
From: Fogt, Matthew <mfogt@allenmatkins.com>
Sent: Friday, July 25, 2025 6:02 PM PDT
To: Gillison, John <John.Gillison@cityofrc.us>
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Subject: RE: EHNCP Update

Thank you John for the detailed response. We remain 100% committed to the site plan and minor SPA for PA1/PA2 with building types to be able to achieve 8 du/ac. We likewise appreciate the City's focus and commitment to that goal.

As requested and discussed, however, we likely will not be able to hit 8 du/ac on PA1 and possibly even PA2 because we are proposing lower density near the existing neighbors. As such, we need a mechanism to transfer such unbuilt density to future planning areas within the Neighborhood Area of the Specific Plan. We are flexible on the mechanism, but propose the following for the City's consideration: (1) include the revised TDR program in the SPA for PA1/PA2 and address the TDR as part of the site plan approval or (2) address a future density transfer in the conditions of approval for the site plan.

Re: the 20% provision in our draft, we apologize as that got garbled. We instead propose that future receiving sites of the TDR would not be built more densely than the 3-story walkup that the City will approve as part of the building types.

Please contact us with any questions. Have a great weekend.

Best regards,
Matt

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Sent: Thursday, July 24, 2025 11:31 PM
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