



Oakland City Planning Commission

MINUTES

Josie Ahrens, Chair
Alex Randolph Vice-Chair
Owen Li
Jennifer Renk

September 2, 2026
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

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

WELCOME BY THE CHAIR: Chair Ahrens

ROLL CALL: Steph Skelton

Commissioners Present: Ahrens, Randolph, Li, & Renk

Commissioner(s) Absent: None

Staff Present: Steph Skelton, Pete Vollmann, Ed Manasse, Kelly Cha, Laura Kaminski, Mike Branson, William Gilchrist

COMMISSION BUSINESS

- **Agenda Discussion:** None
- **Director's Report:** None
- **Informational Reports:** None
- **Committee Reports:** None
- **Commission Matters:**
 1. Item #1 Recognition of Commissioner Sandoval & Commissioner Robb's Service
 2. Vice-Chair Randolph raised concerns regarding data centers in Oakland and requested that the topic be brought back to the Commission for future discussion.

• **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): Jack Gerson, Tanya Pampalone, Michael Mayer, Ellen Cohler, Paul Friedman, Connor Swiyle, Kalid Miky

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:	Citywide
	Assessor's Parcel Number(s):	N/A
	Proposal:	Planning Code and Zoning Map amendments to update Chapter 17.86 (S-8 Abundant and Affordable Homes Near Transit [Senate Bill 79] Combining Zone Regulations) for consistency with the state law.
	Applicant:	City of Oakland, Bureau of Planning
	Contact Person/ Phone Number:	N/A
	Owner:	N/A
	Case File Number:	ZA26001-R01
	Planning Permits Required:	No permits required. The Planning Commission is requested to make recommendations regarding the proposed zoning for City Council consideration.
	General Plan:	Citywide
	Zoning:	Citywide; all areas within ½ mile of Tier 1 and Tier 2 transit-oriented development stops, as defined by SB 79.
	Proposed Environmental Determination:	The proposed Planning Code and Zoning Map amendments are statutorily exempt from the California Environmental Quality Act under Government Code Section 65912.160(c)(2) [ordinance implementing Senate Bill 79].
	Historic Status:	N/A
	City Council District:	Citywide
	Finality of Decision:	Planning Commission will receive public comment, discuss, and make recommendations to the City Council.
	For Further Information:	Contact Case Planner Kelly Cha at (510) 238-2166 or by email at kcha@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.

Prior to the staff presentation, City Attorney Mike Branson advised the commission to vote on the acceptance of supplemental materials

Commissioner Renk moves to accept

Seconded by Vice-Chair Randolph

Action: 4 Ayes, 0 Nays

Case Planner Kelly Cha gave a verbal presentation of the project and responded to commissioner's comments

Laura Kaminski responded to commissioner's comments and questions

Commissioners provided questions and comments regarding item.

Public Speakers: Jack Gerson

Motion by Commissioner Renk to approve project based upon staff requests that the Planning Commission: recommend that the City Council conduct a public hearing and, upon conclusion, adopt an ordinance:

1. Amending Oakland Municipal Code Title 17 (the Planning Code) Chapter 17.86 S-8 Abundant and Affordable Homes Near Transit (Senate Bill 79) Combining Zone Regulations to address comments received from California Department of Housing and Community Development.
2. Amending the Planning Code Chapter 17.86 to exclude additional industrial zoned parcels previously designated as ineligible for SB 79 within the areas that were not previously excluded.
3. Making related Oakland Zoning Map Amendments to update parcels are excluded from Senate Bill 79 Property development standards.
4. Making appropriate California Environmental Quality Act findings.

Seconded by Vice-Chair Randolph

Action: 4 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: July 15, 2026

Motion to approve: Commissioner Renk

Seconded by: Commissioner Li

Action: 4 Ayes, 0 Nays

- Correspondence
- City Council Actions
- **ADJOURNMENT:** Chair Ahrens at 4:04 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: September 16, 2026