CITY OF SAN DIEGO
COUNCIL AGENDA

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Charles Modica
Independent
Budget Analyst

Heather Ferbert
City Attorney

Diana J.S. Fuentes
City Clerk

MONDAY, NOVEMBER 09, 2026, AT 10:00 AM and 1:00 PM **SPECIAL CITY COUNCIL AGENDA**
City Administration Building **City Council Chambers- 12th Floor** **202 C Street San Diego, CA 92101** **To join virtually by internet-based service: https://sandiego.gov/councilmtg** **To join by telephone**: Dial 1-669 254 5252 + input **Webinar ID**: 160 943 0466

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FURTHER INFORMATION AND ACCESSIBILITY

For detailed information on how to participate in this meeting, submission of late-arriving materials, and requests for accessibility modifications or accommodations, please refer to the end of this agenda.

CLICK HERE FOR ORGANIZED GROUP PRESENTATION INFORMATION

To sign up for an organized presentation go to www.sandiego.gov/presentation.

MULTINGUAL AGENDA ACCESS

This agenda is available in the following languages for your convenience:

Please note all translated agendas are updated by end of day to reflect any changes made up to 4:00pm. For the most current and up-to-date information, please refer to the English agenda as the official version.

Agenda in Arabic -	جدول الأعمال باللغة العربية	Agenda in Chinese -	简体中文议程
Agenda in Spanish -	Orden del día en español	Agenda in Filipino/Tagalog -	Adyenda sa Tagalog
Agenda in Japanese -	議題（日本語版）	Agenda in Korean -	안건
Agenda in Laotian -	ວາລະກອງປະຊຸມ	Agenda in Vietnamese -	Chương trình nghị sự (tiếng Việt).

MONDAY, NOVEMBER 09, 2026, AT 10:00 AM

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ROLL CALL

INVOCATION

LAND ACKNOWLEDGEMENT

PLEDGE OF ALLEGIANCE

PUBLIC COMMENT ON CLOSED SESSION

Closed session public comment is taken during the 10:00 a.m. morning portion of the agenda. The council adjourns into closed session at the conclusion of the closed session public comment and resumes the public portion of the meeting at 1:00 p.m.

Public Comment Time: One (1) minute per item, up to a maximum of three (3) minutes if there are three or more items.

PLEASE NOTE: Non-Agenda Public Comment will only be taken during the afternoon portion of the agenda at the conclusion of all informational/discussion items

MONDAY, NOVEMBER 09, 2026, AT 1:00 PM

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ROLL CALL

NON-AGENDA COMMUNICATIONS FROM MAYOR, COUNCIL, INDEPENDENT BUDGET ANALYST, CITY CLERK, CITY ATTORNEY

REQUESTS FOR CONTINUANCE BY COUNCILMEMBERS

1:00 P.M. INFORMATIONAL AND ADOPTION AGENDA, DISCUSSION ITEMS
Informational and Discussion Items: Speakers may have up to three (3) minutes, at the discretion of the Council President for meeting management. The length of time allocated per speaker is indicated under the item title.

DISCUSSION, ADOPTION AGENDA
DISCUSSION, 1:00 P.M. RESOLUTIONS TO BE ADOPTED:

Item 600: **Intention to Form an Enhanced Infrastructure Financing District for the Redevelopment of the San Diego Sports Arena Site and Related Actions.**

Council District(s) Affected: 2.

Expected Public Comment Time: 1 minute(s) per person.

Proposed Actions:

Subitem-A: (R-2027-129)

Resolution of intention to form the Midway Rising Enhanced Infrastructure Financing District.

Subitem-B: (R-2027-128)

Resolution establishing the Midway Rising Enhanced Infrastructure Financing District Public Financing Authority, as the governing board of the proposed Midway Rising Enhanced Infrastructure Financing District.

DISCUSSION, 1:00 P.M. NOTICED HEARINGS:

Item 601: **PRJ-1106734 - Midway Rising.**

Council District(s) Affected: 2.

Expected Public Comment Time: 1 minute(s) per person.

Proposed Actions:

A General Plan and Community Plan Amendment, Specific Plan, Rezone, San Diego Municipal Code (SDMC) Amendment to Chapter 13, Article 2, Division 14 to remove the project site from the Community Plan Implementation Overlay Zone-Type B, Development Agreement, Variance to the Inclusionary Affordable Housing Regulations, SDMC Amendment to Chapter 5 Article 9 to establish the Midway Rising Entertainment Center District, Vesting Tentative Map with Easement Vacations, and a Site Development Permit for the Midway Rising Project.

Subitem-A: (R-2027-141)

Resolution adopting an Amendment to the General Plan and the Midway-Pacific Highway Community Plan and for the Midway Rising Project.

Subitem-A: This item is not subject to the Mayor's veto.

Subitem-B: (O-2027-26 Cor. Copy) (Rev. 11/4/26)

Introduction of an Ordinance adopting the Midway Rising Specific Plan in the Midway-Pacific Highway Community Plan Area and Authorizing Limited Exceptions to Signage Regulations in San Diego Municipal Code Chapter 14, Article 2, Division 12 and Chapter 14, Article 1, Division 11, and Authorizing a Limited Exception to San Diego Municipal Code Chapter 12, Article 2, Division 1. (Rev. 11/5/26)

Subitem-B: This item is not subject to the Mayor's veto.

Subitem-C: (O-2027-27)

Introduction of an Ordinance rezoning 49.23 acres located at 3220, 3240, 3250, and 3500 Sports Arena Boulevard, within the Midway-

Pacific Highway Community Plan Area, in the City of San Diego, California, from the CC-3-6 zone into the RMX-2 zone for the Midway Rising Project.

Subitem-C: This item is not subject to the Mayor's veto.

Subitem-D: (O-2027-29)

Introduction of an Ordinance amending Chapter 13, Article 2, Division 14 of the San Diego Municipal Code by amending Sections 132.1402 and 132.1403, relating to the Midway-Pacific Highway Community Plan Implementation Overlay Zone and the Midway Rising Project.

Subitem-D: This item is not subject to the Mayor's veto.

Subitem-E: (O-2027-23)

Introduction of an Ordinance adopting a Development Agreement for the Midway Rising Project.

Subitem-E: This item is not subject to the Mayor's veto.

Subitem-F: (R-2027-137)

Resolution adopting a variance to the Inclusionary Housing Regulations for the Midway Rising Project. (Rev. 11/5/26)

Subitem-F: This item is not subject to the Mayor's veto.

Subitem-G: (O-2027-22 Cor. Copy) (Rev. 11/6/26)

Introduction of an Ordinance amending Chapter 5, Article 9, Division 1 of the San Diego Municipal Code by amending Sections 59.0101 and 59.0102 and amending Chapter 5, Article 9 by adding new Division 6 and Sections 59.0601, 59.0602, 59.0603, 59.0604, and 59.0605, relating to the Midway Rising Entertainment Center District.

Subitem-G: This item is not subject to the Mayor's veto.

Subitem-H: (O-2027-25)

Introduction of an Ordinance adopting Vesting Tentative Map No. PMT-3258589 with Easement Vacations for the Midway Rising Project.

Subitem-H: This item is not subject to the Mayor's veto.

Subitem-I: (O-2027-28)

Introduction of an Ordinance adopting Site Development Permit No. PMT-3318619 for the Midway Rising Project.

Subitem-I: This item is not subject to the Mayor's veto.

Item 602: **Request Approval of the Disposition and Development Agreement Between the City of San Diego and Midway Rising LLC, a Delaware Limited Liability Company for the City-owned Property Located at 3500, 3250, 3220, and 3240 Sports Arena Boulevard Within the Midway-Pacific Highway Community of San Diego and Related Actions.**

Council District(s) Affected: 2.

Expected Public Comment Time: 1 minute(s) per person.

Proposed Actions:

Subitem-A: (R-2027-146)

Resolution certifying Subsequent Environmental Impact Report No. 1106734/SCH No. 2023120451, adopting Findings of Fact and Statement of Overriding Considerations, and adopting a Mitigation Monitoring and Reporting Program for Midway Rising - Project No. PRJ-1106734.

Subitem-B: (R-2027-143)

Resolution approving a Disposition and Development Agreement for the City's ground leasing of the City-owned real property located at 3500, 3250, 3220, and 3240 Sports Arena Boulevard for the construction and operation of a mixed-use project, making related findings, and waiving application of Council Policy 700-10.

NON-AGENDA PUBLIC COMMENT

This portion of the agenda provides an opportunity for members of the public to comment on items that are not on the agenda, but within the subject matter jurisdiction of the City Council.

Non-Agenda Public Comment: Two (2) minutes per person, per meeting. If eight (8) or more speakers address a single issue, the maximum cumulative time for that issue will be 16 minutes.

NON-AGENDA ITEMS

REPORT OUT FROM CLOSED SESSION

ADJOURNMENT IN HONOR OF APPROPRIATE PARTIES

ADJOURNMENT

NOTICE

The City Council may take any action with respect to the items included on this agenda. Recommendations made by staff do not limit actions that the City Council may take. Members of the public should not rely upon the recommendations of staff as determinative of the action the city council may take on a particular matter.

INFORMATION ON HOW TO PARTICIPATE IN THIS MEETING

The City Council values public input. The information below outlines how you can address the Council on agenda items, non-agenda matters, and closed session topics, both in-person and virtually.

General Participation Rules

- Opportunity to Address Council: Members of the public will have the opportunity to address the Council.
- Time Management: The Council President may adjust speaking times to manage the meeting efficiently and ensure all agenda items are considered.
- One Comment Per Item: You may only provide one comment per agenda item.

Speaking at City Council Meetings
In-Person Comment:

- Speaker Slips: To speak in person, you must file a written request (speaker slip) with the City Clerk at the meeting. Speaker slips are only accepted on the day of the meeting, and before in-person testimony concludes on that item or comment type.
- Speaking Order: In-person testimony will conclude before virtual testimony begins and organized presentations will be taken prior to individual speakers.

Virtual Public Comment:
You have several options to join:

- Online via Zoom Webinar: Use a desktop computer, laptop, tablet, or smartphone to access the meeting at www.sandiego.gov/councilmtg
    - To Speak: If you are participating via the Zoom webinar platform, please use the "Raise Hand" icon to indicate you wish to speak when the item or comment type is introduced. When prompted, click the "Unmute" button and offer your testimony.
- By Phone: Call into the meeting using any smartphone, cellular phone, or landline. Dial 1-669 254 5252. When prompted, input ID: 160 943 0466
    - To Speak: If you are phoning in, press *9 to "raise your hand" to indicate you wish to speak. When the City Clerk calls upon you, press *6 to unmute your line and offer your testimony.

Time Limits:
All time limits are at the discretion of the Council President and may change for better meeting management.

- Closed Session: One (1) minute per item, up to a maximum of three (3) minutes if there are three or more items.
- Proclamations: One (1) minute per item, up to a maximum of three (3) minutes if there are three or more items.
- Consent Agenda: One (1) minute per item, up to a maximum of three (3) minutes if there are three or more items.
- Discussion and Information Items: Anticipated time allocations are listed with each agenda item.
- Non-Agenda Public Comment: Two (2) minutes per person, per meeting. If eight (8) or more speakers address a single issue, the maximum cumulative time for that issue will be 16 minutes.

Organized Presentations: (Formerly Known as Process for Ceding Time)
Groups of two or more people with a shared position may speak together or have a lead speaker(s) during a City Council Meeting for an allocated amount of time as part of an organized presentation.

Organized presentation requests must be submitted by the Lead Presenter 24 hours before the start of the meeting the webform (http://www.sandiego.gov/presentation).

For all regular meetings of the City Council this will be before 10:00 a.m. on Sunday for Monday meetings, and 10:00 a.m. on Monday for Tuesday meetings.

If a presentation (e.g. PowerPoint, video, audio) is to be used it may be submitted along with the sign-up form. If not submitted with the form, it must be submitted via a follow-up link at least 2 hours in advance of the meeting.

The Lead Presenter must list all individuals who are part of the organized presentation in order to determine how much time will be allotted to the presenter.

All individuals listed as part of the organized presentation must be present at the time of the group's presentation. If individuals are not present, the amount of time available to the Lead Presenter will be reduced accordingly.

All participants must attend the meeting in the same manner, either all in person or all virtual, otherwise time will be reduced accordingly. For more information on organized presentations, go to, www.sandiego.gov/participate.

Quasi-Judicial Items:
Applicant/Appellant Presentation: Immediately following the City's presentation, the Applicant (and/or Appellant) will have up to 10 minutes for an organized presentation. This time may be extended if the City's presentation exceeds 10 minutes.

Non-Agenda Public Comment
Regularly scheduled Council Meeting allow you to address the Council on matters of public interest that are not on the agenda but fall within the Council's jurisdiction. Non-Agenda Public Comment is subject to the Council President's discretion.

- **Speaking Order:** Generally, the order is first-come, first-served, though priority may be given to speakers who have not addressed the Council during Non-Agenda Public Comment at the last regularly scheduled meeting.
- **Scheduled Times:**
    - Mondays: Non-Agenda Public Comment is normally taken during the 2:00 PM session after all discussion items are complete.
    - Tuesdays: Non-Agenda Public Comment is normally taken during the 10:00 AM session.

Submitting Written Materials and Audio/Visuals
Webform Submissions:

- You can submit comments for agenda items, non-agenda public comment, and closed session public comment via the webform at www.sandiego.gov/comment. Indicate the comment type and relevant item number.
- Deadline for Distribution: Comments received by 8:00 AM on the day of the meeting will be distributed to the City Council and posted online with all webforms.
- Content: Webform comments are limited to 500 words but may include attachments.
- Late Submissions: Comments received after 8:00 AM but before the conclusion of the meeting will be added to the written record for the relevant item.

Audio/Visual Materials:

- Submit any audio or visual media you wish to use at the following link www.sandiego.gov/materials 2 hours before the meeting.
- Please note that regular meetings of the City Council begin at 10:00 AM with a recess before resuming at 2:00 PM or shortly thereafter. All materials must be submitted by 8:00 AM on the day of the meeting, regardless of when the item is heard.

Written Materials via U.S. Mail:

- Alternatively, you may mail written materials to: City Clerk 202 C Street, MS2A San Diego, CA 92101.
- Deadline for Distribution: Materials must be received no later than one business day prior to the meeting to be distributed to the City Council.
- Late Submissions: Comments received via U.S. Mail on the day of the meeting will be submitted into the written record.

Viewing Meetings

- Public Television: (Within the City of San Diego only) on City TV Channel 24 (Cox Communications and Spectrum) or Channel 99 (AT&T U-Verse).
- Online Viewing: Meetings can also be viewed online at www.sandiego.gov/communications/citytv.

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 contacting the Office of the City Clerk at (619) 533-4000 or via e-mail cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize public participation.

REQUESTS FOR INTERPRETATION SERVICES

Requests for interpretation services to offer public comment to the Council may be made by contacting the Office of the City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov.The City is committed to addressing language interpretation requests swiftly in order to maximize public participation. For more information on how to participate and comment on an issue at Council meetings, go to www.sandiego.gov/participate.

REQUESTS FOR INTERPRETATION SPACE

The City is committed to addressing language interpretation requests swiftly in order to maximize public participation. Individuals who wish to provide interpretation services will be provided space to do so in an adjacent room to City Council Chambers. Requests for interpretation space may be made by contacting the City Clerk at (619) 533-4000 or email to: cityclerk@sandiego.gov

LATE ARRIVING MATERIALS INFORMATION,

In accordance with the Brown Act, public records related to City Council agenda items that are distributed to the majority of the City Council within 72 hours of a meeting are made available for public inspection. The City Clerk's office ensures these documents are accessible by providing them online at www.sandiego.gov/cc as an attachment to the related item and at our digital kiosk located in Council Chambers. Documents distributed during a public meeting are available for inspection at the meeting in a binder labeled "*Late Arriving Materials*" near the entrance of Council Chambers if prepared by the City, or after the meeting if prepared by others and posted on-line with the meeting materials.

SUMMARY AGENDAS

In an effort to promote transparency and enhance public access to City Council proceedings, a Summary Agenda has been prepared. The Summary Agenda outlines the anticipated order of business and consolidates all items to be considered into a single document. This may include items for Closed Session, the Housing Authority, and the Public Facilities Financing Authority, as well as public comment allocation times for each discussion item.

The Summary Agenda is intended to serve as a convenient guide for members of the public; however, it is not a substitute for the full agenda and accompanying official materials. The Summary Agenda is posted on Friday afternoon with any supplemental items that may be added.

The Summary Agenda is available online at: www.sandiego.gov/cc

Disclaimer: The City Clerk's office uses a software program to translate agendas to enhance public access. Translated agendas do not constitute legal notice of the meeting or items to be discussed. In case of discrepancy in the translated version, the English agenda will prevail.

Click this link for a glossary of terms used in the agenda and meeting proceedings.