
From: Gillison, John <John.Gillison@cityofrc.us>
Sent: Monday, March 24, 2025 12:16 PM PDT
To: Fogt, Matthew <mfogt@allenmatkins.com>; nghirelli@rwglaw.com
CC: James Previti <JPreviti@theprevitigroup.com>; Burris, Matthew <Matthew.Burris@cityofrc.us>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Munkvold Rich <rmunkvold@theprevitigroup.com>; Mark Hicks <mhicks@theprevitigroup.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Steven Imhoof <SImhoof@theprevitigroup.com>; Nichols, Matthew <mnichols@allenmatkins.com>
Subject: RE: Etiwanda Heights

It does. We need some level of specificity, not to be cute, but if it is 4 walls and a roof, it is so subjective there is no standard and everything works. Nick can reach out in more detail but Jennifer, based on our experience with VG and The Resort, has experience with interpreting standards over a 10-20 year time frame and we have had problems before when things were so gray and people changed and it was difficult or impossible in the future to tell what was meant in the past. Nick has more detail on it, but also, we have to have a certain level of objectivity these days or HCD will find the standard invalid.

John R. Gillison
City Manager
City of Rancho Cucamonga
2020 All American City

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From: Fogt, Matthew <mfogt@allenmatkins.com>
Sent: Monday, March 24, 2025 11:32 AM
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John/Nick:

We are working on the Specific Plan revisions. Regarding how to add denser product types, we would propose less detail than is included for the current product types in order to add more flexibility as the market evolves through buildout. As this way more business than legal, we propose that Mark and Andrew discuss this concept with Matt and/or Jennifer to make sure that the parties are conceptually on the same page. Does that work for the City?

AR 08142