

Midway-Pacific Highway Community Planning Group Regular Meeting Minutes

Date: Wednesday, February 18, 2026

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

Called to Order: 3:05 PM.

Administrative Items

- **Chair Report:** No Chair Report was given.
- **Approval of Minutes:** January's minutes have not yet been drafted or sent out.
- **Modifications to Agenda:** None.

Non-Agenda Public Comment

- Jillian from the San Diego River Park Foundation announced a Community Mobility Audit and group bike ride to collect community input on safety and trail usage on March 13th, originating from the Old Town Transit stations. The audit aims to address two significant gaps in the River Trail.

Government Reports

- **Mayor's Office (Randy Reyes)**
 - **Budget and Finance:** The San Diego Police Department and Fire Department are on track to stay within their overtime budgets this year.
 - **City Services:** Reminded the public to report issues with downed trees, streetlights, and traffic signals following recent rain and wind.
 - **Financial Assistance:** A financial assistance program is now available for the city trash program for individuals eligible for Medi-Cal, CalFresh, Cal Works, or the lower Home Energy Systems Program.
 - **Trash Can Service:** Residents can request changes to trash can size or service level at any time through Environmental Services, rather than waiting until the following year.
 - **Eliminated Departments:** The eliminated city departments were identified as Compliance, and Compliance, Child Needs Success.
- **Councilmember Campbell's Office (Seamus Kennedy)**
 - Requested community feedback on infrastructure affected by flooding, such as storm drains, to inform the upcoming budget season.
 - Requested information on specific locations where water is pooling in newly built handicapped-accessible walkways.
- **Police Department/Western Division (Officer Harris)**
 - **Crime Statistics (Western Division):** Overall crime is down 6.3% since the beginning of the year. Crimes against property are down 13.7% in the last month, attributed in part to the Prop 36 felony enhancement charge for repeat petty thefts.
 - **Enforcement:** Oversized Vehicle Enforcement (OVE) is being enforced weekly in the Western Division. Tickets are being issued for illegal grass parking near parks for upcoming soccer and softball seasons.
 - **Traffic/Safety:** Invited the submission of locations for speed trailers to conduct speed and volume assessments, which are used to justify placing extra officers in vulnerable locations. A board member requested Midway-specific crime statistics for future reports.
- **State Senator Akilah Weber Pearson's Office (Chevelle)**
 - **Budgetary Process:** The state is currently reviewing the Governor's January proposal, which forecasts a modest \$3 billion deficit (down from \$47 billion last fiscal year).
 - **Programs:** Announced the Community Recognitions Program (currently accepting nominations for "Senior of the Year" and "Non-Profit of the Year") and an upcoming book giveaway event at Fay Elementary School, partnering with SeaWorld San Diego.

Information Items

- **Midway Rising Team's Update (Jeff Meyer)**
 - The project is on track for final adoption hearings in Spring 2026 per the Mayor's speech.
 - The project received unanimous support from the Planning Group in July and a unanimous recommendation of approval from the City's Planning Commission in September. The final steps include hearings at the Land Use and Housing Committee, followed by the full City Council.
 - The team will apply the state density bonus law to bypass the local 30-foot height limit to accommodate the housing: 2,000 deed-restricted affordable homes and 2,254 market-rate homes. The project is viewed as one unified, contiguous project (including the new entertainment center and 130,000 sq ft of commercial retail space) to qualify for this law.
 - Questions were raised regarding the necessity of state sign-off on the density bonus and whether state or local laws control. Ideas about connecting residents to the San Diego River Trail were also mentioned.
- **Election Subcommittee Update**
 - Five seats are up this year: Dustin Shepard, Ryan Golden, Rebecca Shulman, Bill DeWitt, VACANT.
 - The March 18th, 2026 election meeting location will move to Room C (two doors down) in the same building. Voting will run from 2:00 PM to 4:00 PM, with the regular meeting starting at 3:00 PM.
 - The Chair announced intentions to reach out to local groups (Urban Corps, VVSD, The Orchard) to fill existing vacant seats.
- **CPC Request on Senate Bill 707**
 - Cathy reported that SB 707 does not apply to San Diego, as its application is limited to cities with populations of 3 million or more (i.e., Los Angeles).
- **District Two Candidate Forum Discussion**
 - The board discussed potentially inviting candidates for District Two to upcoming meetings to inform the community, emphasizing that the board cannot issue endorsements. The proposal is to invite two candidates per meeting to answer five to six standardized questions. The board will compile questions after the March filing deadline.
- **Listening Session: State Senator Akilah Weber Pearson RE Midway Rising Project/Affordable Housing**
 - Senator Weber Pearson joined via Zoom to hear board's feedback on the proposed Midway Rising project and its potential effects on the Midway community. The Chair introduced the project noting the area's community plan was updated in 2018 to allow for a project of this scale as the 48-acre city owned site has sat underutilized for too long.
 - In February, the board approved a letter addressed to Mayor Gloria expressing their unanimous support for the Midway Rising project citing the need for affordable housing and the revitalization of the Midway area in general. The letter also voiced frustration with perpetual litigation from "outsiders" who ignore the will of San Diego voters who now twice passed measures to exempt Midway's planning area from the restrictive 30-foot height limit recognizing Midway features no coastline.
 - The board believes the project will revitalize the dilapidated district, address severe crime, homelessness, and mental health issues, and generate revenue to help fund transportation infrastructure improvements (e.g., missing connectors, Rosecrans congestion). The project is viewed as a "catalyst," similar to the effect of Petco Park on its surrounding area.
 - The Chair noted that the project is phased over 10 years, allowing issues to be addressed over time. Speakers suggested prioritizing the affordable housing units for people already employed in the commercial area to reduce commuter traffic.
 - Traffic was acknowledged by all as a major concern. Cathy confirmed the Midway group is actively looking to form a regional coalition with neighboring planning groups, SANDAG, Midway Rising team, and Caltrans to find long-term, broader mobility solutions.
 - Representatives from the neighboring Peninsula Planning Group were given opportunity to voice their concerns regarding the project stating their group would not support any new projects being built over 30 feet high. They argued that the proposed mitigation (shuttle buses, bus passes) is inadequate to address increased traffic and access getting on/off the Peninsula would be further impacted.
 - A representative from a youth non-profit voiced support for the project noting San Diego desperately needs housing, having missed its housing goals for six consecutive years. The 2,000 affordable deed-restricted units are "game changing" for the region, and the project's property tax revenue is needed to address the city and school district's budget deficits.

Adjournment

- The meeting was adjourned at 4:08pm until the next meeting March 18th, 2026.