



# Oakland City Planning Commission

## MINUTES

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

**May 7, 2025**  
REGULAR Meeting

### BUSINESS MEETING

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER:** Chair Renk

**WELCOME BY THE CHAIR:** Chair Renk

**ROLL CALL:** Haneefah Rasheed

**Commissioners Present:** Alex Randolph, Jennifer Renk, Josie Ahrens, Natalie Sandoval, Owen Li, Maurice Rice

**Commissioner(s) Tardy:** Comm. Robb arrived at 3:15 p.m.

**Staff Present:** Catherine Payne, Haneefah Rasheed, Khalilha Haynes, Peterson Vollmann, Laura Kaminski, Edward Manasse, Brian Mulry

### 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):** Christian Bock

### 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>	Citywide
	<b>Applicant:</b>	City of Oakland
	<b>Contact Person/ Phone Number:</b>	Khalilha Haynes / 510-238-6551
	<b>Owner:</b>	N/A
	<b>Case File Number:</b>	ZA25001
	<b>Planning Permits Required:</b>	N/A
	<b>General Plan:</b>	Citywide
	<b>Zoning:</b>	Citywide
	<b>Proposed Environmental Determination:</b>	<p>The proposed amendments to the Planning Code rely on the previously certified Final Environmental Impact Reports for: the Oakland 2045 General Plan Update - Phase 1 (2023); the Coliseum Area Specific Plan (2105); Broadway Valdez Specific Plan (2014); West Oakland Specific Plan (2014); Central Estuary Area Plan (2013); Land Use and Transportation Element of the General Plan (1998); the Oakland Estuary Policy Plan (1998); the West Oakland, Central City East, Coliseum, and Oakland Army Base Redevelopment Areas; the 1998 Amendment to the Historic Preservation Element of the General Plan; and various Redevelopment Plan Final EIRs (collectively, “EIRs”). No further environmental review is required under CEQA Guidelines Sections 15162 and 15163.</p> <p>Moreover, as a separate and independent basis, this proposal is also exempt from CEQA pursuant to CEQA Guidelines Sections 15183 (projects consistent with General Plan and Zoning) and 15061(b)(3) (general rule, no significant effect on the environment).</p>
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	All districts

<b>Finality of Decision:</b>	Receive public comments, engage in public discussion, and make a recommendation to City Council to adopt the proposal as set forth in the staff report.
<b>For Further Information:</b>	Contact Case Planner Khalilha Haynes at 510-238-6551 or by email at <a href="mailto:khaynes@oaklandca.gov">khaynes@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 Khalilha Haynes** gave a verbal and visual presentation of the project

Commissioners provided questions and comments regarding item.

**Public Speakers:** Christian Bock

**Motion by Vice-Chair Sandoval to recommend that City Council approve the proposed Planning Code amendments related to Accessory Dwelling Units (ADU) and a Very High Fire Hazard Severity Zone (VHFHSZ) with the following changes:**

- Amend the middle column related to Category 2 ADUs in Table 17.103.02. in the following rows:
  - In the row titled Lot Coverage, Rear Setback Coverage, replace existing text with N/A
  - In the rows titled Open Space, Front Setback, and Floor Area Ratio (FAR), replace existing text with “Established by the base zone, except if lot conditions preclude creating no more than the number of ADUs allowed, as stated above.”
  - In the row titled Maximum Height, add “An additional two (2) feet in height is allowed to align roof pitch of ADU with the roof pitch of the primary dwelling.”
- Amend 17.103.080 A.12. to add a new subsection “d” that reads “This subsection 12 (twelve) does not apply to ADUS built pursuant to CA Government Code § 66323.”

**Seconded by Commissioner Randolph**

**Action:** 6 Ayes, 0 Nays

<b>#2</b>	<b>Location:</b>	<b>1689 20th Street (Raimondi Park)</b>
	<b>Assessor's Parcel Number(s):</b>	007 -0568-001-00
	<b>Proposal:</b>	Proposal for new advertising signage on the baseball field at Raimondi Park, to generate revenue for park enhancements. Related to license agreement between City of Oakland (PRYD) and the Oakland Ballers.
	<b>Applicant:</b>	Oakland Ballers, Inc.
	<b>Contact Person/ Phone Number:</b>	Paul Freedman /415-533-5095
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	PLN25033
	<b>Planning Permits Required:</b>	Major Conditional Use Permit for advertising signage in the OS Zone
	<b>General Plan:</b>	Urban Park and Open Space
	<b>Zoning:</b>	OS (AF) - Open Space Zone (Athletic Field Park)
	<b>Proposed Environmental Determination:</b>	15311 – Accessory Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	3
	<b>Finality of Decision:</b>	Appealable to City Council

<b>For Further Information:</b>	<b>Contact Case Planner Peterson Vollmann at (510) 238-6167 or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a></b>
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**Case Planner Peterson Vollmann** gave a verbal presentation of the project

**Applicant Paul Freedman** responded to Commissioners' questions.

Commissioners provided questions and comments regarding item.

**Public Speakers:** none

**Motion by Comm. Randolph to:**

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

**Seconded by Comm. Robb**

**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.

- **COMMISSION BUSINESS**

- Approval of Minutes

**Date:** April 16, 2025

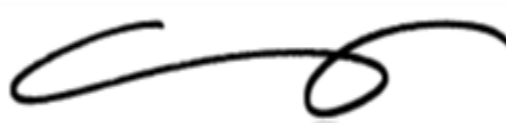
**Motion to approve:** Vice-Chair Sandoval

**Seconded by:** Comm. Ahrens

**Action:** 6 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: Secretary Payne provided updates per the Commissioners' recommendation to the City Council regarding the May 6, 2025, City Council Actions. The Planning Code was updated on May 6, 2025, effective immediately, Chapter 17101cd the Broadway Valdez District Commercial Zone updates were approved and is effective immediately. In addition, the City Council approved amendments to affordable housing combining zone, the 17.95, S13 zone to the S14 zone, the housing sites combining zone, and 17,101gdl Lake Merritt Station area District's own regulations, as well.

- **ADJOURNMENT** Chair Renk at 4:00 pm



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

**NEXT REGULAR MEETING:** May 21, 2025

**DRAFT**