

Midway-Pacific Highway Corridor Community Plan Update Advisory Committee Meeting

DRAFT Meeting Summary

March 21, 2012

1:00- 3:00 pm

San Diego Community College, West City Campus
3249 Fordham Street Room 208, San Diego CA

Meeting was called to order by Chair Melanie Nickel at 1:05 without a quorum.

- 1. Opening Remarks:** Opening remarks were made by Melanie Nickel and Tait Galloway. This meeting's agenda highlights are presentations and discussion of Economic, Historic, and Archaeology topics within the Midway Pacific Highway Corridor Community.
- 2. Non-Agenda Public Comment:** There was no non-agenda public comment.
- 3. Midway Pacific Highway Corridor Economic Market Analysis Presentation:** Gerald Trimble, Keyser Marston Associates, presented the Midway Economic Market Analysis including the following topics: residential, office, industrial, lodging, retail and potential development opportunity sites.

Participant questions and comments:

- Cabrillo Hospital could be used as a senior residence, a rehab clinic or something similar
 - Healthy uses should be left alone
 - Will the area develop one day from industrial to residential?
 - City does control a lot of ground lease? Would make sense from a redevelopment standpoint
 - Would you need density to accomplish?
 - Is height restriction key limiting factor?
 - A potential developer would need to ask the voters to allow a development over 30 feet.
 - Gerald Trimble commented that the Sports Arena makes sense from a recycling standpoint, but may not work with ground leases. There is a potential to have development wrap around a parking structure.
- 4. Archaeology Report Results Presentation:** Cathy Winterrowd, Principal Planner, City of San Diego, presented the Archaeology Report Results. The whole draft report can also be found on the City of San Diego website.
<http://www.sandiego.gov/planning/programs/historical/midway.shtml>

Tait also provided the link in an email sent on Monday, Mar 19. Public input is requested.

Participant questions and comments:

- Is the bottom line that archaeology is not a very limiting factor for the development?
- Unlikely findings would have significant impact due to level of development
- This will not add a new process

- 5. Historic Survey Presentation:** Teresa Grimes, GPA Consultants, presented the Historic Survey, which is also posted on the City’s website. The presentation includes three previously identified and designated resources, 228 evaluated pre-1970 properties, and 45 potential individual historic resources.

Participant questions and comments:

- Would potential designation of the Sports Arena prevent a redevelopment? Cathy Winterrowd responded that a site with a potential for being designated would not preclude future development, but it would need to be analyzed and addressed as part of the environmental process.
- The La Playa trail should be addressed in the report. It could be honored with landscaping and streetscape enhancements.
- Is the Sports Arena in the report considered to be architecturally significant? Theresa Grimes commented that it is not architecturally significant, but it is reflective of post war era development.

- 6. Community Plan Issues and Opportunities Discussion:** Tait presented the major issues and opportunities identified in the 2005 planning effort and the current community plan update process.

Participant questions and comments:

- There was not any recollection of a recommendation to remove the County Health Building.
- District 2:
 - Should include education (Community College)
- District 3:
 - Open space? Probably linking functions
 - Within navy housing
- District 4:
 - Potential for more tourist-serving due to proximity to transit
 - Are hotels considered?
 - Supportive use may be residential
- District 5:
 - Also due to trolley
 - Idea of mixed use

- Retail development rather horizontal than vertical due to 30 feet height limit
- Seems that the issues today are very similar and still valid

6. Closing: Before closing Tait presented the next steps. In September 2012 will be the next community meeting and in October 2012 will the Community Workshop take place.

The meeting was closed by Melanie Nickel at 2:45 PM.