



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

**April 2, 2025**  
REGULAR Meeting

**BUSINESS MEETING**

**3:00 PM**

**Via: In-person**

**MEETING CALL TO ORDER:** Chair Renk at approx. 3:01 p.m.

**WELCOME BY THE CHAIR:** Chair Renk

**ROLL CALL:** Haneefah Rasheed

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

**Commissioner(s) Absent:** Randolph

**Tardy:** Comm. Robb arrived at 3:06 p.m.

**Staff Present:** Robert Merkamp, Audrey Lieberworth, Haneefah Rasheed, Neil Gray, Michael Branson

**COMMISSION BUSINESS**

- **Agenda Discussion**
- **Director's Report**
- **Informational Reports**
- **Committee Reports**
- **Commission Matters**
- **City Attorney's Report**

• **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):** Christian Bock

- Public speaker Bock requested to speak for three minutes, and Chair Renk granted it.

**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.

**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.

<b>#1</b>	<b>Location:</b>	<b>952 57th Street</b>
	<b>Assessor’s Parcel Number(s):</b>	015 1297002
	<b>Proposal:</b>	Appeal of an Administrative Determination that denied an appeal of a Notice of Violation from the Bureau of Building. The Determination (DET240084) confirmed that an operating warehousing business violates the permitted activity regulations in the HBX-1 Zone.
	<b>Applicant:</b>	Michael-Ryan McGrew
	<b>Contact Person/ Phone Number:</b>	Michael-Ryan McGrew/(916) 662-5936
	<b>Owner:</b>	Miguel E. Jara Jr.
	<b>Case File Number:</b>	APL24017
	<b>Planning Permits Required:</b>	Not applicable
	<b>General Plan:</b>	Housing and Business Mix
	<b>Zoning:</b>	Housing and Business Mix - 1 (HBX-1)

<b>Proposed Environmental Determination:</b>	The Determination is exempt from environmental review Per Section 15321 of the State CEQA Guidelines: Enforcement Action by Regulatory Agencies.
<b>Historic Status:</b>	The Oakland Cultural Heritage Survey rates the site as "X".
<b>City Council District:</b>	1
<b>Finality of Decision:</b>	The decision is final per Section 17.132.030 of the Planning Code
<b>For Further Information:</b>	Contact Case Planner Neil Gray at (510) 238-3878 or by email at <a href="mailto:ngray@oaklandca.gov">ngray@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 Neil Gray** gave a verbal presentation regarding the appeal.

**Applicant Michael-Ryan McGrew** gave a verbal presentation regarding the appeal.

Commissioners provided questions and comments regarding item.

**Public Speakers:** n/a

**Motion by Comm. Shirazi** to deny the appeal of the Determination and Affirm staff’s environmental determination.

**Seconded by Commissioner Robb**

**Action:** 6 Ayes, 0 Nays

- **COMMISSION BUSINESS**

- Approval of Minutes

**Date:** March 19, 2025

**Motion to approve:** Commissioner Shirazi

**Seconded by:** Commissioner Ahrens

**Action:** 6 Ayes, 0 Nays

- Correspondence
- City Council Actions

- **ADJOURNMENT** Chair Renk at 3:54 p.m.

**AUDREY LIEBERWORTH**  
**Planner III**  
**Board Secretary**  
**Planning & Building Department**



**NEXT REGULAR MEETING:** April 16, 2025