

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1106734 – MIDWAY RISING

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **160 944 0367**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

TO "RAISE YOUR HAND": click the button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

TO UNMUTE: When it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.

Development Services Department

Midway Rising Project No. PRJ-1106734

Item # 2

Planning Commission

September 25, 2025

Project Summary Information

- 4,254 dwelling units
- 2,000 affordable units
- 16,000-seat entertainment center
- 14.54 acres of parks and public space
- 130,000 sf of commercial and retail space



Project Approvals – Process 5

- General Plan/Community Plan Amendment
- Specific Plan
- Rezone
- Amendments to the San Diego Municipal Code (Chapter 5 and Chapter 13)
- Development Agreement
- Site Development Permit
- Vesting Tentative Map and Easement Vacations

Project Location

Location:

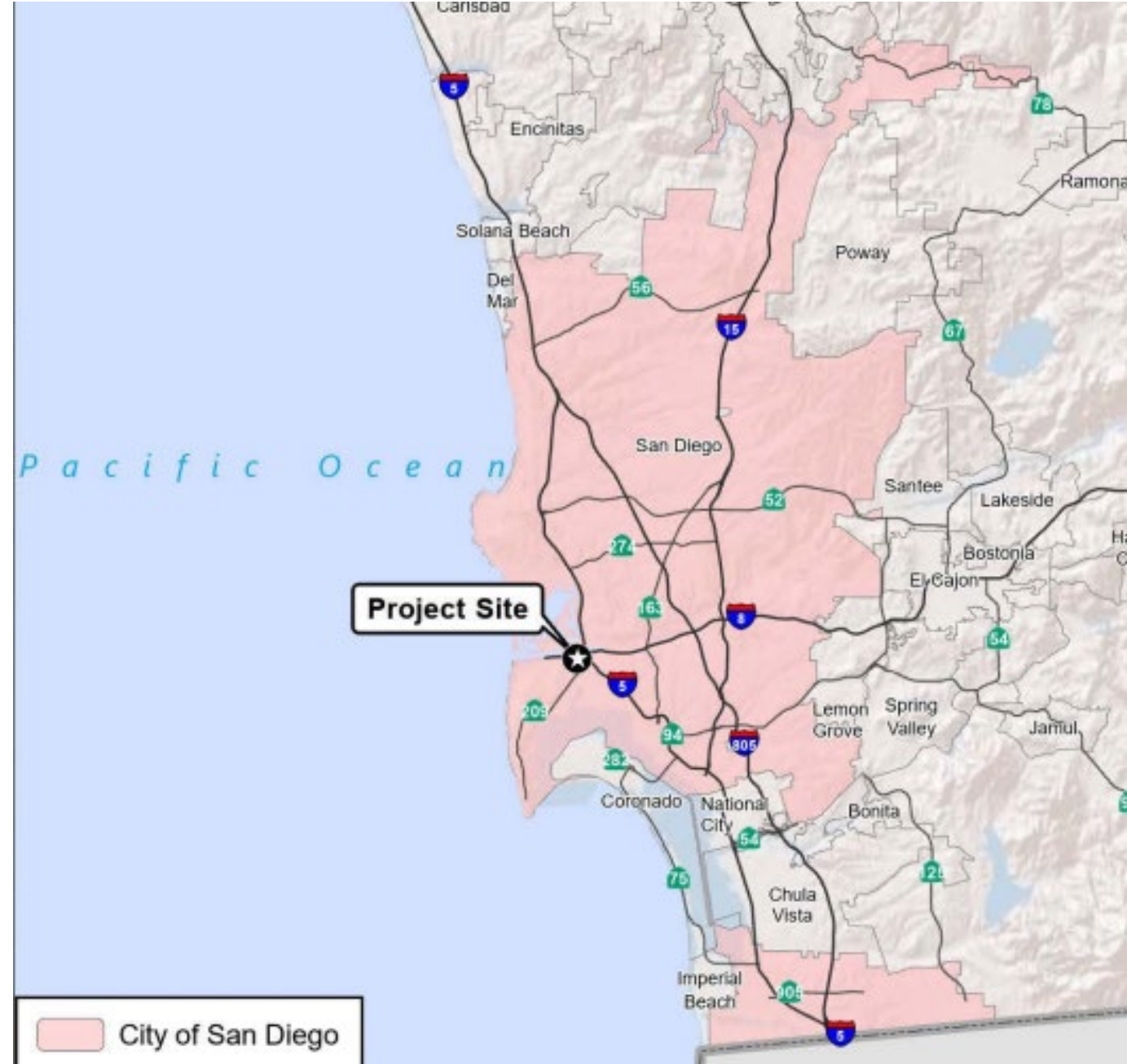
3220, 3240, 3250, 3350, and
3500 Sports Arena Boulevard

Community Plan area:

Midway-Pacific Highway

Parcel Size:

49.23 acres



Project Site

Existing Uses:

Sports Arena; restaurants; gas station/car wash; surface parking for swap meet

Surrounding Uses:

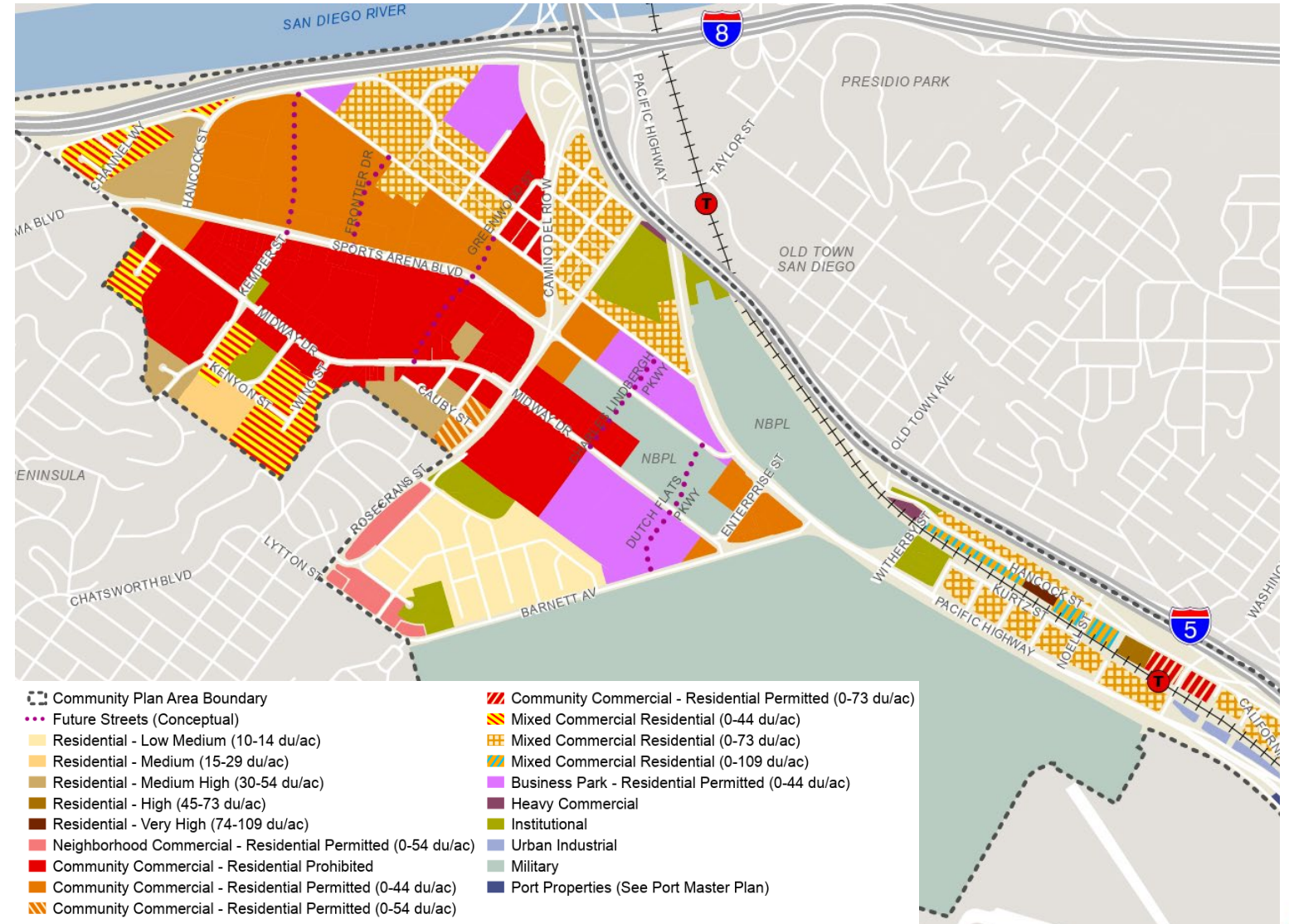
Industrial & commercial uses to the east and north; commercial/retail to the south; commercial and office to the west



Current Planned Land Use

Community Plan Land Use:

- Community Commercial – Residential Permitted (0-44 du/ac)
- Subject to Community Plan Implementation Overlay Zone (CPIOZ) Type-B
- Identified as part of the Sports Arena Community Village
- Currently allows up to 2,166 units



Proposed Community Plan Amendment

- Updates the 2018 vision and policies for the Sports Arena Community Village to reflect the proposed Specific Plan
- Amends the following Elements to reflect proposed project:
 - Land Use,
 - Mobility,
 - Urban Design,
 - Public Facilities,
 - Recreation, and
 - Historic Preservation

Key changes:

- Land use designation revised from Community Commercial (44 du/ac) to **Community Village (72 du/ac)**
- Specific Plan area removed from CPIOZ-Type B
- Updated mobility network
- Park and Recreation Inventory revised to reflect the Recreational Value Points (RVP) standard (based on the 2021 Parks Master Plan)
- Discussion added to reflect the historic designation for the San Diego International Sports Arena

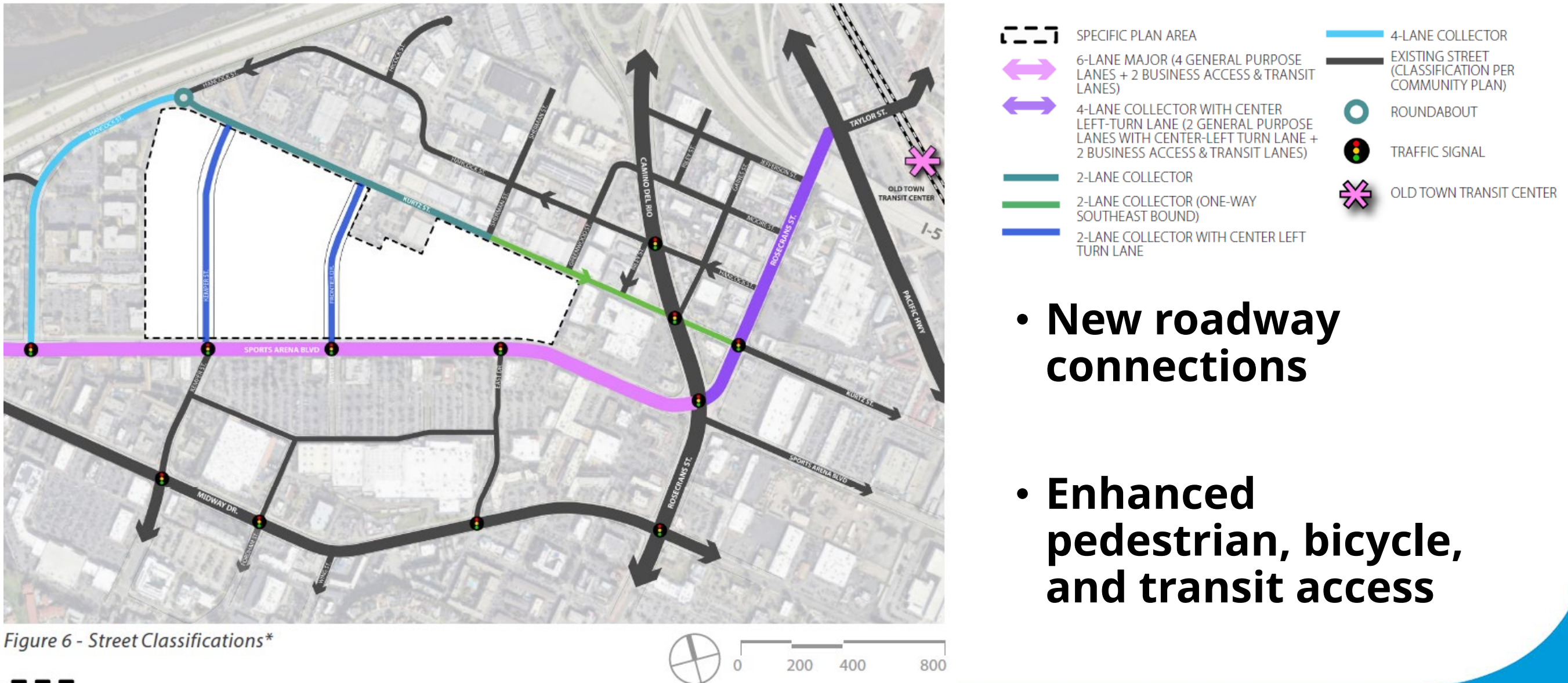
Specific Plan Village Concept

Community Village

- Mixed-Use Village with up to 4,254 dwelling units
- A pedestrian- and transit-oriented entertainment destination
- New street, pedestrian, and bicycle network to create a walkable development with improved north-south access
- Mix of housing opportunities, including affordable homes



Mobility Framework



- New roadway connections
- Enhanced pedestrian, bicycle, and transit access

Pedestrian Network

- Two new public streets on project site
- Internal pedestrian and bicycle access

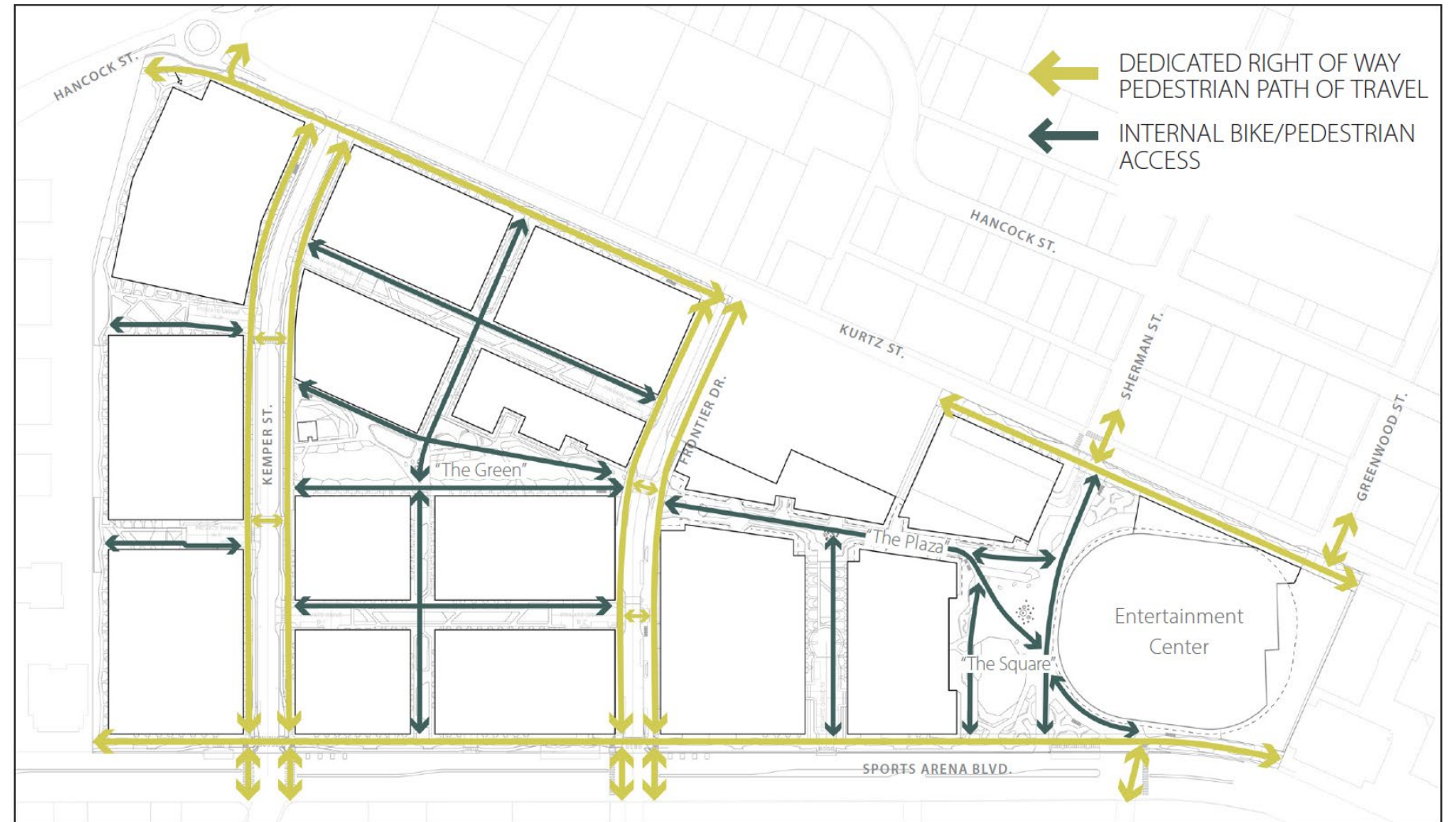


Figure 20 - Pedestrian Circulation Concept*

Bicycle Network

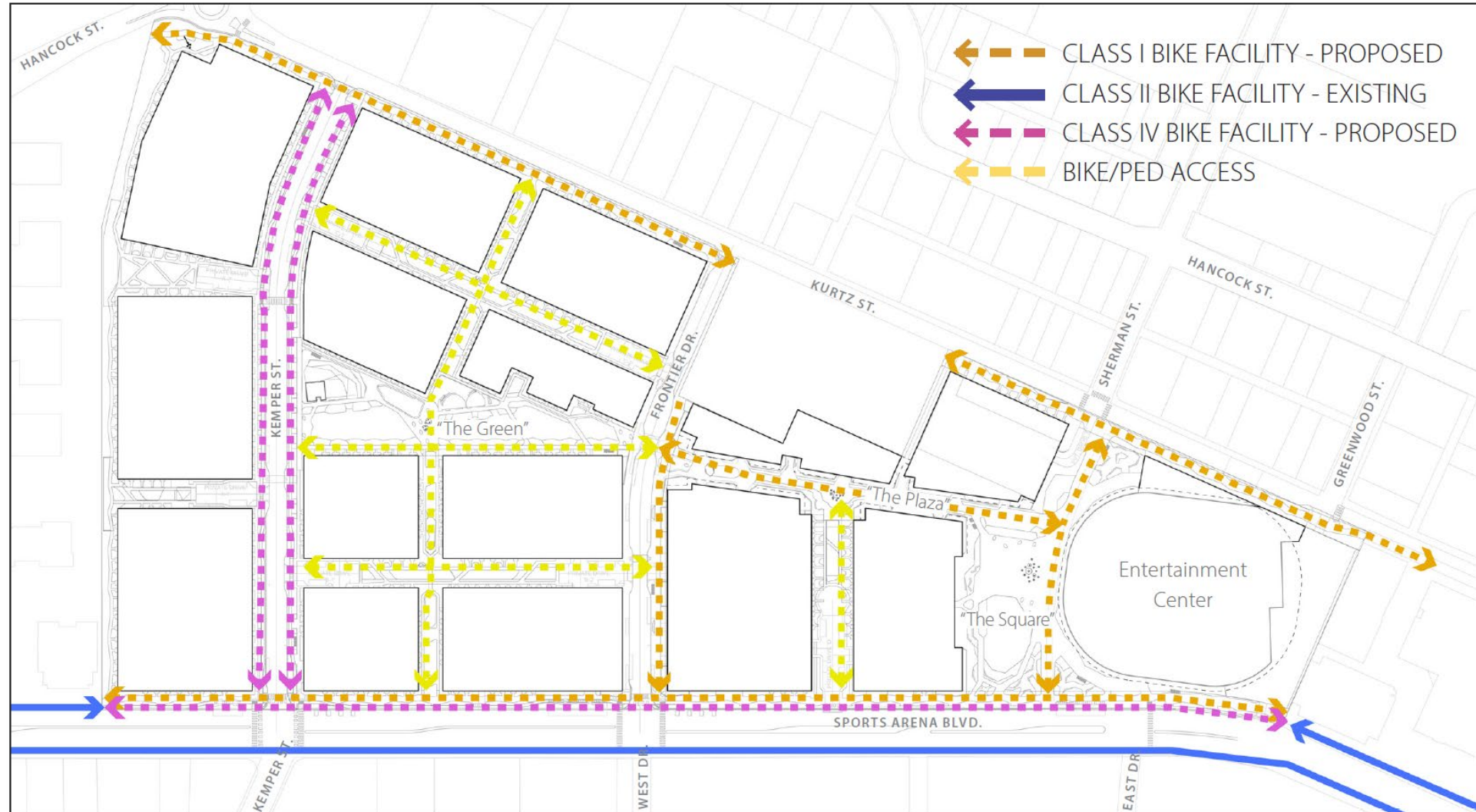


Figure 22 - Bicycle Circulation Concept - Full Network*



Transit Network

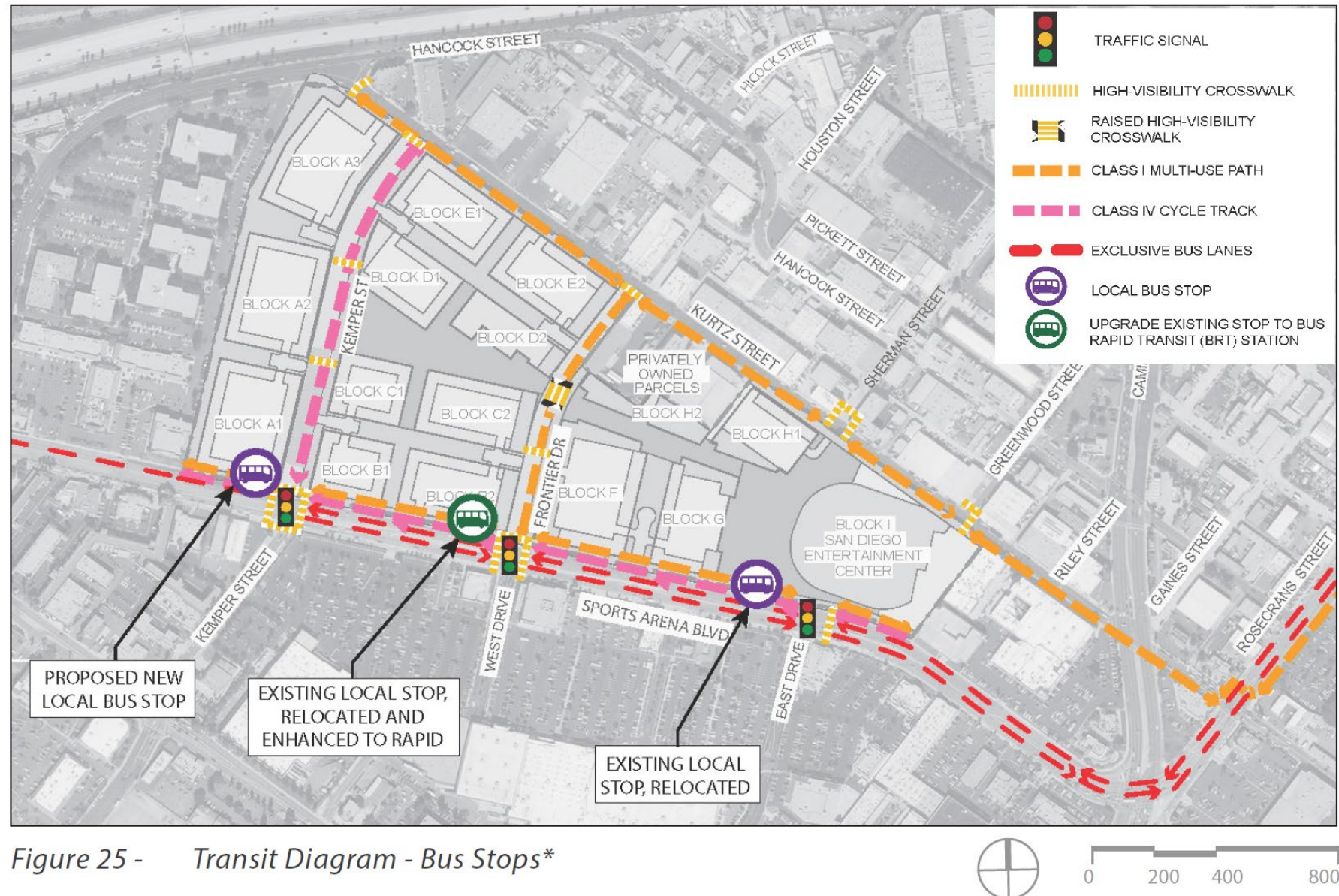


Figure 25 - Transit Diagram - Bus Stops*

Parks and Public Space

- 14.54 acres of parks and public spaces
- Network of plazas, promenades, paseo greens, and streetscapes



Figure 26 - Parks and Public Space Framework*

Implementation

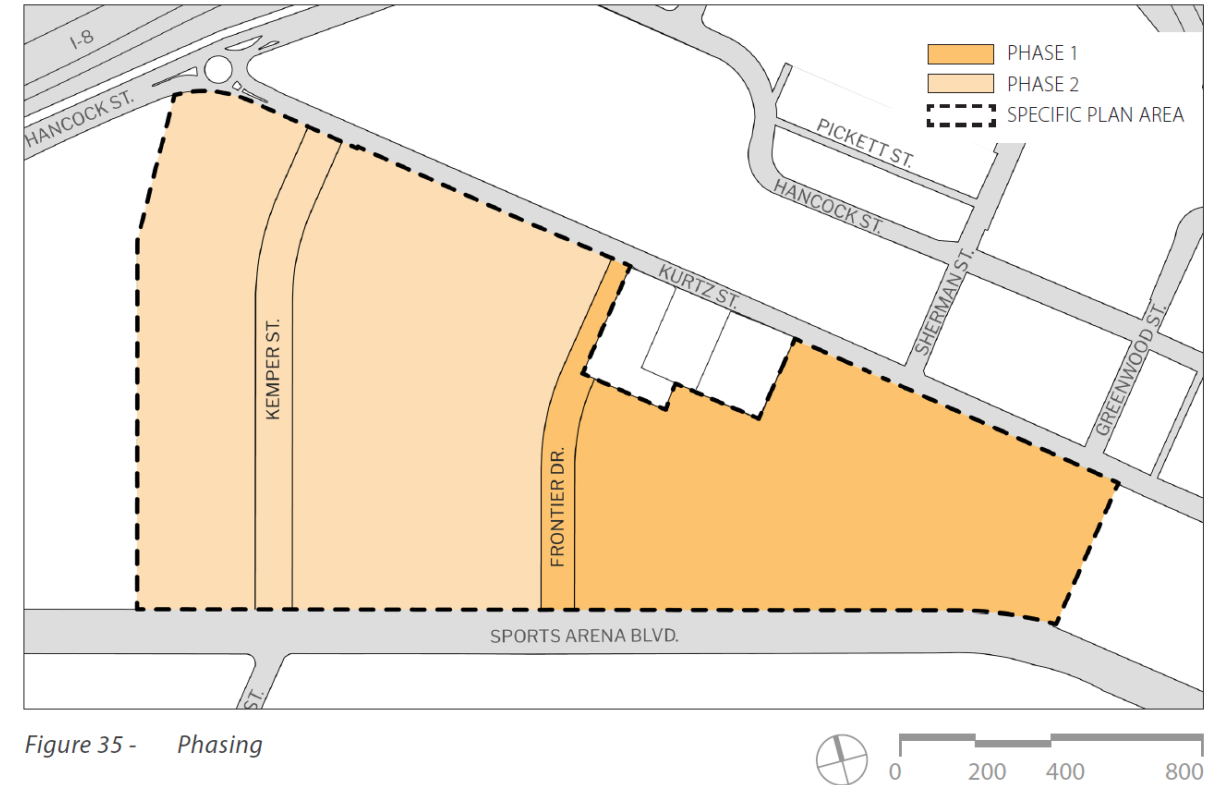
Phasing

Two Phases

- Phase One – East of Frontier, including new Entertainment Facility
- Phase Two – West of Fronter
 - Demolition of existing Sports Arena
 - Construction of housing, parks, mixed-use buildings

Supplemental Development Regulations

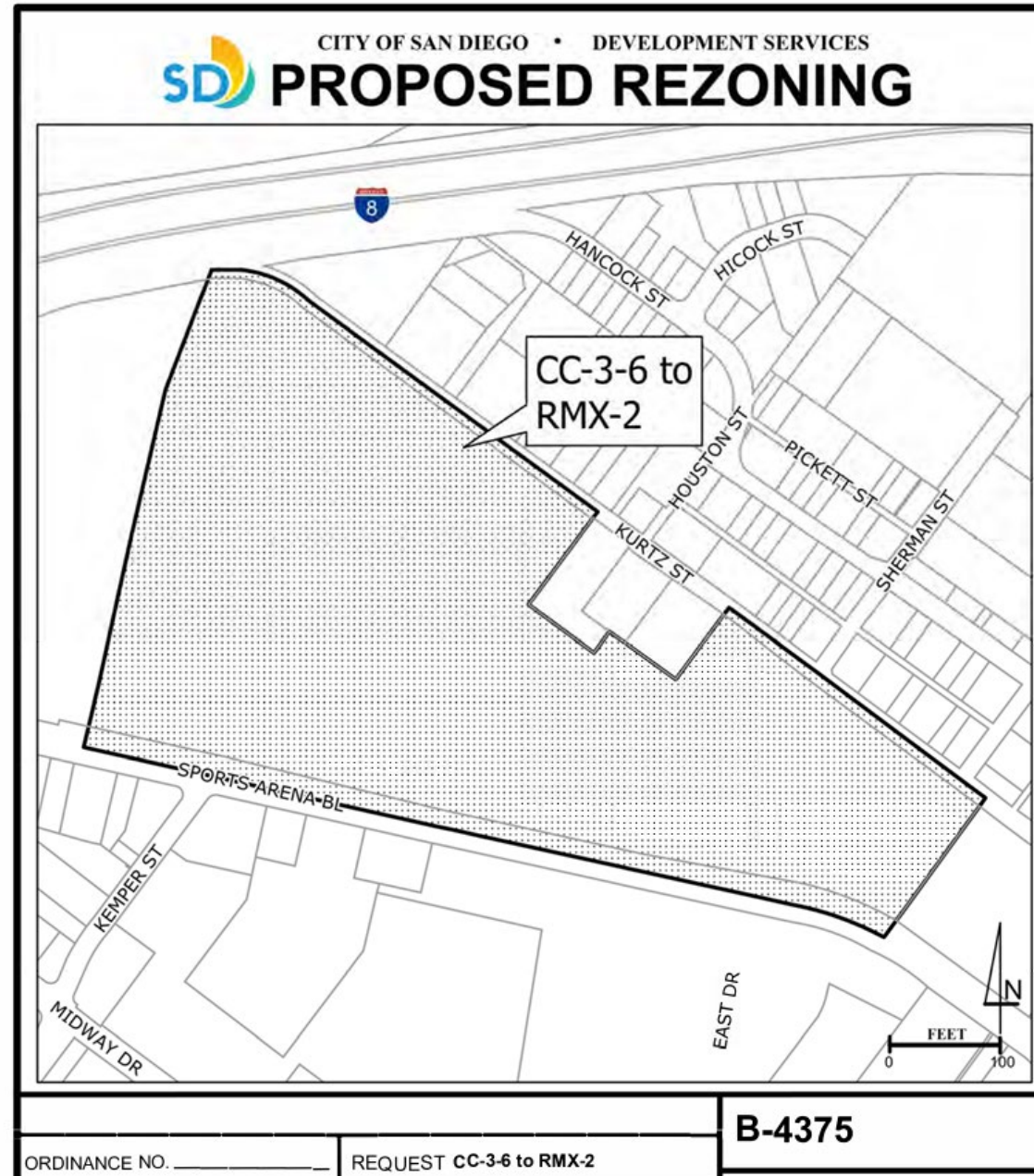
- Provides standards to guide development envisioned in the Specific Plan



Rezone

From
Community
Commercial (CC-3-6)

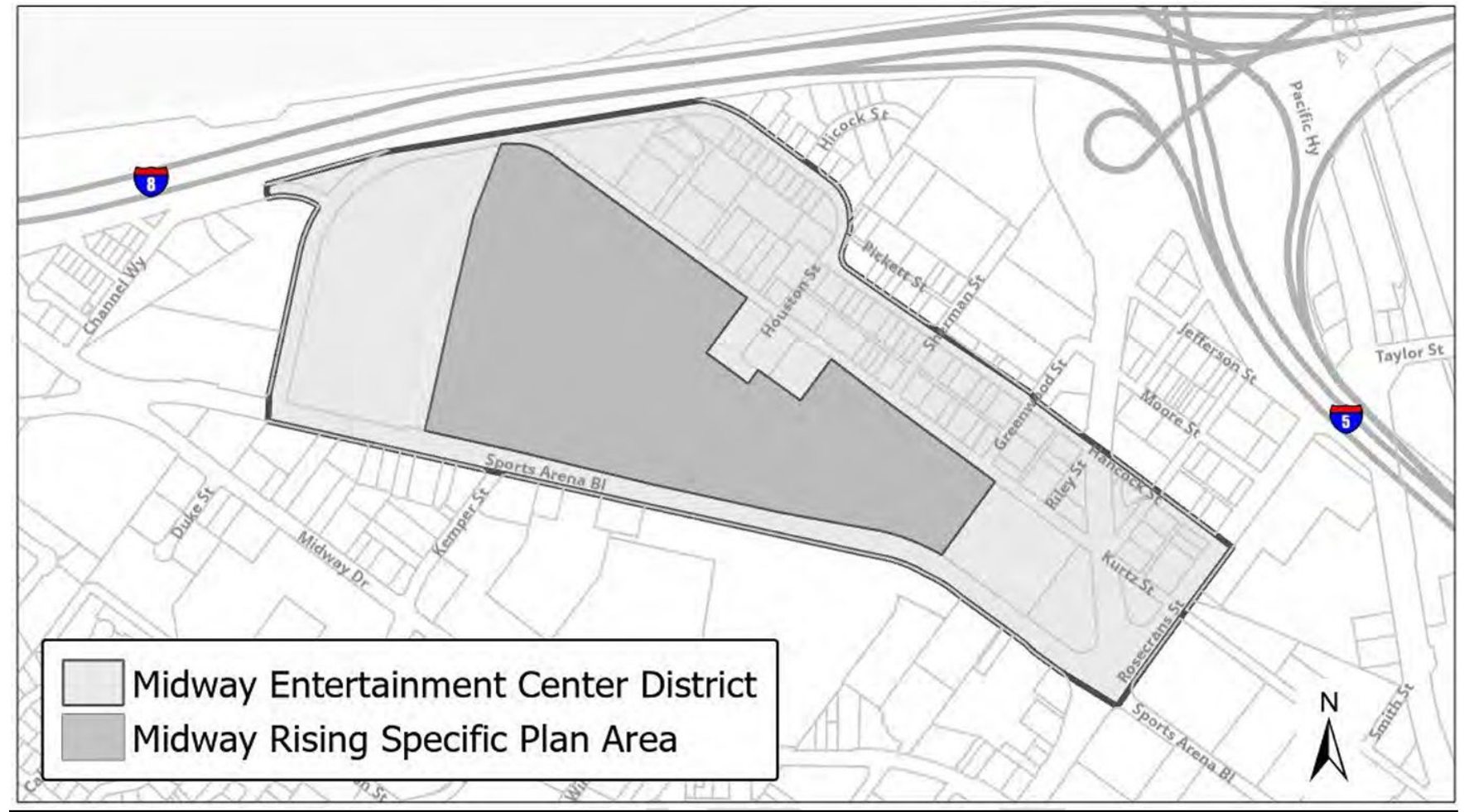
to
Residential Mixed Use
(RMX-2)



Municipal Code Amendment Entertainment District

Defines the Midway Entertainment Center District in Chapter 5 of the SDMC

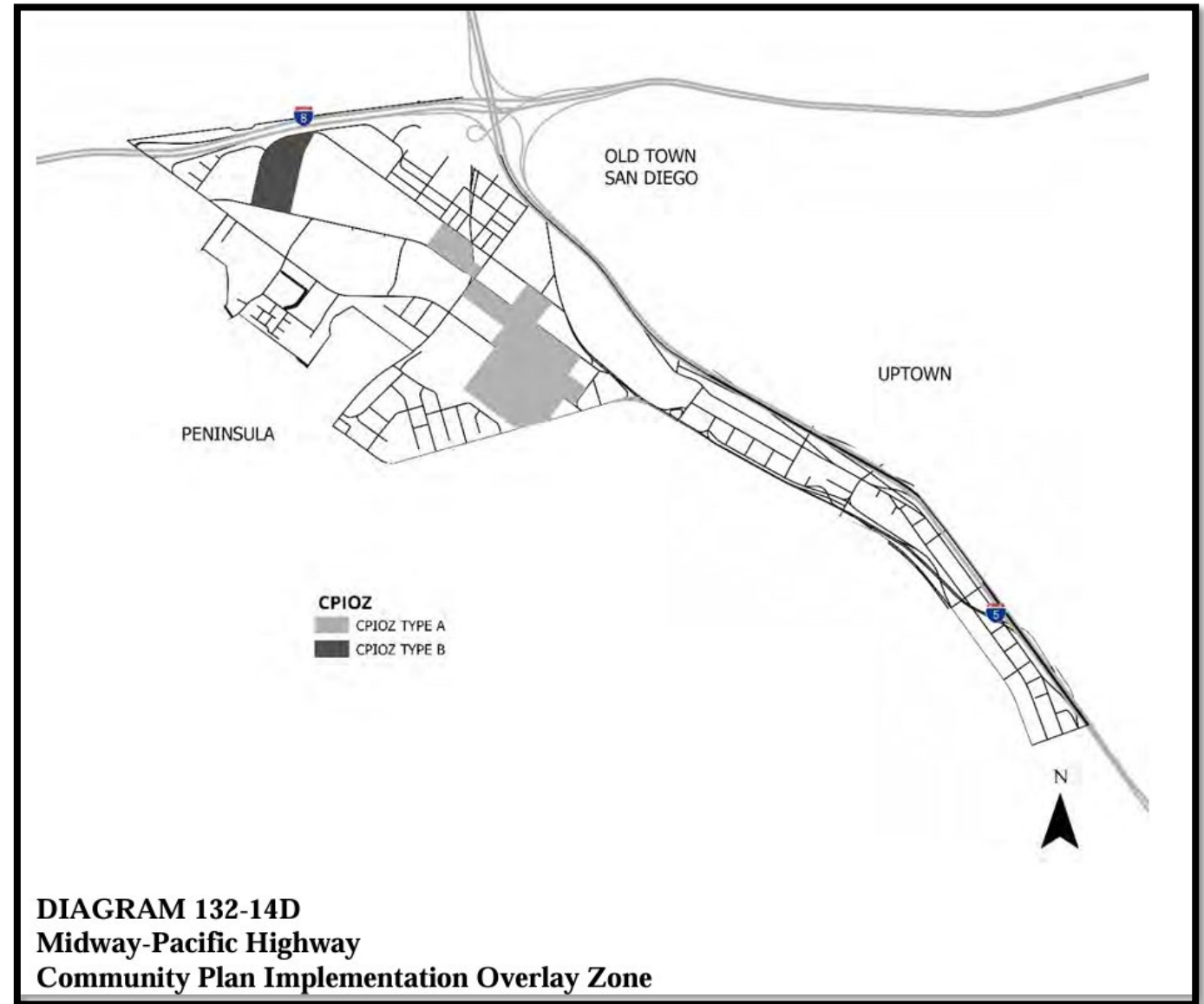
To facilitate the operation of the area as a destination for events and entertainment by regulating and prohibiting certain activities



Municipal Code Amendment

Community Plan Implementation Overlay Zone (CPIOZ)

- Removes Midway from CPIOZ Type-B



Development Agreement

- Development Agreement **provides certainty in development rules for a term of 30 years;**
- Would **facilitate buildout** of a **multi-phased** development with **significant public benefits** to the City in excess of what can be obtained under existing regulations.

Development Agreement – Extraordinary Benefits

- Extraordinary benefits include:
 - 936 affordable units in excess of the Surplus Land Act requirement;
 - A new multi-purpose 16,000-seat entertainment center;
 - Development and maintenance of 14.5 acres of parks and public spaces; and
 - Major mobility infrastructure improvements.
- Payment of an ad hoc fire development impact fee that could generate up to \$2.5 million to upgrade Fire Station 20.
- Total estimate of the extraordinary public benefits is \$1.2 billion

Other Associated Actions

Site Development Permit:

- For demolition of a designated historical resource (Sports Arena)

Easement Vacations:

- For vacation of public utility easements

Vesting Tentative Map:

- To subdivide the property into 43 lots
 - 11 residential lots; 12 mixed use lots; 8 public space lots; 2 public parks lots; 8 private drive lots; and 2 lots for the new entertainment center

California Environmental Quality Act

- **Midway Rising Subsequent Environmental Impact Report (SEIR)**
 - Tiered from certified 2018 Midway-Pacific Highway Community Plan Update Program EIR No. 561546 and SCH No. 2015111013
- **Environmental Issue Areas**
 - Land Use, Transportation and Circulation, Historical and Tribal Cultural Resources, Geologic Conditions, Noise, Health and Safety, Hydrology/Water Quality, Visual Effects and Neighborhood Character, Air Quality, Greenhouse Gas Emissions, Public Services and Facilities, Public Utilities, Biological Resources, and Paleontological Resources
- **Mitigation, Monitoring and Reporting Program**
 - Land Use, Transportation and Circulation, Historical and Tribal Cultural Resources, Noise, Health and Safety, and Air Quality
 - Significant unmitigated impacts

Community Planning Group

On **July 16, 2025** Midway-Pacific Highway Community Planning Group **voted 7-0-1 to recommend approval** of the project with no conditions.

Staff Recommendation

Recommend the City Council **CERTIFY** Subsequent Environmental Impact Report (SEIR) No. PRJ-1106734 (SCH No. 2023120451) and ADOPT California Environmental Quality Act (CEQA) Findings of Fact and Statement of Overriding Considerations, and ADOPT Mitigation Monitoring and Reporting Program; and

Recommend the City Council **ADOPT** Amendments to the General Plan and Midway-Pacific Highway Community Plan; and

Recommend the City Council **ADOPT** the Midway Rising Specific Plan (Specific Plan); and

Recommend the City Council **ADOPT** Rezone No. PMT-3339936; and

Recommend the City Council **ADOPT** amendments to Chapter 13, Article 2, Division 14 of the San Diego Municipal Code (SDMC).

Recommend the City Council **APPROVE** Vesting Tentative Map (VTM) No. PMT3258589 including Easement Vacations, and Site Development Permit (SDP) No. PMT3318619;

Recommend the City Council **ADOPT** amendments to Chapter 5, Article 9, Division 1 and additions to Chapter 5, Article 9, Division 6 of the San Diego Municipal Code; and

Recommend the City Council **ADOPT** Development Agreement No. PMT-3373554.