



THE CITY OF SAN DIEGO

Report to the Hearing Officer

DATE ISSUED: September 3, 2025 REPORT NO. HO-25-040

HEARING DATE: September 17, 2025

SUBJECT: 5090 Shoreham Place, Process Three Decision

PROJECT NUMBER: [PRJ-1124729](#)

OWNER/APPLICANT: Cast Governor, LLC, Owner / San Diego Land Surveying & Engineering, Inc, Applicant

SUMMARY:

Issue: Should the Hearing Officer approve a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet on a 2.703-acre site located at 5080 – 5090 Shoreham Place within the University Community Plan area?

Proposed Actions: Approve Tentative Map Permit No. PMT-3328186.

Fiscal Considerations: All costs associated with this action are recovered through a flat fee funded by the applicant.

Housing Impact Statement: The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings. No residential development is proposed.

Community Planning Group Recommendation: On May 13, 2025, the University Community Planning Group voted 13-0-0 to approve the project with no conditions (Attachment 6).

Environmental Review: The project was determined to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Existing Facilities). The environmental determination for the project was made on July 18, 2025, and the opportunity to appeal that determination ended August 1, 2025 (Attachment 7). There were no appeals of the environmental determination.

BACKGROUND

The 2.703-acre site is located on a developed site at 5080 and 5090 Shoreham Place in the CO-3-3 (Commercial-Office) Zone, the Sustainable Development Area, the Mobility Choices Zone 4, the Community Plan Implementation Overlay Zone Type A, the Airport Land Use Compatibility Plan

(ALUCP) – MCAS Miramar, the Montgomery Field ALUCP – MCAS Review Area 1 and Review Area 2, the FAA Part 77 Noticing Area, the Historic Review Exemption area, and Brush Management and Very High Fire Hazard Severity Zone within the University Community Plan Area (Community Plan) (Attachments 1-3). The project site does not contain any sensitive biological resources or riparian habitat and is not within or adjacent to the City's Multi Habitat Planning Area (MHPA).

DISCUSSION

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet (Attachment 9 – Tentative Map). No new development is proposed. The project complies with the development regulations of the underlying CO-3-3 Zone (Commercial Office) and there are no deviations or variations required. Additionally, the project is not subject to the University Community Plan Implementation Overlay Zone (CPIOZ) Type A supplemental development regulations since the project does not involve a change of use or create additional floor area or improvements.

The Community Plan designates the project site as Commercial Office-Medium-3 in the University Community Plan (Community Plan) (Figure 3) which supports employment and professional office uses. The project does not change the existing commercial use, which is a land use that is consistent with the Community Plan. Additionally, the project is consistent with the Community Plan policy (Commercial and Retail Sales Use Policy 1.6.A) of providing vital goods and services needed by local residents and employees.

The Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. All easements granted to the City over the property have been left in place and are not affected by the project. Additionally, the project is conditioned to dedicate an additional two (2) feet along Shoreham Place for a 12-foot wide parkway; reconstruct the existing two driveways along Shoreham Place with new City-standard driveways; and provides maintenance for all landscaping improvements.

Required Actions

Pursuant to SDMC Section [125.0410\(a\)\(2\)](#) and [125.0430](#), the proposed project requires a Process Three Tentative Map for the subdivision of land that creates of five or more condominiums, as defined in California Civil Code section 738. Therefore, the decision to approve, conditionally approve, or deny the project shall be made by the Hearing Officer, and the decision is appealable to the Planning Commission.

Conclusion:

Staff has reviewed the proposal, including all the issues identified through the review process, and has determined that all project issues have been addressed. The project conforms with the Community Plan and the adopted City Council policies and regulations of the Land Development Code. Therefore, draft findings and conditions to support project approval are presented to the Hearing Officer for consideration.

ALTERNATIVES

1. Approve Tentative Map No. PMT-3328186, with modifications.
2. Deny Tentative Map No. PMT-3328186, if the findings required to approve the project cannot be affirmed.

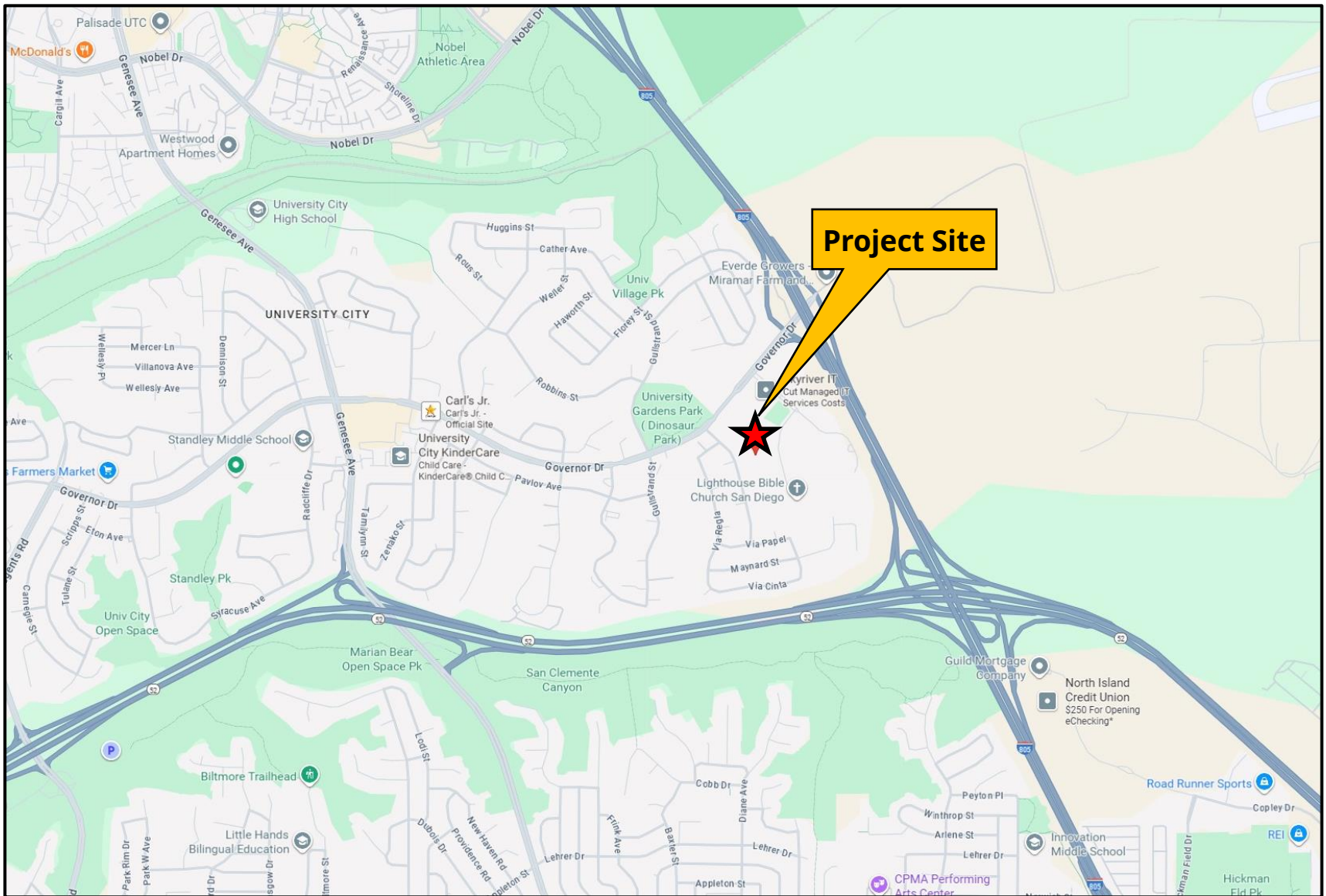
Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Blake Sonuga', is positioned above a horizontal line.

Blake Sonuga, Development Project Manager

Attachments:

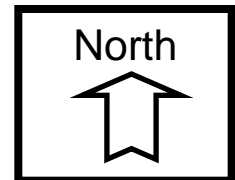
1. Project Location Map
2. Aerial Photograph
3. Community Plan Land Use Map
4. Draft Tentative Map Resolution with Findings
5. Draft Tentative Map Conditions
6. Community Planning Group Recommendation
7. Notice of Right to Appeal (NORA)
8. Ownership Disclosure Statement
9. Tentative Map



Project Location Map

5080-5090 Shoreham Place

PRJ-1124729: 5090 Shoreham Place

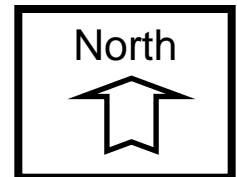




Aerial Photograph

5080-5090 Shoreham Place

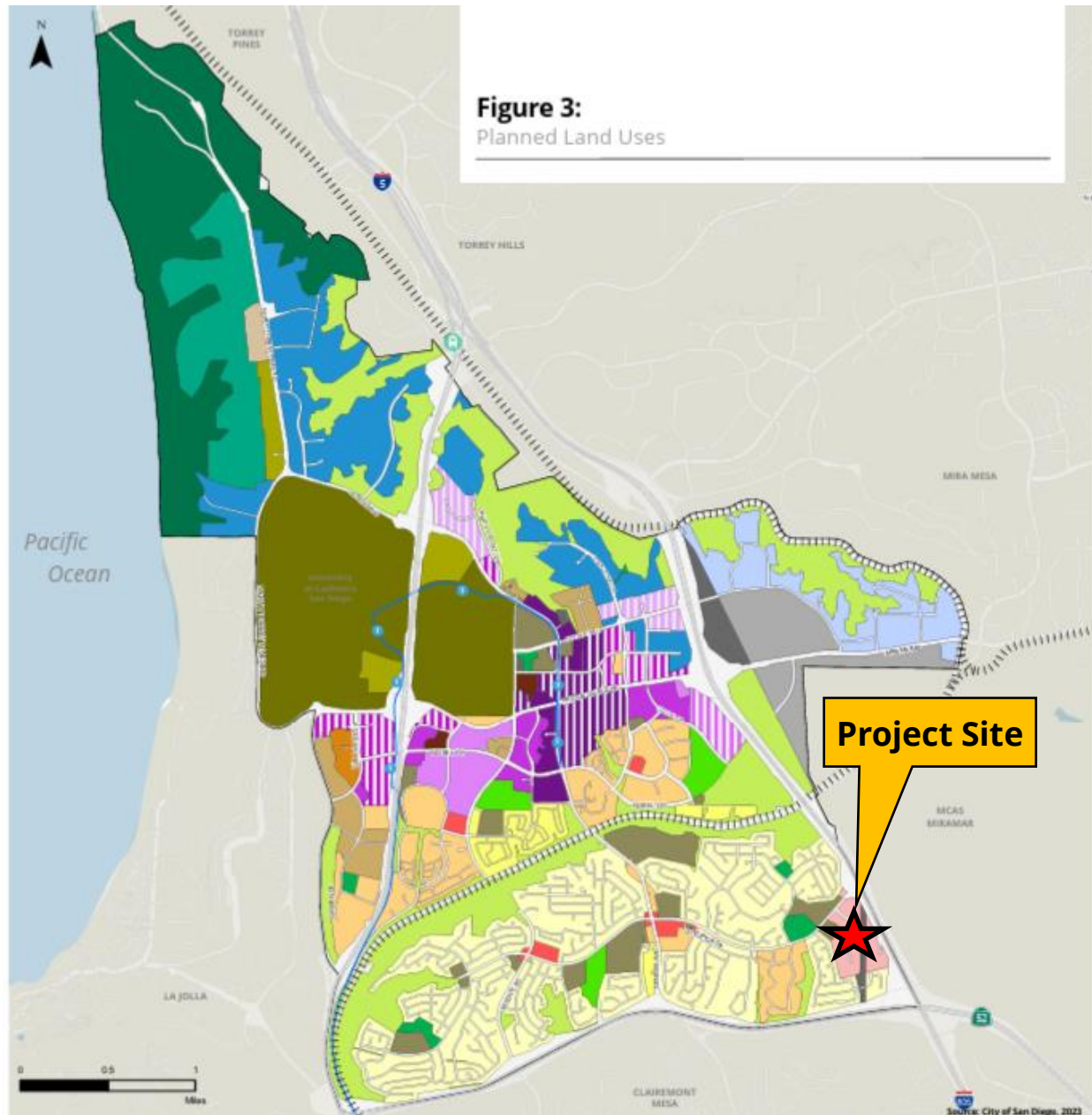
PRJ-1124729: 5090 Shoreham Place



University Community Plan Area Land Use Map

- Residential Low-2 (5-9 du/ac)
- Residential Low-3 (10-14 du/ac)
- Residential Low-4 (15-29 du/ac)
- Residential Medium-1 (30-44 du/ac)
- Residential Medium-3 (55-73 du/ac)
- Residential Medium-4 (74-109 du/ac)
- Commercial Office-Med-3 (0-73 du/ac)**
- Community Village High-1 (0-73 du/ac)
- Visitor Commercial Low-4 (0-29 du/ac)
- Urban Village Med-2 (0-54 du/ac, FAR up to 3.0)
- Urban Employment Village Med-2 (0-54 du/ac, FAR up to 3.0)
- Urban Village High-1 (0-109 du/ac, FAR up to 3.0)
- Urban Employment Village High-1 (0-109 du/ac, FAR up to 3.0)
- Urban Village High-2 (0-145 du/ac, FAR up to 5.0)
- Urban Employment Village High-2 (0-145 du/ac, FAR up to 5.0)
- Urban Village High-3 (0-218 du/ac, FAR up to 7.0)
- Urban Employment Village High-3 (0-218 du/ac, FAR up to 7.0)
- Scientific Research
- Golf Course
- Resource Based Park
- Open Space
- Neighborhood Park
- Community Park & Rec. Center
- Light Industrial
- Institutional
- UC San Diego
- Hospital
- Utility
- Military

Figure 3:
Planned Land Uses



Project Site



5080-5090 Shoreham Place
PRJ-1124729: 5090 Shoreham Place

HEARING OFFICER RESOLUTION NUMBER NO. _____
TENTATIVE MAP NO. PMT-3328186
PRJ-1124729: 5090 SHOREHAM PLACE

WHEREAS, CAST GOVERNOR, LLC, Subdivider, and San Diego Land Surveying & Engineering, submitted an application to the City of San Diego for Tentative Map No. PMT-3328186 to create 36 commercial condominium units within two existing two-story, commercial buildings. No new construction is proposed. The 2.703-acre site is located at 5080 and 5090 Shoreham Place in the CO-3-3 (Commercial-Office) Zone, the Sustainable Development Area, the Mobility Choices Zone 4, the Community Plan Implementation Overlay Zone Type A, the Airport Land Use Compatibility Plan (ALUCP) – MCAS Miramar, the Montgomery Field ALUCP – MCAS Review Area 1 and Review Area 2, the FAA Part 77 Noticing Area, the Historic Review Exemption area, and Brush Management and Very High Fire Hazard Severity Zone the within the University Community Plan Area.

The property is legally described as Parcel 1: Lot 4 of Governor Dive Business Park Unit No.1, in the City of San Diego, County of San Diego, State of California, according to Map No. 10134, filed in the Office of the Count Recorder of San Diego County, June 20, 1981. Parcel 2: Easement For access to slopes or drainage ways located on adjacent or adjoining lots (as defined and in the Declaration as hereinafter defined) for the maintenance of permanent stabilization of slopes of maintenance of drainage facilities, and easement over adjoining lots and common area (as defined in the declaration) for the purpose of accommodating any encroachments due to engineering errors, errors in original construction settlement or shifting of any building or any other cause as set forth in that certain declaration of restrictions (the Declaration), recorded June 30, 1982 as instrument No. 82-203798 of official records, in the office of the County Recorder of San Diego County,

WHEREAS, the Map proposes to create 36 commercial condominium units within two existing two-story, commercial buildings; and

WHEREAS, on September 17, 2025, 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; and

WHEREAS, on September 17, 2025, the Hearing Officer of the City of San Diego considered Tentative Map No. PMT-3328186, pursuant to San Diego Municipal Code section 125.0440 and Subdivision Map Act section 66428, received for its consideration written and oral presentations, evidence having been submitted, and testimony having been heard from all interested parties at the public hearing, and the Hearing Officer having fully considered the matter and being fully advised concerning the same; NOW THEREFORE,

BE IT RESOLVED by the Hearing Officer of the City of San Diego, that it adopts the following findings with respect to Tentative Map No. PMT- 3328186:

Findings for Tentative Map - San Diego Municipal Code Section 125.0440:

1. The proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. The Community Plan designates the project site as Commercial Office-Medium-3 in the University Community Plan (Community Plan) (Figure 3) which supports employment and professional office uses. The project does not change the existing commercial use, which is a land use that is consistent with the Community Plan. Additionally, the project is consistent with the Community Plan policy (Commercial and Retail Sales Use Policy 1.6.A) of providing vital goods and services needed by local residents and employees. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

2. The proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. The project complies with the development regulations of the underlying CO-3-3 Zone (Commercial Office) and there are no deviations or variations required. Additionally, the project is not subject to the University Community Plan Implementation Overlay Zone (CPIOZ) Type A supplemental development regulations since the project does not involve a change of use or create additional floor area or improvements. The Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code, including any allowable deviations pursuant to the Land Development Code.

3. The site is physically suitable for the type and density of development.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. The project site does not contain any sensitive biological resources or riparian habitat and is not within or adjacent to the City's Multi Habitat Planning Area (MHPA). The project complies with the development regulations of the underlying CO-3-3 Zone (Commercial Office) and there are no deviations or variations required. Additionally, the project is consistent with the Community Plan land use designation of Commercial Office-Medium-3 (Figure 3) which supports employment and professional office uses. Therefore, the site is physically suitable for the type and density of development.

4. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. The project site does not contain any sensitive biological resources or riparian habitat and is not within or adjacent to the City's Multi Habitat Planning Area (MHPA). Additionally, the project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Exiting Facilities). Therefore, the design of the subdivision and the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

5. The design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is

proposed. The Tentative Map for the project was reviewed by staff and determined to be in compliance with the SDMC and Subdivision Map Act. Additionally, the project is conditioned to dedicate an additional two (2) feet along Shoreham Place for a 12-foot wide parkway; reconstruct the existing two driveways along Shoreham Place with new City-standard driveways; and provides maintenance for all landscaping improvements. Therefore, the design of the subdivision or the type of improvement will not be detrimental to the public health, safety, and welfare.

6. The design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. All easements granted to the City over the property have been left in place and are not affected by the project. Therefore, the design of the subdivision or the type of improvements will not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

7. The design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. The project site's orientation, architectural design and proximity to the Pacific Ocean provides for passive and natural heating and cooling opportunities. The existing structures are exposed on four sides to ensure passive cooling through cross-ventilation of the interior spaces. Therefore, the design of the proposed subdivision provides, to the extent feasible, for future passive or natural heating and cooling opportunities.

8. The decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

The project is a Tentative Map to create 36 commercial condominium units within two existing two-story, commercial buildings totaling 46,620 square-feet. No new development is proposed. The project does not adversely impact public services or fiscal and environmental resources. The project site does not contain any sensitive biological resources or riparian habitat and is not within or adjacent to the City's Multi Habitat Planning Area (MHPA). Additionally, the project was determined to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Existing Facilities). Therefore, the decision maker has considered the effects of the proposed subdivision on the housing needs of the region and that those needs are balanced against the needs for public services and the available fiscal and environmental resources.

ATTACHMENT 4

BE IT FURTHER RESOLVED, that based on the Findings hereinbefore adopted by the Hearing Officer, Tentative Map No. PMT-3328186 is hereby granted to Cast Governor, LLC subject to the attached conditions which are made a part of this resolution by this reference.

By _____
Blake Sonuga
Development Project Manager
Development Services Department

ATTACHMENT: Tentative Map Conditions

Internal Order No. 11004543

DRAFT

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. PMT-3328186
PRJ-1124729: 5090 SHOREHAM PLACE

ADOPTED BY RESOLUTION NO. _____ ON SEPTEMBER 17, 2025

GENERAL

1. This Tentative Map will expire on October 1, 2028.
2. Compliance with all of the following conditions shall be completed and/or assured, to the satisfaction of the City Engineer, prior to the recordation of the Certificate of Compliance, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Certificate of Compliance to subdivide the existing lot shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Certificate of Compliance, taxes must be paid on this property pursuant to Subdivision Map Act section 66492. To satisfy this condition, a tax certificate stating that there are no unpaid lien conditions against the subdivision must be recorded in the Office of the San Diego County Recorder.
5. The Subdivider shall defend, indemnify, and hold the City (including its agents, officers, and employees [together, "Indemnified Parties"]) harmless from any claim, action, or proceeding, against the City and/or any Indemnified Parties to attack, set aside, void, or annul City's approval of this project, which action is brought within the time period provided for in Government Code section 66499.37. City shall promptly notify Subdivider of any claim, action, or proceeding and shall cooperate fully in the defense. If City fails to promptly notify Subdivider of any claim, action, or proceeding, or if City fails to cooperate fully in the defense, Subdivider shall not thereafter be responsible to defend, indemnify, or hold City and/or any Indemnified Parties harmless. City may participate in the defense of any claim, action, or proceeding if City both bears its own attorney's fees and costs, City defends the action in good faith, and Subdivider is not required to pay or perform any settlement unless such settlement is approved by the Subdivider.

ENGINEERING

6. Prior to recordation of the Certificate of Compliance, the Owner/Permittee shall dedicate up to an additional two (2) feet along Shoreham Place for a 12-foot wide parkway, satisfactory to the City Engineer.
7. Prior to recordation of the Certificate of Compliance, the Owner/Permittee shall assure by permit and bond the reconstruction of the existing two driveways and the installation of two new City-standard driveways adjacent to the site along Shoreham Place, satisfactory to the City Engineer.

MAPPING

8. Prior to the expiration of the Tentative Map, a Certificate of Compliance to subdivide the property into 36 commercial condominium units shall be recorded in the San Diego County Recorder's Office.
9. Prior to the recordation of the Certificate of Compliance, taxes must be paid or bonded for this property pursuant to section 66492 of the Subdivision Map Act. A current original tax certificate, recorded in the office of the San Diego County Recorder, must be provided to satisfy this condition.

Please note if tax bond is required as indicated in the tax certificate, please make sure that it is paid or posted, and submit evidence (e.g., filed bond letter or receipt from Clerk of the Board) indicating the required tax bond amount has been paid or bonded.

10. Prior to the issuance of a Certificate of Compliance, staff will perform a field monument inspection to verify that all property corners are being marked with survey monuments. If any of the survey monuments are missing, it must be replaced with a new monument, and a Corner Record or Record of Survey (whichever is applicable) shall be filed with the County Recorder pursuant to the Professional Land Surveyors Act. A copy of the filled Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

LANDSCAPE:

11. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the Building Permit set, including in the public right-of-way, consistent with the Landscape Regulations and Landscape Standards, unless long-term maintenance of said landscaping will be the responsibility of another approved entity such as a Homeowner's Association.

INFORMATION:

- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws, ordinances, regulations, or policies including but not limited to, the Federal Endangered Species Act of 1973 and any amendments thereto (16 USC § 1531 et seq.).
- If the Subdivider makes any request for new water and sewer facilities (including services, fire hydrants, and laterals), the Subdivider shall design and construct such facilities in accordance with established criteria in the most current editions of the City of San Diego water and sewer design guides and City regulations, standards and practices pertaining thereto. Off-site improvements may be required to provide adequate and acceptable levels of service and will be determined at final engineering.
- Subsequent applications related to this Tentative Map will be subject to fees and charges based on the rate and calculation method in effect at the time of payment.

- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of the Tentative Map, may protest the imposition within ninety days of the approval of this Tentative Map by filing a written protest with the San Diego City Clerk pursuant to Government Code sections 66020 and/or 66021.
- Where in the course of development of private property, public facilities are damaged or removed, the Subdivider shall at no cost to the City, obtain the required permits for work in the public right-of-way, and repair or replace the public facility to the satisfaction of the City Engineer (San Diego Municipal Code Section 142.0607).

Internal Order No. 11004543

DRAFT

Page 3	City of San Diego · Information Bulletin 620		August 2018
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101		Community Planning Committee Distribution Form
Project Name: 5080 - 5090 Shorham Dr Commercial Condo		Project Number: PRJ-1124729	
Community: University			
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>			
<input checked="" type="radio"/> Vote to Approve <input type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny			Date of Vote: May 13, 2025
# of Members Yes 13	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: None			
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Chris Nielsen			
TITLE: Chair		DATE: May 15, 2025	

Visit our web site at www.sandiego.gov/development-services.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-5620 (08-18) ONLINE FORM



THE CITY OF SAN DIEGO

DATE OF NOTICE: July 18, 2025

NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

SAP No. 11004543

PROJECT NAME / NUMBER: 5090 Shoreham Place / PRJ-1124729**COMMUNITY PLAN AREA:** University**COUNCIL DISTRICT:** 6**LOCATION:** 5080 and 5090 Shoreham Pl, San Diego, CA 92122

PROJECT DESCRIPTION: The project proposes a Tentative Map (TM) to convert 36 existing commercial rental units within two existing buildings, totaling 46,620 square feet, into Commercial Condominium Units at 5080 and 5090 Shoreham Pl. No development is proposed. The 0.13-acre site is in the CO-3-3 Base Zone within the University Community Plan Area. **LEGAL DESCRIPTION:** Lot 4 of Governor Drive Business Park Unit No. 1, Map No. 10134.

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 the project would not have the potential to cause a significant effect on the environment. The project meets the criteria set forth in CEQA Section 15301, which consists of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing or former use. The project is requesting a Tentative Map Waiver to convert 36 existing commercial rental units into Commercial Condominium Units. No new development is proposed and there is no expansion of use. Therefore, this exemption was deemed appropriate. In addition, the exceptions listed in CEQA Section 15300.2 would not apply. **The site is not included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

DEVELOPMENT PROJECT MANAGER: Blake Sonuga
MAILING ADDRESS: 1222 First Avenue, MS 501, San Diego, CA 92101-4153
PHONE NUMBER / EMAIL: (619) 687-5928 / msonuga@sandiego.gov

On July 18, 2025 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 five (5) business days from the date of the posting of this Notice (August 1, 2025). 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) 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](https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/forms/ds3031.pdf) (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: 07/18/2025

REMOVED: 08/01/2025

POSTED BY: *Myra Lee*

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:** Tentative Map for Commercial Condominium Conversion
- ☐ **Subdivision Approval:** _____
- ☐ **Policy Approval:** _____

Project Title: Shoreham Commercial Conversion **Project No. For City Use Only:** _____

Project Location/Address/Accessor's Parcel Number:
5080 & 5090 Shoreham Place,

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

- ☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? CA
- Corporate Identification No.: 99-4395291 ☐ 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)		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency <input type="checkbox"/> City of San Diego/Asset Management Department*		
Name of Individual: Bret Morriss		
On behalf of: Cast Governor, LLC		
Street Address: 5090 Shoreham Pl, Suite 100		
City: San Diego	State: CA	Zip: 92122
Phone Number: (619) 308-6787	Email: bret.morriss@cast-cap.com	
Signature: Bret Morriss		Date:
Digitally signed by Bret Morriss Date: 2024.11.27 09:02:42 -08'00'		
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

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

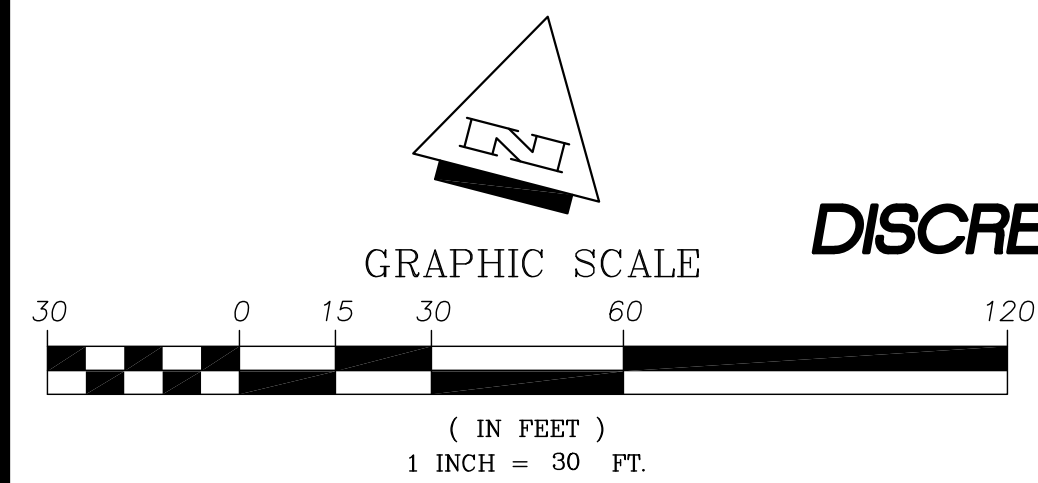
Applicant <input checked="" type="checkbox"/> Check if Same as Property Owner/Authorized Agent (Per)		
<input checked="" type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual: Bret Morriss		
On behalf of: Cast Governor, LLC		
Street Address: 5090 Shoreham Pl, Suite 100		
City: San Diego	State: CA	Zip: 92122
Phone Number: (619) 308-6787	Email: bret.morriss@cast-cap.com	
Signature: Bret Morriss		Date:
Digitally signed by Bret Morriss Date: 2024.10.04 12:46:23 -07'00'		10/04/2024
Additional pages attached: <input type="checkbox"/> Yes <input type="checkbox"/> No		

Other Financially Interested Persons <input type="checkbox"/> Check if N/A		
<input type="checkbox"/> Owner <input type="checkbox"/> Authorized Agent <input type="checkbox"/> Member <input type="checkbox"/> Trustee <input type="checkbox"/> Tenant/Lessee <input type="checkbox"/> Successor Agency		
Name of Individual: Bret Morriss		
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Street Address: 5090 Shoreham Pl, Suite 100		
City: San Diego	State: CA	Zip: 92122
Phone Number: (619) 308-6787	Email:	
Signature: Bret Morriss		Date: 10/04/2024
Digitally signed by Bret Morriss Date: 2024.10.04 12:46:42 -07'00'		
Additional pages attached: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

Visit our web site: sandiego.gov/DSD.

Upon request, this information is available in alternative formats for persons with disabilities.

DS-318 (07-24)



TENTATIVE MAP NO.: PMT-3328186

DISCRETIONARY PERMIT FOR: 5080-5090 SHOREHAM PLACE CONVERSION

EXISTING EMRA

ENCROACHMENT REMOVAL AGREEMENT FOR PRIVATE STORM DRAINS AND APPURTENANCES RECORDED JULY 24, 1981 AS FILE/PAGE 85-234400, OF OFFICIAL RECORDS.

ZONING DATA
DISTRICT: CO-3-3 COMMERCIAL-OFFICE
MINIMUM YARD REQUIREMENTS FRONT SETBACK=MINIMUM 10' SIDE SETBACK=10' REAR YARD SETBACK=MINIMUM 10' ABUTTING RESIDENTIAL
PARKING REQUIREMENTS: 3.3 SPACES PER 1,000 SQUARE FEET EQUATION: 41,297/1,000=41.297x3.3=136.28 SPACES BUILDING HEIGHT (MAX) = NO HEIGHT LIMIT EXCEPT AS LIMITED BY OVERLAY ZONES; NONE SPECIFIED

SCOPE OF WORK

TENTATIVE MAP TO CONVERT 36 COMMERCIAL UNITS TO COMMERCIAL CONDOMINIUM UNITS, NO NEW CONSTRUCTION PROPOSED AS A PART OF THIS PERMIT

SITE ADDRESS

5080 & 5090 SHOREHAM PLACE
SAN DIEGO, CA 92122

APN

348-031-09-00

LEGAL DESCRIPTION

PARCEL 1:

LOT 4 OF GOVERNOR DRIVE BUSINESS PARK UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP NO. 10134, FILED IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY, JUNE 30, 1981.

PARCEL 2:

EASEMENT FOR ACCESS TO SLOPES OR DRAINAGE WAYS LOCATED ON ADJACENT OR ADJOINING LOTS (AS DEFINED IN THE DECLARATION AS HEREINAFTER DEFINED) FOR THE MAINTENANCE OF PERMANENT STABILIZATION OF SLOPES OR MAINTENANCE OF DRAINAGE FACILITIES, AND EASEMENT OVER ADJOINING LOTS AND COMMON AREA (AS DEFINED IN THE DECLARATION) FOR THE PURPOSE OF ACCOMMODATING ANY ENCROACHMENT DUE TO ENGINEERING ERRORS, ERRORS IN ORIGINAL CONSTRUCTION, SETTLEMENT OR SHIFTING OF ANY BUILDING, OR ANY OTHER CAUSE, AS SET FORTH IN THAT CERTAIN DECLARATION OF RESTRICTIONS (THE "DECLARATION"), RECORDED JUNE 30, 1982 AS INSTRUMENT NO. 82-203798 OF OFFICIAL RECORDS, IN THE OFFICE OF THE COUNTY RECORDER OF SAN DIEGO COUNTY.

LOT SIZE

SQUARE FOOTAGE 117,734.57 OR ACREAGE 2.703

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS TENTATIVE MAP IS THE NORTHERLY LOT LINE OF LOT 4 AS SHOWN ON MAP NO. 10134, I.E. N 88°02'52" E

PROJECT INFORMATION

BASE ZONE —CO-3-3

YEAR BUILT — 1986

OVERLAY ZONE DESIGNATIONS

COASTAL OVERLAY ZONE — NO
COASTAL HEIGHT OVERLAY — YES
VHFSZ REQUIREMENTS — YES
FAA REQUIREMENTS — YES
GEOHAZARD CATEGORY — 51/53
AIRPORT INFLUENCE — YES_X___ NO___ AIRPORT SAN DIEGO INTERNATIONAL AIRPORT-REVIEW AREA 1, NAS NORTH ISLAND — REVIEW AREA 2
NOISE OVERLAY ZONE — YES_X___ NO___ TYPE__SDIA 65-70 CNEL
HISTORIC DESIGNATED — YES___ NO_X___ HRB NO._____
IF APPLICABLE
HISTORIC DESIGNATED DISTRICT — YES___ NO_X___ DISTRICT
FEMA FLOOD HAZARD ZONE — YES___ NO_X___ MAP:_.08073C1606G___WATERSHED:_.SAN DIEGO.____

GEOGRAPHIC COORDINATES:

NAD83 COORDINATES: 1890-6271
LAMBERT COORDINATES: 250-1711

SETBACK

FRONT__10'
REAR__10' ABUTTING RESIDENTIAL
SIDEYARD__10'__

PARKING CALCULATIONS

STANDARD PARKING TOTAL: _____105_____
UNDERGROUND GARAGE SPACES: _____43_____
HANDICAP PARKING SPACES: _____6_____
TOTAL PARKING REQUIRED: _____
TOTAL PARKING PROVIDED: _____154_____

EXISTING EASEMENTS:

THE FOLLOWING EASEMENTS APPEAR IN PRELIMINARY REPORT, PREPARED BY FIDELITY NATIONAL TITLE COMPANY, AMENDED PRELIMINARY REPORT, ORDER NO. 010-30109032-A-TS4, DATED MAY 20, 2024.

- SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MAY 15, 1984 AS INSTRUMENT NO. 84-180965 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- PACIFIC BELL, FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MAY 15, 1984 AS INSTRUMENT NO. 84-180966 OF OFFICIAL RECORDS. PLOTTED HEREON.
- SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED MAY 16, 1984 AS INSTRUMENT NO. 84-182084 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.
- SAN DIEGO GAS & ELECTRIC COMPANY FOR PUBLIC UTILITIES, INGRESS AND EGRESS, RECORDED AUGUST 29, 1985 AS INSTRUMENT NO. 85-315405 OF OFFICIAL RECORDS. THE EXACT LOCATION AND EXTENT OF SAID EASEMENT IS NOT DISCLOSED OF RECORD AND THEREFORE COULD NOT BE PLOTTED.

PROPOSED EASEMENTS:

NONE

MONUMENTATION & MAPPING

THIS PROJECT PROPOSES TO WAIVE THE PARCEL MAP. A CERTIFICATE OF COMPLIANCE WILL BE FILED AFTER TENTATIVE MAP APPROVAL. MONUMENTS WILL BE SET AND A CORNER RECORD WILL BE FILED.

DEVELOPMENT NOTES:

- THIS IS A MAP OF A CONDOMINIUM PROJECT AS DEFINED IN SECTION 6542 OF THE CIVIL CODE OF THE STATE OF CALIFORNIA AND IS FILED PURSUANT TO THE SUBDIVISION MAP ACT. TOTAL NUMBER OF COMMERCIAL UNITS IS 36.
- NUMBER OF EXISTING LOTS = 1
NUMBER OF PROPOSED LOTS = 1

REFERENCE DRAWINGS:

MAP 7238, MAP 10134, PARCEL MAP 8762, 19697-5-D

BASIS OF ELEVATION

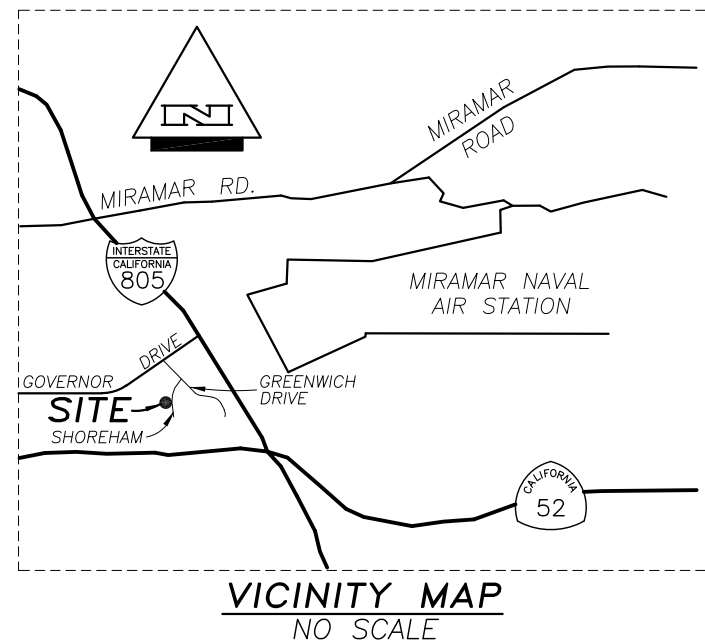
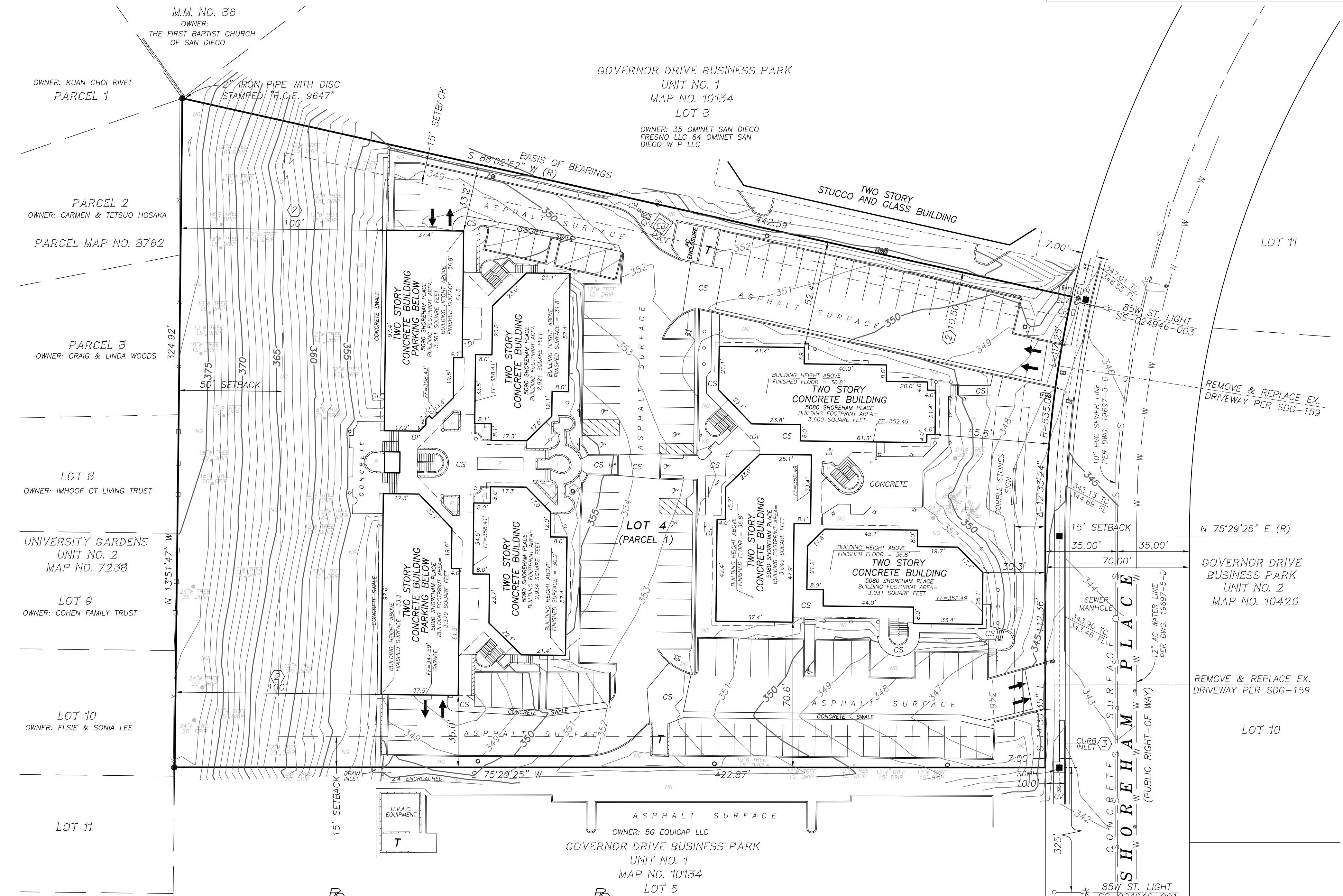
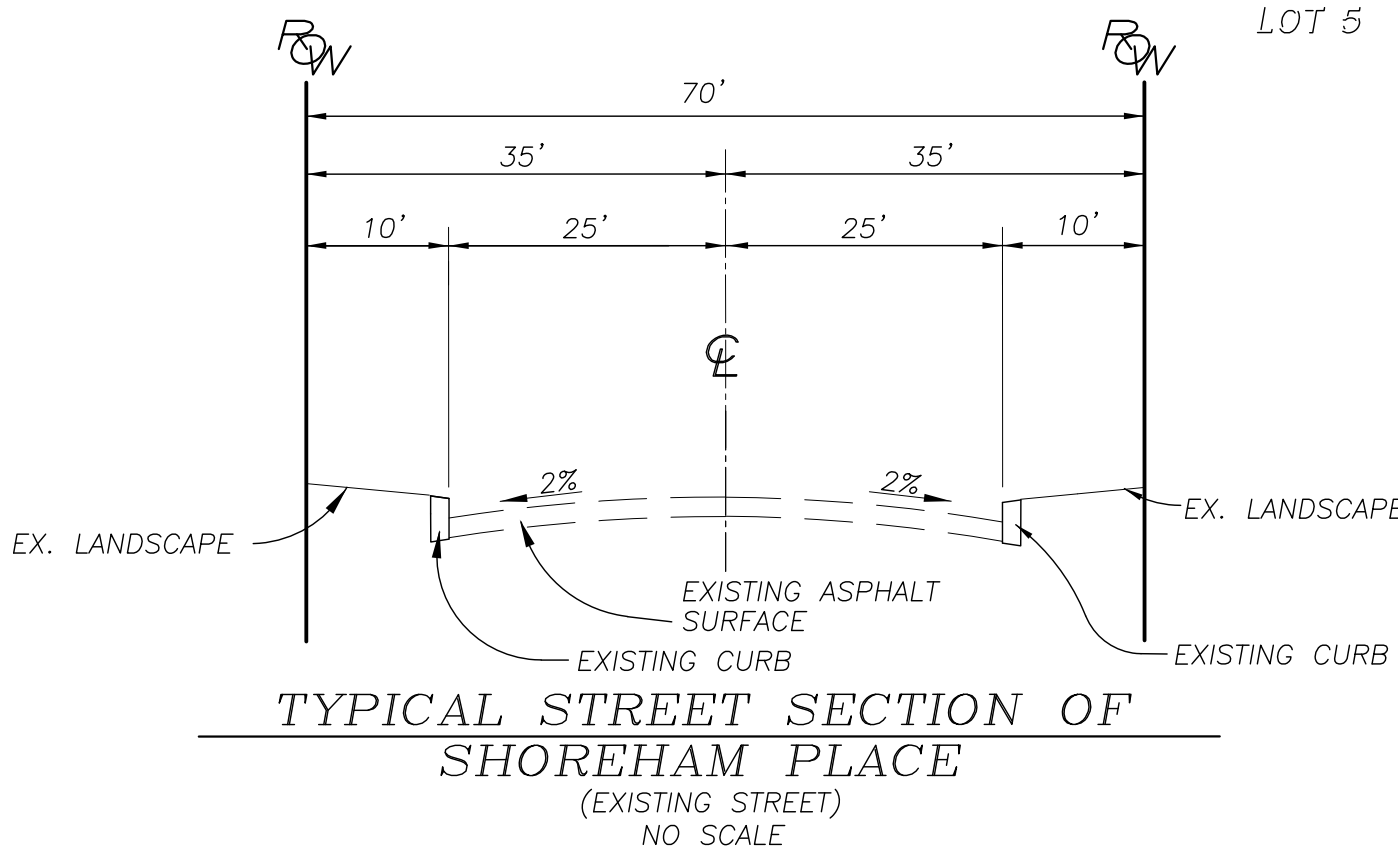
NORTHWEST BRASS PLUG
GOVERNOR DRIVE AND GULLSTRAND STREET
ELEVATION = 371.011 M.S.L.

TOPOGRAPHY SOURCE

FIELD SURVEY PERFORMED BY SAN DIEGO LAND SURVEYING & ENGINEERING, INC., AUGUST 18, 2023.

UTILITY TABLE:

UTILITY	OVERHEAD	UNDERGROUND
CATV		X
ELECTRIC		X
GAS		X
TELEPHONE		X



LEGEND:

- INDICATES 3/4" IRON PIPE WITH DISC STAMPED "L.S. 4871", EXCEPT AS NOTED
- INDICATES LEAD AND DISC STAMPED "L.S. 4871"
- INDICATES WATER METER
- INDICATES GAS METER/VALVE
- INDICATES BACK FLOW PREVENTION VALVE
- INDICATES VAULT AS NOTED
- INDICATES HANDICAP RAMP OR PARKING SPACE
- INDICATES SIGN
- INDICATES LIGHT POST
- INDICATES FIRE HYDRANT
- INDICATES WATER GATE VALVE
- INDICATES TRAFFIC FLOW
- INDICATES STREET LIGHT
- INDICATES TRASH ENCLOSURE
- INDICATES PLANTER
- INDICATES CONCRETE SURFACE
- INDICATES STREET LIGHT VAULT
- INDICATES TRAFFIC SIGNAL VAULT
- INDICATES FINISH FLOOR
- INDICATES COMMUNICATIONS RISER
- INDICATES COMMUNICATIONS VAULT
- INDICATES TELEPHONE RISER
- INDICATES ELECTRIC BOX
- INDICATES ELECTRIC VAULT
- INDICATES TOP OF CURB
- INDICATES FLOW LINE
- INDICATES STORM DRAIN MANHOLE
- INDICATES PROPERTY LINE/MW BOUNDARY
- INDICATES WALL
- INDICATES WOOD FENCE
- INDICATES CHAIN LINK FENCE
- INDICATES BUILDING OVERHANG
- INDICATES WATER LINE
- INDICATES SEWER LINE

PROFESSIONAL LAND SURVEYOR:

SAN DIEGO LAND SURVEYING & ENGINEERING, INC.
7028 CONVOY COURT
SAN DIEGO, CALIFORNIA 92111-1017 (858) 565-8362

Robert J. Bateman 3/21/2025
ROBERT J. BATEMAN, P.L.S. 7046 DATE



REVISIONS TABLE

NO.	DATE	REVISION / ISSUE
1		

COVER SHEET - DISCRETIONARY PERMIT:

Shoreham Commercial Conv.

ADDRESS: 5080 & 5090 SHOREHAM PLACE
SAN DIEGO, CALIFORNIA 92122

The City of SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT SHEET 1 OF 1 SHEET

PROJECT NO. 1124729

SHEET TITLE:

Tentative Map