

CITY OF  
**HAYWARD**  
HEART OF THE BAY

**Zone Change and Vesting Tentative  
Tract Map for  
Residual Burbank School Site  
(PL-2010-0403 and PL-2010-0405)**

Sara Buizer, AICP, *Senior Planner*

Planning Division  
Development Services Department





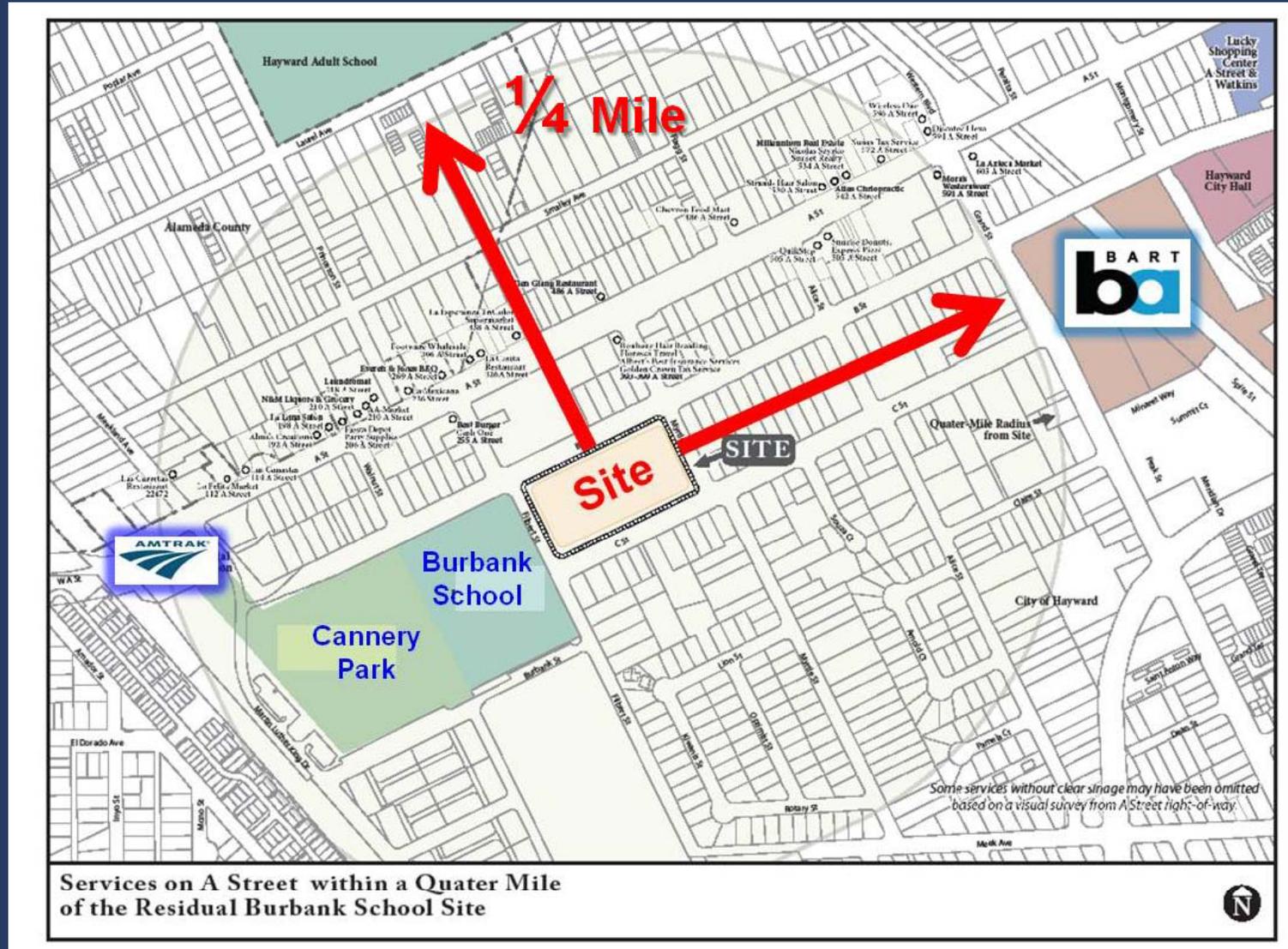
**EXISTING OVERHEAD UTILITIES  
B Street between Filbert Street and Myrtle Street**



**UNDERGROUNDING OF OVERHEAD UTILITIES  
B Street between Filbert Street and Myrtle Street**

# Project Location

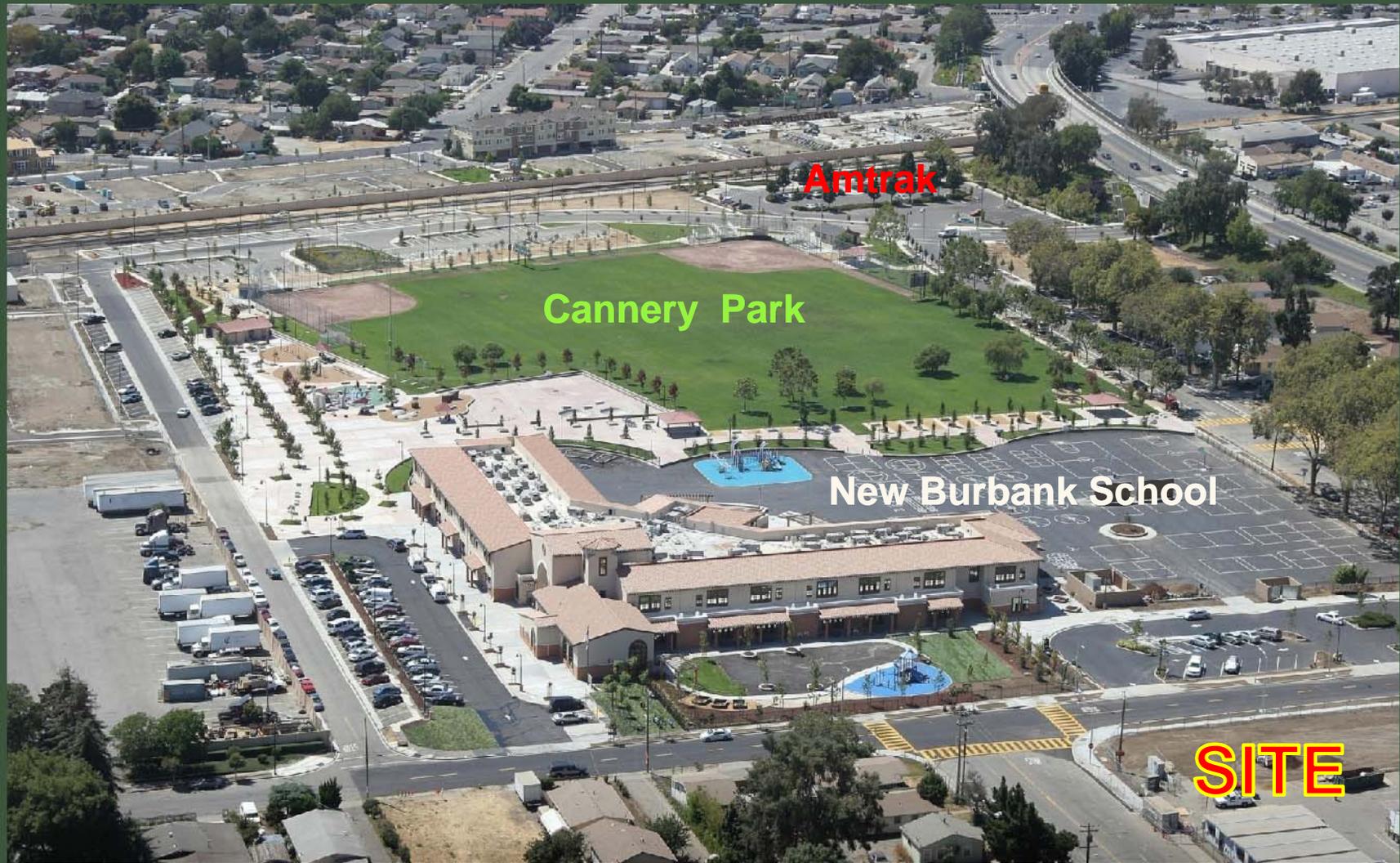
B, C, Myrtle and Filbert Streets



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# Location



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# Site Plan



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# Proposed Plans

	Plan Type 1	Plan Type 2*	Plan Type 3*
Total # units	29	17	12
Square footage	1,603	1,846	2,371 and 2,423
# bedrooms	4	3-5	4-5
# bathrooms	2.5	3	3
Height	24'-10" to 26'-0"	25'-11" to 28'-0"	25'-1" to 29' 3"
*Options for a ground floor bedroom provided			



# Proposed Architecture

*Street Scene*



- Craftsman and Victorian Elevations
- Front Porches and Private Side Yards
- Mix of Exterior Materials and Architectural Details

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# Craftsman Elevations



1A Craftsman Front Elevation



2A Craftsman Front Elevation



3.1A Craftsman Front Elevation

## ARCHITECTURAL FEATURES

- Low-pitched gable roofs
- Multiple roof planes
- Exposed roof beams
- Porch supports with sloping sides
- Casement windows
- Horizontal lap siding and stone



# Victorian Elevations



1B Victorian Front Elevation



2B Victorian Front Elevation



3.1B Victorian Front Elevation

## ARCHITECTURAL FEATURES

- Steeply-pitched gable roofs
- Decorative trusses and porch support braces
- Elongated windows
- Decorative shutters
- Varied patterns of siding and shingles



# Units with Garage Facing Street



3.2Alt.A Craftsman Side Elevation



3.2Alt.A Craftsman Front Elevation



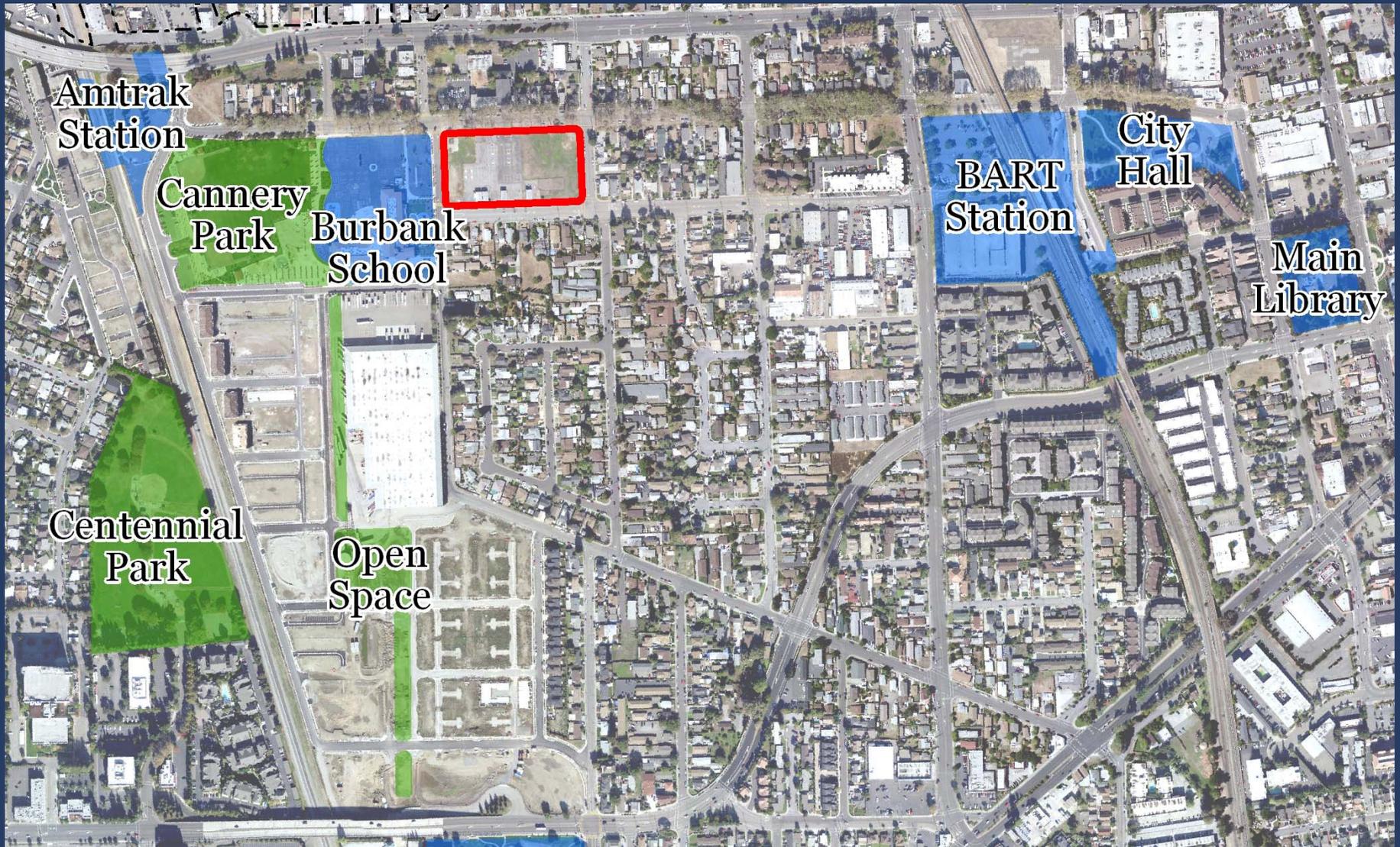
3.2Alt.B Victorian Side Elevation



3.2Alt.B Victorian Front Elevation



# Nearby Open Space and Park Land

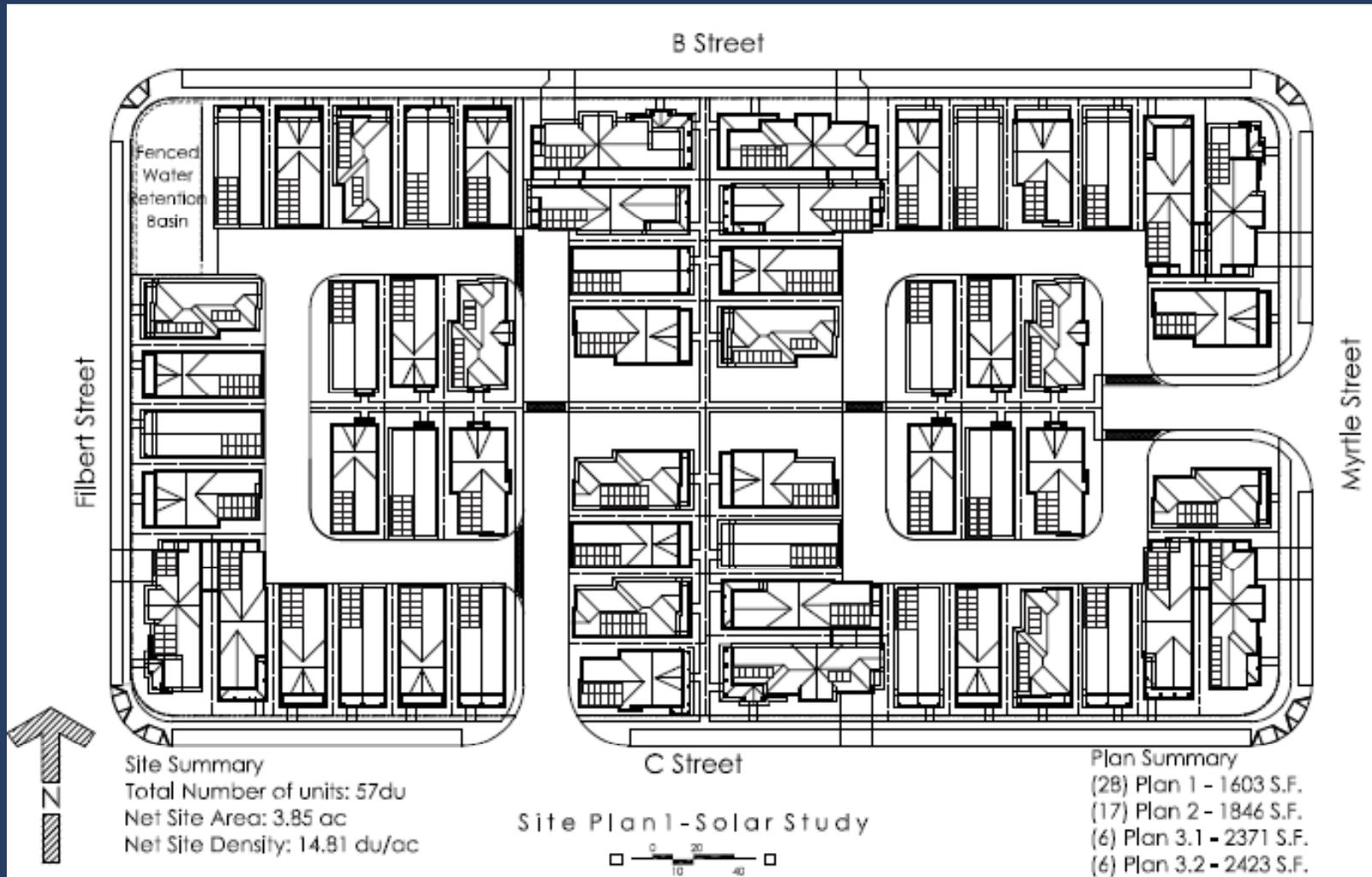


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# Green Development

## Solar Site Plan



2.5kW system proposed for each unit, upgrade to 4.0kW system



# Green Development

*Proposed Solar Design*



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# Planning Commission

## ISSUES DISCUSSED

- Open Space Deficiencies
- Undergrounding of Utilities
- Community Space
- Green Development



## Staff Recommendation

That the City Council approves the attached resolution adopting the Mitigated Negative Declaration) and the Mitigation Monitoring and Reporting Program and approving the Vesting Tentative Tract Map Application for the proposed fifty-seven detached single-family homes, subject to the recommended conditions of approval

That the City Council introduce the attached ordinance related to the zone change to a Planned Development District.



# Questions?



Zone Change and Vesting Tentative Tract Map for  
Residual Burbank School Site  
(PL-2010-0403 and PL-2010-0405)



# Planned Development Zoning

## Request

- Smaller lots than typical
- Reduced front yard setback on four units
- Group open space

## Development Advantages

- Complies with General Plan Density
- Near Open Space and Parks
- Green Development



# Green Development

*Other Green Features*

## PROPOSED FEATURES

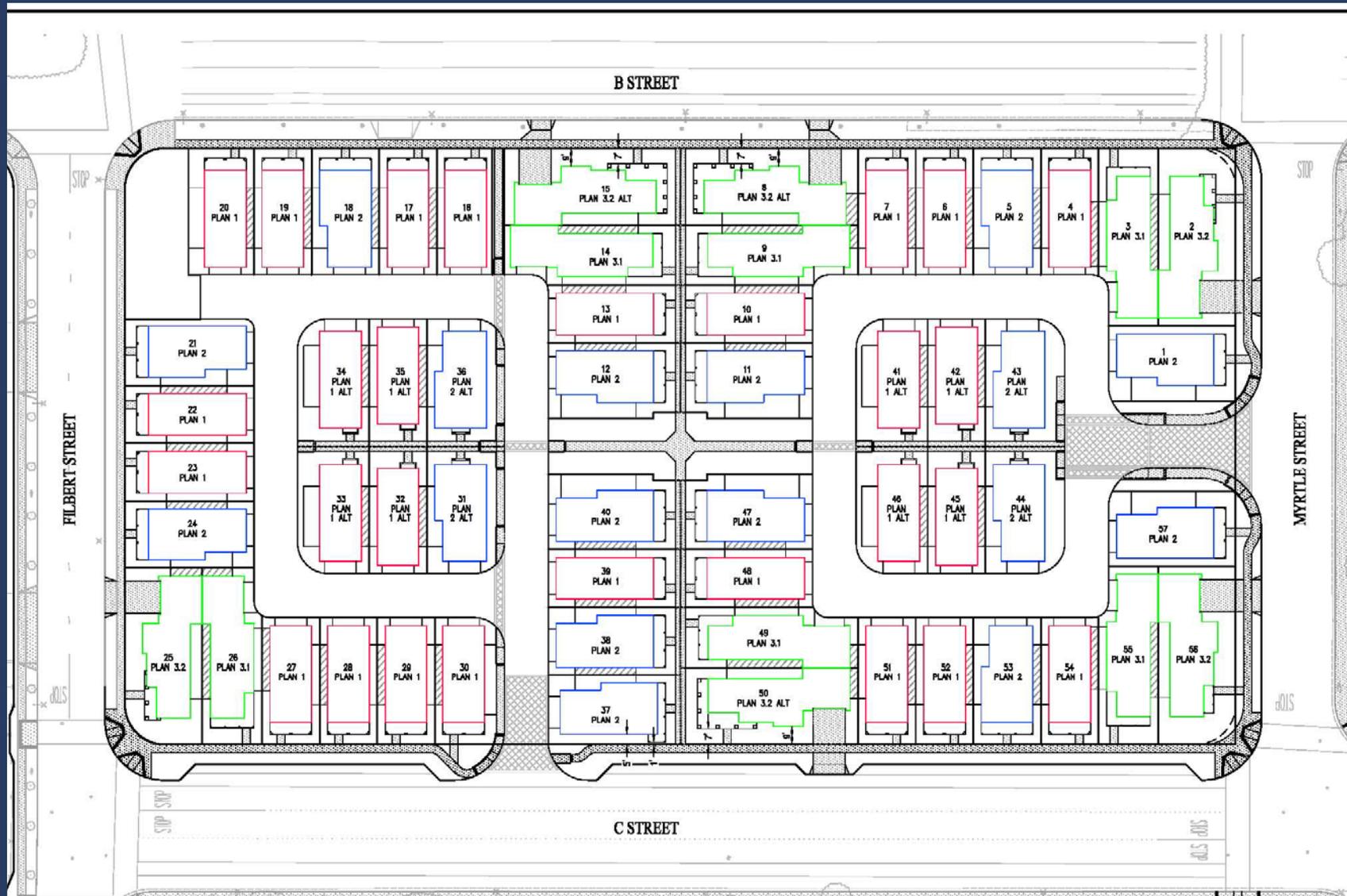
- All homes to have a charging station within the attached garages for electric vehicles
- Solar water heater technology available as an optional feature
- LEED Neighborhood Design

## CONDITIONED FEATURES

- Exceed Current Green Building Standards
  - 100 Points on GreenPoint Rated Checklist
  - LEED Silver



# Site Plan



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Mr and Mrs Smart		<b>Solar System Summary</b>	
Urban Dynamics		Presented by: Steve Reese	
Homeowner		Voice (408)210-2383	
Hayward School Site		Email <a href="mailto:steve@suntreksolar.com">steve@suntreksolar.com</a>	
		Fax (408)362-0991	
System Specifics			
Size of System (in DC watts)	2500.00	<i>Disclaimer: All financial and tax figures are estimated values. Actual tax savings and costs may vary. Please see your accountant for exact amounts. Copyright Suntrek Industries</i>	
Size of System (in AC watts)	2134.08		
Number of Panels	10		
Price per watt installed	\$ 5.50		
Rebate Amount	\$2.50		
Expected System Output (kWh)	326		
Today's Average Monthly Electric Bill		Projected Monthly Electric Bill w/Solar	
Number of Kilowatts Used	664	Number of Kilowatts Used	339
Total Amount of Electric Bill	\$102.58	Total Amount of Electric Bill	\$ 20.14
Estimated Investment		Approximate Savings	
System Investment	\$ 13,750	Monthly Savings Based on Projected Electric Bill	\$ 82
Federal Tax Credit	\$ 2,604	Estimated First Year Energy Savings	\$ 989
Rebate	\$ 5,068	Savings Over 25 Years	\$ 54,280
Estimated Net Investment	\$ 6,077	Net Savings After Investment	\$ 48,203



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# Green Development

## Solar Benefits



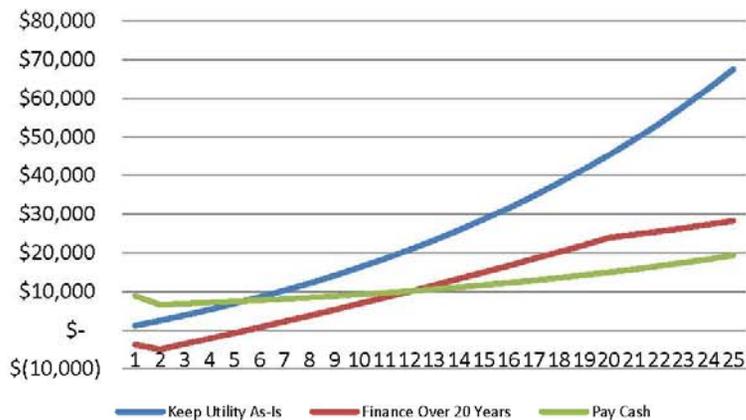
Mr and Mrs Smart  
 Urban Dynamics  
 Homeowner  
 Hayward School Site

### Financial Benefits

#### Options

1. Do nothing, continue to pay your utility bill (ave. increase 6% per year)
2. Install Suntrek Solar PV System financed over 20 years
3. Install Suntrek Solar PV System with cash

#### Electric Costs Over 25 Years



Utility cost over 25 years:	\$ 67,538		
Financed cost over 25 years:	\$ 28,285	<b>You Save: \$</b>	<b>39,253</b>
Cash cost over 25 years:	\$ 19,335	<b>You Save: \$</b>	<b>48,203</b>

### Benefits

Presented by: Steve Reese

### Environmental Benefits

Each year, your switch to solar will be the equivalent of:

- Saving **2,319** miles of driving per year (@ 20mpg)
- Removing **31** pounds of sulphur oxide per year
- Removing **19** pounds of nitrogen oxide per year
- Removing **5,940** pounds of carbon dioxide per year
- Saving **2.30** barrels of oil per year
- Planting **15.47** trees per year



**Added Value: Your new solar system will add approximately \$ 19,787 to the value of your home.**

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# Green Development

## Cash Flow Summary



### Cash Flow Summary

	Investment	Fed Tax Credit	State Tax Credit	Rebate	Utility Offset	Annual Cash Flow	Accumulated Cash Flow
Year 1	\$ (13,750)			\$ 5,068	\$ 989	\$ (7,692)	\$ (7,692)
Year 2		\$ 2,604			\$ 1,049	\$ 3,653	\$ (4,039)
Year 3					\$ 1,112	\$ 1,112	\$ (2,927)
Year 4					\$ 1,178	\$ 1,178	\$ (1,749)
Year 5					\$ 1,249	\$ 1,249	\$ (500)
Year 6					\$ 1,324	\$ 1,324	\$ 824
Year 7					\$ 1,403	\$ 1,403	\$ 2,227
Year 8					\$ 1,488	\$ 1,488	\$ 3,715
Year 9					\$ 1,577	\$ 1,577	\$ 5,292
Year 10					\$ 1,671	\$ 1,671	\$ 6,963
Year 11					\$ 1,772	\$ 1,772	\$ 8,735
Year 12					\$ 1,878	\$ 1,878	\$ 10,613
Year 13					\$ 1,991	\$ 1,991	\$ 12,604
Year 14					\$ 2,110	\$ 2,110	\$ 14,714
Year 15					\$ 2,237	\$ 2,237	\$ 16,951
Year 16					\$ 2,371	\$ 2,371	\$ 19,322
Year 17					\$ 2,513	\$ 2,513	\$ 21,835
Year 18					\$ 2,664	\$ 2,664	\$ 24,499
Year 19					\$ 2,824	\$ 2,824	\$ 27,323
Year 20					\$ 2,993	\$ 2,993	\$ 30,317
Year 21					\$ 3,173	\$ 3,173	\$ 33,490
Year 22					\$ 3,363	\$ 3,363	\$ 36,853
Year 23					\$ 3,565	\$ 3,565	\$ 40,418
Year 24					\$ 3,779	\$ 3,779	\$ 44,197
Year 25					\$ 4,006	\$ 4,006	\$ 48,203
<b>Totals</b>	<b>\$ (13,750)</b>	<b>\$ 2,604</b>	<b>\$ -</b>	<b>\$ 5,068</b>	<b>\$ 54,280</b>	<b>\$</b>	<b>\$ 48,203</b>

