid-Century Modern apartment complexes in Mid-City.



Figure 106: Mid-Century Modern apartment building (6271 Madeline Street, built 1963) with a unique staggered façade profile.



Figure 107: Apartment building (4570 Wilson Avenue, built c.1953-64) with a projecting peaked roof and tuck-under parking.

Various contemporary resources in Mid-City (6250 Stanley, 6245 Stanley, 6271 Madeline, 4570 Wilson)

Does not include the designation or regulation of properties

HISTORIC CONTEXT STATEMENT THEMES



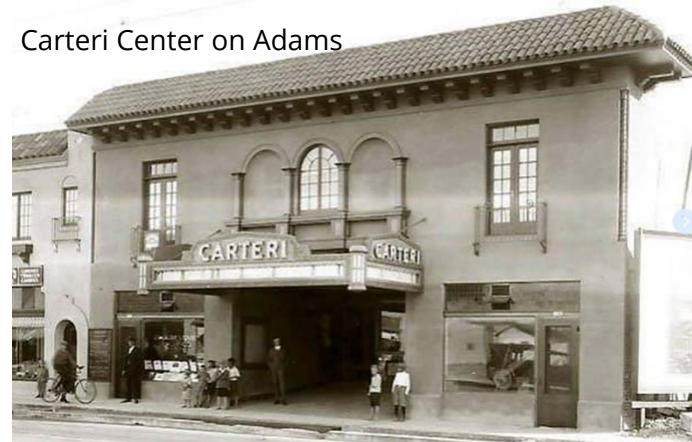
Early Development of Streetcar Suburbs (1885-1915)



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

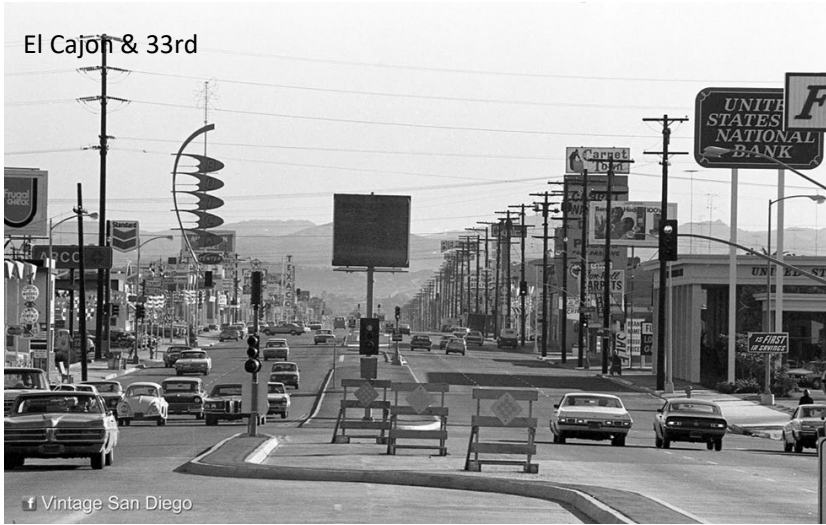


Residence Parks & Speculative Residential Development (1915-1945)



Early Commercial & Transportation Development (1915-1945)

HISTORIC CONTEXT STATEMENT THEMES



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



Civic & Institutional Development (1900-1984)



Immigration to Mid-City (1975-1990)



Study List:

- Initial list of 71 notable properties based upon themes identified in the HCS
- Revealed during research and survey work
- Not evaluated for historic significance but could be in the future
- Not a comprehensive list & open to public input



4203 Landis Street "Castle" home



Tower Bar, 4757 University

Does not designate or regulate properties

WHAT IS A HISTORIC RESOURCE?



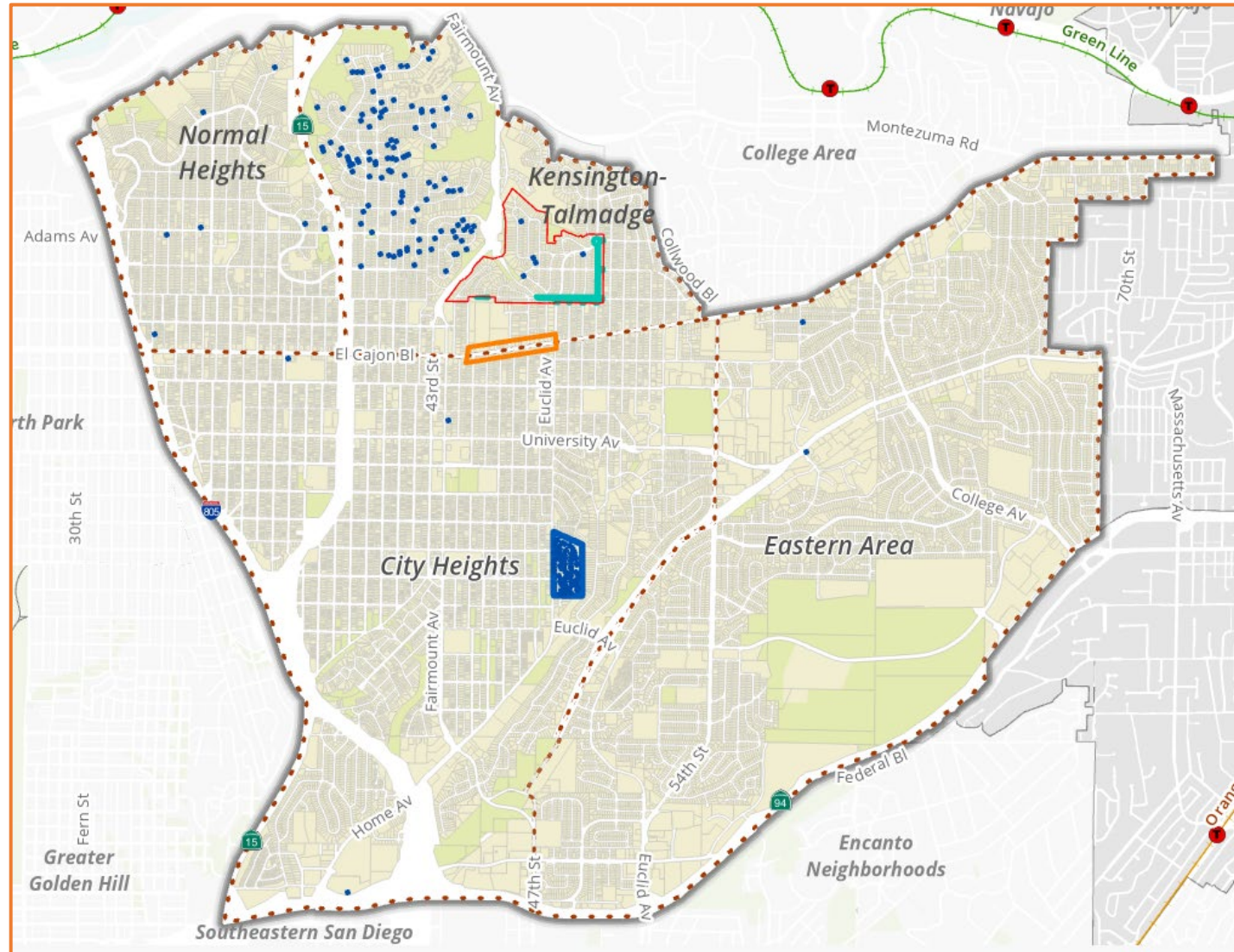
- Historic Designated Sites

Historic Districts

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

Cultural District

- Little Saigon





Technical Study: 2025 Focused Reconnaissance Survey



- Review historic districts identified in 1996 Mid-survey
- Identify any additional areas of shared/ common development history that may yield potential historic districts
- Map and evaluate the historic significance of post WWII tracts and identify areas that lack significance for exemption from future historic review
- Identify properties on the main commercial corridors to add to the HCS study list

Does not designate or regulate properties



El Sueno, 3316 Adams Ave



4079 Adams Ave



Cosgrove Park Tract House



Period revival in Talmadge Park Estates

Identified Potential Districts (Tier 1)

All potential historic districts were previously identified in 1996, with slightly different potential boundaries:

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



Carteri Center buildings on Adams Ave

WHAT IS A HISTORIC DISTRICT?

- Areas with collective historic significance (historic development, architecture, culture etc.)
- Identify and protect historic features and elements that tell the story of why the district is significant
- Allow for new construction that complies with applicable design standards and guidelines
- Preservation and Progress initiative will include objective design guidelines to provide a clear path for improvements and development that protects historic significance



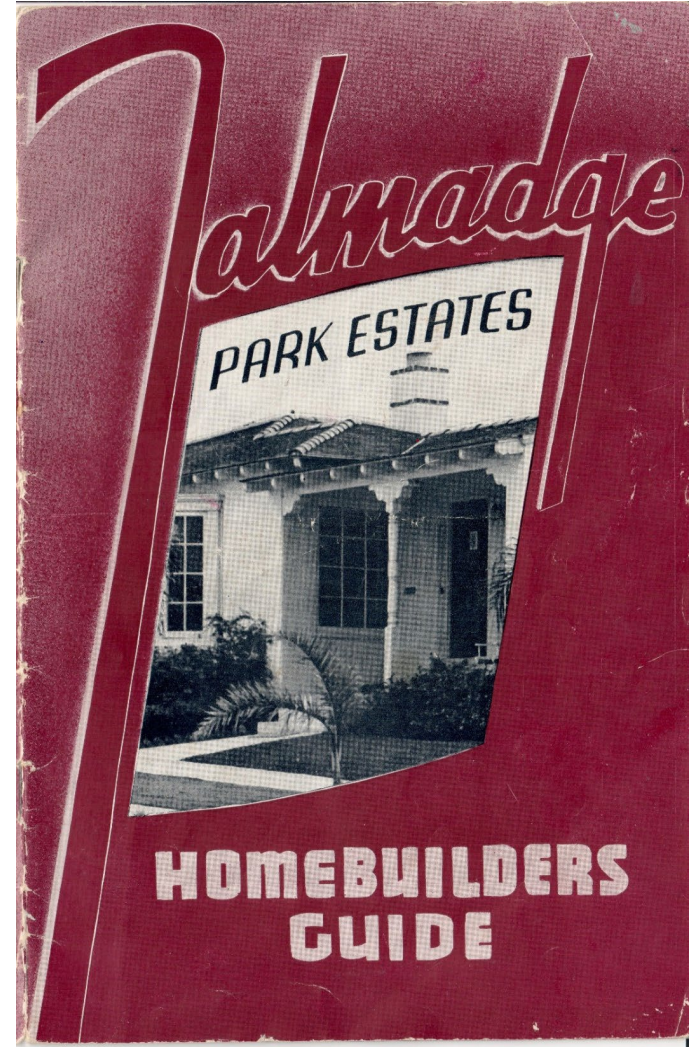
Islenair Historic District



FAQ: If a historic district is designated in the future, are new development and homes allowed?

Yes!

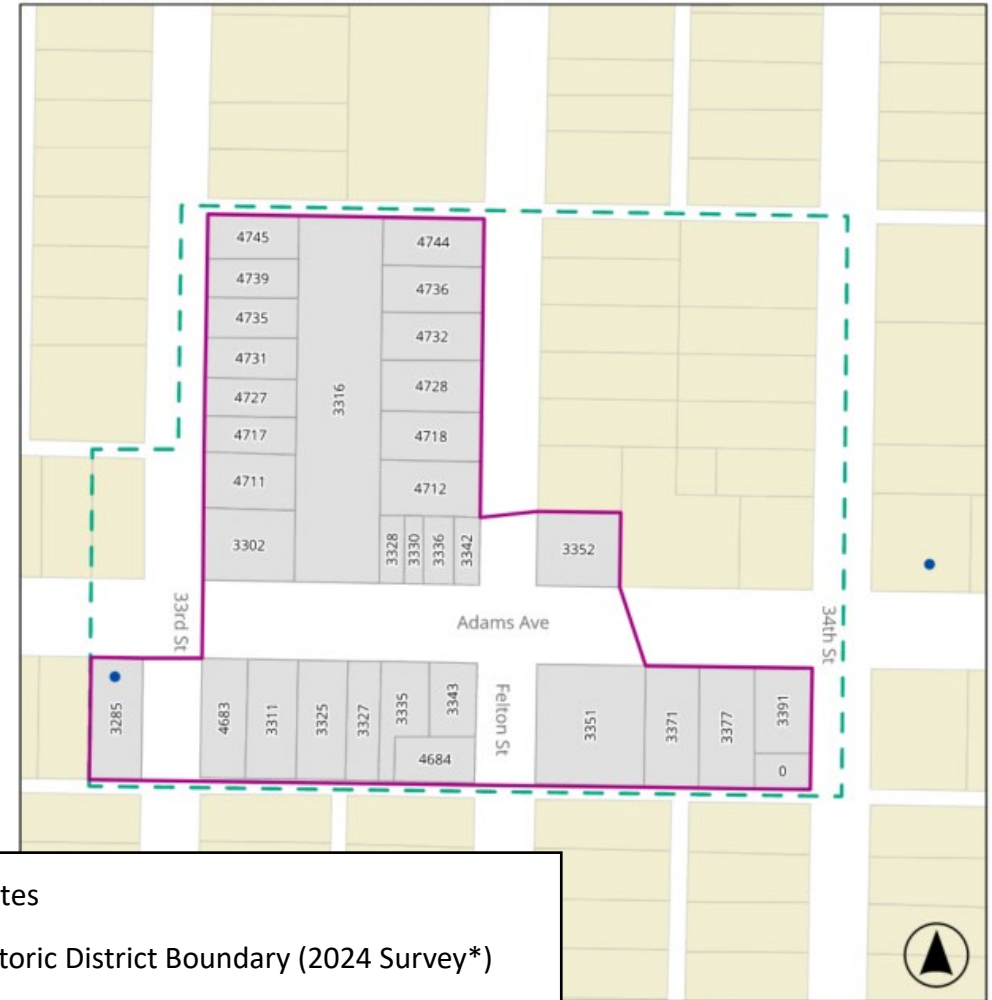
- Properties within historic districts can be adaptively reused and expanded.
- Building permit approval for development consistent with applicable design standards and regulations.
- Site Development permit approval for development that is not consistent with applicable design standards and regulations.






Area: Normal Heights

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

Potential Carteri Center Historic District



-  Locally Designated Historic Sites
-  Potentially Carteri Center Historic District Boundary (2024 Survey*)
-  Potentially Carteri Center Historic District Boundary (1996 Survey)

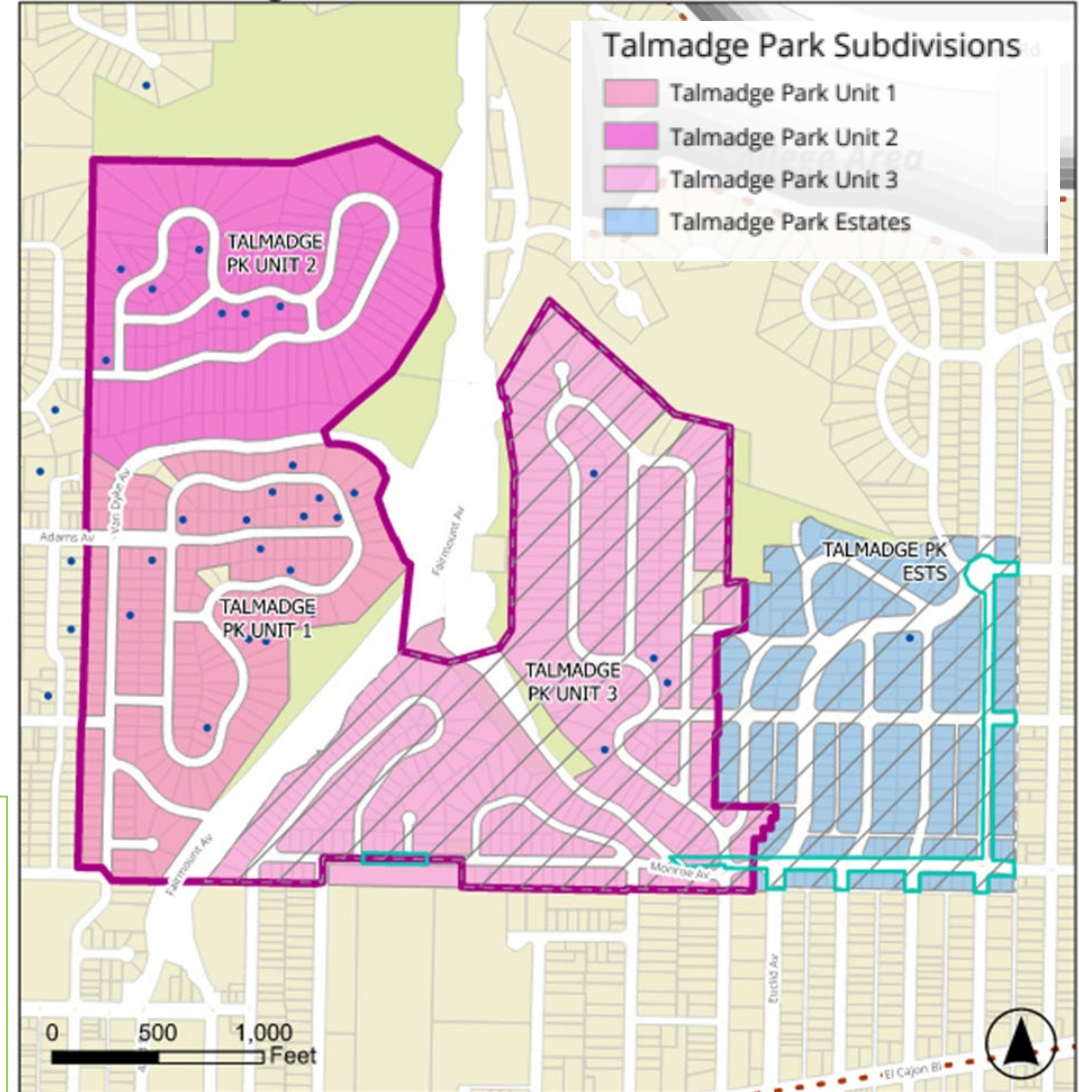
Map created by Page & Turnbull using parcel and year built shapefile data provided by City of San Diego in February 2024.

Area: Kensington/Talmadge

- Boundaries identified include historic subdivisions Talmadge Park 1, 2 and 3.
- Varies from the previously designated NR District
- Talmadge Park 1 and 2 identified in 1996 Mid-City survey. Talmadge 3 was not surveyed.

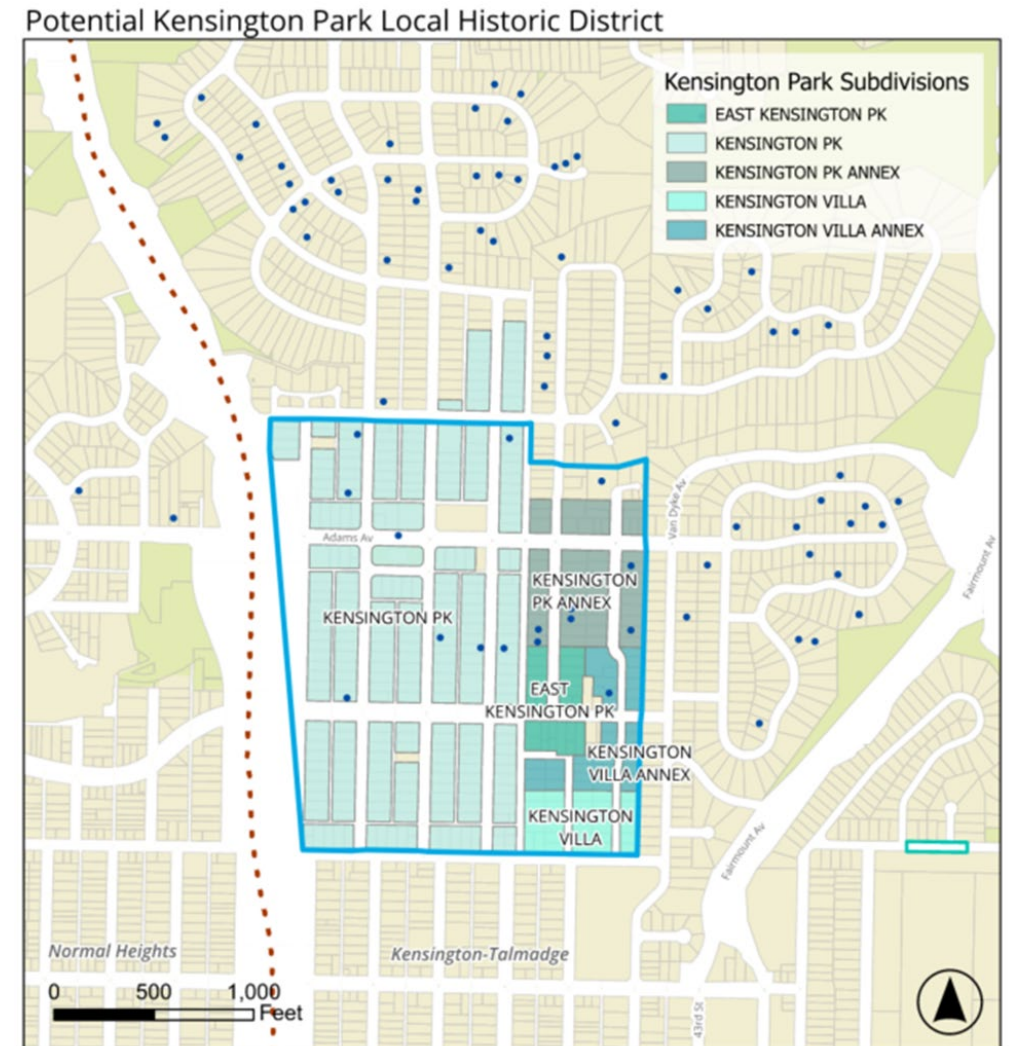


Potential Talmadge Park Local Historic District



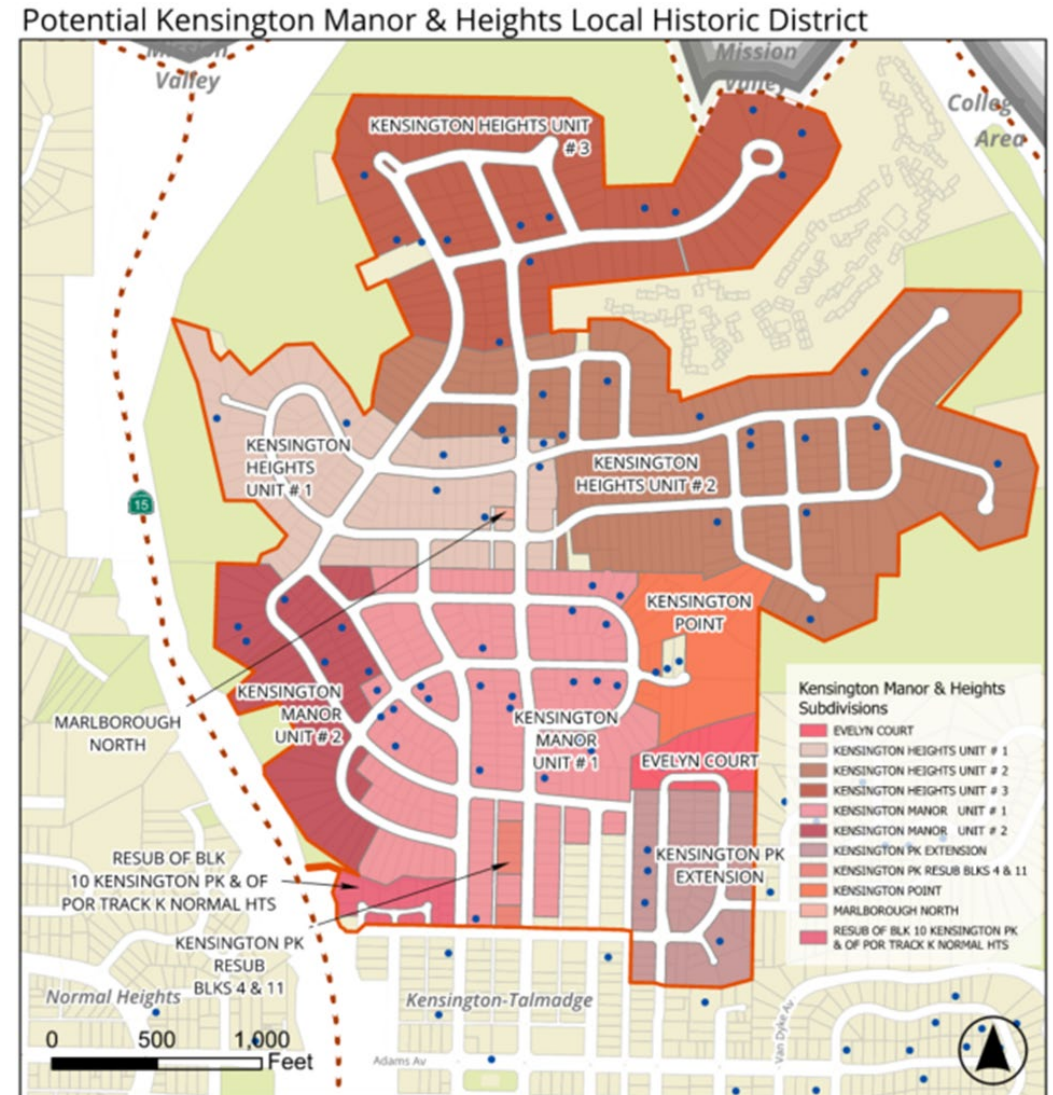
Area: Kensington/Talmadge

- Includes Adams Avenue
- Does not include Talmadge
- Includes areas identified in 1996 Survey
 - Kensington is broken up in 2 separate districts based on slightly different development history and feel/association.



Area: Kensington/Talmadge

- North of Adams Avenue
- Does not include Talmadge
- Includes areas identified in 1996 Survey



- Surveyed post-war master-planned residential communities that typically integrate site planning, infrastructure and home construction into a unified development.
- Identified master-planned communities that:
 - Merit a future survey to determine eligibility for historic district designation.
 - Do not appear eligible for historic designation and should be considered for exemption from future historic review under SDMC 143.0212.



Cosgrove Park Tract
House



Cosgrove Park Tract
House



Imig Park house



Imig Park house

- Evaluated post-war tracts for:
 - Association with a notable architect, builder or developer
 - Distinct versus ubiquitous housing forms
 - Architectural merit and cohesion
 - Innovative building techniques, design principles or planning methods
 - Overall integrity
- Tier 1: Likely significant as a historic district. Merits future intensive survey to nominate for local designation (4)
- Tiers 2: Historic significance undetermined without additional research/survey work (14)
- Tier 3: Lacks historic significance as a whole or as individual properties (79)

Areas not evaluated by tier would also remain subject to historical review

- Covers large portion of plan area
- Influenced by long-standing development history (e.g. East San Diego)
- Mixed development patterns influenced by multi-family and commercial zoning in 1950s
- Difficult to evaluate at the reconnaissance survey level

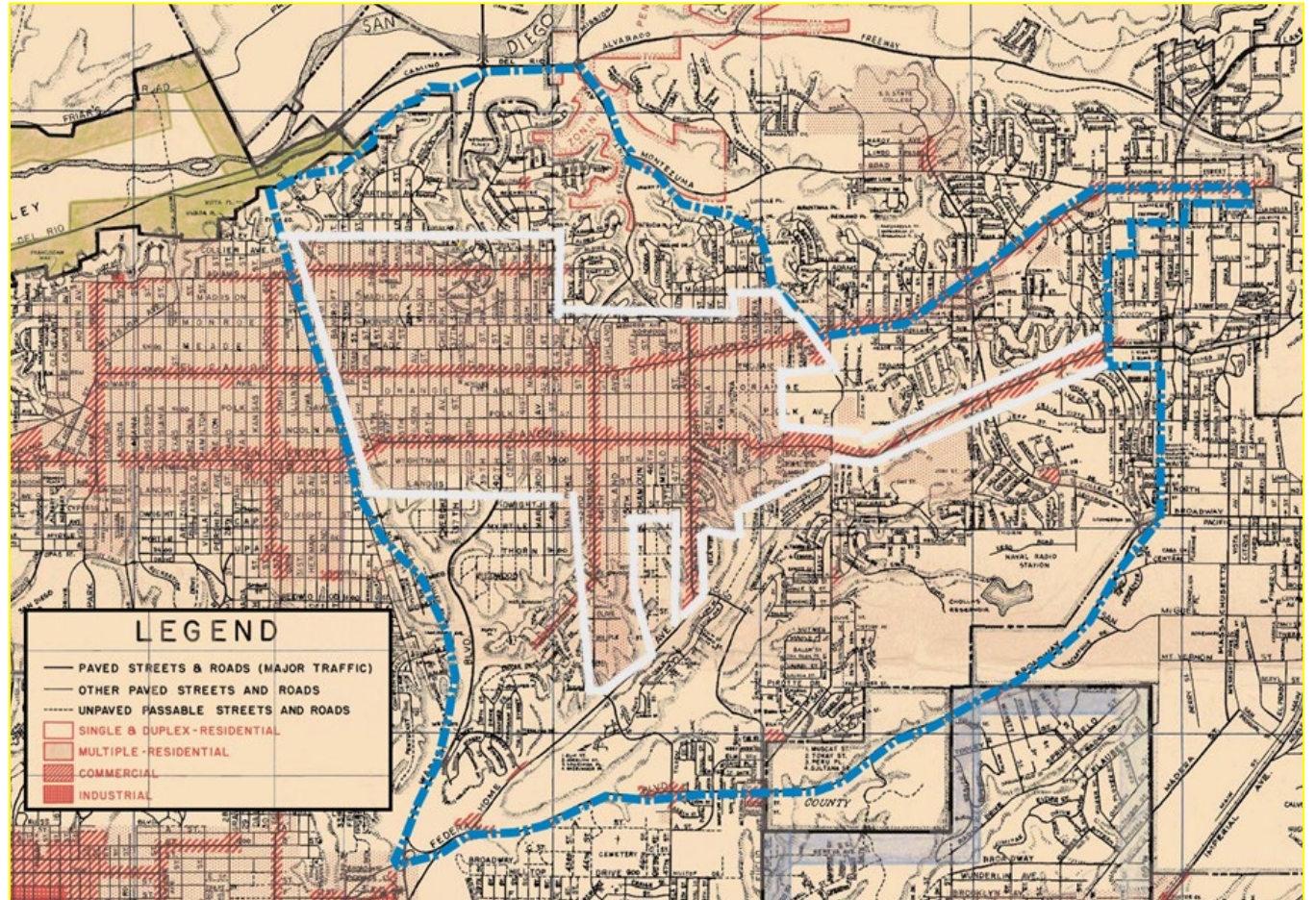
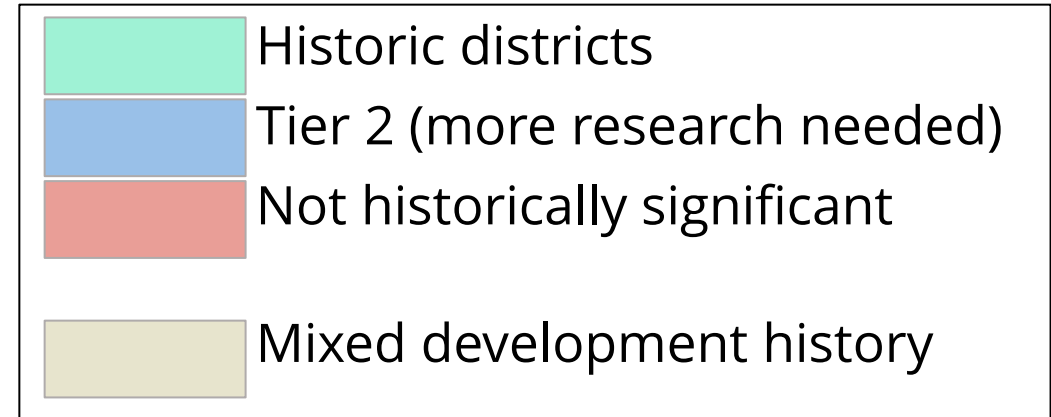
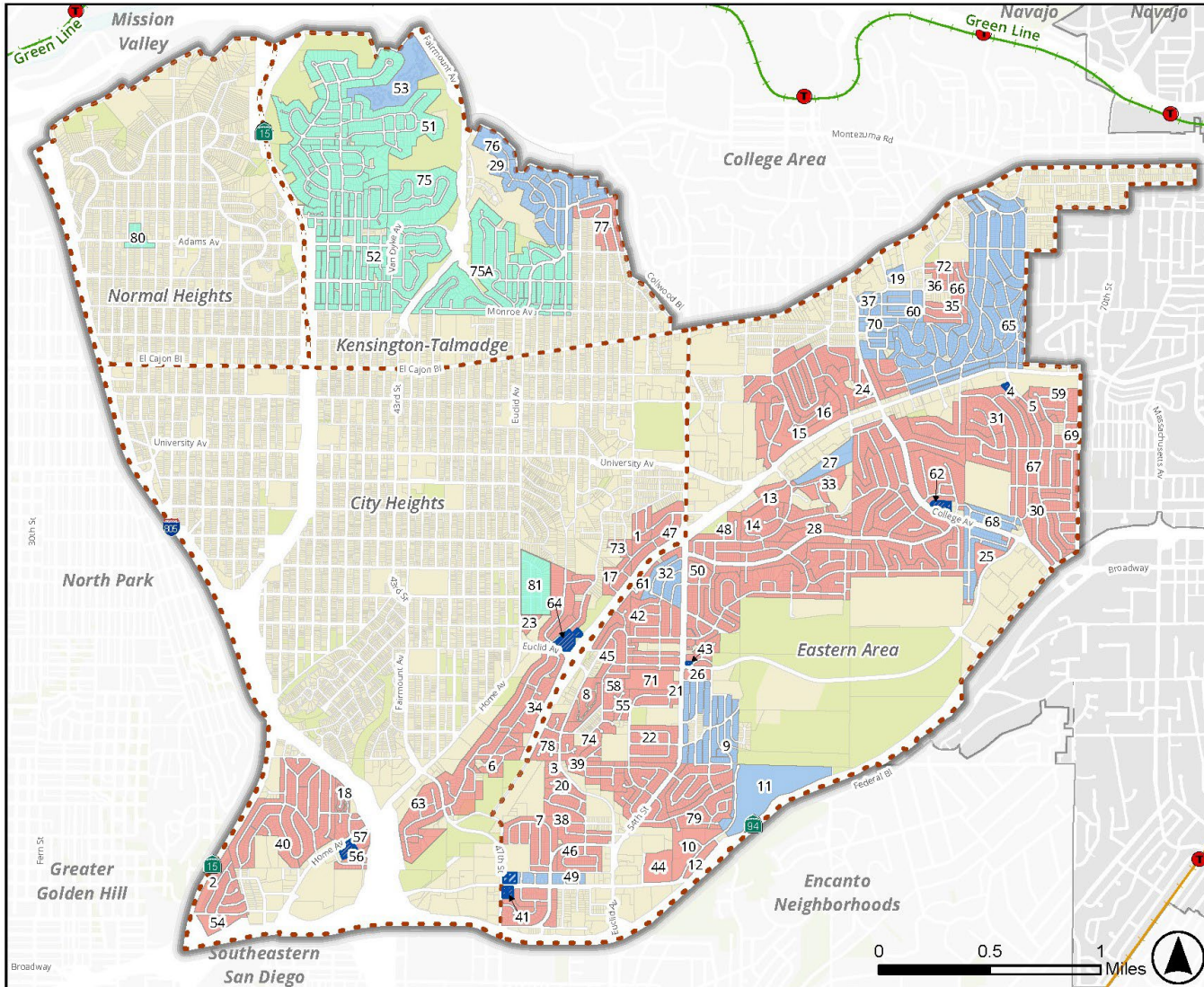


Fig. 11: Survey Findings by Evaluation Tier



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

- Due to the size of the plan update area, the 2025 Mid-City Focused Reconnaissance Survey was not scoped to survey all properties in the Mid-City planning area or to evaluate all eligible resources.
- Community is welcome to identify future areas for research, especially relating to social/cultural history
- Survey will guide future preservation work, including intensive-level survey and property-specific evaluations.



Examples of craftsman and period revival architectural in Kensington Park and Adams Avenue

Mid-City Communities Plan Area
Historic Context Statement

Prepared by
Page & Turnbull
523 W. 6th Street, Suite 1013
Los Angeles, CA 90014

Prepared for
City of San Diego Planning Department
202 C Street, M.S. 413
San Diego, CA 92101
planning@sandiego.gov

Mid-City Focused Reconnaissance
Survey Report

PUBLIC REVIEW DRAFT
March 4, 2025

Prepared by
Page & Turnbull
523 W. 6th Street, Suite 1013
Los Angeles, CA 90014

Prepared for
City of San Diego Planning Department
202 C Street, M.S. 413
San Diego, CA 92101

- **Public Comment open until May 31**
 - Study list additions?
 - Social/cultural history?
 - General comments/edits?
- Staff will be drafting Historic Preservation Element of the Community Plan Update and updating these reports

Project Webpage: <https://www.sandiego.gov/planning/mid-city-communities-plan-update>

CHRID: <https://sandiego.cfwebtools.com/>

Discussion Questions: Answer one of the below

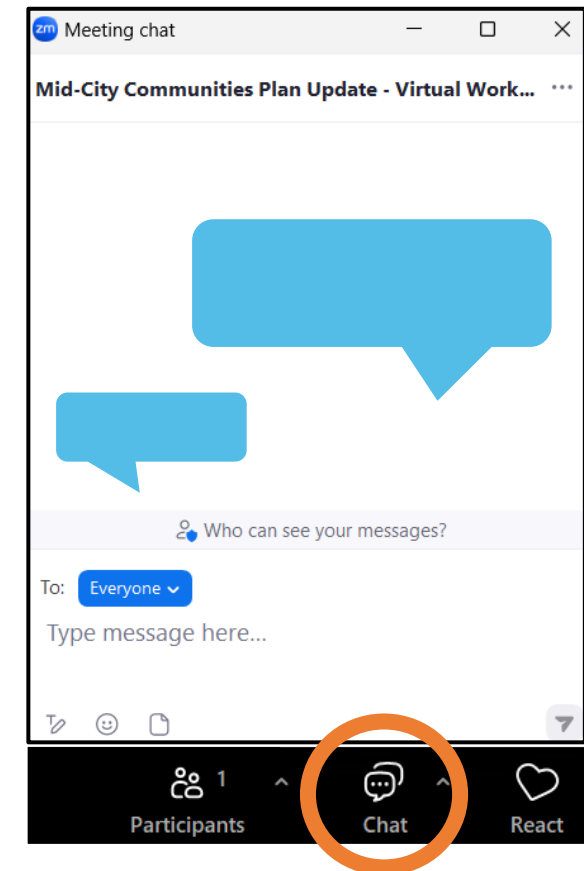
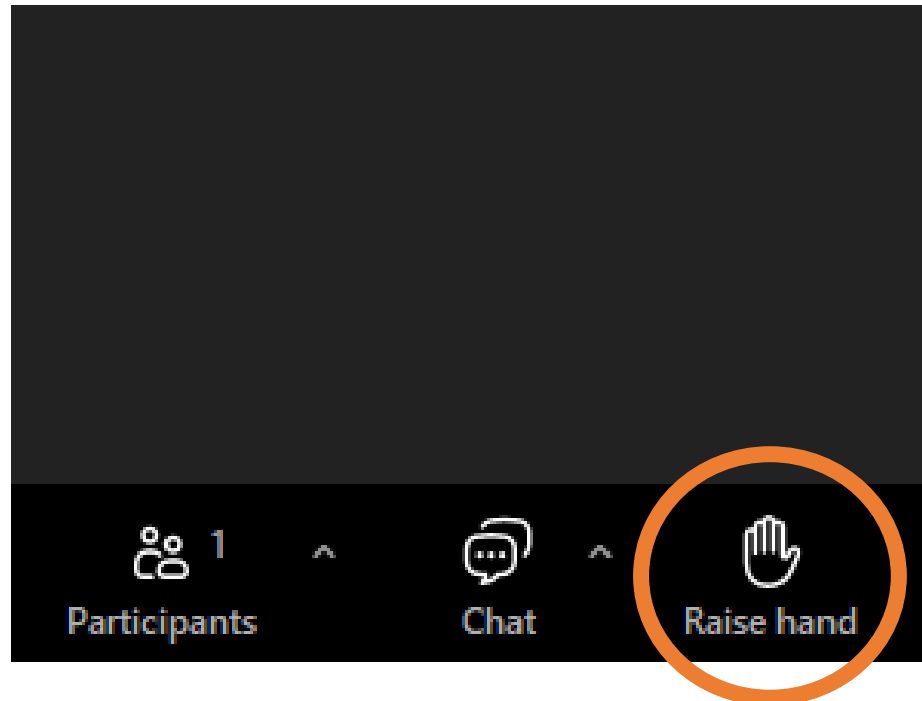
- Any clarifications or questions?
- Sites that should be added to the study list?
- What's important in social and cultural history of the Mid-City communities that we should be aware of?
- Are there any general comments?

**Provide in Writing on Comment Card or via Email to
PlanMidCity@SanDiego.gov**

Public Comment

- Fill out a comment card and it will be recorded as input.
- Add your name to the speaker interest list.
- You'll have one- minute to speak.

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



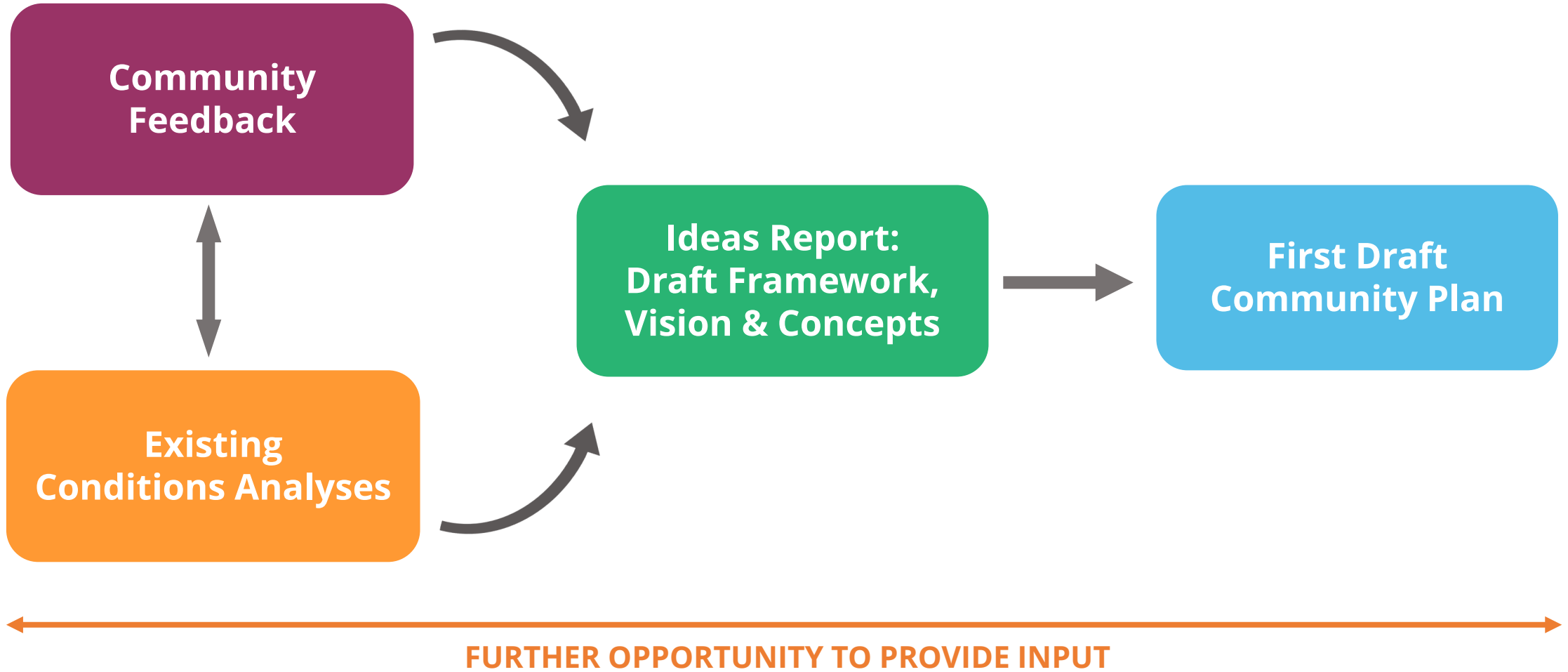
Conclusion & Next Steps

NEXT STEPS

Winter - Fall 2024

Spring - Summer 2025

Winter 2025/26



- **Visit the Plan Update Website & Sign-Up for Updates @ www.PlanMidCity.org**
- **Provide Comment to:**
 - Draft Historic Context Statement by May 31st, 2025
 - Draft Focused Historic Reconnaissance Survey by May 31st, 2025
- **Attend the Next Working Group Meeting – mid-June, 2025**

Email Us

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

An aerial photograph of a city street, likely in San Diego, showing residential and commercial buildings, cars, and a street intersection. A stylized, semi-transparent graphic of a tower with geometric patterns is overlaid on the right side of the image. The text 'Mid-City Communities Plan Update' is centered over the image in a large, white, sans-serif font.

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MID-CITY**
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Mid-City CPU Working Group – March 19, 2025

