

Midway-Pacific Highway Community Planning Group Minutes

Date: Wednesday, January 17, 2024

Location: 3663 Rosecrans St, Building B - San Diego, CA 92110

REGULAR MEETING

1. Call to Order: 3:04pm. Quorum present: Karen, Cathy, Jason, Amy, Tod.
2. Approval of Minutes: Minutes for February 2023, September 2023, October 2023, December 2023, and January 2024 Special Meeting were all circulated prior to meeting. There were no board edits. All minutes approved by acclamation.
3. Public Comment: Cathy announced Chuck Pretto recently passed away and services will be held next Wednesday. He was a big part of our community and group and will be missed by all.
Alex Wong from Ride SD- transit organization. Here to express his support of the people mover idea between airport and Olt Town Transit Center. Offered to give presentation to our group regarding how they are used in other countries.
4. Government Office Reports
 - a. Mayor's Office, Kohta Zaiser: not present.
 - b. Council District 2's Office, Randy Reyes:
-council member will be serving on the same committees as last year. Still in search of new police chief. Next week midway rising will be presenting to City Council and Zoom participation will be available. New scooter and E bike regulations forthcoming.
 - c. Planning Department, Liz Saidkhanian Dispenza:
-stopped by to introduce yourself to the group will be the lead or land use team.
 - d. Police Department, Officer David Surwilo: not present.
 - e. Housing Commission, interim rep: Received e-mail, no big updates.
 - f. Regional Airport Authority, Sophie Barnhorst:
-Project still on schedule start a demo of admin buildings first phase of parking should be complete by August, approximately 3,000 parking spaces. Quieter home projects still underway. Breeze Airways is new airline adding new destinations.
 - g. County Supervisor District 3 Office, Rebecca Smith: not present.
 - h. State Senator Toni Atkins Office, Cole Reed: not present.
 - i. Assemblymember Tasha Boerner, Robson Winter:
-He introduced himself and gave recap. Legislature recently reconvened. Bigger issues will be ebike and scooter regulations we'll be on select committees for 2028 Olympic Games and environmental.
 - j. Congressman Scott Peters Office, TBD: not present.
 - k. SANDAG, TBD: not present.
 - l. Naval Base Point Loma, Dina Ryan:
-Stop by to introduce herself. Has long history with the Department of Defense and will be our new Rep.
 - m. MCRD, Jim Gruny: Received e-mail, no big updates.
5. Information & Discussion Items
 - a. Midway Rising Project Update:
-Jim & Shelby from the team stopped by again to review the history of their team's journey to becoming the exclusive negotiating partner with the city in regards to redeveloping the sports arena site. Their team was selected because they proposed a new arena and abundance of affordable housing. Hotel is no longer feasible after additional due diligence findings. 200 mid-income units have also been removed. Originally planned for 250,000 square feet of retail space. Now that's likely to be reduced by about half. Upcoming focus will be on the sourcing funding for project but specifically state funding for affordable housing component. Next City Council update will be next Monday. City did not grant them the 15 day extension for public comments on the NOP. There will be more opportunities in the future for public comments during the EIR. Currently in the process of working with the city on the proposed community plan amendment to adjust the sites current zoning to better fit city's general plan which was passed after midways plan from 2018. Audience comment about removed retail space and if there would still be sufficient nearby amenities for residents. Presenters noted they plan to design and keep the community open to the neighborhood. Audience comment about how the remove retail square feet was reallocated. Presenters said they were able to redesign parking lots so it wasn't so concentrated. Audience question about how project will be delivered. Presenter said phase one both affordable and market rate housing over 8 to 10 years but the Event Center to be constructed first. Audience question on timing. Probably 2 years to finish events venue then

start housing thereafter. Hope to have EIR completed by end of 2024 as it will reference existing EIR. More discussion on parking setup and access during events followed.

6. Action Items:

a. Approve updated CPG Reform Documents:

-draft documents have been circulated among the board. Chair is awaiting additional feedback from city representative on our terms and conditions section which will replace our current bylaws. Plan is to equally divide the seats into 3 categories- residents, business owners, and property owners. Discussion about board being either 12 seats or 15 seats. 12 is the minimum required. Our group has historically had issues keeping all seats full. Karen motioned to approve draft documents with board count at 15 seats. Todd seconded. Unanimous approval.

b. CPG Membership update- appoint new board members:

-Board discussed returning audience members who previously expressed interest in joining the board. The following attendees confirmed their interest in being appointed to the board: Denise Vedder, Anthony Pretto, Nate Watkins, Bob Brittingham, Marco Guizar, Ryan Golden, and Derrick Lloyd. Jason motioned to appoint all to the various empty board seats with expirations to be determined at the next election. Amy seconded. Unanimous approval.

c. Form Election Subcommittee:

-discussion had regarding forming an election subcommittee. Karen motioned to approve a subcommittee with Jason, Amy, and Ryan as members. Jason seconded. Unanimous approval.

7. CPC Report:

-Cathy mentioned we need to start attending these meetings again. Its usually the chair but doesn't have to be.

8. Chair Report:

-Cathy, Amy, and Tod attended the city's sheriff forums.

9. Old Business:

-Cathy noted we should start using a sign in sheet again for at least the board members. Option sign in sheet for members of the public.

10. New Business:

-Website updates- board to reach out to Dike regarding login info.

Adjournment: 4:35pm.