



Agenda Report

25-637

Agenda Date: 7/14/2025

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Action on the Proposed Schematic Design for the New Public Park at 2518 Mission College Boulevard (Irvine Company)

COUNCIL PILLAR

Enhance Community Sports, Recreational and Arts Assets
Deliver and Enhance High Quality Efficient Services and Infrastructure
Enhance Community Engagement and Transparency

BACKGROUND

Santa Clara City Code Chapter 17.35 <http://www.codepublishing.com/CA/SantaClara/> (Park and Recreational Land) requires new residential development to provide developed parkland and recreational amenities pursuant to either the California Quimby Act (Quimby) and/or the Mitigation Fee Act (MFA), and/or pay a fee in-lieu thereof to serve the needs of residents in the immediate neighborhood of the development to reduce potential impacts on the City park system.

On June 7, 2022, the City Council approved the Freedom Circle Focus Area Plan and the Freedom Circle Focus Area Plan Environmental Impact Report (EIR) (2022), which establishes the future capacity and an overall vision for a new, high-density mixed-use community.

On April 22, 2024, the Irvine Company (Developer), filed an application to redevelop a 25.74-acre parcel, located at 2518 Mission College Boulevard, as a residential apartment community project (Project) with 1,792 residential units, approximately 3,500 square feet of retail, and 4.225 acres of public parkland. The Project will meet its parkland dedication requirements through the construction and dedication of a 4.225-acre neighborhood park, 4.223 acres of private recreational amenity space which is eligible for 50% credit, and payment of Quimby Act fees due in-lieu of parkland dedication in compliance with City Code 17.35. On March 25, 2025, the City Council approved a General Plan Amendment and Rezoning, and an Addendum to the Freedom Circle Focus Area Plan Environmental Impact Report (EIR) (2022) (Attachment 1) to allow for the development of the project.

An online survey soliciting community input on the park design was posted on the City's Park Projects webpage. The survey was open for a two-week period from June 20 to July 7, 2025. An email notice introducing the survey was sent using the City's GovDelivery system with similar messaging on the Parks and Recreation Department's social media platforms. In addition, a pop-up community engagement session was held on Friday, July 4, 2025, during the City's 4th of July celebration at Mission College from 5:00 p.m. to 10:00 p.m.

As required in the City Code, the Developer will:

1. Enter into a park improvement agreement with the City;

2. Enter into a park maintenance agreement with the City;
3. Design and construct the Park in accordance with the City Council approved schematic design; and
4. Dedicate the improved park to the City in fee title.

DISCUSSION

At the July 14, 2025, Parks & Recreation Commission (Commission) meeting, the Developer will present the proposed schematic design for the park (Attachment 2) and share the results of the public survey and community engagement event. There were 203 responses to the online survey.

The schematic design will address the community's priorities and design considerations.

The Commission will review the Schematic Design, receive public comment, and make a possible recommendation to the City Council for approval.

ENVIRONMENTAL REVIEW

The action being considered does not constitute a "project" within the meaning of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines section 15378(b)(5) in that it is a governmental organizational or administrative activity that will not result in direct or indirect changes in the environment. Notwithstanding the foregoing, the activity covered by this residential development project falls within the scope of the project analyzed under the Addendum to the Freedom Circle Future Focus Area Plan Environmental Impact Report (EIR) (2022) which included the construction of parks and was approved on March 25, 2025 (Resolution No. 25-9425) pursuant to the California Environmental Quality Act (CEQA) (Public Resources Code Section 21000 et seq.).

FISCAL IMPACT

There is no fiscal impact, other than staff time, to the General Fund for the design and construction of the Neighborhood Park. The developer will design the Park to City standards, construct the park improvements to code, and dedicate the park to the City in fee title, all at no cost to the City. In addition, the developer will enter into a park maintenance agreement with the City to pay for ongoing maintenance and capital renewal of the park in conformance with the Condition of Approvals for this project.

COORDINATION

This report has been coordinated with the City Attorney's Office and the Community Development Department.

PUBLIC CONTACT

Public contact was made by posting the Council agenda on the City's official-notice bulletin board outside City Hall Council Chambers. A complete agenda packet is available on the City's website and in the City Clerk's Office at least 72 hours prior to a Regular Meeting and 24 hours prior to a Special Meeting. A hard copy of any agenda report may be requested by contacting the City Clerk's Office at (408) 615-2220, email clerk@santaclaraca.gov or at the public information desk at any City of Santa Clara public library.

RECOMMENDATION

Recommend that the City Council approve the proposed Schematic Design for the New Public Park at 2518 Mission College Blvd.

Prepared by: Gina Saporito, Staff Analyst

Reviewed by: Dale Seale, Deputy Parks & Recreation Director

Approved by: Damon Sparacino, Director of Parks & Recreation

ATTACHMENTS

1. Addendum to the Freedom Circle Future Focus Area Plan EIR
2. Park Schematic Design Presentation - 2518 Mission College Boulevard