



THE CITY OF SAN DIEGO

PLANNING COMMISSION AGENDA

September 25, 2025, at 9:00 A.M.

HYBRID MEETING

Development Services Department

Edric Doringo Hearing Room – “The Edric”

7650 Mission Valley Rd., San Diego, California 92108

CHAIRPERSON

Kelly Modén

VICE-CHAIRPERSON

Matthew Boomhower

COMMISSION MEMBERS

Farah Mahzari

Ken Malbrough

Ted Miyahara

Daniel Reeves

Jeana Renger

PUBLIC SERVICE ANNOUNCEMENT REGARDING MEETING ACCESS

The Planning Commission meetings will be conducted pursuant to the provisions of California Government Code section 54953(a), as amended by Assembly Bill 2249.

The Planning Commissioners will be in person, and the meeting will be open for in-person testimony. Additionally, we continue providing alternatives to in-person attendance for participating in Planning Commission meetings.

The public is encouraged to [subscribe](#) to receive meeting agendas via Constant Contact notification

The link to join the webinar by computer, tablet, or smartphone is:

<https://sandiego.zoomgov.com/j/1609440367>

To join by telephone:

Dial 1-669-254-5252 or (Toll-Free) 1-833-568-8864

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

Late-Arriving Materials:

Pursuant to the Brown Act, California Government Code Section 54957.5(b), late-arriving documents related to Planning Commission meeting agenda items which are distributed to the legislative body prior to the Planning Commission meeting are available for public review at the Development Services Department Building, 7650 Mission Valley Rd., 1st Floor, San Diego, CA. 92108. This relates to those documents received after the agenda is publicly noticed and during the 72 hours prior to the start of the meeting.

Please Note: Approximately one hour prior to the start of the Planning Commission meeting, the documents will be available just outside the Edric Doringo Hearing Room on the 1st floor of the Mission Valley Development Services Department Building in a binder labeled "Planning Commission Binder." Late-arriving materials received during the Planning Commission meeting are available for review by verbally requesting the materials from Legislative staff.

***GENERAL INFORMATION AND HOW TO PROVIDE MATERIAL AND
PARTICIPATE IN THE MEETING CAN BE FOUND AT THE END OF THIS AGENDA***

THURSDAY, September 25, 2025 AT 9:00 A.M.

ROLL CALL**ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT****REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN****REQUEST FOR ITEMS TO BE APPROVED ON CONSENT****APPROVAL OF MINUTES**

- [September 11, 2025](#)

DIRECTOR'S REPORT**COMMISSION COMMENT****AGENDA ITEMS**

ITEM 1: MISSION VALLEY COMMUNITY PLAN AMENDMENT INITIATION – PROJECT NO. 1116744**Staff:** Megan Covarrubias**City Council District:** 7**Plan Area:** Mission Valley

A request to initiate a Community Plan Amendment to redesignate a 1.32-acre site from Right-of-Way to Office and Visitor Commercial (Residential Prohibited) in the Mission Valley Community Plan, remove the site from the Community Plan Implementation Overlay Zone for the Specific Plan Subdistrict, and a Specific Plan amendment to remove the site from the Atlas Specific Plan.

This activity is not a "project" under the definition set forth in CEQA Guidelines Section 15378. Should initiation of the community plan amendment be approved, environmental review would take place at the appropriate time in accordance with CEQA Section 15004.

[Report No. PC-25-045](#)

PROPOSED ACTION

Approve or Deny the Initiation.

DEPARTMENT RECOMMENDATION

Approve the Initiation.

ITEM 2: *MIDWAY RISING – PROJECT NO. 1106734**Staff:** Martha Blake**City Council District:** 2**Plan Area:** Midway-Pacific Highway

An application for a General Plan and Community Plan Amendment, Specific Plan, Rezone, Vesting Tentative Map, Easement Vacations, Site Development Permit, San Diego Municipal Code (SDMC) Amendment to Chapter 5, Article 9, Division 1, and the addition of Division 6 to Article 9 of Chapter 5 to establish the Midway Rising Entertainment Center District, a SDMC Amendment to remove the project site from the Community Plan Implementation Overlay Zone (CPIOZ) Type B, a Development Agreement, and a Variance from the Inclusionary Affordable Housing Regulations for the development of a City-owned Sports Arena site. The project proposes to redesignate the site from Community Commercial-Residential Permitted (0-44 dwelling units/acre (du/ac)) to Community Village (0-72 du/ac), a rezone from CC-3-6 (Community-Commercial) to RMX-2 (Mixed-Use Residential), and adoption of the Midway Rising Specific Plan (Specific Plan) that would establish goals, policies, and supplemental development regulations to allow for approximately 4,254 housing units, including 2,000 affordable units, 8.12 acres of public parks, and 6.42 acres of public space, a 16,000 seat, multi-purpose Entertainment Center, and 130,000 square feet of commercial uses. The Project would also include infrastructure improvements on- and off-site, including extensions and/or upgrades of existing water, sewer, storm drain, drainage, roadways, bike paths, transit, mobility and pedestrian facilities. The Specific Plan would encompass the City-owned Sports Arena

site, which includes other commercial buildings, totaling 49.23-acres located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard. The site is currently zoned CC-3-6 and designated for Community Commercial-Residential Permitted (0-44 du/ac). The SDMC amendment to remove the project site from the CPIOZ Type B requires a Local Coastal Program (LCP) Amendment to be filed with the California Coastal Commission.

A Subsequent Environmental Impact Report No. PRJ-1106734/SCH No. 2023120451, California Environmental Quality Act (CEQA), Findings of Fact and Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program were prepared in accordance with the CEQA Statutes and Guidelines.

[Report No. PC-25-043](#)

[Attachments 1-12](#)

[Attachments 13-16](#)

[Attachment 17](#)

[Attachments 18a, 18b, 19](#)

[Attachment 20 part 1](#)

[Attachment 20 part 2](#)

[Attachment 21-24](#)

PROPOSED ACTION

Process 5, recommend to the City Council to Approve or Deny the project.

DEPARTMENT RECOMMENDATION

Recommend to the City Council to Approve the project.

ADJOURNMENT

HOW TO SPEAK TO A PARTICULAR ITEM DURING PUBLIC COMMENT

In-Person for Agenda Items and Non-Agenda Public Comment:

Please fill out a speaker slip located at the entrance to the meeting. Indicate the item you wish to speak on as well as other requested information. Then, submit it to the Chairperson at the box indicated near the speaker's lectern at the front of the room.

Virtual Platform for Agenda Items and Non-Agenda Public Comment:

When the Chairperson introduces the item (or indicates it is time for Non-Agenda Public Comment), raise your hand by either tapping the "Raise Your Hand" button on your computer, tablet, or Smartphone or by dialing *9 on your phone.

When the Chairperson indicates it is your turn to speak, unmute your phone by tapping the Unmute button on your computer, tablet, or Smartphone, or dial *6 on your phone.

Please Note: Members of the public who wish to provide virtual testimony must enter the virtual queue by raising their hand before the queue closes. The queue will close when the last virtual speaker finishes speaking or five minutes after in-person testimony ends, whichever happens first.

Those participating virtually may NOT cede time to others participating in person or virtually.

HOW TO PROVIDE WRITTEN COMMENTS

For Agenda Items and Non-Agenda Public Comment:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 7650 Mission Valley Rd., MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior to being distributed to the Planning Commission.

Written Materials:

Instead of submitting materials as an attachment to the [webform](#), you may submit via U.S. Mail to the Planning Commission at 7650 Mission Valley Rd., MS DSD 1A, San Diego, CA 92108. Materials submitted via U.S. Mail must be received the business day prior to being distributed to the Planning Commission. *Must include ten (10) copies of the material.*

HOW TO WATCH THE MEETING:

The public may view the meeting at its scheduled time on the [City of San Diego Public Hearings YouTube channel](#) or within 24 to 48 hours of the meeting, depending upon technical streaming issues. The public may also log on to [Zoom](#) to view the meeting.

GENERAL INFORMATION

Requests For Accessibility Modifications Or Accommodations:

As required by the Americans with Disabilities Act (ADA), requests for agenda information to be made available in alternative formats and any requests for disability-related modifications or accommodations required to facilitate meeting participation, including requests for alternatives to observing meetings and offering public comment as noted above, may be made by calling 619-321-3208 or emailing planningcommission@sandiego.gov at least two business days before the meeting. The City is committed to swiftly resolving all accessibility requests.

Items Marked with Asterisks:

Those items with an asterisk (*) will include consideration and adoption/approval of the appropriate environmental document. For additional information, please see California Environmental Quality Act (CEQA) Notices and Documents at <https://www.sandiego.gov/ceqa>.

Consent Agenda:

The Commission may vote to approve one or more items identified as part of a Consent Agenda. If an item is approved in that manner, the action approved is as stated in the Staff's recommendation, which is normally set forth in the agenda and the Report to the Planning Commission, which Staff may modify prior to the vote by informing the Commission verbally or in writing.

The Consent Agenda may be voted on quickly; if you wish to be heard, please submit your [webform](#) 2 hours prior to the start of the meeting. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 500 words but may include attachments. Comments received after the deadlines described above but before the item is called will be submitted into the written record for the relevant item.

ANNOUNCEMENTS/NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to address the Commission on items of interest within the jurisdiction of the Commission. Comments relating to items on today's docket are to be taken at the time the item is heard.

Comments may be submitted using the [webform](#) by checking the appropriate box. Comments received by 7:00 a.m., the day of the meeting, will be distributed to the Planning Commission and posted online with the meeting materials. All webform comments are limited to 500 words. Comments received after the deadlines described above but before the non-agenda comment is called will be submitted into the written record for the meeting. Pursuant to the Brown Act, the Commission shall take no discussion or action other than a referral on any issue brought forth under Announcements/Public Comment.