THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 16,2026 REPORT NO. HO-26-051

HEARING DATE: September 23,2026

SUBJECT: LA FITNESS – 4665 CLAIREMONT DRIVE, PROCESS THREE DECISION

PROJECT NUMBER: PRJ-1140684

REFERENCE: Planned Commercial Development (PCD)/Conditional Use Permit (CUP) No. 90-0852

OWNER/APPLICANT: MGP XII CLAIRMONT TOWN SQUARE, LLC, A DELAWARE LIMITED LIABILITY COMPANY, Owner and FITNESS INTERNATIONAL, LLC, A CALIFORNIA LIMITED LIABILITY COMPANY, Lessor/ Permittee

SUMMARY

Issue(s): Should the Hearing Officer approve Conditional Use Permit PMT-3370729 for a tenant improvement/remodel of an existing 56,085-square-foot theater building into a 40,388-square-foot space for a new Health Club Studio, located at 4665 Clairemont Drive within the Clairemont Mesa Community Plan?

Proposed Actions:

1. APPROVE Conditional Use Permit No. PMT-3370729

Fiscal Considerations: None. All costs associated with the processing of this application are paid from a deposit account maintained by the applicant.

Community Planning Group Recommendation: On October 28, 2025, the Clairemont Mesa Community Planning Group recommended project approval by a vote of 8-0-0, without recommendations.

Environmental Impact: This project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301, Existing Facilities. The environmental exemption determination for this project was made on July 16, 2026, and the opportunity to appeal that determination ended on July 30, 2026.

BACKGROUND

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 project application 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 site is governed by a previous Community Plan Implementation Overlay Zone (CPIOZ) Permit, Planned Commercial Development (PCD) Permit, and Conditional Use Permit (CUP) No. 90-0852, dated February 13, 1992.

DISCUSSION

Project Description:

The project proposes to remodel an existing 56,085-square-foot theater building built in 1996 for a new physical fitness center. 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 proposed physical fitness center is identified as an Assembly and Entertainment Use within 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 5:00 a.m. to 9:00 p.m., and from 7:00 a.m. to 6:00 p.m. on Saturday and Sunday.–Therefore, the proposed project would require an amendment to the previously issued CUP.

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.

Additionally, the existing theater requires 563 parking spaces, whereas the proposed physical fitness center would require 172 parking spaces, resulting in a reserve of 391 existing parking spaces. Thus, reducing parking demand within the shopping center for the proposed physical fitness center.

Permits Required:

- A Conditional Use Permit is required by San Diego Municipal Code (SDMC) section 126.0303(b) for a proposed facility that will not meet the Limited Use Regulations per Section 141.0602(b) because the facility would exceed the maximum allowed number of people for the facility and operate outside of the allowed hours of operation.,

Community Plan Analysis:
The proposed project supports the goals, policies, and recommendations of the 1989 Clairemont Mesa Community Plan and the supplemental CPIOZ-Type B design guidelines for the shopping center, 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 maintain sensitivity to the surrounding neighborhoods by maintaining the existing pedestrian access and proposing improvements to three of the existing driveways to the existing 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.

Project-Related Issues:

The project site is located within the 30-foot height limit area of the 1989 Clairemont Mesa Community Plan (Figure 5, p. 22). The existing structure is 38 feet two inches in height, exceeding the 30-foot height limit as approved on Plan File No. A-103321-96, and due to its previously approved development permit, the existing building would constitute a previously conforming building envelope in accordance with SDMC Section 127.0106(a). As the proposed project does not increase the existing building height or otherwise expand the building envelope, it does not impact the previous approval. Furthermore, the long-term plan for the area, as noted in the current 2025

Clairemont Community Plan, includes a new height limit of 65 feet. Therefore, the project would meet the height requirements for the zone and the community planning area.

Conclusion:
Staff has reviewed the proposed project, and all issues identified through the review process have been resolved in conformance with the adopted City Council policies and regulations (SDMC) section 151.0201(c) and SDMC section 126.0305. The Project is designed in general conformity with setbacks, bulk and scale, and general design regulations as required by the 1989 Clairemont Mesa Community Plan, and CC-1-3 zone and as recommended by the Community Plan. The project complies with SDMC regulations and conforms to the recommendations of the Community Plan. With the provided draft findings and draft permit conditions, staff recommends that the Hearing Officer approve the project as proposed.

ALTERNATIVES

1. APPROVE, Conditional Use Permit, PMT-3370729 with modifications.

2. DENY Conditional Use Permit, PMT-3370729, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,



Will Rogers
Development Project Manager
Development Services Department

Attachments:

1. Aerial Photographs
2. Location Map
3. Community Plan Land Use Map
4. Draft Permit Resolution with Findings
5. Draft Permit
6. Environmental Exemption
7. Ownership Disclosure Statement
8. Community Planning Group Recommendation
9. Project Plans