

# la puerta

## *Claremont, California*

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Dear Friends and Neighbors -

We were proud to host our first "virtual" community outreach meeting on August 6 to engage with our neighbors about the future of the La Puerta school site. You can learn more about the proposal at our [website](#) or project video below.



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### **Report Back to the Claremont Community**

This initial community meeting was a great opportunity to provide information and, more important, answer questions from neighbors.

We normally would do this in person, but COVID-19 prohibits gatherings. So we appreciated everyone's patience with this new format of outreach. We have also held dozens of individual briefings with neighbors and stakeholders, and would invite anyone with specific questions to reach out to schedule a phone call.

About 130 local residents were able to join the August 6 meeting. Many asked great questions about the future of the site and we want to provide all of you the chance to review those topics and answers.

As a "Report Back to the Community," we've [posted the presentation and a video of the meeting on our website](#). We have also summarized the most common questions from the meeting below. We're also transcribing each question asked and will post those soon.

Again, we are grateful for the engagement of local neighbors and look forward to our continued dialogue. We are always available via email or phone for those who have additional questions or comments. Please reply if you have any questions or would like a personal briefing via phone or Zoom.

Thank you,

Eric Nelson  
Vice President, Community Development  
Trumark Homes

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## Key Questions & Topics from the August 6 Meeting

The following summarizes the questions asked at the August 6 meeting. We are summarizing these topics because many of the questions were identical or very similar, but we are also transcribing each question and will post on the website in the coming days.

### **What are the prices of homes? How will it affect my home value?**

Pricing will be determined at the time of sale. But we anticipate the pricing to be comparable to nearby homes (about \$900,000 to \$1,000,000). In our experience, new homes almost always increase surrounding property value. We expect the same here.

### **How is 6 units per acre considered low density?**

Density is defined by the City of Claremont's General Plan. This plan calls for 6 units per acre with single-family detached homes. This is consistent with what the General Plan calls low density - or "Residential 6." This permits 2.1 to 6 homes per acre. The surrounding community is also "Residential 6" and is, on average, about 4 homes per acre. High density is defined as 15 units per acre or more (generally attached units or apartments).

### **Are you planning one story homes?**

Not at this time. However, our architecture incorporates one story elements to provide diversity and "articulation" of homes. [See architectural renderings for context.](#)

### **What are the sizes of the homes and lots?**

Homes range from 2,500 to 3,500 square feet. Each has 3-4 bedrooms (some have an optional 5th bedroom), and all have downstairs living options. Lot sizes range from about 4,100 to 7,200 square feet (average is about 4,800 square feet).

### **Why did you choose this architecture?**

We identified specific elements that were unique to Claremont that would fit the overall character of the City. These include a craftsman, Spanish revival and American cottage style. [See renderings here.](#)

### **Why not have quarter-acre lots like the surrounding homes?**

The planned lot sizes are consistent with low density neighborhoods in Claremont. However, we understand many of the nearby homes have quarter-acre lots or larger. We studied this concept but it is not feasible for several reasons:

- *Market Conditions:* The lot sizes reflect the preferences and priorities of today's homebuyer to ensure a successful community.
- *Sustainability:* The State requires more efficient use of land. For example, landscape restrictions regulate large grass yards due to water use efficiency standards. Large lots are generally discouraged at the state level to preserve

natural resources.

- *Economics*: The price of land also drives lot sizes. This price is determined by the seller and market conditions, and quarter-acre lots are simply not economically feasible with the Fair Market Value of this land, per economic studies.

In short, we are attempting to balance local concerns with realistic market conditions to design the best project possible for the neighborhood, and all of Claremont.

### **Are you including affordable housing?**

Yes. We have Accessory Dwelling Units (ADUs) on approximately 15% of the homes. These are separate, rentable units that target income-qualifying individuals or couples. The units are about 700 square feet and include a den, one bedroom, kitchen and one bathroom. These will be among the first affordable ADUs in Claremont.

### **Why is there one entrance to the planned community?**

The entrance was designed within city standards, including fire and traffic regulations. The City will review all traffic and transportation measures as part of its review process. However, there are no gates or private access points, as previously proposed.

### **Why not include an entrance off N. Indian Hill?**

This would require a road through or alongside La Puerta Sports Park.

### **Will there be an HOA and what are dues?**

Yes. This will have a private HOA funded by future homebuyers. Dues are not finalized at this time.

### **Will this increase traffic?**

The City will conduct a full traffic study to determine how many car trips will be generated by the project. Importantly, they will identify any required measures necessary to reduce or eliminate any impact caused by the project.

### **Has there been soils studies and is the soil safe?**

Yes. There have been multiple studies done over the past several years. The most recent study was conducted in February. All have determined the soils to be safe for residential uses.

### **Are you impacting the Sports Park?**

We are working with the Sports Committee, local sports league and neighbors on a full renovation of the park to benefit all stakeholders. This includes new parking within the proposed community. A small portion of the park will be utilized for parking and greater ADA accessibility, and avoids the need for perimeter walls. However, no sports field space will be lost.

### **Will views be impacted?**

The lot is currently vacant. So the aesthetics will certainly change. However, we do not anticipate wider views to be impacted. That said, we have committed to conducting lot-specific view studies for any surrounding homeowner. Please contact us if you would like a view study conducted for your specific home.

[Learn more at our website](#)

