



## PUBLIC WORKS DEPARTMENT

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### CITY COUNCIL STAFF REPORT

Date: July 7, 2026

#### Subject

Approval of a Final Map, Subdivision Improvement Agreement, and Related Easement Actions for the 59-Unit Valencia Development Project (Tract No. 10676; Applicant: SummerHill Stevens Creek LLC; Location: Formerly 20770, 20830 and 20840 Stevens Creek Blvd; APN: 359-08-031)

#### Recommended Action

Adopt Resolution No. 26-XXX (Attachment A):

- 1) Approving the final map consisting of Tract No. 10676;
- 2) Accepting the street dedication and public easements, and the abandonment of unnecessary public easements as shown on the map; and
- 3) Authorizing the City Engineer to execute and record the Subdivision Improvement Agreement.

#### Background

The Valencia Development Project is comprised of one existing parcel that will be subdivided into 13 parcels for 59 townhome-style condominium units. The project would demolish the existing onsite buildings, construct eight separate 3-story residential buildings, and install street improvements along the Stevens Creek Boulevard frontage, including new curb, gutter, sidewalk, and green stormwater infrastructure within the parkstrip. On July 1, 2025, the City Council adopted Resolution No. 25-053 approving the Development Permit (DP-2024-002) and Resolution No. 25-056 approving the Vesting Tentative Map (TM-2024-001) for the Valencia Development Project.

In May 2025, prior to planning approval, the applicant proceeded at risk and submitted the final map for review. Concurrently, the applicant submitted a demolition permit application for demolition of the existing buildings, and building permit applications for the onsite and offsite improvements. The applicant was issued a demolition permit in June 2026, and the demolition work will be completed prior to the recordation of the final map. The building permit applications have been approved and are ready to be issued following the recordation of the final map.

## Reasons for Recommendation and Available Options

### *Final Map*

The proposed final map (Attachment B) includes a public street dedication in fee title and various public easements necessary to accommodate the approved use. The map also abandons unnecessary public easements.

Based on staff's review, the final map is in substantial compliance with the approved tentative map and conforms to the requirements of the Subdivision Map Act and the Cupertino Municipal Code (CMC). Under the Subdivision Map Act and the Cupertino Municipal Code, approval of the final map is a ministerial act (CMC § 18.16.200(B); Gov. Code § 66458, 66474.1). Staff recommends that the City Council approve the final map.

### *Subdivision Improvement Agreement*

The applicant has executed a Subdivision Improvement Agreement (SIA) (Attachment C) with the City. The SIA and the associated improvement plans include, as required by the conditions of approval to the Tentative Map, new curb, gutter, detached sidewalk, driveway aprons, street trees, green stormwater infrastructure within the park strip, and various utility connections consistent with City standards, along the project's Stevens Creek Boulevard property frontage.

Pursuant to CMC § 18.32, the SIA requires the applicant to construct these improvements and provide security for their completion. The proposed SIA also sets out a schedule for the applicant's payment of various City fees and bonds. This schedule follows the deadlines set in the Cupertino Municipal Code. Staff therefore recommends that the City Council authorize the City Engineer to execute and record the SIA.

### Sustainability Impact

No sustainability impact.

### Fiscal Impact

As part of the Vesting Tentative Map approval, the project will be generating the following revenue: Parkland Dedication In-Lieu Fees (Fund 280) – \$2,538,000, Transportation Impact Fees (Fund 271) – \$11,637, Storm Drainage Fees (Fund 215) – \$33,420, and other various cost recovery permitting fees. A revenue budget adjustment is not required.

### City Work Program (CWP) Item/Description

None

### Council Goal:

Quality of Life, Housing

### California Environmental Quality Act

No California Environmental Quality Act impact.

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Reviewed by: Chad Mosley, Director of Public Works

Floy Andrews, Interim City Attorney

Approved for Submission by: Tina Kapoor, City Manager

Attachments:

A – Draft Resolution

B – Final Map

C – Subdivision Improvement Agreement