



# Oakland City Planning Commission

## MINUTES

Natalie Sandoval, Vice-Chair  
Maurice Robb  
Josie Ahrens  
Alex Randolph  
Owen Li

October 15, 2025  
REGULAR Meeting

### BUSINESS MEETING

3:00 PM

Via: In-person

**MEETING CALL TO ORDER:** Vice-Chair Sandoval at 3:09 p.m.

**WELCOME BY THE CHAIR:** Vice-Chair Sandoval

**ROLL CALL:** Haneefah Rasheed

**Commissioners Present:** Sandoval, Ahrens, Li, Randolph, Robb

**Commissioner(s) Absent:** n/a

**Staff Present:** Secretary Catherine Payne, Haneefah Rasheed, Heather Klein, Edward Manasse, Brian Mulry

### COMMISSION BUSINESS

- **Agenda Discussion:** none
  - **Director's Report:** none
  - **Informational Reports:** none
  - **Committee Reports:** none
  - **Commission Matters:**
    - 1) Comm. Ahrens inquired again about status update of the standardized staff report for the Major Variances related to alcohol permit, and about the Regional Housing Needs Allocation (RHNA) numbers about how to count non-deed restricted units.
    - 2) Comm. Randolph requested for a follow-up on the liquor license application process.
- Secretary Payne provided responses to both inquiries.
- 3) Vice-Chair Sandoval offered congratulations to Comms. Randolph and Ahrens for having their terms renewed for another three years (through May 4, 2028).
  - **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(s):** 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.

## 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.

**This item is continued from the September 17, 2025 Planning Commission meeting agenda.**

<b>#1</b>	<b>Location:</b> 1205 Franklin Street (406 12th Street) - <i>Note: Located in the Black Arts Movement and Business District per Resolution 85958 but not in the adopted Black Arts Movement and Business District Arts and Culture Combining Zone.</i>
<b>Assessor's Parcel Number(s):</b>	002 005100400
<b>Proposal:</b>	Convert the 2 <sup>nd</sup> and 3 <sup>rd</sup> floor office spaces.
<b>Applicant:</b>	John Kevlin c/o Reuben, Junius & Rose, LLP
<b>Contact Person/ Phone Number:</b>	John Kevlin / (415) 567-9000
<b>Owner:</b>	TC I 1205 Franklin, LLC
<b>Case File Number:</b>	PLN25051
<b>Planning Permits Required:</b>	Major Variance to allow a Self- or Mini-Storage Industrial Activity
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	Downtown District General Commercial Zone (D-DT-C)
<b>Proposed Environmental Determination:</b>	State CEQA Guidelines Section 15270: Projects which are disapproved.
<b>Historic Status:</b>	Pantages-Hippodrome Theatre Building/Tribune Press Building; Potentially Designated Historic Property; OCHS Rating Dc1+; Downtown Historic API Contributor; National Register Downtown Historic District Contributor; and determined eligible for the National Register as a Downtown Historic District Contributor.

<b>City Council District:</b>	2
<b>Finality of Decision:</b>	Appealable to City Council within 10 days.
<b>For Further Information:</b>	Contact Case Planner Heather Klein at (510)238-3659 or <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a>

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 Heather Klein** gave an oral presentation of the project.

**Applicants Kyle Winkler and John Kevlin** gave an oral and visual presentation of the project.

Commissioners provided questions and comments regarding item.

**Public Speakers:** Assan Jeihwia, Michael Colbruno, Paucho Kachingue (departed prior to being called to speak).

**Motion by Comm. Li** to affirm the staff recommendations to deny the Major Variance.

**Seconded by Comm. Ahrens**

**Action:** 3 Ayes, 2 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:** October 1, 2025

**Motion to approve:** Comm. Ahrens

**Seconded by:** Comm. Randolph

**Action:** 5 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: Secretary Payne congratulated Comms. Randolph and Ahrens again for being reappointed, and their second terms end on May 4, 2028.
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- **ADJOURNMENT**

Vice-Chair Sandoval at 4:52 p.m.



**CATHERINE PAYNE**  
Planning Commission Secretary  
Planning and Building Department

**NEXT REGULAR MEETING:** November 5, 2025

**DRAFT**