



Oakland City Planning Commission

MINUTES

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

July 15, 2026
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Vice-Chair Randolph at 3:02 P.M

WELCOME BY THE CHAIR: Vice-Chair Randolph

ROLL CALL: Steph Skelton

Commissioners Present: Sandoval, Renk, Randolph, & Li

Commissioner(s) Absent: Ahrens, Robb

Staff Present: Steph Skelton, Catherine Payne, Daniel Findley, Khalilha Haynes, Laura Kaminski, Tarisha Bal, Ed Manasse

COMMISSION BUSINESS

- **Agenda Discussion:** None
- **Director's Report:** None
- **Informational Reports:** None
- **Committee Reports:** None
- **Commission Matters:** Vice-Chair Randolph and Secretary Payne announce that Commissioners Sandoval and Robb are leaving the Commission and will be recognized for their service at the September 2, 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): Leila Gough, Jack Gerson, Tanya Smith, Victoria Griffith, Kerry Gough, Ken Jong, Robert Brokl, Alexis Wodtke

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.

Location:	Citywide
Assessor's Parcel Number(s):	Citywide
Proposal:	The City of Oakland is updating its General Plan. Phase 2 of the General Plan Update (GPU) process is currently underway and will include updates to the Land Use and Transportation Element (LUTE); Estuary Policy Plan (EPP) (which will be incorporated into the new LUTE); Open Space, Conservation, and Recreation Element (OSCAR); and Noise Element; as well as the creation of a new Infrastructure and Capital Facilities Element. Phase 1 of the GPU was completed in 2023 and included updates to the Housing Element and Safety Element, and adoption of the City's first Environmental Justice Element. An Environmental Impact Report (EIR) will be prepared for Phase 2 of the GPU to assess the environmental impacts of the updated LUTE (with incorporated EPP), OSCAR, and Noise Elements; the new Infrastructure and Capital Facilities Element; and the related GPU Phase 2 amendments - including any implementing Planning Code, Municipal Code, and Zoning Map amendments, in compliance with the provisions of the California Environmental Quality Act (CEQA). A Notice of Preparation (NOP) of an EIR will publish on July 3, 2026, and the public comment period on the NOP will end on August 3, 2026. Staff will be conducting a scoping session with the Planning Commission on July 15, 2026, to receive comments on the types of information and analysis that should be considered in the EIR for GPU Phase 2.
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 conduct a scoping session pursuant to CEQA to receive comments on the types of information and analysis that should be considered in the EIR. The scoping session is not a review or consideration of the merits of the GPU Phase 2 Elements.
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 .

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 Daniel Findley gave a visual & verbal presentation of the project and responded to Commissioners' comments.

Laura Kaminski responded to the Commissioners' comments and questions.

Consultant Rajeev Bhatia responded to the Commissioners' questions.

Commissioners provided questions and comments regarding item.

Public Speakers: Naomi Schiff, Jennifer C. McElrath, Delaina Castillo.

Revised on July 6, 2026 to continue item #2 to September 16, 2026

Location:	1437 23rd Avenue
Assessor's Parcel Number(s):	020 015200200
Proposal:	Sale of beer at an existing pool hall. This item was continued at the October 1, 2025, Planning Commission meeting.
Applicant/Phone Number:	Oscar Cervantes / (510) 472-2044
Owner:	Daniel Young
Case File Number:	PLN24046
Planning Permits Required:	Major Conditional Use Permit for the sales of alcohol in the CN-3 Zone; Major Variances for alcohol sales within: 1) 1,000 feet of another alcohol outlet, school, or licensed day care center, and 2) a police beat that exceeds by 20 percent the average calls for police service beats Citywide during the preceding calendar year.
General Plan:	Neighborhood Center Mixed Use
Zoning:	CN-3, Neighborhood Commercial Zone; S-13, Affordable Housing Combining Zone.
Proposed Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines for existing facilities; Section 15183 of the State CEQA Guidelines for projects consistent with a community plan, general plan or zoning.

Historic Status:	Potential Designated Historic Property; Historic Survey Rating: C2+; Area of Secondary Importance: 23rd Avenue Commercial
City Council District:	2
Finality of Decision:	Appealable to the City Council within 10 days.
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

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: June 3, 2026

Motion to approve: Commissioner Sandoval

Seconded by: Commissioner Renk

Action: 4 Ayes, 0 Nays

- **Correspondence:** None

- **City Council Actions:** Secretary Payne informed the Commission that SB 79 was approved by the City Council, noting that the Council’s final decision differed from the Planning Commission’s recommendation. She also reported that the ADU amendments, which the Commission had previously reviewed and made a recommendation on, were approved by the City Council.

- **ADJOURNMENT**

Vice-Chair Randolph at 3:58 pm



CATHERINE PAYNE

Planning Commission Secretary
Planning and Building Department

NEXT REGULAR MEETING: September 2, 2026

DRAFT