
From: Nakamura, Jennifer <Jennifer.Nakamura@cityofrc.us>
Sent: Thursday, December 18, 2025 2:12 PM PST
To: [REDACTED]
CC: City Council <CityCouncil@cityofrc.us>
Subject: FW: Etiwanda Heights

Ms. [REDACTED]

Your email was routed to me to see if I could help answer your questions. My responses are below your question and underlined.

1. Was the Council aware that the developer had no intention of following the existing community development plan when you agreed to the sale?
The City was not involved in the sale of the property; the property transaction was between the County and the developer and was approved by the County Board of Supervisors.
2. If Council was aware of the developer's intention to radically change the plan, why did you not insist on a public meeting to review the change? Why was the developer given the option to decline a public meeting?
The developer approached staff in late 2024 to discuss amendments to the plan. We explained the background of the plan, how and why it was developed and the process for requesting an amendment to the plan. Developer initiated amendments have a different process than City led planning activities (like the original plan). The City has had an informal policy for over 20 years that developers should host a neighborhood meeting prior to the public hearing where the developer and residents can meet and learn about the project. I can't think of a project in the 20 years I have been here where they haven't done it when staff has suggested it. However, a neighborhood meeting not required by the Development Code and they opted not to do it, even after we recommended it.
3. What was the rationale for approving the developer's substantially revised plan?
The plan is not approved. The City Council is the approving authority for a specific plan amendment, and it will be considered at a future Council meeting in late January or February.
4. Given the significant change from the plan that had community input, what assurances does the City have that there will be no buildings that consist solely of rental units?
We cannot regulate whether units built in the City are offered for sale or for rent.
5. What assurances does the city have that the multiplex buildings will not be built by or sold to investment corporations only for the purpose of renting?
We cannot regulate who buys and sells property that is not owned by the City.
6. What assurances do you have that there will be no Air B&B type rentals in this development?
Our Development Code has regulations for short term rentals and any property owner wishing to use a portion or all their property as a short-term rental is required to get an annual permit from the City and follow our regulations.
7. Will HOAs be required in all the development phases? If not, why not?