



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: July 21, 2026

TO: Hearing Officer

FROM: Spencer Deane, Development Project Manager, Development Services Department

SUBJECT: July 22, 2026, Hearing Officer, Item #1: 12396 World Trade Drive - Project No. PRJ-1141663

The attached corrections are summarized below and submitted for the Hearing Officer meeting on July 22, 2026, Agenda Item #1: **12396 World Trade Drive – Project No. PRJ-1141663**.

Attachment 4 - Draft Tentative Map Resolution with Findings

On Page 1, Recital A, revised paragraph with the removal of statement regarding the waiver of the requirement to underground overhead utilities, as it is not applicable to this project.

On Page 1, Recital B, deleted entire recital focused on the requirement to underground overhead utilities, as it is not applicable to this project.

On Page 2, Recital C, removed the word “dwelling” in the last sentence.

On Pages 2-7, replaced the terminology “create” with “convert” throughout the findings section to more accurately depict the scope of the conversion project.

Attachment 5 - Draft Tentative Map Conditions

On Pages 1 & 2, deleted entire Condominium Conversion conditions section, as this is not applicable for commercial conversions.

On Page 2, #14 & #15, replaced the terminology “Certificate of Compliance” with “Final Map” in the Mapping Conditions section.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'S. Deane', with a horizontal line extending to the right.

Spencer Deane
Development Project Manager

Attachments:

1. Draft Tentative Map Resolution with Findings
2. Draft Tentative Map Conditions

cc: Project File
Hearing Officer
City Attorney

HEARING OFFICER

RESOLUTION NUMBER _____

DATE OF FINAL PASSAGE _____

TENTATIVE MAP NO. PMT-3374697
12396 WORLD TRADE DRIVE - PROJECT NO. PRJ-1141663

RECITALS

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

A. Cast CMR, LLC, a California Limited Liability Company, Applicant/Subdivider, and San Diego Land Surveying & Engineering, Engineer, filed an application with the City of San Diego for a tentative map (Tentative Map No. PMT-3374697) to convert 45 existing commercial suites within the existing three-story commercial building into commercial condominium units. The project site does not currently have overhead utilities. The 3.08-acre site is located within the Carmel Mountain Ranch Community Plan area and is zoned Industrial (IL-2-1). Additionally, the project site is located within the Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand and the Very High Fire Hazard Severity Zone (VHFSZ). No construction is proposed with this project, and the site is fully developed. The project site is legally described as APN: 313-540-0900 for the 12396 World Trade Drive project (Project).

B. On April 27, 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. The Project complies with the requirements of a preliminary soils and/or geological reconnaissance report under the Subdivision Map Act sections 66490 and 66491(b)(f) and Municipal

Code section [144.0220](#). The subdivision is a condominium project as defined in section 1350, *et seq.*, of the Civil Code of the State of California and filed pursuant to the Subdivision Map Act. The total number of condominium units is 45.

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 Tentative Map No. PMT-3374697:

TENTATIVE MAP PERMIT [San Diego Municipal Code Section 125.0440]

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

The proposed subdivision is to convert an existing three-story commercial office building to 45 commercial condominium units located at 12396 World Trade Drive within the IL-2-1 (Industrial-Light) Zone and the Carmel Mountain Ranch Community Plan area. The approximately 3.08-acre site is fully developed with an existing multi-tenant commercial office building and associated parking, landscaping, pedestrian walkways, and circulation improvements. No new development, grading, or physical modifications to the site or structure are proposed.

The Carmel Mountain Ranch Community Plan designates the project area for industrial, office, and employment-serving commercial uses intended to support a balanced community through the integration of employment opportunities, commercial services, and regional transportation infrastructure. The Commercial and Industrial Element of the Community Plan specifically encourages office and industrial development within established employment centers located near major transportation corridors including Interstate 15, Camino Del Norte, Carmel Mountain Road, and Ted Williams Parkway. The proposed subdivision would maintain the existing office and commercial uses on the site and would not alter the approved operational characteristics or intensity of development associated with the property.

The Tentative Map would establish separate ownership interests for the existing commercial suites while preserving the employment-generating commercial office use of the property. The project does not propose changes to land use designation, zoning, building area, parking supply, circulation systems, or site operations. As such, the project remains consistent with the Community Plan goals and policies promoting continued employment-serving commercial and office uses within the Carmel Mountain Ranch industrial and office park area. Therefore, the proposed subdivision and its design or improvement are consistent with the policies, goals, and objectives of the applicable land use plan.

b. 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 approximately 3.08-acre project site is located within the IL-2-1 (Industrial-Light) Zone within the Carmel Mountain Ranch Community Plan area. The project consists solely of a Tentative Map to convert 45 commercial condominium units within an existing fully developed commercial office building totaling approximately 66,025 square feet. No new construction, additions, exterior modifications, or changes to the approved site layout are proposed.

The existing development was previously constructed in accordance with the applicable development regulations of the San Diego Municipal Code, including regulations governing setbacks, parking, landscaping, building height, floor area ratio, circulation improvements, and utility infrastructure. The proposed subdivision would not alter the existing development footprint, operational characteristics, or intensity of use associated with the site.

The project was reviewed by City staff for consistency with the Land Development Code and the Subdivision Map Act and was determined to comply with all applicable zoning and subdivision requirements. No deviations, variances, waivers, or exceptions to the development regulations are requested or required as part of the project. Therefore, the proposed subdivision complies with the applicable zoning and development regulations of the Land Development Code.

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

The approximately 3.08-acre site is located within a fully developed urbanized area of the Carmel Mountain Ranch Community Plan area and is developed with an existing three-story commercial office building and associated site improvements. The project proposes only the subdivision of the existing commercial building into 45 commercial condominium ownership units and does not involve additional development or an increase in the intensity of use on the property.

The site has been previously graded and developed with all necessary infrastructure improvements, including vehicular access, pedestrian circulation, utilities, drainage facilities, and parking areas. The surrounding neighborhood consists primarily of industrial, office, and employment-serving commercial uses and is fully served by existing public infrastructure and roadway networks. Vehicular access is provided from World Trade Drive with regional access to Interstate 15, Ted Williams Parkway, Carmel Mountain Road, and Camino Del Norte.

The project site does not contain steep hillsides, watercourses, environmentally sensitive lands, Multi-Habitat Planning Area lands, riparian habitat, or other significant environmental constraints that would affect the continued use of the site for commercial office purposes. Because the project would maintain the existing approved commercial

office development without increasing density or development intensity, the site is physically suitable for the type and density of development proposed.

d. 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 consists of a Tentative Map to convert 45 commercial condominium units within an existing three-story commercial office building totaling approximately 66,025 square feet. The project site is fully developed and located within an urbanized commercial and industrial area of the Carmel Mountain Ranch community. No physical modifications, site disturbance, grading, vegetation removal, or expansion of development are proposed.

The site does not contain sensitive biological resources, environmentally sensitive lands, wetlands, riparian habitat, or Multi-Habitat Planning Area lands, nor is it adjacent to areas supporting fish or wildlife habitat. Because the project involves only the subdivision of existing commercial space into separate ownership units and does not include construction activities or changes to the approved development footprint, the project would not result in direct or indirect impacts to biological resources or habitat areas.

The City determined the project to be categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(k), Existing Facilities, which applies to the subdivision of existing commercial or industrial buildings involving negligible or no expansion of existing use. Therefore, the design of the subdivision and proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.

e. 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 convert 45 commercial condominium units within an existing fully developed three-story commercial office building. No new construction or expansion of development is proposed. The existing commercial office building and associated site improvements were previously reviewed and approved in accordance with applicable City regulations and continue to operate as an existing employment-serving commercial development.

The project was reviewed by City staff for consistency with the San Diego Municipal Code, the Subdivision Map Act, and applicable engineering and public safety requirements. Existing public utilities, emergency access, drainage improvements, pedestrian facilities, parking areas, and circulation systems would remain operational and unchanged. The subdivision would not increase occupancy levels, traffic generation, parking demand, or utility demand beyond existing approved conditions.

As conditioned, the project would dedicate an additional four-foot street easement along World Trade Drive for a 14-foot-wide parkway, reconstruct the existing driveway along World Trade Drive, and replace damaged sidewalk panels to ensure continued compliance with applicable public infrastructure and accessibility requirements. Therefore, the design of the subdivision and the type of improvements would not be detrimental to the public health, safety, and welfare.

f. 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 proposes a Tentative Map to convert 45 commercial condominium units within an existing three-story commercial office building. The project does not include changes to the approved site layout, circulation system, or public access configuration. Existing vehicle and pedestrian access to the site would continue to be provided from World Trade Drive utilizing the existing driveway and circulation improvements.

The proposed subdivision would not interfere with or eliminate any existing public easements or access rights associated with the property. Existing public access easements, utility easements, and infrastructure improvements would remain in place and continue serving the site. In addition, the project would dedicate an additional four-foot street easement along the project frontage to support public access and parkway improvements consistent with City engineering requirements.

Because the project would preserve and maintain all existing public access and utility easements and would not obstruct or interfere with public use of the property, the design of the subdivision and type of improvements would not conflict with easements acquired by the public at large for access through or use of property within the proposed subdivision.

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

The proposed Tentative Map involves only the subdivision of an existing commercial office building into commercial condominium ownership units and does not include additional construction or modifications to the existing building design. The existing three-story office building was previously constructed with building orientation, architectural design features, window placement, and circulation patterns that allow for natural light penetration and passive ventilation opportunities.

The structure maintains exposure on all four sides of the building, which supports natural cross-ventilation and passive cooling opportunities for interior tenant spaces. Existing landscaping, site orientation, and the regional coastal climate also contribute to natural heating and cooling opportunities at the site. Because no modifications are proposed that would inhibit or interfere with these existing conditions, the proposed subdivision would continue to provide, to the extent feasible, for future passive or natural heating and cooling opportunities.

h. 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 convert 45 commercial condominium units within an existing fully developed three-story commercial office building totaling approximately 66,025 square feet. The project does not involve residential development, demolition, or redevelopment of housing resources and would not reduce the availability of existing residential units within the region.

The project site is located within a developed commercial and industrial employment center that is fully served by existing public infrastructure, including roadway networks, fire protection, police services, utilities, drainage systems, libraries, parks, and emergency services. Because the project would maintain the existing commercial office use without increasing development intensity or occupancy beyond previously approved conditions, the subdivision would not create additional demand on public services or infrastructure beyond existing levels.

The Carmel Mountain Ranch Community Plan encourages the continued integration of employment-serving commercial and office uses within the community to support a balanced jobs-to-housing relationship and reduce regional commuting demands. The proposed Tentative Map supports these goals by preserving an existing employment-generating commercial office development within the community while utilizing existing infrastructure and public services efficiently.

The decision maker reviewed the administrative record, including the project plans, environmental determination, applicable land use policies, and public testimony, and determined that the effects of the proposed subdivision on the housing needs of the region are appropriately balanced against the needs for public services and the available fiscal and environmental resources.

TENTATIVE MAP FOR CONDOMINIUM CONVERSION – [SDMC SECTION 125.0444]

a. The notices required by section 125.0431 have been given in the manner required.

The project is a Tentative Map to convert 45 commercial condominium units within an existing three-story commercial office building located at 12396 World Trade Drive within the Carmel Mountain Ranch Community Plan area. In accordance with San Diego Municipal Code Section 125.0431, all required notices associated with the Tentative Map application and public hearing process were provided in the manner prescribed by the Municipal Code.

Notice of the public hearing and project review was provided to property owners, occupants, community planning groups, and other interested parties within the required notification area and timeframes established by the Land Development Code. Public notice materials included information regarding the project location, project description, hearing procedures, and opportunities for public participation. The project was processed in accordance with all applicable noticing requirements associated with Tentative Map applications and Hearing Officer review.

The administrative record demonstrates that all required public notices were distributed and posted in compliance with the requirements of San Diego Municipal Code Section 125.0431. Therefore, the notices required by Section 125.0431 have been given in the manner required.

b. The project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low income housing.

The project consists of a Tentative Map to convert 45 commercial condominium units within an existing commercial office building. The project does not involve residential development and does not contain dwelling units intended for occupancy by elderly persons, disabled persons, or low-income households.

The existing development was constructed and operated as a commercial office building and was not developed through any governmental housing assistance program intended to provide affordable housing, senior housing, disabled housing, or other deed-restricted residential housing opportunities. No evidence has been identified within the project record indicating that the existing development was financed through federal, state, or local governmental housing assistance funds or programs.

Because the project consists solely of the subdivision of existing commercial office space into commercial condominium ownership units and does not involve residential housing, the project was not financed by funds obtained from a governmental agency to provide for elderly, disabled, or low-income housing.

c. For any project that was developed to provide housing for the elderly, disabled or to provide low income housing, provisions have been made to perpetuate the use for which the project was developed.

The project consists of a Tentative Map to convert 45 commercial condominium units within an existing commercial office building. The existing development is a commercial office project and was not developed to provide housing for elderly persons, disabled persons, or low-income households.

Because the project does not contain residential units and was not developed pursuant to any affordable housing, senior housing, or special-needs housing program, there are no affordability restrictions, occupancy restrictions, regulatory agreements, or housing-related use requirements applicable to the property. Accordingly, no provisions are required to perpetuate a residential use for elderly, disabled, or low-income housing purposes.

Therefore, this finding is satisfied because the project was not developed to provide housing for the elderly, disabled, or low-income households, and no housing-related affordability or occupancy restrictions are applicable to the proposed commercial condominium conversion.

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, Tentative Map No. PMT-3374697 is granted to Cast CMR, LLC, a California Limited Liability Company, Subdivider, subject to the attached conditions which are made a part of this Resolution by this reference.

4. Upon satisfaction of the conditions described in this Resolution, as determined by the City Engineer, the Development Services Department shall record a certified copy of this Resolution with attached exhibits, attested by the City Clerk under seal, in the Office of the County Recorder.

Spencer Deane
Development Project Manager
Development Services

Adopted on: July 22, 2026

IO#: 11004547

HEARING OFFICER
CONDITIONS FOR TENTATIVE MAP NO. PMT-3374697, 12396 WORLD TRADE COMMERCIAL
CONDOMINIUM CONVERSION- PROJECT NO. PRJ-1141663

ADOPTED BY RESOLUTION NO. R- [REDACTED] ON JULY 22, 2026

GENERAL

1. This Tentative Map will expire July 22, 2029.
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 Final Map, unless otherwise noted.
3. Prior to the Tentative Map expiration date, a Final Map shall be recorded in the Office of the San Diego County Recorder.
4. Prior to the recordation of the Final Map, 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. The Subdivider shall dedicate and improve an additional 12-foot right-of-way, adjacent to the site on Camino Del Norte, to provide a 22-foot parkway.
7. The Subdivider shall dedicate and improve an additional 4-foot right-of-way, adjacent to the site on World Trade Drive, to provide a 14-foot parkway.
8. The Subdivider shall reconstruct the existing driveway to current City Standards, adjacent to the site on World Trade Drive.

9. The Subdivider shall reconstruct the existing damaged sidewalk panels with City Standards sidewalk, adjacent to the site on World Trade Drive.
10. The Subdivider shall install a new City Standard street light, adjacent to the site on World Trade Drive.
11. The Subdivider shall obtain an Encroachment Maintenance Removal Agreement for the landscaping and irrigation in the right-of-way, subject to the City Engineer's approval.

MAPPING

12. "Basis of Bearings" means the source of uniform orientation of all measured bearings shown on the map. Unless otherwise approved, this source shall be the California Coordinate System, Zone 6, North American Datum of 1983 [NAD 83].
13. "California Coordinate System" means the coordinate system as defined in Section 8801 through 8819 of the California Public Resources Code. The specified zone for San Diego County is "Zone 6," and the official datum is the "North American Datum of 1983."
14. The Final Map shall:
 - a. Use the California Coordinate System for its "Basis of Bearing" and express all measured and calculated bearing values in terms of said system. The angle of grid divergence from a true median (theta or mapping angle) and the north point of said map shall appear on each sheet thereof. Establishment of said Basis of Bearings may be by use of existing Horizontal Control stations or astronomic observations.
 - b. Show two measured ties from the boundary of the map to existing Horizontal Control stations having California Coordinate values of First Order accuracy. These tie lines to the existing control shall be shown in relation to the California Coordinate System (i.e., grid bearings and grid distances). All other distances shown on the map are to be shown as ground distances. A combined factor for conversion of grid-to-ground distances shall be shown on the map.
15. Prior to recordation of the Final Map, City staff will conduct a field monument inspection to verify that all property corners are marked with survey monuments.

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 § 142.0607).

Internal Order No. 11004543