



COMMISSION FOR THE ARTS STAFF REPORT

ITEM NO. 5.1

DATE: May 26, 2026
TO: Chairperson and Members of the Commission for the Arts
FROM: Allen McFarland, Management Analyst II
SUBJECT: Review of Shea Properties' "Bloom at Portola" developer-initiated art proposal.

RECOMMENDED ACTION

Staff recommends the Commission for the Arts review the proposal and feedback from the Ad Hoc Committee and make a recommendation to approve or reject the Shea Properties' "Bloom at Portola" developer-initiated art proposal.

DECISION TYPE

Administrative

SUMMARY

The Commission for the Arts is asked to review and consider the developer-initiated art proposal submitted by Shea Properties for the Bloom at Portola development located north of Portola Avenue and just west of Montage Drive, and make a recommendation to approve or reject the proposal. An Ad Hoc Committee was established at the April 28, 2026, regular meeting, and they subsequently met to discuss the proposal. There was not a consensus reached amongst the Ad Hoc Committee; however, their feedback has been collected and is available as an attachment to this item.

DISCUSSION

As established in Livermore Municipal Code (LMC) Section 12.51.030A, "Private developments shall devote an amount not less than the program allocation amount for acquisition and installation of public art in the development project, such amount to be determined by the building official. The public art shall be installed on the development site in a location that allows the public art to be visible from a public right-of-way or from other public property." LMC Section 12.51.030A also explains the option to pay an "In Lieu" fee as an alternative to meeting this obligation.

The Building Official has determined that the public art requirement for this portion of the project is \$135,526.87. The developer estimates the value of the proposed artwork at \$147,750 and breaks down the costs within the attached proposal.

When a developer submits a proposal for art to meet this requirement, it is the responsibility of the Commission for the Arts to consider the proposal and provide feedback and recommendations to the City. Given this responsibility, the Commission for the Arts appointed an Ad Hoc committee to consider these proposals, offer feedback, and prepare a recommendation.

The Developer-Initiated Art Ad Hoc Committee met on the evening of May 12, 2026. The purpose of the meeting was for the Ad Hoc Committee to meet, discuss the art, speak to the developer's representative to ask questions or make suggestions, if necessary or desired, and to make a recommendation for approval or rejection of the proposal to the full Commission. The Ad Hoc Committee did not choose to speak to the developer, and the developer did not attend the meeting as scheduled. No consensus was formed during the Ad Hoc Committee's meeting; individual feedback from the Ad Hoc Committee's Commissioners is attached to this staff report.

Shea Properties has been invited to have a representative from their company present and available to participate in the presentation and report for this item.

ATTACHMENTS

- [1. Shea Properties' "Bloom at Portola" Developer-Initiated Art Proposal](#)
- [2. Developer-Initiated Art Review Ad Hoc Committee Meeting Notes](#)

Prepared by: Allen McFarland
Management Analyst II