



THE CITY OF SAN DIEGO

Report to the Planning Commission

DATE ISSUED: August 22, 2024 REPORT NO. PC-24-027
HEARING DATE: August 29, 2024
SUBJECT: RANCHO BERNARDO COMMUNITY PLAN AMENDMENT INITIATION –
11818 - 11858 BERNARDO PLAZA COURT
PROJECT NUMBER: PRJ-1116938

OWNERS/APPLICANTS: Rancho Bernardo Day LLC/11818 Bernardo LLC/KB Home

SUMMARY

Issue: Should the Planning Commission INITIATE an amendment to the Rancho Bernardo Community Plan to redesignate a 5.5-acre site located at 11818 - 11858 Bernardo Plaza Court from Specialized Commercial to Residential – Medium Density (14-29 du/ac)?

Staff Recommendation: INITIATE the community plan amendment process.

Community Planning Group Recommendation: On July 18, 2024, the Rancho Bernardo Community Planning Board voted 7-2-0 in support of initiating an amendment to the Rancho Bernardo Community Plan (Attachment 1).

City Strategic Goal: The proposed amendment to the Rancho Bernardo Community Plan is consistent with the City of San Diego Strategic Plan Goal to Create Homes for All of Us as it proposes to allow for residential uses on a site designated for commercial uses.

Environmental Impact: This activity is not considered a "project" by the definition set forth in CEQA Guidelines Section 15378. Should the initiation of the community plan amendment be approved, an environmental review will take place at the appropriate time in accordance with CEQA Section 15004.

Fiscal Considerations: None. All costs associated with this action are paid from a deposit account maintained by the applicant.

Code Enforcement Impact: None.

Housing Impact Statement: The adopted community plan does not allow residential development on the 5.5-acre site. If initiated, subsequent approval of the proposed community plan amendment and corresponding rezone could allow for the development of up to 160 homes.

The initiation of a community plan amendment is not the adoption of a community plan amendment. Neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment, and the City Council is not committed to adopt or deny the proposed amendment.

BACKGROUND

Community plans are a component of the City's General Plan. Community plans build upon the more general citywide policies established in the General Plan with policy recommendations that apply at the community and neighborhood level.

The Rancho Bernardo Community Plan

The Rancho Bernardo Community Plan was adopted in 1978, with the latest amendment adopted in 2016. The community planning area spans 6,107 acres.

Site Location

The proposed community plan amendment initiation is on a property at 11818 - 11858 Bernardo Plaza Court (Assessor Parcel Number: 274-78-114) east of the Interstate 15 located near Rancho Bernardo Road and Bernardo Center Drive (Attachment 2).

Current Development

The subject site's existing land use is office commercial. The site currently has several vacant and occupied buildings, including a financial institution and a medical office (Attachment 3).

Existing Adjacent Land Uses

The existing adjacent land uses surrounding the subject site are retail and office commercial uses, a post office and fire station (Attachment 4).

Adjacent Community Plan Land Use Designations

The subject site is bounded by Town Center, Specialized Commercial and Office Commercial land use designations (Attachment 5).

Community Plan Use Designation

The Rancho Bernardo Community Plan designates the subject site as Specialized Commercial (Attachment 5). This land use designation promotes visitor-oriented, community-serving

commercial and recreational use development.

Zoning

Base Zone: The subject site is zoned CC-2-3 (Commercial-Community), allowing a mix of community-serving uses with a focus on accommodating development with an auto orientation. The CC-2-3 zone does not allow residential uses, except for permanent supportive housing, which may be permitted with limitations (Attachment 6).

Overlay Zones: The subject site is not within any overlay zones.

Mobility

Transit: The subject site is in a Transit Priority Area and Sustainable Development Area. The subject site is served by Metropolitan Transit Service (MTS) bus routes 20, 235, 290 and 945. Bus stops are located along West Bernardo Drive, Rancho Bernardo Road, Pomerado Road, George Cooke Express Drive, Bernardo Center Drive, and Camino del Norte (Attachment 7). Planned transit routes include a [San Diego Association of Governments](#) (SANDAG) Next Generation Rapid Bus route and the California High Speed Rail along the I-15 (Attachment 8).

Streets: The subject site is bordered by the Interstate 15 to the west, Rancho Bernardo Road to the north, Bernardo Center Drive to the east and Bernardo Plaza Court to the south. Bernardo Plaza Court serve as main access points to the subject site. The Rancho Bernardo Community Plan designates the Rancho Bernardo Road as six-lane major road, Bernardo Center Drive as a four-lane major street and Bernardo Plaza Court as a two-lane collector (Attachment 9).

Bicycle: The portions of Rancho Bernardo Road and Bernardo Center Drive that border the subject site have existing Class III bicycle route, as shown in Attachment 10. The Rancho Bernardo Community Plan designates a Class II bicycle lane along Rancho Bernardo Road and a Class III bicycle path on Bernardo Center Drive.

Existing Public Facilities and Services

Schools: Multiple schools in the Rancho Bernardo Community Planning Area serve the area. Palomar College (public college) is located approximately 1.5 miles to the east. Westwood Elementary School is located approximately 1.5 miles northeast. Turtleback Elementary is located approximately 1.8 miles southeast. Bernardo Heights Middle School and Rancho Bernardo High School are located approximately 2.5 miles southeast (Attachment 11).

Parks: The subject site is located approximately 2.3 miles southeast of Rancho Bernardo Community Park. Rancho Bernardo was developed with privately maintained neighborhood

parks. The nearest privately maintained private park is Webb Lake, which is located approximately 0.3 miles south of the subject site. (Attachment 11).

Library: The Rancho Bernardo Library is approximately 1-mile north of the subject site (Attachment 11).

Public Safety: The subject site is served by the Police Department's Northeastern Division Station. The nearest fire station is San Diego Fire Station No. 33, located approximately 0.2 miles east of the subject site (Attachment 11).

Housing and Population

In 2022, the [San Diego Association of Governments](#) (SANDAG) estimated that the Rancho Bernardo Community Planning Area had a household population of approximately 41,443 people. This is a seven percent increase from SANDAG's estimated 38,704 household population in 2010. In 2022, the community had 17,967 homes, of which 8,896 were single family-detached, 4,413 were single family-attached, and 4,658 were multifamily homes. Between 2010 and 2022, the community added 192 homes, representing a one percent increase. The community has approximately 2.31 persons per household.

Year	Homes	Household Population
2010	17,775	38,704
2022	17,967	41,443
Change	192	2,739

SANDAG: Housing & Population Estimates, 2010 and 2022

Affordable Housing

According to the [San Diego Housing Commission](#), 178 deed-restricted homes are located in the Rancho Bernardo Community Planning Area.

Opportunity Area

The 2024 California Tax Credit Allocation Committee Opportunity Area Map shows that the subject site is within a High Resource Area. The opportunity map shows the opportunity areas by census tracts based on economic, environmental and educational indicator scores.

DISCUSSION

Proposed Community Plan Amendment

The applicant is requesting an amendment to the Rancho Bernardo Community Plan to redesignate a 5.5-acre subject site from the current Specialized Commercial land use designation to Residential – Medium Density (15-29 du/ac). The applicant is considering a

corresponding rezone from the CC-2-3 to the RM-2-5 base zone, which would be included as a part of a future community plan amendment proposal. The current land use designation allows visitor-oriented, community-serving commercial and recreational use development and does not permit any residential development. The proposed land use designation would allow up to 160 homes. Additionally, the applicant is considering setting aside 10% of onsite units to be deed-restricted as affordable at moderate income levels.

Initiation Criteria

The City is unique among jurisdictions and the process to amend the General Plan and/or a community plan requires either a Planning Commission or City Council initiation before a plan amendment process and accompanying project may proceed. Community plans are components of the General Plan. The staff recommendation of approval or denial of the initiation is based upon compliance with all three initiation criteria in the General Plan. The City Planning Department has provided an overview of how the proposed amendment addresses the following initiation criteria:

The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.

The proposed community plan amendment to allow additional homes on the subject site would be consistent with the goals and policies of the General Plan and Rancho Bernardo Community Plan. The proposed amendment furthers the General Plan's community and neighborhood-specific strategies and implementation measures to achieve equitable development. The proposed amendment would be consistent with General Plan policies LU-C.3 by increasing the City's supply of land designated for residential and LU-H.3 by potentially offering a variety of housing types. The proposed community plan amendment would be consistent with the Rancho Bernardo Community Plan Balanced Community policy, which encourages supplying apartments, townhouses, single-family dwellings, and other housing types to meet growing demands for lower-cost housing.

The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.

The proposed community plan amendment would provide additional public benefit to the community by providing increased residential development when the City and the larger region are facing a housing shortage and rising home prices. Additional homes the site would increase the housing supply and support Citywide housing production goals in the Housing Element. The proposed project would increase the supply of family housing by potentially providing 2, 3, and 4-bedroom homes. The

subject site is in a Transit Priority Area and Sustainable Development Area and allowing more homes in these areas would further help the City to meet its climate goals in the Climate Action Plan.

Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.

All necessary public services appear to be available. If the amendment to the community plan is initiated, an analysis of public services and facilities will be conducted with the review of the amendment.

Conclusion

As outlined above, City Planning Department staff has determined that the proposal can meet all the initiation criteria. If initiated, City Planning Department staff would work with the applicant to address the following issues, as well as others that may be identified by the Planning Commission and through the community plan amendment review process:

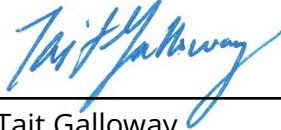
- Improvements to the parkway including the installation of non-contiguous sidewalks and street trees;
- Evaluate the proposed land use designations, residential density ranges, and zoning for the site;
- Encourage the provision of on-site affordable homes due to the site location in a High Resource Area with access to transit;
- Provide active transportation measures, such as on-site bicycle repair or pedestrian scale lighting;
- Design buildings that front along the public right-of-way with pedestrian paths;
- Provide amenities, public spaces, and pedestrian-scale elements fronting the public right-of-way;
- Ensure the connectivity of pedestrian and bicycle facilities to the subject site with surrounding development;
- Ensure the connectivity of pedestrian and bicycle facilities to better integrate the subject site with surrounding development; and
- Incorporate sustainable development features.

Although staff believes that the proposed amendment meets the necessary criteria for initiation, staff has not fully reviewed the applicant's proposed community plan amendment and rezone. Therefore, by initiating this community plan amendment, neither staff nor the Planning Commission is committed to recommend in favor or denial of the proposed amendment.

Respectfully submitted,




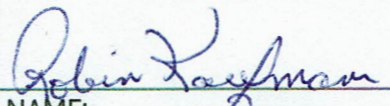
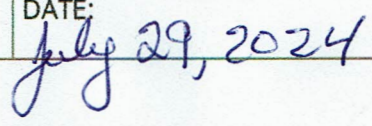
Angela Dang
Assistant Planner
City Planning Department



Tait Galloway
Deputy Director
City Planning Department

Attachments:

1. Rancho Bernardo Community Planning Board Letter
2. Vicinity Map
3. Existing Land Use Map
4. Aerial Map Imagery
5. Community Plan Land Use Map
6. Current Zoning Map
7. Transit Route Map
8. Planned Transit Route Map
9. Planned Street Classifications Map
10. Bicycle Network Map
11. Existing Public Facilities Map
12. Applicant's Initiation Request Letter
13. Ownership Disclosure Statement





Page 3	City of San Diego • Information Bulletin 620	August 2018
	Community Planning Committee Distribution Form	
	City of San Diego Development Services 1222 First Ave., MS-302 San Diego, CA 92101	
Project Name: Rancho Bernardo CPAI (11818 Bernardo Plaza)		Project Number: PRJ-1116938
Community: Rancho Bernardo		
<p>For project scope and contact information (project manager and applicant), log into OpenDSD at https://aca.accela.com/SANDIEGO.</p> <p>Select "Search for Project Status" and input the Project Number to access project information.</p>		
<input type="checkbox"/> Vote to Approve <input checked="" type="checkbox"/> Vote to Approve with Conditions Listed Below <input type="checkbox"/> Vote to Approve with Non-Binding Recommendations Listed Below <input type="checkbox"/> Vote to Deny		Date of Vote:
# of Members Yes 7	# of Members No 2	# of Members Abstain 0
Conditions or Recommendations: The Rancho Bernardo Community Planning Board voted 7-2-0 to give permission to KB Home and Latitude 33 the ability to engage with the City for ONLY the exploration of the Community Plan Amendment. Action on the community plan amendment itself, re-zone, or the overall project was not voted on, but will take place at a later date.		
<input type="checkbox"/> No Action (Please specify, e.g., Need further information, Split vote, Lack of quorum, etc.)		
NAME: 		DATE: 
TITLE: Chair, Rancho Bernardo Planning Board		

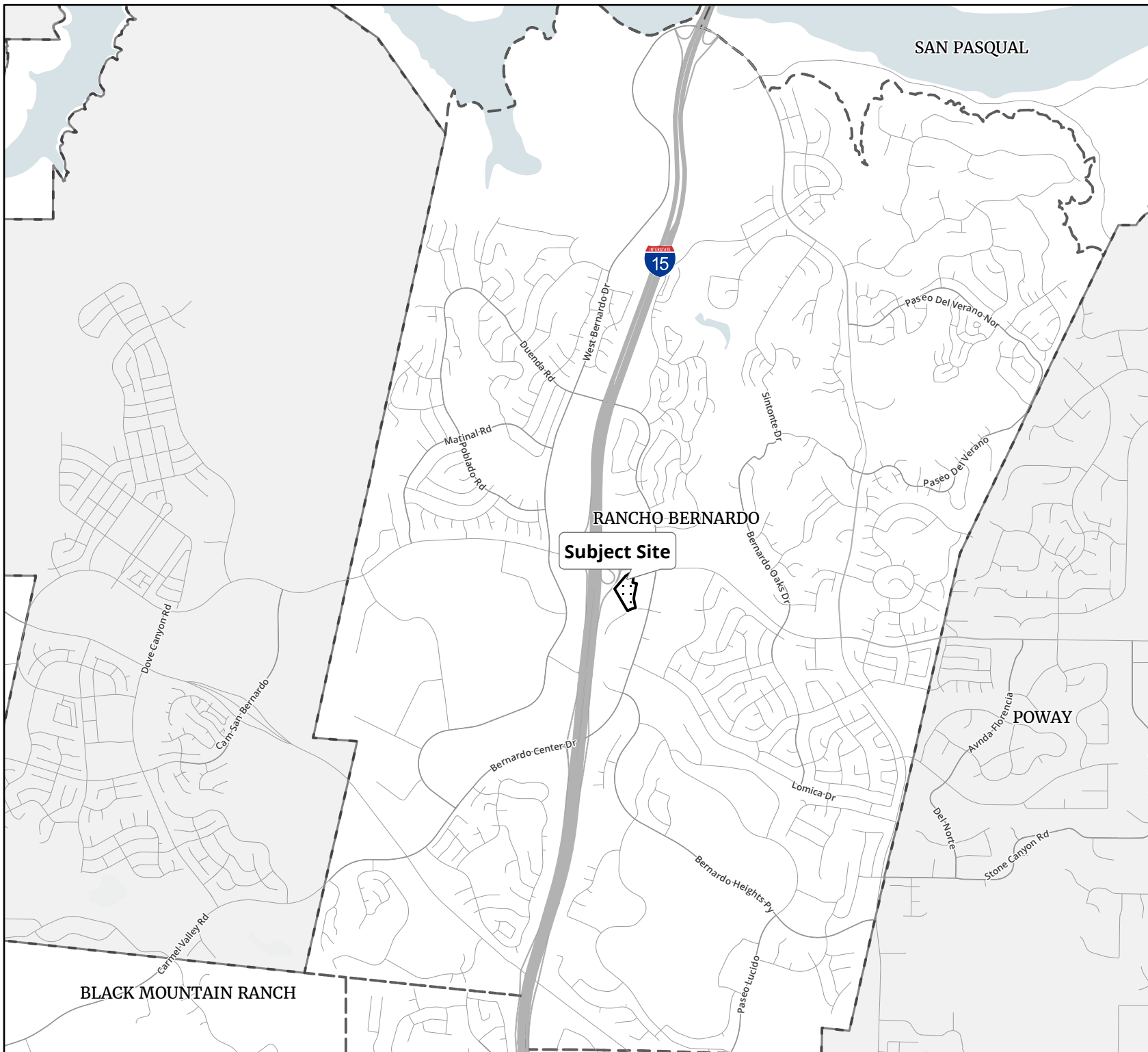
Visit our web site at www.sandiego.gov/development-services.

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

DS-5620 (08-18) ONLINE FORM

DRAFT Vicinity Map

-  Subject Site
-  Planning Areas
-  City of San Diego
-  Municipal Boundaries



ATTACHMENT 2

General Disclaimer:
This is a draft community plan amendment map. The boundaries and features on this map are intended to show existing or proposed conditions. When/if the amendment is approved/adopted, the adopted plan shall be updated to reflect the approved changes.



0 2,000 4,000 Feet

Existing Land Use Map

Existing Landuse (SANDAG)

Residential

- Single Family Detached
- Single Family Attached
- Multiple Family

Commercial

- Retail, Regional, Wholesale Commercial
- Visitor Commercial
- Office Commercial

Industrial

- Light Industry

Parks And Recreation

- Recreation

Public Facilities And Utilities

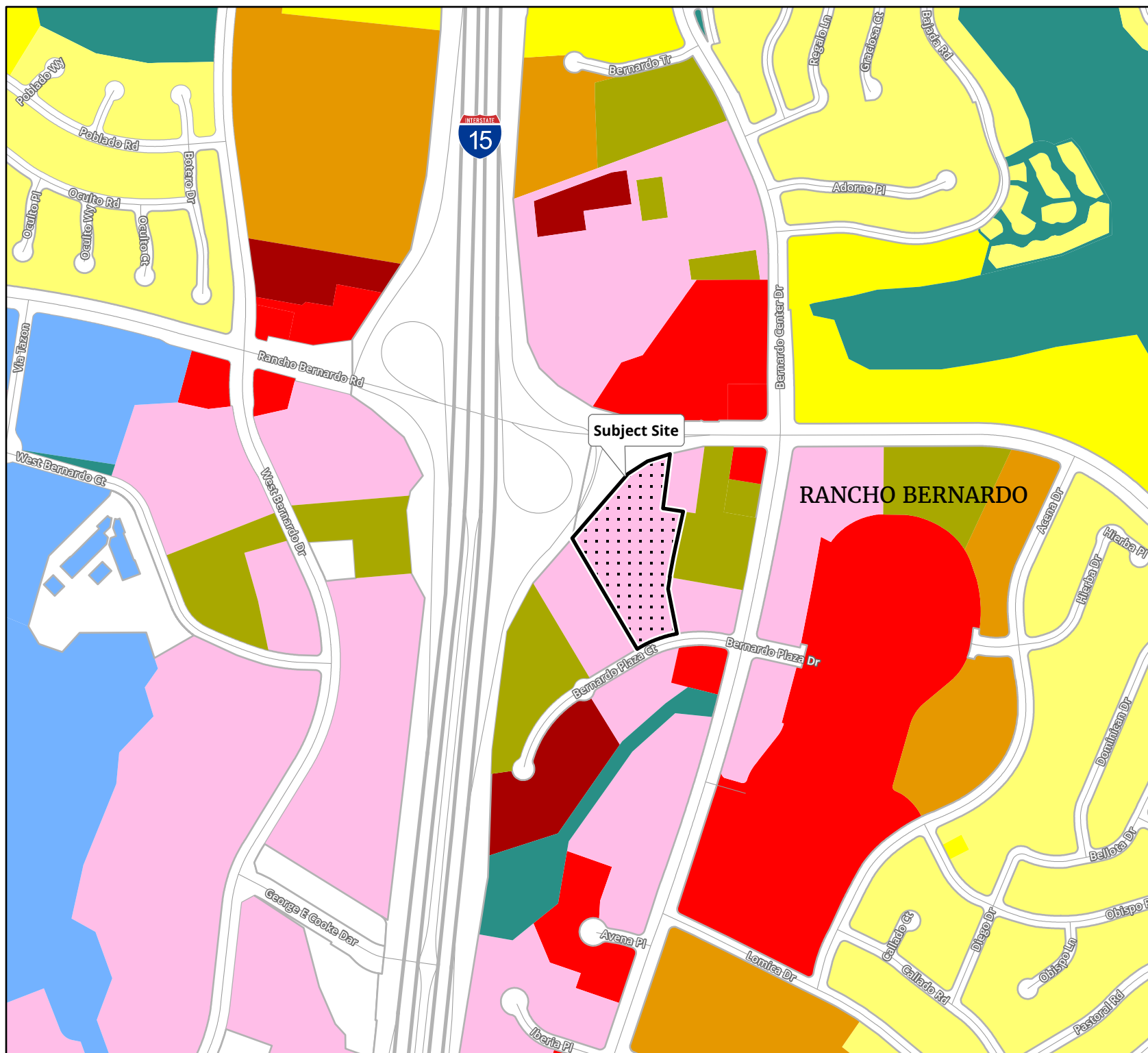
- Transportation, Communications, Utilities
- Institutions
- Subject Site
- Planning Areas

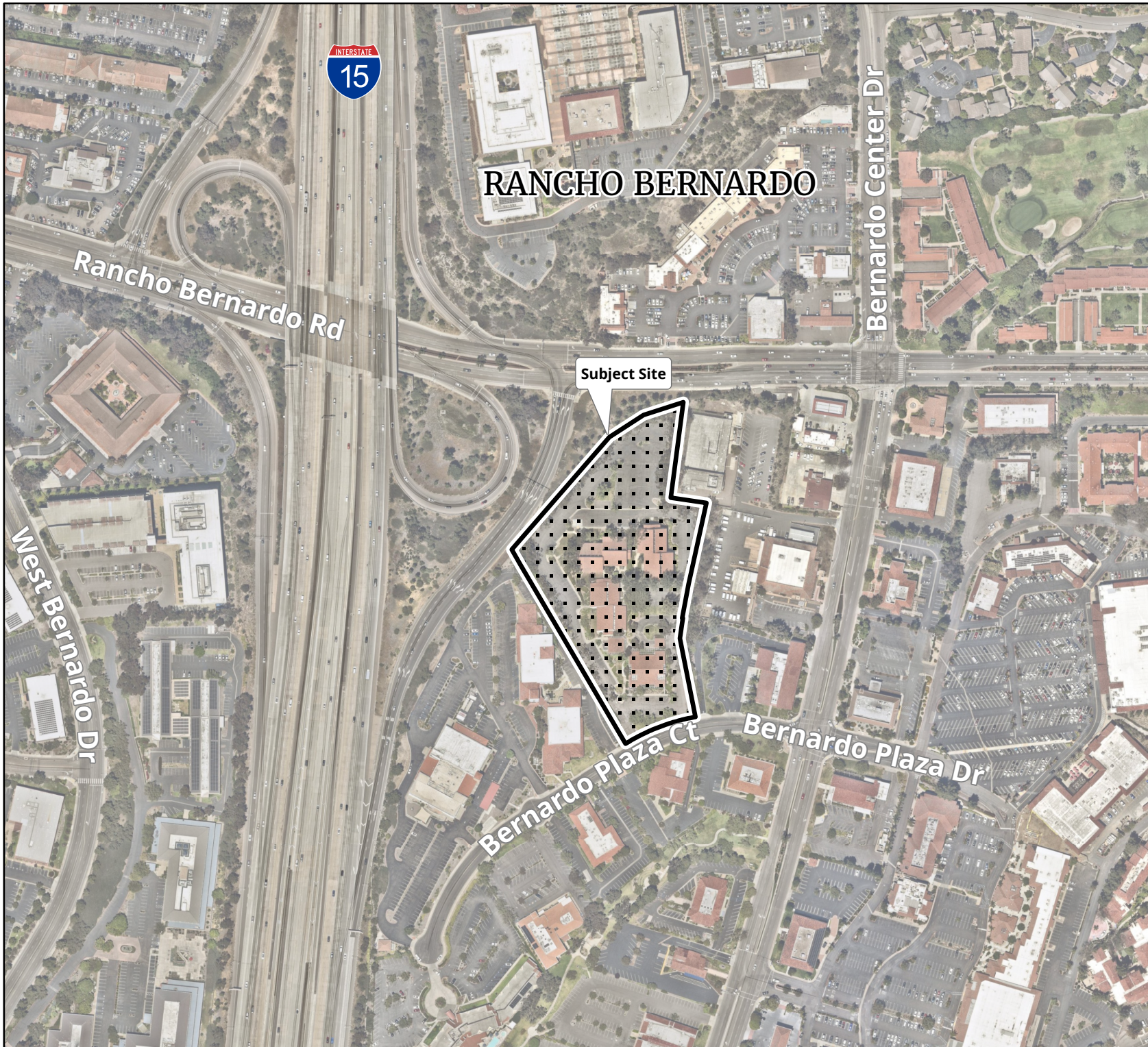
ATTACHMENT 3

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0 410 820 Feet





 Subject Site

 Planning Areas





ATTACHMENT 4

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0 230 460 Feet

Residential

-  Very Low Density Residential (0-1 du/ac)
-  Low Density Residential (1-9 du/ac)
-  Low-Medium Density Residential 9-14 du/ac
-  Medium Density Residential (14-29 du/ac)

Commercial

-  Neighborhood Commercial
-  Office Commercial
-  Resort
-  Specialized Commercial
-  Town Center

Educational

-  Schools

Industrial

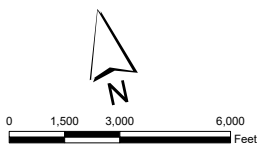
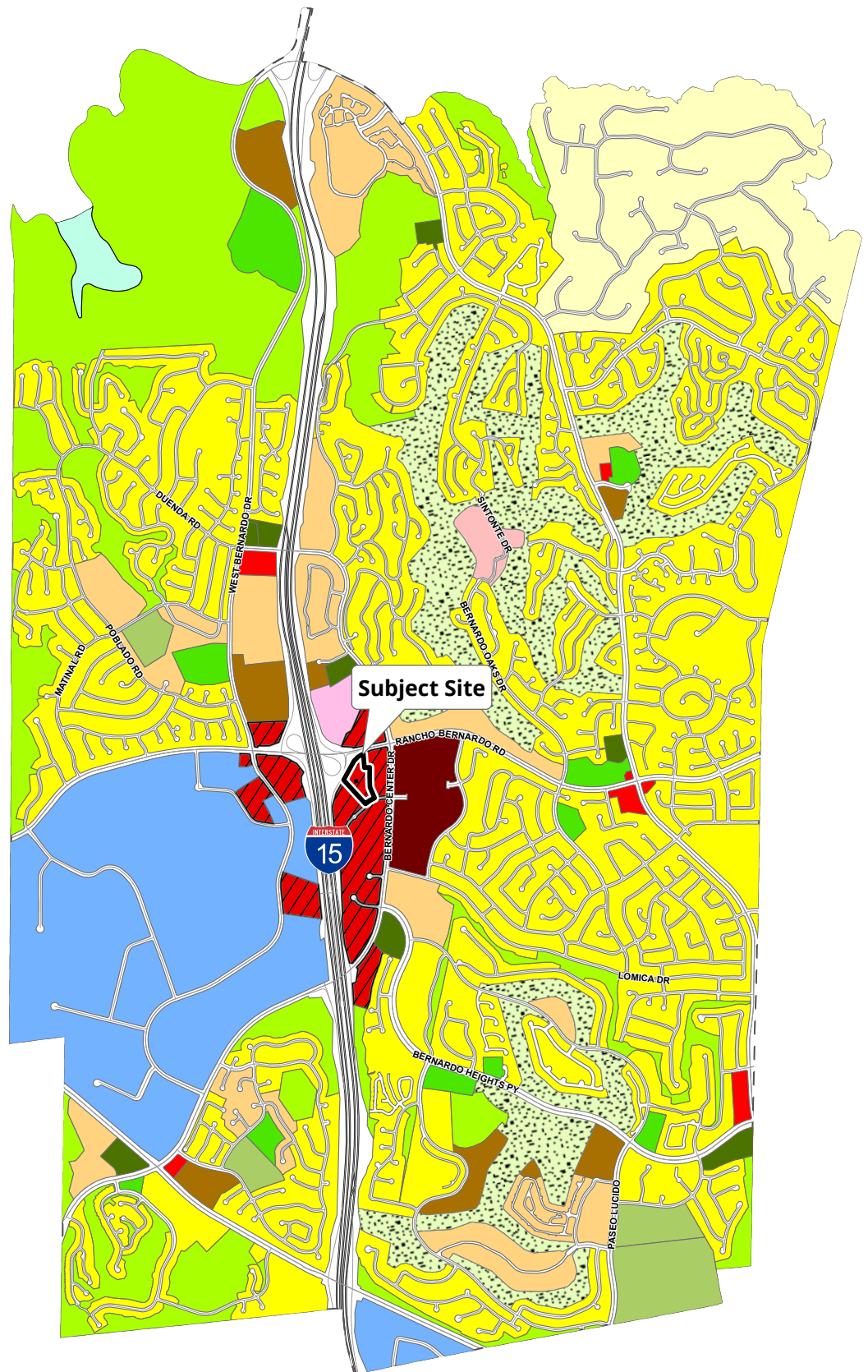
-  Industry

Institutional

-  Institutional

Recreational

-  Public Park
-  Golf Course
-  Private Recreation
-  Open Space
-  Bodies of Water
-  Subject Site
-  Planning Areas



Rancho Bernardo Community Plan Map

Rancho Bernardo Community Plan

DRAFT

Current Zoning Map

Zoning

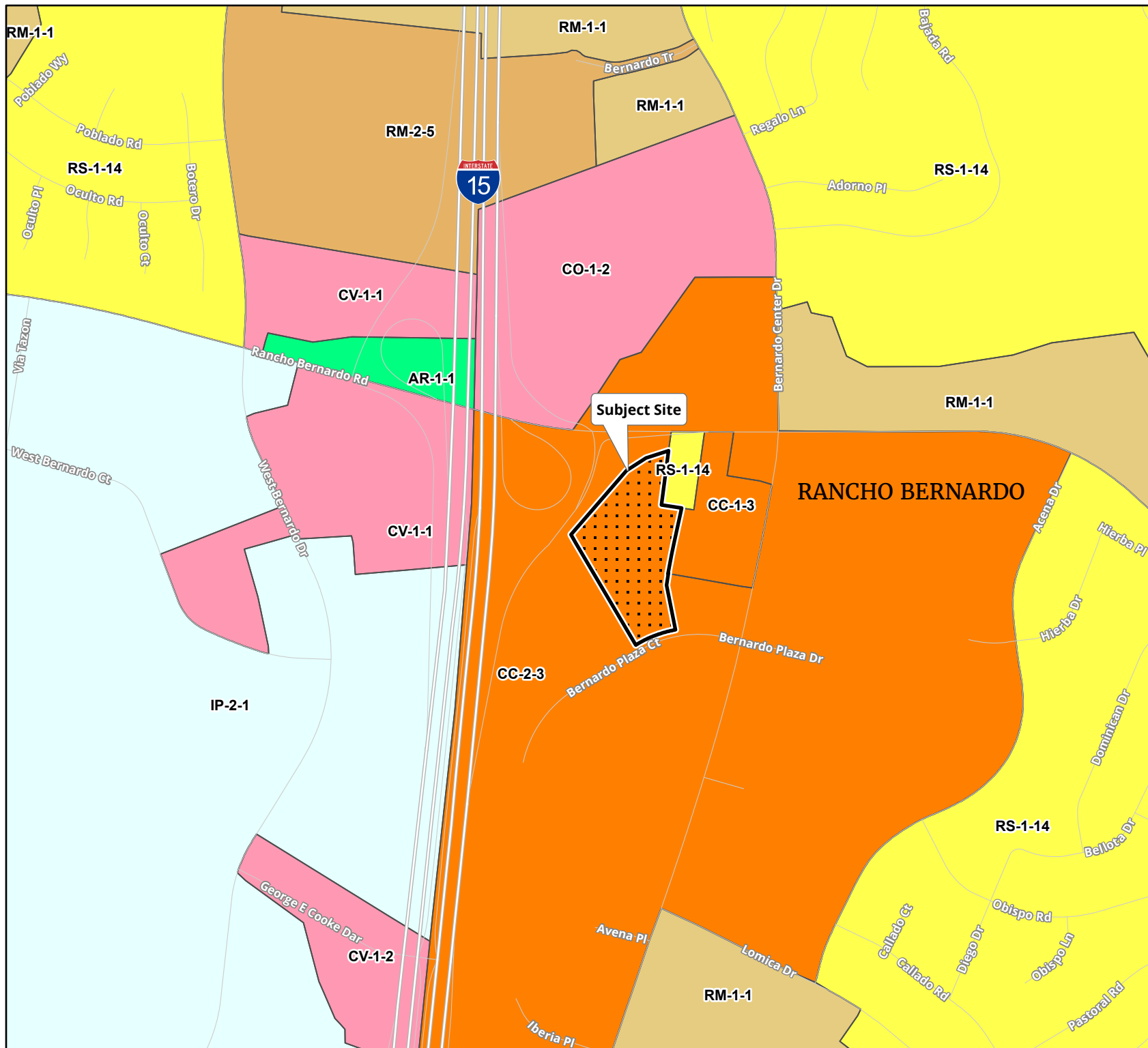
- AR-1-1
- CC-1-3
- CC-2-3
- CO-1-2
- CV-1-1
- CV-1-2
- IP-2-1
- RM-1-1
- RM-2-5
- RS-1-14
- Subject Site
- Planning Areas

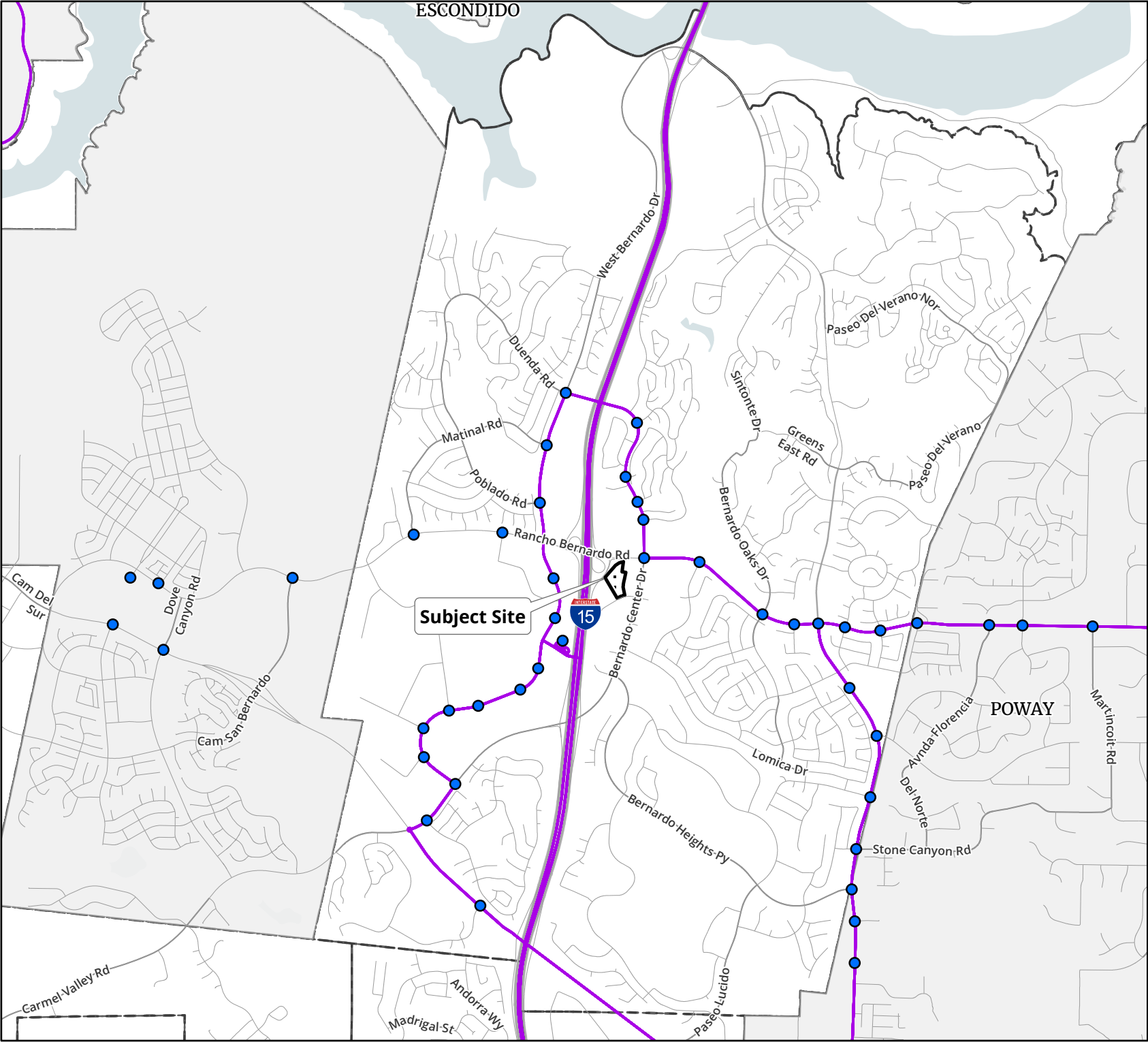
ATTACHMENT 6

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0 410 820 Feet





Existing Transit Map

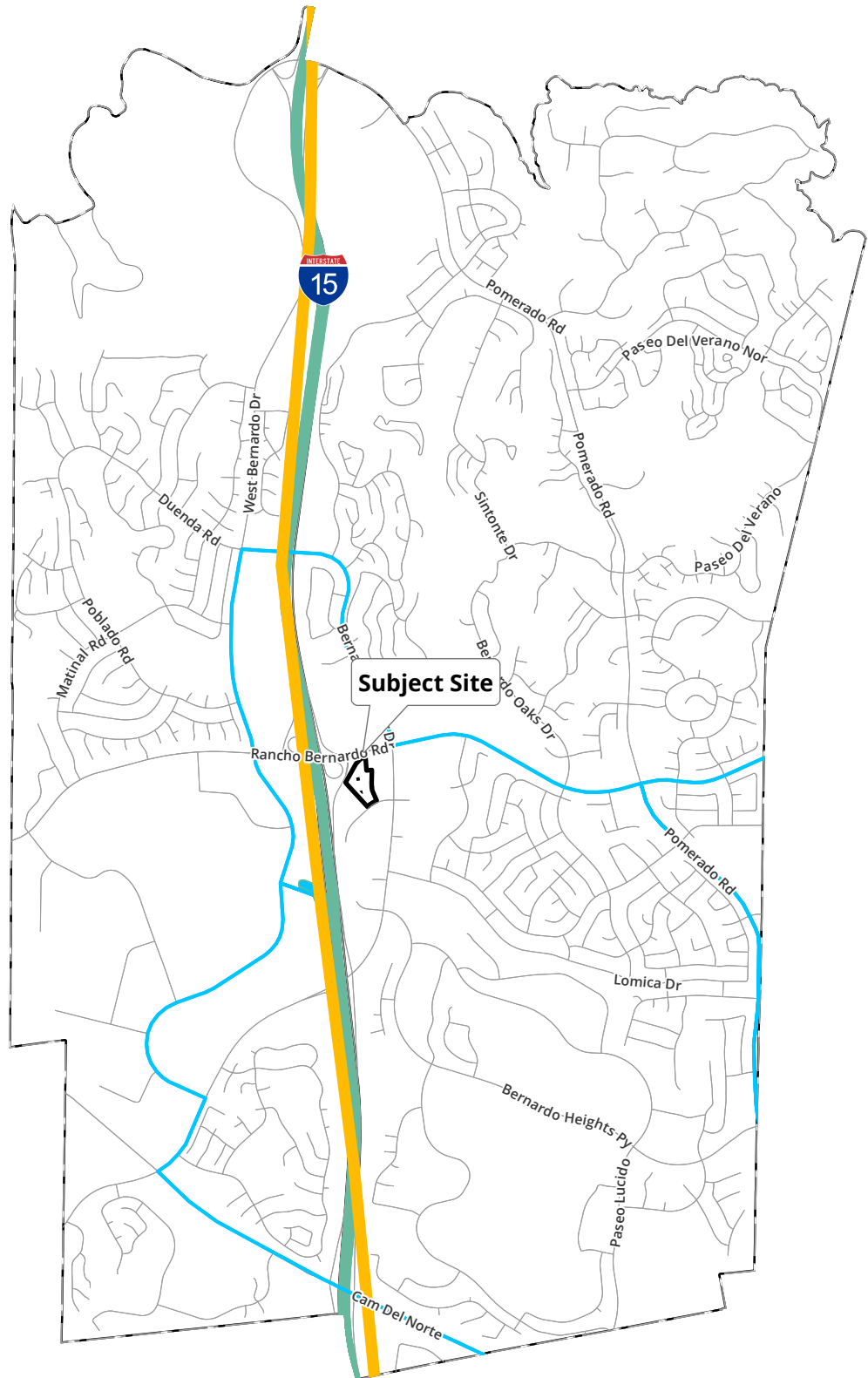
- Bus Stops
- Subject Site
- Planning Areas
- Municipal Boundaries
- Bus Routes
- Municipal Boundary





ATTACHMENT 7

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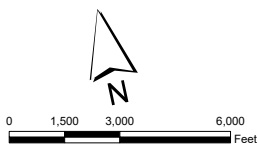
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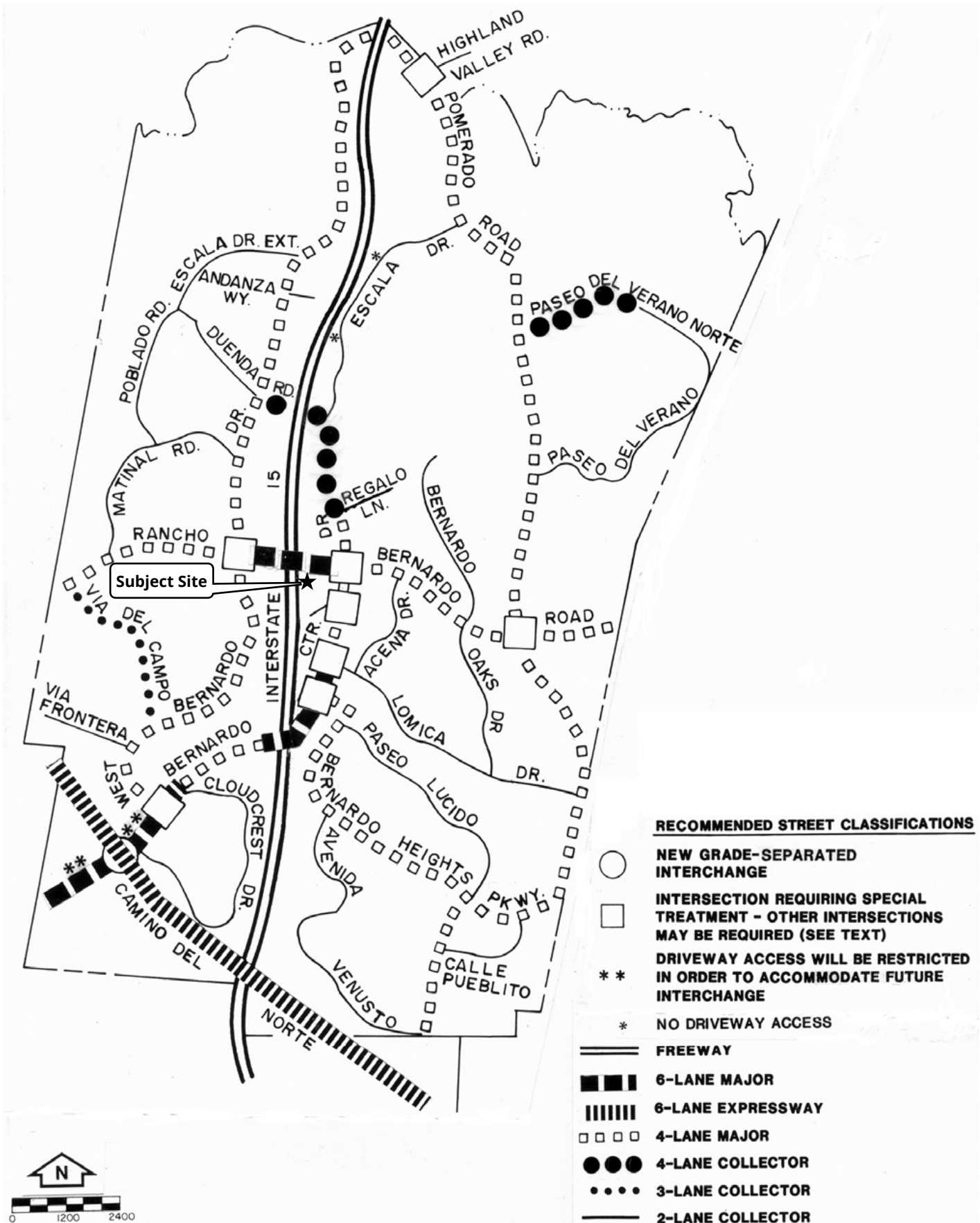
**SANDAG 2021 (or
Current) Regional Plan**

-  Next Gen Rapid
 Local Bus
 California High Speed Rail*
 Subject Site

*Project would be implemented and funded by the California High Speed Rail Authority.

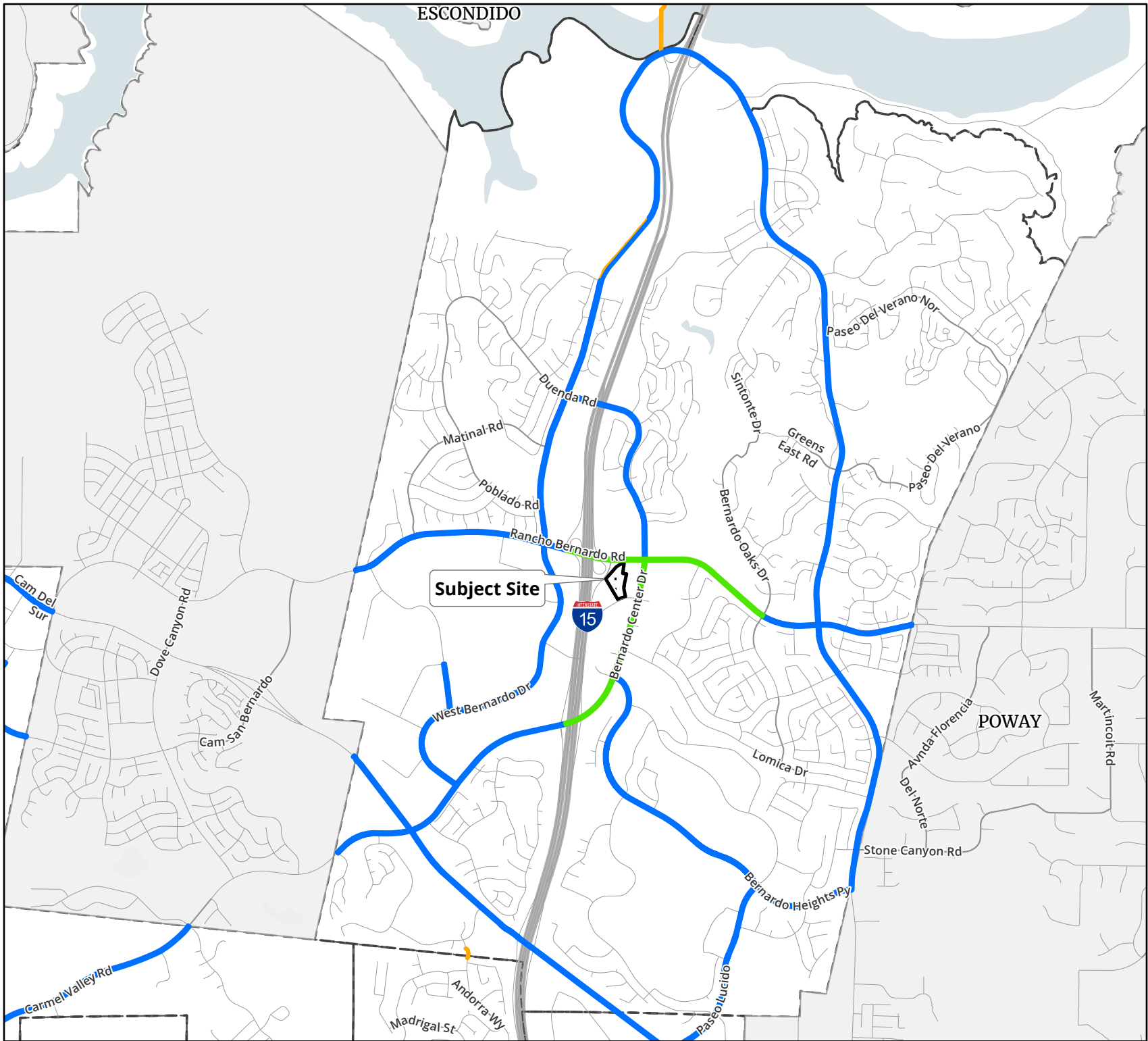
SANDAG's current 2021 Regional Plan and is subject to change or be modified in subsequent Regional Plan Updates or transit corridor studies.





Functional Street System at Buildout
Rancho Bernardo Community Plan

FIGURE
7



DRAFT

Existing Bicycle Network Map

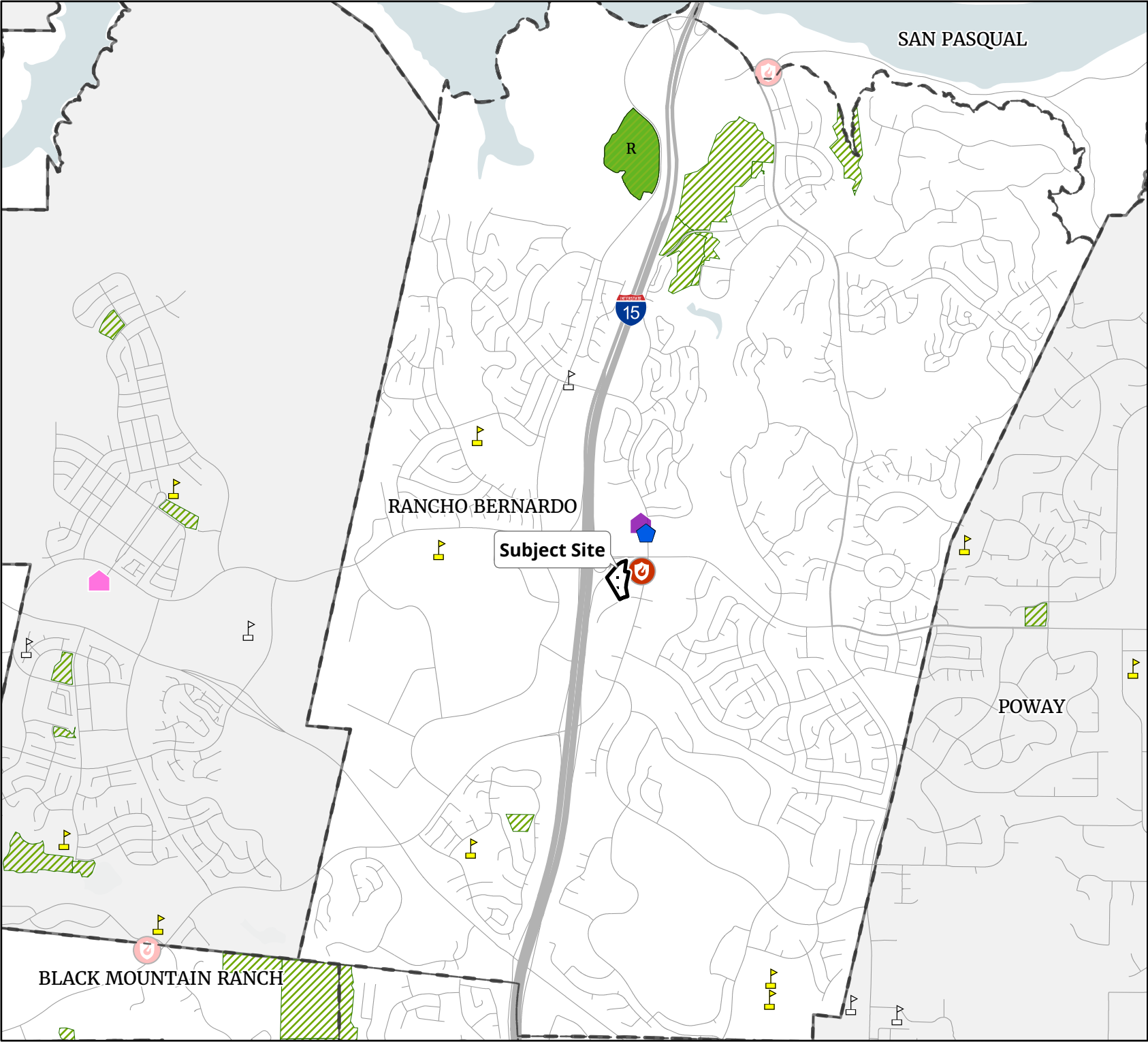
- Bike Class Type**
- Class I
 - Class II
 - Class III
 - Subject Site
 - Planning Areas
 - Municipal Boundaries

ATTACHMENT 10

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0 2,000 4,000 Feet



Existing Public Facilities Map

Schools

- Public
- Private

Parks

- Community Park
- Non-City Owned Parks
- R Rec Centers
- Library
- Community Relations Storefront
- Non-City Owned Libraries

Fire Stations

- Existing
- Proposed
- Non-City Fire Stations
- Subject Site
- Municipal Boundaries
- Planning Areas

ATTACHMENT 11

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File: 1969.00

May 22, 2024

City of San Diego
Development Services Department
1222 First Avenue
San Diego, CA 92101

SUBJECT: Letter of Initiation – Bernardo Plaza Ct Townhomes

Dear Planning Commissioners:

On behalf of our client, KB Home, we are requesting this Rancho Bernardo Community Plan Amendment (CPA) Initiation for the property located at 11818-11858 Bernardo Plaza Court, west of Bernardo Center Drive. The subject site is APN: 274-781-14, legally described as Lot 31 of Bernardo Town Center Unit No. 7, of Map 7890 and is about 5.5 acres in size.

KB Home proposes to amend the Rancho Bernardo Community Plan from Specialized Commercial to Residential – Medium Density (15-29 du/ac). This would follow with a proposal for a development project that would also require a concurrent Rezone from CC-2-3 to RM-2-5 if this Initiation is approved. The desired land use would allow an underutilized commercial site to be redeveloped as infill and bring in high-quality residential townhomes into Rancho Bernardo's Town Center, thereby spearheading the creation of a mixed-use Village within a Transit Priority Area, in line with the City of Villages strategy. KB Home's proposed mix of 2, 3, and 4-bedroom townhomes would bring in much needed additional family housing into a desirable community that has been identified within the General Plan as a high-propensity location for a Village that currently does not have any residential uses, outside of a senior-living facility of the Remington Club on the east side of the Town Center. The site is located on Bernardo Plaza Court, and within walking distance to numerous amenities, including plenty of commercial-retail and dining options, as well as hotels, a church, fire station, library, medical facilities, and offices. It is also within walking distance to Webb Park, a pond and open space amenity shared by the surrounding area's Association.

Furthermore, the change in land use is consistent with the Rancho Bernardo Community Plan Overall Planning Goals, including:

- Develop the community's image as an important housing, employment, trade and recreational center.
- Ensure a balanced community. Provide for a wide variety of housing types, densities, unit sizes and prices, with densities consistent with the Plan designations and aesthetically compatible with the surrounding neighborhood.
- Provide areas for shopping, service and community facilities that are closely related and easily accessible to community residential areas.



The following table demonstrates compliance with the General Plan's three Initiation criteria:

Criteria	Consistency
<p>1. <i>The amendment request appears to be consistent with the goals and policies of the General Plan and community plan and any community plan specific amendment criteria.</i></p> <p>General Plan:</p> <ul style="list-style-type: none"> • LU-A.2: Identify sites suitable for mixed-use village development that will complement the existing community fabric or help achieve desired community character, with input from recognized community planning groups and the general public. • LU-A.3. Identify and evaluate potential village sites considering the following physical characteristics: <ul style="list-style-type: none"> • Shopping centers, districts, or corridors that could be enhanced or expanded; • Community or mixed-use centers that may have adjacent existing or planned residential neighborhoods; Areas that are not subject to major development limitations due to topographic, environmental, or other physical constraints. • LU-A.4. Locate village sites where they can be served by existing or planned public facilities and services, including transit services. • LU-H.3 Provide a variety of housing types and sizes with varying levels of affordability in residential and village developments. • LU-H.7. Provide a variety of different types of land uses within a community in order to offer opportunities for a diverse mix of uses and to help create a balance of land uses within a community. • LU-I.11. Implement the City of Villages concept for mixed-use, transit-oriented development as a way to minimize the need to drive by increasing opportunities for individuals to live near where they work, offering a convenient mix of local goods and services, and providing access to high quality transit services. • ME-A.8. Encourage a mix of uses in villages, commercial centers, transit corridors, employment centers and other areas as identified in community plans so that it is possible for a greater number of short trips to be made by walking. • UD-B.2. Achieve a mix of housing types within single developments (see also Land Use and Community Planning Element, Section H, and 	<ul style="list-style-type: none"> • The project provides a medium density residential land use within a commercial office and retail town center, thereby creating a mixed-use town center for Rancho Bernardo, contributing to the high Village propensity for area, near transit centers and corridors. • The project is within a Transit Priority Area and an area of high Village Propensity, thereby providing quality multi-family townhome housing within an appropriate location to fulfill goals and strategies of the City of San Diego related to transit and transportation. • The project site is not subject to major development limitations due to topography, environmental, or other constraints, as it is a fully developed site and provides infill opportunity. • The project would provide a mix of bedrooms and affordability for a diverse range of residents. • The project site is within the largest and main community commercial center for Rancho Bernardo, is within the Transit Priority Area, and is within a short distance to a major employment area within the City of San Diego, providing new residents the ability to live near work, or live near transit opportunities. • The project site would add residential into a town center that does not have it currently, increasing the already high Village propensity of the Rancho Bernardo Town Center, and would provide a high amount of walkability for new residents.

<p>Housing Element). a. Incorporate a variety of unit types in multifamily projects. d. Identify sites for revitalization and additional housing opportunities in neighborhoods.</p> <ul style="list-style-type: none"> • UD-C.1. In villages and transit corridors identified in community plans, provide a mix of uses that create vibrant, active places in villages. a. Encourage both vertical (stacked) and horizontal (side-by-side) mixed-use development. b. Achieve a mix of housing types, by pursuing innovative designs to meet the needs of a broad range of households. 	
<p>2. <i>The proposed amendment provides additional public benefit to the community as compared to the existing land use designation, density/intensity range, plan policy or site design.</i></p>	<p>The current Commercial designation and property is currently underused and has vacancies. The amendment provides the opportunity to add residential to create a more vibrant mixed use Town Center, providing additional benefits to the existing property Association as well as providing surrounding businesses more potential patrons. This project would also help provide additional family housing options greatly needed by the Community, City and State.</p>
<p>3. <i>Public facilities appear to be available to serve the proposed increase in density/intensity, or their provision will be addressed as a component of the amendment process.</i></p>	<p>All necessary technical studies will be analyzed with the future entitlements of this property to ensure availability of public facilities. The site has access on Bernardo Plaza Court from West Bernardo Drive.</p>

We believe the *Residential – Medium Density (15-29 du/ac)* is appropriate for the site to be able to add quality residential townhomes into Rancho Bernardo's Town Center. We believe this currently underutilized site will add vibrancy and diversity into an area that is capable of handling the additional housing density that the City and Community needs. We ask for your initiation of this Community Plan Amendment so KB Home can transform the purely commercial area, thereby aiding in the implementation of the City of Villages strategy of Rancho Bernardo's Town Center.

Please let us know if you have any questions; I can be reached at (858) 243-5401 or brad.sonnenburg@latitude33.com . Thank you for your consideration,



Brad Sonnenburg

Planning Project Manager

	City of San Diego Development Services 1222 First Ave., MS 302 San Diego, CA 92101 (619) 446-5000	<h1 style="margin: 0;">Ownership Disclosure Statement</h1>	FORM DS-318 October 2017
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Approval Type: Check appropriate box for type of approval(s) requested: ☐ Neighborhood Use Permit ☐ Coastal Development Permit
☐ Neighborhood Development Permit ☐ Site Development Permit ☐ Planned Development Permit ☐ Conditional Use Permit ☐ Variance
☐ Tentative Map ☐ Vesting Tentative Map ☐ Map Waiver ☒ Land Use Plan Amendment ☐ Other _____

Project Title: Bernardo Plaza Ct Townhomes **Project No. For City Use Only:** _____

Project Address: 11818 Bernardo Plaza Court
San Diego, CA 92128

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

☐ Corporation ☒ Limited Liability -or- ☐ General - What State? DE Corporate Identification No. _____
☐ Partnership ☐ Individual

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. Please list below the owner(s), 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. If the applicant includes a corporation or partnership, include the names, titles, addresses of all individuals owning more than 10% of the shares. If a publicly-owned corporation, include the names, titles, and addresses of the corporate officers. (A separate page may be attached if necessary.) If any person is a nonprofit organization or a trust, list the names and addresses of **ANY** person serving as an officer or director of the nonprofit organization or as trustee or beneficiary of the nonprofit organization. A signature is required of at least one of the property owners. Attach additional pages if needed. Note: 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 thirty 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.

Property Owner

Name of Individual: Rancho Bernardo Day LLC and 1818 Bernardo LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4751 Wilshire Blvd. Suite 203
 City: Los Angeles State: CA Zip: 90010
 Phone No.: 310-435-1107 Signed By: Hooman Dayani Fax No.: _____ Email: hdayani@dayanipartners.com
 Signature: [Signature] Date: 5/17/2024
 Additional pages Attached: ☐ Yes ☒ No

Applicant

Name of Individual: KB Home - John Abboud ☐ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 9915 Mira Mesa Blvd #100
 City: San Diego State: CA Zip: 92131
 Phone No.: 858-864-3751 Signed By: John Abboud Fax No.: _____ Email: JAbboud@kbhome.com
 Signature: [Signature] Date: 5/20/2024
 Additional pages Attached: ☐ Yes ☒ No

Other Financially Interested Persons

Name of Individual: Rancho Bernardo Day LLC and 1818 Bernardo LLC ☒ Owner ☐ Tenant/Lessee ☐ Successor Agency
 Street Address: 4751 Wilshire Blvd. Suite 203
 City: Los Angeles State: CA Zip: 90010
 Phone No.: 310-435-1107 Signed By: [Signature] Fax No.: _____ Email: sdayani@dayanipartners.com
 Signature: [Signature] Date: 6/10/2024
 Additional pages Attached: ☐ Yes ☒ No

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



BA20240775037



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 657-5448

For Office Use Only

-FILED-

File No.: BA20240775037

Date Filed: 4/16/2024

B2665-9554 04/16/2024 1:33 PM Received by California Secretary of State

Entity Details	
Limited Liability Company Name	1818 BERNARDO LLC
Entity No.	201826210283
Formed In	DELAWARE
Street Address of Principal Office of LLC	
Principal Address	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Mailing Address of LLC	
Mailing Address	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Attention	
Street Address of California Office of LLC	
Street Address of California Office	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
H. Sean Dayani	4751 Wilshire Blvd. Suite 203 Los Angeles, CA 90010
Agent for Service of Process	
Agent Name	HOOMAN DAYANI
Agent Address	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Type of Business	
Type of Business	REAL ESTATE OWNER AND MANAGER
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member, as further defined by California Corporations Code section 17702.09(a)(8), has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal is pending, for the violation of any wage order or provision of the Labor Code.	



BA20220750204

B1059-5943 08/29/2022 1:53 PM Received by California Secretary of State



STATE OF CALIFORNIA
Office of the Secretary of State
STATEMENT OF INFORMATION
LIMITED LIABILITY COMPANY

California Secretary of State
1500 11th Street
Sacramento, California 95814
(916) 653-3516

For Office Use Only

-FILED-

File No.: BA20220750204

Date Filed: 8/29/2022

Entity Details	
Limited Liability Company Name	RANCHO BERNARDO DAY LLC
Entity No.	201826210282
Formed In	DELAWARE
Street Address of Principal Office of LLC	
Principal Address	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Mailing Address of LLC	
Mailing Address	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Attention	Hooman Dayani
Street Address of California Office of LLC	
Street Address of California Office	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Manager(s) or Member(s)	
Manager or Member Name	Manager or Member Address
Hooman Dayani	4751 Wilshire Blvd. Suite 203 Los Angeles, CA 90010
Agent for Service of Process	
Agent Name	H. SEAN DAYANI
Agent Address	4751 WILSHIRE BLVD. SUITE 203 LOS ANGELES, CA 90010
Type of Business	
Type of Business	San Marcos DDD Day
Email Notifications	
Opt-in Email Notifications	Yes, I opt-in to receive entity notifications via email.
Chief Executive Officer (CEO)	
CEO Name	CEO Address
None Entered	
Labor Judgment	
No Manager or Member of this Limited Liability Company has an outstanding final judgment issued by the Division of Labor Standards Enforcement or a court of law, for which no appeal therefrom is pending, for the violation of any wage order or provision of the Labor Code.	

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

Hooman Dayani

Signature

08/29/2022

Date

Electronic Signature

☒ By signing, I affirm under penalty of perjury that the information herein is true and correct and that I am authorized by California law to sign.

H. Dayani

Signature

04/16/2024

Date