



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

May 20, 2026
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

MEETING CALL TO ORDER: Chair Renk at 3:02 P.M

WELCOME BY THE CHAIR: Chair Renk

ROLL CALL: Steph Skelton

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

Commissioner(s) Absent: Robb

Staff Present: Catherine Payne, Steph Skelton, Bebe Legardeur, Caleb Smith, Emily Weinstein, Laura Kaminski, Ruslan Filipau, Veronika Cole, Olga Crowe, Brian Mulry.

COMMISSION BUSINESS

- **Agenda Discussion: Secretary Payne** noted that special elections will be held on June 3rd to vote on a chair and vice-chair. Time for public speakers was changed to 1 minute.
- **Director's Report:** None
- **Informational Item #1:** Present an informational report to the Planning Commission to review and monitor the progress made in 2025 to implement Oakland's 2023-2031 Housing Element, update the General Plan and meet the City's share of the Regional Housing Needs Allocation (RHNA). Staff will also present supplemental reports on the results of the 2025 ADU survey and a review of deed-restricted moderate-income rents in Oakland.
 - **Bebe LeGardeur:** Gave an oral and visual presentation of the project, provided comments, and responded to the commissioners' questions.
 - **Caleb Smith:** Provided comments and responded to the commissioners' questions.
 - **Laura Kaminski:** Provided comments and responded to the commissioners' questions.
 - **Emily Weinstein:** Provided comments and responded to the commissioners' questions.
 - **Commissioners:** Provided questions and comments regarding item.

Public Speakers: • James E Vann

Motion by Commissioner Ahrens to:

1. Move to recommend to City Council to remove the moderate income only onsite impact fee category.
2. Recommend to staff to count non-deed restricted units for RHNA

Seconded by Commissioner Li**Action:** 4 Ayes, 1 Nay

- **Committee Reports:**
 - **Commissioner Randolph** provided a report from the Residential Appeals Committee, which met on April 15th. The Residential Appeals Committee denied the appeal and upheld staff's determination that the revision to the approval for 1901 Asilomar Street is considered minor.
 - **Commissioner Ahrens** provided a report from the Zoning Update Committee, which met on April 22nd to discuss the Annual Progress Report and provided comments for staff which they took into consideration.
- **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): Leila Goug, Robin Maes, Ann Del Simone, Paul Friedman, Lyn Harlan, Alison Reman, Judy Shanks, Jack Gerson, Leslie Osterweil, Jerome Bobrick, Alexis Wodtke, Jennifer C Mcelrath

Recess at 4:50 P.M

Reconvened at 4:55 P.M

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.

#2 Location:	Citywide
Assessor's Parcel Number(s):	NA
Proposal:	Review the draft 2026-2031 Oakland Local Hazard Mitigation Plan and make a recommendation to City Council on adoption of the Plan as an appendix to the Safety Element of the General Plan.
Applicant:	City of Oakland
Contact Person/ Phone Number:	Veronika Cole / 510-219-8817
Owner:	NA
Case File Number:	GP26001
Planning Permits Required:	NA
General Plan:	All General Plan Designations
Zoning:	All Zoning Districts
Proposed Environmental Determination:	Local Hazard Mitigation Plan (LHMP) is exempt from CEQA pursuant to CEQA Guidelines sections 15183 (projects consistent with a community plan, general plan, or zoning), 15262 (feasibility and planning studies), 15306 (information collection), and 15061(b)(3) (general rule).
Historic Status:	NA
City Council District:	All Council Districts
Finality of Decision:	Planning Commission recommendation to City Council on the adoption of the 2021-2026 Local Hazard Mitigation Plan as an appendix to the Safety Element of the Oakland General Plan.
For Further Information:	Contact Case Planner Michelle Matranga at (510) 238-3550 or by email at strategicplanning@oaklandca.gov

Public Speakers: None

Veronika Cole of the Oakland Fire Department gave an oral and visual presentation of the project and responded to the commissioners' questions.

Olga Crowe of the Oakland Fire Department responded to the commissioner Randolph's questions regarding FEMA funding.

Commissioners provided questions and comments regarding item.

Motion by Commissioner Ahrens to:

1. Make a recommendation to City Council to adopt The Local Hazard Mitigation Plan as an appendix to the Safety Element of the Oakland General Plan

Seconded by Commissioner Randolph

Action: 5 Ayes, 0 Nays

#3 Location:	Citywide
Assessor's Parcel Number(s):	N/A
Proposal:	Planning Code amendments to (1) update Accessory Dwelling Unit regulations for consistency with state law and provide written findings pursuant to Government Code 66326(b); (2) revise discontinuance

	standards for nonconforming activities; (3) remove applicability of S-10 Scenic Route Combining Zone discretionary standards to ministerial design review; (4) permit Recreational Assembly Activities in the Wood Street D-WS-9 Zone; (5) revise minimum front setback in D-C0-2 Zone; (6) remove a review deadline from Development Agreement Procedure in Section 17.138.030; (7) revise utility screening standards in Section 17.124.045; and (8) incorporate various conforming and clerical revisions.
Applicant:	City of Oakland, Bureau of Planning
Contact Person/ Phone Number:	Ruslan Filipau: (510) 238-3491
Owner:	N/A
Case File Number:	ZA26004
Planning Permits Required:	N/A
General Plan:	Citywide
Zoning:	Citywide
Proposed Environmental Determination:	The proposal relies on the previously certified Final Environmental Impact Reports for: the Oakland 2045 General Plan Update - Phase 1 (2023); the Coliseum Area Specific Plan (2015); 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 North Oakland Hill Area Specific Plan (1986); 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. 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).
Historic Status:	N/A
City Council District:	All Districts
Finality of Decision:	Receive Planning Commission and public comments. Planning Commission to make a recommendation to City Council.
For Further Information:	Contact Case Planner Ruslan Filipau at (510) 238-3491 or by email at rfilipau@oaklandca.gov

Public Speakers: None

Case Planner Ruslan Filipau gave a verbal and visual presentation of the project and responded to the commissioners' questions.

Laura Kaminski responded to the commissioners' questions.

Brian Mulry responded to the commissioner's questions.

Commissioners provided questions and comments regarding item.

Motion by Commissioner Randolph to:

1. Make a motion to recommend that the City Council approve the proposed Planning Code amendments to: (1) update Accessory Dwelling Unit regulations for consistency with state law and provide written findings pursuant to Government Code 66326(b); (2) revise discontinuance standards for nonconforming activities; (3) remove applicability of S-10 Scenic Route Combining Zone discretionary standards to Ministerial Design Review; (4) permit Recreational Assembly Activities in the Wood Street D-WS-9 Zone; (5) revise minimum front setback in the D-C0-2 Zone; (6) remove a review deadline from Development Agreement Procedure in Section 17.138.030; (7) revise utility screening standards in Section 17.124.045; and (8) incorporate various conforming and clerical revisions.
2. Affirm staff's environmental determination.

Seconded by Vice-Chair Sandoval

Action: 5 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:** None
 - Approval of Minutes **Date:** April 1, 2026
Motion to approve: Vice-Chair Sandoval
Seconded by: Commissioner Ahrens
Action: 5 Ayes, 0 Nays

- Correspondence
- City Council Actions
- **ADJOURNMENT** Chair Renk at 5:36 P.M



CATHERINE PAYNE
Planning Commission Secretary
Planning and Building Department

NEXT REGULAR MEETING: June 3, 2026

DRAFT