

San Diego Hearing Officer Meeting

PRJ-1141663 - 12396 World Trade Drive

PHONE-IN TESTIMONY INFORMATION

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 191 4200**

How to Speak to a Particular Item or During Non-Agenda Public Comment:

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Development Services Department

12396 World Trade Drive Project No. PRJ-1141663

Item #1

Hearing Officer

July 22, 2026

Project Scope

Location: 12396 World Trade Drive
Carmel Mountain Ranch
IL-2-1 (Industrial-Light) Zone

Size: 3.08 acres

Approvals: Process 3 Tentative Map

CEQA: Categorical Exemption 15301

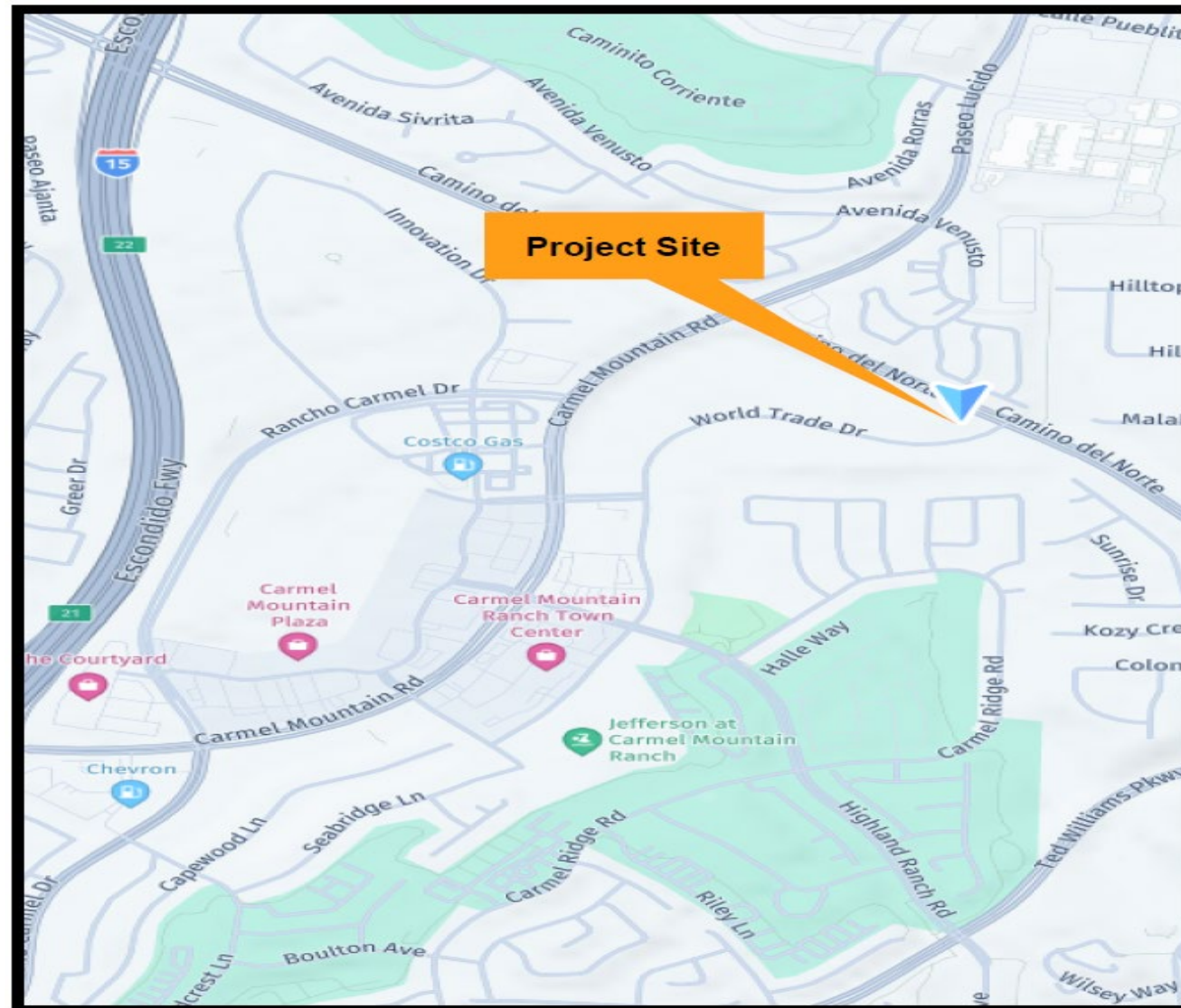


Project Scope

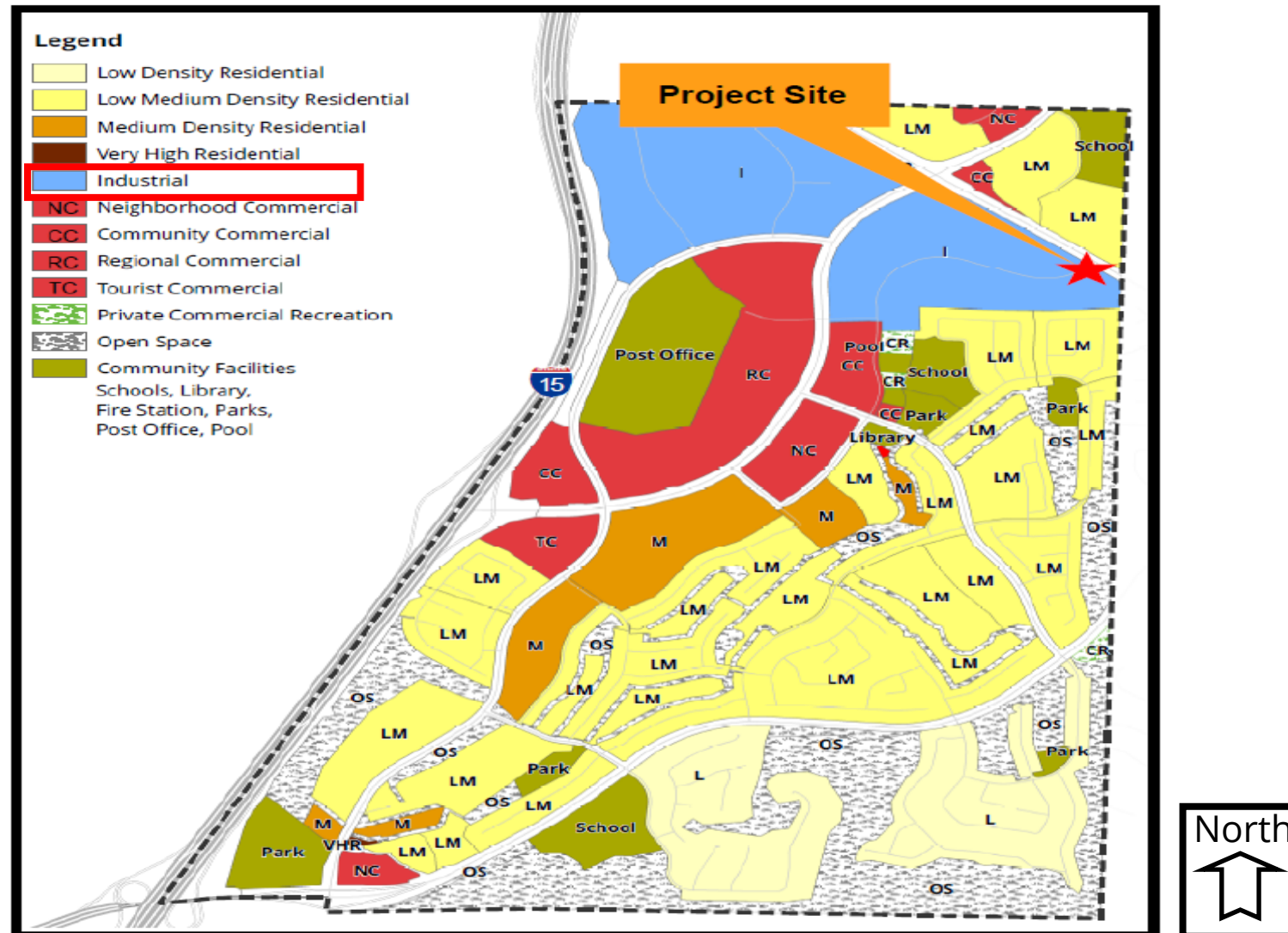
Tentative Map for Commercial Condominium Conversion

- Convert 45 existing commercial suites within the existing three-story commercial building into commercial condominium units.
- No new development, grading, exterior modifications, or expansion of the existing structure is proposed.
- The site is fully developed and would continue operating as an existing commercial office development following approval of the condominium conversion.

Project Location



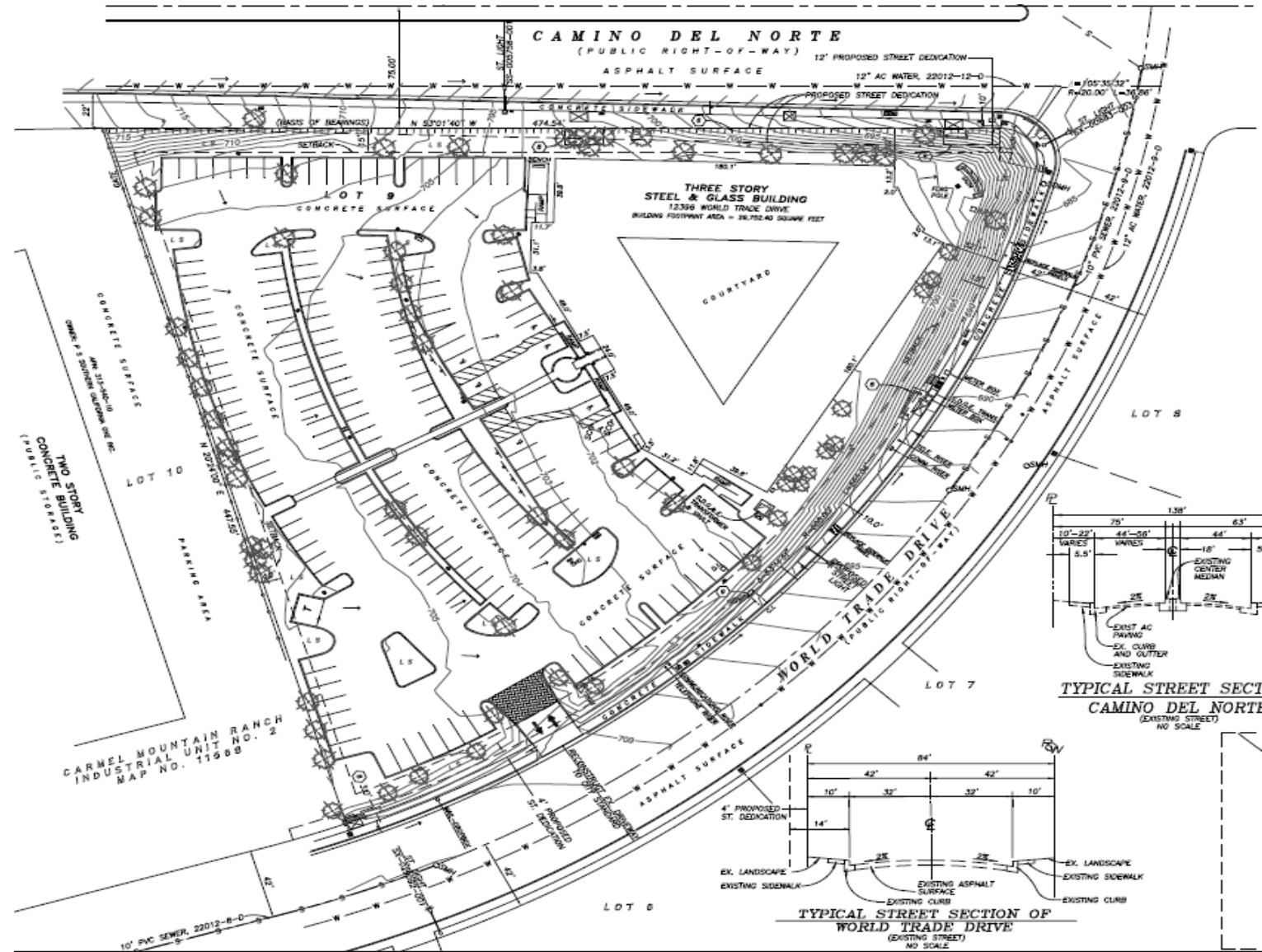
Carmel Mountain Ranch Community Land Use Plan



Site Photos



Site Plan

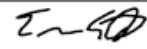


Community Planning Group

Date: April 13, 2026

Carmel Mountain Ranch Community Planning Group

Recommend Approval: 7-0-0

Page 3		City of San Diego · Information Bulletin 620	May 2020
	City of San Diego Development Services 12396 World Trade		Community Planning Committee Distribution Form
	Project Name: Commercial Condominium Conversion Community: Carmel Mountain Ranch Community Planning Group		
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			
# of Members Yes 7	# of Members No 0	# of Members Abstain 0	
Conditions or Recommendations: This is to be a commercial project only. No residential.			
☐ No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)			
NAME: Eric Edelman 			
TITLE: CPG Chair			DATE: 4/13/2026
Attach additional pages if necessary (maximum 3 attachments).			

Staff Recommendation

APPROVE

Tentative Map Permit No. PMT-3374697



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