

Midway Pacific Highway Community Planning Group Regular Meeting

Date: February 19, 2025

Location: 2911 Sports Arena Blvd, Suite A San Diego CA 92110

Call to Order: 3:14 PM. Quorum present.

Approval of Minutes

January 2025 Minutes: The board reviewed the January meeting minutes, emailed to members in advance. A motion to approve the minutes as drafted was made by Denise, seconded by Tod. The motion passed unanimously.

Non-Agenda Public Comments

Stephen Roadie (San Diego Regional Aquatic Center Council): Presented ongoing efforts to develop an Aquatic Center at Liberty Station, shifting focus from a community pool to a regional facility. A rendering was shared with the chair, and a formal presentation was requested for the next meeting.

Government Reports

Randy (Mayor's Office, Community Representative, District 2):

Budget Deficit: Addressed a \$258M city budget deficit for the next fiscal year through:

- Elimination of the Chief Operating Officer role, with direct reporting to the mayor.
- Dissolution of departments (e.g., Sustainability and Mobility, Race and Equity, Office of Child and Youth Success), merged into existing departments.
- Elimination of 16 vacant manager positions, saving \$5.3M.
- Introduction of a \$53 trash collection fee and increased fees (e.g., parking meters at \$2.50/hour).

Homelessness Initiatives:

- H Street campus no longer considered for shelter.
- New 210-bed shelter downtown in partnership with Catholic Charities, targeting families, seniors, and women.
- Exploration of a 2nd Avenue property for additional shelter beds.
- Addition of 200 safe parking spaces to support vehicle habitation enforcement.

Parking Enforcement: Confirmed enforcement at Robb Field and H Barracks, with designated spots for San Diego PD to address vehicle habitation issues.

Questions: Board members inquired about shelter locations, parking enforcement timelines, and transient occupancy tax (TOT) increases. Randy noted TOT litigation (Measure C) and the need for voter approval for further increases.

Margaret (Councilmember's Office):

- Urged submission of "Get It Done" reports for streetlight repairs, with electrician teams returning in March to District 2. Noted circuit lights are ineligible for repairs currently.

- Addressed repetitive pothole repairs, explaining that the Transportation Department uses "Get It Done" data for long-term street repair planning (five-year increments). Funding constraints limit comprehensive fixes, favoring slurry seals over full reconstructions.

- Responded to questions about 72-hour parking enforcement (challenging unless vehicles are clearly abandoned) and signage issues near Pacific Beach, agreeing to investigate with the Transportation Department.

Moana (Senator Aquila Weber's Office):

- Introduced as the new liaison for District 2, transitioning from Assembly District 79.

- Senior Advisory Council applications (age 60+, due February 28).
- Young Legislators Program for high school juniors/seniors (six-month program, applications due March 1).
- Community events: Red Ribbon Week, spring literacy event, turkey giveaway, health fair.
- Listed Senator Weber's committee roles (e.g., Budget and Fiscal Review, Health, Judiciary) and encouraged newsletter sign-ups for updates.

Action Items

Post Point Community Plan Amendment/Rezone Process 5: PRJ-1124273 (Fairfield Reps: Shannyn Henkel, Ed McCoy, Brennan Hayes)

Proposal: Amend the community plan for a former post office distribution center site (three parcels: A, B, C) to allow residential development. Current zoning (Business Park, CO-3-1) requires a commercial component (e.g., 250,000 sq ft office space), which is unfeasible post-COVID.

-Parcels A and B: Already developed (653 units), zoned for commercial but seeking Residential High designation (45-73 units/acre, RM 3-9 zone) to align with existing residential use.

-Parcel C: Vacant, demolished lot, seeking Residential Very High designation (74-109 units/acre, RM 4-10 zone) for ~350 units.

- Total potential units: ~1,000 across all phases (653 existing + ~350 proposed).
- Parking: Parcels A and B have ~1,000 spaces (including shared and dedicated spaces). Parcel C would use a podium structure and existing parking, staying under the 65-foot FAA height limit.
- Environmental Review: A mitigated negative declaration (not a full EIR) is required, including traffic impact studies.
- Affordable Housing: Compliance with inclusionary housing requirements planned on-site.

Discussion:

- Concerns raised about traffic impacts, particularly at Rosecrans and Barnett, a known pinch point. Fairfield noted residential use generates less peak-hour traffic than a 250,000 sq ft office building.

- Board emphasized the need for ongoing updates to avoid uninformed administrative changes.

Motion: Support the rezoning of all three phases (A and B to Residential High, C to Residential Very High) as requested by Applicant, with a condition for Applicant to return with updates at major project milestones. Moved by Bill, seconded by Dustin. Passed unanimously.

Informational Items

Midway Rising Update (Shelby Jordan, David Potter, Legends/Chelsea):

- Project Overview: Large mixed-use development with ~2,000 housing units and a 16,000-capacity entertainment center.

- Progress:

- Environmental Impact Report (EIR): Third screen check submitted, draft expected March/April for a 45-day public review, followed by ~100 days for final EIR.

- Specific Plan: Sixth update submitted in January, progressing with EIR and infrastructure financing district (EIFD) studies.

- EIFD: Under review by city/county consultants to fund infrastructure upgrades (utilities, transportation).

-Timeline: Aiming for city council approval by year-end, with construction potentially starting in 2026 after design and permitting.

-Traffic Concerns: Acknowledged challenges at Rosecrans, with plans to mitigate via alternative access routes and public education. Noted the project's scale requires careful traffic management.

-Public Engagement: Eighth public workshop planned for March in Council District 8, with a ninth in District 9. Committed to ongoing community updates.

-Contact: David Potter introduced as the new point of contact for affordable housing components.

NAVWAR/OTC Manchester/Edgemoor Joint Venture, Project Update: presenter cancelled day of presentation.

Election Subcommittee Update

- Seats expiring in March 2025: Derrick Lloyd, Marco Guizar, Bob Brittingham, Karen Anderson-Thatcher, one vacant seat (another expires in 2026).

- Recruitment efforts include posting notices in the Point Loma newsletter, social media sites, Beacon. Potential candidates: Ian (resident), Mary (property owner), and former Chair Cathy Kenton.

- Elections scheduled for the March 19, 2025 meeting, with ballots and logistics to be prepared.

Old Business

- No updates on CPC representative or vacant board seats.

Adjournment at 4:26 PM.