

November 9, 2023

To the Planning Commission Members of the City of Hayward,  
C/O Taylor Richard,

In the way of introduction, Nuvera Homes is a mid-size privately owned builder based in Pleasanton focusing primarily in the East Bay cities of Fremont, Union City, and Hayward-this project would be the 6<sup>th</sup> project Nuvera has built in Hayward. We currently are building a 13-lot community in town just off Hesperian Blvd at West Street.

On behalf of Nuvera Homes and our design team, I want to thank you for your time, review, and direct comments at the October 12<sup>th</sup> meeting for our initial Tentative Map submittal for our planned new community on Mohr Drive. As you may know, we have been working on this project since we were able to enter contract for the acquisition of the 2 properties more than a year ago after the completion and close out of our first 2 phases of the Eden Village project (aka The Parks at BridgePointe). We were pleased with the homes, the market acceptance, and the cooperation of the City during development and construction-when the opportunity arose, we looked to cross Mohr Drive and extend "The Parks" to the edge of the Chabot College athletic fields.

For reference, I have included below color photos of the existing Parks at Bridgepointe below-these homes are now a couple of years old and one of the better looking and managed neighborhoods in Hayward with some of the best landscaped front yards and open space all maintained by the HOA.

Since the meeting on October 12<sup>th</sup>, we have evaluated architectural comments and concerns at the meeting and our architect, KTGy, completed a plan update (full set of updated architectural plans included in the link highlighted above) were submitted to staff with significant changes that I believe are responsive to design comments/input from the meeting as well as some significant changes we felt necessary to enhance the street scape.

Because we feel the floor plans for this 3<sup>rd</sup> phase are strong and still on target, the focus of the review was to make adjustments to the elevations reflecting current styles and trends of materials, features, amenities and color schemes. A more significant change was made to the "Cottage" elevation of each plan clipping the roof ends which included reframing design of the roof line to further break up the rooflines and enhance the streetscapes throughout the project. This was a significant benefit of the internal design review process. KTGy will have a senior designer at the 12/7 meeting to provide details and answer questions.

In addition to the architectural plan upgrade sent on 10/20, we will be making further changes to respond/address the comments and concerns raised by members of the commission as follows:

1. We upgraded the structural strength of the clustered mailbox and have relocated the cluster to the common area at the end of the court-this location will be accessible and a good

neighborhood meeting spot. In addition to the higher strength box, the location at the end of the court will be more secure. See revised plan location and specs for the mailboxes included in the link.

2. In consideration of the request to expand the rainwater water collection system, we will provide a second collection barrel as a no cost option to buyers purchasing prior to completion of the home.
3. Nuvera agrees to expand the Rooftop Solar benefit Item b. of the amenities-In addition to the number of solar panels needed to meet the required system size specified by the 2022 California Energy code Title 24, Nuvera will provide each residence with (2) additional panels of standard size. The added panels will result in approximately 15-20% larger system size than required.
4. W/r to our decision to select the option of paying in lieu fees, I believe the comments from the Housing Manager, Christine Morales, to be one of the best explanations I've heard of the benefits of in lieu fees to both the builder and the City regarding project of our size. I think it is significant that the in-lieu fees generated by this small 12 lot project are approximately \$700,000, a considerable contribution to the Affordable Housing Fund.
5. We were somewhat surprised to hear the comments regarding the JADU spaces to be included in 8 of the 12 homes. The concerns expressed appeared to be related to issues of security due to the direct access to the main house. In response, we are committing to the use of solid core doors along with a double locking (hotel style) dead bolt system allowing the interior door to be locked in both directions. While the JADU does allow for the space to be rented (helping to make the home itself more affordable to the homeowner), our experience is that the unit will more likely be used to house senior parents/relatives, college students, and "boomerang" adult children-multi-gen units that offer separateness but also closeness. I would like to discuss this further with the commissioners who had the concerns.
6. It is also worth sharing that the 12-lot project will generate more than \$250,000 in park fees for the City in addition to funds payable as offsetting tree removal fees.
7. Nuvera is committed to the reuse and donation of the usable wood from trees being removed to La Vista Park-in talking to staff it sounds like the timing of park construction aligns closely with the anticipated schedule of our project. We will coordinate with the park construction staff to review and mark all useable tree material ahead of time so that proper tree cutting sizes/lengths can be attained and we will arrange delivery. In addition, we will arrange to use chippers on site for as much redwood limbs and leaves as available for use for future mulch/bark in the on-site park, common area and yards of the new homes when constructed.
8. From the beginning of our site plan development, our focus has been on preserving the nearly 100-foot-tall Redwood Tree (with a 77" diameter trunk) at the rear of the project adjoining the college sports fields. It will be the highlight of the community and considered a valuable asset-we commit to the installation of a plaque commemorating it as one of the largest trees in the Eden Valley area and Nature's unmatched Public Art project. The tree will be visible at the end of the cul-de-sac from Mohr Drive as well as from the open space of Chabot College beyond. As a revision to item 4.f of the Amenities List, we have revised page L1 of the landscape plan (see link above) to reflect the use of recycled lumber to now include artisan crafted park common area furniture for the park, in lieu of the standard park furniture previously shown. Page L3 of the plan shows photo concepts of the anticipated 2 benches, a picnic table and related items and several-2 photos are also included at the end of the photos below illustrating similar concepts.

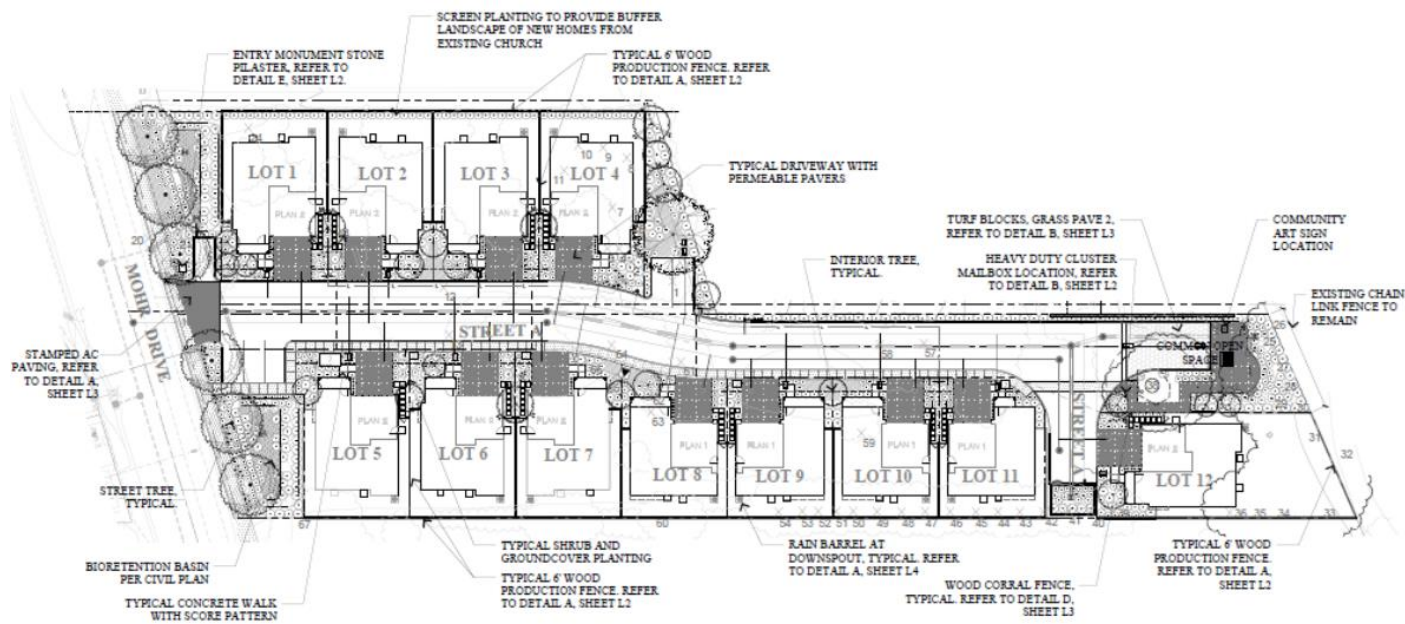
9. In response to concerns expressed during our meeting regarding the safety/protection of the Big Tree, we followed staff recommendation to make changes in the engineering plan to add a rolled curb at the end of the cul-de-sac to further limit grading in and around the dripline of the tree in areas where permeable pavers will be placed. In addition, several large boulders will provide protection for the base of the tree. This extra caution is worth while and the suggestion appreciated.
10. At the recent Association Board meeting of the existing Eden HOA in early October, several of the new Board members asked if we would consider adding our 3<sup>rd</sup> phase of 12 lots to their Association (increasing the membership to 30 homes) to benefit both associations with better economies of scale. It's a great idea and we plan to pursue.
11. As a final comment in response to the neighbor's concerns regarding the status of the 2 vacant properties, I felt her pain and regret the time needed to process this type of project-it is extremely difficult to deal with vacant homes. The ultimate solution is to demolish the homes and clear the sites, which we commit to do as soon as the TM is approved (typically required by the City) and we close escrow on our acquisition. We will submit the permits the day after the TM is approved by the City Council and demo the buildings/clear the lots as soon as our escrow for the acquisition of 27764 Mohr Drive closes and the permits are issued. Note that the seller has made significant progress over the last 4 months in clearing and securing the site which has helped the situation.

We have worked to hopefully address the key comments/concerns raised at the 10/12 meeting and continue to improve key elements of the project program-I am more than willing to individually discuss the matters covered by this letter or other concerns, so please do not hesitate to contact me on my cell phone or by email and/or arrange to meet at the property.

Sincerely,

A handwritten signature in blue ink that reads "Jeffrey B. Lawrence".

Nuvera Homes  
Jeffrey B. Lawrence  
Vice President



Front Elevation 1A - Farmhouse

- UPDATES MADE TO ELEVATIONS**
- 1A - Farmhouse:  
Added a mixture of stucco surfaces and board & batt siding.  
Lower roofs are now standing seam metal roofing.  
Added brick veneer to face of garage.
- 1B - Cottage:  
Hipped main roof and lowered pitch to 5:12  
Added mixture of hips and gables.  
Added mixture of stucco surfaces and lap siding
- 1C - Craftsman:  
Remained unchanged



Front Elevation 1B - Cottage



Front Elevation 1C - Craftsman









