

Midway-Pacific Highway Community Planning Group Minutes

Date: Wednesday, April 20, 2022

Location: Zoom Virtual Meeting - San Diego, CA 92110

1. Call to Order: 3:02 PM. Quorum present: Dike, Cathy, Amy, Jason, Judy, Chuck, Quentin.
2. Approval of Minutes: No Minutes were presented for approval.
3. Public Comment: none.
4. Government Office Reports
 - a. Mayor's Office, Kohta Zaiser:
-emailed in statement: budget released last Friday at \$4.38 billion. 30' height limit exemption (Measure E do over) for Midway District hopefully back on the ballot this November. Sports Arena developer recommendations being presented tomorrow at 1:00pm to Land Use Committee.
 - b. Council District 2's Office, Makana Rowan:
 - c. Planning Department, Nancy Graham:
 - d. Police Department, Officer David Surwilo:
 - e. Housing Commission, Lisa Jones:
-harm reduction shelter 98% occupied and are successfully transferring people through- some to permanent housing. Still a waiting list. *Cathy asked about 120 bed facility planned in parking lot of county mental health building she heard about. County put out an RFP for new tenant facility- should have more details April 28, 2022, or on their website. Partnership between county, city and SDHC.
 - f. Regional Airport Authority, Ashley Martinez:
 - g. County Supervisor District 3 Office, Rebecca Smith:
-recently passed Make County Work program to remove red tape and expand eligibility to services- Self Sufficiency programs.
 - h. State Senator Toni Atkins Office, Cole Reed:
 - i. Assemblymember Chris Ward, Rachel Granadino:
-mentioned AB2120 to help bridges, AB1675 to streamline out of state teachers, AB2316 community solar bill to allow a lot to be used and shared by residents. In budget season again if there are any requests.
 - j. Congressman Scott Peters Office, Aeryk Young:
 - k. SANDAG, Jack Christensen:
 - l. Naval Base Point Loma, Muska Laiq:
-NAVWAR project vital to their mission and still focused on working with SANDAG for transit connection if not transit center per recent announcements about SANDAG now focusing on Downtown transit hub. Preference is still high density option with transit connection. Working through public comments and timelines. No specifics on future developments insce they are still searching for a development partner with a goal of finalizing RFP in 2022.
 - m. MCRD, Jim Gruny:
5. Information Items
 - a. Neighborhood Next- Sports Arena presentation:
-Zach Adams, Neighborhood Next introduced team who all spoke about their experience. Sean Spear- CHW: 43 communities, 38 in San Diego- all types of supportive housing. Rebecca Louie, Wakeland: built 53 communities totaling more than 7,500 units. Andrew Malik, Malick Infill Development- specializes in middle-income housing. Showed recent National City project at 80-110% AMI with no subsidies, mixed use, co-living homes too. Ghigo DiTommaso, Gehl: international design group that has been around for 40 years. Has experience with understanding ho a site fits in a neighborhood and collaborating with residents. Zach came back on to wrap up the presentation discussing number of units, MF unit mix, commercial space, new 35k cultural hub, and activating the entire Midway District. Asked board to recommend city to hear all 5 proposals at tomorrow's meeting. *Cathy asked about specific reason why city staff excluded them because operators of the arena? Zach mentioned their 2 arena builders and operators in which he would love the opportunity to clarify with the city staff any misunderstandings.
6. Action Items
 - a. Discuss/Approve MPHCPG Comments for Land Use & Housing Committee: Group had long discussion about recent news about Mayor wanting to narrow 5 Sports Arena redevelopment groups down to 3 for further consideration. Cathy and Chuck noted they submitted letters on their own behalf's to the city already to touch on a lot of major topics - timelines, funding, etc..
Group's consensus was that it seemed premature to disqualify two of the groups at this point as this project is so

monumental. Dike pulled up letter he drafted for discussion that we can potentially submit to the committee tomorrow. Dike said they offered our group 10 minutes at the beginning of the public comment period to speak.

-Cathy made a motion for the board to approve the draft outline in concept and authorize Dike to finalize and present it to the Land Use and Housing committee tomorrow. Amy seconded the motion. Motion passed unanimously 7-0.

7. CPC Report: Dike reported various issues were brought up at the meeting for discussion, but no action was taken on any.

8. Chair Report: none.

9. New Business: none.

10. Old Business: none.

Adjournment: 4:58pm.