

**SPECIAL PLANNING COMMISSION MEETING  
THURSDAY, DECEMBER 7, 2023**

**DOCUMENTS RECEIVED AFTER  
PUBLISHED AGENDA**

## **ITEM #1 PH-23-046**

**Proposed Demolition of Two Existing Detached Residences and Construction of a New 12 Unit Small Lot Detached Residential Subdivision (Eden Village III) on a 1.45-Acre Site Located at 24764 and 24656 Mohr Drive (Assessor's Parcel Numbers (APNs) 441-0074-009-00 and 441-0074-009-00), Requiring Approval of a Zone Change to Planned Development District, Vesting Tentative Tract Map and Approval of Environmental Consistency Checklist, Application No. MTA-23-0001. Applicant: Jeffrey Lawrence, Nuvera Homes. Owners: Robert A. Pratt, F TRS Roberta, Anne C. Wu, and Ngai M. Wang**

**Documents and Public Comments**

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**From:** Jeffrey Lawrence <[REDACTED]>  
**Sent:** Monday, December 4, 2023 10:36 AM  
**To:** Taylor Richard <[Taylor.Richard@hayward-ca.gov](mailto:Taylor.Richard@hayward-ca.gov)>  
**Subject:** Fw: Comments on PH-23-046

**CAUTION:** This is an external email. Do not click on links or open attachments unless you know the content is safe.

Taylor,  
FYI-I was copied on this letter from Bill Pratt, the son of the owners of the primary site at Mohr Drive-I notice he sent to the City Clerk rather than to you which seems more direct. The family has been very cooperative during our more than year long process and he wanted to weigh in. The parents are in their 80s and Bill has been my main contact.  
Jeff

**Jeffrey B. Lawrence**  
Nuvera Homes | *Vice President*  
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Cell: [REDACTED]  
e: <[REDACTED]> | [www.nuverahomes.com](http://www.nuverahomes.com)

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**From:** Bill Pratt <[REDACTED]>  
**Sent:** Monday, December 4, 2023 10:22 AM  
**To:** [cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov) <[cityclerk@hayward-ca.gov](mailto:cityclerk@hayward-ca.gov)>  
**Cc:** Jeffrey Lawrence <[REDACTED]>; Bill Pratt <[REDACTED]>  
**Subject:** Comments on PH-23-046

Hello City Clerk,  
I'd like to submit the attached comment for the December 7, 2023 Special Planning Committee Meeting. It is in regards to Item 1, PH 23-046. I also plan to be listening in to the meeting on Zoom and would appreciate being able to comment or take questions during the meeting.

Thank you!  
Bill Pratt  
<[REDACTED]>

Hello, my name is Bill Pratt and I'd like to provide comments on Agenda Item 1 (PH 23-0-46) of the December 7 Special Planning Commission Meeting. Item 1 is a development proposal from Nuvera Homes for 12 new houses on Mohr Drive in Hayward.

I am the son of Robert and Roberta Pratt, almost 88 and 86 now, who are long-time owners of 24764 Mohr Drive. This property is a one-acre parcel upon which most of the 1.5-acre housing development Nuvera is proposing will occur. The parcel is being sold to Nuvera for this development project.

While my parents bought the property in June 1985 (18 ½ years ago), our family has lived in the immediate area since 1981 (42 ½ years!) so our family knows the history of the area very well.

I have been the principal family contact with Jeff Lawrence of Nuvera Homes since November 2021 when we were first approached by Nuvera for this development option.

Working with Jeff has been extremely easy – he is an exceptionally good communicator and has always been forthcoming with information updates, concerns, and possible solutions. He has done an outstanding job understanding our family's personal issues and always strives to create a win-win situation for all parties involved. He is truly a joy to work with! Obviously, our family feels very fortunate to have had the opportunity to work with Jeff.

We first became aware of Nuvera when they began construction of the small housing development immediately across the street from my parents' Mohr Drive property.

My dad has been in construction his entire working life. During construction of the development across the street, he would occasionally comment on the good quality of work he observed the Nuvera contractors doing.

Their development totally transformed that side of the street from a row of old, haphazardly-built, well-worn country houses to an organized, polished, clean, and comfortable family development. What an improvement!

Our entire family was very delighted with Nuvera's final product – such a beautiful neighborhood was created! We were delighted to see the many families move in. Such a joy to see and hear the young kids' laughter as they ride their bikes up and down the street!

Now THAT'S the America I remember and love!

I can't imagine a better improvement to the area than what Nuvera provided and they should really be commended for their excellent work.

It's wonderful that they are now proposing something very similar across the street on my parents' property and adjoining parcel. More development in the area is clearly a good thing as the working families it brings in helps keep the area stable.

Hayward is so fortunate to have small, high-quality builders like Nuvera willing to take on infill development such as this.

Yes, our family does have financial gain through completion of this development project. However, it only takes one brief visit to the neighborhood to see the radical improvement Nuvera's developments bring to neighborhoods. As such, our family strongly supports Nuvera's proposal.

Please don't hesitate to contact me for any additional information I or my family can provide.

Sincerely,  
Bill Pratt





24647 Mohr Drive,  
Hayward, CA. 94545  
(510) 887-8898

Date: 12/06/2023

To: The City of Hayward  
Planning Commission

Regarding Vesting Tentative Map for 24764 and 24656 Mohr Drive

I, Wendy Wong am writing in support of the planned new project on Mohr Drive to be developed by Nuvera Homes.

I am both the owner of a home in the project recently completed by Nuvera as well as the owner of the Arcadian Residential Community located on Mohr Drive immediately across the street from the new project, I have a strong investment in the community. The construction of the first 2 phases rejuvenated the neighborhood between Mohr Drive and Eden Drive, and removal of the 2 vacant homes and the extension of the planned project will put the finishing touches on our neighborhood.

Please approve this new project and encourage the immediate demolition and clean-up of the properties so that our neighborhood and residents at Arcadian can enjoy the future enhancement of Mohr Drive.

If you have questions, you can reach me at 510-390-8078.

Thank you,

A handwritten signature in cursive script that reads "Wendy Wong".

Wendy Wong

The Arcadian Residential Community