

NOTICE OF EXEMPTION

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

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

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

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: Robert Hyman, Vice President of G&I XI, CA Retail LP, a Delaware Limited Partnership, 575 Fifth Avenue 38th Floor New York, NY 10017 (212) 973-3812

Scott A. McPherson, Managing Partner, 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

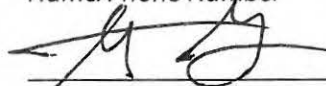
It is hereby certified that the City of San Diego has determined the above activity to be exempt from the California Environmental Quality Act.

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

Filed by:

Martin R. Mendez / (619) 446-5309

Name/Phone Number



Signature

Development Project Manager

Title

10/8/2026

Date

Check One:

- ☒ Signed by Lead Agency
☐ Signed by Applicant

Date Received for Filing with County Clerk or LCI: