

Clairemont Community Planning Group

Minutes of the Meeting of
October 21, 2025
Meeting Held at the Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave, San Diego, CA 92117

A Matt Wang - Chair P Glen Schmidt - Vice Chair P Marc Mytels - Secretary P Suzanne Smith - Secretary A Matt Wang - Treasurer	A Matt Wang P Glen Schmidt P Marc Mytels	P Paige Walker P Steven Palmer P Eric Leftwich	P Michael Angelo Hernandez P Eadie DeMarcus
--	--	--	--

P – Present A – Absent L – Late

Item 1. Call to Order / Roll Call

Glen called the meeting to order at 6:04 p.m. (Matt had let the board know ahead of time that he would not be able to attend and that Glen would chair the meeting.) Roll call was taken to determine if a quorum was present. Quorum was established with 8/9 members present.

Item 2. Non-Agenda Public Comment

Issues that are not on the agenda and are within the jurisdiction of the Clairemont Community Planning Group (CCPG). **NOTE:** 2-minute time limit per speaker.

Public:

- Natalie Rios from Pure Water reported that 89% of piping is completed now. They expect 100% of piping will be done by the end of the year. In early 2026, there will be painting and restriping. Work continues at the intersection of Clairemont Mesa Blvd and Genesee, as well as Milton and Morena. Natalie is trying to bring someone from the City Mobility group to our November meeting to answer questions about bicycle lanes and striping.
- Michael Dwyer reported the following:
 - The Clairemont Birthday Party on October 18 was a success and copies of the custom published magazine about the history of Clairemont were available at the meeting.
 - There is a new traffic pattern at Clairemont Mesa Boulevard and 805. Be careful getting on the freeway.
 - For the trash fee, a mailer went out that has a website listed where citizens can obtain more information about options and fees.
- Jeff, a community member that lives on Chicago Street, discussed a new ADU project being built. Jeff built a single ADU years ago that had to be 100 feet from the canyon. Now, a well-known developer bought the house two doors away from him on the canyon and has plans to demolish the existing house to build 16 studio apartments 10 feet from the canyon edge. Neighbors want to legally stop the development from happening and have a website at saveourhill.org.

Clairemont Community Planning Group Members:

- Glen updated everyone about the City Chevrolet site on Morena. The new owner, UCSD, has lost a great deal of federal funding and has put the plan to build housing at the site on hold. UCSD now plans to lease the site to a used car dealership.
- Suzanne Smith mentioned the proposal by Councilmember Sean Elo-Rivera to put a measure on the June 2026 ballot to tax whole-home, short-term rentals that are listed on sites such as AirBnB..

Item 3. Modifications to the Agenda – Requires 2/3 approval.

- Glen made a motion to move action item 901 on the agenda to information item 802. Steven seconded the motion. All board members approved.

Item 4. Reports to Committee

- No board member reports to the committee at this meeting.

Item 5. Consideration of Meeting Minutes:

- For September 2025 minutes, Suzanne made a motion to approve (after Marc updates some small typos) and Michael seconded the motion. All present approved, except Paige who abstained.

Item 6. Council Representative Reports

District 2 Council (Dr. Jennifer Campbell) Report, Carrie Munson, Community Liaison, cmunson@sandiego.gov

- The Clairemont 75th Birthday Party on October 18 was a success.
- There is \$100,000 in grants available for District 2.
- ADU reforms are in place as of August 22, 2025. Any developers that submitted their permit before that date can build using the pre-reform rules.
- The memorial sign for Officer Austin Machitar will be put in place and a ceremony held at the North Clairemont Recreation Center very soon.

District City of San Diego Mayor's Office Neighborhood Representative Report, Randy Reyes, Clairemont Community Liaison, RandyReyes@sandiego.gov

- Randy not present

California Senate District 38 (Dr. Akilah Weber Pierson) Report, Moana Alo, (619) 688-6700

- Moana not present

City of San Diego Planning Department Update, Sean McGee, City of San Diego, SMcGee@saandiego.gov

- Sean not present

California Assembly District 78 (Chris Ward) Report, Field Rep Teannae Owens, teannae.owens@asm.ca.gov

- Teannae not present

San Diego County Board of Supervisors District 4 (Monica Montgomery Steppe) Report, Director of Community Engagement, Max Ellorin, (619) 531-5544

- Max not present

Item 7. Consent Agenda

- None

Item 8. Information Items

- 801: Retriping Morena Boulevard
 - Hannah Blome (BlomeH@sandiego.gov), Community Liaison for Morena Conveyance South & Middle Project will present the proposed striping in discussion for Morena Boulevard
 - Hannah was not present. Her presentation will be rescheduled for November 2025.
- 802: Easement Vacation Recommendation (PRJ# 1139280)
 - Proposal for the B18200 B18202 Clairemont Mesa E Improv 1 project, which requires vacations of City-owned easements.
 - A representative from the City Planning department and City Engineer, Ghazi Jazrawi, presented a list of addresses in the area Southeast of Balboa Avenue and Hathaway Street that had easements. Those easements are being vacated. The work to install new sewer mains and abandon the old sewer lines is complete. The new sewer lines are in service. The easements underneath some homes are no longer needed for the city to maintain its sewer assets. The new mains are on the public right of way. The old sewer lines are filled with slurry to prevent access by animals. The City obtained signatures from all of the affected homeowners. A community member asked if installation damages the homes at all. The City representatives said the City is liable if damage is done to any homes.

Item 9. Action Items

- 902: Club Studio (LA Fitness) at Clairemont Town Square
 - Approval of a Conditional Use Permit regarding LA Fitness Club Studio in the former Reading Cinemas theater building.
 - Robert Toro from DLC (the new owner of Clairemont Town Square) and Lev from Club Studio / LA Fitness presented.
 - LA Fitness has a new “Club Studio” concept. It will be a 15 year lease. They want to open by the end of 2026.
 - Carrie Munson is concerned about bicycle lanes and the 30 driveways in/out of Clairemont Square. Robert said they are mostly concerned with replacing existing retail spaces and not improving the flow. The parking will not change.
 - Glen asked if LA Fitness is just re-doing the inside of the building and not the outside. They are not making the building bigger, but will paint and add signage to the outside..
 - Glen asked why doors to Clairemont Drive are blocked and will they be removed permanently. Robert said that is temporary while demolition is being done. Those doors will be needed for emergency exits.
 - A community member asked about the future of the existing Being Fit Gym within Clairemont Town Square. Robert said that he wasn't part of the leasing team, but that Being Fit hadn't been able to come to terms with a new lease. Robert thought that La Fitness has a non-compete clause. Lev said he would raise that issue with his lease team and see if there is a way for LA Fitness and Being Fit to both operate since they are targeting different audiences. A community member pointed out that on a map Robert and Lev were showing, that the Being Fit location said “Aqua Tots.”

- There are plans for Burlington Coat Factory to be reduced in size and that Home Goods and Trader Joe's will be added. Also, Ace Hardware just renewed their lease to stay in their existing space.
- Glen asked for a motion. Eric made a motion to recommend that the movie theatre become an LA Fitness gym. Paige seconded the motion. Passed unanimously.
- 903: Lot Split at 2045 Galveston Street (PRJ# 1126399)
 - Proposal to split the Lot at 2045 Galveston St, which lies behind the home on 2047 Galveston Street.
 - The owner showed a parcel map. The lot is 13,000 square feet and would be split into two 6500 square foot lots. We just have to consider moving from one to two. The owner said he wants two houses on the two lots and does not plan to build ADUs.
 - Steven made a motion to approve the lot split and Paige seconded the motion. It was passed unanimously.

Item 10. Workshop Items

- 1001: Discuss the Hearing of the Second Draft of the Clairemont Community Plan Update (CCPU)
 - Review the latest revision to the Clairemont Community Plan that was released on Friday October 10th and discuss the results of the Planning Commission's hearing which was held on Thursday October 16th.
 - Glen provided a brief history of the CCPU. The City Planning Commission passed the current updated "hearing draft" at a session last week. Next is the November 21st Land Use and Housing meeting, then it is likely that the full City council will vote on the CCPU at their December 16th meeting.
 - We need to discuss the latest changes. We have another chance to make comments and we should develop a strategy. We wrote a 21-page letter in response to the last draft, but now we need to respond to the hearing draft and the unexpected changes that appeared.
 - Glen talked to Nicole Crosby, current President of the Clairemont Town Council, about a strategy. Glen and Matt Wang met with District 2 Council Representative, Dr. Jennifer Campbell. Glen, Nicole, and Matt would like to meet with the Land Use and Housing City council members (Sean Elo-Rivera, Raul Campillo, Vivien Moreno, and Kent Lee). There is also the possibility of meeting with all City councilmembers.
 - Glen showed the 21-page letter we wrote and how we organized it into ten big ideas. Glen highlighted the ideas that were updated/addressed by the hearing draft.
 - Idea number 1: For preserving open space, they added 271 acres of open space.
 - Idea number 2: The city liked the idea the CCPG suggested of a bus/trolley station at Jutland and Moreno. The Planning Commission also seemed to like this idea.
 - Idea number 3: This is the "Villages within a Village" concept on Moreno Boulevard. On the original map, there was the potential for a "wall" of high buildings on Moreno. We suggested density near the transit stops with space in between. We know that a lot of building can take place on Moreno because of City and State density programs. The Planning Commission wants the entire area from Clairemont Drive Station to the Tecolote Station to have a 65 foot height. In the area just north of Balboa and Moreno, the city raised the height to 240 feet.

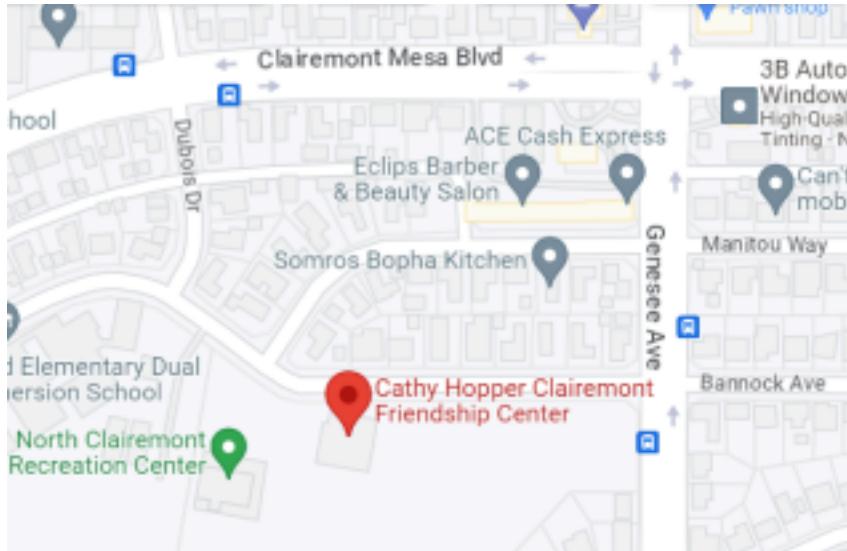
Zoning is what allows the 240 foot height. A community member asked about traffic and parking. With Complete Communities, City of Villages, and the climate goals, we are seeing changes such as removal of car lanes and the addition of bike lanes, along with the political will to build. A community member asked how many people the city wants living in Clairemont? Eadie said the height limit overlay in Clairemont should be removed and that Morena Boulevard should have increased heights and density. Eadie and Eric brought up the issue with condominiums not being built because of legislation that makes it easier to sue developers for building defects. Suzanne is worried that the buildings getting built will be apartments that individuals can never own and that there are too many loopholes for developers so they don't have to include a meaningful number of affordable units on site immediately. Paige supported both sides and said we should give our best efforts. Marc said that 200+ foot buildings are hard to imagine. Steven said the location Northwest of Balboa and Morena is a better location for height than right at the Balboa Trolley station.

- Idea number 4: We are low on recreation facilities and concerned about the point system. The City did not respond to those concerns.
- A community member asked about pedestrian bridges to Morena. Glen said that it is "to be studied." Glen has asked for more diagrams/illustrations about these potential ideas.
- A community member asked if ADUs were being counted. Glen said the City replied that the ADUs are now being counted in the total count of units they want in Clairemont.
- A community member recognized the CCPG and our wins, such as protecting open space, somewhat keeping the height overlay, and putting density in focused areas. He said 240 foot buildings are hard to fathom. He appreciates Glen's ideas and the focus.
- A community member asked about the height overlay zone. Glen showed the map and explained the different densities. Community members are concerned about a 65+ foot wall on Morena from the Clairemont Trolley Station to the Tecolote Trolley Station.
- Glen reiterated that we as the CCPG offered higher densities at Community Core, at Clairemont Square, and at trolley stations (including the brand new trolley station we created and suggested). Glen said that when he and Matt met with Dr. Campbell she was not pleased that a 240 foot building would be possible on Morena.
- A community member thanked the CCPG for our service and thought that the latest hearing draft had 75 foot limits on Morena instead of 65 feet.
- Margie reminded everyone that the heights are BASE zones and that with city and state bonus programs, buildings can and will likely go higher.
- A community member said the community understands that housing will be built, but can it be built logically and thoughtfully.
- A community member thanked us for our service and told us to keep going with our recommendations.
- A community member asked about grass roots efforts. CCPG board members mentioned Neighbors for a Better San Diego and niceneighbors.org.
- Glen asked board members to review the latest version of his letter.
- The next PRS meeting on November 12 is important - we will discuss the status of the CCPU. We need to write another letter. It's possible that we will get another draft to review and then we need to write another letter. Our strategy is to keep the lines of communication open and respectful.

Adjournment at 8:03 PM

The next meeting will be held on Tuesday November 18, 2025 at 6:00 PM at the Cathy Hopper Clairemont Friendship Center, 4425 Bannock Ave, San Diego, CA 92117.

(<https://goo.gl/maps/jkb4sftrQ1jm9oQj6>)



Note: Location subject to change, please see the meeting agenda for finalized location