



Eric A. Nelson
Vice President
Community Development
Direct: 949-999-9820
Cell: 949-510-2070
enelson@trumarkco.com

September 20, 2021

Brad Johnson
City of Claremont
207 Harvard Avenue
Claremont, CA 91711

Subject: Housing Element Update – La Puerta School Site

Dear Mr. Johnson,

As you are aware, Trumark Homes submitted an updated Specific Plan on September 21, 2021 for the closed La Puerta school site. This plan is the product of more than two years of planning and community engagement. As a result, it addresses several public priorities, including:

- Removed all plans for park improvements at both La Puerta and Cahuilla parks, based on both resident and city feedback
- Reduced the number of homes by approximately 15%
- Increased lot sizes by approximately 15% - and 20% along public streets
- Reduced overall density of the project
- Eliminated “Z Lots” along Forbes Ave. to create and preserve natural sight lines

The compromise plan also allows for a viable new-home community that delivers substantial community-wide benefits, including:

- Approx. \$13 million for local school improvements
- Approx, \$2 million for vital public services
- Approx. \$1 million for new affordable housing
- New, affordable Accessory Dwelling Units (ADU) as part of the 56 units

I have included a copy of our resubmittal letter that further outlines the compromise plan, its recent changes and continued benefits to all of Claremont.

Following the re-submittal, we learned that the La Puerta site has been included in the City’s Initial Study for its Housing Element update. The City has proposed an allowable density of 30 units per acre - or nearly 300 homes on the 10-acre site. This is nearly six times the density and unit count that we are proposing.

We fully appreciate the City's challenges as it relates to statewide housing mandates. **But we believe that the current low-density plan is the most appropriate use for this site.** This is based on extensive community feedback, a Youth Sports Commission workshop, two planning commission workshops and direct feedback from city planning staff.

Therefore, we are hopeful the city reconsiders its designation of this site as a high-density residential opportunity site within its upcoming Housing Element Update.

Please contact me directly at enelson@trumarkco.com should you have any questions.

Sincerely,



Eric A. Nelson
Trumark Homes
Vice President - Community Development

CC: Claremont Unified School District
Project Development File