
From: Gosney, Paige <pgosney@allenmatkins.com>
Sent: Thursday, September 11, 2025 12:04 PM PDT
To: Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Gillison, John <John.Gillison@cityofrc.us>; Fogt, Matthew <mfogt@allenmatkins.com>
CC: James Previti <JPreviti@theprevitigroup.com>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Mark Hicks <mhicks@theprevitigroup.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Stratos Georgopoulos <sgeorgopoulos@theprevitigroup.com>; nghirelli@rwglaw.com; Welday, Jason <Jason.Welday@cityofrc.us>; Steven Imhoof <Slmhoof@theprevitigroup.com>
Subject: RE: TDR
Attachments: AM Edits to City Revised EHNC TDR Program (002)_9_25 (002) (4927-4481-9304.2).docx

Jenn / Nick:

Thanks again for your time yesterday on the call. Per our discussion, attached is a redline of the TDR section of the Specific Plan that incorporates some minor additional edits/revisions that are highlighted in yellow for ease of reference. As you'll see, rather than the proposed 50% gradual increase of density from the adjacent lot criteria we instead added a max density cap for the Receiving Site of 29 du's per acre. We also added some language clarifying that the "compatibility" criteria in Finding No. 5 (i) includes abrupt changes in building heights but (ii) only applies to properties that share a property line (e.g., it does not apply where the Receiving Site is located across a public roadway).

We look forward to your thoughts/comments and to getting the TDR program wrapped up and put to bed.

Paige

Paige H. Gosney | Partner | Allen Matkins
pgosney@allenmatkins.com | Direct (949) 851-5444

From: Gosney, Paige <pgosney@allenmatkins.com>
Sent: Monday, September 8, 2025 4:25 PM
To: Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>; Gillison, John <John.Gillison@cityofrc.us>; Fogt, Matthew <mfogt@allenmatkins.com>
Cc: James Previti <JPreviti@theprevitigroup.com>; Cox, Elisa <Elisa.Cox@cityofrc.us>; Mark Hicks <mhicks@theprevitigroup.com>; Andrew Wennerstrom <awennerstrom@theprevitigroup.com>; Stratos Georgopoulos <sgeorgopoulos@theprevitigroup.com>; nghirelli@rwglaw.com; Welday, Jason <Jason.Welday@cityofrc.us>; Steven Imhoof <Slmhoof@theprevitigroup.com>
Subject: RE: TDR

Hi Jen:

Wednesday at 2:00 pm will work great on our end. If that is good for the City Team please go ahead and send out a calendar invite and video link for the call (or let me know and I'm happy to do so as well). Thanks.

Paige

Paige H. Gosney | Partner | Allen Matkins
pgosney@allenmatkins.com | Direct (949) 851-5444

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