



THE CITY OF SAN DIEGO

## Report to the Hearing Officer

DATE ISSUED: July 15, 2026 REPORT NO. HO-26-041

HEARING DATE: July 22, 2026

SUBJECT: 12396 World Trade Drive, Process Three Decision

PROJECT NUMBER: [PRJ-1141663](#)

OWNER/APPLICANT: Cast CMR, LLC, a California Limited Liability Company, Owner/Subdivider, and San Diego Land Surveying & Engineering, Applicant

### SUMMARY

Issue: Should the Hearing Officer approve a Tentative Map to convert 45 existing commercial suites within the existing three-story commercial building into commercial condominium units on a 3.08-acre site located at [12396 World Trade Drive](#) within the [Carmel Mountain Ranch Community Plan](#)?"

Proposed Actions: Approve Tentative Map Permit No. PMT-3374697.

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

Code Enforcement Impact: There are no open Code Enforcement cases for this site.

Housing Impact Statement: The proposed action is to convert 45 existing commercial suites within the existing three-story commercial building into commercial condominium units. The units are commercial, not residential; therefore, there will be no housing impact associated with this project.

Community Planning Group Recommendation: On April 13, 2026, the Carmel Mountain Ranch Community Planning Group voted 7-0-0 to approve the project with no conditions (Attachment 6).

Environmental Impact: 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 April 27, 2026, and the opportunity to appeal that determination ended May 11, 2026 (Attachment 7). There were no appeals of the environmental determination.

### BACKGROUND

The 3.08-acre project site is located at 12396 World Trade Drive within the IL-2-1 (Industrial-Light) Zone in the Carmel Mountain Community Plan area. The site is additionally located within the Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand area, and the Very High Fire Hazard Severity Zone (VHFSZ) (Attachments 1-3). The developed site contains an existing three-story commercial office building and associated parking and circulation improvements. Surrounding development consists primarily of office, industrial, and commercial business park uses within the Carmel Mountain employment center. Access to the site is provided by World Trade Drive and surrounding commercial roadway networks.

The project proposes a Tentative Map to 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.

The project site does not contain environmentally sensitive lands, riparian habitat, or sensitive biological resources and is not located within or adjacent to the City's Multiple Species Conservation Program (MSCP) Multi-Habitat Planning Area (MHPA). Additionally, no physical site alterations are proposed as part of the Tentative Map request. The City determined the project to be categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301(k), Existing Facilities, which allows for the subdivision of existing commercial or industrial buildings involving negligible or no expansion of existing use.

The existing commercial office development has historically operated as an employment-serving commercial use within the Carmel Mountain business and industrial area. The proposed condominium conversion would not modify the approved land use designation, zoning, operational characteristics, parking supply, circulation patterns, or intensity of development at the site. No previous Planning Commission or City Council actions affecting the current Tentative Map request were identified in the project record reviewed for this application.

## DISCUSSION

Project Description: The project is a Tentative Map to create 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. The approximately 3.08-acre site is fully developed with an existing multi-tenant commercial office building and associated parking, landscaping, pedestrian walkways, and internal circulation improvements. No new development is proposed and no grading, expansion of floor area, exterior building modifications, or changes to the existing circulation pattern would occur as part of the project. The proposed Tentative Map would establish separate ownership opportunities for the existing commercial suites while maintaining the existing commercial office use and operational characteristics of the site.

The project site is located within the IL-2-1 (Industrial-Light) Zone and is designated for industrial and employment-serving commercial uses within the Carmel Mountain Ranch Community Plan. The site is also located within the Parking Standards Transit Priority Area (PSTPA), Transit Priority Area (TPA), Affordable Housing Parking Demand area, and the Very High Fire Hazard Severity Zone (VHFSZ). Vehicular access to the site is provided from World Trade Drive with regional connectivity to

Carmel Mountain Road, Camino Del Norte, Ted Williams Parkway (State Route 56), and Interstate 15. The surrounding area is characterized by existing industrial park developments, office campuses, regional commercial centers, hotel uses and supporting commercial services that collectively function as a major employment and commercial center within the Carmel Mountain Ranch community.

The Carmel Mountain Ranch Community Plan identifies the project area within the Commercial and Industrial Element as an industrial and office employment area intended to support office, industrial, and employment-generating commercial uses integrated with regional transportation infrastructure. The project site is surrounded by existing employment-serving commercial and industrial development, including office and research-development uses along World Trade Drive and Avenue of Science, the Carmel Mountain Ranch Regional Commercial Center, and nearby regional transportation corridors. The proposed Tentative Map would not alter the existing commercial office use of the property and would maintain consistency with the Community Plan land use designation and policies supporting employment-serving commercial development within established industrial and office park areas.

The existing office building was previously constructed in conformance with applicable City regulations and community planning policies and remains fully developed with all required infrastructure improvements in place. The proposed Tentative Map would not increase development intensity, building square footage, occupancy load, traffic generation, parking demand, or utility demand beyond existing approved conditions. Existing parking areas, pedestrian circulation paths, landscaping, drainage facilities, and utility infrastructure would remain unchanged. Because the project involves only the subdivision of an existing commercial office building into condominium ownership units, the project would continue operating with substantially the same physical and operational characteristics as the existing office development.

The project complies with the applicable development regulations of the IL-2-1 Zone and the Carmel Mountain Ranch Community Plan because no physical modifications, expansion of use, deviations, or changes to the approved site design are proposed. Existing setbacks, parking, building height, floor area, circulation improvements, and operational characteristics would remain unchanged from the previously approved and developed condition of the site. No deviations or variances are requested as part of the project. The Tentative Map was reviewed by City staff and determined to be in compliance with the San Diego Municipal Code and the Subdivision Map Act. All existing easements granted to the City over the property would remain in place and would not be affected by the project.

**Permits Required:** The project requires approval of a Tentative Map pursuant to San Diego Municipal Code (SDMC) Section [125.0410](#) to subdivide the existing commercial office building into 45 commercial condominium units for separate ownership purposes. Approval of the Tentative Map would allow the continued operation of the existing commercial office suites while establishing individual ownership interests within the existing building.

The project also requires a Hearing Officer decision pursuant to SDMC Section [125.0430](#) for approval of the Tentative Map associated with the proposed commercial condominium conversion. The project complies with the applicable development regulations of the IL-2-1 Zone and the Carmel Mountain Ranch Community Plan because no physical modifications, expansion of use, deviations,

or changes to the approved site design are proposed. Existing setbacks, parking, building height, floor area, circulation improvements, and operational characteristics would remain unchanged from the previously developed condition of the site. No deviations or variances are requested as part of the project. The project site does not currently have overhead utilities. Therefore, a waiver of the requirement to underground existing overhead utility lines is not required.

Community Plan Analysis: The Carmel Mountain Ranch Community Plan identifies the project area for industrial, office, and employment-serving commercial uses intended to create a balanced community with employment opportunities integrated alongside residential and commercial development. The project site is located within the Industrial/Office Park area identified in the Commercial and Industrial Element of the Community Plan, which encourages development patterns that support employment generation, commercial activity, and regional transportation accessibility. The proposed Tentative Map is consistent with the Community Plan land use designation because the project would maintain the existing office and commercial land uses without increasing development intensity or altering the approved operational characteristics of the site.

The Commercial and Industrial Element of the Community Plan supports office and industrial development that provides employment opportunities in proximity to major circulation corridors, including Interstate 15, Camino Del Norte, Carmel Mountain Road, and Ted Williams Parkway. The project site is located within this established employment center and maintains an existing office use consistent with the Community Plan vision for integrated employment-serving commercial development. The project also supports Community Plan policies encouraging commercial and office uses near regional transportation infrastructure and within existing industrial park areas by preserving an existing employment-generating commercial office development within the community.

The project is consistent with Community Plan policies encouraging compatibility between land uses and efficient utilization of existing infrastructure because the proposal involves the continued occupancy and reuse of an existing fully developed commercial office building. No expansion of development, increase in floor area, or modification to circulation systems is proposed. Existing vehicle and pedestrian access patterns would remain unchanged and continue utilizing the established roadway network serving the Carmel Mountain Ranch employment area. Existing parking facilities, landscaping improvements, drainage facilities, and utility infrastructure would remain in place and continue serving the development without modification.

The project is further consistent with Community Plan goals promoting balanced employment and commercial opportunities within Carmel Mountain Ranch by preserving an existing office and employment-generating use within the community. Because the Tentative Map establishes only a change in ownership structure and does not modify land use, operational characteristics, or physical site conditions, the project maintains consistency with the overall goals, policies, and recommendations of the Carmel Mountain Ranch Community Plan and the City of San Diego General Plan.

Conclusion:

The 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-3374697, with modifications.
2. Deny Tentative Map No. PMT-3374697, if the findings required to approve the project cannot be affirmed.

Respectfully submitted,

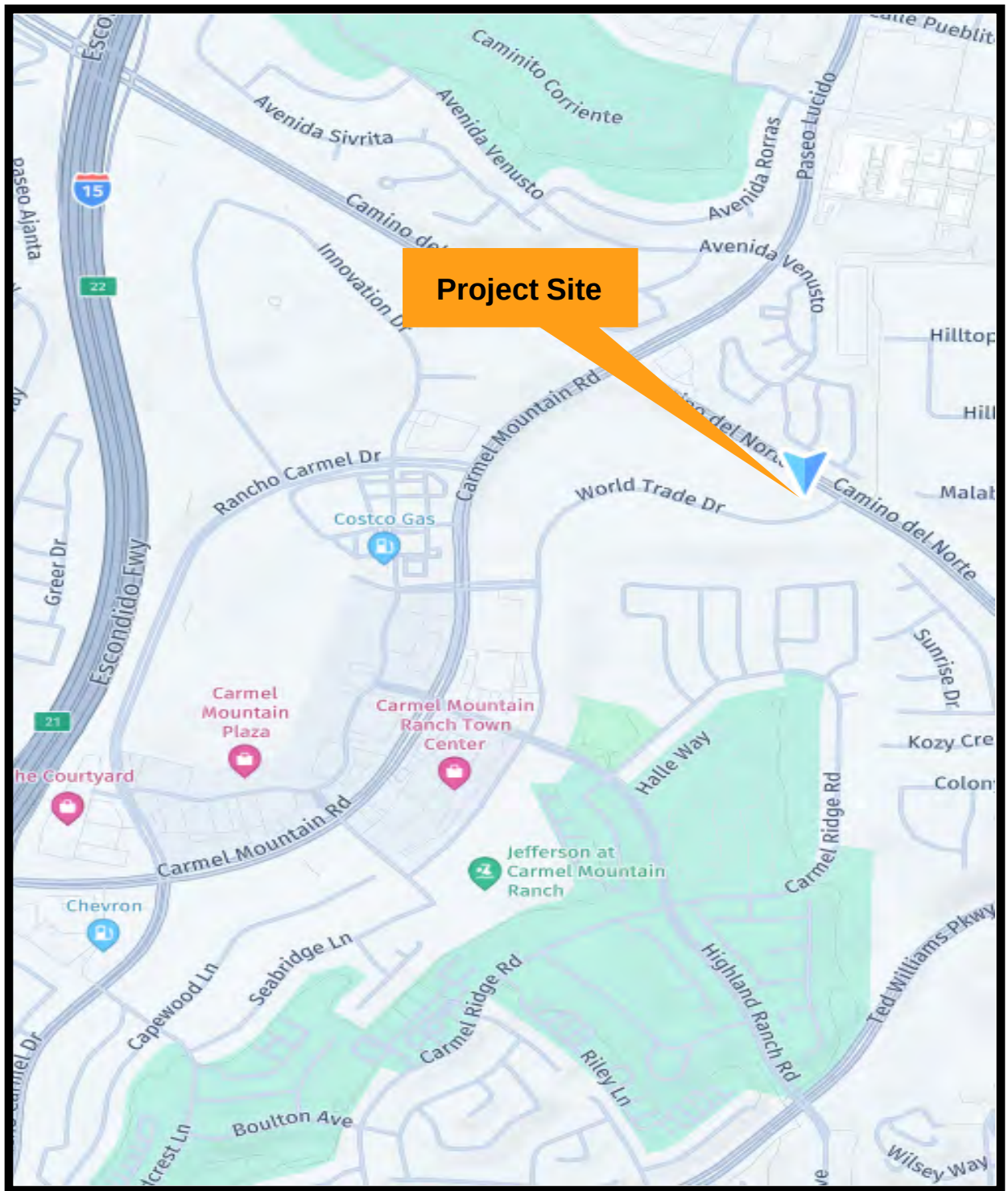


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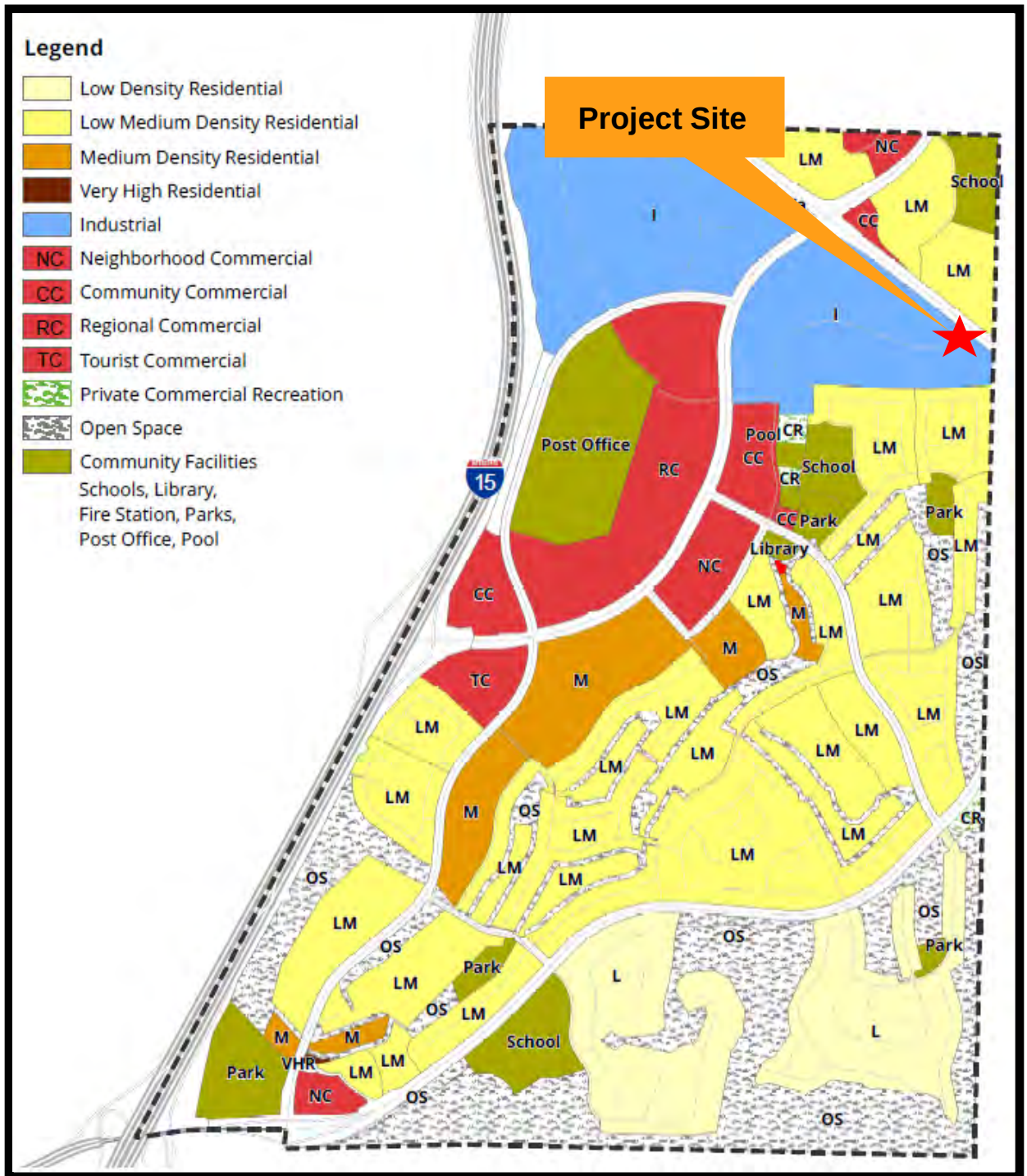
Spencer Deane  
Development Project Manager  
Development Services Department

#### 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







**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. Therefore, a waiver of the requirement to underground existing overhead utility lines is not required. 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. The Map proposes the subdivision of a 3.08-acre existing commercial office building for a 45 unit residential condominium conversion. The applicant also seeks to waive the requirement to underground existing overhead utilities, pursuant to Council Policy 600-25 and San Diego Municipal Code (SDMC) Section [125.0122](#).

C. 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](#).

D. 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 dwelling 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 create 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 create 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 create 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 create 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 create 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 create 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 create 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 create 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 condition 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.

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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, 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 consolidate the existing lots into one 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.

**CONDOMINIUM CONVERSION**

6. The Subdivider shall provide a Notice of Tenants Rights and Notices for Condominium Conversion, consistent with the Land Development Manual to be provided as follows:
  - a. For existing tenants, within ten days of the project application for the condominium conversion being deemed complete; or
  - b. For prospective tenants, upon application for the rental of a unit in the proposed condominium conversion.

7. The Subdivider shall provide each tenant, and each person applying for the rental of a unit in such residential real property, all applicable notices and rights now or hereafter required by the Subdivision Map Act.
8. The Subdivider shall provide the tenants with a Notice of Application for a Public Report at least ten days prior to the submittal to the Department of Real Estate [DRB], pursuant to Subdivision Map Act section 66427.1(a).
9. The Subdivider shall provide each of the tenants of the proposed condominiums with written notice of intention to convert at least 180 days prior to termination of tenancy due to the conversion or proposed conversion in conformance with Subdivision Map Act section 66427.1(a)(2)(E). The provisions of this subdivision shall not alter nor abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to, the provision of services, payment of rent, or the obligations imposed by California Civil Code sections 1941, 1941.1 and 1941.2.
10. The Subdivider shall provide the tenants of the proposed condominiums with written notification within ten days of approval of a Final Map for the proposed conversion, in conformance with Subdivision Map Act section 66427.1(a)(2)(D).
11. The Subdivider shall give each tenant a notice of termination of tenancy sixty days prior to being required to vacate the property. (San Diego Municipal Code § 125.0431(a)(4)).
12. The Subdivider shall provide each of the tenants of the proposed condominiums notification of their exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant, in conformance with Subdivision Map Act section 66427.1(a)(2)(F) and San Diego Municipal Code section 125.0431(a)(5). The right shall commence on the date the subdivision public report is issued, as provided in section 11018.2 of the Business and Professions Code, and shall run for a period of not less than 90 days, unless the tenant gives prior written notice of his or her intention not to exercise the right. (San Diego Municipal Code § 125.0431(a)(5)).
13. The Subdivider shall provide a copy of the Building Conditions Report to a prospective purchaser prior to the opening of an escrow account. (San Diego Municipal Code section 144.0504(c)).
14. Prior to the recordation of the Final Map, the Subdivider shall demonstrate conformance with the San Diego Municipal Code provisions for building and landscape improvements (San Diego Municipal Code § 144.0507), to the satisfaction of the City Engineer.

## **ENGINEERING**

15. 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.
16. 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.

17. The Subdivider shall reconstruct the existing driveway to current City Standards, adjacent to the site on World Trade Drive.
18. The Subdivider shall reconstruct the existing damaged sidewalk panels with City Standards sidewalk, adjacent to the site on World Trade Drive.
19. The Subdivider shall install a new City Standard street light, adjacent to the site on World Trade Drive.
20. 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**

21. "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].
22. "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."
23. The Tentative 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.
24. Prior to issuing a Certificate of Compliance, City staff will conduct a field monument inspection to verify that all property corners are marked with survey monuments. If any of the survey monuments are missing, they 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 filed Corner Record or Record of Survey must be submitted to satisfy this requirement prior to the approval and recordation of the Certificate of Compliance.

#### **INFORMATION:**

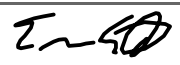
- The approval of this Tentative Map by the Hearing Officer of the City of San Diego does not authorize the subdivider to violate any Federal, State, or City laws,

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

[Click here to complete and submit this form online](#)

|                                                                                                                                                                                                                                                                                            |                                                                              |                                                     |                                                               |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------|-----------------------------------------------------|---------------------------------------------------------------|
| <b>Page 3</b>                                                                                                                                                                                                                                                                              |                                                                              | <b>City of San Diego • Information Bulletin 620</b> | <b>May 2020</b>                                               |
|                                                                                                                                                                                                           | <b>City of San Diego</b><br><b>Development Services</b><br>12396 World Trade |                                                     | <b>Community Planning<br/>Committee Distribution<br/>Form</b> |
|                                                                                                                                                                                                                                                                                            | Project Name: <b>Commercial Condominium Conversion</b>                       |                                                     |                                                               |
| Project Number: <b>PRJ-1141663</b>                                                                                                                                                                                                                                                         |                                                                              |                                                     |                                                               |
| Community: <b>Carmel Mountain Ranch Community Planning Group</b>                                                                                                                                                                                                                           |                                                                              |                                                     |                                                               |
| <p>For project scope and contact information (project manager and applicant), log into OpenDSD at <a href="https://aca.accela.com/SANDIEGO">https://aca.accela.com/SANDIEGO</a>.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p> |                                                                              |                                                     |                                                               |
| <input type="checkbox"/> Vote to Approve<br><input type="checkbox"/> Vote to Approve with Conditions Listed Below<br><input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below<br><input type="checkbox"/> Vote to Deny                                       |                                                                              |                                                     |                                                               |
| # of Members Yes<br><b>7</b>                                                                                                                                                                                                                                                               | # of Members No<br><b>0</b>                                                  | # of Members Abstain<br><b>0</b>                    |                                                               |
| Conditions or Recommendations:<br><b>This is to be a commercial project only. No residential.</b>                                                                                                                                                                                          |                                                                              |                                                     |                                                               |
| <input type="checkbox"/> No Action<br>(Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)                                                                                                                                                                   |                                                                              |                                                     |                                                               |
| NAME: <b>Eric Edelman</b>                                                                                                                                                                               |                                                                              |                                                     |                                                               |
| TITLE: <b>CPG Chair</b>                                                                                                                                                                                                                                                                    |                                                                              | DATE: <b>4/13/2026</b>                              |                                                               |
| <p><i>Attach additional pages if necessary (maximum 3 attachments).</i></p>                                                                                                                                                                                                                |                                                                              |                                                     |                                                               |

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: April 27, 2026

# NOTICE OF RIGHT TO APPEAL ENVIRONMENTAL DETERMINATION

DEVELOPMENT SERVICES DEPARTMENT

I.O. No. 11004500

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**PROJECT NAME / NUMBER:** 12396 World Trade Drive / PRJ-1141663**COMMUNITY PLAN AREA:** Carmel Mountain**COUNCIL DISTRICT:** 5**LOCATION:** 12396 World Trade Drive, San Diego, CA 92128

**PROJECT DESCRIPTION:** A request for a tentative map to convert 45 commercial units of an existing 3-story commercial building into commercial condominium units located at 12396 World Trade Drive. The 3.08-acre site is located within the Carmel Mountain 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. (APN: 313-540-0900)

**ENTITY CONSIDERING PROJECT APPROVAL:** City of San Diego Planning Commission

**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 that the project would qualify to be categorically exempt from CEQA pursuant to Section 15301(k) (Existing Facilities). Section 15301(k) allows for the subdivision of existing commercial or industrial buildings, where no physical changes occur that are not otherwise exempt. Since the project would convert 45 commercial units of an existing 3-story commercial building into commercial condominium units with no physical changes, the exemption was deemed appropriate. The exceptions listed in CEQA Section 15300.2 would not apply in that the project is not located in a particularly sensitive environment; no cumulative impacts were identified; no significant effect on the environment was identified; the project is not adjacent to a scenic highway; the project would not cause substantial adverse change in the significance of a historical resource; **and the site is not**

**included on any list compiled pursuant to Government Code Section 65962.5 for hazardous waste sites.**

**DEVELOPMENT PROJECT MANAGER:** Spencer Deane  
**MAILING ADDRESS:** 7650 Mission Valley Road, MS DSD-1A, San Diego, CA 92108  
**PHONE NUMBER / EMAIL:** (619) 533-7564 / [sdeane@san diego.gov](mailto:sdeane@san diego.gov)

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On April 27, 2026, 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 ten (10) business days from the date of the posting of this Notice (May 11, 2026). 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](#) 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@san diego.gov](mailto:Hearings1@san diego.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](#) 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](#) (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:** 4/27/2026

**REMOVED:** 5/11/2026

**POSTED BY:** *Leilani Phillips*



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:**

World Trade Commercial Conversion

**Project Title:** **Project No. For City Use Only:**

**Project Location/Address/Accessor's Parcel Number:**

12396 World Trade Drive, San Diego, CA 92128

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

☐ Individual ☐ Partnership ☐ Corporation ☒ Limited Liability -or- ☐ General – What State? \_\_\_\_\_

Corporate Identification No.: 33-4326243 ☐ 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 [SDMC 5112.0102](#))**

☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency  
☐ City of San Diego/Asset Management Department\*

Name of Individual: Bret Morriss

On behalf of: Cast CMR LLC

Street Address: 5090 Shoreham Pl, Suite 100

City: San Diego

State: California

Zip: 92122

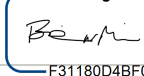
Phone Number: 858-349-1790

Email: bret.morriss@cast-cap.com

Signature:

Date: 7/29/2025 | 4:02 PM PDT

DocuSigned by:



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Additional pages attached: ☐ Yes ☒ No

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

**Applicant ☒ Check if Same as Property Owner/Authorized Agent****(Per [SDMC 5112.0102](#))**

☐ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual:

On behalf of:

Street Address:

City:

State:

Zip:

Phone Number:

Email:

Signature:

Date:

Additional pages attached: ☐ Yes ☐ No**Other Financially Interested Persons ☐ Check if N/A**

☒ Owner ☐ Authorized Agent ☐ Member ☐ Trustee ☐ Tenant/Lessee ☐ Successor Agency

Name of Individual: Ryan King

On behalf of: Cast CMR LLC

Street Address: 5090 Shoreham Place, Suite 100

City: San Diego

State: California

Zip: 92122

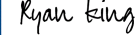
Phone Number: 858-395-7208

Email: ryan.king@cast-cap.com

Signature:

Date: 7/29/2025 | 4:04 PM PDT

DocuSigned by:



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Additional pages attached: ☐ Yes ☒ NoVisit our web site: [sandiego.gov/DSD](https://sandiego.gov/DSD).

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

DS-318 (07-24)

