



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

April 1, 2026
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: Sandoval, Ahrens, Li, Robb

Commissioner(s) Absent: Randolph, Renk

Staff Present: Catherine Payne, Haneefah Rasheed, Khalilha Haynes, Daniel Findley, Laura Kaminski, Edward Manasse, William Gilchrist, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:** none
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** **Secretary Payne** noted that there will not be a Planning Commission meeting on April 15, 2026, due to no items. However, the Residential Appeals Committee meeting will occur on that date.
- **Commission Matters:**
 - **Comm. Li** inquired about an update on the rent and vacancies data regarding deed-restricted moderate-income rents, Vice-Chair Sandoval inquired about the result of the City Council meeting regarding SB-79, and Secretary Payne provided responses.
 - **Secretary Payne** provided a response regarding site at 1428 105th Ave discussed via Councilmember Ken Houston from the March 18, 2026, Planning Commission meeting.
- **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): Laila Gough, Kerry Gough, Paul Lohrey, Mary Biagini

- **Secretary Payne and City Attorney Branson** provided responses to VC Sandoval’s question regarding an update on a project Case File #PLN26025 that is not in front of the Planning Commission.

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: Citywide
Assessor’s Parcel Number(s):	Citywide
Proposal:	<p>The City of Oakland is updating its General Plan in two phases. Phase 1 was completed in 2023 and included updates to the Housing Element and Safety Element, and adoption of the City’s first Environmental Justice Element. Phase 2 of the General Plan Update (GPU) will include updates to the Land Use and Transportation Element (LUTE); the Noise Element; and the Open Space, Conservation, and Recreation Element (OSCAR); as well as the creation of a new Infrastructure and Capital Facilities Element. GPU Phase 2 will be accompanied by a Racial Equity Impact Analysis (REIA) to help ensure that policies, programs, and actions will prioritize historically marginalized communities and maximize equitable outcomes.</p> <p>As part of GPU Phase 2, the City released Oakland for All: Options for How We Stabilize and Grow (Options Report) in July 2025, presenting three overarching land use approaches, referred to as Options, for how Oakland could grow and stabilize existing communities over the next 20</p>

	<p>years. Based on community and stakeholder feedback received on the Options Report, the City has developed a Draft Land Use Framework based primarily on the “City of Neighborhoods” approach to guide long-term strategies around land use, transportation, parks, open space, infrastructure, and other key topics.</p> <p>The Draft Land Use Framework (Draft Framework) is an important step in the GPU Phase 2 process. It explores big-picture ideas for how Oakland can grow and evolve as a “city of neighborhoods,” with walkable, mixed-use hubs that bring together housing, green space, amenities, transit access, and community life. The Draft Framework will serve as a “bridge” document to guide development of more detailed policies in the LUTE and OSCAR Element updates. The Draft Framework is available for public feedback from March 9, 2026, through April 23, 2026. The document is available on the Oakland General Plan Update website at: oaklandca.gov/landuse.</p>
Applicant:	City of Oakland
Contact Person/ Phone Number:	N/A
Owner:	N/A
Case File Number:	GP21002; GP21002-ER02
Planning Permits Required:	N/A
General Plan:	Citywide
Zoning:	Citywide
Proposed Environmental Determination:	An Environmental Impact Report will be prepared as part of the General Plan Update in compliance with the California Environmental Quality Act (CEQA).
Historic Status:	Citywide
City Council District:	Citywide
Finality of Decision:	Planning Commission will receive an informational report on the Draft Land Use Framework, receive public comment, provide feedback to staff, and provide a recommendation to the City Council.
For Further Information:	Contact Case Planners Daniel Findley and Khalilha Haynes by email at generalplan@oaklandca.gov or visit the project website: oaklandca.gov/gpu.

Case Planner **Khalilha Haynes** and **Daniel Findley** gave an oral and visual presentation of the project. City Attorney **Michael Branson** provided comments and responded to the Commissioners’ questions. Commissioners provided questions and comments regarding item.

Public Speakers: Jules Brouillet

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: March 18, 2026

Motion to approve: Comm. Ahrens

Second by: Comm. Robb

Action: 4 Ayes, 0 Nays

• **Correspondence:** none

• **City Council Actions:** Secretary Payne stated that she will report everything since March 18, 2026, at the next meeting.

• **ADJOURNMENT**

Vice-Chair Sandoval at 4:04 p.m.



CATHERINE PAYNE
Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: April 15, 2026