

**SummerHill Homes Community at 10857 Linda Vista Drive
Project Description**

SummerHill Homes proposes to redevelop a 2.55-acre site on Linda Vista Drive in Cupertino with a new 51-unit townhome-style condominium community. The project will take advantage of the site's proximity to highly ranked schools, neighborhood parks and trails. With attractive landscaping, outdoor amenities and contemporary architecture, SummerHill expects the project to be a valued new homeownership opportunity.

Location & Setting

The project site is located at 10857, 10867, 10877, and 10887 Linda Vista Drive with street frontages along Linda Vista Drive and street frontages along Evulich Court. The properties currently contain four single-family homes and associated driveways, landscaping, and accessory structures. To the west, the site is adjacent to the Deep Cliff Golf Course and the Stevens Creek Trail. To the south of the site and to the east of the site, across Linda Vista Drive, are two-story single-family homes. To the north, the site is adjacent to the Cupertino Hills Swim and Racquet Club and a two-story single-family home on Linda Vista Drive.

Project Overview

- SummerHill proposes to develop the 2.55-acre site with 51 new three-story townhome-style condominiums in ten buildings, with attractive landscaping and common area spaces, at an overall density of approximately 20 dwelling units per acre.
- The project will offer a variety of three- and four-bedroom home plans, with an average living area of approximately 2,158 square feet.
- The architecture draws on Contemporary Spanish-style aesthetics, with arched porch elements, low-sloping hip and gable roofs with rounded roof tiles, and metal accent details and railings. Window shapes and sizes are straightforward and create a rhythm for the elevations. Color schemes have been thoughtfully developed to showcase the Contemporary Spanish-style architecture.
- Vehicular access will be provided through five driveways along Evulich Court. Evulich Court is an existing City of Cupertino right-of-way, which will be improved as part of the project.
- The project will provide approximately 102 off-street parking spaces. Each home will have an attached private two-car garage — side-by-side garages for 41 of the homes and tandem garages for 10 of the homes. Bicycle storage for residents will be provided in the garages, and bicycle racks for guests will be located around the site for convenience.

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- All of the homes will have private decks and front porches, and the project will also feature several casual outdoor gathering spaces.

Requested Approvals

The site is designated Medium/High Density residential in the Cupertino General Plan and is zoned Multiple-Family Residential with a Townhome Combining District (R3/TH). The site is identified as a “Priority Housing Site in Residential Zones” in the City’s 2023–2031 Housing Element.

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

- Major Architectural and Site Approval
- Major Development Permit
- Concessions or incentives and waivers or reductions of development standards 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

SummerHill proposes to designate 10 of the 51 units as below-market rate units affordable to median- and moderate-income households and to pay an in-lieu fee for the remaining 0.2 fractional unit to provide 20% of the total units as Below Market Rate (BMR) units, consistent with the City’s Below Market Rate Housing Mitigation Program.^{1,2} 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 waiver or reduction of development standards to increase the maximum floor area ratio.
- A waiver or reduction of development standards to increase the maximum building height.
- A waiver or reduction of development standards to reduce the street side setback along Evulich Court.
- A waiver or reduction of development standards to reduce the minimum clearance for private outdoor space.

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

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

² SummerHill reserves the right to modify the quantity and the affordability level of the BMR units to make the project eligible for review and approval pursuant to Table 19.12.030 (Note P) of the Cupertino Municipal Code.

CEQA

SummerHill will work with the City to determine the appropriate process and documentation for environmental review.

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 homeowner's association. Following the approval of the Vesting Tentative 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 homeowners association will be responsible for maintaining the landscaping, common area amenities, 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). Each home will have a solar energy system and each garage will be wired to accommodate a Level II electric vehicle charger. In addition, MERV 13 filtration will be installed on the air intake for the HVAC systems to enhance indoor air quality.

Utilities, Public Services and Stormwater Management

- Water service will be provided by San Jose Water Company. SummerHill anticipates that the project will connect to an existing 8-inch water main in Linda Vista Drive. Each unit will have a separate water meter for combined service (fire protection 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 protection, and irrigation services.
- Sewer service will be provided by Cupertino Sewer District. SummerHill anticipates that the project will connect to an existing 8-inch District sewer main in Evulich Court.
- 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 12-inch public storm drain in Linda Vista Drive that currently serves the site.

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- Electric, cable, and telephone service is anticipated to connect to an existing underground service point located approximately 350 feet north of the site at the corner of Linda Vista Drive and Rae Lane. An underground utility trench will be constructed along Linda Vista Drive from the project site to the service point. The existing overhead lines along the project frontage on Linda Vista Drive will be relocated underground as part of the project. New on-site utilities will be placed underground. The existing overhead electric service lines along the northern and southern boundaries of the site will be removed.
- 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 respective garage aprons for pickup.