



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

February 18, 2026
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Chair Renk at 3:01 p.m.

WELCOME BY THE CHAIR: Chair Renk

ROLL CALL: Haneefah Rasheed

Commissioners Present: Renk, Sandoval, Ahrens, Li, Randolph,

Commissioner(s) Absent: Robb

Staff Present: Catherine Payne, Haneefah Rasheed, Cristy Johnston Limon, Laura Kaminski, Neil Gray, Brian Mulry, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:** none
- **Director's Report:** none

Continued from the January 7, 2026 Planning Commission agenda

Informational Report: Item #1 - Downtown Business Retention and Attraction Initiatives from Economic and Workforce Development Department (EWDD).

- **Cristy Johnston Limon** gave an oral and visual presentation of the project.
- **Laura Kaminski** provided comments and responded to the Commissioners' questions.
- **Public Speakers:** none
- **Commissioners** provided questions and comments regarding the item.
- **Committee Reports:** none
- **Commission Matters:**
 - **Comm. Ahrens** requested for a follow up regarding Deed Restricted Units and collecting rent data, Affordable Housing Impact Fees, an Annual Progress Report, and non-Deed Restricted Units. Secretary Payne provided a response.
 - **Comm. Randolph** requested for BART to make a Progress Report presentation sometimes later this year. Secretary Payne provided a response.
- **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): Leila Gough, Ellen Cohler, Jack Gerson, Victoria Griffith, Javier Arizmendi

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.

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

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.

#2	Location:	966 81st Avenue
Assessor’s Parcel		042 454700100
Number(s):		

Proposal:	Appeal of a Determination that the property cannot continue to be used for “General Outdoor Storage Industrial Activity” as a legal non-conforming use based on discontinuance.
Applicant:	Neil Johnson
Contact Person/ Phone Number:	Neil Johnson/(949)954-3121
Owner:	HP 966 OAKLAND LLC
Case File Number:	DET250056-A01
Planning Permits Required:	NA
General Plan:	Business Mix
Zoning:	Commercial Industrial Mix– 2 (CIX-2) Zone and S-19 Health and Safety Protection Overlay Zone
Proposed Environmental Determination:	The Zoning Manager Determination is not considered a project under the California Environmental Quality Act (CEQA). Therefore, no Environmental Determination is required.
Historic Status:	No historic rating
City Council District:	7
Finality of Decision:	The decision is final.
For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov

Case Planner Neil Gray gave an oral presentation of the project.

Appellant’s Attorney Annie Mudge gave an oral and visual presentation of the project.

Appellant Neil Johnson and City Attorney Michael Branson provided comments and responded to the Commissioners’ questions.

Commissioners provided questions and comments regarding item.

Public Speakers: none

Motion by Comm. Randolph to:

Uphold the Appeal of the Determination

Seconded by Vice-Chair Sandoval

Action: 5 Ayes, 0 Nays

- **COMMISSION BUSINESS**

- Approval of Minutes

Date: February 4, 2026

Motion to approve: Vice-Chair Sandoval

Seconded by: Comm. Ahrens

Action: 5 Ayes, 0 Nays

- Correspondence: none

- City Council Actions: Secretary Payne provided an update on the Tuesday, February 17, 2026, City Council Actions meeting. She will also provide an update after March 17, 2026, regarding the 1205 Franklin South Storage Appeal.
- **ADJOURNMENT** Chair Renk at 5:30 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: March 4, 2026