



P.O. Box 600904, San Diego CA 92160

October 19, 2026

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Planning Department, City of San Diego

RE: First Draft - Mid-City Communities Plan Update

The official response of the Kensington Talmadge Planning Group (KTPG) to the City's First Draft Mid-City Communities Plan, approved by a majority vote of the KTPG Board on October 19, 2026, is attached to this letter.

KTPG's position is not that Mid-City should remain unchanged. It is that the City should accommodate growth where it makes the most planning sense and protect established neighborhoods and communities, especially those that provide the most affordable path to entry-level home ownership. The City should also protect historic resources, and must protect public safety and demonstrate that essential infrastructure can support additional residents before authorizing substantially higher density.

The overarching themes of these comments fall into three major categories:

1. Opposition to the location and intensity of proposed density

KTPG does not advocate eliminating housing growth. It advocates redirecting much of that growth toward commercial corridors that are in dire need of redevelopment, while preserving existing residential zoning. Our proposed SB 79 alternative is central to this position.

2. Concern that the City is understating development impacts and basing the need for this development on faulty demographics

We maintain that the City's plan does not adequately disclose what could actually be built once all applicable development incentives are considered. In addition, we believe there are valid questions about the City's population and housing projections, as well as the underlying justification for the scale of proposed upzoning and density increases.

3. Insistence that infrastructure and public safety precede growth

We also contend that the City presents speculative future infrastructure and transportation improvements with insufficient acknowledgment of their uncertain funding and feasibility.

Housing development should not outpace improvements to:

- Fire protection and emergency evacuation.
- Transportation and parking.
- Parks and recreation.
- Libraries and community facilities.
- Water, drainage, lighting and other infrastructure.

It is our goal in providing these comments well in advance of the release of the Second Draft Mid-City Communities Plan to allow for ample time to incorporate these ideas and data into that document. We are also with this letter formally requesting a meeting with you and the City Planning Department to discuss our comments and in particular our SB79 TOD Alternative Plan. This meeting was agreed to verbally in the September 21st KTPG in-person meeting when the First Draft Plan was presented. As stated in our attached comments, we believe we have a different, but equally compliant approach to the SB79 Alternative Plan. We want to discuss this alternative plan further and demonstrate that it achieves legally required housing capacity while reducing the impacts to the single-family neighborhoods, existing and proposed historic districts, and Very High Fire Hazard Severity Zones.

We trust you will give our recommendations worthy consideration and look forward to working with you and the Planning Department to arrive at a Mid-City Communities Plan that is acceptable and beneficial to all the Mid-City communities, including Kensington and Talmadge.

Respectfully yours,



Neil Winner
Chair, Kensington Talmadge Planning Group

cc: Morgen Ruby, Senior Planner
Selena Sanchez Bailon, Assistant Planner
Victoria LaBruzzo, Chair, Community Planners Committee
Marcellus Anderson, Chair, City Heights Planning Group
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