CITY OF SAN DIEGO
NOTICE OF PUBLIC HEARING

DATE OF MEETING:	**MONDAY, NOVEMBER 9, 2026**
TIME OF MEETING:	**1:00 P.M.**
PLACE OF MEETING:	**COUNCIL CHAMBERS, 12th FLOOR, CITY ADMINISTRATION BUILDING, 202 "C" STREET, SAN DIEGO, CALIFORNIA, 92101**
PROJECT TYPE:	General Plan Amendment, Community Plan Amendment, Adoption of the Midway Specific Plan, Rezone, San Diego Municipal Code (SDMC) Amendment amending Chapter 5, Article 9, Division 1, sections 59.0101 and 59.0102 and adding Division 6 to Article 9 of Chapter 5 to establish the Midway Rising Entertainment Center District, SDMC Amendment to Chapter 13, Article 2, Division 14 to remove the Specific Plan area from the Community Plan Implementation Overlay Zone-Type B, Vesting Tentative Map, Easement Vacations, and a Site Development Permit, Development Agreement, and a Variance to the Inclusionary Affordable Housing Regulations
PROJECT NO:	**PRJ-1106734**
PROJECT NAME:	**MIDWAY RISING SPECIFIC PLAN**
APPLICANT:	**MIDWAY RISING LLC**
COMMUNITY PLAN AREA:	**MIDWAY-PACIFIC HIGHWAY**
COUNCIL DISTRICT:	**2**

FOR ADDITIONAL INFORMATION, PLEASE CONTACT
Project Manager / Mblake@sandiego.gov / 619-446-5462

PLEASE ACCEPT THIS AS A NOTICE TO INFORM YOU, as a property owner, tenant or interested citizen, that the Council of The City of San Diego, California, will conduct a public hearing, as part of a scheduled City Council meeting, on the following project:

An application for a General Plan Amendment, Community Plan Amendment to the Midway-Pacific Community Plan to redesignate the site from Community Commercial-Residential Permitted (0-44 dwelling units/acre (du/ac)) to Community Village (0-72 du/ac) consistent with the Midway Rising Specific Plan, Adoption of the Midway Rising Specific Plan, Rezone from CC-3-6 (Community-Commercial) to RMX-2 (Mixed-Use Residential), San Diego Municipal Code (SDMC) Amendment amending Chapter 5, Article 9, Division 1, sections 59.0101 and 59.0102 and adding Division 6 to Article 9 of Chapter 5 to establish the Midway Rising Entertainment Center District, SDMC Amendment to Chapter 13, Article 2, Division 14, to remove the Specific Plan area from the Community Plan Implementation Overlay Zone-Type B, Vesting Tentative Map, Easement Vacations, Site Development Permit, a Development Agreement, and a Variance to the Inclusionary Affordable Housing Regulations, for the development of the Specific Plan Area and infrastructure improvements outside of the Specific Plan area. The Specific Plan area would encompass the City-owned property, located at 3220, 3240, 3250, 3350, and 3500 Sports Arena Boulevard, totaling 49.23 acres. The property currently includes the Sports Arena and other commercial buildings.

The Midway Rising Specific Plan would provide a detailed development framework based on the Midway Pacific Highway Community Plan's goals and policies and establish supplemental development regulations to allow approximately 4,254 housing units, including 2,000 affordable units, 8.12 acres of 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 Specific Plan would also include infrastructure improvements both

within and outside of the Specific Plan area, including extensions and/or upgrades of existing water, sewer, storm drain, drainage, roadways, bike paths, transit, and pedestrian facilities. The SDMC Amendment to Chapter 13, Article 2, Division 14 and the Midway-Pacific Highway Community Plan Amendment require a Local Coastal Program (LCP) Amendment to be filed with the California Coastal Commission. California Coastal Commission certification is not required for the Midway Rising Specific Plan and project implementation since it is located entirely outside of the Coastal Overlay Zone.

It is anticipated that the City Council will take separate action on November 9, 2026, at 1:00 p.m. regarding the Certification of the Subsequent EIR, Findings of Fact and a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program, which will be heard with the Economic Development Department associated Real Estate actions. A Subsequent Environmental Impact Report (Subsequent EIR) No. 1106734/SCH No. 2023120451, Findings of Fact and a Statement of Overriding Considerations, and a Mitigation Monitoring and Reporting Program were prepared in accordance with the California Environmental Quality Act (CEQA) Statutes and Guidelines.

Additionally, a CEQA Guideline Section 15162 Consistency Evaluation was prepared against previously certified Subsequent EIR No. 1106734/SCH No. 2023120451 for the Midway Rising Specific Plan project, as this activity is within the scope of the program approved earlier, and the program EIR adequately describes the activity for the purposes of CEQA. A Mitigation Monitoring and Reporting Program will be implemented consistent with the previously certified environmental document. Review and consideration of the CEQA Guideline Section 15162 Consistency Evaluation will be made by the City Council.

The final decision by the City of San Diego is not appealable to the California Coastal Commission.

The decision of the City Council is final.

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.

Notice date: 10/26/26

DIANA J.S. FUENTES
SAN DIEGO CITY CLERK