
From: Gillison, John <John.Gillison@cityofrc.us>
Sent: Saturday, September 6, 2025 10:39 AM PDT
To: Gosney, Paige <pgosney@allenmatkins.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Fogt, Matthew <mfogt@allenmatkins.com>
CC: James Previti <JPreviti@theprevitigroup.com>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Mark Hicks <mhicks@theprevitigroup.com>; Stratos Georgopoulos <sgeorgopoulos@theprevitigroup.com>; Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; nghirelli@rwglaw.com; Welday, Jason <Jason.Welday@cityofrc.us>; Steven Imhoof <Slimhoof@theprevitigroup.com>
Subject: TDR
Attachments: City_Edits EHNC TDR Program (002)_9_25.docx

Paige

We believe this revised TDR should address everyone's prior concerns. The remaining area of possible discussion is what happens when you have a PA that is at 6-8 DU for example, and either your team as the Master Developer or one of the Guest Builders, wants to transfer density out of the Density Bank and use it to increase the DU of the Planning Area immediately adjacent. Matt Fogt had previously stipulated that as long as you didn't exceed the DU of that multi-story walkup it should be fine with no restrictions. That particular building type can be as dense as 30-35 DU per acre and we believe it would be poor planning, create community outrage, and makes no sense to have 35 DU literally 10' away from 6 DU. Our proposal would require your team do more planning ahead work, but if you had a PA that was at 6 DU, then the adjacent one could be 9, the one next to that 13, the one next to that 19 and the one next to that 29. Basically increasing by 50% with each new adjacent PA.

We believe this is reasonable and prudent and do-able with some advance planning work which Andrew and Stratos and Mark and Steve are already working on as they look forward into the future. If your team has concerns, then let's get together a phone call rather than trade emails, and talk it thru. Maybe a 50% increase isn't enough. Maybe you have a different idea. But we aren't willing to concede to Matt's prior point as we know from experience that is a recipe for disaster (30+ DU next to 6-8 DU). No one in a 1-2 story home on 10,000 SF wants to look up at a 3 story building that completely blocks the sunlight and looms over their backyard and can look in their windows.

I left everything in redline format to make the changes easier to see.

John

John R. Gillison
City Manager
City of Rancho Cucamonga

From: Gosney, Paige <pgosney@allenmatkins.com>
Sent: Wednesday, September 3, 2025 11:11 AM
To: Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Gillison, John <John.Gillison@cityofrc.us>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Fogt, Matthew

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