



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: November 13, 2024 REPORT NO. HO-24-054

HEARING DATE: November 20, 2024

SUBJECT: 10601 TIERRASANTA BOULEVARD, Process Three Decision

PROJECT NUMBER: [PRJ-1104246](#)

OWNER/APPLICANT: Tierrasanta Town Center, LLC, a Delaware Limited Liability Company, Owner / Rodrigo Mora, Applicant

SUMMARY

Issue: Should the Hearing Officer approve a Conditional Use Permit for the 24-hour operation of a proposed fitness center within an existing 4,795-square-foot (sf) commercial tenant space within an existing commercial shopping center located at 10601 Tierrasanta Boulevard within the [Tierrasanta Community Plan area](#)?

Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3259830.

Fiscal Considerations: Processing costs are recovered through a deposit account funded by the applicant.

Code Enforcement Impact: There is no active code enforcement case on the project site.

Housing Impact Statement: This project proposes a fitness center within a commercial shopping center in a commercial zone and no housing is proposed. Therefore, there is no housing impact associated with this project.

Community Planning Group Recommendation: On April 17, 2024, the Tierrasanta Community Planning Group voted 10-0-0 to recommend approval of the project without conditions (Attachment 7).

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. This project is not pending an appeal of the environmental determination. The environmental exemption

determination for this project was made on July 12, 2024, and the opportunity to appeal that determination ended July 26, 2024.

BACKGROUND

The project consists of a proposed fitness center within an existing tenant space located within the existing Tierrasanta Town Center with an overall site area of 13.76-acres located at 10601 Tierrasanta Boulevard in the CC-1-3 (Commercial-Community) zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (MCAS Miramar and Montgomery Field Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification Area for MCAS Miramar and Montgomery Field Airport within the Tierrasanta Community Plan (TCP) area.

The project area is within an established commercial shopping center, which contains financial institutions, retail uses, fast food uses, office uses, personal services establishments, and a fueling station.

Pursuant to San Diego Municipal Code (SDMC) Sections [126.0303](#), and [141.0602](#), the 24-hour operation of a fitness center at this location requires a Conditional Use Permit to deviate from the allowed hours of operation in accordance with SDMC Section [141.0602\(b\)](#), due to the site being adjacent to residentially zoned property, with a Process 3, Hearing Officer decision. The proposed fitness use is categorized as an Assembly and Entertainment use as defined in SDMC Section [141.0602](#).

DISCUSSION

The project proposes the operation of a new 24-hour fitness center within an existing 4,795-square-foot commercial tenant space located within an existing building. The project also includes the reconstruction of an existing sidewalk and driveway, as conditioned in the required Conditional Use Permit, to meet current City standards in conformance with current State of California Building Code and Accessibility requirements.

The project site is designated as Community Shopping Center (CSC) in the TCP. This area is one of only three commercially designated areas in the community of Tierrasanta. The site is adjacent to a youth center to the southwest, residentially zoned properties to the north, east and west of the project site, and a Library and City Fire Station east of the project site along La Cuenta Drive. The project proposes a 24-hour fitness center in the Tierrasanta community, which currently contains two existing physical fitness facilities and two martial arts centers that do not operate for 24-hours.

The proposed assembly use is allowed with limitations as identified in [Table 131-05B](#) of [SDMC Section 131.0522](#). A 24-hour operation is an allowed deviation with the approval of a Conditional Use Permit per [SDMC Section 141.0602\(b\)](#). Staff supports the project because it provides employment opportunities, reconstructs public improvements to current City standards, and addresses the service needs of the local community by providing a space for recreation and fitness use. The proposed fitness center is compatible with the existing land use designation, and the site does not contain and is not adjacent to environmentally sensitive lands as defined by the TCP or the Land Development Code (LDC).

Conclusion:

City staff reviewed and determined the project is consistent with the Tierrasanta Community Plan, and the regulations of the Land Development Code. Staff has provided draft permit findings and conditions to support approval of the project (Attachments 4 and 5) and recommends the Hearing Officer APPROVE Conditional Use Permit No. PMT-3259830.

ALTERNATIVES

1. Approve Conditional Use Permit No. PMT-3259830, with modifications.
2. Deny Conditional Use Permit No. PMT-3259830, if the findings required to approve the project cannot be affirmed.

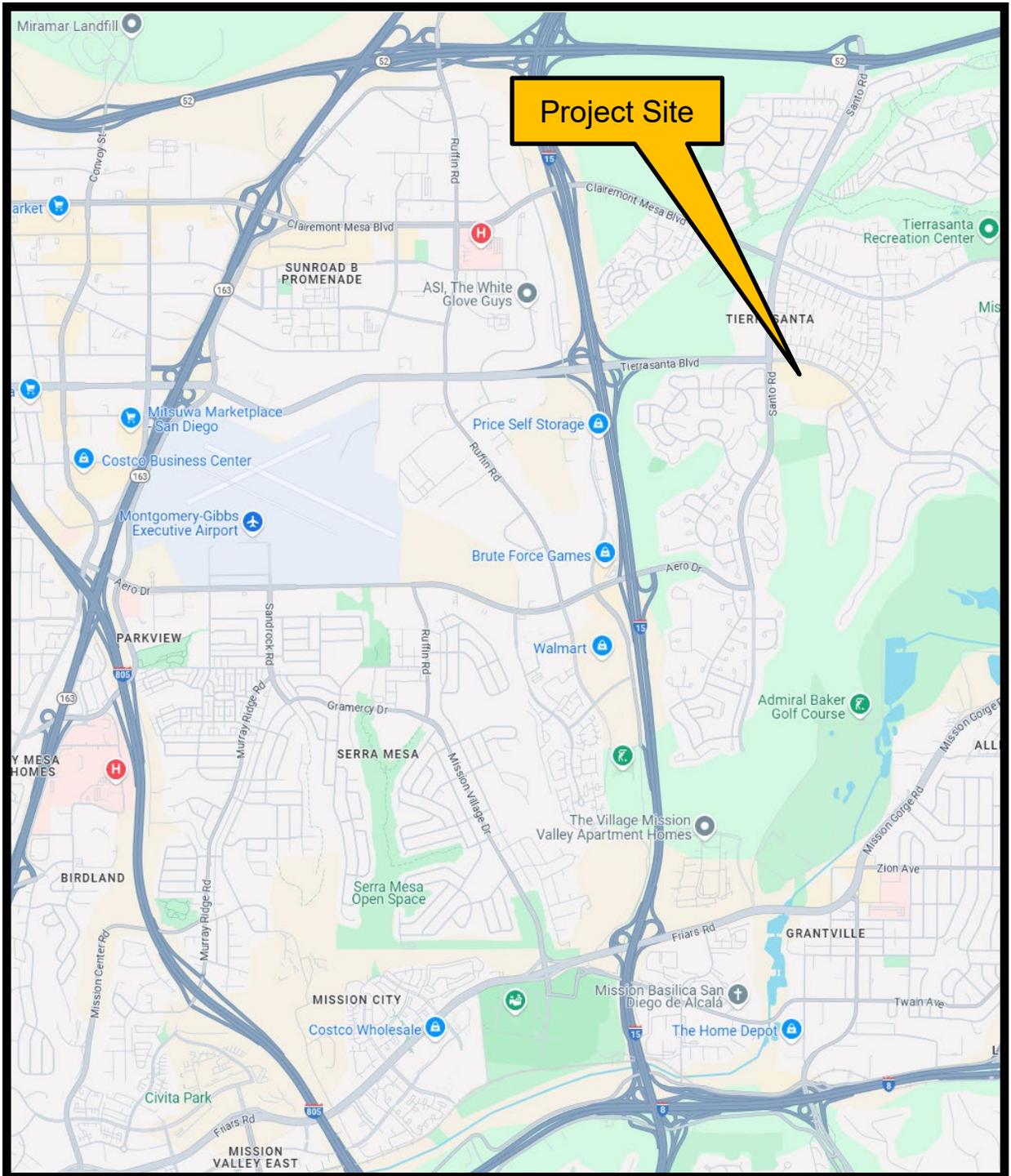
Respectfully submitted,



Jose Bautista
Development Project Manager
Development Services Department

Attachments:

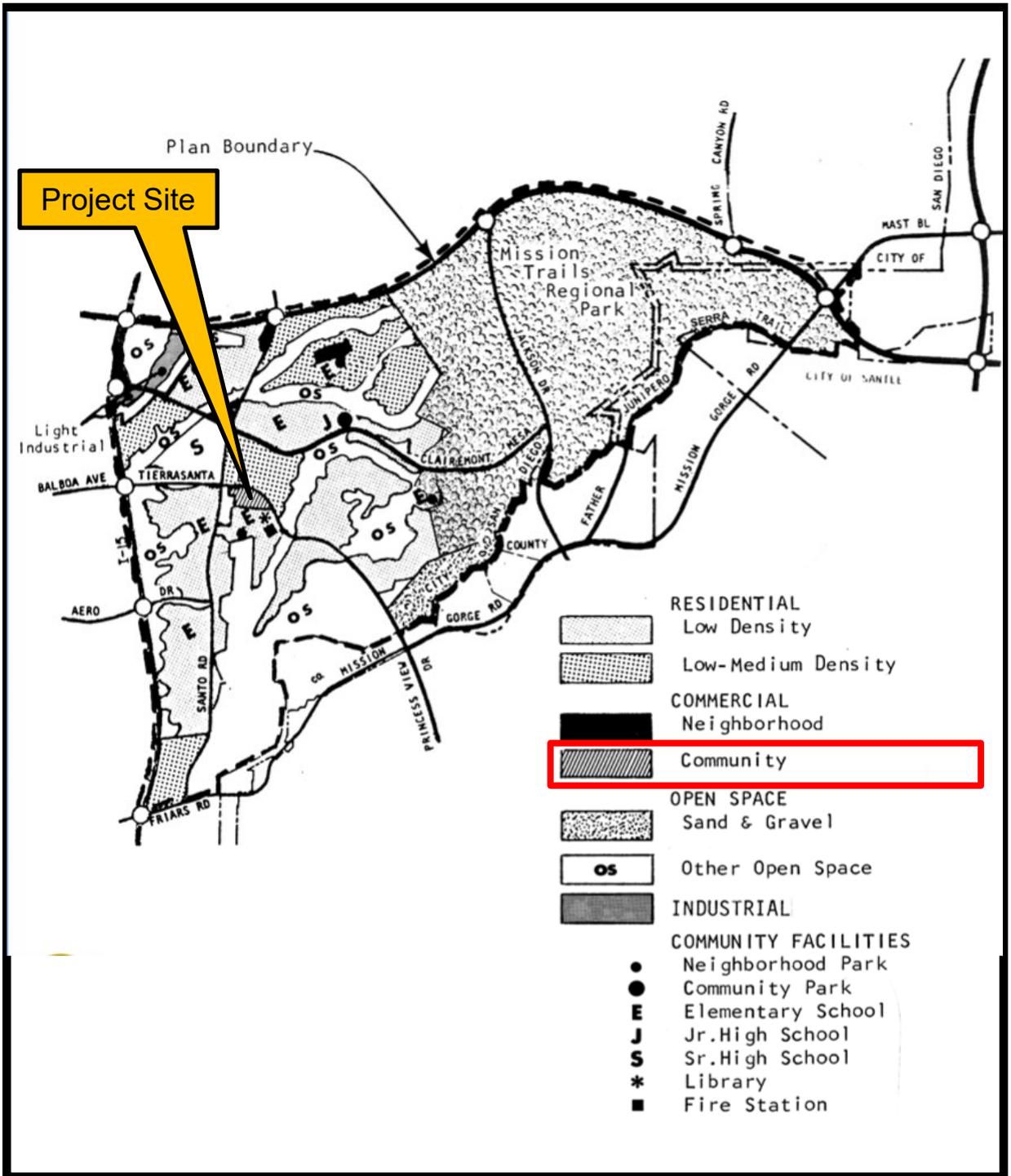
1. Location Map
2. Community Plan Land Use Map
3. Aerial Map
4. Draft Permit Resolution with Findings
5. Draft Permit with Conditions
6. Environmental Exemption or Notice of Right to Appeal
7. Community Planning Group Recommendation
8. Ownership Disclosure
9. Project Plans

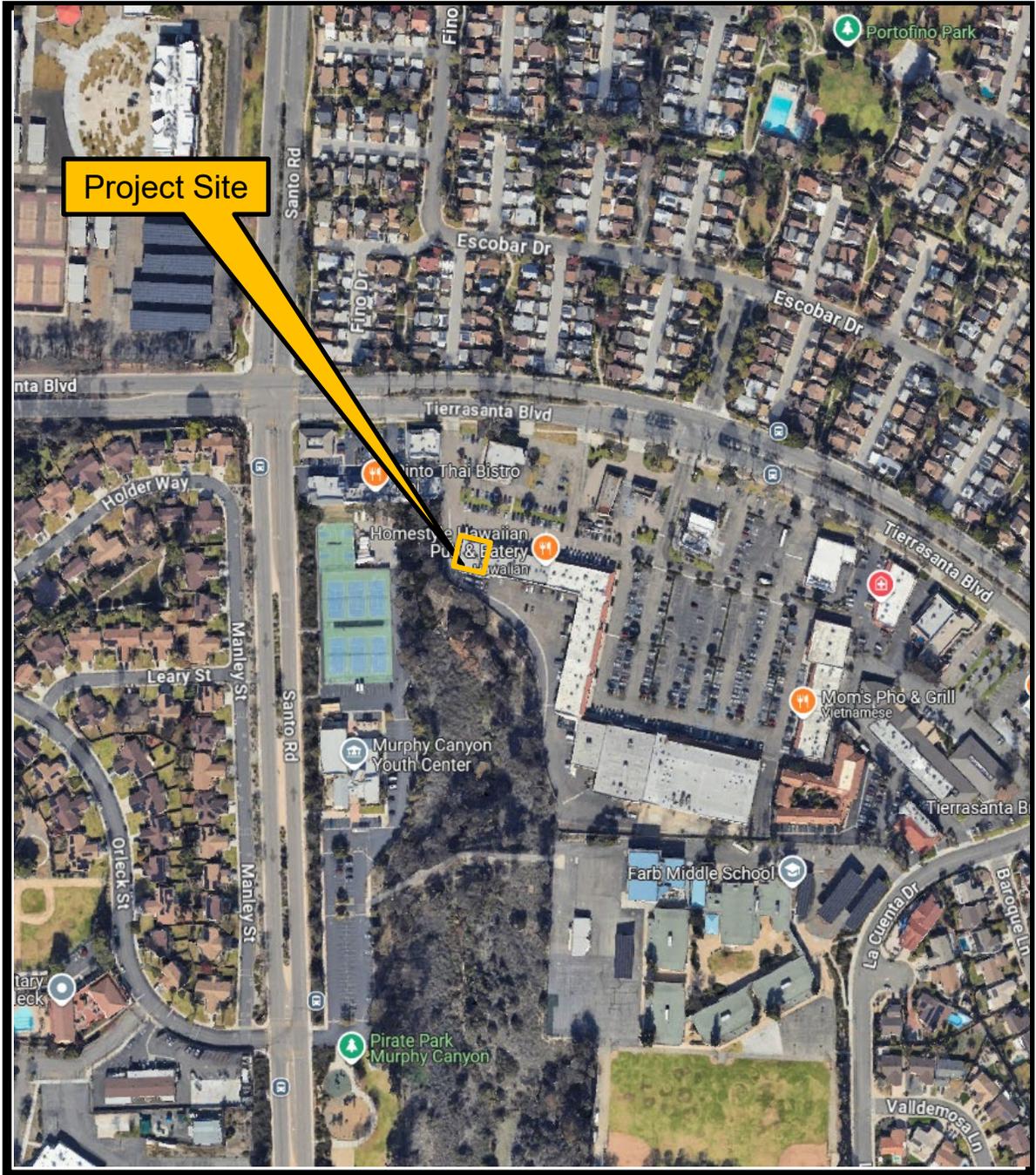


Project Location

10601 Tierrasanta Boulevard
Project No. PRJ-1104246







Aerial Photo

10601 Tierrasanta Boulevard
Project No. PRJ-1104246



HEARING OFFICER RESOLUTION NO. ____
CONDITIONAL USE PERMIT NO. PMT-3259830
10601 TIERRASANTA BOULEVARD PROJECT NO. PRJ-1104246

WHEREAS, TIERRASANTA TOWN CENTER, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Owner, and RODRIGO MORA, Permittee, filed an application with the City of San Diego for a permit to allow the 24-hour operation of a fitness center within an existing 4,795-square-foot (sf) commercial tenant space within an existing commercial shopping center (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval for the associated Permit No. PMT-3259830), on portions of a 13.76-acre project site;

WHEREAS, the project site is located at 10601 Tierrasanta Boulevard in the CC-1-3 (Commercial - Community) zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (MCAS Miramar and Montgomery Field Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS Miramar, and Montgomery Field Airport) within the Tierrasanta Community Plan;

WHEREAS, the project site is legally described as LOTS 1 AND 2 OF TIERRASANTA TWO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NUMBER 8479, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 31, 1977;

WHEREAS, on July 12, 2024, the City of San Diego, as Lead Agency, through the Development Services Department, made and issued an Environmental Determination that the project is exempt from the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.) under CEQA Guideline Section 15301 (Existing Facilities) and there was no appeal of the Environmental Determination filed within the time period provided by San Diego Municipal Code Section 112.0520;

WHEREAS, on November 20, 2024, the Hearing Officer of the City of San Diego considered Conditional Use Permit No. PMT-3259830 pursuant to the Land Development Code of the City of San Diego; NOW, THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Conditional Use Permit No. PMT-3259830:

A. CONDITIONAL USE PERMIT [San Diego Municipal Code (SDMC) Section 126.0305]

1. Findings for all Conditional Use Permits:

a. The proposed development will not adversely affect the applicable land use plan.

The project is to allow the 24-hour operation of a fitness center within an existing 4,795-square-foot (sf) commercial tenant space within an existing commercial shopping center known as the Tierrasanta Town Center with an overall site area of 13.76-acres. The Tierrasanta Town Center is located at 10601 Tierrasanta Boulevard in the CC-1-3 (Commercial Community) zone within the Tierrasanta Community Plan (TCP). The site is within an urbanized area of Tierrasanta, and the proposed development is confined to the project site.

The TCP designates the site as Community Shopping Center (CSC), one of three commercially designated areas in the community of Tierrasanta (TCP, pg. 22-23). The CSC includes financial institutions, retail space, office use, and two gas stations. The TCP outlines the following goal for this location:

- Encourage the development of commercial areas which utilize high design standards and meet the needs of the community” (TCP, pg. 25).

The project will support this goal by providing the first 24-hour fitness center in Tierrasanta, where two other physical fitness centers and two martial arts centers are currently provided. Currently, Tierrasanta Town Center offers a martial arts center for recreation and fitness use. Furthermore, the project supports the objective to “provide properly located and adequately sized commercial areas to meet the present and future needs of the community” (TCP, pg. 25). The project is within the designated CSC with a youth center adjacent to the site, residentially zoned properties to the north, east and west along Tierrasanta Boulevard, and a Library and City Fire Station to the east along La Cuenta Drive. The proposed fitness center is an appropriate proposed use offering a space for recreation and fitness use for the community.

The project supports the City of San Diego’s General Plan, Land Use and Community Planning Element, Balanced Communities and Equitable Development policy to

“ensure that commercial districts are balanced and do not exclude the retail, employment, and service needs of local community members” (LU-H.4.c, pg. 74) by proposing a fitness center which will provide employment opportunities and meet service needs of local community members. Therefore, the proposed development will not adversely affect the applicable land use plan.

b. The proposed development will not be detrimental to the public health, safety, and welfare.

The project was determined to be exempt from the CEQA (Public Resources Code Section 21000 et seq.) under CEQA Guidelines Section 15301 (Existing Facilities) and as such additional analysis was not required to address environmental impacts associated with the proposed project.

The project permit contains specific requirements to ensure compliance with the regulations of the LDC, including those adopted to protect the public health, safety and welfare. Permit requirements include, but are not limited to:

- i. Entering into an Encroachment Maintenance Removal Agreement (EMRA) for any public improvements, including landscaping and irrigation, in the public right-of-way;
- ii. Maintenance of all landscape improvements; and
- iii. Assuring, by permit and bond, the reconstruction of the west driveway in accordance with City Standard driveway, satisfactory to the City Engineer.

During and after construction, the project will be required to comply with established Conditional Use Permit (CUP) conditions and all relevant ministerial building codes designed to protect the public health, safety, and welfare of the community, including the California Building Code and applicable regulations. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

c. The proposed development will comply with the regulations of the Land Development Code including any allowable deviations pursuant to the Land Development Code.

The project is located within the CC-1-3 base zone and within the designated CSC as described in the TCP. The proposed 24-hour fitness center is an allowed use with the approval of a CUP within the existing zone of CC-1-3, and the site does not contain and is not adjacent to environmentally sensitive lands as defined by the TCP or the Land Development Code (LDC). Additionally, the proposed fitness center use is identified as Assembly and Entertainment Uses under Separately Regulated Commercial Services as a permitted use with limitations per [Table 131-05B](#) of [SDMC Section 131.0522](#). A 24-hour operation is an allowed deviation from the allowed hours of operation with the approval of a CUP in accordance with [SDMC Section 141.0602\(b\)](#). Furthermore, the project is required to provide 25 parking spaces in

accordance with [SDMC Section 142.0530, table 142-05G](#). The Tierrasanta Town Center has sufficient existing parking spaces to accommodate the required parking for the proposed fitness center while meeting the requirements for the other tenant uses within the center. The proposed fitness center will be confined to the existing commercial tenant space, does not propose an increase in the tenant space or any modifications to the existing building, and will observe conformance with building setbacks to all property lines.

The CUP includes conditions of approval including obtaining an EMRA for the replacement of an existing sidewalk and driveway within the public right-of-way on Tierrasanta Boulevard satisfactory to the City Engineer and in accordance with City Standard Driveway requirements, and in conformance with current State of California Building Code and Accessibility requirements. Therefore, the proposed development will comply with the regulations of the Land Development Code.

d. The proposed use is appropriate at the proposed location.

The project proposes a 24-hour fitness center within an existing commercial tenant space in the Tierrasanta Town Center within the CC-1-3 zone. The fitness use is identified as Assembly and Entertainment Uses, under Separately Regulated Commercial Services, as a permitted use with limitations, and the project seeks a CUP to allow a deviation from the allowed hours of operation for 24-hour operation in accordance with [SDMC Section 141.0602\(b\)](#). The project location is appropriate for the community as it provides a centralized location for recreation and fitness use, and the location, within an existing shopping center is appropriate, as the shopping center has an established parking lot with sufficient parking spaces to accommodate the use thus minimizing an associated impact on the community. Currently, the Tierrasanta community is served by two physical fitness facilities and two martial arts centers that do not operate for 24-hours.

The project site is adjacent to residentially zoned areas to the north, east and west. It is located within a quarter mile of two community parks, Portofino Park to the north, and Roadrunner Park and Pirate Park to the south. Additionally, Open Space areas are located within a half-mile from the project site to the southwest and east. For these reasons, in consideration of the project location, the proposed project would support the TCP goal to "provide adequate services and facilities to meet the social, cultural, and recreational needs of the residents and to create a sense of community" (TCP, pg. 89). Therefore, the project and the proposed use is appropriate at the proposed location.

The above findings are supported by the minutes, maps and exhibits, all of which are incorporated herein by this reference.

BE IT FURTHER RESOLVED that, based on the findings herein before adopted by the Hearing Officer, Conditional Use Permit No. PMT-3259830 is hereby GRANTED by the Hearing Officer to the

referenced Owner and Permittee, in the form, exhibits, terms and conditions as set forth in Permit No. PMT-3259830, a copy of which is attached hereto and made a part hereof.

Jose Bautista
Development Project Manager
Development Services

Adopted on: November 20, 2024

IO#: 24009746

DRAFT

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE,
MAIL STATION 501

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION 501

INTERNAL ORDER NUMBER: 24009746

SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT NO. PMT-3259830
10601 TIERRASANTA BOULEVARD PROJECT NO. PRJ-1104246
HEARING OFFICER

This Conditional Use Permit No. PMT-3259830 is granted by the Hearing Officer of the City of San Diego to Tierrasanta Town Center, LLC, a Delaware Limited Liability Company, Owner, and Rodrigo Mora, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0303. The 13.76-acre project site is located at 10601 Tierrasanta Boulevard in the CC-1-3 (Commercial - Community) zone, the Airport Land Use Compatibility Overlay Zone, the Airport Influence Area (MCAS Miramar and Montgomery Field Review Area 2), and the Federal Aviation Administration (FAA) Part 77 Notification Area (MCAS Miramar, and Montgomery Field Airport) within the Tierrasanta Community Plan. The project site is legally described as LOTS 1 AND 2 OF TIERRASANTA TWO IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NUMBER 8479, RECORDED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY ON JANUARY 31, 1977.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner and Permittee for the 24-hour operation of a fitness center within an existing 4,795-square-foot commercial tenant space within an existing commercial shopping center described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated November 20, 2024, on file in the Development Services Department.

The project shall include:

- a. The 24-hour operation of a fitness center within an existing 4,795-square-foot commercial tenant space within an existing commercial shopping center.
- b. Off-street parking;
- c. Public and private accessory improvements shall include:
 - i. Property owner to replace the existing sidewalk and driveway within the public right-of-

way located north-west fronting the project site on Tierrasanta Boulevard in compliance with current San Diego City Standard Driveway requirements, and in conformance with current State of California Building Code and Accessibility requirements.

- d. Public and private accessory improvements determined by the Development Services Department to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act [CEQA] and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36 month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by December 6, 2027.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner and Permittee signs and returns the Permit to the Development Services Department; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner and Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner and Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner and Permittee shall secure all necessary building permits. The Owner and Permittee is informed that to secure these permits, substantial building modifications and site

improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.

8. Construction plans shall be in substantial conformity to Exhibit "A". Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.

9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

If any condition of this Permit, on a legal challenge by the Owner and Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner and Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.

10. The Owner and Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner and Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner and Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner and Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner and Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner and Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner and Permittee.

ENGINEERING REQUIREMENTS:

11. Prior to the issuance of any building permit, the Owner and Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscape and irrigation located within the City's right-of-way, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner and Permittee shall assure by permit and bond the reconstruction of the west driveway with City Standard driveway, adjacent to the site on Tierrasanta Boulevard, satisfactory to the City Engineer.

PLANNING/DESIGN REQUIREMENTS:

13. A topographical survey conforming to the provisions of the SDMC may be required if it is determined, during construction, that there may be a conflict between the building(s) under construction and a condition of this Permit or a regulation of the underlying zone. The cost of any such survey shall be borne by the Owner and Permittee.

14. All signs associated with this development shall be consistent with sign criteria established by either the approved Exhibit "A" or City-wide sign regulations.

15. All private outdoor lighting shall be shaded and adjusted to fall on the same premises where such lights are located and in accordance with the applicable regulations in the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Hearing Officer of the City of San Diego on November 20, 2024, and [Approved Resolution Number].

ATTACHMENT 5

Conditional Use Permit.: No. PMT-3259830
Date of Approval: November 20, 2024

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

Jose Bautista
Development Project Manager

NOTE: Notary acknowledgment must be attached per Civil Code section 1189 et seq.

The undersigned Owner and Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner and Permittee hereunder.

Tierrasanta Town Center, LCC, a Delaware Limited Liability Company
Owner

By _____
Tom Kuehl
Chief Operating Officer

Rodrigo Mora
Permittee

By _____
President of Moractiv Incorporation

NOTE: Notary acknowledgments must be attached per Civil Code section 1189 et seq.



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 12, 2024

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24009746

PROJECT NAME / NUMBER: 10601 Tierrasanta/ PRJ 1104246

COMMUNITY PLAN AREA: Tierrasanta Community Plan

COUNCIL DISTRICT: 7

LOCATION: 10601 Tierrasanta Boulevard, San Diego, CA 92124

PROJECT DESCRIPTION: The project proposes a Conditional Use Permit (CUP) to allow a new fitness center to deviate from the allowed hours of operation to facilities adjacent to residentially zoned property and operate for 24 hours within an existing 4,796 square-foot (SF) facility in a shopping center. The project is in the Mobility Zone 4 in the CC-1-3 (Commercial Community) Base Zone within the Tierrasanta Community Planning Area, Complete Communities Mobility Choices Mobility Zone 4, Very High Fire Hazard Severity Zones, Airport Land Use Compatibility Overlay Zone, Airport Influence Area (MCAS Miramar and Montgomery Field Review Area 2), and Federal Aviation Administration Part 77 Notification (MCAS Miramar, Montgomery Field Airport) area. The community plan designates the site as commercial shopping center. **LEGAL DESCRIPTION:** APN 455-180-0200.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Development Services Department

ENVIRONMENTAL DETERMINATION: Categorically exempt from CEQA pursuant to CEQA State Guidelines, Section 15301, Existing Facilities.

ENTITY MAKING ENVIRONMENTAL DETERMINATION: City of San Diego

STATEMENT SUPPORTING REASON FOR ENVIRONMENTAL DETERMINATION: The City of San Diego conducted an environmental review that determined the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301 which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing facilities (public or private), involving negligible or no expansion of existing or former use. Since the project consists of the operation and permitting within the space of an existing facility and the project does not involve the expansion of an existing facility this exemption is deemed appropriate for this project. Further, the project is located on a developed site

and no environmental impacts would occur and none of the exceptions described in CEQA Guidelines Section 15300.2 apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

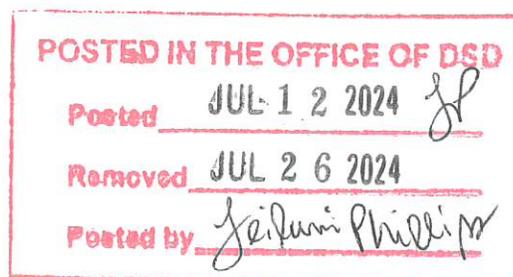
DEVELOPMENT PROJECT MANAGER: Jose Bautista
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 557-7983/ JABautista@sandiego.gov

On July 12, 2024, the City of San Diego (City), as Lead Agency, has made the above-referenced environmental determination pursuant to the California Environmental Quality Act (CEQA). This determination is appealable to the City Council. If you have any questions about this determination, contact the City Development Project Manager listed above.

Applications to appeal CEQA determination made by staff (including the City Manager) to the City Council must be filed in the office of the City Clerk by 5:00pm within ten (10) business days from the date of the posting of this Notice (July 26, 2024). Appeals to the City Clerk must be filed by email or in-person as follows:

- 1) Appeals filed via E-mail: The Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031>. Send the completed appeal form (including grounds for appeal and supporting documentation in pdf format) by email to Hearings1@sandiego.gov by 5:00p.m. on the last day of the appeal period; your email appeal will be acknowledged within 24 business hours. You must separately mail the appeal fee by check payable to the City Treasurer to: City Clerk/Appeal, MS 2A, 202 C Street, San Diego, CA 92101. The appeal filing fee must be United States Postal Service (USPS) postmarked) before or on the final date of the appeal. Please include the project number on the memo line of the check.
- 2) Appeals filed in person: Environmental Determination Appeal Application Form DS-3031 can be obtained at <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf>. Bring the fully completed appeal application DS-3031 (including grounds for appeal and supporting documentation) to the City Administration Building-Public Information Counter (Open 8:00am to 5:00pm Monday through Friday excluding City-approved holidays), 1st Floor Lobby, located at 202 C Street, San Diego, CA 92101, by 5:00pm on the last day of the appeal period. The completed appeal form shall include the required appeal fee, with a check payable to: City Treasurer.

This information will be made available in alternative formats upon request.



Page 3		City of San Diego · Information Bulletin 620		August 2018	
		City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		<h1>Community Planning Committee Distribution Form</h1>	
Project Name: Standard-Discretionary			Project Number: PRJ-1104246		
Community: Terrasanta					
For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO . Select "Search for Project Status" and input the Project Number to access project information.					
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny				Date of Vote: April 17, 2024	
# of Members Yes 10		# of Members No 0		# of Members Abstain 0	
Conditions or Recommendations:					
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)					
NAME: Christopher Shamon					
TITLE: President				DATE: June 18, 2024	

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1>Ownership Disclosure Statement</h1>	FORM DS-318 October 2017

Approval Type: Check appropriate box for type of approval(s) requested: Neighborhood Use Permit Coastal Development Permit
 Neighborhood Development Permit Site Development Permit Planned Development Permit Conditional Use Permit Variance
 Tentative Map Vesting Tentative Map Map Waiver Land Use Plan Amendment Other _____

Project Title: Anytime Fitness **Project No. For City Use Only:** _____
Project Address: 10601 Tierrasanta Blvd Ste. O, San Diego, CA 92124

Specify Form of Ownership/Legal Status (please check):

Corporation Limited Liability -or- General - What State? CA Corporate Identification No. 4130347
 Partnership Individual

By signing the Ownership Disclosure Statement, the owner(s) acknowledge that an application for a permit, map or other matter will be filed with the City of San Diego on the subject property with the intent to record an encumbrance against the property. Please list below the owner(s), applicant(s), and other financially interested persons of the above referenced property. A financially interested party includes any individual, firm, co-partnership, joint venture, association, social club, fraternal organization, corporation, estate, trust, receiver or syndicate with a financial interest in the application. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: The applicant is responsible for notifying the Project Manager of any changes in ownership during the time the application is being processed or considered. Changes in ownership are to be given to the Project Manager at least thirty days prior to any public hearing on the subject property. Failure to provide accurate and current ownership information could result in a delay in the hearing process.

Property Owner

Name of Individual: Tierrasanta Town Center, LLC Owner Tenant/Lessee Successor Agency
 Street Address: 4695 MacArthur Court, Suite 700
 City: Newport Beach State: CA Zip: 92660
 Phone No.: 949-662-2100 Fax No.: _____ Email: Nalin.Yosek@CBRE.com
 Signature: DocuSigned by: Tom Kuehl COO Date: 9/5/2023
 Additional pages Attached: Yes No

Applicant

Name of Individual: Mr. Rodrigo Mora Owner Tenant/Lessee Successor Agency
 Street Address: 1741 Eastlake Parkway Ste. 102 PMB #248
 City: Chula Vista State: CA Zip: 91915
 Phone No.: 619-666-9188 Fax No.: _____ Email: rodrigo.mora@anytimefitness.com
 Signature: [Signature] Date: 08/25/23
 Additional pages Attached: Yes No

Other Financially Interested Persons

Name of Individual: _____ Owner Tenant/Lessee Successor Agency
 Street Address: _____
 City: _____ State: _____ Zip: _____
 Phone No.: _____ Fax No.: _____ Email: _____
 Signature: _____ Date: _____
 Additional pages Attached: Yes No

THERE IS NO GROUND DISTURBANCE PROPOSED

SITE KEYED NOTES:

① LANDLORD TO REPLACE SIDEWALK & DRIVEWAY AT PUBLIC RIGHT OF WAY PER CURRENT ADA COMPLIANCE AND CITY STANDARDS

SITE LEGEND:

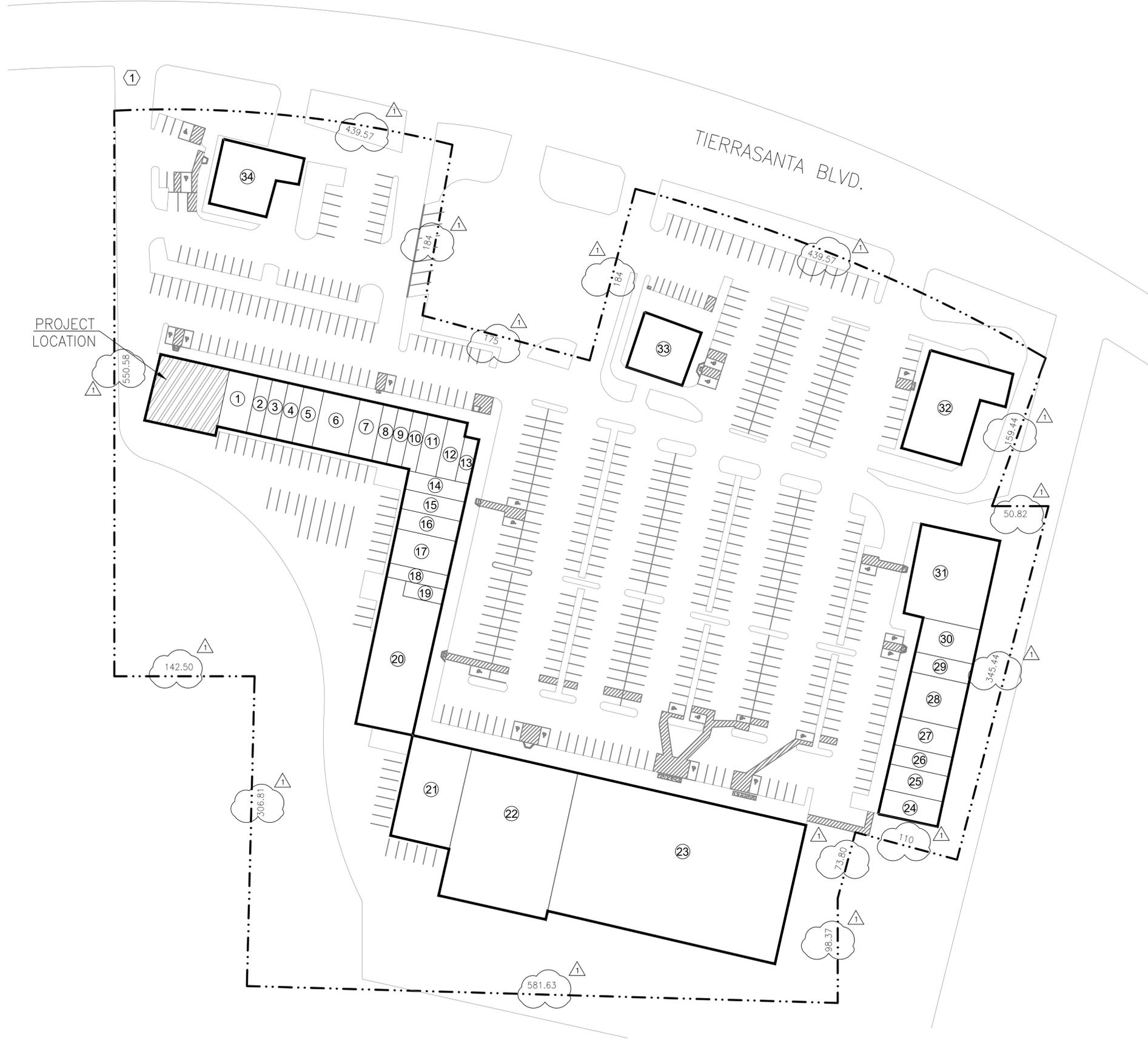
- PROPERTY LINE
- ▨ ACCESSIBLE PARKING & AISLE
- ▨ ACCESSIBLE ROUTE
- ▤ CURB RAMP w/ TACTILE INDICATOR
- ▣ TRUNCATED DOMES

BUSINESS LOCATIONS & OCCUPANCY TYPE

1. TIERRASANTA CLEANERS (B)
2. GOODWILL DONATION CENTER (B)
3. GOODWILL (B)
4. COMFORT SPA (B)
5. MAGIC MEL HAIR CREATIONS (B)
6. HOMESTYLE HAWAIIAN PUB & EATERY (A-2)
7. THE UPS STORE (B)
8. EASY BREEZY PET GROOM & GRUB (B)
9. TOP STAR NAILS (B)
10. SAN TERRA PROPERTIES (B)
11. VACANT
12. FRESH GOLDEN DONUT (A-2)
13. STARBUCKS COFFEE (A-2)
14. GREAT CLIPS (B)
15. PREMIER CAR AUDIO
16. FIVE PEAKS JIU JITSU (A-3)
17. GAETANO'S RESTAURANT (A-2)
18. VACANT
19. VACANT
20. TIERRASANTA ACE HARDWARE (M)
21. ELAM'S HALLMARK STORE (M)
22. RITE AID (M)
23. SMART & FINAL EXTRA! (M)
24. COTIJA'S TACO SHOP (A-2)
25. TAPPI SUSHI 2 (A-2)
26. SMOKERS HEAVEN SMOKE SHOP (M)
27. MOM'S PHO & GRILL (A-2)
28. NAVY FEDERAL CREDIT UNION (B)
29. SUBMARINA #2 (A-2)
30. TIERRA TOWN DENTAL (B)
31. AUTOZONE AUTO PARTS (M)
32. STARBUCKS COFFEE (A-2)
33. MCDONALDS (A-2)
34. CHASE BANK (B)

PARCEL INFORMATION:

PARCEL # (APN) : 455-180-22-00
 LEGAL DESCRIPTION: TR 8479 LOT 1*13.79 AC M/L IN



PROJECT LOCATION

SITE PLAN
 SCALE: 1"= 50'



ARCHITECT



TRILEAF
 architecture | engineering
 1515 DES PERES ROAD, STE 200
 SAINT LOUIS, MISSOURI 63131
 PHONE | 314-997-6111 FAX | 314-997-8866

CONSULTANT

SEAL



TIERRASANTA TOWN CENTER
 10601 TIERRASANTA BLVD.
 SAN DIEGO, CA. 92124

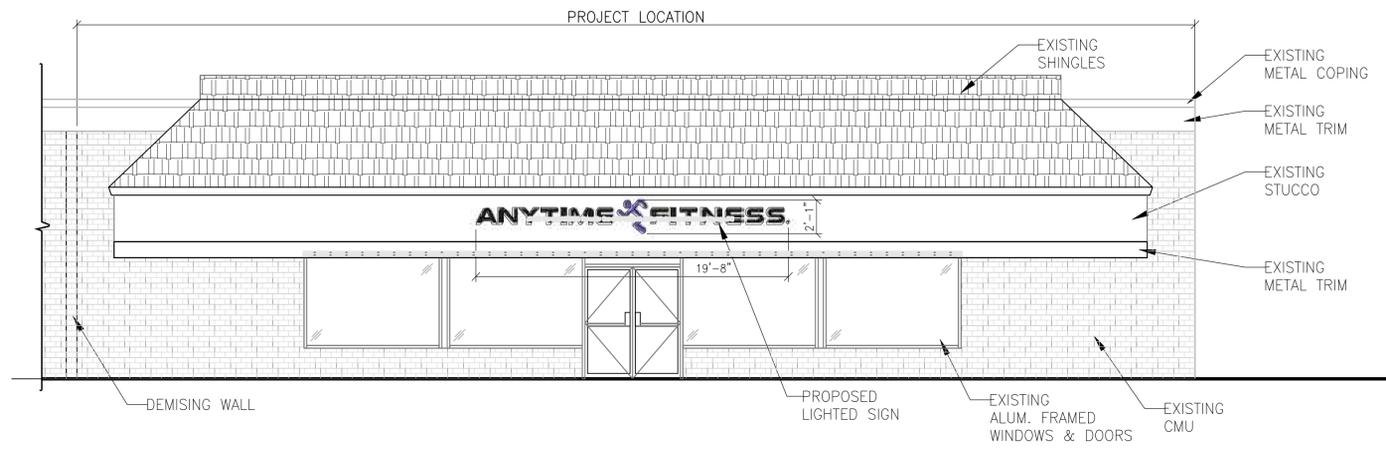
REVISIONS

REV.	DATE	ISSUE
1/	06/06/24	PLANNING REVISION

DATE: 09.20.2024
 DRAWN BY: KMB
 CHECKED BY: JCB
 PROJECT NUMBER: 730962

SITE PLAN

A1



FRONT ELEVATION

SCALE: 3/16" = 1'-0"



FLOOR PLAN

SCALE: 3/16" = 1'-0"



ARCHITECT



architecture | engineering
1616 DES PERES ROAD, STE 200
SAINT LOUIS, MISSOURI 63131
PHONE | 314-997-6111 FAX | 314-997-8066

CONSULTANT

SEAL



TIERRASANTA TOWN CENTER
10601 TIERRASANTA BLVD.
SAN DIEGO, CA. 92124

REVISIONS

REV.	DATE	ISSUE
2	09/23/24	ZONING REVISION

DATE: 09.20.2024
DRAWN BY: KMB
CHECKED BY: JCB
PROJECT NUMBER: 730962

FLOOR PLAN &
FRONT ELEVATION

A2