



Oakland City Planning Commission

MINUTES

Natalie Sandoval, Vice-Chair

Maurice Robb

Josie Ahrens

Alex Randolph

Owen Li

November 19, 2025

REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Vice-Chair Sandoval at approx. 3:04 p.m.

WELCOME BY THE CHAIR: Vice-Chair Sandoval

ROLL CALL: Haneefah Rasheed

Commissioners Present: Ahrens, Li, Robb, Sandoval

Commissioner(s) Absent: Comm. Randolph

Staff Present: Catherine Payne, Haneefah Rasheed, Michelle Matranga, Mike Rivera, Neil Gray, Laura Kaminski, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:** Secretary Catherine Payne noted that the 2026 meeting calendar is now posted on the Planning Commission and Landmarks Preservation Advisory Board webpages. Furthermore, the applicant for information item #1 was delayed, but the Case Planner and the applicant were present for Item #2 Public Hearing. Therefore, Vice-Chair Sandoval approved for the schedules to be adjusted accordingly.
- **Director's Report:** Comm. Ahrens requested to hear from the Director for a recap at the end of the year, and if not available, perhaps the first meeting in January 2026.
- **Informational Reports: Item #1 - I-980 Presentation by Caltrans**
 - **Applicant Becky Frank** gave an oral and visual presentation of the project.
Commissioners provided questions and comments regarding item.
- **Committee Reports:** none
- **Commission Matters: Strategic Planning Manager Laura Kaminski** provided an update from the last meeting on November 5, 2025, regarding the rent information that Comm. Ahrens requested.
- **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.

#2	Location:	8102 International Boulevard
Assessor's Parcel Numbers:	040 336402100; 040 336402200; 040 336402300; 040 336402400; 040 336401801.	
Proposal:	Sale of beer and wine at an existing grocery store, "Super Mercado Mi Tierra".	
Applicant/Phone Number:	Rena Rickles / (510) 326-4899	
Owner:	JT-ITC Investments Limited Partnership	
Case File Number:	PLN25068	
Planning Permits Required:	Section 17.33.030 of the Planning Code requires a Major Conditional Use Permit for an Alcohol Sales Commercial Activity. Per Section 17.103.030 (B)(2) of the Planning Code, the project must meet Findings of Public Convenience or Necessity because the store is in an alcohol sales license overconcentrated area.	
General Plan:	Neighborhood Center Mixed Use	
Zoning:	Neighborhood Commercial Zone – 3 (CN-3); S-13 Affordable Housing Combining Zone.	
Proposed Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines for existing facilities; Section 15183 of the State CEQA Guidelines for projects consistent with a community plan, general plan or zoning.	
Historic Status:	Non-Historic Property	
City Council District:	6	

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.

Applicants Rena Rickles and Ascanio Ramirez gave an oral presentation of the project. Applicant Rena Rickles had only one copy of the presentation material and submitted it to Case Planner Neil Gray.

Commissioners provided questions and comments regarding item.

Public Speakers: none

Motion by Comm. Ahrens to:

1. Affirm staff's Environmental Determination; and
2. Approve the Major Conditional Use Permit subject to the attached findings.

Seconded by Comm. Robb

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: November 5, 2025

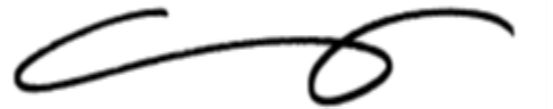
Motion to approve: Comm. Robb

Seconded by: Comm. Ahrens

Action: 4 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: Secretary Payne noted that reappointment for Comm. Renk has completed the Rules Committee and is scheduled for City Council meeting on December 2, 2025.

- **ADJOURNMENT** Vice-Chair Sandoval at 3:51 p.m.



CATHERINE PAYNE
Planning Commission Secretary
Planning and Building Department

NEXT REGULAR MEETING: December 3, 2025

DRAFT