



**COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING DIVISION**

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**ARTS AND CULTURE COMMISSION STAFF REPORT**

Meeting Date: May 18, 2026

**Subject**

Architectural and Site Approval (ASA-2026-007) to consider a public art installation for Valencia Townhomes. Applicant: SummerHill Homes, LLC; Location: 20830 Stevens Creek Boulevard; APN(s): 359 08 031.

**Recommended Action**

Staff recommends that the Arts and Culture Commission approve the public art application for SummerHill's Valencia Townhomes, subject to conditions of the draft resolution (Attachment A).

**Discussion**

**Background**

On July 1, 2025, City Council approved a proposal to demolish three existing commercial buildings and construct a new 59-unit townhome development under planning applications DP-2024-002, U-2024-007, TM-2024-001, ASA-2024-005, and TR-2024-024. Public artwork was required pursuant to Cupertino Municipal Code (CMC) Chapter 19.148 as the project exceeded 10,000 square feet of development. As a condition of approval of DP-2024-002 (CC Resolution No. 25-053), the Public Art Requirement was outlined as follows:

*Condition #13*

*Public art shall be provided for the project in accordance with General Plan Policy 2- 66 and the City's Public Art Ordinance (Chapter 19. 148 of the Cupertino Municipal Code). The minimum expenditure for the artwork, including, but not limited to design, fabrication, and installation is one (1) percent of the construction valuation for the first \$ 100 million on construction valuation, or 0. 9% of construction valuation for valuation in excess of \$ 100 million. The project pro forma shall be provided to the City to confirm the project budget. The public art plans (including location and design) shall be reviewed by the Fine Arts Commission during the building permit stage, in advance of final occupancy. Once approved by the Fine Arts Commission, the public artwork shall be installed to the satisfaction of the City prior to final occupancy.*

*In the event the developer or property owner determines that the placement of artwork on a particular property may not be feasible, the developer or property owner may apply to the Fine Arts Commission for an in-lieu payment alternative as indicated in Chapter 19.148 of the Cupertino Municipal Code. The in-lieu payment shall be 1.25% of the construction valuation.*

The project applicant, SummerHill Homes, LLC, has submitted an Architectural and Site Approval application pursuant to the requirements outlined in CMC Chapter 19.168 for Architectural and Site Approval Review, and as required by application procedures for Public Artwork in the city, as outlined in CMC Section 19.148.050.

The townhome development is located along Stevens Creek Boulevard, bounded by single-family residences along Scofield Drive to the south, Union Church of Cupertino to the west, and the Crossroads shopping center to the east.

## Artwork

### *Location*

The artwork location is proposed along the frontage of the townhome development at the north-east corner of the site (Figure 1), and is highly visible to motorists, residents, and pedestrians. One new street tree will not be planted to facilitate the art installation and ensure visibility from the street. The art piece, a sculpture, will be located in an approximately 70-foot by 50-foot art plaza. An enlarged site plan showing the plaza layout is included as Attachment 2.



**Figure 1** ■ Proposed Public Art location.

### *Design*

The proposed art piece is briefly described below.

- *Blossom*: Created by Wowhaus (Scott Constable and Ene Osteraas-Constable); the structure is a 17'-5" high, weathering steel ("Corten Steel") sculpture, representing the cherry blossom, placed in a round planting bed within a pedestrian plaza adjacent to Stevens Creek Boulevard. The sculpture will feature cherry blossom flowers made of an exterior grade polymer, powder-coated stainless steel, and integrated LED lighting.

Please refer to Attachment 3 for a full description of the art piece including pro-forma, design, and artist biography. Lighting is allowed for public art pieces per the standards in CMC 19.102.040 *Outdoor Lighting Requirements*, and as approved by the Arts and Culture Commission.

### **Environmental Review**

This project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per Section 15303 – New Construction or Conversion of Small Structures.

### **Other Department/Agency Review**

The location of the structure was previously reviewed by the City's Building Division, Environmental Programs Division, Public Works Department and the Santa Clara County Fire Department and these departments will review the structure's details at the time of Building Permit application.

### **Conclusion**

Staff recommends approval of the project because the project and conditions of approval address potential concerns related to the proposed art piece and all findings for approval of the proposed project, consistent with Chapters 19.148 and 19.168 of the Cupertino Municipal Code, can be made.

### **Next Steps**

The permit will become effective 14 calendar days from the date of the hearing. The decision of the Arts and Culture Commission is final, unless appealed within 14 calendar days from the date of the hearing. The applicant team may apply for building and/or other permits with the City at the end of the appeal period (June 1, 2026 at 5:00pm).

This approval is valid until May 18, 2027. The applicant team may apply for a one-time,

two-year extension before the approval expires.

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Prepared by:           Emi Sugiyama, Senior Planner

**ATTACHMENTS**

1. Draft Resolution ASA-2026-007
2. Art Plaza Plan
3. Fine Arts Application