

CITY OF OAKLAND

Parks and Recreation Advisory Commission



AGENDA FOR SPECIAL MEETING

Date: Wednesday, April 3, 2024

Time: 4:30 PM

Location: Lakeside Park Garden Center, 666 Bellevue Avenue

Remote access instructions:

The following options are available to join this meeting remotely via Zoom;

- To join online, please click on the following link: <https://us06web.zoom.us/j/89074502627>
- To join by phone, please use one of the options below:
 - One-tap mobile.
 - +16694449171,,89074502627# US, +16699006833,,89074502627# US (San Jose)
 - Dial one of the numbers below for higher quality based on your current location.
 - +1 669 444 9171 US, +1 669 900 6833 US (San Jose),
+1 408 638 0968 US (San Jose), +1 253 215 8782 US (Tacoma),
+1 346 248 7799 US (Houston), +1 719 359 4580 US, +1 253 205 0468 US,
+1 301 715 8592 US (Washington DC), +1 305 224 1968 US,
+1 309 205 3325 US, +1 312 626 6799 US (Chicago), +1 360 209 5623 US,
+1 386 347 5053 US, +1 507 473 4847 US, +1 564 217 2000 US,
+1 646 876 9923 US (New York), +1 646 931 3860 US,
+1 689 278 1000 US
 - International numbers are available at <https://us06web.zoom.us/j/89074502627>
 - Webinar ID: 890 7450 2627.

How to submit comments before and during the meeting:

1. To submit comments before the meeting, please email publiccomments2prac@oaklandca.gov
2. To comment by Zoom video conference, click the “Raise Your Hand” button to request to speak when comments are being taken. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Instructions on how to “Raise Your Hand” is available at:
https://support.zoom.com/hc/en/article?id=zm_kb&sysparm_article=KB0068290.
3. To comment by phone, please call on one of the above-listed phone numbers. You will be prompted to “Raise Your Hand” by pressing “*9” to speak when Open Forum is taken or after an eligible agenda item has been presented. You will be permitted to speak during your turn, allowed to comment, and after the allotted time, re-muted. Please unmute yourself by pressing *6.
4. To submit public comment for review by the Commission before the meeting date, email comments to publiccomments2prac@oaklandca.gov.

If you have questions, email publiccomments2prac@oaklandca.gov or phone Oakland Parks, Recreation and Youth Development @ 510-238-7275. Thank you.

AGENDA FOR SPECIAL MEETING

Parks and Recreation Advisory Commission

Date: Wednesday, April 3, 2024

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NOTE: Public Comment will be taken during this meeting as follows...

- If you have a comment to make about an Item on this agenda, you may do so after the Chair calls for Public Comment during that Agenda Item.
- If you have a comment to make about a topic not on this agenda, you may do so under Items 3: Open Forum and 5: Continuation of Open Forum.

Agenda Items

1. Call to Order / Roll Call / Determination of Quorum
 - Alper, Barach, Henderson, Kos-Read, Smith, Torres, Tran, Watkins, Whitmore
2. Modification of the Agenda
3. Open Forum
 - Comment on all items not on this agenda will be taken at this time.
4. Public Hearing And Request For The Parks And Recreation Advisory Commission To Make A Recommendation To Grant A Minor Conditional Use Permit To The Oakland Ballers, A Professional Baseball Team, For Improvements And Upgrades To The Raimondi Park Baseball Field.
5. Continuation of Open Forum
 - All final comments on items not on this agenda will be taken at this time.
6. Adjournment

AGENDA FOR SPECIAL MEETING

Parks and Recreation Advisory Commission

Date: Wednesday, April 3, 2024

Time: 4:30 PM

Location: Lakeside Park Garden Center, 666 Bellevue Avenue



Next Regular PRAC Meeting

Date: Wednesday, April 10, 2024

Time: 4:30 PM

Location: Lakeside Park Garden Center, 666 Bellevue Avenue

Visit [PRAC's website](#) for Agendas, Meetings, Minutes, and more information.

Accessibility Information:

This meeting location is wheelchair accessible.

To request disability-related accommodations or to request an ASL, Cantonese, Mandarin or Spanish interpreter, please email publiccomments2prac@oaklandca.gov or call Oakland Parks, Recreation and Youth Development at (510) 238-7275 or TDD/TTY (510) 238-3254 at least five (5) working days before the meeting. Please refrain from wearing scented products to this meeting as a courtesy to attendees with chemical sensitivities. Thank you.

Esta reunión es accesible para sillas de ruedas. Si desea solicitar adaptaciones relacionadas con discapacidades, o para pedir un intérprete de en español, Cantones, Mandarín o de lenguaje de señas (ASL) por favor envíe un correo electrónico a publiccomments2prac@oaklandca.gov o llame al (510) 238-7275 o (510) 238-3254 por lo menos cinco (5) días hábiles antes de la reunión. Se le pide de favor que no use perfumes a esta reunión como cortesía para los que tienen sensibilidad a los productos químicos. Gracias.

會場有適合輪椅出入設施。需要殘障輔助設施, 手語, 西班牙語, 粵語或國語翻譯服務, 請在會議前五個工作天電郵 publiccomments2prac@oaklandca.gov 或致電 (510) 238-7275 或 (510) 238-3254 TDD/TTY。請避免塗搽香氛產品, 參加者可能對化學成分敏感。

CITY OF OAKLAND
Oakland Parks, Recreation & Youth Development

TO: Tam Tran, Chair, Parks and Recreation Advisory Commission
FROM: Felicia Gotthelf, OPRYD
DATE: March 28, 2024
SUBJECT: PUBLIC HEARING AND REQUEST FOR THE PARKS AND RECREATION ADVISORY COMMISSION TO MAKE A RECOMMENDATION TO GRANT A MINOR CONDITIONAL USE PERMIT TO THE OAKLAND BALLERS, A PROFESSIONAL BASEBALL TEAM, FOR IMPROVEMENTS AND UPGRADES TO THE RAIMONDI PARK BASEBALL FIELD.

SUMMARY

This report seeks a recommendation from the PRAC to the Bureau of Planning to grant a Minor Conditional Use Permit (“CUP”) for repairs and improvements to the City-owned, OPRYD-operated Raimondi Park baseball field (the “Field”).

The Oakland Ballers Baseball Club, LLC, a Delaware limited liability company (“Ballers” or “Oakland Bs”) wish to use the West Oakland Field for their inaugural 2024 Pioneer league baseball season. Although the improvements and repairs would accommodate the Ballers season, the game day activities related to issues such as crowd control, food service, parking, noise, trash, lighting, and transportation are not being regulated through the CUP process, but instead through a Special Events Permit process managed by the City Administrator’s Office.

The Ballers have already agreed to a monthly license fee of \$570 per month; to provide improvements to the Field located at 1689 20th Street, Oakland, CA 94607 (APN 007 056800100), as seen in **Exhibit A**; and to provide day-of-game maintenance and upkeep throughout the 2024 season, including trash pick-up and removal, mowing, and associated grounds maintenance. More game day requirements will be part of the issuance of a Special Event Permit.

Raimondi baseball field in its current condition is unplayable. To bring it to professional-league level condition, the Ballers are gifting repairs and improvements valued at approximately \$1.6 million. **Exhibit B** provides plans and a draft rendering of the Oakland Ballers proposed improvements and renovations to the Field for their upcoming 2024 season. Once completed, these renovations will provide Oakland youth and the Oakland community at large a greatly enhanced neighborhood park.

The Ballers first home game is scheduled for June 4, 2024, necessitating an expedited work schedule. On March 14, 2024, the City entered into a Right of Entry Agreement with the Oakland Ballers. This allowed the Ballers to begin repairing the Field, including critical infield and outfield resodding that requires a “healing” period after planting. Further improvements to the field and the addition of new structures require approval of a Minor CUP and a License Agreement. These

improvements would include new bleachers, dugouts, batter's eye and moving fences to conform with league standards. Installation of a new scoreboard (as seen in **Exhibit C**) can proceed prior to approval of a CUP.

FISCAL IMPACT

If approved, the minor CUP will be included in the License Agreement with the Ballers. The Ballers Field license would generate \$570 per month in license fees (or \$6,840 over the one-year term of the license agreement) plus a \$2,607.25 administrative processing fee pursuant to the Master Fee Schedule. These funds would be deposited in General Purpose Fund (1010), Real Estate Organization (85231), Miscellaneous Land Rental Revenue Account (44219) and Other Revenue: Administrative Fees Account (48726), DP850 Administrative Project (1000019), Real Estate Program (PS32).

The minor CUP would result in repairs and improvements to the Park valued at up to \$1.6 million. The agreement additionally provides ongoing field and site maintenance services valued at approximately \$1,240/week if otherwise outsourced to a third-party contractor and at approximately \$31,710/week if the City were to directly provide this level of service (**see Exhibit D**).

At the end of the Ballers' season, the City's Parks & Trees Services Division will take over field maintenance. No additional expenses will be incurred if maintenance remains at its current level of service. If the City desires to continue maintaining the field at the Ballers' professional care level, the Parks & Trees Services Division anticipates needing an additional \$1.7 million allocated to their department for additional equipment and FTE expenses as outlined in Exhibit D. However, the City will be under no obligation to provide this higher level of maintenance and use of the Field by the Ballers after the 2024 season can be conditioned on the Ballers continuing to provide this level of ongoing maintenance.

PROJECT / PROGRAM DESCRIPTION

Purpose. Cofounded by Bryan Carmel and Paul Freedman as the first West Coast franchise of the historic Pioneer Baseball League, the Oakland B's formed in 2023 with the intent of building a team that honors the legacy of Oakland's past great players and that values uniting Oaklanders through the power of community sports and teammanship. The Ballers have applied for minor CUP and Special Events permits and, if approved, plan to host their first home baseball game on June 4, 2024. The adoption of Raimondi Park by the Oakland Ballers baseball team would provide West Oakland with an infusion of excitement, community spirit, financial benefit, and neighborhood improvements.

The Ballers community-centered approach of partnering with the City of Oakland is evident in their proposal to rejuvenate Raimondi Park for their home games, creating a safer environment and improved baseball field where all Oaklanders may come and play on "The Field of Dreams." While the Oakland Ballers intend to use Raimondi Park as their home field, the upgrades and improvements to the Raimondi Baseball Field will benefit the West Oakland community whether or not Raimondi Field becomes the Ballers' permanent home. The proposed improvements will provide a high-quality and safe field for local baseball teams to play on and allow OPRYD to expand its sports offerings in West Oakland. Park improvements in this underserved neighborhood contribute to community pride, provide youth with a safe and modernized facility, make Oakland an attractive

destination for athletic excellence, and offer the possibility for teams to represent Oakland, in Oakland, on a global stage.

Since expressing an interest in using Raimondi Park as their home field, the Ballers have engaged in committed and ongoing community engagement efforts. The Ballers have committed to holding bi-weekly community meetings until the first home game on June 4, 2024. As part of their initial outreach effort, Ballers went door-to-door, expressing their intent to build with community and uplift the Oakland community through the love of sports. Their belief in partnering to co-create the experience is manifest in working closely with fans and viewing everyone involved/affected as a stakeholder.

Community members have expressed overwhelming support for this project, which will enhance the beauty, safety, and usability of Raimondi Park. Oakland has a long history of creating community excitement around sports teams, and the Oakland Ballers are no exception. Tickets for the 2024 season sold out in 40 minutes.

Implementation plan. On March 14, 2024, the City entered into a Right of Entry Agreement with the Oakland Ballers, allowing the Ballers to begin repairing the Field and its public restrooms. This includes repairs to the infield and outfield, lighting, drainage, fencing, backstop, foul poles, bullpens, netting and lighting.

Further improvements to the field require a PRAC recommendation and Bureau of Planning approval of a Minor CUP and approval of the proposed License Agreement by the City Council. The improvements requiring a CUP include installation of bleachers, dugouts, netting, a batter's eye, and fences to conform with league standards. A granting of a Conditional Use Permit for these items and a recommendation by the PRAC is required prior to a decision by the Bureau of Planning per Sections 17.11.060 and 17.135.030 of the Planning Code, respectively. The Bureau of Planning is free to decide on the application subsequent to the PRAC meeting.

The Ballers are also applying for a Special Activity Permit to govern their use of the Field during game days, and a decision on this permit is expected in May from the City Administrator's Office. This permit would provide requirements to address issues and regulate activities such as crowd control, parking, noise, trash, lighting, and transportation.

A timeline is included here as **Exhibit E**.

BACKGROUND / LEGISLATIVE HISTORY

Raimondi Park was named for Oakland Oaks minor league baseball player Ernie Raimondi, who died in World War II. Baseball Hall of Fame outfielder Frank Robinson, National League All-Star center fielder Vada Pinson, and activist and Gold Glove winning center fielder Curt Flood are among the legendary athletes who played on this field as McClymonds High School students. Situated in West Oakland, the Park is in a historically underserved neighborhood and up until recently abutted the Woods Street homeless encampment. More than a decade ago, Raimondi Park was identified as an existing Oakland park in need of renovation and rehabilitation under the City's Fiscal Year 2003-2005 Capital Improvement Program budget. An overall concept plan was developed in 2003 and 2004 by the Oakland Parks and Recreation Foundation (OPRF, formerly Friends of Parks and Recreation), with input from the community and the City. The overall estimated cost for the entire

project at the time was approximately \$7.2 million. Due to a widespread economic downturn, and lack of adequate funds to complete the entire park restoration at one time, a two-phase plan was developed (Phase 1 and 2). After Council approved the capital improvements in 2007, Phase 1 commenced and was completed in September 2008.

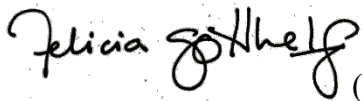
As a result of significant budget cuts, OPRYD initiated creative avenues to increase revenues for the capital improvement needs in Oakland's parks. By partnering with its users, community non-profits and businesses, OPRYD has been able to better sustain its parks and sports fields to ensure safe and community-oriented environments. In this vein, the license and Minor CUP would allow the Ballers to provide a gift of significant improvements to Raimondi Park; restore and utilize the Field as a professional baseball team's "home"; enable Oakland youth teams to practice and play on a greatly improved Field; and provide year-round benefits to the Oakland community at large.

The proposed use of the Field by the Ballers was discussed at PRAC on January 10 and March 13. The proposed ordinance, authorizing entrance into a license agreement, will be introduced by Councilmember Fife and City Administrator Johnson and scheduled for hearing at the April 16 City Council meeting.

RECOMMENDATION

Staff recommends the Parks and Recreation Advisory Commission shall make a recommendation to grant a minor conditional use permit to the Oakland Ballers, a professional baseball team, for improvements and upgrades to the Raimondi Park baseball field. The proposed project will result in repairs and improvements, valued at \$1.6 million, that allow the Field to support professional baseball games, youth sports, and other community events.

Respectfully submitted,

 (Signature)

Prepared by:
Felicia Gotthelf
Management Assistant

 (Signature)

Approved by:
Fred Kelley
Director

Identification of Support Documents:

Attachments: Exhibit A – *Property Map*
Exhibit B – *Plans and Draft Rendering*
Exhibit C – *Sample Scoreboard*
Exhibit D – *Maintenance Budget*
Exhibit E – *Timeline*

**Exhibit A
Property Map**



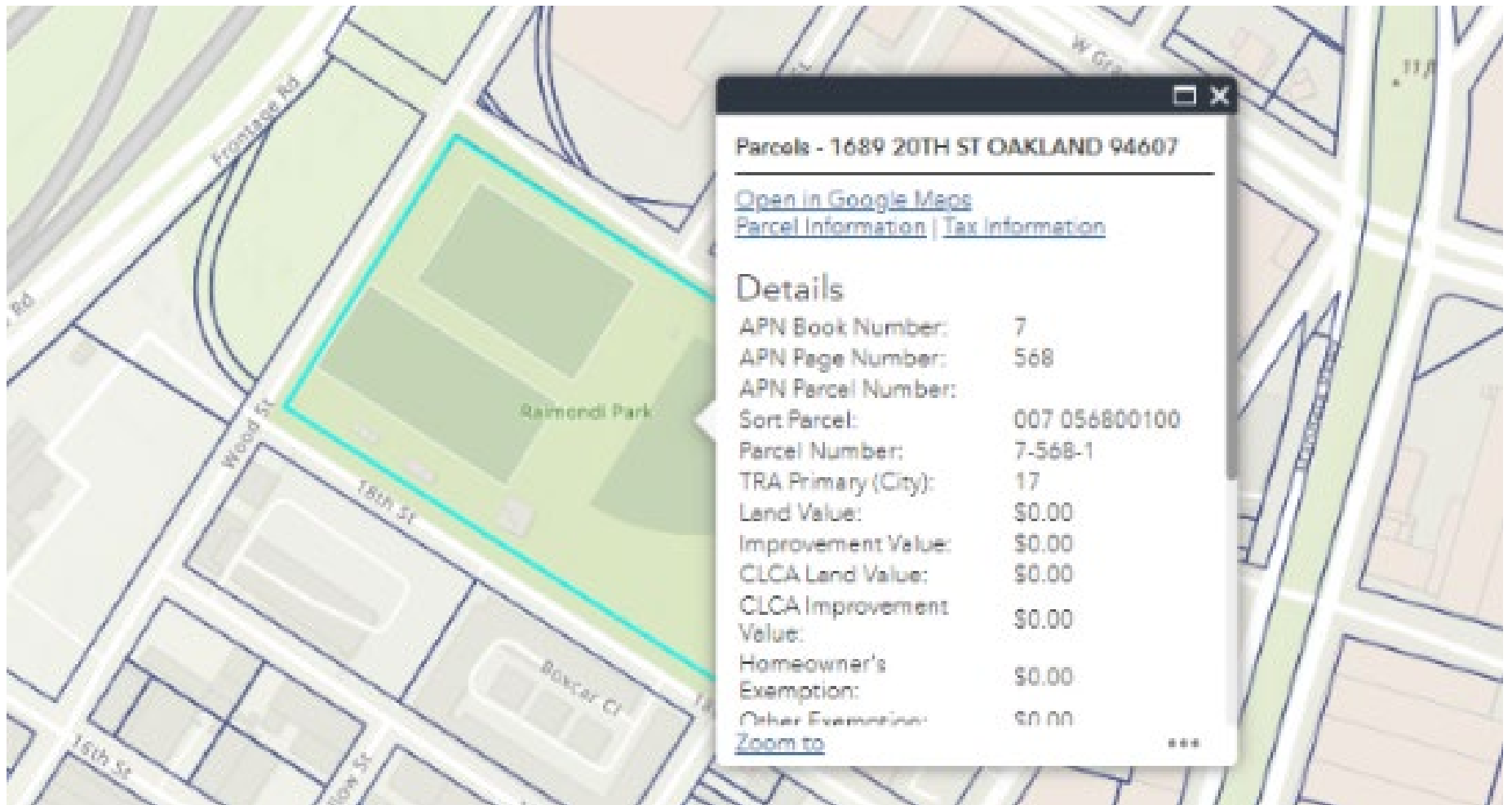
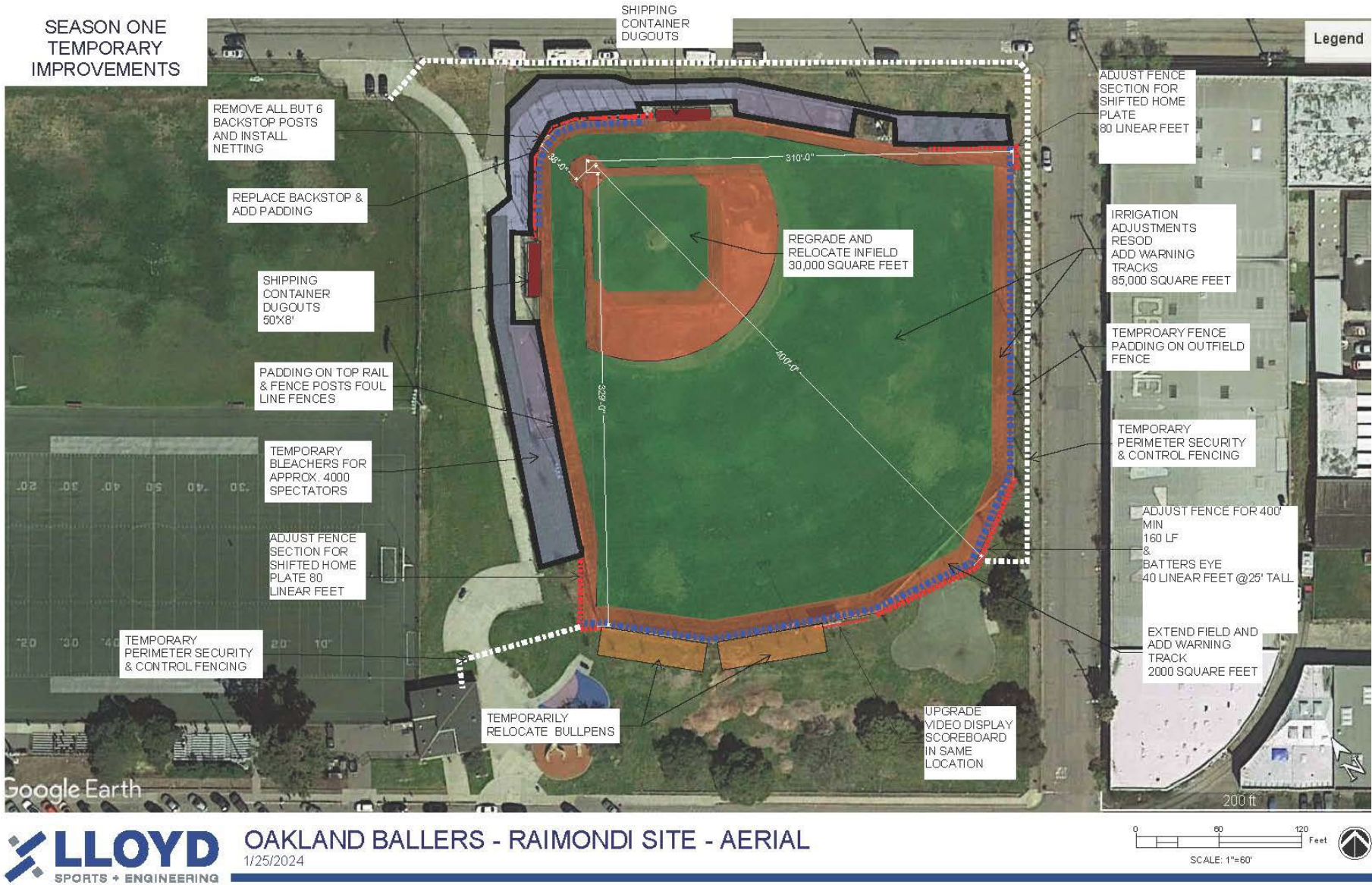
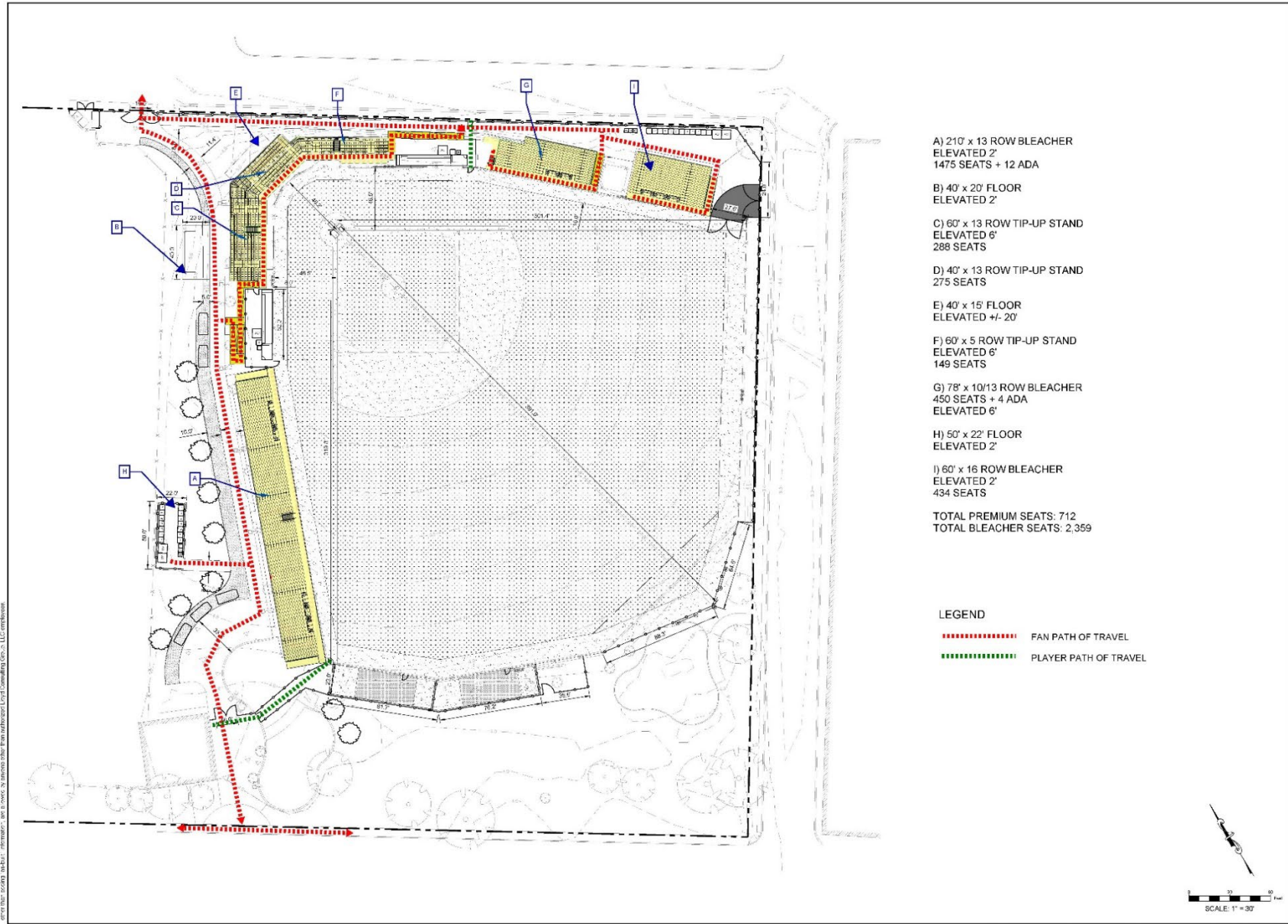


Exhibit B
Plans and Draft Rendering





**PRELIMINARY
MASTER
PLAN
3/11/24**

PRELIMINARY NOT
FOR CONSTRUCTION

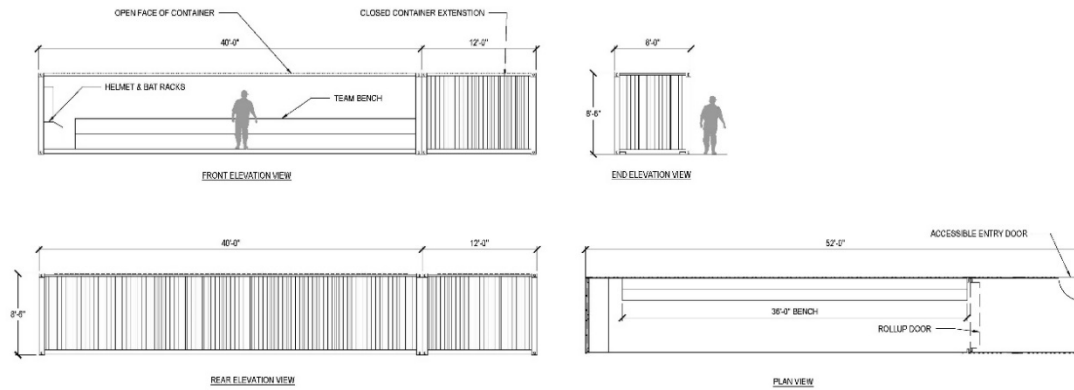
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**OAKLAND BALLERS
RAIMONDI PARK**

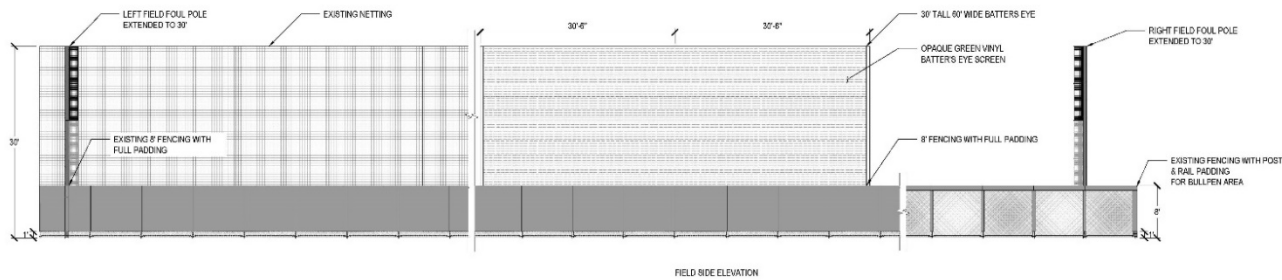
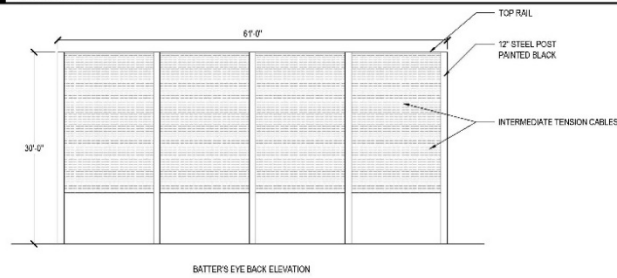
1400 WOOD ST
OAKLAND, CA 94612
DESIGNED: BL
DATE: MARCH 2024
DRAWN: _____
INCH: 24.117
SCALE: 1" = 30'

**BLEACHER
PLAN**

Exhibit B Plans and Draft Rendering



A SHIPPING CONTAINER DUGOUT ENLARGEMENTS SCALE: 3/16" = 1'-0"



B OUTFIELD FENCE AND BATTER'S EYE ELEVATIONS SCALE: 1/8" = 1'-0"

**PRELIMINARY
MASTER
PLAN
3/11/24**

**PRELIMINARY NOT
FOR CONSTRUCTION**

**OAKLAND BALLERS
RAIMONDI PARK**

1500 WOOD ST DUBLIN, CA 94568
DESIGNED BY: BL
DRAWN BY: MARCH 2024
NO. 24-117
SCALE: 1/8" = 1'-0"

ELEVATIONS

Exhibit C Example Scoreboard



		<p><u>Option 2</u> Turn-key Highlights</p> <p><u>16mm Option</u> 31.5' x 16' 600 x 300 Resolution 180,000 total pixels Frame and installation Estimated electrical: 36k Watts 3% Spare parts Customer training</p> <p>Budget \$225,000* <small>*Pending Engineer Review and Stamped Drawings</small></p>																
Copyright © 2024 Unified Board Operations, LLC dba Visua. Drawing is for conceptual purposes only and may not be to exact scale or resolution. The details and design are confidential and proprietary.																		
 <p style="font-size: x-small; margin-top: 5px;"> Visua 3120 South Ave Suite 126 La Crosse, WI 54601 Toll Free: (866) 847-8228 Sales: Sales@Visua.us </p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: x-small;">SIGNATURE OF APPROVAL:</td> <td style="width: 50%; font-size: x-small;">DATE:</td> </tr> <tr> <td style="height: 40px;"></td> <td></td> </tr> <tr> <td style="font-size: x-small;">SIGNATURE OF APPROVAL:</td> <td style="font-size: x-small;">DATE:</td> </tr> <tr> <td style="height: 40px;"></td> <td></td> </tr> </table>	SIGNATURE OF APPROVAL:	DATE:			SIGNATURE OF APPROVAL:	DATE:			<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; font-size: x-small;">PROJECT TITLE:</td> <td style="width: 50%; font-size: x-small;">DRAWN BY: P. Cimoch</td> </tr> <tr> <td style="height: 40px; text-align: center; vertical-align: middle;">Oakland Ballers</td> <td></td> </tr> <tr> <td style="font-size: x-small;">DATE: 02/02/2024</td> <td style="font-size: x-small;">VER.</td> </tr> <tr> <td style="font-size: x-small;">DWG NO. D2084</td> <td style="text-align: center; vertical-align: middle; width: 40px; border: 2px solid black;">2</td> </tr> </table>	PROJECT TITLE:	DRAWN BY: P. Cimoch	Oakland Ballers		DATE: 02/02/2024	VER.	DWG NO. D2084	2
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Oakland Ballers																		
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Exhibit D Maintenance Budget

The Oakland Public Works Agency (OPW) budget for park and tree maintenance staff has been reduced by more than 50% since 2008, leading to a severely curtailed capacity for maintaining ball fields, parks, medians, tree, and other facilities. In the same time frame the City has seen an increase in park use, areas developed from Measure DD projects, and capital improvements projects at City parks and facilities.

The March 2020 Measure Q passage (Oakland Parks and Recreation Preservation, Litter Reduction, and Homelessness Support Act), brought 64% of this parcel tax funding to support City services for parks, landscape maintenance, and recreational services. Currently 7 FTE employees maintain 52 multi-use fields and 41 ballfields.

The City does not currently maintain a professional league baseball field. Additional equipment and staff would be required to maintain Raimondi Park at the level of care provided by the Ballers during their 2024 season. Parks & Trees anticipates needing an additional \$1,712,386.69 added to 30652 Operation and Maintenance.

Below are two options for Raimondi baseball field maintenance costs. The first option, City-provided maintenance, would require the purchase of vehicles and supplies as well as the addition of new staff.

The second option outsources maintenance to a third party contractor.

☐

Activity	Annually	Service Level
Ball Field Maintenance	Ongoing	Athletic fields will be serviced every 5 days mowed weekly

Category	Description	Annual COST	Current Level	Additional need for Raimondi	Total Additional Expense
Personnel					
	Gardener Crew Leader (1.0 FTE)	\$151,583.32	2.00	1.00	\$151,583.32
	Gardener II (1.0 FTE)	\$127,756.28	4.00	6.00	\$766,537.68
	Equipment Operator (1.0 FTE)	\$155,265.69	1.00	1.00	\$155,265.69
Total Additional Personnel Cost:					\$1,073,386.69
Equipment, Material and Supplies					
	Vehicles, and maintenance supplies		0.00	1.00	\$639,000
TOTAL Estimated Additional Expenses for Raimondi Ballpark:					
					\$1,712,386.69

Raimondi Season One Maintenance Costs - 2/21/24

Third Party Contractor

*This opinion of probable costs is based on costs observed on recently constructed sports field projects.
This opinion of probable costs is for budgetary purposes and not an engineer's estimate or guarantee of construction

Irrigation Monitoring and Adjustments	1	Weekly	Included	
Field Mowing - Ride On Mower, Truck, and Trailer	1	Weekly	Included	
Infield Maintenance - Wetting and Dragging	1	Weekly	Included	
Trash Pick up	1	Weekly	Included	
		Weekly Total		\$1,240.00
		Six Month Total		\$7,440.00
Breakdown of Weekly Maintenance Costs				
Laborer	8	Hour	\$77.00	\$616.00
Crew Truck	8	Hour	\$29.00	\$232.00
Trailer	8	Hour	\$5.00	\$40.00
Mower	8	Hour	\$34.00	\$272.00
Misc Materials - Fertilizer, Green Waste Disposal	1	LS	\$80.00	\$80.00
			Total	\$1,240.00

Exhibit E
Timeline

