

SummerHill Homes Community at 10268 Bandley Drive
Project Description

SummerHill Homes proposes to develop a 1.55-acre site on Bandley Drive in Cupertino with a new 27-unit townhome-style condominium community. The project will take advantage of the site's proximity to both Highway 280 and Highway 85 and convenient access to neighborhood shops and services along Stevens Creek Boulevard and De Anza Boulevard. With attractive landscaping and contemporary architecture, SummerHill expects the project to be a valued new homeownership opportunity.

Location & Setting

The project site is located at 10268 Bandley Drive. The property currently contains one commercial building and associated paved parking lot and landscaping. To the west, across the street from the site, are four commercial buildings. To the north, south and east, the site is bordered by commercial buildings and associating parking lots.

Project Overview

- SummerHill proposes to develop the 1.55-acre site with 27 new three-story townhome-style condominiums in four buildings, with attractive landscaping and common area, at an overall density of approximately 17.4 dwelling units per acre.
- The project will offer a variety of three- and four-bedroom home plans, with an average living area of approximately 1,966 square feet.
- The architecture draws on Mediterranean-style aesthetics, with arched porch elements, low-sloping hip and gable roofs with roof tiles, and metal accent details and railings. Window shapes and sizes are straightforward and create a rhythm for the elevations. Exterior materials include a high-quality mix of stucco, siding trims and decorative tile accents at entry doors. The color scheme has been thoughtfully developed to showcase the Mediterranean-style architecture.
- Vehicular circulation will be provided via a loop road taking access off Bandley Drive, a public street. A portion of the loop road will be shared by the existing commercial building to the north of the project site due to an existing access easement.
- The project will provide approximately 54 off-street parking spaces and 5 on-site guest parking spaces. Each unit will have an attached private two-car garage — side-by-side garages for 17 of the units and tandem garages for 10 of the units. Bike storage for residents is provided in the garages, and bike racks for guests will be located around the site for convenience.
- SummerHill will designate 5 of the units as below-market rate units affordable to Moderate Income households, consistent with the City's Below Market Rate (BMR) Housing Mitigation Program.

Requested Approvals

The site is designated North DeAnza Boulevard Special Area (Office/Industrial/Commercial/Residential) in the Cupertino General Plan: Community Vision 2015-2040. Currently, the site is zoned Mixed Use Planned Development (General Commercial, Light Industrial and Residential) abbreviated as P(CG, ML, Res).

SummerHill expects to request the following reviews and approvals for the project:

- Major Architectural and Site approval
- Development permit
- Concessions or incentives, waivers or reductions of development standards, and reductions of parking requirements pursuant to the State Density Bonus Law
- Tree removal permit
- Vesting Tentative Subdivision Map
- Approval of Public Art or in-lieu fee
- CEQA clearance

Density Bonus

As noted above, SummerHill proposes to designate 5 of the 27 units as below-market rate units affordable to moderate-income households as well as pay the in-lieu fee for 0.4 units, consistent with the City's Below Market Rate (BMR) Housing Mitigation Program¹. Pursuant to the State Density Bonus Law and the City's Density Bonus ordinance, SummerHill expects to request the following, to the extent needed to comply with applicable objective standards:

- A concession or waiver to eliminate the requirement to include a retail, commercial, or other mixed-use component in the project.
- A waiver or reduction of development standards to reduce the front and side setbacks.
- A waiver or reduction of development standards to reduce the minimum dimension for private open space.

SummerHill reserves the right to request additional waivers or reductions of development standards as the project is reviewed.

CEQA

SummerHill anticipates that the project will qualify as a Class 32 Infill Development Project categorically exempt from project-specific environmental review. The project is consistent with the applicable General Plan and zoning designations and regulations; the project site has no value as habitat for endangered, rare or threatened species; approval of the project would not result in any significant effects relating to noise, air quality, or water quality; and the site can be adequately served by all required utilities and public services.

¹All five BMR units qualify as Moderate Income units for the purposes of Gov. Code Section 65915 and chapter 19.56 of the Cupertino Municipal Code.

Vesting Tentative Subdivision Map

SummerHill will prepare a Vesting Tentative Subdivision Map and condominium plans to create separate parcels for the individual units and establish appropriate access, utility and service easements. Each building will be located on a separate lot and the common area will be divided into multiple parcels for the purpose of annexation into the homeowners' association. Following the approval of the Vesting Tentative Subdivision Map, SummerHill will prepare a Final Map.

Design and Construction

The townhomes will be mapped as separate legal units pursuant to a condominium plan. The townhomes will be designed as R3 townhomes per the 2022 California Residential Code with an NFPA 13D sprinkler system. Electric meters and telecommunications services will be grouped at the ends of each building, and service to the individual units will run through soffits in the garages of the units.

Community Amenities & Landscaping

The community will be maintained by a professionally managed homeowners association. The homeowner's association will be responsible for maintaining the landscaping, common area, and private streets.

Sustainability

The project will be all-electric (no gas heating or appliances) and will be constructed in compliance with the current California Green Building Standards Code (Title 24).

Utilities, Public Services and Stormwater Management

- Water service will be provided by California Water Service SummerHill anticipates that the project will connect to an existing water main in Bandle Drive. Each unit will have a separate water meter for dual service (fire and domestic), consistent with NFPA 13D standards. Irrigation service will be provided through a separate meter. The project will use potable water for domestic, fire service, and irrigation.
- Sewer service will be provided by Cupertino Sanitary District. SummerHill anticipates that the project will connect to an existing Cupertino Sanitary District main in Bandle Drive.
- Stormwater will be treated on site as required to meet municipal stormwater permit requirements. Stormwater will be treated with bioretention areas and other low impact development (LID) treatment measures before being discharged to an existing public storm drain in Bandle Drive that currently serves the site.
- Electric, cable, and telephone service is anticipated to connect to existing service lines in the project frontage along Bandle Drive. New on-site utilities will be placed underground.
- Garbage and recycling service will be provided by Recology South Bay. Each garage will include designated space for waste and recycling bins. Residents will place their bins at their driveway apron for pickup.