



Oakland City Planning Commission

MINUTES

Natalie Sandoval, Vice-Chair

Maurice Robb

Josie Ahrens

Alex Randolph

Owen Li

October 1, 2025

REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Vice-Chair Sandoval

WELCOME BY THE CHAIR: Vice-Chair Sandoval

ROLL CALL: Haneefah Rasheed

Commissioners Present: Ahrens, Li, Randolph, Sandoval

Commissioner(s) Absent: Robb

Staff Present: Catherine Payne, Haneefah Rasheed, Kubilay Inanli, Mike Rivera, Neil Gray, Lakshmi Rajagopalan, Bebe LeGardeur, Edward Manasse, Laura Kaminski, Brain Mulry

Secretary Payne noted that we currently do not have a Chair, and that Vice-Chair Sandoval will be leading the meeting.

COMMISSION BUSINESS

- **Agenda Discussion:** none
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** none
- **Commission Matters:**
 - **Comm. Ahrens** inquired about the status of the **Regional Housing Needs Allocation (RHNA)** regarding count of non-Deed Restricted Units that may be counted towards the City's Moderate Income Housing Unit count. Secretary Payne will provide follow ups to questions that was raised at previous meetings.
 - **Vice-Chair Sandoval** inquired about the process and status of Commission appointments, reappointments, how members of the community can apply to be Planning Commissioners, and update on new Commissioners joining the Planning Commission team. Secretary Payne provided responses.
- **City Attorney's Report:** none

- OPEN FORUM**

At this time members of the public may speak on any item of interest within the Commission's jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes or less if there are six (6) or less speakers on an item, and one minute or less if there are more than six (6) speakers.

Public Speaker: None

CONSENT CALENDAR

The Commission will take a single roll call vote on all of the items listed below in this section. The vote will be on approval of the staff report and recommendation in each case. Members of the Commission may request that any item on the Consent Calendar be singled out for separate discussion and vote.

#1	292 105th Ave; 296 105th Ave; 300 105th Ave; 302 105th Ave; 304 105th Ave; 305 105th Ave; 306 105th Ave; 309 105th Ave; 310 105th Ave; 311 105th Ave; 311 105th Ave; 324 105th Ave; 328 105th Ave; 330 105th Ave; 331 105th Ave; 336 105th Ave; 335/337 105th Ave; 339 105th Ave; 10070 Bernhardt; 10075 Bernhardt; 10501 Creekside Circle; and 10505 Creekside Circle
Location:	
Assessor's Parcel Numbers:	045-5370-43; -44; -45; -46; -47; -48; -49; -50; -51; -52; -53; -54; -55; -56; -57; -58; -59; -60; -61; -62; -63; -64
Proposal:	Perform a reversion to acreage to reconsolidate 22 parcels into one.
Applicant:	Planting Justice
Contact Person/ Phone Number:	Andrew Chahrour / (513) 373-0910
Owner:	Planting Justice
Case File Number:	PLN24060
Planning Permits Required:	Tentative Tract Map
General Plan:	Detached Residential (RD)
Zoning:	Detached Unit Residential (RD) Zone, S-13 Affordable Housing Combining Zone
Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15315 – Minor Land Divisions, 15183 – Projects Consistent with a Community Plan or Zoning
Historic Status:	D2+; PDHP, Area of Secondary Importance (105 th Ave Mixed 2)
City Council District:	7
Finality of Decision:	Appealable to City Council within 10 days.
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov.

Secretary Payne introduced Item #1 on the Consent Calendar.

Public Speakers: Andrew Chahrour

Motion by Comm. Randolph to approve Item #1 on the consent calendar.

Seconded by Commissioner Comm. Ahrens

Action: 4 Ayes, 0 Nays

PUBLIC HEARINGS

The hearing provides opportunity for all concerned persons to speak; the hearing will normally be closed after all testimony has been heard. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and Building Department, at, or prior to, the public hearing.

The Commission will then vote on the matter based on the staff report and recommendation. If the Commission does not follow the staff recommendation and no alternate findings for decision have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision.

#2	Location:	1437 23rd Avenue
	Assessor's Parcel Number:	020 015200200
	Proposal:	Sale of beer at an existing pool hall.
	Applicant/Phone Number:	Oscar Cervantes / (510) 472-2044
	Owner:	Daniel Young
	Case File Number:	PLN24046
	Planning Permits Required:	Major Conditional Use Permit for the sales of alcohol in the CN-3 Zone; Major Variances for alcohol sales within: 1) 1,000 feet of another alcohol outlet, school, or licensed day care center, and 2) a police beat that exceeds by 20 percent of the average calls for police service beats Citywide during the preceding calendar year.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3, Neighborhood Commercial Zone; S-13, Affordable Housing Combining Zone.
	Proposed Environmental Determination:	A denial by the City is exempt from review under the California Environmental Quality Act per State CEQA Guidelines, Section 15270 and Public Resources Code 21080(B)(5) for Projects that a City rejects or disapproves.
	Historic Status:	Potential Designated Historic Property; Historic Survey Rating:C2+; Area of Secondary Importance: 23 rd Avenue Commercial
	City Council District:	2
	Finality of Decision:	Appealable to the City Council within 10-days.
	For Further Information:	Contact City Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

If you wish to be notified on the decision of an agenda item, please contact the case planner for the specific agenda item.

Case Planner Mike Rivera gave an oral presentation of the project.

Case Planner Niel Gray provided responses to the Commissioner's questions.

Applicants Oscar Cervantes & Julio Cervantes spoke at the meeting.

Commissioners provided questions and comments regarding item.

Public Speakers: Oscar Cervantes, Julio Cervantes

Motion by Vice-Chair Sandoval to conduct a straw vote to continue Item #2, with the request that staff bring back findings and other requirements for approval, draft Conditions of Approval that allow for robust security plan, operating and alcohol service hours, and a check-in a year later on COA compliance; address youth and pool hall while alcohol is being served, and applicant to provide a community engagement plan to address complaints.

Seconded by Comm. Randolph

Action: 4 Ayes, 0 Nays

The following item is continued from the September 17, 2025 Planning Commission agenda

#3	Location:	Citywide
Assessor's Parcel Number(s):	N/A	
Proposal:	The City of Oakland is updating its General Plan in two phases. Phase 1 was completed in 2023, and included updates to the Housing Element and Safety Element, and adoption of the City's first Environmental Justice Element. Phase 2 of the General Plan Update (GPU) will include updates to the Land Use and Transportation Element (LUTE); Estuary Policy Plan (the Land Use Element for much of the land below Interstate 880 along the Oakland Estuary); the Noise Element; and the Open Space, Conservation, and Recreation Element (OSCAR), as well as the creation of a new Infrastructure and Capital Facilities Element. A Racial Equity Impact Analysis (REIA) conducted during the General Plan Update process will help ensure that policies, programs, and actions will prioritize historically marginalized communities and maximize equitable outcomes. As part of this process, and based on feedback received from the community, the City has developed overarching strategic approaches, referred to as Options, to guide the City in reaching its long-term stabilization and growth objectives. The City published a report on these Options in a document known as Oakland for All: Options for How We Stabilize and Grow (Options Report) on July 30, 2025. The public review draft of the Options Report is accompanied by a survey and is available for review and feedback between July 30, 2025 to September 24, 2025. The report is available on the Oakland General Plan Update website at: https://www.oaklandca.gov/gpu The Options Report is an important step in the GPU process. It explores big-picture ideas for how Oakland could stabilize and grow over the next 20 years – such as where new homes, jobs, parks, and	

	transportation might go. The Options are shaped by community feedback and priorities gathered throughout Phase 1, initial surveys in Phase 2, and technical research.
Applicant:	City of Oakland
Contact Person/ Phone Number:	N/A
Owner:	N/A
Case File Number:	GP21002; GP21002-ER02
Planning Permits Required:	N/A
General Plan:	Citywide
Zoning:	N/A
Proposed Environmental Determination:	An Environmental Impact Report will be prepared as part of the General Plan Update in compliance with the California Environmental Quality Act (CEQA).
Historic Status:	N/A
City Council District:	Citywide
Finality of Decision:	No final decisions will be made at this meeting. Planning Commission will receive an informational report on Options Report, receive public comment, and provide feedback to staff on the Options.
For Further Information:	Contact Case Planner Lakshmi Rajagopalan at (510) 238-6751 or by email at lrajagopalan@oaklandca.gov Project Email Address: generalplan@oaklandca.gov Project Website: https://www.oaklandca.gov/gpu

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Case Planners Lakshmi Rajagopalan and Bebe LeGardeur gave an oral and visual presentation of the project.

Strategic Planning Manager Laura Kaminski provided responses to the Commissioner's questions.

The General Plan Update Youth Fellows Joselyn Gama, Jhoana Morales-Lopez, and Marikit Mayena gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: none

Motion by Vice-Chair Sandoval to provide those comments to staff for consideration at the further updates of the General Plan.

Seconded by Comm. Ahrens

Action: 4 Ayes, 0 Nays

APPEALS

The Commission will take testimony on each appeal. If you challenge a Commission decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Planning and

Building Department, at, or prior to, to the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following the testimony, the Commission will vote on the staff report and recommendation. If the Commission reverses/overturns the staff decision and no alternate findings for decisions have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Commission at a later date with appropriate findings for decision and, as applicable, conditions of approval that the Commission will consider in making a final decision. Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeking to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

- **COMMISSION BUSINESS**

- Approval of Minutes

Date: July 16, 2025

Motion to approve: Comm. Randolph

Seconded by: Comm. Ahrens

Action: 4 Ayes, 0 Nays

- Correspondence: none
 - City Council Actions: Secretary Payne reiterated that there are reappointments of new Planning Commissioners in process, which was noted at the beginning of the meeting based on Vice-Chair Sandoval’s questions.

- **ADJOURNMENT** Vice-Chair Sandoval at 4:56 p.m.



CATHERINE PAYNE

Planning Commission Secretary

Planning and Building Department

NEXT REGULAR MEETING: October 15, 2025