



Oakland City Planning Commission

MINUTES

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

March 18, 2026

REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Chair Renk at approx. 3:02 p.m.

WELCOME BY THE CHAIR: Chair Renk

ROLL CALL: Haneefah Rasheed

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

Commissioner(s) Absent: Li

Staff Present: Catherine Payne, Haneefah Rasheed, Corey Alvin, Jana Wismer, Edward Manasse, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:** Secretary Payne recognized former Planning Commission Secretary Robert Merkamp who is retiring.
- **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): Alison Hightower, Jeremy Evnine, Jack Gerson, Lyn Harlan, Ken Jong, Council Member Ken Houston

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.

#1	Location:	1689 20th Street (Raimondi Park)
Assessor's Parcel Number(s):	007 -0568-001-00	
Proposal:	Proposal to establish alcohol sales at three concession stations of the baseball field at Raimondi Park. Related to license agreement between City of Oakland (PRYD) and the Oakland Ballers.	
Applicant:	Oakland Ballers, Inc.	
Contact Person/ Phone Number:	Laura Geist / 510-882-4010	
Owner:	City of Oakland	
Case File Number:	PLN26008	
Planning Permits Required:	Major Conditional Use Permit for alcohol sales in the OS Zone	
General Plan:	Urban Park and Open Space	
Zoning:	OS (AF) - Open Space Zone (Athletic Field Park)	
Proposed Environmental Determination:	15301 – Existing Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning	
Historic Status:	Not a historic property	
City Council District:	3	
Finality of Decision:	Appealable to City Council	
For Further Information:	Contact Case Planner Corey Alvin at (510) 238-6316 or by email at calvin@oaklandca.gov	

Public Speakers: Joe Ernst

Case Planner Corey Alvin gave an oral presentation of the project.

Applicant Laura Geist gave an oral presentation of the project.

Commissioners provided questions and comments regarding item.

Motion by Comm. Randolph to:

1. Affirm staff's environmental determination; and
2. Approve the Conditional Use Permit subject to the attached findings and conditions.

Seconded by Vice-Chair Sandoval

Action: 5 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.

The following item is continued from the February 4, 2026 Planning Commission agenda

#2	Location:	3320 Grand Avenue
	Assessor's Parcel Number(s):	011 083603300
	Proposal:	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.
	Applicant:	Chris Rachal/Mimosa 2 Oakland (510) 314-9658
	Appellant:	C. Telson/Grand Ave Residents
	Owner:	Crawfordscharchmidt LLC
	Case File Number:	DET220087-A01
	Original Case File Number:	DET220087
	Planning Permits Required:	None required if Determination is upheld.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	Neighborhood Commercial - 2 / S-13 Combining Zones
	Proposed Environmental Determination:	Categorically Exempt under California Environmental Quality Act (CEQA) Guidelines Section 15306, Information collection
	Historic Status:	Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating: Fd2; Grand Avenue Area of Secondary Importance
	City Council District:	2
	Finality of Decision:	This decision is final and is not appealable further.
	For Further Information:	Contact Case Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com

Commissioners provided questions and comments regarding item.

Public Speakers: none

Case Planner Jana Wismer provided an oral presentation regarding the appeal.

Chair Renk called Applicant James Rachal to speak on Item 2 regarding this appeal. Appellant was not present at the meeting.

Commissioners provided questions and comments regarding item.

Motion by Vice-Chair Sandoval to:

1. Affirm staff's environmental determination.
2. Deny the appeal

Seconded by Comm. Robb

Action: 5 Ayes, 0 Nays

- **COMMISSION BUSINESS**

- Approval of Minutes

Date: February 18, 2026

Motion to approve: Vice-Chair Sandoval

Seconded by: Comm. Ahrens

Action: 5 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: **Secretary Payne** provided a synopsis regarding SB79 and the amendments of S14 Affordable Housing Overlay Zone that were moved to City Council since the February 18, 2026, meeting.

- **ADJOURNMENT**

Chair Renk at 3:53 pm



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: April 1, 2026