SAN DIEGO HOUSING COMMISSION

Policy & Land Use Department

March 10, 2026

To: San Diego DSD

RE: Inclusionary Housing Conditions: PRJ-1123397; 11811 Bernardo Plaza Ct, San Diego, CA 92129

This project is subject to the Inclusionary Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13.

The project is a Community Plan Amendment, Rezone, and Vesting Tentative Map and Planned Development Permit for the demolition of the existing commercial buildings, and construction of 122 condominium units, including 13 affordable units.

- **Inclusionary For Sale:** The project will provide 122 units in total. The Inclusionary Affordable Housing Regulations require the applicant to provide 1 unit (122 units x 10% = 12.2 rounded to 13 units) as affordable for sale to median income households at 30% of 100% of Area Median Income. By providing those affordable units, the project will meet the requirements of San Diego Municipal Code Section 142.1304(b), and the City's Affordable In-Fill Housing and Sustainable Buildings Expedite program.

- Six months prior to the start of construction, the applicant/developer must initiate contact with the San Diego Housing Commission to establish the maximum sales price of the affordable unit/s and to review the marketing plan and eligibility process for buyers. Please contact Sujata Raman, Vice President of Single-Family Housing Finance at sujatar@sdhc.org to initiate the process.

- **Comparability:** The unit mix and characteristics for the affordable units – including, but not limited to: number of bedrooms, square footage, and amenities – must be comparable to the unit mix and characteristics for the unrestricted units in the project. Comparability will be determined by the San Diego Housing Commission.

- **SDHC Application:** Concurrent with the building permit review the applicant must submit the Inclusionary Housing Application to the Housing Commission to initiate the affordable housing agreement process. The process of drafting and finalizing the agreements takes approximately 60 days; please plan accordingly.

AFFORDABLE HOUSING PERMIT CONDITION

Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Inclusionary Affordable Housing Regulations of San Diego Municipal Code Chapter 14, Article 2, Division 13 and the Inclusionary Housing Procedures Manual. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust which incorporates applicable affordability conditions consistent with the San Diego Municipal Code. The Agreement will specify that in exchange for the City's approval of the Project, the Owner/Permittee shall provide 13 affordable units with prices of no more than 100% AMI.

Thank You.

Genevieve Hernandez
Director, Land Use Programs

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Development Services

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:** _____

❑ **Subdivision Approval:** _____

❑ **Policy Approval:** _____

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

Project Location/Address/Accessor's Parcel Number:
11818 Bernardo Plaza Court - San Diego, CA 92128

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

❑ Individual ❑ Partnership ❑ Corporation ■ Limited Liability -or- ❑ General – What State? _____

Corporate Identification No.: _____ ❑ 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.

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Property Owner/Authorized Agent
(Per SDMC §112.0102)

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

Name of Individual: Hooman Dayani
On behalf of: Rancho Bernardo Day LLC
Street Address: 4751 Wilshire Blvd - Suite 203
City: Los Angeles State: CA Zip: 90010
Phone Number: (310)435-1107 Email: hdayani@dayanipartners.com
Signature: Signed by: Hooman Dayani 5560E8DF9DE44F1... Date: 4/15/2026

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 §112.0102)

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

Name of Individual: John Abboud
On behalf of: KB Home Cal Management Services LLC
Street Address: 3610 Inland Valley Road - Suite 300
City: Wildomar State: CA Zip: 92595
Phone Number: (858)877-4277 Email: JAbboud@kbhome.com
Signature: DocuSigned by: John Abboud 3106C13105B24F1... Date: 4/17/2026

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: H. Sean Dayani
On behalf of: 1818 Bernardo LLC
Street Address: 4751 Wilshire Blvd - Suite 203
City: Los Angeles State: CA Zip: 90010
Phone Number: (310)435-1107 Email: Sdayani@dayanipartners.com
Signature: Signed by: H. Sean Dayani 91FAA81A338A4C2... Date: 4/17/2026

Additional pages attached: ☐ Yes ☒ No

Certificate Of Completion

Envelope Id: DC39F0C8-E215-4843-8B2F-FE34A2F5191A
Status: Completed
Subject: Complete with Docusign: ownership disclosure form - 2026.pdf
Source Envelope:
Document Pages: 2
Signatures: 3
Certificate Pages: 3
Initials: 0
AutoNav: Enabled
EnvelopeId Stamping: Enabled
Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Envelope Originator:
Troy Friedeck
10990 Wilshire Blvd
FL 5
Los Angeles, CA 90024
tjfriedeck@kbhome.com
IP Address: 170.85.154.215

Record Tracking

Status: Original
4/7/2026 10:31:42 AM
Holder: Troy Friedeck
tjfriedeck@kbhome.com
Location: DocuSign

Signer Events	Signature	Timestamp
H. Sean Dayani SDayani@dayanipartners.com managing memeber Security Level: Email, Account Authentication (None)	Signed by: H. Sean Dayani 91FAA81A338A4C2... Signature Adoption: Pre-selected Style Using IP Address: 76.53.248.162 Signed using mobile	Sent: 4/7/2026 10:36:30 AM Resent: 4/15/2026 10:03:44 AM Viewed: 4/17/2026 10:01:32 AM Signed: 4/17/2026 10:01:42 AM
Electronic Record and Signature Disclosure: Accepted: 4/17/2026 10:01:32 AM ID: 13a211c7-d893-4de2-abf2-62c04127b136 Company Name: KB Home		
Hooman Dayani hdayani@dayanipartners.com Buyer Security Level: Email, Account Authentication (None)	Signed by: Hooman Dayani 5560E8DF9DE44F1... Signature Adoption: Pre-selected Style Using IP Address: 76.53.248.162	Sent: 4/7/2026 10:36:28 AM Resent: 4/15/2026 10:03:44 AM Viewed: 4/15/2026 2:25:28 PM Signed: 4/15/2026 2:26:02 PM
Electronic Record and Signature Disclosure: Accepted: 4/15/2026 2:25:28 PM ID: 752c168c-dd22-4f4c-8512-a9261583ccfb Company Name: KB Home		
John Abboud jabboud@kbhome.com VP, Land Acquisition KB Home Security Level: Email, Account Authentication (None)	DocuSigned by: John Abboud 3106C13105B24F1... Signature Adoption: Pre-selected Style Using IP Address: 165.225.242.185	Sent: 4/7/2026 10:36:29 AM Resent: 4/15/2026 10:03:45 AM Resent: 4/17/2026 10:02:18 AM Viewed: 4/17/2026 10:03:06 AM Signed: 4/17/2026 10:03:13 AM
Electronic Record and Signature Disclosure: Accepted: 4/4/2022 1:23:17 PM ID: 6c6a3d59-6b93-4a38-9fbc-4f725bce3824 Company Name: KB Home		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/7/2026 10:36:30 AM
Certified Delivered	Security Checked	4/17/2026 10:03:06 AM
Signing Complete	Security Checked	4/17/2026 10:03:13 AM
Completed	Security Checked	4/17/2026 10:03:13 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

The parties to this document acknowledge and agree that they have voluntarily consented to using electronic signatures and/or initials and to thereby execute it through the DocuSign, Inc. electronic signing system (or any successor or similar system), and that their use of such electronic signatures and/or initials, however they may be implemented or affixed onto the document, is intended to, and does, establish a binding legal agreement between the parties in accordance with its terms, with the same validity, force and effect as handwritten/manual signatures or initials.