



**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-2026-005) to consider a public art installation for Bianchi Way Townhomes. Applicant(s): Mr. Leon Hu, property owner; Location: 10070, 10072, 10074, 10076 & 10078 Bianchi Way; APN(s): 359-07-021.

**Recommended Action**

Staff recommends that the Arts and Culture Commission approve the public art application for Bianchi Way Townhomes, subject to conditions of the draft resolution:

**Discussion**

At the March 23, 2026, Arts and Culture Commission meeting, the commission asked the applicant team to return at a later date to address potential safety concerns of the art piece that include,

- To address potential safety concerns with the sharp tips near the limb, by changing the tilt, or rounding the edges, and,
- Reduce the accessibility of the pedestal, and,
- Bring to the Commission more evidence on the fabrication and construction made by the selected builder, and more examples of sculptures made by the selected builder.

*Modifications*

The artist has incorporated recommendations provided by the Arts and Culture commission and has modified the limbs of the art piece from sharp points to rounded edges. The dancers' shape stays primarily the same but now the limbs begin at a higher distance from grade and includes a thicker limb connecting to the base of the structure to help address safety concerns related to the previous design. To further reduce the accessibility of the pedestal the applicant has revised the pedestal from a two-tiered geometric concrete base with clean edges, to a concrete base with marble tile finish, with smoothly sloped concave. Below is a comparison of the sculptures.



March 23, 2026



May 18, 2026

### **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 and/or Section 15304 (Minor Alterations to Land).

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

The City's Building Division, Environmental Programs Division, Public Works Department and the Santa Clara County Fire Department have no objections to the public art location.

### **Conclusion**

Staff recommends approval of the project because the project and conditions of approval addressed concerns related to the proposed art piece and all of the findings for approval of the proposed project, consistent with Chapters 19.148 and 19.168 of the Cupertino Municipal Code, could 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 June 1, 2027. The applicant team may apply for a one-time two-year extension before the approval expires.

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Prepared by: Danielle Condit, Associate Planner

### **ATTACHMENTS**

1. Draft Resolution ASA-2026-005
2. Revised Fine Arts Application
3. Site Plan