

**PLANNING COMMISSION  
REGULAR MEETING MINUTES**

Tuesday, October 1, 2024 – 7 p.m.

Video Recording is Archived on the City Website

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**CALL TO ORDER**

Chair Emerson called the meeting to order at 7:00 p.m.

**PLEDGE OF ALLEGIANCE**

**ROLL CALL**

**PRESENT**

COMMISSIONERS: ALVAREZ, EMERSON, RAHMIM,  
ROSENBLUTH, WILLIAMSON, AND WONG

**ABSENT**

COMMISSIONER: DAVIS

**ALSO PRESENT**

Brad Johnson, Community Development Director; Alisha Patterson, City Attorney; Richard Walker, Contract Planner; and Nhi Atienza, Senior Administrative Assistant

**CEREMONIAL MATTERS, PRESENTATIONS, AND ANNOUNCEMENTS**

There were no ceremonial matters, presentations, or announcements.

**PUBLIC COMMENT**

This item starts at 0:01:03 in the archived video.

There were no general public comments submitted.

Chair Emerson invited public comment.

There were no requests to speak.

**CONSENT CALENDAR**

This item starts at 0:03:43 in the archived video.

Chair Emerson invited public comment.

There were no requests to speak.

1. Planning Commission Meeting Minutes of September 17, 2024  
Approved and filed.

**Commissioner Wong moved to approve the Consent Calendar, seconded by Commissioner Williamson; and carried on by roll call vote as follows:**

**AYES:** Commissioner - Emerson, Rosenbluth, Williamson, and Wong  
**NOES:** Commissioner - None  
**ABSTENTION:** Commissioners - Alvarez and Rahmim  
**ABSENT:** Commissioner - Davis

## **PUBLIC HEARING**

2. La Puerta School Site Specific Plan (#24-SP01), Tentative Tract Map No. 83121 (#20-TTM01), and Certification of the Project EIR (SCH #2022020137) for the Development of 55 Single-Family Detached Homes on a 9.58-Acre Site at 2475 Forbes Avenue (APN: 8670-003-900). Applicant: Trumark Homes.

This item starts at 0:05:49 in the archived video.

Commissioner Wong recused himself from this item at 7:07 PM.

Contract Planner Walker presented a PowerPoint presentation. Contract Planner Walker and Director Johnson addressed Commissioners' inquiries regarding the: a) public access between the pocket park and sports park; b) City oversight for public access to the parks; c) in lieu fee; d) status of the property purchase; e) sunset of builder's remedy application; f) access functions of lots C and D; g) regulations of private and public roads; h) differential of on-street parking within development; i) safety of one point of entry/exit; h) Claremont Police Department and Los Angeles County Fire Department's approval the one point of entry/exit; i) ADU setback requirements; j) planned protection for lots adjacent to the sports park; k) pocket park being maintained by the HOA; l) effects of in lieu fee on RHNA and RHNA opportunity sites; m) ADU RHNA credits; n) ADU ready lots; and o) ADU ordinance.

Director Johnson reviewed the redline revisions to the draft resolution.

Eric Nelson, Trumark Homes presented a PowerPoint presentation and addressed Commissioners' inquiries as follows: a) the in lieu fee will be approximately 1.475 million dollars; b) all streets will be dedicated as public streets and maintained by the HOA; c) letter lots C and D are driveways and will be public; d) access to and from the parks will not be gated, in perpetuity; e) ADUs will be built on day one; f) there will be a six-foot block wall adjacent to the park, and homeowners will be asked to sign an acknowledgment of their proximity to the park; g) the in lieu fee satisfies the affordability aspect along with the six on site ADU and funding additional projects; h) a condition can be added to resolution and CC&R to stipulate that access to La Puerta Park will remain ungated; and i) 15-20% return would deem the project viable to secure financing.

Mr. Nelson reserved the remaining four minutes and forty-five seconds for any rebuttals.

Chair Emerson invited public comment.

Douglas Lyon asked the Commission to reject the Specific Plan in its entirety and allow the development to be built per the existing zoning.



Gene Boutilier, President of Housing Claremont refuted Trumark Homes' comments that Claremont prefers low density housing. Claremont wants a dense cluster of mixed residential opportunities that uses scale to minimize the adverse effects, shared use of public amenities, and housing that serves our highest community needs.

Anonymous urged the Commission to support the proposed Specific Plan, which is more compatible with the principles of the General Plan than the recently approved zoning in preserving the neighborhood's character. She calls on Trumark Homes to implement a separate entrance point.

Steve Goldwater spoke about the following mitigation measures: 1) cutting out right turns during peak hours to accommodate for the additional 600+ vehicles; 2) maintaining water pressure; 3) Fire Department has not approved the plans and will only review that plans after City approval; 4) requested for a rodent control plan; and 5) trees removed should be replaced with fully mature trees.

Eric Johnson appreciates Trumark Homes for creating conventional instead of interlocking lots, which is more consistent with the neighborhood. He is concerned about the proposed 11 homes to be built across from the seven existing homes, which will create a blocking feel. There should be bigger homes on Forbes for consistency. The single egress is a safety concern. The City should allow the street to run straight to Indian Hill to mitigate traffic. There should be more stop signs. Trumark is getting close, but the plan is not ready for approval.

Russ Binder, there should be an expeditious process for developmental review. Housing is much needed, and the prolonged process is not helping. The in-lieu fee is just government-enforced wealth transfers.

Nancy Tresser Osgood, former CUSD Board Member, urged the Commission to approve Trumark Homes' proposal. This 11-year process has deprived CUSD students of much-needed improvements and resulted in a loss of \$6.6 million, which CUSD will never recover.

Lydia Hernandez is glad that the ADUs will be built on day one and would like to see the in-lieu fee be put into action. We need economically diverse housing and CUSD is in need of the funds.

Steven Felschundneff suggested bulb-outs to mitigate the speed on Forbes. More needs to be done to slow down the cars.

Steve Morriquin will be directly impacted by the development and advocate for open space for public use. The development does little to enhance the neighborhood, increasing traffic and fire dangers with one exit. This project does not make sense and needs more consideration.

There were no other requests to speak.

The Commission recessed at 8:39 PM and reconvened at 8:48 PM

Mr. Nelson confirmed that the ADUs will be built on day one, the water capacity will be adequate for the development, and trees and appropriate landscaping will be available. He urged the Commission to approve the long-driven collaborative project and prevent the continuous loss to CUSD.

### Specific Plan

Commissioner Rosenbluth's comments on the Specific Plan are: 1) inconsistencies whether the homes are electric or gas; 2) language for electric home, new trees, and City approval of future changes to CC&R are not specified in the resolution; and 3) the connection between the Specific Plan and CC&R in regards to enforcement.

Mr. Nelson confirmed that the homes will be fully electric. The Specific Plan will be amended to reflect this.

City Attorney Patterson stated that the Specific Plan lives on its own and language does not need to be restated in the resolution. The CC&R will be prepared after. Code enforcement will enforce the Specific Plan. City approval language can be added to Section 6C of the resolution.

Commissioner Williamson requests that the HOA CC&Rs maintain open public, ungated ingress and egress from the sports park. Any changes to this item will require City approval.

Commissioner Alvarez requested that overnight parking be prohibited on the proposed private streets. Mr. Nelson stated that he would prefer not to as it would create enforcement issues, but if the Commission wishes, he could work with staff to include no overnight parking in the CC&Rs.

Vice Chair Rahmim concurs with the Commissioners on restricted overnight parking. He also believes that this will integrate the new development into the neighborhood.

Meghan Macias, EPD Solutions, responded to Chair Emerson's inquiry regarding traffic calming at Forbes and Base Line. According to the traffic analysis, signage is recommended at the curb of Forbes and Miramar to increase visibility. The safety review identified no accidents, and the safety recommendations are preemptive. There were no deficiencies at Base Line and Forbes to warrant a new traffic signal.

Director Johnson responded to Vice Chair Rahmim's inquires for traffic calming measures. The City does not support speed humps, or bumps, and bulb-outs are very expensive. Our City Engineer will take the Commission's comments into consideration. Also, we would have to consider what the developer's fair share is for these measures.

Chair Emerson requested the Traffic and Transportation Commission to review the request for a light. Ms. Macias stated that a signal light is not warranted. Commissioner Rosenbluth recalled the same request with the Griswold Development, the Traffic Engineer deemed a light at Colby Circle and Indian Hill would not meet the level of service.

Commissioner Rosenbluth is concerned that he cannot make the findings until he sees the language for parking, open space parkland, and enforcement. He would like to continue the meeting to review the language before making a decision. Chair Emerson concurs.

Commissioners Williamson, Alvarez, and Vice Chair Rahmim would like to give staff the opportunity to draft the language now rather than continue the public hearing two weeks.

Director Johnson and City Attorney Patterson agreed that these can be easily incorporated.



Chair Emerson suggested reviewing all the criteria to be incorporated at the end of the meeting.

#### Tentative Tract Map

Commissioner Rosenbluth requested for the inclusion of the easement language to Section 6C.

Mr. Nelson responses to Commissioner Inquiries are as follows: 1) trees will not impact the solar capacity; 2) solar capacity will be at net zero, 3) homes will be prewired for vehicle charging, and 4) MS4 runoff has been addressed.

Commissioners have no reservations for recommending approval.

#### Mitigation Monitoring and Reporting Plan

Director Johnson reviewed the mitigation measures.

Commissioners have no reservations for recommending approval.

#### Findings of Fact

Commissioners had no comments.

#### Certifying Environmental Impact Report

Commissioners had no comments.

Vice Chair Rahmim is strongly in favor of staff drafting the revised language tonight rather than continuing the public hearing two weeks. Commissioners Alvarez and Williamson concurred.

The Commission recessed at 10:08 PM for staff to incorporate the revised language and reconvened at 10:47 PM.

Copies of the revised redlined resolution were distributed to the Commission and everyone in Chambers for their review.

The Commission commended staff on their work and concurred with the revised language with an additional correction to the overnight parking restriction from 2 AM to 6 AM instead of 2 AM to 5 AM.

***Commissioner Williamson moved that the Planning Commission adopt Resolution No. 2023-08 of the Planning Commission of The City of Claremont RECOMMENDING THAT THE CITY COUNCIL OF THE CITY OF CLAREMONT APPROVE THE LA PUERTA SCHOOL SITE SPECIFIC PLAN, APPROVE THE ASSOCIATED TENTATIVE TRACT MAP (NO. 83121) FOR A 55 SINGLE-FAMILY DETACHED HOME DEVELOPMENT, AND CERTIFY THE ENVIRONMENTAL IMPACT REPORT (SCH #2022020137) FOR THE PROJECT, WHICH IS LOCATED AT 2475 FORBES AVENUE. APPLICANT – TRUMARK HOMES as amended, inclusive of the revisions made at the meeting; seconded by Commissioner Alvarez; and, carried on a roll call vote as follows:***

**AYES:** *Commissioner - Alvarez, Emerson, Rahmim, Rosenbluth, and Williamson*  
**NOES:** *Commissioner - None*  
**ABSTENTION:** *Commissioner - None*  
**ABSENT:** *Commissioner – Davis and Wong*

This decision can be appealed within ten calendar days.

**ADMINISTRATIVE ITEMS** - None

**REPORTS**

This item starts at 3:54:58 in the archived video.

Commission

Commissioner Comments

Commissioner Williamson extended her appreciation to the City Attorney. Chair Emerson commended staff on their work.

Staff

Briefing on Council Meetings

Director Johnson reported on items of interest from the previous City Council meeting.

Briefings on Other Items

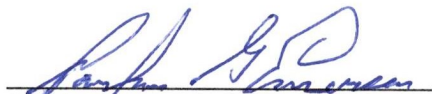
There was no report.

Upcoming Agendas and Events

Director Johnson described items that will be coming before the Commission at the October 15, 2024 meeting.

**ADJOURNMENT**

Chair Emerson adjourned the meeting at 10:57 PM.

  
Chair

ATTEST:

  
Administrative Assistant