



Oakland City Planning Commission

MINUTES

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

June 3, 2026
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER : Chair Renk at 3:00 P.M

WELCOME BY THE CHAIR

ROLL CALL: Steph Skelton

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

Commissioner(s) Absent: Robb

Staff Present: Steph Skelton, Alexia Rotberg, Pete Vollmann, Michael Branson

COMMISSION BUSINESS

- **Agenda Discussion:** None
- **Director's Report:** None
- **Informational Reports:** None
- **Committee Reports:** None
- **Commission Matters: #1 Planning Commission Election;**
 - Commissioners elected Commissioner Ahrens as the new chair of the Planning Commission
 - **Motion by Commissioner Randolph**
 - **Second by Commissioner Li**
 - **Action:** 5 Ayes, 0 Nays
 - Commissioners unanimously elected Commissioner Randolph as vice-chair
 - **Motion by Commissioner Ahrens**
 - **Second by Chair Renk**
 - **Action:** 5 Ayes, 0 Nays
- **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): None

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.

# 2	Location:	514 Shattuck Avenue, 490 Shattuck Avenue, (5055 Telegraph Avenue)
	Assessor's Parcel Number(s):	013 115400905, 013 115400904
	Proposal:	Major revision to Planned Unit Development (“PUD”) PUDF95166 to modify Condition of Approval Number 14 to allow for fifteen (15) parking spaces fronting the building at 5055 Telegraph Avenue in the northeast corner of the project site to be reserved for the business within said building.
	Applicant:	Reuben, Junius & Rose, c/o Mark Loper
	Contact Person/ Phone Number:	(415) 567-9000
	Owner:	Temescal Property, LLC and Reininga Family, LLC
	Case File Number:	PUDF95166-R01
	Planning Permits Required:	Major Revision to a Planned Unit Development
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-2 & CN-3, Neighborhood Center Commercial 2 & 3; Height Area 65
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (“CEQA”), based on the following CEQA Guidelines Sections: Section 15301: Existing Facilities; Section 15304: Minor Alterations of Land; Section 15183: Projects Consistent with a Community Plan, General Plan or Zoning; and Section 15061(b): Common Sense exemption.
	Historic Status:	N/A
	City Council District:	CCD1
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner Alexia Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov

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 Alexia Rotberg gave a verbal presentation of the project.

Applicant: Mark Loper gave a verbal and visual presentation of the project and responded to the commissioners' questions.

Commissioners asked applicant and staff questions and provided comments regarding item.

Public Speakers: • Joe Tanner, Moe Holmes, Shawn Granberry, Sarita Walte, Brian Brooks, Kesete Yohannes, Yonathan Yohannes, Benyam Yohannes, Emmanuel Singh

Motion by Commissioner Randolph to:

1. Affirm the staff environmental determination and approve revisions to Final Planned Unit Development PUDF95166-R01 Conditions of Approval, subject to the attached findings and additional amended conditions as follows:
 - a. Limiting the requested tenant Restricted parking to the operating hours of the grocery tenant
 - b. Restricting the tenant reserved parking spaces only for a grocery store(general food sales activity) tenant
 - c. Installing new short-term bicycle parking consistent with current code requirements for general food sales
 - d. Updating parking lot striping and signage consistent with current approvals, including signage of any limitations for each parking stall
 - e. Requiring the property owner to enforce parking restrictions, parking duration limits, and customer limitations.

Seconded by Vice-Chair Sandoval

Action: 4 Ayes, 1 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: May 20th

Motion to approve: Commissioner Ahrens

Seconded by: Commissioner Sandoval

Action: 5 Ayes, 0 Nays

- Correspondence: None
- City Council Actions: None

- **ADJOURNMENT** Chair Renk at 4:43 pm

A handwritten signature in black ink, appearing to read 'Catherine Payne', with a large, stylized loop at the end.

CATHERINE PAYNE
Planning Commission Secretary
Planning and Building Department

NEXT REGULAR MEETING: June 17, 2026