



Oakland City Planning Commission

MINUTES

Natalie Sandoval, Vice-Chair

Maurice Robb

Josie Ahrens

Alex Randolph

Owen Li

November 5, 2025

REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Acting Secretary Christopher Tan in for Secretary Catherine Payne while she was out.

Motion by Commissioner Josie Ahrens to be Chair Pro-Tem

Seconded by Commissioner Robb

Action: 4 Ayes, 0 Nays

WELCOME BY THE CHAIR: Acting Secretary Christopher Tan

ROLL CALL: Haneefah Rasheed

Commissioners Present: Ahrens, Li, Randolph, Robb

Commissioner(s) Absent: Sandoval

Staff Present: Christopher Tan, Haneefah Rasheed, Timothy Green, Laura Kaminski, Jordan Flanders, Edward Manasse

COMMISSION BUSINESS

- **Agenda Discussion:** Comm. Randolph inquired about when the new Commissioners will be appointed, and Deputy Director Edward Manasse provided an update.
- **Director's Report:** Deputy Director Edward Manasse provided an update regarding the Alcoholic Beverage Control (ABC) alcohol license report.
- **Informational Reports:** none
- **Committee Reports:** Chair Pro-Tem Ahrens provided a synopsis regarding the October 22, 2025, Zoning Update Committee meeting.
- **Commission Matters:** Laura Kaminski provided a response to the questions that were posed by the Commission regarding the vacancy rates for the moderate affordable housing units in the city.
- **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.

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| #1 | Location: | Citywide |
| | Assessor's Parcel Number(s): | N/A |
| | Proposal: | Citywide Planning Code amendments to (1) adjust regulations for Permitted and Conditionally Permitted Activities and Facilities for purposes of providing greater opportunities for ground floor activities and ease the permitting burden for commercial, civic, and low impact industrial activities; and (2) related miscellaneous and administrative changes consistent with recently adopted Broadway Valdez, Downtown Oakland, and 2025 Omnibus Planning Code amendments. |
| | Applicant: | City of Oakland, Bureau of Planning |
| | Contact Person/ Phone Number: | N/A |
| | Owner: | N/A |
| | Case File Number: | ZA25006 |
| | Planning Permits Required: | Planning Code Amendment |
| | General Plan: | Citywide |
| | Zoning: | OS, RD, RM, RU, CN, CC, CR, HBX, M-40, CIX, IG, IO, S-1, S-14, S-15, S-16, D-WS, D-OTN, D-BV, D-CE, D-LM, D-CO, D-DT |

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| Proposed Environmental Determination: | The proposed amendments to the Planning Code rely on the following California Environmental Quality Act (CEQA) findings: (1) a determination that no further environmental review is required following the certified Oakland 2045 General Plan Update - Phase 1 Environmental Impact Report and Downtown Oakland Specific Plan Environmental Impact Report pursuant to Public Resources Code section 21166 and CEQA Guidelines Section 15162 or 15163; (2) this proposal is exempt pursuant to CEQA Guidelines section 15183 (projects consistent with General Plan and zoning); and (3) this proposal is exempt pursuant to CEQA Guidelines Sections 15061(b)(3) (general rule, no significant effect on the environment). Each of these findings provide a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance. |
| Historic Status: | N/A |
| City Council District: | Citywide |
| Finality of Decision: | Planning Commission will receive public comment, discuss, and make recommendations to the City Council. Final decision by City Council. |
| For Further Information: | Contact Case Planner Timothy Green at (510) 238-6436 or by email at tgreen@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.

Motion by Chair Pro-Tem Ahrens to accept the modifications to the staff report.

Seconded by Comm. Randolph

Action: 4 Ayes, 0 Nays

Case Planner Timothy Green provided an oral and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Public Speakers: none

Motion by Comm. Randolph:

Recommend That The City Council Conduct A Public Hearing And, Upon Conclusion, Adopt An Ordinance:

1) Amending Title 17 Of The Oakland Municipal Code (The Planning Code) To:

A. Adjust Regulations For Permitted And Conditionally Permitted Activities And Facilities For Purposes Of Providing Greater Opportunities For Ground Floor Activities And Ease The Permitting Burden For Commercial, Civic, And Low Impact Industrial Activities; And

B. Make Related Miscellaneous Clean-Up And Administrative Changes; And

2) Making Appropriate California Environmental Quality Act Findings.

With the following revision in Section 17.136.030 small Project Design Review to add:

- 4) Community Education Civic Activities that do not trigger a Conditional Use Permit, but do require review and approval of a Pick-up and Drop-off Management Plan, as specified in the individual zoning district regulations;
- 5) Group Assembly Commercial Activities that do not trigger a Conditional Use Permit, but do require review and approval of a Operational Noise Plan, as specified in the individual zoning district regulation.

Which was written, presented, and approved by the commission earlier on the November 5, 2025, PowerPoint.

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: October 15, 2025

Motion to approve: Comm. Robb

Seconded by: Comm. Randolph

Action: 4 Ayes, 0 Nays

- Correspondence: None; however, Chair Pro-Tem Ahrens noted that even though it is not required, but common practice for the commissioners to disclose if they have met with applicants.
 - City Council Actions: none

- **ADJOURNMENT**

Chair Pro-Tem Ahrens at 4:11 p.m.

Christopher Tan on behalf of Secretary Catherine Payne



CHRISTOPHER TAN

Planner IV

Planning and Building Department

NEXT REGULAR MEETING: November 19, 2025