



Oakland City Planning Commission

MINUTES

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

June 4, 2025
REGULAR Meeting

BUSINESS MEETING

3:00 PM

Via: In-person

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

WELCOME BY THE CHAIR: Chair Renk

ROLL CALL: Haneefah Rasheed

Commissioners Present: Jennifer Renk, Josie Ahrens, Natalie Sandoval, Owen Li, Maurice Robb

Commissioner(s) Absent: Alex Randolph

Staff Present: Catherine Payne, Haneefah Rasheed, Ruslan Filipau, Michelle Matranga, Laura Kaminski, Edward Manasse, Michael Branson

Staff: Haneefah Rasheed departed at approximately 3:36 p.m.

COMMISSION BUSINESS

- **Agenda Discussion:** none
- **Director's Report:** none
- **Informational Reports:** none
- **Committee Reports:** Secretary Payne noted that the May 28, 2025, Zoning Update Committee (ZUC) meeting was canceled due to lack of quorum.
- **Commission Matters:**
 - **Chair Renk updated the committee assignments with the following additions:**
 - Vice-Chair Natalie Sandoval, Special Projects Committee (SPC)
 - Comm. Josie Ahrens, Zoning Update Committee (ZUC), Chair
- **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): Naomi Schiff

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.

This item is continued from the May 21, 2025 Planning Commission meeting agenda

#1	Location:	Citywide
	Assessor's Parcel Number(s):	N/A
	Proposal:	Omnibus Planning Code Amendments with focus on streamlining Design Review. With the intention of streamlining the development of housing, the City of Oakland (City) has developed Objective Design Standards (ODS) for residential and mixed-use multifamily developments, ranging from four to eight stories. Building on this framework, the City is proposing changes to the Design Review Chapter 17.136 of the Planning Code to include a new ministerial track to use ODS for by-right approval of additional project types, including all single-family homes, missing middle housing, and lower density multifamily buildings. In addition, changes are proposed to the Regular Design Review section for all residential projects that do not require a discretionary approval to also be subject to ODS. Consistent with the effort, the proposed package of Planning Code amendments includes design review procedures, exemptions, and appeals process updates as well as related updates to the Definitions Section of the Planning Code 17.09.040. Also included are miscellaneous updates related to design review as well as to increase clarity, conciseness, and provide cleanups to OS, RH, RD, HBX, CIX, IG, IO, S-10, S-11, D-CE, 17.135 definitions and development standards, changes to require design review requirements within an extended boundary between certain types of industrial facilities and residential zones, updates to the Sea Level Rise Adaptation Plan and the DT-CX zone lot width standard to provide consistency with the adopted Downtown Oakland Specific Plan, conformity changes to major conditional use permit threshold, updates to the Planned Unit Development Procedure, minor changes to

	threshold in 17.154 for zoning lot boundary, conformity changes to 17.158 Environmental Review Regulations, and updates to Parking, Loading, Fencing and Retention Walls.
Applicant:	City of Oakland, Bureau of Planning
Contact Person/ Phone Number:	N/A
Owner:	N/A
Case File Number:	ZA25004
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 Downtown Oakland Specific Plan (2024); 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); and the North Oakland Hill Area Specific Plan (1986) (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 Committee and Public comments and forward Commission's recommendation to City Council.
For Further Information:	Contact Case Planner Michelle Matranga at (510) 238-3550 or by email at mmatranga@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.

Strategic Planning Manager Laura Kaminski gave a verbal and visual presentation of the project.

Commissioners provided questions and comments regarding item.

Motion by Vice-Chair Sandoval to accept the supplemental changes from Planning.

Seconded by Comm. Ahrens

Action: 5 Ayes, 0 Nays

Public Speakers: Mary Harper, Kirk Peterson, Naomi Schiff

Motion by Comm. Robb to adopt the planning code amendments as proposed by staff with the additional recommended changes submitted as a supplemental on June 4, 2025.

1. Affirm staff's environmental determination. 2. Recommend approval to the City Council of Omnibus Planning Code Amendments with focus on streamlining the development of new housing. Consistent with

this effort, the proposed package of Planning Code amendments includes changes to the Design Review Chapter 17.136 of the Planning Code to include a new ministerial track to use Objective Design Standards (ODS) for by-right approval of additional project types, including all single-family homes, missing middle housing, and lower density multifamily developments (up to 30 units) that do not require a Conditional Use Permit, Variance, Planned Unit Development, or Development Agreement; design review procedures, exemptions, and appeals process updates; and related updates to the Definitions Section of the Planning Code 17.09.040; Also included are miscellaneous updates related to design review as well as to increase clarity, conciseness, and provide cleanups to OS, RH, RD, HBX, CIX, IG, IO, S-10, S-11, D-CE Zones; Chapter 17.135 definitions and development standards; changes to require design review requirements within an extended boundary between certain types of industrial facilities and residential zones; updates to the Sea Level Rise Adaptation Plan and the DT-CX Zone lot width standard to provide consistency with the adopted Downtown Oakland Specific Plan; conformity changes to Major Conditional Use Permit threshold; updates to the Planned Unit Development Procedure; minor changes to threshold in Chapter 17.154 for zoning lot boundary; conformity changes to Chapter 17.158 Environmental Review Regulations; and updates to Parking, Loading, Fencing and Retention Walls.

Seconded by Comm. Sandoval

Action: 5 Ayes, 0 Nays

#2	Location:	Citywide
	Assessor's Parcel Number(s):	N/A
	Proposal:	<p>The City of Oakland seeks to adopt the Objective Design Standards for one- to four-family dwellings and one- to three-story multifamily residential and mixed-use developments as part of an effort to streamline housing production. These standards are intended to apply to a range of housing types, including single-family homes, missing-middle housing, and lower-density multifamily buildings.</p> <p>In parallel with this effort, the City is also proposing Amendments to the Regular Design Review section of the Planning Code that would allow to apply the Objective Design Standards to eligible projects. If and when the Planning Code is amended—through the separate, ongoing Code Amendment process—to establish a by-right, ministerial approval pathway for eligible one- to four-family and one- to three-story multifamily residential and mixed-use developments, the Objective Design Standards would apply to those projects under the ministerial track.</p>
	Applicant:	City of Oakland, Bureau of Planning
	Contact Person/ Phone Number:	Ruslan Filipau: (510) 238-3491
	Owner:	N/A
	Case File Number:	SP25001 and ZA25003
	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, and engage in discussion prior to recommending changes to staff and/or making other recommendations.
For Further Information:	Contact Case Planner Ruslan Filipau at (510) 238-3491 or by email at ODS@oaklandca.gov

Case Planner Ruslan Filipau gave a verbal and visual presentation of the project.

Case Planner Ruslan Filipau and **Strategic Planning Manager Laura Kaminski** responded to commissioners’ questions.

Commissioners provided questions and comments regarding item.

Public Speakers: Ali Sapirman, Mary Harper (did not speak at the meeting), Kirk Peterson, Alison Finlay ceded her time to Naomi Schiff

Commissioners did not make a motion. The same proposal has been scheduled to be heard and acted upon by the Planning Commission at the next regular Planning Commission meeting.

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: May 7, 2025

Motion to approve: Comm. Ahrens

Seconded by: Vice-Chair Sandoval

Action: 5 Ayes, 0 Nays

- Correspondence: none
- City Council Actions: none

- **ADJOURNMENT** Chair Renk at 4:52 p.m.



CATHERINE PAYNE

Development Planning Manager
Planning and Building Department

NEXT REGULAR MEETING: June 18, 2025