

CC 06-02-2026

Oral  
Communications

Written Comments

**From:** [Jennifer Griffin](#)  
**To:** [City Council](#); [City Clerk](#)  
**Cc:** [grenna5000@yahoo.com](mailto:grenna5000@yahoo.com)  
**Subject:** SB 330 Project at Finch and Stevens Creek Blvd.  
**Date:** Sunday, May 24, 2026 7:48:10 PM

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CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear City Council:

( Please consider the following as public input for the City Council meeting on June 2, 2026.)

I am very concerned that the proposed SB 330 project for the South East corner of the Finch Avenue and Stevens Creek Blvd. intersection is just too big and too dense for this heavily used corner next to Cupertino High School. This is already a very busy corner with lots of car, bike and pedestrian traffic, especially since it is across the street from the very busy Main Street Main entrance Of the shopping mall.

The Cupertino High School students walk to the County Transit Bus Bench for Bus 23 and 523 which is In front of this proposed complex.

This intersection already has too much traffic and this project will be introducing more traffic.

The project will be taking out Sunflower Day Care Building and other banks and retail in the current Complex. Daycare is extremely important for people. We have already lost so much retail from the other SB 330s on Stevens Creek Blvd.

This building will back up to the high school. There is a driveway currently behind the bank buildings. Will this easement be retained? There is also a back driveway to the two story tech building to the East of the project. Is this also a shared easement?

I see no development boards for the project up on Stevens Creek Blvd. When is this project going to put up development boards with information about the project and when will there be community meetings on the project? I understand even SB 330 allows Community Meetings. This project is a high profile project for the Eastern End of Cupertino because we already have had to deal with issues from traffic from The Rise and what is happening to Wolfe Road.

Please reach out to the public to begin a dialog about this project so issues with traffic, over building, Student safety and potential gridlock on Stevens Creek Blvd. can be addressed.

I do hope the street trees can be retained on the Stevens Creek Blvd. frontage and Finch Avenue frontage. I hope Heart of the City can be respected and there will not be skyscrapers along our beautiful Heart of the City. I hope the project can see fit to have the graceful Mission style architecture reflecting Cupertino's historic past which is so gracefully incorporated into The Marketplace Shopping Center across Stevens Creek Blvd. from the old Sears Building at Valco/ The Rise and so successfully incorporated into the Westport (former The Oaks site) on the west end of the city. De Anza College has lovely Spanish architecture and is always a delight to behold.

I hope that the current businesses at this proposed construction site will be contacted and given viable options to stay in the city, especially the daycare which I imagine many Apple employees Utilize for their children.

Thank you for your attention to this project and the issues that arise from it. Please let us know

The timeline on the project and when the development board is going up. Also, please let us know about Community Meetings. This is the seventh SB 330 along Stevens Creek Blvd since January. It is exhausting.

Best regards,

Jennifer Griffin  
Cupertino Resident

**From:** [j w](#)  
**To:** [City Council](#)  
**Cc:** [City Clerk](#); [Cupertino City Manager's Office](#)  
**Subject:** Re: Request to Prioritize Rebuilding Direct Communication Between City Leadership and Residents Dear [Recipient]  
**Date:** Tuesday, June 2, 2026 5:04:32 PM

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Please publish.

Mayor Moore Vice-Mayor Chao, Councilmembers Fruen, Mohan and Wang,

Unfortunately, nothing has changed. Despite our repeated requests, including those made within the past month, no city manager or other senior official has contacted us. Meanwhile, the ongoing persecution and prosecution continue without interruption. The fundamental constitutional right to freedom of speech appears increasingly questionable, especially as these actions continue in plain sight and without meaningful response from those in positions of authority.

This situation reflects a broader concern about a society that too often avoids accountability and difficult truths, while institutions that are meant to protect rights and ensure justice appear to be used as instruments to reinforce these practices rather than correct them.

-- from residence

property, and personal belongings were taken without notice years ago, and we continue to face ongoing prosecution and harassment. This situation raises serious concerns regarding due process, property rights, and equal protection under the law.

On Saturday, April 25, 2026 at 10:16:47 AM PDT, jzw97 <jzw97@yahoo.com> wrote:

Mayor Moore Vice-Mayor Chao, Councilmembers Fruen, Mohan and Wang,

----- Original message -----

**From:** j w <jzw97@yahoo.com>  
**Date:** 12/2/25 6:58 PM (GMT-08:00)  
**To:** kirstens@cupertino.gov, City Clerk <cityclerk@cupertino.org>  
**Subject:** Fw: Request to Prioritize Rebuilding Direct Communication Between City Leadership and Residents Dear [Recipient]

----- Forwarded Message -----

**From:** j w <jzw97@yahoo.com>  
**To:** citycouncil@cupertino.org <citycouncil@cupertino.org>  
**Cc:** City Clerk <cityclerk@cupertino.org>; Cupertino City Manager's Office <citymanager@cupertino.org>  
**Sent:** Tuesday, November 4, 2025 at 04:50:22 PM PST  
**Subject:** Re: Request to Prioritize Rebuilding Direct Communication Between City Leadership and Residents Dear [Recipient]

Please include in the public record for this meeting-----

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Mayor Chao, Vice-Mayor Moore, Councilmembers Fruen, Mohan and Wang,

Could someone please get back to me on this, or forward it to the City Manager's Office for a response? I've raised this issue several times over the past few years, and we would appreciate an update.

>>>>>

On Monday, October 20, 2025 at 12:02:03 PM PDT, j w <jzw97@yahoo.com> wrote:

We would like to express our concerns about the ongoing lack of direct communication between residents and the City, including the City Council, in recent years.

Before the COVID-19 pandemic, it was common to see the Mayor and City Manager walking around in front of City Hall, engaging openly with residents. The City Manager also maintained open office hours almost daily, and City Hall was accessible — doors were not locked, and transparency was part of the everyday culture.

While we understand that the pandemic required changes, those restrictions have long since ended. Yet, the level of public access and face-to-face communication has not returned to pre-COVID standards. We've even seen news reports raising concerns about public employees holding multiple remote jobs simultaneously, which further undermines public trust.

Most concerning is the fact that some long-term residents have not had an opportunity to meet with city leadership in person for years. This disconnect does not reflect the values or mission of the City to serve its community with transparency, accountability, and accessibility.

We respectfully ask that this issue be treated as **high priority** — and that steps be taken to restore regular, in-person engagement between the City's leadership and its residents.

Thank you for your attention.

Sincerely,

Jenny  
Huang family

CC 06-02-2026

#15

SummerHill Homes - 10268  
Bandley Drive

Written Communications

**From:** [Cupertino ForAll](#)  
**To:** [City Council](#)  
**Cc:** [City Clerk](#)  
**Subject:** Support for Summerhill townhomes at 10268 Bandley Drive  
**Date:** Monday, June 1, 2026 1:20:24 PM  
**Attachments:** [image.png](#)

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For item 15 on the city council agenda for June 2, 2026

**SUBJECT:** Support for Summerhill townhomes at 10268 Bandley Drive

Dear Mayor Moore, Vice Mayor Chao, and City Councilmembers, Cupertino for All is writing to express strong support for the Summerhill Homes townhouse project at 10268 Bandley Drive (Item 15 on the City Council agenda.) We believe this project will provide significant benefits such as supporting neighborhood businesses, promoting homeownership for young families, strengthening school enrollment, and making progress towards the city's RHNA goals.

Our community has long valued homeownership, but rising costs have pushed this dream out of reach for young families. This townhome development directly addresses this challenge by creating attainable homeownership opportunities for families that find themselves priced out of traditional single-family homes. Moreover, five out of the 27 units are reserved for moderate income families providing a housing type that is much needed in our community. This project will expand equity-building opportunities for these families.

In addition, building more homes for families will help sustain school enrollment and reduce the risk of further school closures. Strong enrollment is essential to maintaining the quality and reputation of Cupertino's schools — which in turn supports local property values.

Welcoming new residents to this neighborhood will expand the customer base of the Stevens Creek retail corridor. We all love retail and want as much retail that can be realistically supported. Brick-and-mortar retail has been hurt by consumer trends such as shopping at Amazon and being able to get delivery at the click of a button at restaurants in surrounding cities. In order for Cupertino businesses to thrive we need to build homes for the customers who will spend money to support these businesses. Putting a townhome development within walking distance of Stevens Creek retail is an excellent way to support our local businesses.

Cupertino has been mandated by the state of California to build nearly 5,000 housing units by 2031. Although this project is not one of the sites in the Housing Element it will count toward RHNA goals. The City has not built enough units in the past two years to get us anywhere close to our goal in this timeframe. The developer, SummerHill Homes, has stated they will be able to break ground as soon as they have their building permits in hand.

Finally, this project is unique in Cupertino in that few neighbors have voiced opposition. How often do we see that? This is likely because the developer designed the project to fit in with the community character.

So we urge the City Council to make the easy decision tomorrow (June 2) and approve the actions on Item 15 that were unanimously recommended by the Cupertino Planning Commission. The SummerHill Townhome project will expand homeownership, support local schools, promote existing retail, and help the City meet RHNA goals. We enthusiastically support this project.

Thank you for your consideration.

Sincerely,  
Cupertino for All  
Board of Directors

**From:** [Yutaka Kuroda](#)  
**To:** [Public Comments](#)  
**Cc:** [Yoshiko Kuroda](#)  
**Subject:** Re: Regarding 10268 Bandlely Drive Building  
**Date:** Monday, June 1, 2026 10:17:16 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Council,

My name is Yutaka Kuroda, Managing Director of Mirai Gakuen LLC.

We are a Japanese language class located at 10268 Bandlely Drive, Suite 108B and have been in business at this location since 2008.

We have about 140 students in our classes.

Since many people live near this location and since it is not easy to find a similar place nearby, we would like to stay at this location for the foreseeable future to continue our business in Cupertino.

Thank you.

Yutaka Kuroda

Managing Director, Mirai Gakuen LLC

**From:** [Lauren Sapudar](#)  
**Cc:** [Gian Martire](#); [City Clerk](#)  
**Subject:** FW: 10268 Bandley: ASA-2025-016, TM-2025-008, TR-2025-033  
**Date:** Tuesday, May 26, 2026 10:00:58 AM  
**Attachments:** [10268 Bandley - Comments on Land Use Compatibility.pdf](#)  
[Untitled attachment.00020.htm](#)

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Good morning, Mayor, Vice Mayor, and Councilmembers (Bcc'd on this email),

Please see the attached letter regarding the proposed project at 10268 Bandley Drive. This project is scheduled to be heard at next week's meeting. We will include this letter in the written communications.

Regards,



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**From:** Erick Serrano <[erickserrano@apple.com](mailto:erickserrano@apple.com)>  
**Sent:** Tuesday, May 26, 2026 8:32 AM  
**To:** Gian Martire <[GianM@cupertino.gov](mailto:GianM@cupertino.gov)>  
**Cc:** Gary Chao <[gchao@apple.com](mailto:gchao@apple.com)>; Sean Redding <[s\\_redding@apple.com](mailto:s_redding@apple.com)>; Rod Diridon <[rdiridon@apple.com](mailto:rdiridon@apple.com)>  
**Subject:** 10268 Bandley: ASA-2025-016, TM-2025-008, TR-2025-033

Hello Gian,

Please see attached letter regarding the proposed project at 10268 Bandley Drive (ASA-2025-016, TM-2025-008, TR-2025-033). Please let me know if you have any questions regarding the letter, or would like to discuss.

Thank you,

Erick H. Serrano  
Development Services Manager  
Email: [erickserrano@apple.com](mailto:erickserrano@apple.com)

May 26, 2026  
City of Cupertino City Council  
10300 Torre Avenue  
Cupertino, CA 95014

**Re:** SummerHill TownHomes at 10268 Bandley Drive (ASA-2025-016, TM-2025-008, TR-2025-033) — Comments on Land Use Compatibility

Dear Mayor and Councilmembers,

We submit the following comments in connection with the above-referenced applications.

**Long-Term Use Compatibility.** Introducing residential uses into a predominantly non-residential corridor is typically undesirable and could create a sensitive interface. Well established existing commercial and industrial operations are characteristics of this part of the City and may not align with typical residential expectations. If the City decides to approve this project, proactive mitigation measures such as enhanced sound attenuation (windows/walls) and ample landscaping buffers (along the side/rear project boundaries), and strategic placement of upper floor residential windows are recommended conditions of approval.

**Construction Period Coordination.** Construction staging, access, and heavy equipment from the project could impact existing adjacent business operations. We recommend requiring a construction management plan as a condition of approval that mandates proactive neighbor notification, defined coordination protocols, and protections for shared access points and the maintenance of existing rights-of-way throughout construction.

**Pre-Occupancy Disclosure.** Future residents, owners, and/or tenants should be formally informed of the existing area's non-residential character before occupancy. Recorded disclosures or CC&R provisions should clearly communicate the operational realities of adjacent uses, not limited to: approved trash/loading areas, permitted uses, hours of activity, delivery schedules, and associated noise levels to set appropriate expectations.

Addressing these matters as conditions of approval will protect incoming residents, preserve the operational continuity of existing businesses, and

support a stable land use environment over time. We appreciate the Commission's consideration on this matter.

Respectfully submitted,

Gary Chao  
Development & Global Transport Services  
🍏 Places  
iPhone 408-828-5770  
gchao@apple.com

**From:** [Jack Farrell](#)  
**To:** [City Clerk](#)  
**Subject:** Public Comment for 6/2/26 Council Meeting  
**Date:** Friday, May 29, 2026 7:05:20 AM  
**Attachments:** [10268 Bandle Drive Letter of Support June 2 2026.docx.pdf](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good morning,

Please find attached YIMBY Law's letter of support for item 15, the residential project at 10268 Bandle Drive.

Sincerely,

**Jack Farrell** *he/him*  
Research Attorney  
267-218-1147



[Check out everything we achieved in 2025!](#)

# YIMBY Law

2261 Market Street STE 10416  
San Francisco, CA 94114  
[hello@yimbylaw.org](mailto:hello@yimbylaw.org)



YIMBY LAW

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May XX, 2026

City of Cupertino  
City Council  
10300 Torre Avenue  
Cupertino, CA

Re: 10268 Bandley Drive, Item 15

Dear Cupertino City Council,

We are pleased to submit this letter of support of the proposed Summerhill Homes project at Bandley Drive. YIMBY Law is a 501(c)3 non-profit corporation, whose mission is to increase the accessibility and affordability of housing in California. The Summerhill Homes project will consist of a development of 27 townhomes dispersed into four buildings, inclusive of 5 affordable units, to replace an existing commercial/office use on a 1.55-acre site. The proposal qualifies for protections under the Housing Accountability Act and Density Bonus waivers and incentives under state law.

We concur with the assessment of the Planning Commission and your staff that the project is exempt from CEQA and qualifies for final approval of all necessary entitlements.

### **The Housing Crisis Act of 2019 (SB 330) and the City's Housing Element**

Summerhill Homes submitted an SB 330 Preliminary Application on July 15, 2025, and a final application on November 6, 2025. Pursuant to Gov. Code § 65589.5, the application is only subject to the ordinances, policies, and standards adopted and in effect when the Preliminary Application was submitted.



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The proposed project is consistent with the City’s General Plan and zoning ordinance and other applicable objective standards, under state Density Bonus law.

## **The State Density Bonus Law**

SummerHill proposes to provide 5 of the 27 town home-styles at below market rate prices. By designating at least 10 percent of the units for Moderate Income households, the project qualifies for benefits under the State Density Bonus Law. Under the State Density Bonus Law, a developer may propose unlimited waivers of development standards that would have the effect of physically precluding construction of a qualifying project at the densities or with the concessions or incentives permitted by the Density Bonus Law. SummerHill is entitled to the waivers it has requested, all of which will provide relief from development standards that would physically preclude construction of the project at the density proposed.

Once a project qualifies for a density bonus, State law provides that the City may deny a requested waiver only if it would have a specific, adverse impact upon health or safety, would have an adverse impact on a historic resource, or would be contrary to State or Federal law. In this context, specific adverse impact “means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.”<sup>1</sup> There is no substantial evidence in the record that any of SummerHill’s requested waivers would meet the criteria for City denial.

## **The Housing Accountability Act**

The Housing Accountability Act, in Section 65589.5(j)(1)(A)-(B), limits a municipality’s ability to deny or condition on lower density a housing development project that complies with objective standards. The City may only disapprove the project or impose conditions on the project that would reduce density if necessary to avoid a “significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete” and there is no feasible method to mitigate or avoid those impacts other than disapproval or development at a lower density.

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<sup>1</sup>Gov. Code, §§ 65915, subd. (e)(1), 65589.5, subd. (d)(2).

# YIMBY Law

2261 Market Street STE 10416

San Francisco, CA 94114

[hello@yimbylaw.org](mailto:hello@yimbylaw.org)



YIMBY LAW

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We have reviewed the project plans, the CEQA document and the various expert reports that have been prepared for the project, and there is not a preponderance of evidence in the record that would justify the City's disapproval of the project or conditioning the project in a manner that would reduce density.

## Summary

The Legislature has made numerous amendments to California Housing Law in an effort to provide increased clarity and certainty for both municipalities and housing providers. Based on these laws, the project is subject only to the objective standards that were in effect on the date of the Preliminary Application; the project is entitled to the requested waivers under Density Bonus law; with those waivers the project is consistent with applicable objective standards; and the evidence in the record would *not* justify the City's denial of the project or imposition of approval that would reduce density. Disapproval of the project or approval with conditions that would render the project infeasible at the density proposed would contravene State law.

It is YIMBY Action's understanding that City staff has processed SummerHill's development application with professionalism and recognition of the City's obligations under State law. We appreciate the staff's cooperation and encourage the City Council to continue to uphold the same standard.

YIMBY Law closely monitors projects to ensure that all relevant state laws are properly applied, including the HAA. Should the City fail to follow these laws, YIMBY Law will not hesitate to file suit to ensure state housing policies are enforced. I am signing this letter both in my capacity as the Executive Director of YIMBY Law, and as a resident of California who is affected by the shortage of housing in our state. I look forward to seeing this project approved and brought to realization to help change the tides of the housing crisis in the Bay Area.

Sincerely,

YIMBY Law

2261 Market Street STE 10416

San Francisco, CA 94114

[hello@yimbylaw.org](mailto:hello@yimbylaw.org)



YIMBY LAW

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*Sonja Trauss*

Sonja Trauss  
Executive Director  
YIMBY Law

**From:** [James Lloyd](#)  
**To:** [Kitty Moore](#); [Liang Chao](#); [Sheila Mohan](#); [J.R. Fruen](#); [R "Ray" Wang](#)  
**Cc:** [Piu Ghosh \(she/her\)](#); [City Attorney's Office](#); [Cupertino City Manager's Office](#); [City Clerk](#); [City of Cupertino Planning Dept.](#)  
**Subject:** public comment re item 15 for the 6/2/26 Council meeting  
**Date:** Friday, May 29, 2026 11:54:25 AM  
**Attachments:** [Cupertino - 10268 Bandley Drive - HAA Letter - CC.pdf](#)

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Cupertino City Council,

The California Housing Defense Fund (“CalHDF”) submits the attached public comment in support of item 15 for the 6/2/26 Council meeting, the proposed 27-unit housing development project at 10268 Bandley Drive, which includes 5 median- and moderate-income units.

Sincerely,

James M. Lloyd  
Director of Planning and Investigations  
California Housing Defense Fund  
[james@calhdf.org](mailto:james@calhdf.org)  
CalHDF is grant & donation funded  
Donate today - <https://calhdf.org/donate/>



May 29, 2026

City of Cupertino  
10300 Torre Avenue  
Cupertino, CA 95014

Re: Proposed Housing Development at 10268 Bandle Drive

By email: [kmoore@cupertino.gov](mailto:kmoore@cupertino.gov); [lchao@cupertino.gov](mailto:lchao@cupertino.gov); [smohan@cupertino.gov](mailto:smohan@cupertino.gov);  
[jrfruen@cupertino.gov](mailto:jrfruen@cupertino.gov); [rwang@cupertino.gov](mailto:rwang@cupertino.gov)

CC: [piug@cupertino.gov](mailto:piug@cupertino.gov); [CityAttorney@cupertino.gov](mailto:CityAttorney@cupertino.gov); [CityManager@cupertino.gov](mailto:CityManager@cupertino.gov);  
[CityClerk@Cupertino.gov](mailto:CityClerk@Cupertino.gov); [planning@cupertino.gov](mailto:planning@cupertino.gov);

Dear Cupertino City Council,

The California Housing Defense Fund (“CalHDF”) submits this letter to remind the City of its obligation to abide by all relevant state laws when evaluating the proposed 27-unit housing development project at 10268 Bandle Drive, which includes 5 median- and moderate-income units. These laws include the Housing Accountability Act (“HAA”), the Density Bonus Law (“DBL”), and AB 130.

The HAA provides the project legal protections. It requires approval of zoning and general plan compliant housing development projects unless findings can be made regarding specific, objective, written health and safety hazards. (Gov. Code, § 65589.5, subd. (j).) The HAA also bars cities from imposing conditions on the approval of such projects that would reduce the project’s density unless, again, such written findings are made. (*Ibid.*) As a development with at least two-thirds of its area devoted to residential uses, the project falls within the HAA’s ambit, and it complies with local zoning code and the City’s general plan. Increased density, concessions, and waivers that a project is entitled to under the DBL (Gov. Code, § 65915) do not render the project noncompliant with the zoning code or general plan, for purposes of the HAA (Gov. Code, § 65589.5, subd. (j)(3)). The HAA’s protections therefore apply, and the City may not reject the project except based on health and safety standards, as outlined above. Furthermore, if the City rejects the project or impairs its feasibility, it must conduct “a thorough analysis of the economic, social, and environmental effects of the action.” (*Id.* at subd. (b).)

CalHDF also writes to emphasize that the DBL offers the proposed development certain protections. The City must respect these protections. In addition to granting the increase in residential units allowed by the DBL, the City must not deny the project the proposed waivers and concessions with respect to front setback, rear setback, landscape planter, landscape setback and area, and requirement for non-residential uses. If the City wishes to deny requested waivers, Government Code section 65915, subdivision (e)(1) requires findings that the waivers would have a specific, adverse impact upon health or safety, and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact. If the City wishes to deny requested concessions, Government Code section 65915, subdivision (d)(1) requires findings that the concessions would not result in identifiable and actual cost reductions, that the concessions would have a specific, adverse impact on public health or safety, or that the concessions are contrary to state or federal law. The City, if it makes any such findings, bears the burden of proof. (Gov. Code, § 65915, subd. (d)(4).) Of note, the DBL specifically allows for a reduction in required accessory parking in addition to the allowable waivers and concessions. (*Id.* at subd. (p).) Additionally, the California Court of Appeal has ruled that when an applicant has requested one or more waivers and/or concessions pursuant to the DBL, the City “may not apply any development standard that would physically preclude construction of that project as designed, even if the building includes ‘amenities’ beyond the bare minimum of building components.” (*Bankers Hill 150 v. City of San Diego* (2022) 74 Cal.App.5th 755, 775.)

Finally, the project is exempt from state environmental review pursuant to AB 130 (Pub. Res. Code, § 21080.66). Caselaw from the California Court of Appeal affirms that local governments err, and may be sued, when they improperly refuse to grant a project a CEQA exemption or streamlined CEQA review to which it is entitled. (*Hilltop Group, Inc. v. County of San Diego* (2024) 99 Cal.App.5th 890, 911.)

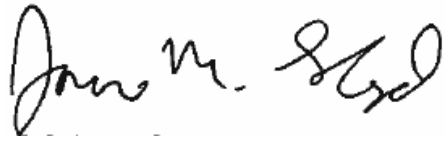
As you are well aware, California remains in the throes of a statewide crisis-level housing shortage. New housing such as this is a public benefit: it will increase the city’s tax base; it will bring new customers to local businesses; and it will reduce displacement of existing residents by reducing competition for existing housing. It will also help cut down on transportation-related greenhouse gas emissions by providing housing in denser, more urban areas, as opposed to farther-flung regions in the state (and out of state). While no one project will solve the statewide housing crisis, the proposed development is a step in the right direction. CalHDF urges the City to approve it, consistent with its obligations under state law.

CalHDF is a 501(c)(3) non-profit corporation whose mission includes advocating for increased access to housing for Californians at all income levels, including low-income households. You may learn more about CalHDF at [www.calhdf.org](http://www.calhdf.org).

Sincerely,

A handwritten signature in blue ink, appearing to read 'Dylan Casey', with a long horizontal flourish extending to the right.

Dylan Casey  
CalHDF Executive Director

A handwritten signature in black ink, appearing to read 'James M. Lloyd', with a long horizontal flourish extending to the right.

James M. Lloyd  
CalHDF Director of Planning and Investigations

To: City of Cupertino's City Council

From: Cathy Helgerson – 408-253-0490

Regarding: Cathy Helgerson's comments pertaining to the Public Hearing for the Summer Hill Homes Housing Project at 10268 Bandlely Drive, Cupertino, Ca. 95014. Date: June 2, 2026, at 6:45

I am asking that the City of Cupertino's City Council turn down this housing project at 10268 Bandlely Drive, Cupertino, Ca. 95014. This project is just one project now but there will be more in the future if the street is rezoned to include residential.

Senate Bill 330 the Housing Crisis Bill approved by Governor Gavin Newsom is a subsidized housing bill and was never allowed to be vote upon by the public along with other bills that bypass CEQA. This is a violation of my rights and the people's rights. This will not solve the homeless housing problems more people will come to Cupertino and California from all over the US and other countries.

My home is one street over from Bandlely Drive on Dunbar Drive in Cupertino. I do not want a 3, 4 or more story townhome project to be built on Bandlely Drive over the wall close to my home or any place on Bandlely Drive this would be a detrimental. We need our small businesses and these commercial businesses. More housing projects could be a possibility in the future. Summer Hill Homes the builders applied to Cupertino to change the parcel zoning from commercial to residential and the public was not notified about this why was it keep from the public? I believe that this includes all of Bandlely Drive.

We need our Commercial office buildings here on Bandlely Drive. Even Apple Computer has a R & D Facility right on Bandlely Drive on the other side of Dunbar Drive. I must wonder here if Apple Computer wants their employees to live next door or close to their Apple Computer business offices. If that is true than Cupertino will lose a lot of its commercial building and that is terribly wrong.

The Housing Crisis quota will rise each year. I have provided the City Council today with a list of properties, locations, number of units for each project location on one page. This information was taken from the cities Major Residential Projects listing. I am also providing project information on the project approval or in review status unit totals. The city of Cupertino's quota is 4,588 units, 1,728 units have been approved and 1,250 units are in review. This report does not mention when these approved projects will be started or when the reviews will be approved and started. The public needs to know this information why is it not being provided in a report to them on the web? This should be public information with a complete report on the progress of the quota and builds.

I hope that the City Council read my comments that I provided the Planning Commission at their meeting. I am sorry to say that they approved the project. I ask that the City of Cupertino City Council not approve this project at 10268 Bandlely Drive location or any other residential build on Bandlely Drive and that Bandlely Drive be strictly for commercial businesses.

Major Residential Projects Cupertino, Ca.

In Review – 33 Units - Vista Heights/Linda Vista - APN 356-05-007, 356-05-008, 356-27-026

In Review – 20 Units - Scofield Condos – 20739 Scofield Ave.

Approved – 59 Units - Pizza Hut/Staples/Fontana's – 20770, 20830, & 20840 Stevens Creek Blvd.

Approved – 1,369 Units – The Rise Formally the Vallco Town Center

Approved – 55 Units – Idlewild Shopping Center/United Furniture

Approved – 57 Units - Dividend Homes – 20085 & 20111 Stevens Creek Blvd.

In Review – 6 Units – Upland Way – 11841 Upland WY

In Review – 27 Units – MC Clellan Townhomes – 20865 Mc Clellan Road

Approved – 51 Units – Evulich Court – 10857 – Linda Vista Dr.

Approved – 32 Units – Dividend Homes – 20045 & 20065 Stevens Creek Blvd.

Approved – 40 Units – Charities Housing – APN 326-27-053 – Mary Ave.

Approved – 48 Units – Westport Senior Apartments next to HW 85

In Review – 12 Units - Homestead Townhomes – 19820 Homestead Road

In Review – 92 Units – Dividend III- 19925 Stevens Creek Blvd.

In Review – 104 Units – S. De Anza Townhomes – 1527, 1581, 1601 & 1633

In Review – 29 Units – Canyon Crossing – 10625 Foothill Blvd.

In Review – 33 Units – De Anza Blvd/Dividend & 7357 Prospect Road.

In Review – 34 Units – S. De Anza (Coach House) – 1655 S. De Anza Blvd.

In Review – 27 Units – Bandley Drive – 10268 Bandley Drive

In Review – 250 Units – Wolf Road Housing – 10333 N. Wolfe Road

In Review – 35 Units – De Anza Blvd. Townhomes – 1655 S. De Anza Blvd.

In Review – 365 Hanover Apartments – 19220-19300 Stevens Creek Blvd.

In Review – 78 N. Foothill Townhomes – 10050 and 10012 N. Foothill Blvd. Total – 2,978 Units -  
Approved: 1,728 Units - In Review: 1,250 - Total City of Cupertino Quota 4,588 - Quota left – 1,610

Senate Bill (SB) 330 – The Housing Crisis Act 2019, is set to end and sunset on January 1, 2030

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Zoning  
RH 5

Location	Nick Name	Housing Element Site?	Builder's Remedy Project?	SB 330 Preapplication Submitted?	Formal Application Submitted (as of 2/19/2026)?	Status
						Inactive
APN 356-05-007, 356-05-008, 356-27-026	53 Units (8 Condos + 25 Single Family Homes) Vista Heights/ Linda Vista Former McDonald Dorso Quarry	No	Yes	Yes	Yes application Submitted 2/20/2024	In Review
20739 Scofield Ave	Multi Family Scofield Condos 20 Units (5 Story)	No	Yes	Yes	Yes application Submitted 8/2/2024	In Review
20770, 20830, & 20840 Stevens Creek Blvd	Pizza Hut/Staples/ Fontana's (Summerhill Homes I) 59 Unit townhomes	Partial	No	Yes	Expired 2/2026 Store Closed Yes	Approved

Construction is slated to begin after Staples Lease ends.

10123 North Wolf Rd.

The Rise Formerly Valco Town Center Town Square West 1,369 residential units (including 232 affordable homes) approved plans 7/4 market-rate rentals and 393 for-sale homes. 2/2026 2/26/2026

Location	Nick Name	Housing Element Site?	Builder's Remedy Project?	SB 330 Preapplication Submitted?	Formal Application Submitted (as of 2/19/2026)?	Status
10065 & 10075 E. Estates Dr	Idlewild Shopping Center/United Furniture Site (Toll Brothers) <u>55-unit townhouses</u>	Yes	No	Yes	Yes	Approved 2024
20807, 20813, 20823, & 20883 Stevens Creek Blvd	Stevens Creek Office Center (Harvest Properties) <u>3+4 story</u> <u>122-total units (66 single family and 56 townhomes)</u>	Partial	No	Yes. Vested to 9/28/2024	Yes	Approved
						Expired
20085 & 20111 Stevens Creek Blvd	<u>3 Story</u> Dividend Homes I <u>57 Townhomes</u>	Partial	Yes. Partial	Yes. Vested to 12/24/2024	Yes	Approved

Location	Nick Name	Housing Element Site?	Builder's Remedy Project?	SB 330 Preapplication Submitted?	Formal Application Submitted (as of 2/19/2026)?	Status
11841 Upland Wy	Upland Way <i>6 Family Single Family Homes</i>	No	Yes	Yes. Vested to 1/11/2025	Yes	In Review
20865 McClellan Rd	<del>60 Single Fd</del> McClellan Townhomes <i>3 STORY Bldg. 27 Town Homes</i>	Yes	No	Yes, concurrently with formal application	Yes	In Review
10857-10887 Linda Vista Dr	Fire Fear Evulich Ct (Summerhill Homes II) <i>51 Town House Units</i>	Yes	No	see San Jose Spot Light 4/2, p 26 Yes. Vested to 4/7/2025	Yes	Approved
20045 & 20065 Stevens Creek Blvd	<i>32 Town houses</i> Dividend Homes II <i>51 Town Houses 3 story</i>	No	No	Yes. Vested to 2/13/2025	Yes	Approved
APN 326-27-053	<i>Mary ave.</i> Charities Housing <i>30 Town houses</i>	Yes	No	<i>40 units apartments</i> No	Yes	Approved

*2/26/24  
Stevens Creek Blvd.  
Westport Senior Apartments  
48 Housing units for Seniors Living in Cupertino opening May 10, 2024*

Location	Nick Name	Housing Element Site?	Builder's Remedy Project?	SB 330 Preapplication Submitted?	Formal Application Submitted (as of 2/19/2026)?	Status
19820 Homestead Road	Homestead Townhomes <u>12 Town Homes</u>	Yes	No		Yes	In Review
19925 Stevens Creek Blvd	Dividend III <u>92 Town Homes</u>	No	No	Yes, vested to 6/26/2025	Yes	In Review
						In Review
1527, 1581, 1601 & 1633 S. De Anza	<u>104 Town Homes</u> S. De Anza Townhomes (Dollinger Properties)	Partial	No	Yes, Vested to 12/21/2025	No	In Review
10625 Foothill Blvd.	<u>4 story Bldgs. 29 units</u> Canyon Crossing	No	No	Yes, Vested to 1/3/2026	Yes	In Review

1655 De Anza Blvd / Dividend + 7357 Prospect Rd.  
33 Townhomes 5 Bldgs Submitted 9/12/2025  
 Under Review.

1655 So. De Anza Coach House 34 residential units  
 Note: Waivers for height & Setbacks 23 apartments + 11 Townhomes

Location	Nick Name	Housing Element Site?	Builder's Remedy Project?	SB 330 Preapplication Submitted?	Formal Application Submitted (as of 2/19/2026)?	Status
10268 Bandley Drive	Bandley Drive R3 (Summerhill Homes III) 27 Townhomes	No	No	Yes, Vested to 1/11/2026	Yes	In Review
10333 N. Wolfe Road	Wolfe Road Housing (Eden Housing) Rent 250-300	Yes	No	across From Vallejo Yes, Vested to 6/26/26	Yes	In Review
1655 S. De Anza Blvd & 7357 Prospect Rd	1655 S. De Anza Blvd Townhomes (Dividend IV) Coach House	No	No	Yes, Vested to 3/11/26	Yes	In Review
						Expired
19220-19300 Stevens Creek Blvd.	Hanover Apartments 365 units	Yes	No	Yes, Vested to 6/20/26	Yes application Filed 5/2025	In Review

4 Bldgs

7 Bldgs 3 Story

35 Town Homes 5 Bldgs

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Location	Nick Name	Housing Element Site?	Builder's Remedy Project?	SB 330 Preapplication Submitted?	Formal Application Submitted (as of 2/19/2026)?	Status
10050 and 10012 N. Foothill Blvd.	N. Foothill Townhomes	No	No	Yes, Vested to 11/3/26	Yes	In Review
<p>78 Housing units and commercial space</p>						