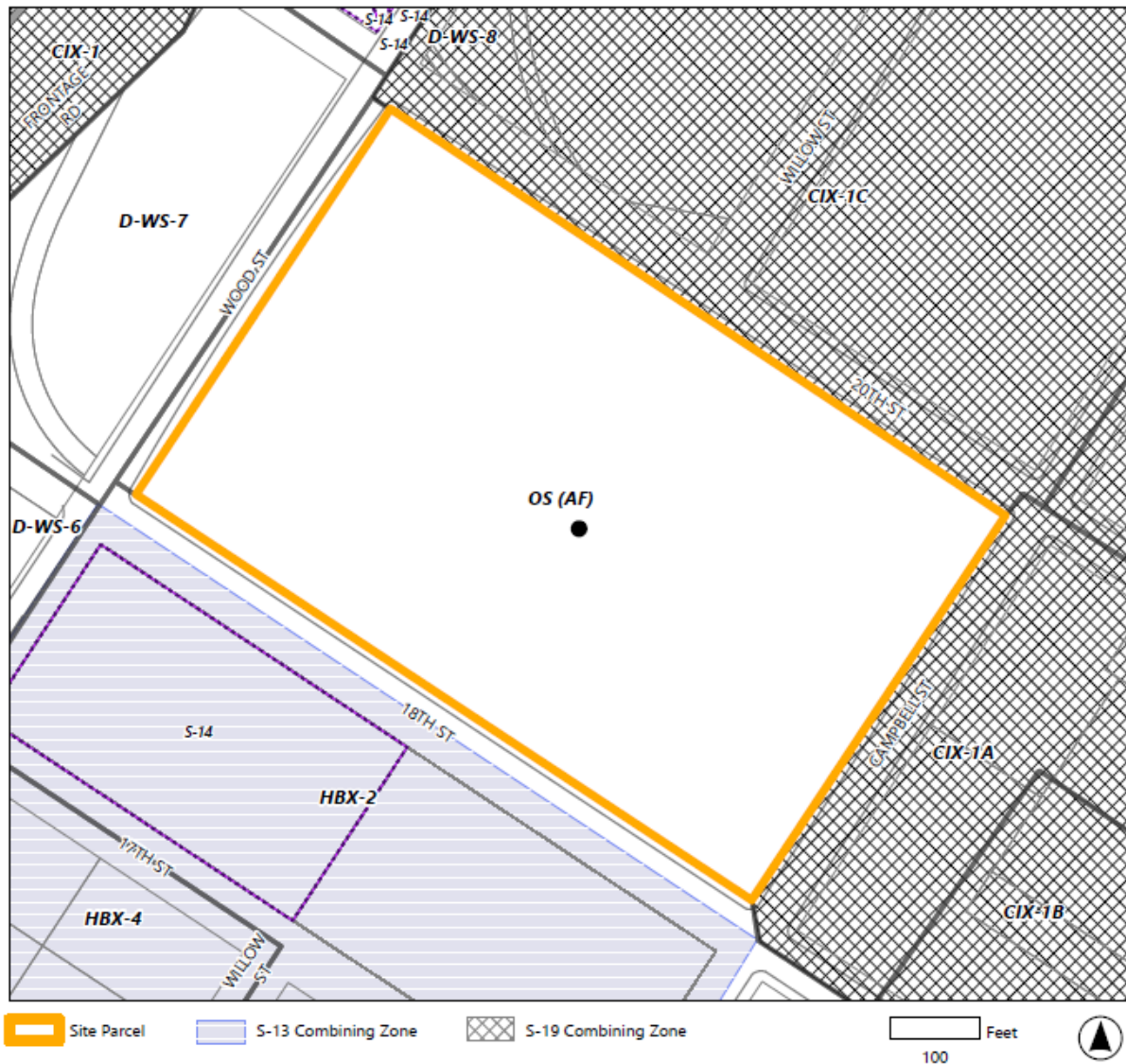


<b>Location:</b>	<b>1689 20th Street (Raimondi Park)</b>
<b>Assessor's Parcel Number(s):</b>	007 -0568-001-00
<b>Proposal:</b>	Proposal for new advertising signage on the baseball field at Raimondi Park, to generate revenue for park enhancements. Related to the license agreement between City of Oakland (PRYD) and the Oakland Ballers.
<b>Applicant:</b>	Oakland Ballers, Inc.
<b>Contact Person/ Phone Number:</b>	Paul Freedman /415-533-5095
<b>Owner:</b>	City of Oakland
<b>Case File Number:</b>	<b>PLN25033</b>
<b>Planning Permits Required:</b>	Major Conditional Use Permit for advertising signage in the OS Zone
<b>General Plan:</b>	Urban Park and Open Space
<b>Zoning:</b>	OS (AF) - Open Space Zone (Athletic Field Park)
<b>Proposed Environmental Determination:</b>	15311 – Accessory Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
<b>Historic Status:</b>	Not a historic property
<b>City Council District:</b>	3
<b>Finality of Decision:</b>	Appealable to City Council
<b>For Further Information:</b>	Contact Case Planner Peterson Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov

**SUMMARY**

Paul Freedman of the Oakland Ballers, Inc. has filed an application for a Major Conditional Use Permit to allow advertising signage at the baseball field at Raimondi Park. The Oakland Ballers baseball team currently plays its home games at Raimondi Park as part of a license agreement between the team and the City and has already implemented numerous physical improvements to the park prior to their inaugural season in 2024. Additional improvements prior to this 2025 season and upcoming seasons are also either completed or planned based upon a separate Planning application that was approved in early 2025. The current and prior proposals have all previously appeared before and were supported by the Parks and Recreation Advisory Committee (PRAC) and City Council. The current application before the Planning Commission for advertising signage to generate revenue for park facility enhancements was separated from the prior administratively processed application due to pending reviews by PRAC and the Community and Economic Development Committee (CED) of the City Council for feedback prior to proceeding with the Major Planning application filing.

## CITY OF OAKLAND PLANNING COMMISSION



Case File:	PLN25033
Applicant:	Oakland Ballers, Inc.
Address:	1689 20th Street (Raimondi Park)
Base Zone(s):	OS (AF)
Combining Zone(s):	n/a

## **BACKGROUND**

On April 30, 2024, the City Council authorized a license agreement with the Oakland Ballers for use of the baseball field within Raimondi Park for 48 home games plus potential additional playoff games at the park last year, during its inaugural 2024 Pioneer Baseball League season pursuant to Ordinance No. 13791 C.M.S. The Ballers subsequently financed and implemented substantial capital improvements (approximately \$1,600,000) to the baseball field, including a new scoreboard, bleachers, dugouts, batter's eye and fencing, which said improvements were approved by the Planning Director under Planning case file number PLN24035 after a motion to approve by the PRAC. Prior to the improvements, the condition of the baseball field was so poor that it was essentially unusable by the public.

Following up on the success of their inaugural season, the Oakland Ballers began negotiations with the City to extend their one-year license agreement to a ten-year term. As part of the current proposed license agreement extension for use of the field the Ballers will be providing additional upgrades to the park and field that include permanent site perimeter fencing to replace the previously approved temporary fencing that surrounded the baseball field and license agreement area. Upgrades to the baseball field include reconstructed outfield fencing and netting including a new taller wall and netting up to 50 feet in height at the eastern edge of the site along Campbell Street to prevent homerun balls from going into the street, new batting cages and other accessory structures to the athletic fields for storage and other ancillary uses. Upgrades to the park will also include new concession and merchandise stands and new restroom facilities that would be located on the western side of the baseball field. The additional proposed improvements required a Minor Conditional Use permit as well as a Minor Variance for the outfield fence height. The application was filed with the Bureau of Planning under case file number PLN24175, and following a recommendation to approve by the PRAC, the application was approved by the Planning Director.

Under the current proposed license agreement, the Ballers would maintain the facility, and the public would have ongoing rights to use the ballfield during non-game days including the use by local little leagues and OUSD schools. The City will also be receiving increased revenue from the Ballers through the base rent and ticket surcharges. This revenue would be used to implement improvements to parks citywide. In addition to the base rent and ticket surcharges, the license agreement also includes revenue through the use of advertising/naming rights at the baseball field, which is pending a decision on this Major Conditional Use Permit application for advertising signage within the OS Zone. The signage plans under this current application were also reviewed by the PRAC at their February meeting, in which they voted unanimously in support of the proposal. The license agreement proposal was heard by the CED Committee of the City Council and was forwarded to the full City Council for a decision on the item on April 14, 2025. The Council unanimously approved the item on the Consent Calendar.

## **PROJECT DESCRIPTION**

The proposal includes a signage plan for the baseball field at Raimondi Park that would include new signage on the interior and exterior of bleacher structures, outfield walls, back stop and dugouts. The signage will be made available for general advertising (both through advertisements and/or field naming rights). The current proposal does not include any other physical improvements to the field or park other than the proposed signage on the existing facilities.

## PROPERTY DESCRIPTION

The subject property, Raimondi Park, is an approximately 9.6-acre City-owned park located within West Oakland and bounded by Campbell, Wood, 18<sup>th</sup> and 20<sup>th</sup> Streets. The park is designated as an Athletic Field Park and contains a football field, baseball field, open field area used for soccer, a putting green and a playground. The site also includes seating stands for the football and baseball fields and restroom facilities. The site is surrounded by commercial/industrial uses to the north and east, residential uses to the south, and to the west is a vacant lot that is slated for future residential development, but currently being leased for use as a surface parking lot.

## GENERAL PLAN ANALYSIS

The project is in the *Urban Park and Open Space* land use classification in the Land Use and Transportation Element (LUTE) of the General Plan. This classification is intended to: “identify, enhance and maintain land for parks and open space. Its purpose is to maintain an urban park, schoolyard, and garden system which provides open space for outdoor recreation, psychological and physical well-being, and relief from the urban environment.”

The project also meets the following policies in the LUTE:

- **Policy I/C1.4 Investing in Economically Distressed Areas of Oakland.** Economic investment, consistent with the City's overall economic strategy, should be encouraged, and, where feasible, should promote viable investment in economically distressed areas of the City.
- **Policy I/C1.5 Using City-Owned Property to Stimulate Economic Development.** City-owned properties should, where feasible, be utilized to stimulate economic development activities or serve as catalysts to such efforts.

## West Oakland Specific Plan

The West Oakland Specific Plan contains the following policy regarding Raimondi Park:

- **City Parks-1: Raimondi Park, Subsequent Phases:** Pursue additional funding sources to further implement subsequent phases of the Raimondi Park concept plan. Additional improvements planned at Raimondi Park include a second multipurpose field and additional infrastructure upgrades, park amenities, tot lots, picnic tables, benches, barbecues, bleachers, additional lighting and landscape improvements. Public Art should also be incorporated into the project.

## Open Space Conservation and Recreation Element (OSCAR)

The OSCAR describes Raimondi Park as the following: “This park is an important resource not only for West Oakland but for the entire City. Raimondi is the largest and oldest park in the area and is one of the few Oakland parks located in a non-residential setting<sup>1</sup>. The site is also one of the few in the City that consists of a large, flat, unobstructed lawn. Raimondi can potentially accommodate more evening/weekend games and special events than it does currently. Visibility and access to the park will be improved by the completion of the new Cypress Freeway. The field and adjacent properties including the

---

<sup>1</sup> Since the adoption of the OSCAR in 1996, the area surrounding Raimondi Park has seen new residential development.



nearby Amtrak station<sup>2</sup> would benefit from a master plan which looks at the long-term relationship between uses and the potential for complementary development nearby.” Improving the existing baseball field is consistent with this description and will accommodate evening and weekend games.

The project is consistent with the following OSCAR objectives and policies:

- **Objective Rec-4: Maintenance and Rehabilitation.** To maintain park facilities so that their ability to meet recreational needs is optimized and to rehabilitate recreational facilities on a regular basis so that they remain useful, attractive, and safe.
- **Policy Rec-10.4: Private Sector Provision of Public Services.** Promote and support partnerships with the nonprofit and private sectors in the development and operation of facilities which serve a public recreational need. Where financially feasible, consider joint financing and operating agreements for recreational facilities with other public and private agencies.

### Environmental Justice Element

In September 2023, the City adopted its first Environmental Justice Element (EJ Element) as part of Phase 1 of the General Plan Update. The EJ Element “serves as the foundation for achieving equity and environmental justice when planning for future growth and development in Oakland.” The EJ Element identifies communities that are disproportionately impacted by environmental justice issues and proposes goals, policies, and objectives to reduce the unique or compounded health risks in these communities. It also contains a comprehensive table of actions to achieve those goals and objectives, many of which have already been implemented.

- **EJ-6.1 Public Facilities Distribution.** Ensure equitable distribution of beneficial public, civic, and cultural facilities and places for public gatherings, safety, and cultural expression. Prioritize new facilities, resilience hubs, and creative spaces in traditionally underserved areas. Locations for these public facilities should be identified in collaboration with local schools and neighborhood groups.
- **EJ-6.4 Facilities Maintenance.** Maintain and improve existing civic and public facilities to ensure safer, more attractive facilities that are responsive to community needs. Prioritize equitable capital improvements and maintenance projects and investments in public and community-driven social infrastructure in EJ Communities.
- **EJ-7.8 Park Distribution.** As part of park planning efforts, prioritize development of new parks in EJ Communities that are underserved, as identified in Figure EJ-26.
- **EJ-7.13 Park Maintenance.** When evaluating park projects and funds for maintenance, include equity and presence in EJ Communities as a priority weighted factor.

The proposal is consistent with the above-cited General Plan Objectives and Policies by the City partnering with a private entity to raise funds to rehabilitate an important park resource in the City. The private investment thus far has already rehabilitated the baseball field within Raimondi Park to put it back into an active use, with more investment for additional improvement to come. In addition, the games played by the Ballers have brought fans to the area that has and will continue to spur economic investment into the surrounding area. Furthermore, the revenue that will be brought in by the advertising signage will not only help to pay for improvements to Raimondi Park but may be used for improvements at other park facilities throughout the City as well.

---

<sup>2</sup> Since the adoption of the 1996 Oscar, the nearby 16<sup>th</sup> Street Train Station was not returned to operation and is no longer served by Amtrak.

The proposal would also result in ongoing investment into and care of a public park in a historically Black neighborhood that has long borne a disproportionate share of negative environmental and public health impacts from nearby highways and Port and industrial activities.

## ZONING ANALYSIS

The project site is located within the Open Space (OS) Zone, which is intended to create, preserve, and enhance land for permanent open space to meet the active and passive recreational needs of Oakland residents and to promote park uses which are compatible with surrounding land uses and the city's natural environment. The OS Zone is typically appropriate in areas of public open space only. Every OS Zoned site also includes a designated park category of which Raimondi Park is designated as an Athletic Field Park (AF), making its full zoning designation: OS(AF).

### Major Conditional Use Permit

Pursuant to Section 17.11.090 of the Oakland Planning Code, any Advertising Sign within the OS(AF) Zone requires a Major Conditional use Permit authorization by the Planning Commission. Additionally, this code section provides limitations on any such Advertising Signs, which include the following:

- No signage may advertise alcohol, tobacco, drugs, pharmaceuticals or firearms.

*This is included as a condition of approval and will also be enforced through the License Agreement with the Applicant and OPRYD.*

- Signage may only advertise products sold on-site or show the name of a private enterprise acting as a principal provider as a part of an agreement with a City agency.

*The applicant will be part of a License Agreement for the use of the park with OPRYD, and the advertising will be that of companies that pay to advertise within the park, of which that money will be allocated toward park maintenance at Raimondi Park as well as other parks within the City.*

- Signs shall generally be consistent with the limitations established for Business and Advertising Signs in Chapter 17.104, but some departure from these requirements may be considered on a case-by-case basis.

*Section 17.104 does not set any dimensional limitations on sign area, and specifically exempts signs granted under this current CUP process through Section 17.11.090. The only limitation is that no sign may not exceed the height limit of 45 feet within the OS(AF) Zone, which is not the case under this proposal.*

## ENVIRONMENTAL DETERMINATION

For purposes of environmental review under the California Environmental Quality Act (CEQA), the project meets the requirement for a Categorical Exemption pursuant to CEQA Guidelines Section 1531-Accessory Structures, which specifically includes on-premises signs. Furthermore, the proposal does not meet any of the criteria of Section 15300.2, which would have precluded the use of a Categorical Exemption if one of the criteria had been met.

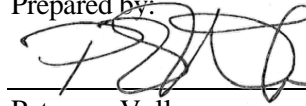
**KEY ISSUES AND IMPACTS****Advertising within Public Parks**

The only key concern about the proposal is that of allowing advertising signage within City parks. While a process to allow for such signage in parks has existed within the Planning Code for many years, the Planning Bureau has received little to no such applications. Given the limited history of applications of this sort, staff had advised the applicant to hold off on filing such a proposal until it could be vetted by PRAC, the CED Committee, and the full City Council. The proposal for the advertising signage did ultimately appear before these bodies prior to being filed with the Bureau of Planning. As a result, the feedback was positive when presented to PRAC and the City Council, including the CED Committee.

**RECOMMENDATIONS:**

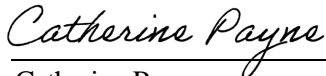
- For approvals:
1. Affirm staff's environmental determination.
  2. Approve the Major Conditional Use Permit subject to the attached findings and conditions.

Prepared by:



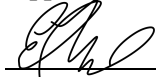
Peterson Vollmann  
Planner IV

Reviewed by:



Catherine Payne  
Development Planning Manager  
Bureau of Planning

Approved for forwarding to the Planning Commission:



Ed Manasse, Deputy Director  
Bureau of Planning

**ATTACHMENTS:**

- A. Findings Approval
- B. Conditions of Approval (including Standard Conditions)
- C. Proposed Signage Plan

## **ATTACHMENT A**

### **FINDINGS FOR APPROVAL**

This proposal meets all the required findings under Section 17.134.050 (General Use Permit Criteria) of the Oakland Planning Code (OMC Title 17) and the No Net Loss findings of California Government Code Section 65863 (B)(2) as set forth below and which are required to approve your application. Required findings are shown in **bold** type; reasons your proposal satisfies them are shown in normal type. (Note: the Project's conformance with the following findings is not limited to the discussion below but is also included in all discussions in this report and elsewhere in the record).

#### **17.134.050 – GENERAL USE PERMIT CRITERIA**

- A. That the location, size, design, and operating characteristics of the proposed development will be compatible with and will not adversely affect the livability or appropriate development of abutting properties and the surrounding neighborhood, with consideration to be given to harmony in scale, bulk, coverage, and density; to the availability of civic facilities and utilities; to the generation of traffic and the capacity of surrounding streets; and to any other relevant impact of the development;**

The proposal to incorporate advertising signage at the baseball field at Raimondi Park would not alter the scale, bulk, coverage or density of the facility, nor would it result in any increase in traffic from the Ballers current use of the field. Rather, the proposal will establish an additional revenue source that will help to pay for improvements to and maintenance of the park as well as other parks within the City.

- B. That the location, design, and site planning of the proposed development will provide a convenient and functional living, working, shopping, or civic environment;**

The proposed advertising signage within the baseball field will further enhance its use for both the Ballers and local organizations and the community by providing privately financed upgrades that could not be funded by the City and make the ballfield a desired location for games for local athletic leagues given that the field will be superior to any others within the City park system, resulting in a convenient and functional civic environment.

- C. That the proposed development will enhance the successful operation of the surrounding area in its basic community functions, or will provide an essential service to the community or region;**

The proposal will fund additional improvements to rehabilitate an existing but previously unusable baseball field, which will provide an essential recreational opportunity in a community lacking in sports fields.

- D. That the proposal conforms to all applicable Regular Design Review criteria set forth in the Regular Design Review procedure at Section 17.136.050;**

These criteria are not applicable to the site because design review is not required in the Open Space Zone. However, the proposed signage would be installed on existing facilities at the baseball field and would not result in any structural modifications at the park. For the most part signage would be

interior facing to the field and exterior signage on the stands that face the street would be oriented toward commercial/industrial properties and would not be directed toward residential facilities surrounding the site.

- E. That the proposal conforms in all significant respects with the Oakland General Plan and with any other applicable guidelines or criteria, district plan or development control map which has been adopted by the Planning Commission or City Council.**

As detailed earlier in the report, and hereby incorporated by reference, the proposal is consistent with the General Plan policies cited by the City partnering with a private entity to raise funds to rehabilitate an important park resource in the City. The private investment thus far has already rehabilitated the baseball field within the park to put it back into an active use, with more investment for additional improvement to come. In addition, the games played by the Ballers have brought fans to the area that has and will continue to spur economic investment into the surrounding area. Furthermore, the revenue that will be brought in by the advertising signage will not only help to pay for improvements to Raimondi Park but may be used at other park facilities throughout the City as well.

The proposal would also result in ongoing investment into and care of a public park in a historically Black neighborhood that has long borne a disproportionate share of negative environmental and public health impacts from nearby highways and Port and industrial activities. The Ballers' community benefit commitments under the draft license agreement with the City will include free use for nearby McClymonds High School, whose student body is 77% Black, 9% two or more races and 8% Hispanic, and free baseball camps for Oakland residents.

#### **NO NET LOSS FINDINGS (California Government Code Section 65863 (b)(2))**

*If a city, county, or city and county, by administrative, quasi-judicial, legislative, or other action, allows development of any parcel with fewer units by income category than identified in the jurisdiction's housing element for that parcel, the city, county, or city and county shall make a written finding supported by substantial evidence as to whether or not remaining sites identified in the housing element are adequate to meet the requirements of Section 65583.2 and to accommodate the jurisdiction's share of the regional housing need pursuant to Section 65584. The finding shall include a quantification of the remaining unmet need for the jurisdiction's share of the regional housing need at each income level and the remaining capacity of sites identified in the housing element to accommodate that need by income level.*

**No Net Loss Finding 1:** The City of Oakland adopted its current 2023-2031 Housing Element on January 31, 2023. The Housing Element identifies the realistic capacity for housing production throughout the current 2023-2031 Planning Period. This capacity accommodates the Regional Housing Needs Allocation, as well as a buffer, which ensures that if certain identified sites are not developed at the realistic capacity, that there would remain a sufficient number of units available to meet Oakland's Housing Needs. (See Housing Element, Appendix C, Table C-2.) For purposes of this finding, the buffer is calculated on a quarterly basis according to progress made during the 2023-2031 Planning Period.

Oakland's remaining lower income regional housing needs assessment is 6,424 dwelling units while Oakland's current capacity is 9,695 lower income units, a surplus of 3,271 units. ["Lower income" includes very low income (VLI) and low income (LI) units.]

Oakland's remaining moderate income regional housing needs assessment is 3,986 dwelling units, while Oakland's current capacity is 4,909 moderate income units, a surplus of 923 units.

Oakland's remaining above moderate-income regional housing needs assessment is 6,966 dwelling units, while Oakland's current capacity is 15,067 above moderate-income units, a surplus of 8,101 units.

**No Net Loss Finding 2:** The proposed project is located on a site that is identified in the City of Oakland 2023-2031 Housing Element as a Housing Element Opportunity Site.

- ( ) YES [Skip to Finding 4]  
( X ) NO [Proceed to Finding 3]

**No Net Loss Finding 3:** The proposed project meets the following criteria.

( X ) The proposed project is a non-residential development located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project has no impact on the City's housing capacity. *[Skip Findings 4 and 5]*

( ) The proposed project includes residential development and is located on a site that **was not** identified in the City of Oakland 2023-2031 Housing Element. Therefore, the project results in an increase in the City's housing capacity equal to the total units proposed. *[Skip to Finding 5]*

**No Net Loss Finding 4:** The City of Oakland 2023-2031 Housing Element identifies the following realistic capacity for the site.

Lower income units (VLI/LI): \_\_\_\_\_  
Moderate income units: \_\_\_\_\_  
Above moderate-income units: \_\_\_\_\_  
Total units: \_\_\_\_\_

( ) The proposed project is a non-residential development.

( ) The proposed project includes residential development.

Therefore, an analysis of potential net loss must be made, as documented below.

**No Net Loss Finding 5:** The proposed project includes the following residential unit count:

Lower income units (VLI/LI): \_\_\_\_\_  
Moderate income units: \_\_\_\_\_  
Above moderate-income units: \_\_\_\_\_  
Total units: \_\_\_\_\_

The project therefore will result in a net increase or net loss of units as compared to the City's Housing Element projections as follows [if there is a net increase in units by income category or total units, the unit numbers are shown with a plus sign (+); if there is a net loss in units by income category or total units, the unit numbers are shown with a negative sign (-)]:

Lower income units (VLI/LI): \_\_\_\_\_  
Moderate income units: \_\_\_\_\_  
Above moderate income units: \_\_\_\_\_  
Total units: \_\_\_\_\_



---

**ATTACHMENT B: CONDITIONS OF APPROVAL**

---

The proposal is hereby approved subject to the following Conditions of Approval:

**Part 1: Standard Conditions of Approval – General Administrative Conditions**

---

**1. Approved Use**

The project shall be constructed and operated in accordance with the authorized use as described in the approved application materials, **staff report** and the approved plans **included as Attachment C to this report** as amended by the following conditions of approval and mitigation measures, if applicable (“Conditions of Approval” or “Conditions”).

**2. Effective Date, Expiration, Extensions and Extinguishment**

This Approval shall become effective immediately, unless the Approval is appealable, in which case the Approval shall become effective in ten (10) calendar days unless an appeal is filed. This Approval shall expire **three (3) years** from the Approval date, or from the date of the final decision in the event of an appeal, unless within such period a complete building permit application has been filed with the Bureau of Building and diligently pursued towards completion, or the authorized activities have commenced in the case of a permit not involving construction or alteration. Upon written request and payment of appropriate fees submitted no later than the expiration date of this Approval, the Director of City Planning or designee may grant up to two, one-calendar year extensions or a one, two-calendar year extension with additional extensions subject to approval by the approving body. Expiration of any necessary building permit or other construction-related permit for this project may invalidate this Approval if said Approval has also expired. If litigation is filed challenging this Approval, or its implementation, then the time period stated above for obtaining necessary permits for construction or alteration and/or commencement of authorized activities is automatically extended for the duration of the litigation.

**3. Compliance with Other Requirements**

The project applicant shall comply with all other applicable federal, state, regional, and local laws/codes, requirements, regulations, and guidelines, including but not limited to those imposed by the City’s Bureau of Building, Fire Marshal, Department of Transportation, and Public Works Department. Compliance with other applicable requirements may require changes to the approved use and/or plans. These changes shall be processed in accordance with the procedures contained in Condition #4.

**4. Minor and Major Changes**

- a. Minor changes to the approved project, plans, Conditions, facilities, or use may be approved administratively by the Director of City Planning.
- b. Major changes to the approved project, plans, Conditions, facilities, or use shall be reviewed by the Director of City Planning to determine whether such changes require submittal and approval of a revision to the Approval by the original approving body or a new independent permit/approval. Major revisions shall be reviewed in accordance with the procedures required for the original permit/approval. A new independent permit/approval shall be reviewed in accordance with the procedures required for the new permit/approval

**5. Compliance with Conditions of Approval**

- a. The project applicant and property owner, including successors, (collectively referred to hereafter as the “project applicant” or “applicant”) shall be responsible for compliance with all the Conditions of Approval and any recommendations contained in any submitted and approved technical report at his/her sole cost and expense, subject to review and approval by the City of Oakland.

- b. The City of Oakland reserves the right at any time during construction to require certification by a licensed professional at the project applicant's expense that the as-built project conforms to all applicable requirements, including but not limited to, approved maximum heights and minimum setbacks. Failure to construct the project in accordance with the Approval may result in remedial reconstruction, permit revocation, permit modification, stop work, permit suspension, or other corrective action.
- c. Violation of any term, Condition, or project description relating to the Approval is unlawful, prohibited, and a violation of the Oakland Municipal Code. The City of Oakland reserves the right to initiate civil and/or criminal enforcement and/or abatement proceedings, or after notice and public hearing, to revoke the Approval or alter these Conditions if it is found that there is violation of any of the Conditions or the provisions of the Planning Code or Municipal Code, or the project operates as or causes a public nuisance. This provision is not intended to, nor does it, limit in any manner whatsoever the ability of the City to take appropriate enforcement actions. The project applicant shall be responsible for paying fees in accordance with the City's Master Fee Schedule for inspections conducted by the City or a City-designated third-party to investigate alleged violations of the Approval or Conditions.

#### **6. Signed Copy of the Approval/Conditions**

A copy of the Approval letter and Conditions shall be signed by the project applicant, attached to each set of permit plans submitted to the appropriate City agency for the project, and made available for review at the project job site at all times.

#### **7. Blight/Nuisances**

The project site shall be kept in a blight/nuisance-free condition. Any existing blight or nuisance shall be abated within sixty (60) days of approval, unless an earlier date is specified elsewhere.

#### **8. Indemnification**

- a. To the maximum extent permitted by law, the project applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of Oakland, the Oakland City Council, the Oakland Redevelopment Successor Agency, the Oakland City Planning Commission, and their respective agents, officers, employees, and volunteers (hereafter collectively called "City") from any liability, damages, claim, judgment, loss (direct or indirect), action, causes of action, or proceeding (including legal costs, attorneys' fees, expert witness or consultant fees, City Attorney or staff time, expenses or costs) (collectively called "Action") against the City to attack, set aside, void or annul this Approval or implementation of this Approval. The City may elect, in its sole discretion, to participate in the defense of said Action and the project applicant shall reimburse the City for its reasonable legal costs and attorneys' fees.
- b. Within ten (10) calendar days of the filing of any Action as specified in subsection (a) above, the project applicant shall execute a Joint Defense Letter of Agreement with the City, acceptable to the Office of the City Attorney, which memorializes the above obligations. These obligations and the Joint Defense Letter of Agreement shall survive termination, extinguishment, or invalidation of the Approval. Failure to timely execute the Letter of Agreement does not relieve the project applicant of any of the obligations contained in this Condition or other requirements or Conditions of Approval that may be imposed by the City.

#### **9. Severability**

The Approval would not have been granted but for the applicability and validity of each and every one of the specified Conditions, and if one or more of such Conditions is found to be invalid by a court of competent jurisdiction this Approval would not have been granted without requiring other valid Conditions consistent with achieving the same purpose and intent of such Approval.

#### **10. Special Inspector/Inspections, Independent Technical Review, Project Coordination and Monitoring**

The project applicant may be required to cover the full costs of independent third-party technical review and City monitoring and inspection, including without limitation, special inspector(s)/inspection(s) during times of extensive

or specialized plan-check review or construction, and inspections of potential violations of the Conditions of Approval. The project applicant shall establish a deposit with Engineering Services and/or the Bureau of Building, if directed by the Director of Public Works, Building Official, Director of City Planning, Director of Transportation, or designee, prior to the issuance of a construction-related permit and on an ongoing as-needed basis.

### **11. Public Improvements**

The project applicant shall obtain all necessary permits/approvals, such as encroachment permits, obstruction permits, curb/gutter/sidewalk permits, and public improvement (“p-job”) permits from the City for work in the public right-of-way, including but not limited to, streets, curbs, gutters, sidewalks, utilities, and fire hydrants. Prior to any work in the public right-of-way, the applicant shall submit plans for review and approval by the Bureau of Planning, the Bureau of Building, Engineering Services, Department of Transportation, and other City departments as required. Public improvements shall be designed and installed to the satisfaction of the City.

---

## **Part 2: Standard Conditions of Approval –Environmental Protection Measures**

---

### **AESTHETICS**

#### **12. Trash and Blight Removal**

Requirement: The project applicant and his/her successors shall maintain the property free of blight, as defined in chapter 8.24 of the Oakland Municipal Code. For nonresidential and multi-family residential projects, the project applicant shall install and maintain trash receptacles near public entryways as needed to provide sufficient capacity for building users.

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

#### **13. Graffiti Control**

Requirement:

- a. During construction and operation of the project, the project applicant shall incorporate best management practices reasonably related to the control of graffiti and/or the mitigation of the impacts of graffiti. Such best management practices may include, without limitation:
  - i. Installation and maintenance of landscaping to discourage defacement of and/or protect likely graffiti-attracting surfaces.
  - ii. Installation and maintenance of lighting to protect likely graffiti-attracting surfaces.
  - iii. Use of paint with anti-graffiti coating.
  - iv. Incorporation of architectural or design elements or features to discourage graffiti defacement in accordance with the principles of Crime Prevention Through Environmental Design (CPTED).
  - v. Other practices approved by the City to deter, protect, or reduce the potential for graffiti defacement.
- b. The project applicant shall remove graffiti by appropriate means within seventy-two (72) hours. Appropriate means include the following:
  - i. Removal through scrubbing, washing, sanding, and/or scraping (or similar method) without damaging the surface and without discharging wash water or cleaning detergents into the City storm drain system.
  - ii. Covering with new paint to match the color of the surrounding surface.
  - iii. Replacing with new surfacing (with City permits if required).

When Required: Ongoing

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **HAZARDS AND HAZARDOUS MATERIALS**

### **14. Hazardous Materials Related to Construction**

Requirement: The project applicant shall ensure that Best Management Practices (BMPs) are implemented by the contractor during construction to minimize potential negative effects on groundwater, soils, and human health. These shall include, at a minimum, the following:

- a. Follow manufacture's recommendations for use, storage, and disposal of chemical products used in construction;
- b. Avoid overtopping construction equipment fuel gas tanks;
- c. During routine maintenance of construction equipment, properly contain and remove grease and oils;
- d. Properly dispose of discarded containers of fuels and other chemicals;
- e. Implement lead-safe work practices and comply with all local, regional, state, and federal requirements concerning lead (for more information refer to the Alameda County Lead Poisoning Prevention Program); and
- f. If soil, groundwater, or other environmental medium with suspected contamination is encountered unexpectedly during construction activities (e.g., identified by odor or visual staining, or if any underground storage tanks, abandoned drums or other hazardous materials or wastes are encountered), the project applicant shall cease work in the vicinity of the suspect material, the area shall be secured as necessary, and the applicant shall take all appropriate measures to protect human health and the environment. Appropriate measures shall include notifying the City and applicable regulatory agency(ies) and implementation of the actions described in the City's Standard Conditions of Approval, as necessary, to identify the nature and extent of contamination. Work shall not resume in the area(s) affected until the measures have been implemented under the oversight of the City or regulatory agency, as appropriate.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **NOISE**

### **15. Construction Days/Hours**

Requirement: The project applicant shall comply with the following restrictions concerning construction days and hours:

- a. Construction activities are limited to between 7:00 a.m. and 7:00 p.m. Monday through Friday, except that pier drilling and/or other extreme noise generating activities greater than 90 dBA shall be limited to between 8:00 a.m. and 4:00 p.m.
- b. Construction activities are limited to between 9:00 a.m. and 5:00 p.m. on Saturday. In residential zones and within 300 feet of a residential zone, construction activities are allowed from 9:00 a.m. to 5:00 p.m. only within the interior of the building with the doors and

windows closed. No pier drilling or other extreme noise generating activities greater than 90 dBA are allowed on Saturday.

- c. No construction is allowed on Sunday or federal holidays.

Construction activities include, but are not limited to, truck idling, moving equipment (including trucks, elevators, etc.) or materials, deliveries, and construction meetings held on-site in a non-enclosed area.

Any construction activity proposed outside of the above days and hours for special activities (such as concrete pouring which may require more continuous amounts of time) shall be evaluated on a case-by-case basis by the City, with criteria including the urgency/emergency nature of the work, the proximity of residential or other sensitive uses, and a consideration of nearby residents'/occupants' preferences. The project applicant shall notify property owners and occupants located within 300 feet at least 14 calendar days prior to construction activity proposed outside of the above days/hours. When submitting a request to the City to allow construction activity outside of the above days/hours, the project applicant shall submit information concerning the type and duration of proposed construction activity and the draft public notice for City review and approval prior to distribution of the public notice.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

## **16. Construction Noise**

Requirement: The project applicant shall implement noise reduction measures to reduce noise impacts due to construction. Noise reduction measures include, but are not limited to, the following:

- a. Equipment and trucks used for project construction shall utilize the best available noise control techniques (e.g., improved mufflers, equipment redesign, use of intake silencers, ducts, engine enclosures and acoustically-attenuating shields or shrouds) wherever feasible.
- b. Except as provided herein, impact tools (e.g., jack hammers, pavement breakers, and rock drills) used for project construction shall be hydraulically or electrically powered to avoid noise associated with compressed air exhaust from pneumatically powered tools. However, where use of pneumatic tools is unavoidable, an exhaust muffler on the compressed air exhaust shall be used; this muffler can lower noise levels from the exhaust by up to about 10 dBA. External jackets on the tools themselves shall be used, if such jackets are commercially available, and this could achieve a reduction of 5 dBA. Quieter procedures shall be used, such as drills rather than impact equipment, whenever such procedures are available and consistent with construction procedures.
- c. Applicant shall use temporary power poles instead of generators where feasible.
- d. Stationary noise sources shall be located as far from adjacent properties as possible, and they shall be muffled and enclosed within temporary sheds, incorporate insulation barriers, or use other measures as determined by the City to provide equivalent noise reduction.
- e. The noisiest phases of construction shall be limited to less than 10 days at a time. Exceptions may be allowed if the City determines an extension is necessary and all available noise reduction controls are implemented.

When Required: During construction

Initial Approval: N/A

Monitoring/Inspection: Bureau of Building

**Part 3: Project Specific Conditions of Approval**

---

**17. Sign Content**

Requirement: No signage may advertise alcohol, tobacco, drugs, pharmaceuticals or firearms.

When Required: Ongoing

Initial Approval: Bureau of Planning & OPRYD

Monitoring/Inspection: Bureau of Planning

---





ATTACHMENT C

# 2025 RAIMONDI PARK SIGNAGE GUIDE





YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

yourcompany.com

YOUR  
LOGO  
HERE

yourcompany.com

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

61'

23'

40'

YOUR  
LOGO  
HERE

yourcompany.com

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

20<sup>th</sup> ST  
1700











 **yourcompany.com**

  
**YOUR COMPANY**

  
**YOUR COMPANY**

 **YOUR COMPANY** 

 **YOUR COMPANY** 

  
**YOUR COMPANY**

  
**YOUR COMPANY**

**RESERVED  
SECTIONS D, E, F**  
**GENERAL  
ADMISSION**  
**BARGAIN  
BLEACHERS**

21'10"

13'8"

6'

12'

6'





YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

YOUR  
LOGO  
HERE

13'8"

198'

N BAR +  
CESSIONS  
WAY ➡









12'

8'



yourcompany.com

12'



**YOUR COMPANY**

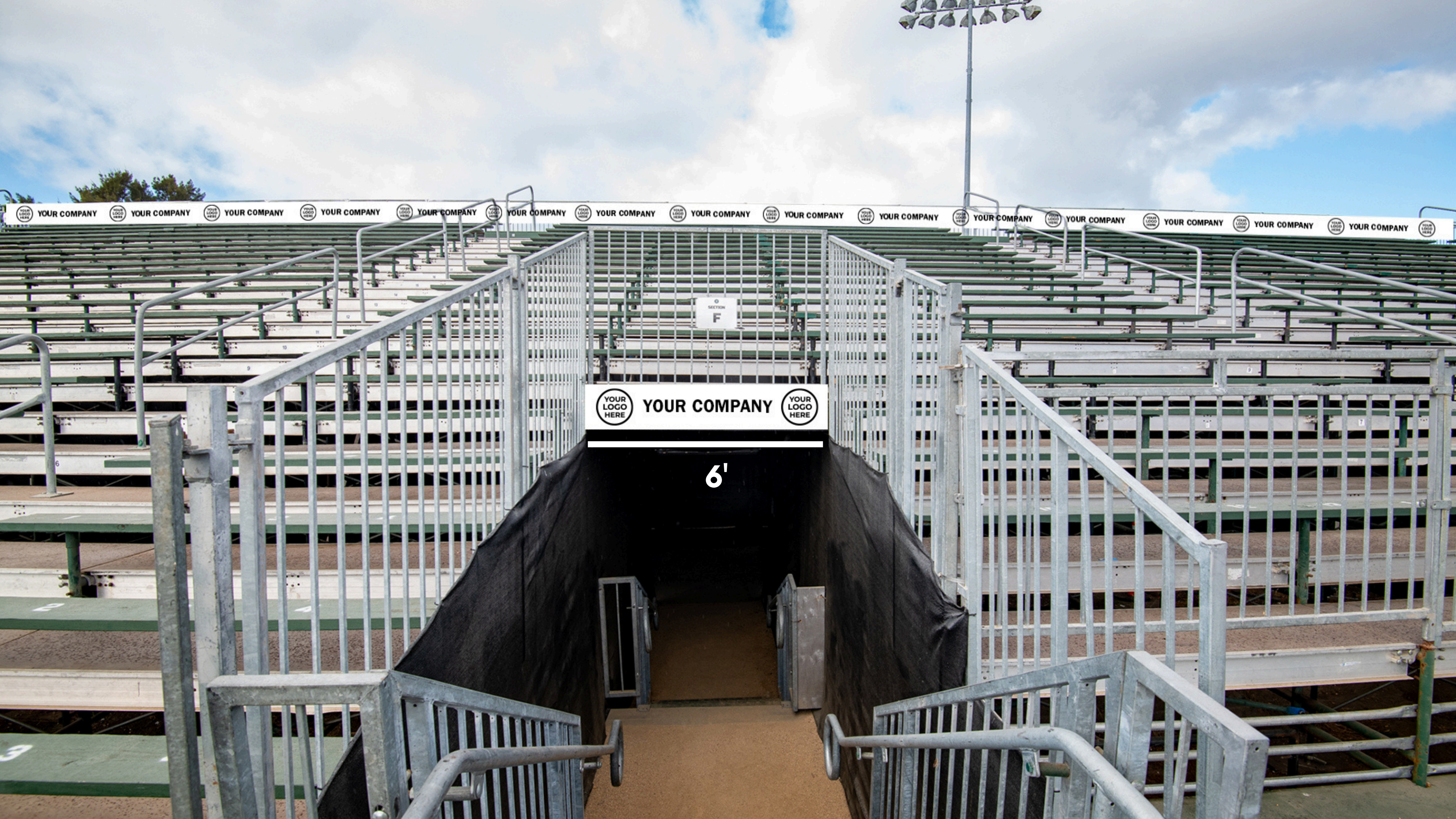


26'









YOUR COMPANY



6'





YOUR  
LOGO  
HERE



MAIN BAR +  
CONCESSIONS  
THIS WAY

RAIMONDI  
PARK  
→  
BARGAIN BLEACHERS  
←  
GENERAL ADMISSION  
RESERVED SECTIONS  
PREMIUM SECTIONS  
RESTROOMS  
CONCESSIONS





102'



**yourcompany.com**



**yourcompany.com**



**yourcompany.com**



**yourcompany.com**



**yourcompany.com**



**YOUR COMPANY**



**YOUR COMPANY**



**YOUR COMPANY**



**YOUR COMPANY**



**YOUR COMPANY**

4'

108'





10' X 6'



7' X 4'

398





THANK YOU.



@OAKLAND.BALLERS



@OAKLANDBALLERS



@OAKLANDBASEBALLBALLERS

OAKLANDBALLERS.COM