

Clairemont Community Planning Group

Minutes of the Meeting of
November 18, 2025

Meeting Held at the Cathy Hopper Clairemont Friendship Center
4425 Bannock Ave, San Diego, CA 92117

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

P - Present A - Absent L-Late

Item 1. Call to Order / Roll Call

Matt called the meeting to order at 6:00 p.m. Roll call was taken to determine if a quorum was present. Quorum was established with 6/9 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. NOTE: 2-minute time limit per speaker.

Public:

- A large number (200+) of community members came to speak about the impending closure of the Being Fit Gym, located at the Clairemont Town Center. Their concerns included:
 - The Being Fit Gym is being closed due to a contractual obligation between the gym's landowner and a new LA Fitness location scheduled to be opened in another part of the Clairemont Town Center.
 - Gym has 3,600 members; many of them have been members for many years. Members of the gym have developed a strong sense of community.
 - Many gym members are elderly and live on limited incomes. The Being Fit Gym is an affordable location to get needed exercise
 - One audience member attributed her gym attendance with managing her Multiple Sclerosis and greatly improving her quality of life.
 - Multiple audience members lost over 100 lbs by attending the gym and getting guidance at the gym. The gym's strong community was a notable factor in their success.
 - Being Fit Gym is far more affordable (\$29/month) than the proposed LA Fitness (\$200+/month); many members will not be able to afford the LA Fitness memberships and may not be able to get medically necessary exercise.
 - Being Fit Gym being closed long before (12+ months) the LA Fitness gym will be open
 - The number of senior citizens in Clairemont is increasing, particularly due to the new senior housing located at Genesee and Mt Etna drive.
 - A personal trainer will lose his livelihood due to the gym's closure.
 - Being Fit Gym is a unique business that caters to mostly seniors. LA Fitness caters to a younger audience; a non-compete clause between LA Fitness and Being Fit is not applicable due to the widely differing demographics socio-economic status each gym serves.
 - The impending loss of the gym's community was greatly lamented
 - Other business owners in the Clairemont Town Center reported poor management; one stated she did not know where to send her rent and noted construction was hurting her sales.
 - Being Fit gym has been in business for 36 years.

Board Members:

- None

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

- None

Item 4. Reports to Committee

- None

Item 5. Consideration of Meeting Minutes from October 8th and October 21st, 2025.

- Meeting Minutes for Oct 8th approved by Marc, Matt, Paige, Steven and Suzanne; Abstained by Eric
- Meeting Minutes for Oct 20th approved by all in attendance

Item 6. Council Representative Reports

- None.

Item 7. Consent Agenda

- None

Item 8. Information Items

• 801: Pure Water Updates, including Bike Lane Striping

- Natalie Rios and her team of engineers presented
- A brief overview of the Pure Water project was given
- Over 6 miles of 36" and 48" pipes have already been layed, project is close to completion where approximately 7 miles total are needed
- Current work is being performed on Genesee between Clairemont Mesa and Appleton. Traffic is being impacted and lanes will shift as necessitated by the project.
- A temporary water shutdown is anticipated near appleton in December
- For 24 hours in December Morena Bl will be shut down entirely near Earie Bl.
- Pinal pipeline paving anticipated for end of January 2026; restoration and closing projects anticipated through mid 2026
- Bike lane striping is scheduled for Clairemont Dr and Clairemont Mesa when construction and repaving are completed
- Plan includes floating parking and curbside parking.
- Details of several intersections were presented.
- ADA access has been a consideration
- Questions and concerns included:
 - Status of Morena Bl bike lanes being planned
 - Landscaping plans after repaving is complete; would be nice to have more trees as other San Diego neighborhoods do
 - Traffic controls during construction period led to lengthy traffic jams; request for flaggers (traffic control personnel) was made
 - Genesee will stay as 2 lanes in each direction
 - Improvements in bike safety and number of cyclists on Clairemont drive was noted and appreciated
 - Bike lane improvements on Genesee north towards UTC are planned
 - Some stoplight buttons have been having issues.

- Could the wide medians on Claremont Drive be used for parking?
- Safety for young e-bike riders

Item 9. Action Items

- **901: Public Right of Way Vacation Request (PRJ# 1126957)**
 - Request for a right-of-way vacation at 2755 Morava Place, a single family home.
 - Jimmy Morrison presented on behalf of his parents, who are the property's owners
 - A Paper Street (i.e. a usually undeveloped property that only appears only as a street on surveyors' maps) exists behind the Morava place property. Proposal is to acquire the rights to allow for the building of an ADU on the property for his elderly parents to live in.
 - A detailed rendering of the proposed building was presented.
 - Adjacent property owners are in support of the proposed design
 - The property has steep topography in some locations
 - The property has been in use by the local community for pedestrian access between Gesner and Ilion streets
 - Part of the proposal is to allow and maintain pedestrian access on the property between Gesner and Ilion streets
 - Motion to approve the proposed project, which included recommending that pedestrian through-access be maintained on one of the portions of the vacated street, if possible.
 - Approved by all in attendance
- **903: Easement Vacation Request (PRJ# 1139280)**
 - Robert Valadez from the City of San Diego Planning Department presented.
 - Request is to obtain several easement vacations on several single family homes in order to be able to replace the aging sewer lines which were originally installed
 - The easement vacation is part of an ongoing project in the area to replace aging sewer infrastructure in the area.
 - The individual homeowners will not incur any costs regarding the easement vacation.
 - The easements are a few inches wide and are located along the borders of the properties
 - Detailed maps of the easements and the location of the replacement sewers were presented.
 - Work on the sewers is expected to be completed in July 2026; project started in February 2022
 - Motion to approve the easement vacation
 - Approved by all in attendance
- **904: Community Plan Position Letter Update**
 - Suzanne presented a letter which stated the CCPG's position on the proposed Clairemont Community plan. The letter was a culmination of multiple meetings and lengthy discussions.
 - Letter is addressed to the Land Use Committee of the City of San Diego
 - The two areas of focus of the letter are:
 - Modification of the zoning for Rose Canyon in the vicinity of the Balboa Trolley station, which would allow for a 240 foot high rise building to be constructed. The CCPG's original suggestions were for a larger number of more modest building heights at Morena & Genessee and at the other Trolley stations along Morena Bl.
 - The proposed Clairemont Community plan calls for the population of Clairemont to increase to 119,000 people. The current park and recreation facilities are inadequate for Clairemont's current residents (the Cathy Hopper Friendship Center has not had

an upgrade in decades) and are clearly inadequate for a population of 119,000 residents. The current method of allocating resources based upon "points" is proving to not serve Clairemont's current and future needs. The large number new residents in the Balboa & Genesee area will need areas with trees, greenery recreation centers and playgrounds to maintain their health and community cohesion

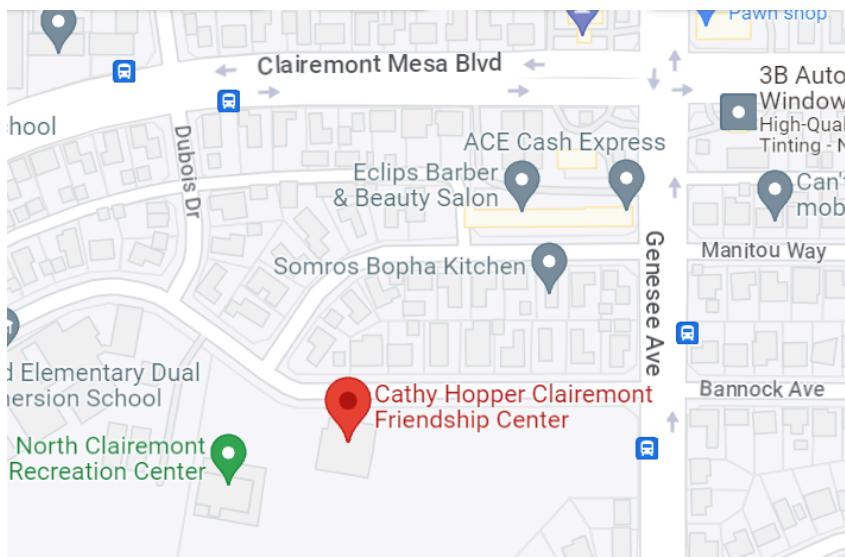
- Audience members were encouraged to attend City's Land Use Committee meetings where the Clairemont Community plan would be discussed.
- Glen's efforts and expertise were greatly appreciated.
- Motion to approve the letter as revised.
 - Approved by all in attendance

Item 10. Information Items

- None

Adjournment at 8:00 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