

Transcript of Questions at 8.6.2020 Webinar

Other projects in Claremont have been delayed or not finished by other builders. How can you ensure your project will meet timelines and deliverables?

Why is the entrance at the south end instead of the north end? Why only one entrance into the development?

This plan is obviously introducing more traffic onto Forbes with a lot of homes and now parking for the park. How will you mitigate this concern on a street that has no stop signs and increasing speed and traffic?

Any consideration for matching the lot sizes on Forbes to match those existing homes/lot sizes?

Why can't you add access to Indian hill without adding parking? This would be more like a driveway to your community. Very concerned about Forbes traffic. Our street is a 25mph limit versus Indian Hill is 40mph.

The lot sizes on Forbes should at least be the same width as the existing homes.

Will the homes be subject to CCand R?

Are the ADU's rented out by the homeowner or trumark and are they handicap accessible?

If the streets are private will permits be required to park on the streets

The website is requiring a log in and password how do we get that?

When is the traffic study proposed to occur? COVID is not indicative to normal traffic.

How long do you expect construction would take?

what is the current unit per acre zoning for this site ?

what is your projected cost of the ADU units?

Will the size of the existing sports park be decreased at all?

You said that you reviewed the Claremont General Plan. That plan states "neighborhoods have distinct architectural styles, and new residential development must recognize and respect the existing character and scale of its surrounding neighborhoods." Do you feel that your site plan does this?

will there be an entrance and or exit for the homes on Indian Hill?

Is there any plan to flip flop the Homes and Park lots?

will all the parking fit in the proposed spot?

will all the cars need to be in the driveway at night as the rest of Claremont residents

How much will these homes cost?

will the underground infrasture Pipes/Electricity/Internet bandwith be upgraded to accomadate for the number of houses?

thank you

When discussing the size of the lots and the sizes of the homes, you said your plans will "promote diversity." How will promoting diversity in this established neighborhood maintain our property values?

You mentioned several ways of possibly mitigating the increased traffic on Forbes. One of the ways you suggested was widening the roads. How will that impact the existing homes, their access to their homes, and impact their property values both during and after the roads would be widened?

If people using the sport park need to park their cars near the homes, won't this be a problem for traffic entering and exiting on Forbes, causing an even larger problem if emergency vehicles need to enter the development?

What are the restrictions on # of people and cars renting an ADU?

Your ADUs will not be appropriate for the elderly/mobility-challenged population. Who will pay for the inevitable ADA lawsuits that will come up? The City of Claremont or Trumark?
Will Indian Hill be used to renovate the sports park or will that construction traffic also use Forbes?
If the streets are private, how can people accessing the sports park effectively use the streets without inconveniencing the development residents? Will the parking be free or paid/metered?
Will Trumark be charging extra to upgrade their homes to comply with ADA requirements?
Is the project's density to the similar housing in the area?
your doing a good job!
are ADU's included in the 65 units, or are they in addition?.
Is it true that there is a fault line on this property. As I recall this was a part of a disclosure when we bought here
ADU: is there extra onsite parking for each ADU?
ADU: are any on the ground floor?
Do we have access to the map/plan for Trumark's most current proposal?
The plan I am looking at shows 12 Trumark homes on Forbes facing 7 existing homes on the opposite side of the street. Is this correct?
Can you estimate the HOA fee that would be assessed?
The city does not allow overnight parking. Have you take this into consideration? Would buyers be ade aware of this law?
Will you take my home away in order to widen the street for your development? Can you assure me that this cannot and will not happen.?
In order to spend 13 million on a property you must have an idea what you are expecting to charge per unit? How long do you estimate it will take your company to make back the intial investment?
could you read all quesitons in their entirety, the contex does matter. To lump them together does not address the communites questions. Thank you
Each one is an concern of each of us and we will all be impacted. thank you
In a live setting we would have to hear all the questions. repeat or not.
In order to ensure transparency, please list all questions, in order to allow the community the ability to know they have been sufficiently addressed. Right now we have no idea what the actual questions are and if they are being addressed. Thank you
the recent developments around the area have made large cinderblock walls that obstruct the view of the beautiful foothills. Will Trumark commit to not making structures that further erode the view and add to the the visual/sight pollution now overtaking Claremont new building by building
my question was not answered
I see only on access into the development. Will the fire department approve of that?
I see a lot of accessibility issues.
How does your 6 units/acres compares to the area's density? Please provide the area's number.
Can you better explain your distances on the north and south bound? On the south south end, the only access street run a few feet away from the houses adjacent to your project. Same on the noth end, the house are right next to the trail. Where is that 90' and 110' mentioned.
Can you provide the breakdown of your 4,000 to 7,500 sq ft land? Units, in each 1,000 increment?
Thank you, looking forward to it...

What is the construction schedule?
follow up question, will Forbes be cleaned on a daily basis during construction?
you gave us the average of 4,500 so I got my answer.
When you say mature trees throughout, what is the approximate height, rough estimate?
What is the lot size along Forbes Avenue? It appears to be high density with 3 houses being placed across the street from where there is a single home?
What is the set back of the houses from Forbes Avenue?
Is there a guarantee the school district won't sell the sports park?
Why don't you pay less for the lot and build homes in lots equivalent to the surrounding homes?
Will there be an actual forum where we can have a community dialogue? Presenting and answering questions is not sufficient
If all goes smooth, when is the estimate time there will be a demo home to view. Also, when will the houses go up for sale and an approximate base price? Thank you for your time, very informative.
Has anyone studied whether local public schools can comfortably accommodate the additional students this development will bring without adverse impacts?
Do you have any similar existing developments that we can look at now?
Is it possible to have the homes facing Forbes to have the same lot sizes of existing homes to blend in better with the neighborhood. The private streets inside wouldn't be seen from the surrounding area
What is the targeting buyer of ADU?
It appears both full size regulation soccer fields have been eliminated. yes or no.
How will water run off be removed from the site
How will 65 very small lots blend in with our neighborhood? That may be profitable but will serve to downgrade the quality of our neighborhood.
Please clarify again: How can you encroach on the park but not reduce the playing space?
Could you provide more detail about how this project will achieve net zero, and by "net zero" do you mean that the project will produce as much electricity as it consumes? To what extent will non-electric sources, such as natural gas, provide energy for the development and if so for what specifically (e.g. cooking, heating, hot-water, etc.)?
What is zero lot line?
Are the ADU's attached to a house or are they free-standing?
How do people go about renting an ADU if this project is built?
Will 12 of your homes have driveways on Forbes where families will be backing out onto Forbes to leave their homes or turn into the driveway to come home?
Will there be green space between the street and the sidewalk on Forbes? The 3 D video you showed had pictures of green space between the sidewalk and the street.
Thank you for the meeting!
Are you required to rent your adu?
Will overnight parking be permitted in this development?
What about homes that meet ADA standards? Will any of these floorplans include a bedroom on the first floor?

Why won't there be any access on Indian Hill? I think many of us would feel more comfortable if this were the case.
I would like to know the heights of homes as well. chsgomez@gmail.com I am incredibly concerned about losing the view of the mountains from my house.
I am not comfortable with door to door during Covid, Many of us are elderly and have health issues.
I am wondering why Trumark used the Village area as inspiration, rather than the neighborhoods that surround LaPuerta ?
Are those soccer fields the same size as the fields we have their now?
What is a private street?
Hard to say in quick review, but it looked like the project could encroach on current park space, not just the "dirt lot". How much park space would be lost in the current plan?
Is there no intention to have any community open space, play structures, etc?
Do you have any concern about the lack of ADA accessable living? We'd like to be a welcoming community for everyone.
Thank you for the ADA work you did in the walkway in park. Many of my students who live in Claremont need the ADA accomodations.
Who will be responsible for the actual renovation of the La Puerta Sports Park? Trumark or the city of Claremont?
Will the La Puerta Sports park be smaller as a result of this proposed development?
At what step in the rezoning process are you with the city? The entire surrounding area is zoned as RS-13000 (residential single family w/ 13,000 SQFT lots). The site is currently zoned "P" for public. What zoning are you seeking for this project? Under title 16 in claremont code there is a well defined process for zoning.
How tall will the perimeter walls of this development be?
Will all infrastructure improvements remain underground?
How will your homes, specifically, be differentiated from very similar homes (lot size, home size, number of bedrooms, etc...) less than 2 miles away in Upland off Baseline that will be priced about -40% below your homes. Is this something you are aware of and have evaluated?
When can you come to the site and mock up orange fencing at planned housing heights in order to determine how views would be obstructed for adjacent residents?
Do you have to rent the ADU - is that a requirement or an obligation or can you use it for any purpose that you like?
What is the name of the HOA company that will be managing this development?
The community includes various developments in a location called Sycamore Hills (off Baseline in Upland).
In the past, there have been soil mitigation and amendment that was required due to high arsenic concentrations where the school was built. So far we have not seen soil sample test results from samples taken from the soil "native" to the current location. There have been samples taken, with good results, from soil from off-site locations in the school district land. Now we need to see test data from the rest of the land. Dust is a big concern right now due to the disrepair of the property and earth moving is concerninig.
More specifically, soil samples from the area of land just north of the southern boundary.
You only tested dirt brought in from offsite.
Not the dirt that was already there.
Send me the results gpalumboiu@gmail.com
I only have the results from the off-site material brought in (stock-piles) and from the original school location.

will adu's meet ada requirements?
how much land will be taken from the sports park, precisely
Do traffic studies consider impact to the Thompson Creek Trail and Claremont Wilderness Park?
Can you please speak to the consideration of Claremont's Overnight Parking Ordinance?
Were there any considerations for adding recreation for younger kids? Play structure, etc.?
How long will the park be closed for construction?
How much construction traffic will utilize Indian Hill Blvd?
Will the trees to the west of the park remain? (on the western edge of the parking lot)
Why is the park's restroom building being replaced?
Can you describe the fences along Thompson Creek Trail? Will each home have access to the trail?
Thank you for your presentation.
A primary concern, however, that really needs to be addressed is the vast difference in lot sizes between the proposed sites and the entirety of the area North of Baseline. We are located in RS-13,000, so you seem to be placing three times as many houses on the same lot. Can you please address this discrepancy?
Also, can you please answer the following please: 1) how many homes does the current plan have? 2) How many of each square footage? 3) How many are situated on which lot size as you mention different sizes from 4,045' - 7,521'?
Can everyone on the meeting please see all the questions?
What will the HOA provide? It seems like future homeowners wouldn't be getting very much for this fee.
The answer about housing sale prices for these new units was not addressed. You mentioned that it would be "compatible with existing homes." What exactly does that mean? Houses in the area sell for 800K or more. Would you sell your homes for 800K or more? Is this what "compatible with existing means?"
How much do you anticipate selling these homes for?
How will you address nearby residents' concerns that 6 units per acre won't fit in in a neighborhood where existing homes are 3 units per acre?
How wide will street's increase the proposed neighborhood be?
based on the current price of houses in Claremont, what would be considered affordable housing for this new development price point wise?
Will the segment of the trail just north of the site remain open? We live off Bonnie Brae and our boys bike that portion of the trail to get over to Higgombothum Park (excuse the spelling) :)
As the site is along the trail and was originally a site for the education of children, do you plan to have any interactive and/or educational components - for example native animal footprints or native plant impressions stamped into the cement pathways as a scavenger hunt? Will there be artwork or sculptures throughout the public spaces within the site that reflect the history of the site or Claremont? It would be nice to visually celebrate the history and location in some creative ways.
In your experience will a development like this increase or decrease the property value in the neighborhood?
Can you show us on the map where you would enter the sports park from within the complex?
what is the height of homes? ground to roof top.
Will Truark build block walls on the north perimeter of the property?

Will any of the land currently used by the soccer field be taken away from the soccer field for development of houses?
How wide will the new streets in the development be?
Will any of the projected two-story homes be looking into the backyards of residents on Butler Court, Armstrong, or anywhere else?
Please specify exactly how much of the soccer field will be used by your development, and what part of the soccer field will be used by your development? Is it on the northeast side? Southeast side?
Please come to my backyard for a visual assessment as well. I live at 348 Armstrong Drive, Claremont CA. Thank you.
Is there any plan for green space between some of the houses? Or walks between houses, maybe 1/2 way on each street? So folks can walk between streets without having to walk to the end of the block. Green space in several places would help to make it not so dense. The plans look terribly dense right now. The extra parking is also not indicated, for holidays and visitors. You'll need that so the other streets are not impacted.
I really like the affordable housing option. Other developments in towne ranch haven't listened to the community. It is also very exciting to have homes designed for families to address the declining enrollment our school system is facing. This is a job well done.
Summarizing the questions are fine.
What about planning for 25 houses instead of 65? That would be more fitting in with the neighborhood
Has there been an archeological survey of the area to date
What is the proposed street lighting density and would the city or HOA be responsible for maintaining those lights?
If you built the same size houses on little larger lots to reduce traffic how would this effect the selling price of the property to the School district.? Say you built 40 houses not 65 how much could you pay for the property.?
since you are remodeling the sports park why not add an access to the homes off bth Indian Hill and forbes to help the traffic from all be dumped on to Forbes?
How long will the construction take to complete the project?
Do the housea have 10' ceilings on both stories?
Are there sidewalks on Forbes and also on the streets within the development?
We live on Forbes right across the street from your first line of planned new homes. Where is the entrance to this new community if Indian Hill is not an option to enter the community.
Speed limit is 25 on Forbes. To maintain the limit will you add speed humps?
I would like TruMark to visit my home for visual assessment in my backyard. 2335 Dana Ct
Please talk about HOA amenities (pool, playground, community room etc.) I applaud your efforts to offer a low-density development, tree replacement, traffic studies and mitigation, and park improvements. I hope the community recognizes that this site will be developed and 6 units per acre seems very reasonable especially compared to the Colby Townhomes project south of CHS which is being built up as a high-density nightmare - 126 units on 5 acres!
What do the houses look like from their front?
Was this plan made with HUDs AFFH in mind?
That is no longer in place. We could have bigger homes; ones that are more interesting architecture and larger yards for families, children and pets especially in this time of social distancing.
The sale price is higher than the aveage price in the neighbor.
what is the listing price ? will it decreasing the currant houseing

value?
why the same residencial area has two different zones ? the vacant land zoned as "p" for public is for school site not the residencial, why city allow builder to build one house on 4,000 sq ft lots not same as neighborhood ?
Claremont City Planning low-density housing is not 7-8 homes per acre. Why is this project being presented and the City allow this as a low density planned community when it does not meet the city code?
Average lots in this neighborhood range from 10,000sf up to 32,000. How can this community with average lots of 4,000 to 5,000 sf be considered a good project with the exsting neighborhood
Why does your overall site plan in the presentation not showsurrounding homes and their lot sizes to provide context/density of the new homes?
Why do we have to sacrafice the existing zoning of our neighborhood to provide benifits to other areas through the city
our neighborhood has a minmum 25 foot setback from the street. Will this community be similar or have minimum front yards similar to medimum or high density developments recently developed on baseline road and in Upland?
the existing neighborhood is mostly single story california ranch style homes. how are your matching this very specific style with two story homes on small lots of 4,000 square feet?
Have you considered approaching the district and offer to buy the la puerta park so that the proper sized lots can be provide for your housing developement
How will the traffic congestion be regulated (assuming that all the residents will be using forbes and miramar)?
What are your preliminary concepts for site grading (imported soils) and drainage relative to the surrounding developments and lands?
Please explain what defines a development as low to high density.
Has the primary access from Indian Hill been considered? It more suited to increased traffic.
If there is time, do you pre sell or build all to prototype and sell after built?
Will there be Mello - Roos in a project like this?
No sound to the video
Will there be solar panels atop the buildings? Overnight battery storage? EV charging stations? If not, why not?
I apologize that I came late so perhaps you answered this already, what is your plan for traffic control? My street is often used for people to cut through and I foresee that many of these residents will use it as well. Also, why such small lots? We purchased in this neighborhood because of the lots sizes and feeling of space, we came from Rancho Cucamonga where we feel that the city failed on this exact topic. I understand developing this lot, but do it in a way that matches the neighborhood.
Are the ADUs rentals for the homeowner in which the ADUs are built?
What will the houses sell for? Also, are the ADUs rentals for the home owners? I don't know if you've already answered these questions. I had to leave for a short while.
Will there be oppourtunities for community input regarding lights and other changes to the sports park?
Thank you, Rebecca. I haven't heard a response regarding if there will be community input regarding lights and other changes to the sports park.
What is the distance between the northeast house and the north property line?
Claremont has restrictions on how much house is allowed per property square footage, to prevent McMansions. Would this development require an exception to that rule?
The northeast home can look into the backyard of several homes to the north

Sorry that last one was incomplete, the answer that the speaker gave to whether houses can look into backyards was incorrect. Will you consider an on-site visit to better visualize the lack of privacy?

Why is there only one road into these homes? Wouldn't it be safer to have 2 exits/entrances?

You propose 6 parking spaces/household, relying on 2 spaces in front of the house. Claremont does not allow overnight parking only 4 cars per residence

will there be parkways or will the sidewalk be adjacent to the street?

will homes be owner occupied or will they be investment properties with remote landlords?