ATTACHMENT 1



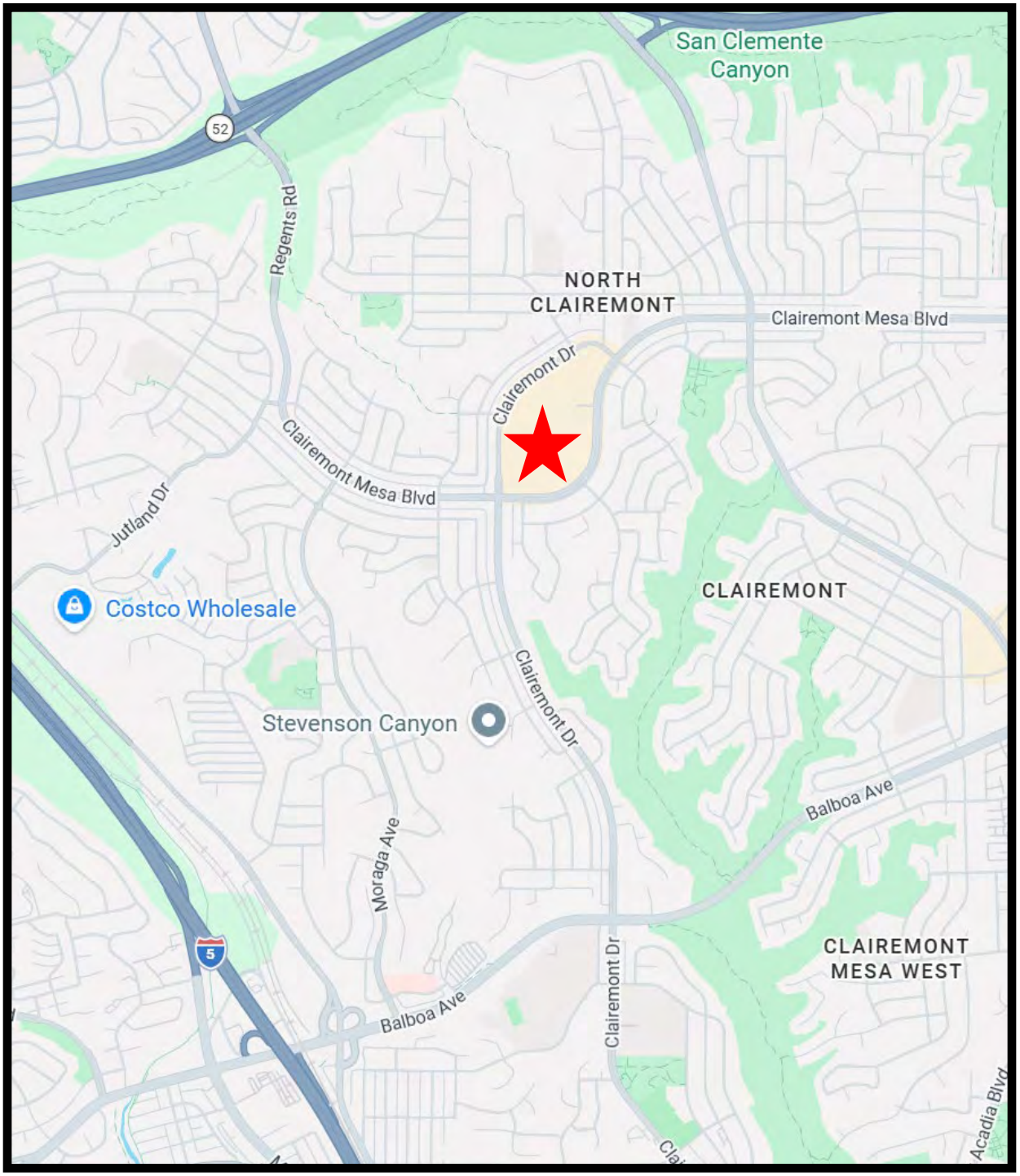
The City of SAN DIEGO

Project Location

4665 Clairemont Drive
Project No. PRJ-1140684

North

ATTACHMENT 2

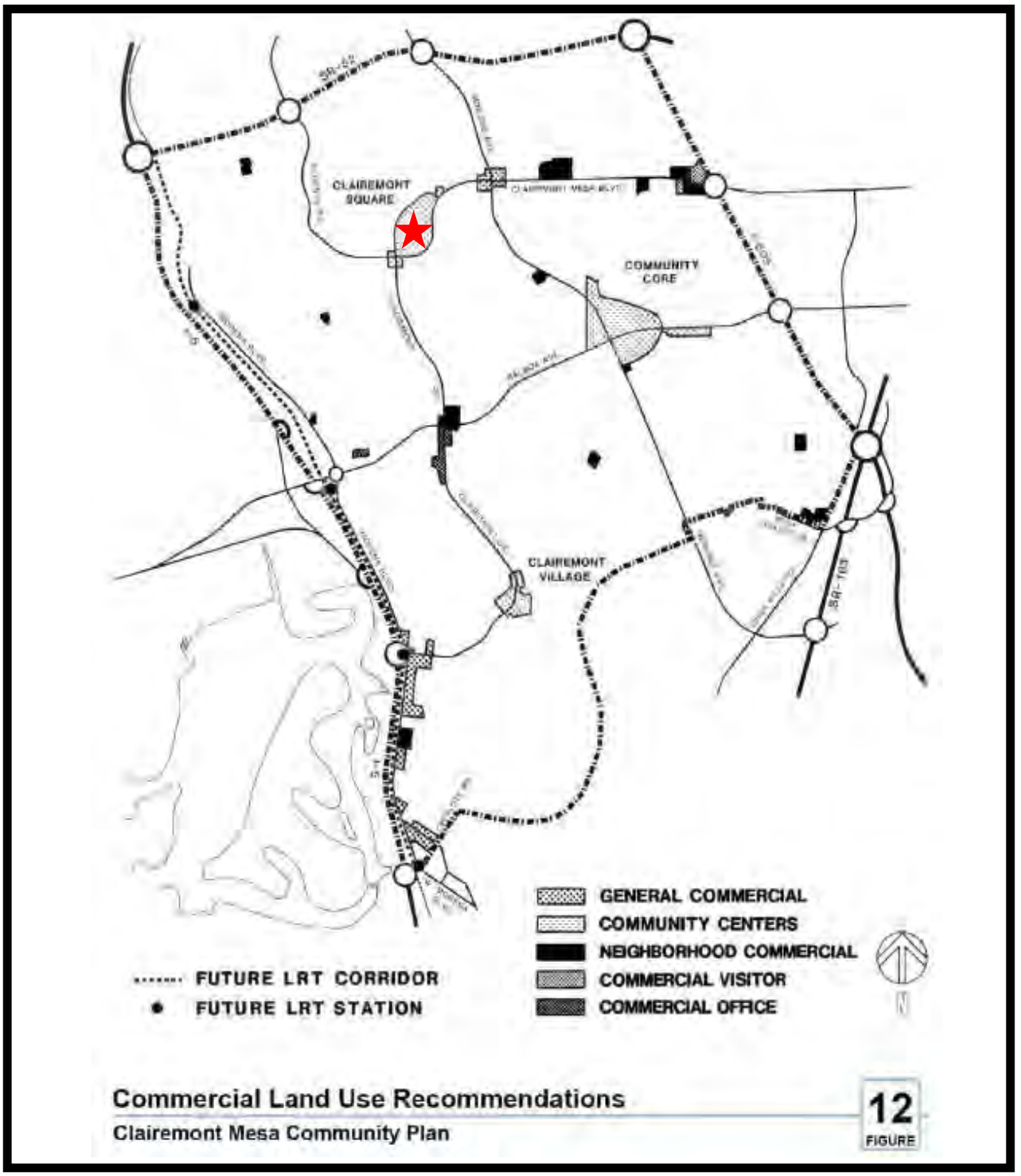


The City of SAN DIEGO

Project Location

4665 Clairemont Drive
Project No. PRJ-1140684

North



Commercial Land Use Recommendations
Clairemont Mesa Community Plan

12
FIGURE

The City of SAN DIEGO

Land Use Plan

4665 Clairemont Drive
Project No. PRJ-1140684

North

RESOLUTION NO. _____
CONDITIONAL USE PERMIT, PMT-3370729
LA FITNESS – 4665 CLAIREMONT DRIVE - PRJ-1140684

RECITALS

The Hearing Officer of the City of San Diego adopts this Resolution based on the following:

A. MGP XII CLAIREMONT TOWN SQUARE, LLC, a DELAWARE LIMITED LIABILITY COMPANY, Owner, and FITNESS INTERNATIONAL, LLC, a CALIFORNIA LIMITED LIABILITY COMPANY, Lessor/Permittee, submitted an application to the City of San Diego for a Conditional Use Permit (CUP) to remodel an existing two-story theater building for a new physical fitness center (LA Fitness) and associated site improvements (as described in and by reference to the approved Exhibits "A" and corresponding conditions of approval), for the LA Fitness project (Project). The 0.92-acre site is located at 4665 Clairemont Drive in the CC-1-3 (Commercial-Community) zone, Transit Priority Area, Mobility Zone 2 and the Community Plan Implementation Overlay Zone (CPIOZ) Type B within the 1989 Clairemont Mesa Community Plan Area. The project site is legally described as:

PARCEL 1: PARCELS A AND C OF PARCEL MAP NO. 1228, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1973, AS INSTRUMENT NO. 73-013497 OF OFFICIAL RECORDS.

PARCEL 4: LOT 2 OF NORTH CLAIREMONT PLAZA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 03, 1956.

B. On July 16, 2026, 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

C. On September 23, 2026, the Hearing Officer considered a Conditional Use Permit PMT-3370729, pursuant to the Land Development Code of the City of San Diego.

ACTION ITEMS

Be it resolved by the Hearing Officer of the City of San Diego:

1. The Hearing Officer adopts the following findings with respect to Conditional Use Permit No. PMT-3370729,

A. CONDITIONAL USE PERMIT – SDMC Section 126.03305

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

The project would allow the remodel of an existing 56,085-square-foot (sf) theater building, built in 1996, into a new physical fitness center. The proposed physical fitness center is identified as an Assembly and Entertainment Use within SDMC section 141.0602, which requires a Conditional Use Permit since it does not meet the Limited Use Regulations of SDMC section 141.0602(b), which limits the proposed facility to a maximum of 300 people, and restricts operation of facilities between the hours of 10:00 p.m. and 6:00 a.m., where the project would be for a physical fitness center for an approximate occupant load of 790 people and 24-hour operation with hours of operation to likely be 5:00 a.m. to 10:00 p.m. Monday through Thursday, from 54:00 a.m. to 9:00 p.m., and from 7:00 a.m. to 6:00 p.m. on Saturday and Sunday.

The proposed tenant improvement to the existing movie theater building would involve removing a 15,697-square-foot mezzanine, resulting in a floor area of 40,392 square feet for the proposed physical fitness center. The project would also include associated site improvements for the reconstruction of three existing driveways to current City Standards and a new concrete bus pad, all located along Clairemont Drive. The project is located within an existing 521,543-square-foot shopping center known as Clairemont Town Square, which includes multiple retail buildings housing major retail tenants, local services and restaurants.

The 0.92-acre site is located at 4665 Clairemont Drive in the CC-1-3 zone, a Transit Priority Area, and the Community Plan Implementation Overlay Zone, Type B (CPIOZ-B) within the 1989 Clairemont Mesa Community Plan (Community Plan). The application for this project was filed on August 21, 2025, before the current

Community Plan was adopted in December 2025 and prior to Rezone Ordinance No. O-22048 being adopted on January 13, 2026.

The original development for the shopping center was approved under Community Plan Implementation Overlay Zone (CPIOZ)/Planned Commercial Development (PCD)/Conditional Use Permit (CUP) No. 90-0852, adopted on February 13, 1992. The proposed project would require an amendment to the previously issued CUP for the proposed occupant load, and for the proposed hours of operation. An Amendment to the CPIOZ/PCD permit will not be required in accordance with SDMC section 143.0403(c) since the proposed development does not involve exterior modifications to the premises that are not in substantial conformance with the previously approved development permit. Unless superseded by the permit conditions of this CUP, all permit conditions and requirements of CPIOZ/PCD/CUP No. 90-0852 shall remain in effect.

The project would support the goals, policies and recommendations of the 1989 Clairemont Mesa Community Plan for commercial development including, but not limited to, the following:

The primary goal for commercial development is to provide appropriately located, well-designed commercial facilities offering a wide variety of goods and services. The project would meet this goal by providing a use that is compatible with those found within the existing shopping center. By proposing a health and fitness club within an existing shopping center, the project would also conform to the Community Plan Commercial objective of maintaining commercial uses in neighborhood commercial centers and providing commercial facilities that would meet the needs of the existing residential population of Clairemont Mesa.

Additionally, the project would support the supplemental regulations of the CPIOZ-B overlay zone, including, but not limited to, the following:

Recommendations for Clairemont Square and Clairemont Village (Community Plan, p. 46):

1. *"Clairemont Square and Clairemont Village should be retained as community commercial centers."*

The Community Plan identifies the project site as a "Commercial Center" (Figure 12, P. 38) and labels it as Clairemont Square, now known as Clairemont Town Square. The Project would conform to this recommendation by retaining the existing commercial retail building with a use compatible with the established community commercial center.

2. *"Any new retail development should be integrated with the existing center to ensure compatibility in height, architecture and site design, signs, landscaping and*

circulation. New development should be linked to the surrounding residential neighborhood by safe and effective pedestrian access through well-defined entryways." (Community Plan p.46):

The project adheres to this recommendation by utilizing the existing building envelope and proposing a use that is compatible with the established community commercial center. Furthermore, the project will remain sensitive to the surrounding neighborhoods by preserving existing pedestrian access and proposing improvements to three of the existing driveways at the shopping center, improving accessibility to the project site. The project will also include the construction of a bus pad for the existing bus stop located adjacent to the project site along Clairemont Drive, improving public transit service to the project site. The proposed exterior improvements to the existing building will be compatible with the architectural design and theme of the existing shopping center, including the use of compatible building materials and signs.

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 would provide employment opportunities and meet the service needs of local community. Therefore, the project will not adversely affect the applicable land use plan.

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

The project would include a tenant improvement within an existing building for a change in use from a theater to a physical fitness center. The project is within an established commercial shopping center served by existing public services, utilities and developed public rights-of-way. The existing building is served by utilities that have been reviewed for conformance with current standards, including the provision of backflow prevention devices for existing water service, thus providing protection to the existing public water system. The project, in accordance with the City's Storm Water Regulations, would be required to provide Best Management Practices (BMPs) intended to reduce impacts from construction and post-construction operations. The permit controlling the use of the project site contains specific conditions addressing compliance with the City's codes, policies, and regulations, as well as other regional, state and federal regulations to prevent detrimental impacts to the health, safety and general welfare of persons residing in and/or working in the area. Therefore, the proposed development will not be detrimental to the public health, safety, and welfare.

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

The proposed project is described in the findings above, incorporated herein by reference. The project does not request any deviations from the regulations of the land development code. The project is conditioned to improve three existing driveways adjacent to the site on Clairemont Drive by reconstructing them to meet current City Standards. Additionally, the project would include a new concrete bus pad at the existing bus stop along Clairemont Drive, designed in accordance with current City Standards.

The project is conditioned to include 15 short-term bicycle parking spaces available to the public, in accordance with the vehicle miles traveled (VMT) reduction measures in SDMC Section 143.1103(b), for development located within Mobility Zone 2. As described in CUP finding A.I. above, the project requires a CUP because the project does not meet the limited use regulations of SDMC section 141.0602(b).

The project will comply with the development conditions in effect for the subject property as described in the development permit, as well as other regulations and guidelines pertaining to the subject property, in accordance with the Land Development Code. Therefore, the proposed development will comply with the regulations of the Land Development code.

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

The Project is located in an existing shopping center at 4665 Clairemont Drive, within the Clairemont Community Plan area, in the CC-1-3 zone. The project location is appropriate for the community, as it provides a centralized hub for recreation and fitness. The existing shopping center is within a Pedestrian Corridor Route as shown in Figure 3-1 of the current Clairemont Community Plan. Pedestrian Corridor Route types are along streets serving businesses and shopping areas with moderate to high pedestrian activity. The project site is also currently served by existing Metropolitan Transit System bus routes 43 and 105, which provide regional connectivity to the shopping center and the proposed Physical Fitness Center. The current Clairemont Community Plan identifies the need for additional community-serving recreational opportunities, and the proposed project would help meet the recreation goals by providing a recreation facility that is connected to the existing community by means of the established pedestrian, bicycle and public transportation routes connected to the existing shopping center.

The project would utilize the existing parking lot to accommodate the use, thus minimizing the associated impact on the community. The existing parking lot was determined to have adequate capacity for the proposed use. The project would support the Clairemont Community Plan by providing services that meet the needs of the established surrounding community and are compatible with the established community shopping center. Therefore, the proposed project is appropriate for the proposed location.

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

3. Based on these findings adopted by the Hearing Officer, Conditional Use Permit No. PMT-3370729 is granted by the Hearing Officer to the referenced Owner/Permittee, in the form, exhibits, terms, and conditions as set forth in Conditional Use Permit No. PMT-3370729, a copy of which is attached to and made a part of this Resolution by this reference.

Will Rogers
Development Project Manager
Development Services

Adopted on: September 23,2026

IO#: 24010336

RECORDING REQUESTED BY
CITY OF SAN DIEGO
DEVELOPMENT SERVICES
PERMIT INTAKE, MAIL STATION
DSD-1A

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010336 SPACE ABOVE THIS LINE FOR RECORDER'S USE

CONDITIONAL USE PERMIT PMT-3370729
LA FITNESS – 4665 CLAIREMONT DRIVE
AMENDMENT TO CPIOZ/PCD/CUP NO. 90-0852
HEARING OFFICER

This CONDITIONAL USE PERMIT PMT-3370729, is granted by the Hearing Officer of the City of San Diego to MGP XII CLAIRMONT TOWN SQUARE, LLC a DELAWARE LIMITED LIABILITY COMPANY Owner, and FITNESS INTERNATIONAL, LLC, a CALIFORNIA LIMITED LIABILITY COMPANY Lessor/ Permittee, pursuant to San Diego Municipal Code [SDMC] section §126.0305. The 0.92 -acre site is located at 4665 Clairemont Drive in the CC-1-3 zone, Transit Priority Area, Mobility Zone 2 and the Community Plan Implementation Overlay Zone (CPIOZ) Type B within the 1989 Clairemont Mesa Community Plan Area. The project site is legally described as: PARCEL 1: PARCELS A AND C OF PARCEL MAP NO. 1228, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JANUARY 16, 1973, AS INSTRUMENT NO. 73-013497 OF OFFICIAL RECORDS. PARCEL 4: LOT 2 OF NORTH CLAIREMONT PLAZA, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 3484, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, AUGUST 03, 1956.

Subject to the terms and conditions set forth in this Permit, permission is granted to MGP XII CLAIRMONT TOWN SQUARE, LLC, a DELAWARE LIMITED LIABILITY COMPANY Owner, and FITNESS INTERNATIONAL, LLC, a CALFORNIA LIMITED LIABILITY COMPANY, Lessor/ Permittee as described and identified by size, dimension, quantity, type, and location on the approved exhibits [Exhibit "A"] dated September 23, 2026 on file in the Development Services Department.

The project shall include:

a. The 24-hour operation of a fitness center with Interior demolition of an existing movie theater, and construction of a new 40,388-square-foot health club with new rest rooms, locker rooms, fitness rooms and a juice bar. The project will provide new building facade treatments and building signs;

b. Off-street parking; 172 parking spaces, four new motorcycle spaces, 24 new bicycle parking spaces including 9 with bicycle lockers.

c. 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 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 October 8, 2029.

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/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/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/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/Permittee shall secure all necessary building permits. The Owner/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.

DRAFT

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/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/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" conditions(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.

ENGINEERING REQUIREMENTS:

10. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an Encroachment Maintenance Removal Agreement for the landscaping and irrigation, within the right-of-way, subject to the City Engineer's approval.

11. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond for the reconstruction of the three existing driveways with the current City Standard concrete driveways adjacent to the site on Clairemont Drive, as shown on Exhibit A, satisfactory to the City Engineer.

12. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the construction of a new City Standard bus pad, adjacent to the site on Clairemont Drive, as shown on Exhibit A, satisfactory to the City Engineer.

13. Prior to the issuance of any construction permit the Owner/Permittee shall submit a Water Pollution Control Plan (WPCP). The WPCP shall be prepared in accordance with the guidelines in Part 2 Construction Best Management Practices (BMP) Standards Chapter 4 of the City's Storm Water Standards.

PLANNING/DESIGN REQUIREMENTS:

14. The automobile, motorcycle and bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site parking stalls and aisle widths shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

DRAFT

15. All signs associated with this development shall be consistent with the approved sign program associated with this site and all other applicable City-wide sign regulations.

16. All private outdoor lighting associated with the approved sign plan shall be shaded and adjusted to fall on the same premises where such lights are located and shall comply with the applicable regulations in the SDMC.

WATER / SEWER REQUIREMENTS:

17. All water service lines must pass through a permitted, private, above-ground, backflow prevention device (BFPD). Unless specifically authorized in writing by the City's Cross-Connection Control Section (Anthony Diaz - ADDiaz@sandiego.gov or 858-614-5752), all BFPDs shall be located above ground, on private property, in-line with the public water service lateral, and immediately adjacent to the public rights-of-way or public water easement.

18. Please note that, as a condition of this permit, any existing sewer lateral to be reused must be videoed and inspected by a California licensed plumber to verify (via a signed statement on company letterhead) all of the following: the lateral has an appropriate cleanout, is in good condition, is free of all debris, is properly connected to a public sewer main, and is suitable for reuse. If the lateral does not meet these requirements, it must be cleaned, repaired if necessary, and re-inspected or abandoned, capped at the property line, and replaced with a new permitted lateral.

TRANSPORTATION REQUIREMENTS

19. Prior to first occupancy, the Owner/Permittee shall provide and maintain onsite the following Vehicle Miles Traveled (VMT) reduction measures totaling at least 5 points as shown in Exhibit 'A', satisfactory to the City Engineer:

- 15 short-term bicycle parking spaces available to the public (9 points)

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 recommend 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.

DRAFT

APPROVED by the Hearing Officer of the City of San Diego on September 23, 2026 and HO-[Approved Resolution Number].

DRAFT

Conditional Use Permit No. PMT-3370729
Date of Approval: September 23, 2026

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

_____
Will Rogers
Development Project Manager

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

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

MGP XII CLAIRMONT TOWN SQUARE, LLC
Owner

By _____
David E. Geiser

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

DRAFT

NOTICE OF EXEMPTION

TO: Recorder/County Clerk
P.O. Box 1750, MS A-33
1600 Pacific Hwy, Room 260
San Diego, CA 92101-2400

Office of Land Use and Climate Innovation
1400 Tenth Street, Room 121
Sacramento, CA 95814

From: City of San Diego
Development Services Department
7650 Mission Valley Road, MS DSD-1A
San Diego, CA 92108

Project Title / Number: 4655 Clairemont Dr - LA Fitness / PRJ-1140684

State Clearinghouse No.: N/A

Project Location-Specific: 4655 Clairemont Dr, San Diego, CA 92117

Project Location-City/County: San Diego/San Diego

Description of nature and purpose of the Project: 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.

Name of Public Agency Approving Project: City of San Diego

Name of Person or Agency Carrying Out Project: Scott A. McPherson, Merlone Geier Partners XII, L.P., 425 California St., 10th Floor, San Francisco, CA 94104 (858) 350-1977

Exempt Status: (Check one)

☐ Ministerial (Sec. 21080(b)(1); 15268)
☐ Declared Emergency (Sec. 21080(b)(3); 15269(a))
☐ Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
☒ Categorical Exemption: 15301, Existing Facilities
☐ Statutory Exemptions:
☐ Other:

Reasons why project is exempt: 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.

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project? ☐ Yes ☐ No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

Analyst: C. Holowach / (619) 446-51817

Filed by:

Will Rogers / (619) 446-5283
Name/Phone Number

Signature

Development Project Manager
Title

Date

Check One:

☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI:

Development Services

FORM
DS-318
July 2024

Ownership Disclosure Statement

Permit/Approval Type: *Check the appropriate box for permit/approval and type(s) requested (See Project Submittal Manual):*

☒ **Development Permit:** _____

☐ **Subdivision Approval:** _____

☐ **Policy Approval:** _____

Project Title: CUP for LA Fitness / Club Studio **Project No. *For City Use Only*:** _____

Project Location/Address/Accessor's Parcel Number:
Clairemont Town Square, 4065 Clairemont Dr., San Diego, CA 92117

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

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? _____

Corporate Identification No.: 37-1739674 ☐ Trust - Date of Trust: _____

☐ City of San Diego/Asset Management Department: _____

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. On the second page of this form, please list the owner(s), the 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, or:

Important Instructions

1. If the applicant includes a corporation or partnership, include the names, titles, and addresses of all individuals owning more than 10% of the shares.
2. If it's a publicly owned corporation, include the names, titles, and addresses of the corporate officers.
3. If any person is a nonprofit organization or a trust, list the names and addresses of *ANY* person serving as an officer, director, trustee or beneficiary of the nonprofit organization.
4. 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 30 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.
5. A signature is required of at least one of the property owners.
6. Attach additional pages if needed.

Property Owner/Authorized Agent (Per SDMC §112.0102)

☐ Owner ☐ Authorized Agent ☒ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency
☐ City of San Diego/Asset Management Department*

Name of Individual: David E. Geiser

On behalf of: Scott A. McPherson - Merlone Geier XII, LLC

Street Address: 4365 Executive Dr. Suite 1400

City: San Diego State: CA Zip: 92121

Phone Number: 858-350-1977 Email: dgeiser@merlonegeier.com

Signature: Date: July 17, 2025

Additional pages attached: ☒ Yes ☐ No

(Signature within this section not required for City of San Diego/Asset Management Department)

Applicant ☒ Check if Same as Property Owner/Authorized Agent (Per SDMC §112.0102)

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone Number: Email:

Signature: Date:

Additional pages attached: ☐ Yes ☐ No

Other Financially Interested Persons ☐ Check if N/A

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City: State: Zip:

Phone Number: Email:

Signature: Date:

Additional pages attached: ☐ Yes ☐ No

ATTACHMENT 7

MerloneGeier Partners

4365 Executive Drive
Suite 1400
San Diego, CA 92121

Tel: 858 / 259 / 9909
Fax: 858 / 259 / 8886
www.MerloneGeier.com

July 17, 2025

City of San Diego
Department of Development Services

Re: David E. Geiser – Authorized Agent for Merlone Geier XII, LLC

To Whom It May Concern:

I hereby authorize David E. Geiser, of Merlone Geier Partners, to act on my behalf in obtaining any necessary permits from the Department of Development Services and to sign permit applications for me.

Thank you,

Scott A. McPherson
Executive Managing Director

City of San Diego
Development Services
1222 First Ave., MS-302
San Diego, CA 92101

Community Planning Committee Distribution Form

Project Name:	Project Number:
Proposed LA Fitness Club Studio	1140684

Community: Clairemont Mesa

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.

- ● Vote to Approve
- ❒ Vote to Approve with Conditions Listed Below
- ❒ Vote to Approve with Non-Binding Recommendations Listed Below
- ❒ Vote to Deny

Date of Vote: October 28, 2025

# of Members Yes	# of Members No	# of Members Abstain
8	0	

Conditions or Recommendations:

❒ No Action
(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)

NAME: Matthew Wang

TITLE: Chair

DATE: November 19, 2025