



# Oakland City Planning Commission

## MINUTES

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

**January 21, 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:** Chair Renk

**ROLL CALL:** Haneefah Rasheed

**Commissioners Present:** Renk, Li, \*Robb, Sandoval, Ahrens

**\*Comm. Robb arrived at 3:05 p.m.**

**Commissioner(s) Absent:** Randolph

**Staff Present:** Catherine Payne, Haneefah Rasheed, Laura Kaminski, Director William Gilchrist, Deputy Director Edward Manasse, Michael Branson

### **COMMISSION BUSINESS**

- **Agenda Discussion:** Chair Renk took items out of order until Director Gilchrist arrived to provide a Director's Report.
- **Director's Report:** Director Gilchrist provided a Director's Report.
- **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):** Alison Hightower, Kerry Gough, Javier Arizmendi, Andrew Delmatto, Robin Maes, Adam Browning

## 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>#2</b>	<b>Location:</b>	<b>Citywide</b>
<b>Assessor's Parcel Number(s):</b>	N/A	
<b>Proposal:</b>	Amend Oakland Municipal Code (O.M.C.) Title 17 (the Planning Code) to (1) amend Chapter 17.96 S-14 Housing Sites Combining Zone to update the definition of Development Project and to include a conditional use procedure for non-housing developments and; (2) update “Work/Live” and “Live/Work” Development Standards to provide consistency with the California Building Standards Code (C.B.C.) and Oakland Building Regulations.	
<b>Applicant:</b>	City of Oakland, Bureau of Planning	
<b>Contact Person/ Phone Number:</b>	Michelle Matranga/510-238-3550	
<b>Owner:</b>	N/A	
<b>Case File Number:</b>	ZA25013	
<b>Planning Permits Required:</b>	Planning Code Amendments	
<b>General Plan:</b>	Citywide	
<b>Zoning:</b>	S-14, HBX, D-CE, CIX, IG, IO and D-DT	
<b>Proposed Environmental Determination:</b>	The proposed amendments to the Planning Code rely on the following California Environmental Quality Act (CEQA) findings: (1) a determination that no further environmental review is required following the certified Oakland 2045 General Plan Update - Phase 1 Environmental Impact Report and Downtown Oakland Specific Plan Environmental Impact Report pursuant to Public Resources Code section 21166 and CEQA Guidelines Section 15162 or 15163; (2) this proposal is exempt pursuant to CEQA Guidelines section 15183 (projects consistent with General Plan and zoning); and (3) this proposal is exempt pursuant to CEQA Guidelines Sections 15061(b)(3) (general rule, no significant effect on the environment). Each of	

	these findings provide a separate and independent basis for CEQA clearance and when viewed collectively provide an overall basis for CEQA clearance.
<b>Historic Status:</b>	N/A
<b>City Council District:</b>	Citywide
<b>Finality of Decision:</b>	Planning Commission will receive public comment, discuss, and make recommendations to the City Council.
<b>For Further Information:</b>	Contact Case Planner Michelle Matranga at (510) 238-3550 or by email at <a href="mailto:mmatranga@oaklandca.gov">mmatranga@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** Laura Kaminski gave an oral and visual presentation of the project.

Director William Gilchrist and Deputy Director Edward Manasse provided responses to the Commissioners' questions.

Commissioners provided questions and comments regarding item.

**Public Speakers:** none

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

1. Amending Title 17 Of The Oakland Municipal Code (The Planning Code) To:
  - A. Amend Chapter 17.96 S-14 Housing Site Combining Zone To Update The Definition of Development Project And To Include A Conditional Use Permit Procedure For Non-Housing Developments; And
  - B. Update "Work/Live" And "Live/Work" Residential To Non-Residential Unit Area, As Referenced Throughout Title 17, To Correspond With Revisions To The California Building Code Oakland Building Regulations; And
2. Making Appropriate California Environmental Quality Act Findings
3. Providing authorization and direction to staff to prepare administrative guidelines to describe to the public the standards that must be met to satisfy the use permit criteria described in Planning Code Chapter 17.96.

**Seconded by Comm. Ahrens**

**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**

- Approval of Minutes

**Date:** November 19, 2025

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

**Seconded by:** Comm. Robb

**Action:** 4 Ayes, 1 Abstain, 0 Nays

- Correspondence: none
- City Council Actions: City Attorney Branson provided a synopsis of the Conditional Use Legislative Permit Package that took place in November 2025, which went effective this past week.

- **ADJOURNMENT** Chair Renk at 4:12 p.m.



**CATHERINE PAYNE**  
Planning Commission Secretary  
Planning and Building Department

**NEXT REGULAR MEETING:** February 4, 2026

DRAFT