



Agenda Report

24-234

Agenda Date: 3/19/2024

REPORT TO PARKS & RECREATION COMMISSION

SUBJECT

Action to Initiate the Formal Community Input Process on the Proposed Schematic Design of a New Public Mini Park at 4590 Patrick Henry Drive

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 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 and to reduce potential impacts on the City park system.

On March 22, 2022, the City Council adopted the Patrick Henry Drive Specific Plan (PHD Specific Plan - Attachment 1) which provides guidelines for projects proposed within the 74-acre specific plan area bounded by Calabazas Creek, Mission Community College, Great America parkway, and the San Francisco Public Utilities Commission (SFPUC).

On June 6, 2023, the developer (Walnut Hill Group), submitted an application for a 284-unit multifamily residential project on a 2.79-acre site to be located at 4590 Patrick Henry Drive (Project). The Project will meet its parkland dedication requirements through the construction and dedication of a 0.55-acre mini park and payment of Mitigation Fee Act (MFA) fees due in-lieu of parkland dedication in compliance with the City Code 17.35. The 0.55-acre improved parkland will also satisfy the developer's PHD Specific Plan pro-rata requirement as part of a 1.75-acre park that straddles adjacent property lines. While the two public park parcels will be developed and dedicated to the City at separate times by different developers, the final park design will be an integrated, cohesive park experience for the new PHD Specific Plan neighborhood.

In chronological order, the developer will:

1. Enter into a park improvement agreement with the City;
2. Enter into a park maintenance agreement with the City or participate in a Community Facilities District (CFD) or other mechanism to pay for ongoing maintenance and capital renewal of the Mini Park in conformance with the PHD Specific Plan;
3. Design and construct the Mini Park; and
4. Dedicate the improved park to the City in fee title.

As part of the City's internal review process, proposed schematic designs are brought to the City's Parks & Recreation Commission for review and comment.

The purpose of this item is to present the proposed schematic design as the first step in launching the official community engagement process for the project.

DISCUSSION

At its March 19, 2024 meeting, the Parks & Recreation Commission, will receive a presentation by the developer for the proposed mini park schematic design at 4590 Patrick Henry Drive (Attachment 2), invite public comment, and have the opportunity to provide Commission feedback.

An online survey soliciting community input will be posted on the City website following this meeting and will be open through April 12, 2024.

In addition, two pop-up community engagement sessions are planned for April 2, 2024 at the following locations and times:

- Senior Center from 10:30 a.m. to 12:00 p.m.
- Community Recreation Center from 3:30 p.m. to 5:00 p.m.

The developer (Walnut Hill Group), will provide a revised/preferred schematic design and master plan for the mini park and respond to the community input at a future meeting of the Parks & Recreation Commission, for a possible recommendation to 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 Environmental Impact Report (EIR) for the PHD Specific Plan which included the construction of parks and was approved on March 22, 2022 (Resolution No. 22-9061) 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 Mini Park. The developer will design the Mini Park to City standards, construct the park improvements to code, at no cost to the City, and dedicate the park to the City in fee title. In addition, the developer will enter into a park maintenance agreement with the City or participate in a Community Facilities District (CFD) or other mechanism to pay for ongoing maintenance and capital renewal of the Mini Park in conformance with the PHD Specific Plan.

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 Parks & Recreation Commission 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 [<mailto:clerk@santaclaraca.gov>](mailto:clerk@santaclaraca.gov).

RECOMMENDATION

Invite public comment and provide input on the initial Schematic Design of a New Public Mini Park at 4590 Patrick Henry Drive.

Prepared by: Gina Saporito, Staff Analyst

Reviewed by: Dale Seale, Deputy Parks & Recreation Director

Approved by: Cynthia Bojorquez, Assistant City Manager and Acting Director of Parks & Recreation

ATTACHMENTS

1. Patrick Henry Drive Specific Plan
2. Mini Park Schematic Design Presentation - 4590 Patrick Henry Drive