The City of San Diego

NOTICE OF A PUBLIC HEARING BY THE COUNCIL OF THE CITY OF SAN DIEGO REGARDING A PROPOSED DISPOSITION AND DEVELOPMENT AGREEMENT BETWEEN THE CITY OF SAN DIEGO AND MIDWAY RISING LLC, A DELAWARE LIMITED LIABILITY COMPANY, FOR THE LONG-TERM GROUND LEASING OF CITY-OWNED REAL PROPERTY LOCATED AT 3500, 3250, 3220, AND 3240 SPORTS ARENA BOULEVARD WITHIN THE MIDWAY-PACIFIC HIGHWAY COMMUNITY FOR DEVELOPMENT OF A MIXED-USE PROJECT INCLUDING AN ENTERTAINMENT CENTER, MARKET RATE AND AFFORDABLE HOUSING, RETAIL, AND PUBLIC AND PARK SPACE

NOTICE IS HEREBY GIVEN that the Council of the City of San Diego ("Council") will hold a public hearing on November 9, 2026, at the hour of 1:00 p.m., or as soon thereafter as the matter can be heard, in the City Council Chambers, 12th Floor, City Administration Building, 202 "C" Street, San Diego, California, pursuant to California Government Code section 52201, for the purpose of considering a proposed Disposition and Development Agreement ("DDA") between the City of San Diego ("City") and Midway Rising LLC, a Delaware limited liability company ("Master Developer"), for the long-term ground leasing of the City-owned real property located at 3500, 3250, 3220, and 3240 Sports Arena Boulevard ("Property") within the Midway-Pacific Highway Community of San Diego for development of a mixed-use project including an entertainment center, market rate and affordable housing, retail, and public and park space (collectively, the "Project").

DATE OF HEARING:	**Monday, November 9, 2026**
TIME OF HEARING:	**1:00 p.m. (or as soon thereafter as the matter can be heard)**
PLACE OF HEARING:	**City Council Chambers, 202 "C" Street, 12th Floor, San Diego, CA 92101**
CONTACT NAME:	**Christina Bibler, Economic Development Director City of San Diego**
MAILING ADDRESS:	**1200 Third Avenue, Suite 1400, San Diego, CA 92101**
CONTACT NUMBER:	**(619) 236-6421**
E-MAIL ADDRESS:	**cbibler@sandiego.gov**

The purpose of the proposed DDA is for the City to long-term ground lease the Property to the Master Developer and its permitted transferees under the DDA for the phased development of the Project. The Project will consist of development of an entertainment center with between 15,200 and 16,000 seats, 2,000 affordable housing units and 2,250 market rate housing units, between 123,500 and 130,000 square feet of retail space, 8.2 acres of parks, and 6.42 acres of public spaces.

The proposed action to approve the DDA with the Master Developer follows the City's issuance of a Notice of Availability on October 4, 2021, stating that the Property is available for lease as surplus land, as determined by the Council in Resolution R-313718, effective September 3, 2021.

The DDA contemplates the City entering into a ground lease with the Master Developer for the entire Property ("Horizontal Ground Lease") for the purposes of the Master Developer constructing all necessary infrastructure for the Project in three phases, creating development parcels on which the various Project elements can be built, and operating the existing sports arena on the Property until the new entertainment center is operational. As development parcels are ready for building on, they will be removed from the Horizontal Ground Lease and leased by the City to the Master Developer or a permitted transferee of the Master Developer for construction of the entertainment center, affordable and market rate housing, and commercial/retail space. Under the DDA and the Horizontal Ground Lease, the development parcel for the entertainment center is the first one to be removed from the Horizontal Ground Lease and leased for development of the entertainment center. All the parks constructed under the Horizontal Ground Lease will become part of the entertainment center lease premises and be managed and maintained by the entertainment center lease tenant for the full term of the lease. Lease forms for the Horizontal Ground Lease, the entertainment center development, and the market rate housing and retail developments are attached to the DDA. The DDA contains a process for the City and Master Developer to agree on a lease form for the affordable housing developments within 180 days after the effective date of the DDA. If City staff and the Master Developer agree on an affordable housing development lease form, the lease form will be presented to the Council for consideration at a noticed public hearing consistent with the requirements of Government Code sections 52200 through 52203. The entertainment center development, the market rate housing and retail developments, and the affordable housing developments are planned to be built in five separate phases described in the DDA.

On September 28, 2018, the City, as Lead Agency, certified the Revised Final Program EIR No. 561546/ SCH No. 2015111013 for the Midway-Pacific Highway Community Plan Update ("Revised Midway-Pacific Highway CPU PEIR"). Additionally, the City adopted Findings of Fact, a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program. The Revised Midway-Pacific Highway CPU PEIR analyzed environmental impacts associated with the proposed community plan update. The Revised Midway-Pacific Highway CPU PEIR analyzed the redevelopment of the Property with commercial, retail, office, and residential uses, with and without an entertainment center.

The City prepared the tiered Subsequent Environmental Impact Report ("SEIR") No. PRJ-1106734 (SCH No. 2023120451) for the Project, with associated Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program, as the Project was determined to be within the context of the Revised Midway-Pacific Highway CPU PEIR, taking into consideration changes and revisions to the Project that could trigger new significant or more severe effects than those identified in the Revised Midway-Pacific Highway CPU PEIR. The SEIR was prepared in compliance with CEQA (California Public Resources Code section 21000 et seq.) and the CEQA Guidelines (California Code of Regulations, Title 14, section 15000 et seq.) Based on the analysis conducted, the SEIR concluded that the Project would result in significant but mitigated environmental impacts in the following areas: Transportation and Circulation, Noise, Health and Safety, and Air Quality. The SEIR further concluded the Project would result in significant and unavoidable impacts on the following: Land Use, Transportation and Circulation, Historical and Tribal Cultural Resources, and Noise. All remaining issue areas analyzed in the SEIR were determined to have no significant impact.

Both the Revised Midway-Pacific Highway CPU PEIR and the SEIR can be found on the City's CEQA webpage via the following link: https://www.sandiego.gov/ceqa/final?search=Midway&dept=All.

The Council will consider certifying the SEIR and adopting associated Findings of Fact, Statement of Overriding Considerations, and Mitigation Monitoring and Reporting Program during the November 9, 2026, Council meeting.

COMMUNICATIONS

Instructions for providing testimony during the November 9, 2026, Council meeting are posted on the City Clerk's website at https://www.sandiego.gov/city-clerk/officialdocs/participate-council-meetings. The amount of time allotted for each speaker will be determined at the discretion of the Chair, who will generally allow between one and three minutes per speaker depending on the number of speakers in the queue for that item. Comments may also be submitted electronically using the City Clerk webform at https://www.sandiego.gov/city-clerk/agenda-comment-form by indicating the agenda item number for which you wish to submit your comment. Comments submitted using this form will be distributed to the City Council and made a part of the record but will not be read into the record. Please note that electronic comments submitted using this form are limited to 500 words, but attachments are allowed. If the size limitations are met, please send materials to cityclerk@sandiego.gov. Additionally, you may write a letter to the Mayor and City Council, Attention: City Clerk, City Administration Building, 202 "C" Street, San Diego, CA 92101-4806, Mail Station 2A; OR you can reach us by FAX: (619) 533-4045. All communications will be forwarded to the Mayor and Council. The public may view the meetings on public television (within the City of San Diego only) on City TV Channel 24 for Cox Communications and Time Warner Cable or Channel 99 for AT&T, or view the meetings online, located at http://sandiego.granicus.com/player/camera/5?publish_id=1648. In accordance with the Brown Act, the agenda will be posted 72 hours in advance of the City Council meeting. Please refer to the City Clerk's website to view the agenda, and for further instruction and applicable deadlines for submitting public comment or written materials. If you wish to challenge the Council's actions on the above proceedings in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence to the City Council at or prior to the public hearing.

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 City Clerk at (619) 533-4000 or via email cityclerk@sandiego.gov. The City is committed to resolving accessibility requests swiftly in order to maximize accessibility.

The following documents are available for public inspection and copying at a cost not to exceed the cost of duplication during regular office hours (8:00 a.m. to 5:00 p.m., Monday through Friday) at the office of the City Clerk, 202 C Street, City Administration Building (CAB), 2nd Floor, San Diego, California 92101. When you arrive at CAB, please contact the Office of the City Clerk at 619-508-1638 and a member of their staff will further assist you:

1. A copy of the proposed DDA, with the lease forms for the Horizontal Ground Lease, the entertainment center lease, and the market rate housing and retail ground leases attached
2. Staff Report to the Council
3. A copy of the Government Code section 52201 Summary Report that describes and specifies:
    a. The cost of the DDA to the City, including (if applicable) land acquisition costs, clearance costs, relocation costs, the costs of any improvements to be provided by the City, plus the expected interest on any loans or bonds to finance the Project;
    b. The estimated value of the interests to be leased by the City to the Master Developer or its permitted transferees under the DDA, determined at the highest and best uses permitted under the general plan or zoning;
    c. The estimated value of the interests to be leased by the City to the Master Developer or its permitted transferees under the DDA, determined at the uses and with the conditions, covenants, and development costs required by the DDA;
    d. The present value of the lease payments that the Master Developer and its permitted transferees under the DDA will be required to make to the City during the terms of future leases contemplated under the DDA;
    e. An explanation of the reasons for the difference between the total rental amount to be paid to the City under the future leases contemplated under the DDA and the fair market rental value of the Property, determined at the highest and best use; and;
    f. An explanation of why the leasing of the Property under the DDA will assist in the creation of economic opportunity, with reference to all supporting facts and materials relied upon in making this explanation.
4. A copy of the Government Code section 53083 Subsidy Report that describes and specifies:
    a. The name and address of all corporations or any other business entities, except for sole proprietorships, that are the beneficiary of an economic development subsidy under the DDA, if applicable;
    b. The start and end dates and schedule, if applicable, for each economic development subsidy under the DDA;
    c. A description of each economic development subsidy under the DDA, including the estimated total amount of the expenditure of public funds by, or of revenue lost to, the local agency as a result of the economic development subsidy;
    d. A statement of the public purposes for each economic development subsidy under the DDA;
    e. Projected tax revenue to the local agency as a result of each economic development subsidy under the DDA; and
    f. Estimated number of jobs created by each economic development subsidy under the DDA, broken down by full-time, part-time, and temporary positions.

Diana J.S Fuentes
San Diego City Clerk

Publish Dates:
October 23, 2026
October 30, 2026