

PC 05-12-2025

#2

10268
Bandley
Drive

Presentations

10268 Bandley Drive/Summerhill Homes III

ASA-2025-016, TM-2025-008, & TR-2025-
033

10268 Bandley Drive



**CITY OF
CUPERTINO**

Subject

- Consider a residential project with 27 three story townhomes, including 5 affordable units, with associated site improvements and condominium map, to replace a commercial office building on a 1.55-acre site.
- Applicant: SummerHill Homes

Background

- 1.55-acre site
- 10268 Bandley Drive
 - 20,000 square-foot commercial-office building with multiple tenants
- Within the North De Anza Special Area
- N. De Anza Conceptual Plan



Background

- SB330 application in July 2025.
- November 2025, Development Application was submitted.
- Planned Development zoning district, development must adhere to Multifamily (R-3) zoning regulations

Application Request

- 27-unit townhome project
 - 5 BMR
 - 5 Median Income (100-120% AMI)
 - 2 Moderate Income (80-100% AMI)
 - .4 units to be paid in-lieu
- Resulting density is 17.41 DU/acre
- 4 three-story buildings ranging from 2,120 – 2,822 square feet
- Qualifies for Density Bonus



Analysis – Density Bonus – Waivers/Concessions

Waivers

- Front setback – Proposing 8-feet instead of required 20-feet.
- Rear Setback - Proposing 12.5-feet instead of required 34-feet.
- Landscape Planter Strip –None proposed around guest parking.
- Landscape Setback and Area – Proposing 8-feet where an average 25-foot setback is required.

Concession

- Development of a 100% residential development where North De Anza Special Area requires primary uses be office/R&D with limited commercial and residential uses.

Design



Environmental Review

- The applicant requested that the development be reviewed in accordance with Assembly Bill (AB) 130, signed into law on June 30, 2025, and codified in Public Resources Code (PRC) Section 21080.66. This law exempts qualifying infill housing development from CEQA review, creating a new statutory exemption.
- The proposed project meets the criteria for statutory exemption. Accordingly, this document finds that a Notice of Exemption is appropriate for the proposed project pursuant to CEQA Guidelines Section 15062.
- The project will be conditioned to comply with the Environmental Standards adopted by the City pursuant to Chapter 17.04 of the Municipal Code.

Recommended Action

That the Planning Commission adopt the proposed draft resolutions to recommend City Council:

1. Find the project exempt from the California Environmental Quality Act (CEQA) and
2. Approve the following permits:
 - a. Architectural & Site Approval Permit (ASA-2025-016)
 - b. Tentative Final Map (TM-2025-008)
 - c. Tree Removal Permit (TR-2025-033)

Next Step

The Planning Commission's recommendation will be forwarded to the City Council (June 2, 2026) for its decision on the project. The City Council's decision will be final unless reconsidered by the Council within 10 days of their decision. If the project is approved, the applicant may apply for building permits at that time.



SUMMERHILL HOMESSM

COMMUNITIES OF DISTINCTION



10268 Bandley Drive

PROJECT PLAN



APRIL 2026

PLANNING APPROACH



Build on SummerHill's 50+ years of experience developing Communities of Distinction in the Bay Area



Complement nearby residential neighborhoods, develop transitional zone



Landscape Design Consistent to enhance the streetscape along Bandleley



Provide housing on an underutilized commercial site



Comply with Objective Standards and minimize § 65915 Waivers



Respect Neighbor Input

- Designed entryway and connection points to reduce ongoing impact and during construction

PROCESS TO DATE

2025	April 2025	SummerHill hosted Neighborhood Meeting
	July 2025	SB 330 Preliminary Application
	Nov 2025	Formal Development Application
2026	Jan 2026	Development Application deemed complete
	April 2026	SummerHill submitted fully compliant plan set to City
	May 2026	Planning Commission Hearing
	June 2026	City Council Hearing

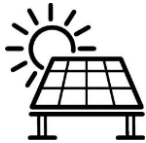
SAMPLE BUILDING ELEVATION



SUSTAINABLE DESIGN



All-electric residential community including heating, water heating, and appliances



Each home will include **solar panels** and **energy efficient** electric appliances, windows, and insulation



The community will include **drought tolerant and/or native landscaping**, **water-conserving irrigation systems** including climate-sensitive controllers in common areas, and **low impact treatment of stormwater runoff**



Each garage will have:

- (1) **Level 2 Electric Vehicle (EV) Ready space**
- (1) **Level 1 EV Ready space**
- Space for **bicycle parking** for alt. mode of transit

COMMUNITY BENEFITS

27 Townhome-style Condominiums compatible with the neighborhood 3 & 4-bedroom floor plans

- **\$1.3M Park Fees**
- **\$285k School Fees**
- **Contribution to the Cupertino Public Art Program**
- **General Fund benefit from taxes**

5 Homes at below-market price for Median & Moderate Income families

Homeownership opportunities for 1st time homebuyers in a highly desirable neighborhood

Enhanced pedestrian environment along Bandley Drive by adding new trees and reconstructing the walkway

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COMMUNITIES OF DISTINCTION



THANK YOU