



April 30, 2026

Mayor and Members of the City Council  
City of Cupertino  
10300 Torre Avenue Cupertino, CA 95014

**Support for Proposed Housing Project at 10268 Bandley Drive**

Dear Mayor and Members of the Council,

On behalf of the Bay Area Council, I write in strong support of the proposed 27-unit townhome development at 10268 Bandley Drive. This project represents exactly the kind of thoughtful, well-located infill housing the region needs to address our ongoing affordability and supply crisis.

The Bay Area Council is a business-sponsored public policy organization representing more than 370 of the largest employers in the Bay Area. Our members employ over 4.5 million workers across the region, and we are deeply committed to expanding housing production at all income levels to keep the Bay Area economically competitive and livable. The Bandley Drive project merits enthusiastic support because it drives this goal forward for several reasons.

First, the location is ideal for new housing. The site sits within an office park surrounded by Apple facilities, meaning residents will be close to thousands of jobs. The site is also remarkably amenity-rich. Future residents will enjoy walkable access (under one half mile) to shopping and restaurants along Stevens Creek Boulevard and De Anza Boulevard, including a Target store less than a quarter mile away. William Faria Elementary and Lawson Middle Schools are both within one mile, and Cupertino Memorial Park along with the Quinlan Community Center sit roughly one half mile from the site. This degree of walkable access to daily needs, schools, and parks is exactly what good infill housing looks like.

Second, the project conforms fully with the city's General Plan and zoning. The site is designated Mixed Use Planned Development, which permits residential density up to 25 dwelling units per acre. The applicant proposes a modest 17 units per acre, well within allowable limits. The 27 townhomes will offer a mix of three-bedroom and four-bedroom layouts in a clean modern architectural style suitable for families. Townhomes are this generation's starter home and we need to build a lot more of them for them to become more affordable.

Third, the project includes meaningful affordability. Five of the 27 homes will be deed-restricted below market rate, with two reserved for median-income households and three for moderate-income households. Cupertino, like the rest of the region, faces an acute shortage of family-sized homes attainable for teachers, nurses, public safety workers, and other middle-income earners. This project helps meet that need.

Fourth, the project takes advantage of AB 130's CEQA exemption pathway, allowing it to move forward efficiently while still meeting all underlying zoning, design, and building code requirements. Streamlined approvals for code-compliant infill housing are essential if Cupertino



is to meet its Regional Housing Needs Allocation and broader state housing goals. While this is not a Housing Element site, the project advances the same objectives by delivering ownership housing in a high-opportunity, transit-served, amenity-rich location.

For these reasons, the Bay Area Council respectfully urges the City of Cupertino to approve the proposed development at 10268 Bandlely Drive. We commend the applicant for delivering a project that is well-designed, well-located, and fully consistent with community and regional goals. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Louis Mirante'.

Louis Mirante

Senior Vice President of Public Policy

[lmirante@bayareacouncil.org](mailto:lmirante@bayareacouncil.org)

---

**Additional Park on Bandley Drive SummerHill Homes, ASA-2025-016, TM-2025-033, TR-2025-008**


---

**From** Lily Teacher <lilyworkmail@gmail.com>

**Date** Tue 5/5/2026 3:11 PM

**To** Gian Martire <gianm@cupertino.gov>; City of Cupertino Planning Dept. <planning@cupertino.org>

**Cc** Peter Wilson <pdw12@mac.com>

 1 attachment (42 KB)

Prometheus Real Estate Group Develops Franco Park With City of Cupertino.pdf;

**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 Planning Commission,

We are writing to strongly encourage the inclusion of a small public playground park in the building plans for the 27 SummerHill townhomes on Bandley Dr.

There is currently no park within walking distance of our home on Greenleaf Dr. and Beardon Dr. With so many new residents expected, the need for safe outdoor green space for young children and family dogs will only increase.

Our home is also adjacent to a parking lot for the Villages at Cupertino apartment buildings. This parking lot is where many children play, which is unsafe and also very noisy. In fact, we would appreciate it if you could allow the fence between the parking lot and the single-family houses to be taller and more dense to help with noise abatement. A nearby, fenced playground would provide an essential, safe alternative to playing in parking lots and streets.

There is also strong local precedent for this type of thoughtful planning. In 2011, Franco Park on E. Homestead Rd. was created in partnership with Prometheus Real Estate Group by converting a tennis court at the Markham Apartments into a public neighborhood park. A similar approach here could create a meaningful, well-used fenced playground park for the entire neighborhood.

Prometheus Real Estate Group Develops  
Franco Park With City of Cupertino  
prnewswire.com



Thank you for your time and consideration.

Best wishes,

Lily and Peter Wilson  
Cupertino, CA

# Prometheus Real Estate Group Develops Franco Park With City of Cupertino

Cupertino's newest park adjoins Markham Apartments

[Prometheus Real Estate Group](#)

SAN FRANCISCO, Feb. 17, 2011 /PRNewswire/ -- The city of Cupertino unveils a new city park developed in partnership with [Prometheus Real Estate Group Inc.](#)

Franco Park adjoins Prometheus' [Markham Apartments](#), on the corner of Homestead Road. At a little over a half acre, the park has been nearly three years in the making and was developed along with the addition of 116 residential units at Markham Apartments. Named in memory of PW Market owner Joey Franco, Franco Park features a modern play structure and manicured lawns.

Cupertino Mayor Gilbert Wong performed the ribbon cutting ceremony January 22, under sunny skies with children standing by ready to play in the new park. "Cupertino is very famous for its schools and Apple Computer for high-tech," said Wong. "The quality of life is also very important in the community. You can have good jobs, good schools, but you need amenities, like libraries and parks. This is a great partnership that we can work together with a private company like Prometheus and the city to build a public park," said Wong.

"Franco Park is an excellent example of how a public private partnership can

result in an absolute win win for everyone--for the City, our residents at [Markham Apartments](#) and the greater community of citizens in Cupertino," said Executive Vice President, Jonathan Moss. "We are grateful to the City of Cupertino for its collaborative efforts in creating a very special place for generations to come."

## About Prometheus

[Prometheus Real Estate Group](#) is the largest private owner of multi-family properties in the [San Francisco Bay Area](#) with a growing portfolio of more than 18,000 metropolitan-area apartments in the [Seattle](#), [Portland, Ore.](#), and [Los Angeles](#) communities. Since its inception in 1965, [Prometheus Real Estate Group](#) has specialized in the acquisition, development and management of high quality residential and commercial properties throughout the Western United States. Prometheus has a long history of award-winning approaches to development, management and general excellence. Recent recognition includes: [2010 MHN Best Property Management Company](#) of the Year, three Gold Nugget Awards and one [Grand Award](#) from the Pacific Coast Builder's Conference, First Place in Customer Service and Experience from *For Rent Magazine*, a California Landscape Association Trophy Award, a Rosey Award from the Portland Advertising Federation and the Multi-Housing News Design Excellence Award. For more information, visit <http://prometheusreg.com>, [Facebook](#), [Twitter](#), or [Linkedin](#).

SOURCE Prometheus Real Estate Group