



Memorandum

TO: HONORABLE MAYOR
AND CITY COUNCIL

FROM: Jon Cicirelli
Jim Shannon

SUBJECT: See Below

DATE: April 13, 2026

Approved

Date:

4/23/26

COUNCIL DISTRICT: 7

SUBJECT: Approval of Park Master Plans, Amended Turnkey Parkland Agreement, and Park Naming for Two City Chartered Parks

RECOMMENDATION

- (a) Approve two Park Master Plans for two future City chartered parks, which consist of a one-acre site (Phase III park) and a 1.72-acre site (Phase IV park), that will be located within the “Communications Hill Phase III and IV Project” private development site.
- (b) Approve an Amended Turnkey Parkland Agreement between the City of San José and KB Home and multiple landowning entities to satisfy the requirements of the City’s Parkland Dedication Ordinance (San José Municipal Code Chapter 19.38) for the Communications Hill Phase III and IV Project private development site, which includes:
 - (1) Dedication of a one-acre site (Phase III park) and a 1.72-acre site (Phase IV park) to the City;
 - (2) Design and construction of park improvements on the two sites;
 - (3) Payment of City Design and Review Fees; and
 - (4) City to return \$8,046 in previously paid parkland fees to KB Home.
- (c) Pursuant to City Council Policy 7-5, adopt “Communications Hill Dog Park” as the official park name for the Phase III park as recommended by staff and as a result of the public outreach process.
- (d) Pursuant to City Council Policy 7-5, adopt “Azevedo Park” as the official park name for the Phase IV park as recommended by staff, the Parks and Recreation Commission, and as a result of the public outreach process.

- (e) Adopt the following 2025-2026 Appropriation Ordinance amendments in the Subdivision Park Trust Fund:
- (1) Establish the Communications Hill Phase III appropriation to the Parks, Recreation, and Neighborhood Services Department in the amount of \$263,000;
 - (2) Establish the Communications Hill Phase IV appropriation to the Parks, Recreation, and Neighborhood Services Department in the amount of \$359,000;
 - (3) Establish the Developer Refund appropriation to the Parks, Recreation, and Neighborhood Services Department in the amount of \$8,046; and
 - (4) Decrease the Future Parkland Development Ordinance (PDO)/Park Impact Ordinance (PIO) Projects Reserve by \$630,046.

SUMMARY AND OUTCOME

Approval of the two Park Master Plans, Amended Turnkey Parkland Agreement, and park names and corresponding budget actions will facilitate design, construction, future acceptance, and official naming of two future City chartered parks.

BACKGROUND

The two parks, a one-acre park for Phase III and a 1.72-acre park for Phase IV, are part of the proposed Communications Hill Phase III and IV Project¹ (the Development) in City Council District 7. The Development site, which is north of Hillsdale Avenue, east of Highway 87, south of Curtner Avenue, and west of Monterey Road (see Attachment A), is located within the Communications Hill Specific Plan (CHSP)² that was approved by City Council in 1992 to create a dense, pedestrian-oriented residential neighborhood.

Of the roughly 4,700 residential units envisioned for the CHSP, about 2,500 units have been built in earlier phases along with roads, utilities, a fire station, parks, and trails. Phase III and IV will construct 799 residential units and the two parks. A future phase includes a mixed-use residential building (the Village Center) that will serve as a central gathering space for residents and visitors in the neighborhood. The Village Center is not part of this project and will not include any City chartered parks. The project development permits (File Nos. PDA14-035-05, PDA14-035-06, and PT19-018) were approved by the Director of Planning, Building, and Code Enforcement on October 25, 2023.

¹ "Communications Hill Phase III and IV Project" development webpage: <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/planning-division/major-development-projects/communications-hill>

² Communications Hill Specific Plan: <https://www.sanjoseca.gov/home/showpublisheddocument/16057/636681597549500000>

Existing recreational facilities near the site include:

- Communications Hill Trail – Paved trail around the western and southern hillside;
- Grand Staircase – Signature landmark that connects Lina Street, Montevarchi Street, and the Communications Hill Trail;
- Vieira Park – Park with lawns, picnic areas, and a playground;
- Vieira Park Overlook – Plaza with benches and views of the valley; and
- William Lewis Manly Park – Park with a bocce ball court, large lawn, picnic areas, playgrounds, and table tennis.

ANALYSIS

Park Master Plans

The community helped plan the two parks through two online meetings and two surveys by expressing interest in both active and passive amenities and providing detailed suggestions on benches, ground materials, and tree types. The Park Master Plans (see Attachments B and C), shaped by this input, were presented to the Parks and Recreation Commission (Commission) on December 4, 2024.³ The Commission recommended City Council approve the plans and suggested adding drinking fountains, native plants for both parks, and electrical connections for park programming in the Phase IV park. These suggestions, along with the community's detailed input, will be considered during the final design review with KB Home (Developer), the Parks, Recreation, and Neighborhood Services Department (Department), and the Public Works Department's City Facilities and Architectural Services Division (CFAS). Following the Commission's review, the Developer completed 65% Construction Drawings to establish baseline design and construction cost estimates.

The Phase III park will be a neighborhood-serving asset that primarily features a dog park, and will include a picnic area and a plaza with a staircase connection to the Village Center. The park is envisioned as a dedicated space for dogs and their owners to recreate in the neighborhood.

The Phase IV park will be a neighborhood-serving asset that includes cornhole, a large multi-use lawn field, a picnic area, a plaza with a staircase connection to the Communications Hill Trail, and a walking loop. The park is envisioned as a gathering

³ City of San José, Parks and Recreation Commission, December 4, 2024 Minutes:
<https://www.sanjoseca.gov/home/showpublisheddocument/123273/638871373127300000>

area for the future residents on the eastern side of the hill. Additionally, the multi-use lawn area will provide a range of opportunities for different sporting activities.

Amended Turnkey Parkland Agreement

The Development is subject to the Parkland Dedication Ordinance.⁴ The ordinance establishes an obligation to support park development by:

- Dedicating land to the City for public recreational purposes;
- Designing and building park improvements;
- Paying a parkland fee (based upon the value of required parkland dedication); or
- A combination of these methods.

As shown in Attachment D, the residential portion of the Development is anticipated to consist of four residential final maps⁵ totaling 799 units.⁶ As a result of the proposed residential development, the Developer is required to dedicate 6.76 acres of parkland or pay \$9.0 million in gross parkland fees. The anticipated four residential final maps consist of the following unit allocations and gross parkland fee obligations:

- Development A Final Map consists of 58 single-family detached units and a gross parkland fee obligation of \$794,800.
- Development B Final Map consists of 226 single-family detached units and a gross parkland fee obligation of \$3.0 million.
- Development C Final Map consists of 113 single-family detached units and 294 multi-family 5+ units for a total of 407 units and a gross parkland fee obligation of \$4.2 million.
- Development F Final Map consists of 108 multi-family 5+ units and a gross parkland fee obligation of \$993,600.

On March 11, 2025, the City and Developer entered into an administrative Parkland Agreement (the First Agreement) to allow the Developer to advance the Development A

⁴ City of San José, Municipal Code Chapter 19.38:

https://library.municode.com/ca/san_jose/codes/code_of_ordinances?nodeId=TIT19SU_CH19.38PADE

⁵ The anticipated four residential maps may be split into additional final maps for the purposes of construction, but the overall unit count total and gross parkland fee obligation remain the same.

⁶ The anticipated fifth final map for the Development D Final Map (the Village Center) consists of up to 505 multi-family 5+ units and will enter into a separate parkland agreement. The anticipated sixth final map for the Development E Final Map consists of zero residential units and does not have a parkland dedication requirement.

Final Map and satisfy the associated parkland dedication obligation. On May 15, 2025, the Developer paid the City a total of \$794,800 to satisfy this obligation, with the parties acknowledging the parkland fee is reserved for the two parks.

The Developer negotiated with staff to amend the First Agreement to satisfy the parkland dedication obligations for Development Final Maps A, B, C, and F. These obligations will be met through the design and construction of the two parks under the Amended Turnkey Parkland Agreement (the Amended Agreement). The Amended Agreement will replace the prior parkland agreement documents and set the park budget, provide a timeline for the Developer to construct and open the two parks, and facilitate the dedication of the two completed parks to the City. The 65% Construction Drawings provides the baseline for the estimated park costs. The Developer will receive parkland credits as shown in Table 1. The Developer is not seeking private recreation or affordable housing credits for Phase III and Phase IV.

Total design and construction costs for the two parks are estimated at \$5.2 million. This total includes a fee of \$622,223 for CFAS plan review, inspection, and administration (the Review Fee). Of the total Review Fee, \$262,847 is for the Phase III park and \$359,376 for the Phase IV park. The Review Fee is due to the City prior to, or concurrently with, the execution of the Amended Agreement. All remaining parkland fees are due to the City prior to the issuance of any residential building permit in the Development, or within one year from the date of approval of any final map or parcel map, whichever comes first. The City and Developer acknowledge that the Review Fee and all remaining parkland fees will be credited toward the parkland fee paid under the First Agreement. As shown in Table 1 below, the City will return a portion of the previously paid parkland fee to the Developer in exchange for the construction of the two parks.

Table 1. Summary of Parkland Fees and Credits

Gross Parkland Fee	\$9,000,500
Land Dedication Credit (2.72 acres)	-\$3,619,228
Net Parkland Fee	\$5,381,272
Total Park Improvement Costs for both parks	-\$5,216,741
Remaining Parkland Fees Paid to City	\$164,531
Parkland Fees from First Agreement	\$794,800
Minus Credit for City Plan Review and Inspection Fees for both parks	-\$622,223
Minus Credit for Remaining Parkland Fees Paid to the City	-\$164,531
Money to be Returned to Developer	(\$8,046)

The two parks align with the CHSP, complement the existing park amenities, and balance community input with the available park budget. Due to the complex nature of grading the development site, the Phase III park is expected to be completed and dedicated to the City by June 30, 2028, and the Phase IV park by December 31, 2029.

Official Park Naming

City Council Policy 7-5, Naming of City-Owned Land and Facilities (the Naming Policy), establishes guidelines and procedures regarding the naming of City-owned land and facilities that are not public streets. Per the Policy, the official names must be reflective of at least one of the following criteria:

- a) Geographic location;
- b) Prominent geographic feature or local reference point;
- c) Adjoining subdivision/community;
- d) Historical event;
- e) An individual who has made significant contributions to San José, the state, the nation, or the world and who has been deceased for at least five years; and
- f) An individual via a donation or sponsorship agreement; and/or via donation or sponsorship agreement.

On December 4, 2024, staff presented “Beach Hill Farm Park” as the name recommendation for the Phase III park and “Communications Hill Park” for the Phase IV park to the Commission⁷ based on the top-ranked names from the public survey results. Commissioners expressed concern regarding the lack of ethnic and racial diversity. The Commission voted instead to recommend the name “Coyote Spirit Dog Park” for the Phase III park with the intent to recognize Indigenous heritage, and “Azevedo Park” for the Phase IV park in lieu of the staff recommendation “Communications Hill Park”, to reflect the Portuguese American community. The name “Azevedo Park” was originally listed as a name option in the public surveys for the Phase III park, but the name was ranked second to “Beach Hill Farm Park.”

After further research, staff determined that the name “Coyote Spirit Dog Park” does not meet the Naming Policy criteria, as it does not reflect a geographic location or feature, an adjoining community, a historical event, or an individual meeting the eligibility requirements outlined in the policy. Additionally, this name was not considered by the public in the community surveys. Although the name was not consistent with the Naming Policy, to meet the intent of the Commission’s direction, staff reached out to the Tamien Nation and the Muwekma Ohlone tribal groups for their input/suggestions on the Commission’s recommendation of “Coyote Spirit Dog Park.” However, no response

⁷ A visual summary on the history of the development site was created by staff and made available to the public on the Department website. This historical summary served as the basis for the park naming: <https://storymaps.arcgis.com/stories/b97141d6e9d74d90830e0d927d859e39>

was received. Therefore, staff is not recommending the name “Coyote Spirit Dog Park” because: 1) it does not meet the Naming Policy; 2) there was a lack of vetting from indigenous communities; and 3) concerns that a dog park might not be an appropriate site for selecting an indigenous name. As a substitute, staff is recommending the previous name recommendation for the Phase IV park, “Communications Hill Park,” as a better suited name for the dog park at the Phase III park.

Staff finds that naming the Phase III park, “Communications Hill Dog Park” and the Phase IV park, “Azevedo Park” aligns with the City’s Naming Policy and with community input in the public surveys.

Phase III Park Name Recommendation: “Communications Hill Dog Park”

The name “Communications Hill Dog Park” reflects its location in the Communications Hill neighborhood and the hill’s historical association with telecommunications. Communications Hill is part of the San Juan Bautista Hills, a small group of hills rising from the valley floor. The area became known as Communications Hill after telecommunication equipment was installed in the latter half of the 20th century, taking advantage of the hill’s strategic elevation.⁸ Nearby are two key facilities: the Santa Clara County Communications Center, which provides 911 emergency dispatch services, and a 1972 brutalist-style radio tower operated by AT&T that is a prominent landmark on the hill.⁹

Phase IV Park Name Recommendation: “Azevedo Park”

“Azevedo Park” honors the Azevedo family and the area’s Portuguese American dairy history. For over 50 years, Portuguese immigrant families, including the Azevedo, Pereira, Machado, and Bettencourt families, operated dairy farms on what became known as Dairy Hill. Manuel T. Azevedo, who immigrated from Portugal in 1887, helped grow the American Dairy Company into a leading local business after taking it over in 1916. He was known for producing high-quality dairy products, promoting their health benefits, and supporting his workers, including helping them start their own dairies.¹⁰

⁸ Dairy Hill: The People, History San José: <https://historysanjose.org/plan-your-visit/exhibits-activities/online-exhibits/dairy-hill-san-jose-california/>

⁹ Draft EIR Part 3 (Section 4.0), 4.1.1 Existing Setting, page 40: <https://www.sanjoseca.gov/home/showpublisheddocument/24741/636689988968370000>

¹⁰ “Manuel Azevedo”, Dairy Hill: The People, History San José: <https://historysanjose.org/plan-your-visit/exhibits-activities/online-exhibits/dairy-hill-san-jose-california/>

Policy Alternatives

Alternative #1: The City Council could reject the Parkland Agreement and/or any of its current terms.

Pros: Redrafting the Agreement and 65% Construction Drawings for the two parks could result in an alternative design or other method to comply with the Parkland Dedication Ordinance.

Cons: The Agreement is the result of a two-year negotiation between the Developer and the City. The two parks reflect input from the community and a collaborative design process pursued by the Developer and staff. The dedication of land, the construction of two new parks, and the entire development project would be delayed or jeopardized because the expectations have been that both parks would be delivered as part of the development.

Reason for not recommending: The proposed turnkey improvements are consistent with the CHSP, City Council approved Planned Development permits, and the Park Master Plans and park names that the Commission and the community support. The improvements create two quality parks with public amenities designed to support the development and the greater community.

Alternative #2: The City Council could require parkland fees for the Project.

Pros: Parkland fees could be received from the Developer and spent within the project's nexus to fund improvements at other park sites within a three quarter-mile nexus radius for neighborhood-serving facilities or three-mile nexus radius for community-serving facilities.

Cons: Failure to adopt the two Park Master Plans and two park names and denial of acceptance of the land dedication and constructed recreational improvements for the two parks would not meet current community expectations and would not be consistent with approved entitlements and the CHSP.

Reason for not recommending: The two parks are consistent with the CHSP, and the City Council approved Planned Development permits. The two new parks also provide amenities that complement the recreational features found in the other park facilities on Communications Hill.

Alternative #3: *In lieu of staff's park name recommendation for the Phase III park, the City Council could waive a provision of City Council Policy 7-5 pursuant to City Council Policy 0-1, Council Policy Manual, to adopt "Coyote Spirit Dog Park" for the Phase III park as recommended by the Commission.*

Pros: The City Council could adopt the name recommendation supported by the Commission.

Cons: The City Council would have to waive the Naming Policy to enable the naming because the proposed name does not comply with the Naming Policy. The proposed name was also not vetted by local indigenous communities, and they did not respond to staff's inquiry for input. As a result, the City Council would be selecting a name other than the one recommended by the Department staff and the results of the community surveys.

Reason for not recommending: The two staff name recommendations are consistent with City Council policy and public input.

Alternative #4: *The City Council could select an alternative park name from the list of eligible names generated through the public outreach process or an alternative park name desired by City Council.*

Pros: The City Council could adopt a different name from the list of qualifying names received through the public survey process¹¹ or an alternative park name desired by City Council.

Cons: The City Council would be selecting a name other than the one recommended by the staff, the Commission, and the results of the community surveys.

Reason for not recommending: The two staff name recommendations are consistent with the Naming Policy and public input. Additionally, "Azevedo Park" reflects the Commission's input for more ethnically and racially diverse park names. While "Communications Hill Dog Park" reflects a direct connection to the geographic history of the site.

Racial Equity Impact Analysis

The name, "Azevedo Park," would honor the Azevedo family and generations of Portuguese immigrants who ran dairy cattle on the hillside and within the Santa Clara Valley. "Azevedo Park" would become the third park to reflect the Portuguese American heritage in the Santa Clara Valley. Nearby Vieira Park reflects the Vieira family, who

¹¹ Communications Hill Phase III & IV Parks – List of Park Name Suggestions:
<https://www.sanjoseca.gov/home/showpublisheddocument/130504>

owned a ranch on Communications Hill. Moitozo Park, located in City Council District 4, is named for a Portuguese American family.¹²

EVALUATION AND FOLLOW-UP

Approval of the Amended Agreement by City Council will authorize the City to accept a total of 2.72 acres of parkland; oversee design, development, and construction of the turnkey park improvements; and accept all improvements after final inspections have been completed. Department staff, in coordination with CFAS staff, will review and approve the project construction documents and will work with the Developer to refine the design as necessary to complete the project in accordance with City construction standards, the estimated construction costs, and verify the park is in satisfactory condition prior to accepting ownership of the park.

FISCAL IMPACTS

The recommendation allocates \$622,000 for the plan review and inspection and administration of the Communications Hill Phase III park (\$263,000) and Phase IV park (\$359,000), and a refund of \$8,046 to the developer, which will be funded in the Subdivision Park Trust Fund. The Phase III park is expected to be completed and dedicated to the City by June 30, 2028, and the Phase IV park by December 31, 2029. Once the parks are completed, the annual operating and maintenance impact for the proposed park improvements is estimated to be approximately \$83,000 annually for the Phase III park and \$82,000 annually for the Phase IV park¹³ as included in the 2026-2027 City Manager's Budget Request and 2027-2031 Five-Year Forecast and Revenue Projections. This funding will provide a basic level of service consistent with other parks in the City. All operating and maintenance costs will be evaluated annually for inclusion in subsequent forecasts.

¹² Google Books: The Portuguese in San José (page 125):

https://books.google.com/books?id=q_RcW9eI0OoC&lpg=PA125&dq=%22moitozo%20park%22%20%22san%20jose%22%20%22portuguese%22&pg=PA125#v=onepage&q=%22moitozo%20park%22%20%22san%20jose%22%20%22portuguese%22&f=false

¹³ 2026-2027 City Manager's Budget Request and 2027-2031 Five-Year Forecast and Revenue Projections: <https://www.sanjoseca.gov/home/showpublisheddocument/128789/639082898708770000>

BUDGET REFERENCE

The table below identifies the fund and appropriations to fund the agreement recommended as part of this memorandum.

Fund #	Appn. #	Appropriation Name	Total Appropriation	Rec. Budget Action	2025-2027 Adopted Biennial Capital Budget Page	Last Budget Action (Date, Ord. No.)
375	New	Communications Hill Phase III	N/A	\$263,000	N/A	N/A
375	New	Communications Hill Phase IV	N/A	\$359,000	N/A	N/A
375	New	Developer Refund	N/A	\$8,046	N/A	N/A
375	8845	Future PDO / PIO Projects Reserve	\$17,393,679	(\$630,046)	676	2/10/2026, 31308

COORDINATION

This memorandum has been coordinated with the City Attorney’s Office, City Manager’s Office of Economic Development and Cultural Affairs, the Planning, Building, and Code Enforcement Department, and the Public Works Department.

PUBLIC OUTREACH

This memorandum will be posted on the City Council Agenda website for the May 5, 2026 City Council meeting.

The Department completed a multi-phase public participation process, including two online community meetings and two surveys, to gather input on conceptual park designs and name options. Community outreach included:

- 600 postcards mailed to residents and property owners within 1,000 feet of the sites;
- Over 570 Nextdoor.com users were reached within a two-mile radius; and
- 13 email blasts to neighborhood associations, City Council staff, community organizations, and individuals resulted in over 1,400 email notifications.

During the first community meeting on September 5, 2024, staff presented the project constraints, conceptual park design elements, and preliminary park name suggestions,

including two name suggestions provided by the Developer,¹⁴ to 13 community members. The first online public survey (September 5 to September 15, 2024) received 156 responses that ranked the design elements and opportunity to suggest additional names.

During the second community meeting on October 3, 2024, nine participants reviewed the survey results, Park Master Plans (see Attachments B and C), and updated name suggestions. The second online public survey (October 3 to October 13, 2024) received 106 responses, which resulted in the following name preferences for each park: 1) Beach Hill Farm Park; and 2) Azevedo Park for the Phase III park; and 1) Communications Hill Park; 2) Kell Ranch Park; and 3) Colombet Kell Park for the Phase IV park. All survey results are available online.¹⁵

Outreach materials were provided in multiple languages: English and Spanish for the first survey, and English, Spanish, Vietnamese, and Traditional Chinese for the second survey. The first survey received 155 responses in English and one response in Spanish. The second survey received 103 responses in English and three responses in Traditional Chinese.

BOARD, COMMISSION, COMMITTEE RECOMMENDATION AND INPUT

On December 4, 2024, the Commission considered the master plans and naming for the two parks. The Commission voted to recommend that the City Council name the Phase III park “Coyote Spirit Dog Park” and the Phase IV park “Azevedo Park” with the intent to reflect more ethnically and racially diverse park names. As discussed in the Analysis section, the name “Coyote Spirit Dog Park” does not meet the naming criteria in City Council Policy 7-5, and as a result, staff is not recommending this name and instead is recommending the name “Communications Hill Dog Park” for the Phase III park. The naming motion was carried (4-2-2). No: Barocio and Choy. Absent: Nguyen and Villarreal. Abstain: Brennan and Morrow.

The Commission also recommends that the City Council adopt the Park Master Plans (see Attachments B and C) with the recommendation that the two parks include drinking fountains and native planting palettes, and the Phase IV park provide electrical connections. Staff will consider these requests after City Council action and during a coordinated review between the Department, CFAS, and the Developer. The master plan motion was carried (8-0-2). Absent: Nguyen, Villarreal.

¹⁴ Communications Hill Phase III & IV Parks – Name Suggestion Forms Received:

<https://www.sanjoseca.gov/home/showpublisheddocument/130506>

¹⁵ Communications Hill Phase III & IV Parks – Online Survey Results:

<https://www.sanjoseca.gov/home/showpublisheddocument/130508>

HONORABLE MAYOR AND CITY COUNCIL

April 13, 2026

Subject: Approval of Park Master Plans, Amended Turnkey Parkland Agreement, and Park Naming for Two City Chartered Parks

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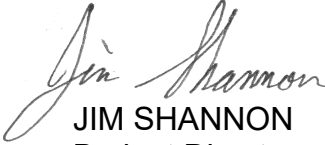
CEQA

Determination of Consistency with the Communications Hill 2 Project Environmental Impact Report (Resolution No. 77172¹⁶).

PUBLIC SUBSIDY REPORTING

This item does not include a public subsidy as defined in section 53083 or 53083.1 of the California Government Code or the City's Open Government Resolution.

/s/
JON CICIRELLI
Director of Parks, Recreation,
and Neighborhood Services


JIM SHANNON
Budget Director

For questions, please contact Raymond Costantino, Deputy Director, Parks, Recreation, and Neighborhood Services Department, at raymond.costantino@sanjoseca.gov or (408) 793-5561.

ATTACHMENTS:

Attachment A – Location Map
Attachment B – Phase III Park Master Plan
Attachment C – Phase IV Park Master Plan
Attachment D – Development Site Map

¹⁶ Resolution No. 77172:

<https://sanjoseca.govnita.com/api/workspace/Resolutions/files/1980988593102/view>

ATTACHMENT A – LOCATION MAP

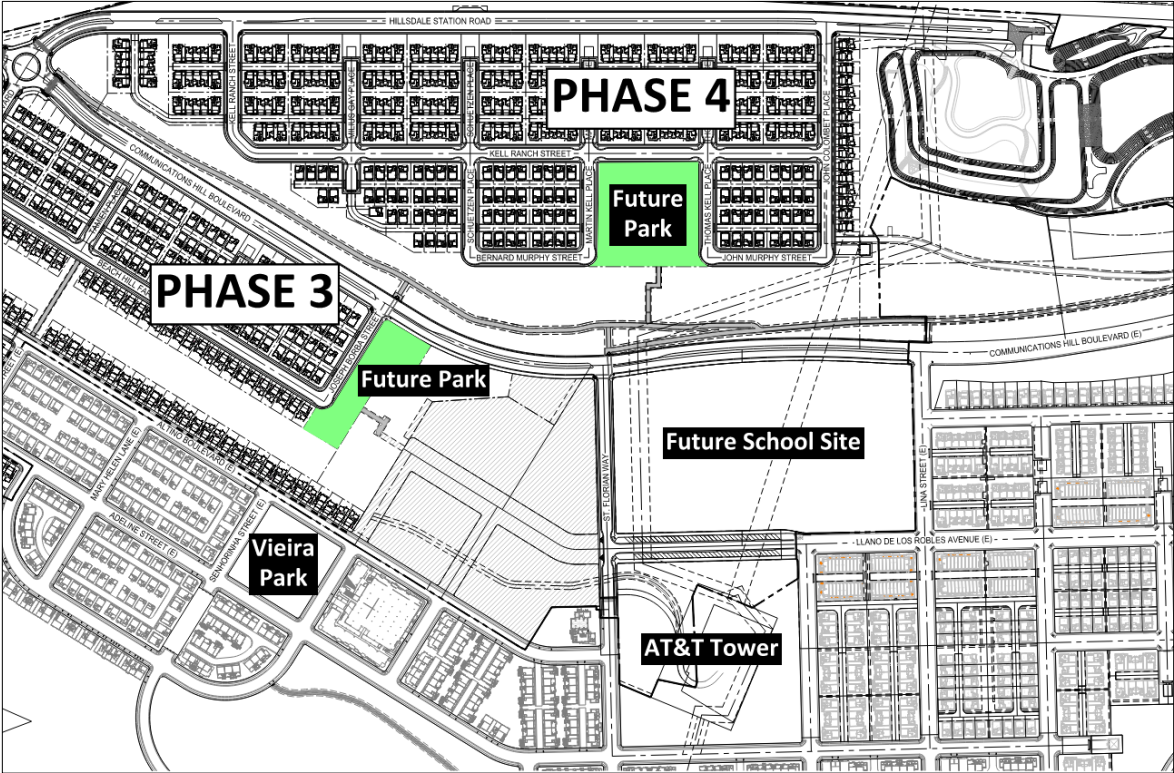


Figure 1: Site Location Map.



Figure 2: Regional Location Map.

ATTACHMENT B – Phase III Park Master Plan

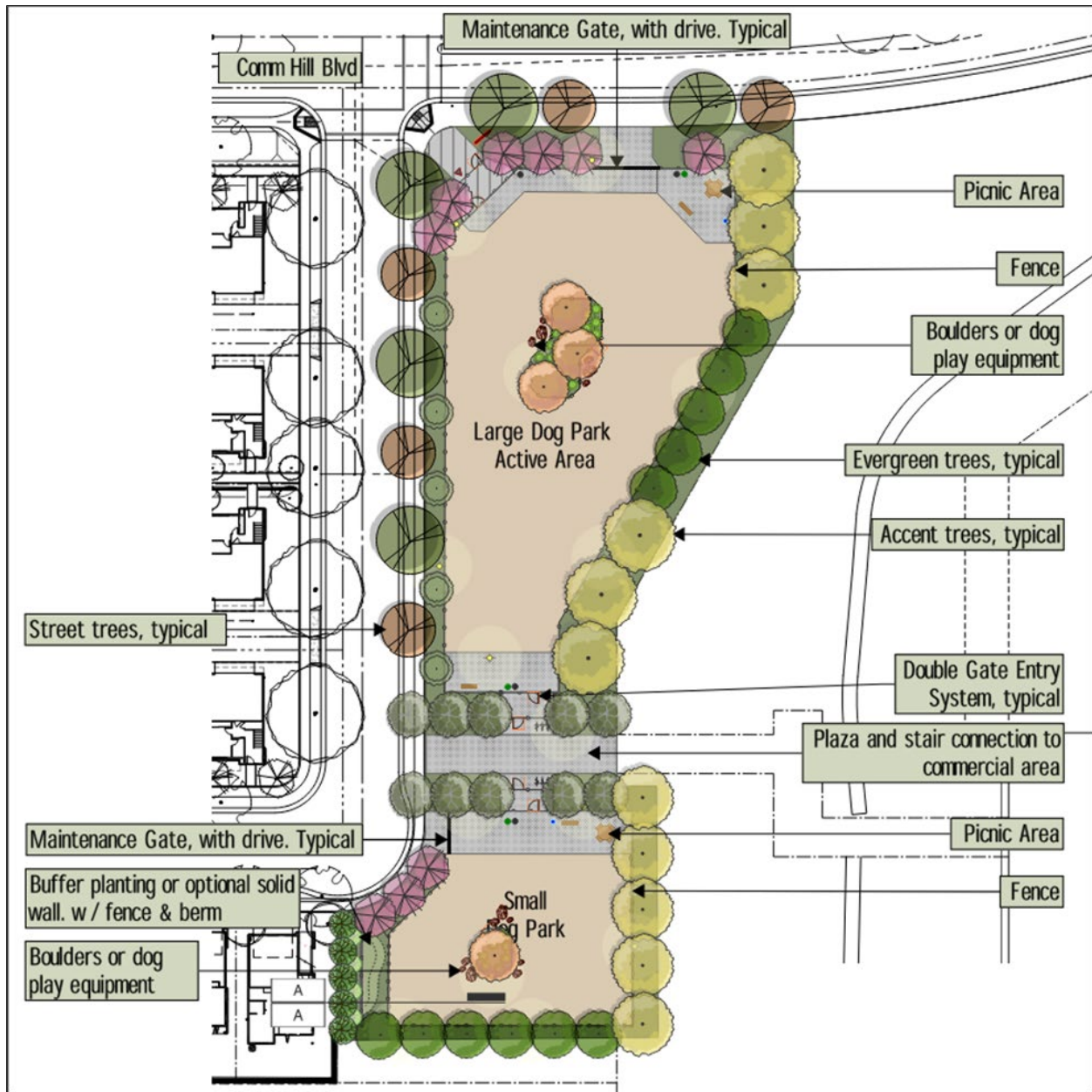


Figure 1: Conceptual plan of the proposed Phase III park.

ATTACHMENT C – Phase IV Park Master Plan

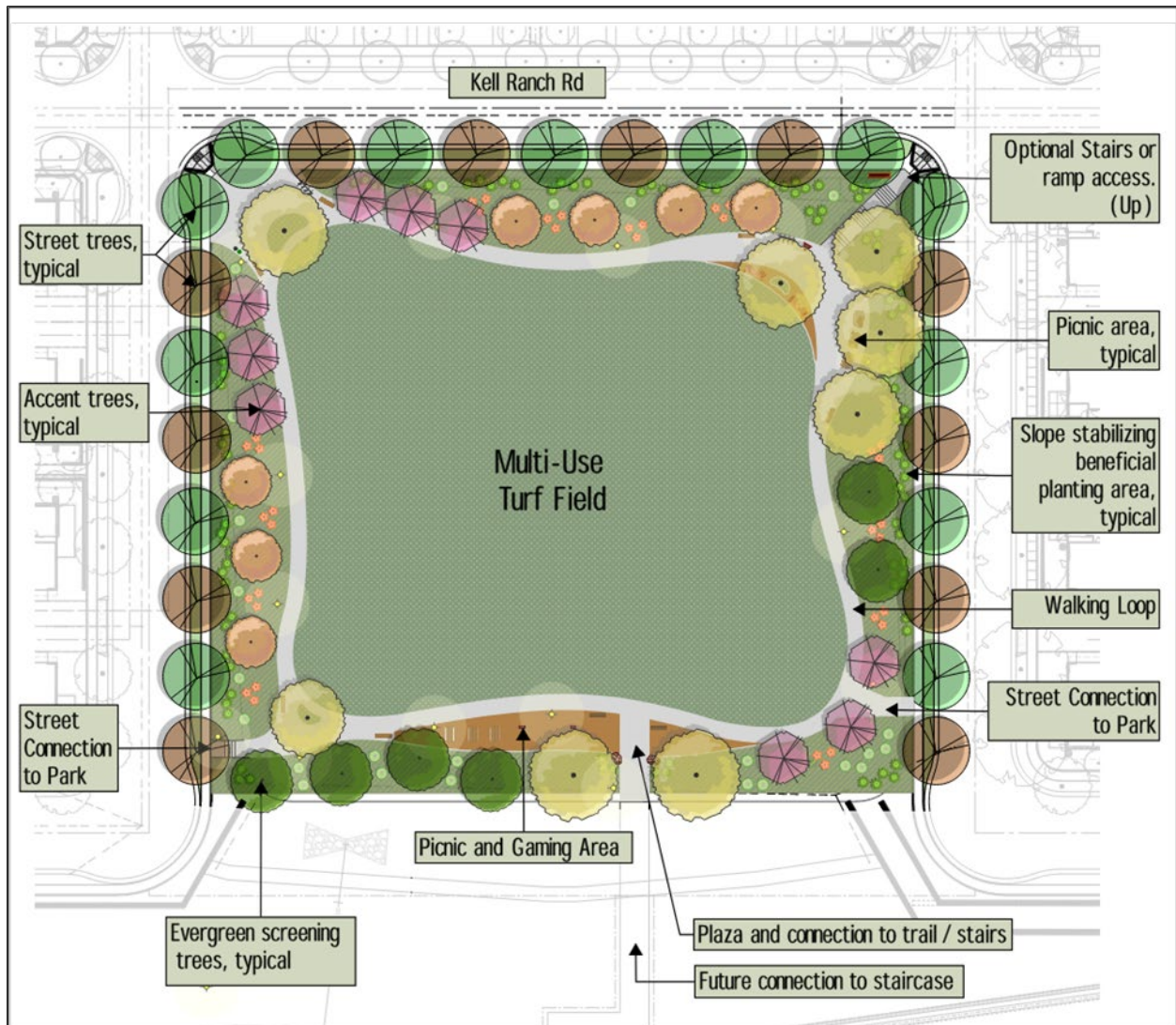


Figure 1: Conceptual plan of the proposed Phase IV park.

