

RESOLUTION NO. 2021-82

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MARINA
RECEIVING A PRESENTATION, RECEIVING A PRESENTATION,
APPROVING THE ALLOCATION OF \$400,000 FROM THE PARK IMPACT FEE
FUND TO FINANCE THE ADDITION OF PICKLEBALL COURTS WHICH ARE
BEYOND THE DEVELOPERS FUNDING COMMITMENT FOR THE PARK,
AND AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY
ACCOUNTING AND BUDGETARY ENTRIES

WHEREAS, community members contributed to the preliminary parks planning process by participating in a public meeting held on November 13, 2018; and

WHEREAS, The Sea Haven developer prepared draft preliminary plans based upon input from the community, city staff, and stakeholder groups; and

WHEREAS, the Sea Haven Park concept plan was presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019; and

WHEREAS, the Commissioners received the presentation, heard comments from the public, made recommendations for changes which have been incorporated in the concepts presented to City Council; and

WHEREAS, the Sea Haven Park concept plan was presented to City Council on April 9, 2019 when City Council provided comments which were incorporated into the concept plan; and

WHEREAS, the revised concept plan was presented on February 19, 2020 when it was approved by Resolution 2020-18 with the request that the addition of a second restroom be considered; and

WHEREAS, by the same resolution, City Council approved the allocation of \$700,000 from Park Impact Fees to augment the project budget allowing for enhanced playground equipment; and

WHEREAS, the addition of a second restroom would add considerable cost for construction and maintenance with a limited benefit to the overall use of the park and is therefore not recommended; and

WHEREAS, Staff is proposing that the Council allocate \$400,000 from Park Impact Fees to fund the construction of the pickleball courts at the same time as the overall park construction. Additional park features, which included pickleball courts, were supported in earlier discussions with the community; and

NOW, THEREFORE BE IT RESOLVED by the City Council of the City of Marina that does hereby:

1. Receive a presentation and provide comments on the preliminary concept plan for the park at Sea Haven,
2. Approve the allocation of \$400,000 from the Park Impact Fee Fund for the addition of pickleball courts are beyond the developers funding commitment for the park, and
3. Authorize the Finance Director to make necessary accounting and budgetary entries.

PASSED AND ADOPTED by the City Council of the City of Marina at a regular meeting duly held on the 7th day of July 2021, by the following vote:

AYES: COUNCIL MEMBERS: Medina Dirksen, Burnett, Berkley

NOES: COUNCIL MEMBERS: Biala, Delgado

ABSTAIN: COUNCIL MEMBERS: None

ABSENT: COUNCIL MEMBERS: None

Bruce C. Delgado, Mayor

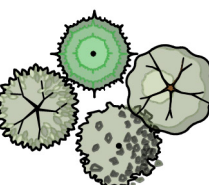
ATTEST:

Anita Sharp, Deputy City Clerk

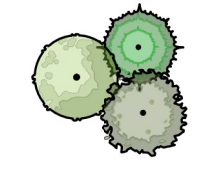
CITY PARK AT SEA HAVEN

SITE PLAN - MARINA, CA

CONCEPT TREE LEGEND



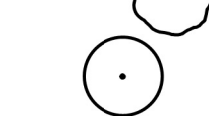
SHADE TREE
Cupressus macrocarpa / Monterey Cypress
Quercus agrifolia / Coast Live Oak Multi-Trunk
Quercus suber / Cork Oak



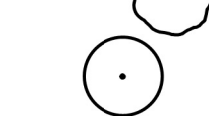
SCREEN TREE
Cupressus macrocarpa / Monterey Cypress
Geijera parviflora / Australian Willow
Melaleuca stypelioides / Prickly Leaved Paperbark
Quercus agrifolia / Coast Live Oak



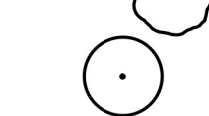
ACCENT TREE
Arbutus x 'Marina' / Arbutus Multi-Trunk
Metrosideros excelsa / New Zealand Christmas Tree
Prunus cerasifera 'Thundercloud' / Thundercloud Plum



(E) CYPRESS TO REMAIN



(E) PINE TO REMAIN



(E) VARIOUS TREE TO REMAIN

KEY LEGEND

1. PARKING LOT WITH LIGHTING

2. PLAYGROUND AREA (1 ACRE)

3. RESTROOMS (4 STALLS, 180 / HR)

4. PICNIC / BBQ

5. PAVED TRAIL (0.3 MI.)

6. NATURAL / SEEDED (NO IRRIGATION)

7. OPEN TURF AREA (UNMARKED, 60YD X 110YD)

8. SMALL DOG PARK (0.2 ACRES)
9. LARGE DOG PARK (0.75 ACRES)

10. DISC GOLF (6 HOLES)

11. SECONDARY TRAILS

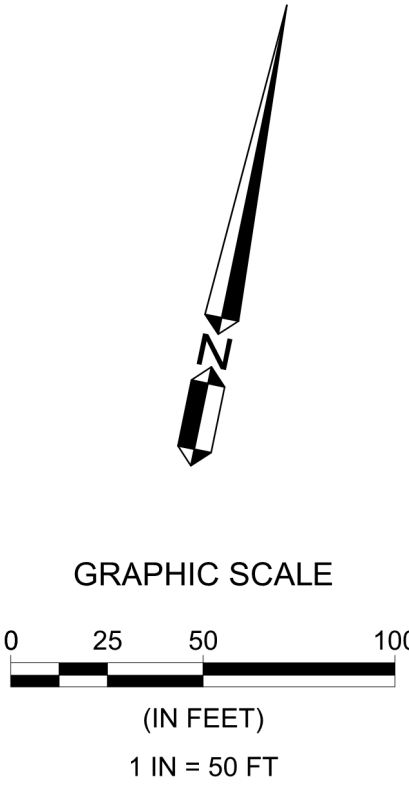
12. PLAZA / FARMER'S MARKET

13. PLAY EQUIPMENT (OPTION ADD BY OTHERS)

14. PICKLEBALL (4 COURTS, BY OTHERS)

PARKING

OFF-STREET PARKING:	63 SPACES
ADA PARKING:	6 SPACES
TOTAL	69 SPACES



Honorable Mayor and Members
of the Marina City Council

City Council Meeting
of July 7, 2021

**CITY COUNCIL TO CONSIDER ADOPTING RESOLUTION NO. 2020-,
RECEIVING A PRESENTATION, APPROVING THE ALLOCATION OF
\$400,000 FROM THE PARK IMPACT FEE FUND TO FINANCE THE
ADDITION OF PICKLEBALL COURTS WHICH ARE BEYOND THE
DEVELOPERS FUNDING COMMITMENT FOR THE PARK, AND
AUTHORIZING THE FINANCE DIRECTOR TO MAKE NECESSARY
ACCOUNTING AND BUDGETARY ENTRIES**

REQUEST:

It is requested that the City Council:

1. Adopt Resolution No. 2021-, receive a presentation and provide comments on the preliminary concept plan for the park at Sea Haven,
2. Approve the allocation of \$400,000 from the Park Impact Fee Fund for the addition of pickleball courts which are beyond the developers funding commitment for the park, and
3. Authorize the Finance Director to make necessary accounting and budgetary entries.

BACKGROUND:

The city commenced a park planning process for the park at Sea Haven, the park at The Dunes, Gloria Jean-Tate Park, and the Equestrian Center in 2018. An open house on parks design was held on November 13th, 2018. At the open house, community members viewed plan sheets that showed the four existing parks and bubble diagrams containing elements identified in master plans. The participants also had a pallet of park amenities to select from for possible inclusion. Staff and the consultant team received input from 44 participants. The input was reviewed by staff and selection of elements were incorporated into draft conceptual parks plans for the park at The Dunes, Gloria Jean-Tate Park, and the Equestrian Center by the City's landscape architect, Verde. The programming for the park at Sea Haven was integrated into a draft concept plan by the developer's landscape architect, Wallace Group.

The four parks concept plans were presented to a joint Public Works Commission and Recreation and Cultural Services Commission on February 21, 2019. The Commissioners received the presentation, heard comments from the public, and made recommendations for changes.

The Sea Haven Park concept plan was presented to City Council on April 9, 2019. The City Council provided comments which were incorporated into the concept plan, which was presented on February 19, 2020 when it was approved by Resolution 2020-18 with the request that the addition of a second restroom be considered. Resolution 2020-18 also approved the allocation of \$700,000 from Park Impact Fees to augment the project budget allowing for enhanced playground equipment.

The draft Sea Haven Park concept as attached ("**EXHIBIT A**") will be presented by staff, the developer, and their consultants. It is anticipated that there will be slight variations from the preliminary plans as actual grading and utilities are accounted for. The basic programming and elements of the parks will remain as close to what is approved as possible.

Staff is proposing that the Council allocate \$400,000 from Park Impact Fees to fund the construction of the pickleball courts at the same time as the overall park construction. Additional park features, which would include pickleball courts, were supported in earlier discussions with the community. Constructing the pickleball courts at this time will benefit from economies of scale and reduced costs for management of a separate future project.

ANALYSIS:

The addition of restrooms on the western edge of the park would serve a limited number of users. Utility connections at an additional location would increase the cost for another smaller restroom in relation to the overall benefit. An additional restroom will also add to increased ongoing custodial and maintenance expenses. For these reasons, staff is not recommending the addition of a second restroom. The landscape architect is recommending that the barbeque facilities be located close to the restroom in the center of the park and limit the outlying areas to accommodate picnic and seating.

Additional park features, which included pickleball courts, were supported in earlier discussions with the community. Constructing the pickleball courts at this time will benefit from economies of scale and reduced costs for management of a separate future project.

FISCAL IMPACT:

Sea Haven, per the Development Agreement, is obligated to contribute up to \$3 million for the construction of the park. The park per the concept plan will cost Sea Haven at least \$3 million to construct. The development agreement anticipated that the cost of the park would be more than \$3 million and does not preclude the city from contributing monies from park impact fees for additional park improvements.

The basic core park will be funded by Sea Haven at a cost of at least \$3 million. Staff is proposing Council allocate \$400,000 from Park Impact Fees, which currently have a fund balance of over \$5.3 million, for the addition of pickleball courts that will make the Sea Haven Park the community resource that is envisioned. Allocation of the \$400,000 will bring the total City contribution to \$1.1 million for enhanced playground features and pickleball courts.

Over the course of Sea Haven's development, the developer will contribute an additional \$7 million towards park impact fees which will be used in the development of other parks in the City.

CONCLUSION:

This request is submitted for City Council consideration.

Brian McMinn, P.E., P.L.S.
Public Works Director/City Engineer
City of Marina

REVIEWED/CONCUR:

Layne P. Long
City Manager
City of Marina