



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

**February 4, 2026**  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER: Chair Renk at approx. 3:05 p.m.**

**WELCOME BY THE CHAIR: Chair Renk**

**ROLL CALL: Haneefah Rasheed**

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

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

**Staff Present: Catherine Payne, Haneefah Rasheed, Laura Kaminski, Rebecca Lind, Robert Merkamp, Heather Klein, Edward Manasse, Michael Branson**

**COMMISSION BUSINESS**

- **Agenda Discussion:** none
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** none
- **Commission Matters:** none
- **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):** Ann Simone, Lyn Harlan, Susan Shawl, Kerry Gough, Robin Maes, Ben Hamburg, Victoria Griffith (declined to speak), Paul McDonnell, Jack Gearson, Tanya Smith

**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.

<b>#1</b>	<b>Location:</b> Citywide
<b>Assessor’s Parcel Number(s):</b>	N/A
<b>Proposal:</b>	Planning Code and Zoning map amendments designating areas eligible and ineligible for Senate Bill (SB) 79 height and density standards within transit-oriented development zones and designating site exclusions consistent with Government Code Section 65912.161(b)(1)(A) [sites meeting 50% of SB 79 standards], (b)(1)(B)(ii) [sites in predominantly low-resource areas with 40% aggregate SB 79 density] and (b)(1)(F) [local register properties].
<b>Applicant:</b>	City of Oakland, Bureau of Planning
<b>Contact Person/ Phone Number:</b>	N/A
<b>Owner:</b>	N/A
<b>Case File Number:</b>	ZA26001
<b>Planning Permits Required:</b>	No permits required. The Planning Commission is requested to make recommendations regarding the proposed zoning for City Council consideration.
<b>General Plan:</b>	Citywide
<b>Zoning:</b>	Citywide; all areas within ½ mile of Tier 1 and Tier 2 transit-oriented development stops, as defined by SB 79.
<b>Proposed Environmental Determination:</b>	The proposed zoning map and Planning Code amendments are statutorily exempt from the California Environmental Quality Act under Government Code Section 65912.160(c)(2) [ordinance implementing Senate Bill 79].
<b>Historic Status:</b>	N/A
<b>City Council District:</b>	Citywide
<b>Finality of Decision:</b>	Planning Commission will receive public comment, discuss, and make recommendations to the City Council.
<b>For Further Information:</b>	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at <a href="mailto:rlind@oaklandca.gov">rlind@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 Laura Kaminski** gave an oral and visual presentation of the project.

**Laura Kaminski and Deputy Director Manasse** responded to the Commissioners' questions.

Commissioners provided questions and comments regarding item.

**Public Speakers:** Naomi Schiff, Raul Maldonado, Ali Sapirman, Aaron Eckhouse

**Motion by Robb to:**

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 Add Chapter 17.86 S-8 Abundant and Affordable Homes Near Transit (Senate Bill 79) Combining Zone Regulations Identifying Sites Eligible And Ineligible Or Excluded From The Senate Bill 79 Property Development Standards;
- 2) Making Related Oakland Zoning Map Amendments to Designate Parcels Within The S-8 Combining Zone And To Identify Whether Such Designated Parcels Are Eligible For Or Excluded From The Senate Bill 79 Property Development Standards; And
- 3) Making Appropriate California Environmental Quality Act Findings.

With the following additional recommendations of the Planning Commission:

- Revise Section 17.86.010, paragraph 2 as follows: "~~These~~The exclusions included in Section 17.86.060 are valid until January 31, 2032, or one year following the adoption of the seventh revision of the City of Oakland Housing Element, or adoption of a local transit-oriented development alternative plan, whichever occurs first.
- Remove Maps 1-3 from Attachment D [Exclusion 1] and revise Section 17.86.060.A to include "Not including sites within 1/2 mile of Ashby, MacArthur, and Rockridge BART stations."
- Recommend that the City Council direct the City Administrator to present a local alternative plan to the City Council within one year of adoption of a comprehensive amendment to the City of Oakland Land Use and Transportation Element.

**Seconded by Vice-Chair Sandoval**

**Action:** 6 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.

<b>#2</b>	<b>Location:</b> 3320 Grand Avenue
	<b>Assessor's Parcel Number(s):</b> 011 083603300
	<b>Proposal:</b> Appeal of a Zoning Manager Determination that the business is a Full-Service Restaurant Commercial Activity and is not a Group Assembly Commercial Activity or an Alcoholic Beverage Sales Commercial Activity but is subject to the Performance Standards in Planning Code Section 17.120 including noise at all times during business operation.
	<b>Applicant:</b> Chris Rachal/Mimosa 2 Oakland (510) 314-9658
	<b>Appellant:</b> C. Telson/Grand Ave Residents
	<b>Owner:</b> Crawfordscharchschmidt LLC
	<b>Case File Number:</b> DET220087-A01
	<b>Original Case File Number:</b> DET220087
	<b>Planning Permits Required:</b> None required if Determination is upheld.
	<b>General Plan:</b> Neighborhood Center Mixed Use
	<b>Zoning:</b> Neighborhood Commercial - 2 / S-13 Combining Zones
	<b>Proposed Environmental Determination:</b> Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15306, Information collection
	<b>Historic Status:</b> Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating: Fd2; Grand Avenue Area of Secondary Importance
	<b>City Council District:</b> 2
	<b>Finality of Decision:</b> This decision is final and is not appealable further.
	<b>For Further Information:</b> Contact Case Planner Jana Wismer at (341) 203-1653 or by email at <a href="mailto:jwismer@interwestgrp.com">jwismer@interwestgrp.com</a>

Commissioners provided questions and comments regarding item.

**Public Speakers:** none

**Chair Renk** called Applicant James Christopher Rachal to speak on Item 2 regarding his appeal.

**Motion by Comm. Randolph to:**

Continue Item 2 to a date certain of March 4, 2026 Planning Commission agenda.

**Seconded by Comm. Robb**

**Action:** 6 Ayes, 0 Nays

- **COMMISSION BUSINESS**

- Approval of Minutes

**Date:** January 21, 2026

**Motion to approve:** Comm. Ahrens

**Seconded by:** Comm. Robb

**Action:** 6 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: none

- **ADJOURNMENT** Chair Renk at 5:57 pm



**CATHERINE PAYNE**  
Development Planning Manager  
Planning and Building Department

**NEXT REGULAR MEETING:** February 18, 2026