



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 16, 2026

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 24010336

PROJECT NAME / NUMBER: 4655 Clairemont Dr - LA Fitness / PRJ-1140684

COMMUNITY PLAN AREA: Clairemont Community Plan

COUNCIL DISTRICT: 2

LOCATION: 4655 Clairemont Dr, San Diego, CA 92117

PROJECT DESCRIPTION: Conditional Use Permit to convert an existing 40,388-square-foot building, recently occupied by Reading Cinema, into an LA Fitness facility within the Clairemont Town Square shopping center. Proposed hours of operation are 5:00 a.m. to 1:00 p.m. Monday through Thursday; 5:00 a.m. to 9 p.m. Friday; and 7:00 a.m. to 6:00 p.m. Saturday and Sunday. The 0.92-acre site is located in the CC-1-3 Base Zone within the Clairemont Mesa Community Plan Area, Council District 2. The project consists of tenant improvements associated with a change in occupancy within an existing, fully developed commercial building. The scope of work includes interior modifications and minor exterior improvements such as mechanical, electrical, and plumbing upgrades, a façade refresh, and parking lot restriping. No expansion of the existing building footprint, floor area, or gross leasable area is proposed. **LEGAL DESCRIPTION:** APN - 360-180-44-00.

ENTITY CONSIDERING PROJECT APPROVAL: City of San Diego Hearing Officer

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 determined that the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities), and that none of the exceptions listed in CEQA Section 15300.2 apply. Section 15301 applies to the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures where there is negligible or no expansion of existing or former use. The proposed conversion of the existing building from a movie theater to a fitness facility would not result in any increase in building size,

height, or intensity of site development. Additionally, trip generation associated with the proposed use is anticipated to be less than the previous movie theater use. Therefore, the project meets the criteria for Section 15301. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Will Rogers
MAILING ADDRESS: 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108
PHONE NUMBER / EMAIL: (619) 446-5283 / RogersRW@sandiego.gov

On July 16, 2026 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 30, 2026). 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.

POSTED ON THE CITY'S CEQA WEBSITE

POSTED: 7/16/2026

REMOVED: _____

POSTED BY: Leilani Phillips