

MID-CITY COMMUNITIES PLAN UPDATE FOR KENSINGTON-TALMADGE

The first draft of the Mid-City Communities Plan that will define Kensington-Talmadge and the other Mid-City Communities for 30 years has been released. The plan will determine development density and guide the associated quality of life components: parks, libraries, transportation, infrastructure, and public safety.

An analysis by Mid-City community leaders has identified severe shortcomings within the draft plan. The location and nature of the density increases are not compatible with the historic nature of our community, and increase density while making no commitments for funding amenities and infrastructure.

Increased development in Kensington-Talmadge should be appropriate and in the correct areas; a plan that works for all of Kensington-Talmadge, not one taking direct aim at the single-family neighborhoods in our community.

Specific issues with the City's Mid-City Communities Plan include:

- Legally enforceable up-zoning is paired with only an aspirational discussion of new infrastructure and amenities, as opposed to what was done in the 1998 plan. (Phrasing such as "encourage", "support", "can", instead of "will" or "shall").
- The proposed SB79 (State mandated transit-oriented development upzoning) Alternative Plan submitted by the Kensington-Talmadge Planning Group was not mentioned or incorporated into the draft plan. Our Alternative Plan complies with SB79, yet limits the impact to single-family homes.
- The boundaries of existing and proposed historical districts were not included in the draft plan, nor were they respected in the City's zoning decisions.
- Significant expansion of parks, schools and other public facilities occurred in other Mid-City communities, but not in Kensington-Talmadge.
- Zoning/Amenity funding mismatch: density increased substantially without matching increases in public-facility funding.
- Many of the proposed parks are not viable for various reasons, including private land, topography, and easements.
- The commercial zone on Euclid Avenue was not extended to Monroe Avenue as proposed by the Kensington-Talmadge Planning Group.
- Nothing was included in the draft plan regarding Aldine Drive and the intersection of Monroe Avenue and Euclid Avenue.

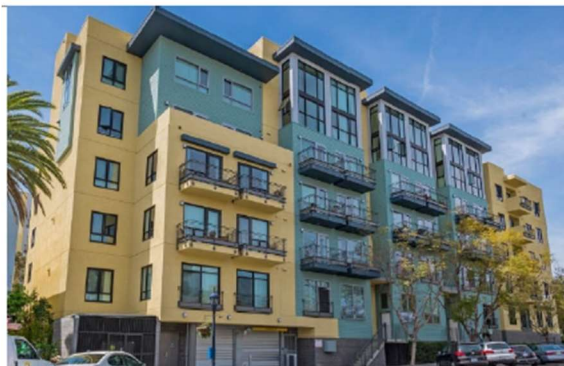
Additionally, the plan does not break out data by Community Planning Group (CPG) which masks the deficiencies that exist in Kensington-Talmadge.

A very significant issue with the draft plan is the failure to mention or include all the existing City and State bonus development programs, i.e., Bonus ADUs, SB79 Transit Oriented Development, and Complete Communities Housing Solutions, etc.

With bonus programs, much of the proposed zoning will allow for:

- **6-STORY TO 8-STORY MULTI-FAMILY APARTMENT BUILDINGS**
- **IN KENSINGTON – FROM 1 BLOCK NORTH OF ADAMS SOUTH TO EL CAJON BLVD**
- **IN TALMADGE – FROM MADISON SOUTH TO EL CAJON BLVD**

6-Story



8-Story



It is important that YOU provide input about the plan by attending the next Kensington-Talmadge Community Planning Group Meeting in person where the City of San Diego planners will present the First Draft of the Community Plan:

WHEN: September 21st at 6:30 PM

WHERE: Kensington Community Church, corner of Alder & Marlborough in Kensington

IMPORTANT LINKS

WRITTEN COMMENTS: (Deadline Oct, 2, 2026)

<https://docs.google.com/forms/d/e/1FAIpQLSfpHhKzqturpowrs9BNmgHBH3gxcYZquNfxtWFTkVPdHFIEg/viewform>

VIEW DRAFT PLAN:

<https://www.sandiego.gov/sites/default/files/2026-08/draft-mid-city-cpu.pdf>

INTERACTIVE LAND USE MAP:

<https://webmaps.sandiego.gov/portal/apps/experiencebuilder/experience/?id=c883f3c20c0247d3bf99a02869d12495>