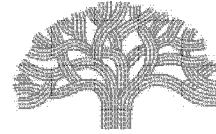


CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA • SUITE 3315 • OAKLAND, CALIFORNIA 94612

Planning and Building Department
Bureau of Planning

(510) 238-3941
FAX (510) 238-6538
TDD (510) 238-3254

March 22, 2021

Dave Kaval, President
Oakland Athletics
55 Harrison Street
Oakland, CA 94607

Re: Case Number: **PLN20-048**
Project Address: **1 Market Street (APN's: 018-0405-001-00; -002-00; & -004-00; -003-01; & -003-02 and 018-0410-001-04; -001-05; -003-00; -004-00; -005-00; -006-01; -006-02; -007-00 & -008-00)**

Dear Applicant:

Section 65943 of the California Code requires a determination in writing as to the completeness of an application for a development project. This letter does not constitute either an approval or a denial of your application.

Your revised application submittal for a Planned Unit Development (PUD), submitted on February 23, 2021 has been found to be:

[X] INCOMPLETE. Additional information or materials are needed in order to process your application. Please submit a revised set of plans that address the comments previously provided on March 25, 2020, as well as the specific items listed below:

- 1) Given that the proposed PUD submittal includes new parcels as future development sites, please submit the required Tentative Tract Map (TTM) for the proposed subdivision to be reviewed concurrently with and as part of the PUD application. In addition, as part of the TTM submittal please be sure to demonstrate how the proposed parcels that include abutting property lines with the proposed ballpark parcel will be able to accommodate openings that comply with the Building Code. A vertical air space subdivision may be required to allow this.
- 2) In addition to the "Maritime Reservation Scenario" that was provided as an alternate Preliminary Development Plan (PDP), please also include an alternate full site PDP that includes the alternative Water Street approach that removes the Fire Station as well as the on-site "Peaker Plant Variant". This is necessary to ensure that in the event either of these options are pursued that they will be covered by the PUD entitlements.

- 3) Please include a phasing plan for the site grading since it is understood that this will likely occur over two phases (east and west of Market Street).
- 4) Please include a phasing plan for the implementation of the publicly accessible parks/open space on the project site.
- 5) Please include a phasing plan for the installation of on-site infrastructure (streets/sidewalks, storm drains, sewer, utilities, etc.).
- 6) Please provide an interim site plan that incorporates the anticipated surface parking lot and access plan that would exist between the major Phase 1 and Phase 2 implementation of the project buildout (assumed to be consistent with the phased grading and horizontal infrastructure improvements of the project site).
- 7) The current PDP submittal includes the proposed street layouts with cross sections. As part of the revised submittal please check the Streets and Pedestrian Key Plan reference numbers and align them with the individual cross sections that are provided on the pages that follow the Key Plan. The plans and cross sections in the PDP submittal need to be consistent with those that will be included with the TTM filing as well.
- 8) Given the long term projected build out of the site and the lack of detailing on the building massing models in the PDP, please submit an updated Design Guidelines packet as part of the PUD application that will guide the future development and character of the site through the review of the Final Development Plans (FDP's). These should include guidelines that address the proposed buildings, parks/plazas, and streetscape features, and should also be responsive to the comments provided by staff on the initial submittal on March 25, 2020.

If you have any questions, feel free to contact me at (510) 238-6167, or by e-mail at pvollmann@oaklandca.gov. Thank you for your prompt response to this request.



Peterson Z. Vollmann
Bureau of Planning
Planner IV