

Midway-Pacific Highway Community Planning Group Minutes

Date: Wednesday, October 19, 2022

Location: Zoom Virtual Meeting - San Diego, CA 92110

1. Call to Order: 3:01 PM. Quorum present: Dike, Judy, Tod, Rebecca, Chuck, Amy, Jason, 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: not present.
 - b. Council District 2's Office, Makana Rowan:
 - Emailed update to chair: Rosecrans shelter new 150 shelter open with on-site behavioral health services. Mission Valley Safe Parking Program is now 24/7. Increased safety measures surrounding the Orchard are happening. Various updates on Midway area street safety upgrades.
 - c. Planning Department, Nancy Graham: not present.
 - d. Police Department, Officer David Surwilo: not present.
 - e. Housing Commission, Lisa Jones:
 - Rosecrans shelter at 95% occupied, 142 beds, 69% of those folks from Midway area. 1,700 beds in funded shelter beds- maybe 60-70 migrants but does not ask if they are or not, just an estimate as they do not ask if someone is a citizen before offering services. Dike asked what the plans were for former Pier 1 shelter upon Sports Arena redevelopment but it is still too soon to know.
 - f. Regional Airport Authority, TBD: not present.
 - g. County Supervisor District 3 Office, Rebecca Smith: not present.
 - h. State Senator Toni Atkins Office, Cole Reed: not present.
 - i. Assemblymember Chris Ward, Miki Holmes:
 - Legislative session ended 9/30/22, AB2316 allows tenants to purchase and share solar, AB2559 allows 30 day background check to be shared for potential landlords. Dike asked what does the next legislative session looks like. Miki said still in the process of meeting with staff and stakeholders. Between now and spring are likely the best times to submit ideas. Form available to help submit ideas.
 - j. Congressman Scott Peters Office, Samantha Keosoukanh: not present.
 - k. SANDAG, Jack Christensen: not present.
 - l. Naval Base Point Loma, Muska Laiq:
 -
 - m. MCRD, Jim Gruny: not present.
5. Information Items
 - a. NAVWAR OTC Revitalization- Capt. Kenneth Franklin & Greg Geisen
 - Here for review of project. Last 4 years have been a lot of planning and prep. Finding out what type of projects are possible and desirable. Previously SPAWAR- now NAVWAR. Acquisition command focused on developing and acquiring technology, hardware and software to help navel fleet. \$10 billion budget, \$1.6 billion in San Diego including half their workforce. About 30,000 jobs including contractors and other direct business. Captain Kenneth Franklin jumped on call to introduce himself- has been in San Diego 2 years. One of their main goals is to keep headquarters in San Diego where the military in general is about 25% of the economy. Strategically important to existing bases and the Pacific Ocean. The Navy brings in teams from all over the world to train and collaborate. OTC Site 1 is the 46 acres next to I-5 and OTC Site 2 is the 23 acre site deeper into the Midway area. B-24 bomber factories built in 1940's. 30,000 employees working 24/7 at one point. Current facilities are now obsolete. Idea is to relocate some of their industrial to other sites and focus on more business operational and residential uses. Described Navy Broadway Complex completed in 2020 which was a public/private partnership and what they expect to pursue at NAVWAR site. Reviewed 5 proposed Alternatives and their preference for a high density mixed use project that doesn't require taxpayer funding and helps with San Diego's housing needs. Transit Center would help alleviate traffic in the area and be convenient for employees. Timelines: completed Notice of Intent, Public Scoping, Draft EIS, Public Comment. Currently waiting on formal approval from congress to proceed and officially solicit proposals. Navy will then narrow down the field of potential developers early 2023. Then they will vet the short list and choose 1 developer to start designing process which would take about a year. Probably another 6-12 months thereafter to finalize all plans and decide if they want to move forward or not. Bottomline is cyber security is becoming more and more important so this is a priority for them to push this process along. *Questions*: Evan asked who will research and vet potential height and zoning. Greg said EIS was umbrella for what is possible but no details ready to vet yet. Dike asked for better idea on potential for future public engagement or feedback. Greg said they've taken all previous feedback in account and wants to be a good neighbor

to San Diego and Midway area neighbors. Still guessing on timelines but likely after they narrow the field later next year. Dike asked if any requirements for infrastructure upgrades pursuant to the size of the project. Greg recalled the existing issues that absolutely need addressing prior to building thousands of residential units. Also noted additional agencies will need to review any major effects to the area. Judy was having technical issues but wanted to mention she hoped our recently approved community plan would be taken into consideration.

6. Action Items:

a. Consideration of Joint Peninsula/MPH Safety Letter

-Matt Schalles showed a few aerial photos of the Sports Arena Blvd and the West Point Loma Blvd intersection noting how the bike lane terminates without warning. He submitted request to the city to add a green bike box. The city replied saying its possible but they would need to add sensors to the bike box and not just a matter of painting the street. They missed the budget request for last year. Noted University of Colorado Denver study that proclaimed safer bike lanes also make it safer for pedestrians. Amy asked for specifics on where box would be located. Matt mentioned somewhere at the end of the bike lane. Judy mentioned this intersection was heavily studied during the community plan update and it will be safer once finally addressed with DIF funds. She agreed the intersection is dangerous but thinks a better idea would be to route bike traffic off Sports Arena Blvd..

-No action taken.

b. Conditional Use Permit- PTS 699385

-Phil Rath- Abhay Schweitzer: 3571 Pacific Hwy CUP- currently parking lot, proposed 3,653 SF building for cannabis outlet- no growing or consuming. Retail sales and delivery. 16 parking spaces proposed, improvements to ROW, accessibility, etc.. There are 2 open cannabis CUP's as the district 2 lines are redrawn later this year. Abhey reviewed site and landscape plans. Reviewed zoning and area details. Dike asked for more info on how the permits will be approved and how many our group can review/recommend. Phil said its "first come, first serve, as far as he knows and once one is approved- a new 1,000 foot radius is drawn around that location. Judy asked how city considers "first come, first served". Phil said its not just based on date someone applied but how fast they move through the process and how prepared they are. Aaron Magunda(?) is licensee affiliated with High Key cannabis, he is also a Southeast CPG board member.

-Dike made a motion to support the applicant, Judy seconded. Board voted, unanimous approval.

7. CPC Report: none.

8. Chair Report:

-Dike mentioned all CP's need to resubmit their bylaws to the city by December 2023. Wanted throw out the idea of the group reviewing and potentially making modifications before the deadline.

9. New Business: none.

10. Old Business: none.

Adjournment: 4:54pm.