



OAKLAND ROOTS & SOUL SC – INTERIM VENUE PLN26-0281 – PLANNING BOARD WORKSHOP

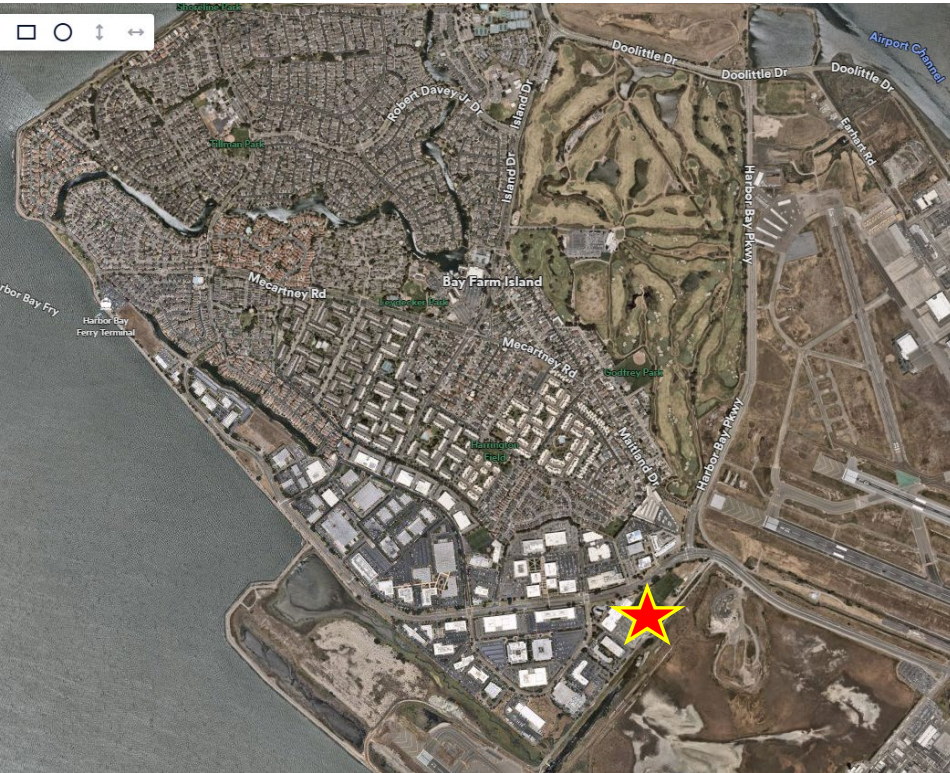


PLANNING BOARD

ITEM 5-B

JUNE 22, 2026

SITE CONTEXT





PROPOSAL

- Modular stands
 - 7,600 seats
 - +Field seating (400)
- Pop-up “Concourse”
 - Food Trucks/vendors
 - Merch
 - Temporary restrooms



EVENTS

- Pro Soccer Matches
 - Up to 8,000 fans
 - ~24x/year
 - Wed. nights / Saturdays
 - Non-Business Park hours
- Other Events
 - ~10x - 2,500 max
 - < 500 ppl (existing)
- ***NOT*** a music venue



PARKING & CIRCULATION

- No new parking proposed
- Shared parking w/ neighbors
 - 5,200* spaces w/in ½ mile walk
 - Estimated need: ~3,200
- Gameday Shuttle
 - Coliseum BART
 - Remote parking (if req.)
- Bike Valet (400 spaces)

USE PERMIT & DESIGN REVIEW

- Zoning: CM-PD
 - Outdoor Auditorium
 - Conditionally Permitted
- Findings required
 - Compatibility
 - Adequate Facilities
 - Impacts
 - CEQA – General Plan EIR



DRAFT CONDITIONS

- # of events
 - 25 @ max 8,000
 - 20 @ max 2,500
- Traffic Control Plan
- Safety Plan
- Transportation Management
- Noise Ordinance
- FAA/Airport
- Dark Skies
- Annual Review



Questions for the Planning Board

Are the draft conditions adequate to ensure the use is:

- Compatible & harmonious with surrounding community?
- Served by adequate transportation & facilities?
- No adverse impacts? Good for business & economy?
- Consistent with General Plan?

Does the Board need additional information to consider Use Permit or Design Review approval?