

**From:** [Laura Katz](#)  
**To:** [Steven Buckley](#)  
**Subject:** Re: [EXTERNAL] Building near High St. Bridge  
**Date:** Wednesday, July 31, 2024 3:18:44 PM

---

Thank you for the info, I have registered for the zoom meeting and hopefully can adjust my schedule in order to attend. Why are they already making modifications if the public comment meeting has not yet occurred? They are already advertising that they will begin services this summer.

-Laura Katz  
510-502-2482

On Jul 31, 2024, at 2:17 PM, Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)> wrote:

Good afternoon. The permit is being reviewed for the change of use for the central part of the building, sandwiched between the salons and vacant space on Marina.

The building owner is doing some renovations of the exterior and the dog care space is being improved inside for noise and air quality control.

The meeting on Monday provides an opportunity to hear more and weigh in. It is an online meeting. You can register for Zoom at the city's calendar page. Look for the Zoning Administrator agenda link:

[City of Alameda - Calendar](https://alameda.legistar.com)  
alameda.legistar.com

Sent from my iPhone

On Jul 31, 2024, at 1:33 PM, Laura Katz <[mamakatz@gmail.com](mailto:mamakatz@gmail.com)> wrote:

Hello Mr. Buckley,

Could you please give me an update on the status of the building near the high street bridge that has an upcoming public comment session on August 5? The building is currently being renovated and has a sign for a dog groomer and dog daycare coming soon. This is concerning to me as a resident on Windsor Drive very close to the

building. Thanks for your help.

Sincerely,  
-Laura Katz  
510-502-2482

<favicon.ico>

Subject: Re: [EXTERNAL] 2001 High St. Alternative Use Permit

Date: 7/31/2024 2:20 PM

From: "Steven Buckley" <sbuckley@alamedaca.gov>

To: "Michele Manousos" <mm.eastend@gmail.com>

City of Alameda - Calendar  
alameda.legistar.com

Good afternoon. The agenda for the Zoning Administrator meeting (online only) is linked in this email.

I believe your concerns are somewhat addressed in the staff report and drawings. The hearing officer will consider all input and determine the best course of action after the meeting.

Sent from my iPhone

On Jul 31, 2024, at 1:31 PM, Michele Manousos <mm.eastend@gmail.com> wrote:

Mr. Buckley,

I am writing in regard to the recently distributed notice of a Dog Grooming/Daycare facility under permit review.

I did go to the website listed but was unable to find any reports or other materials to review so I apologize if this concern was addressed there. We live very near the proposed site and are wondering approximately how many dogs might be cared for in the facility? Will there be outside access for the dogs? If so, how will sound be mitigated? Also, I imagine the dogs will need to be exercised and that likely means around the neighborhood which depending on the number of charges could be a bit intrusive. Just wondering how or if these issues are being addressed in this review process. Any information you might have to allay our concerns here would be appreciated.

Michele Manousos  
Fernside Neighbor

.....

EAST END  
1650 PARK ST., UNIT A  
ALAMEDA, CA 94501

510-263-9630

[www.eastendalameda.com](http://www.eastendalameda.com)

**From:** [Marguerite Payne](#)  
**To:** [Benjamin Pittenger](#); [ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com); [Steven Buckley](#); [mdenten@gmail.com](mailto:mdenten@gmail.com); [markmorancy29@gmail.com](mailto:markmorancy29@gmail.com); [capt.edpayne@att.net](mailto:capt.edpayne@att.net); [chixibabe@comcast.net](mailto:chixibabe@comcast.net); [smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com); [bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com); [Benjamin Pittenger](#)  
**Subject:** [EXTERNAL] Re: Addressing Your Concerns About Barkonia  
**Date:** Thursday, August 1, 2024 3:06:33 PM

---

Hi Mr. Pittenger,

Thank you for taking the time to address our concerns. I, personally, think the Barkonia will be a good addition to the neighborhood. And it's wonderful that the building owner is finally fixing up the building. I hope to bring our dog, Sailor, over to play occasionally. I don't take her to the local dog park since our previous lab was attacked by other dogs there. I'd love to let her socialize with other dogs. Welcome to the neighborhood!

Sincerely,  
Marguerite Payne

---

**From:** Benjamin Pittenger <[bgpittenger@gmail.com](mailto:bgpittenger@gmail.com)>  
**Sent:** Wednesday, July 31, 2024 12:34 PM  
**To:** [ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com) <[ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com)>; [Steven Buckley](#) <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>; [mdenten@gmail.com](mailto:mdenten@gmail.com) <[mdenten@gmail.com](mailto:mdenten@gmail.com)>; [markmorancy29@gmail.com](mailto:markmorancy29@gmail.com) <[markmorancy29@gmail.com](mailto:markmorancy29@gmail.com)>; [capt.edpayne@att.net](mailto:capt.edpayne@att.net) <[capt.edpayne@att.net](mailto:capt.edpayne@att.net)>; [chixibabe@comcast.net](mailto:chixibabe@comcast.net) <[chixibabe@comcast.net](mailto:chixibabe@comcast.net)>; [smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com) <[smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com)>; [bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com) <[bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com)>; [maipayne@att.net](mailto:maipayne@att.net) <[maipayne@att.net](mailto:maipayne@att.net)>; Benjamin Pittenger <[bark@barkonia.com](mailto:bark@barkonia.com)>  
**Subject:** Addressing Your Concerns About Barkonia

Good Afternoon Ron and Fernside/ Marina Neighbors,  
I'm reaching out in response to the concerns that have been raised about Barkonia, our proposed dog daycare and grooming center at 2001 High St. Ron, I understand you mentioned sending me an email directly, but I want to let you know that I didn't receive it. However, I was made aware of the concerns through Mr. Buckley at the City Planning Department, who forwarded me a couple of emails.

Let me start by addressing the current state of the building and our renovation plans, as I believe this will help contextualize our other efforts:

We've reached an agreement with the building owner to renovate the entire structure, not just our unit on High Street. This comprehensive project includes the restaurant unit on Marina Drive and involves new stucco, windows, paint, and doors for the whole building. Our goal is to transform the property from its current dilapidated condition into an asset for the neighborhood. We believe this significant improvement will enhance the area's overall aesthetics and potentially have a positive impact on local property values.

Regarding permits and renovations, all changes requiring permits are being conducted under owner improvement permits. This includes any structural changes or major alterations to the building. Many of our improvements, such as soundproofing, flooring, and painting, are considered cosmetic and don't require specific permits. However, these enhancements are crucial for ensuring the quality and safety of our facility. I want to assure you that we are committed to following all legal requirements and city regulations throughout this process.

Now, let me address your primary concern about noise. We take this issue very seriously and have developed a multi-faceted approach. Our plan includes storefront replacement and acoustic panels. These will create an environment where noise is minimized at the source and contained within our walls.

Additionally, before acceptance, each dog will undergo a thorough assessment to identify and address any potential behavioral issues, including excessive barking. We'll also have a sound system playing calming music for dogs 24/7, helping to keep them relaxed and providing a consistent, soothing background noise.

Regarding your concern about an "entirely indoor" facility, I want to assure you that our plans meet all requirements for dog care centers. We've designed spacious indoor play areas that provide ample space for exercise and socialization.

I understand your worries about property values. However, well-managed pet care facilities often become valuable community assets. Beyond our services, we plan to host community events, partner with the Alameda Animal Shelter for adoption events, and create local job opportunities. These initiatives, combined with the comprehensive building renovation, aim to enhance our neighborhood.

You may have noticed our "OPENING SOON" sign and ongoing advertising. I want to clarify the situation. Initially, this was based on incorrect information from a city official who told us our permit had been approved. We've since learned this wasn't the case, and we're actively working with the city to rectify the situation. Despite this, the city has explicitly told us we can continue advertising for our upcoming opening, which is why you still see our promotional materials. We understand this situation might seem confusing, and we apologize for any alarm it may have caused. We're doing our best to navigate this process while following city guidance.

I want to emphasize our commitment to being good neighbors. We chose this location strategically, with our entrance on High Street, a main thoroughfare already accustomed to commercial activity. The comprehensive renovation of the entire building further demonstrates our commitment to improving the neighborhood.

I would be more than happy to discuss our plans further with you and I look forward to the opportunity to address your concerns further.

Best regards,  
Benjamin Pittenger  
510-468-4278  
Barkonia

--

-----

Confidentiality Notice: This email and any attached document[s] contain confidential information belonging to the sender which is legally privileged. The information is intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify me by telephone or reply email.

**From:** [Ron Valentine](#)  
**To:** [Steven Buckley](#)  
**Subject:** Re: [EXTERNAL] 2001 high st dogs day Care  
**Date:** Wednesday, July 31, 2024 10:35:16 AM

---

Steve, Thank you. I have this morning emailed the Applicant Benjamin Pittenger beseeching him to make contact with this neighborhood on the matter of 2001 High St, "Barkonia". There should be widespread concern for putting this inappropriate nuisance noise generator down in the center of a residential neighborhood. The blatant manner in which, without required permits as yet obtained, renovation and advertising are underway. He obviously believes he has this in his pocket. I'm not sure how a dog care center which is entirely indoors can meet requirements. If he would communicate with us, this and more might be revealed. Best regards. Ron V

On Monday, July 29, 2024 at 10:41:47 AM PDT, Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)> wrote:

Good morning,

Thank you for reaching out. I am conducting my review and will have a report and recommendations out this week. I have also forwarded your concerns to the applicant to see how he can address them.

Steve Buckley

---

**From:** Ron Valentine <[ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com)>  
**Sent:** Monday, July 29, 2024 8:42 AM  
**To:** Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>  
**Cc:** Michael Denten <[mdenten@gmail.com](mailto:mdenten@gmail.com)>; Mark Morancy <[markmorancy29@gmail.com](mailto:markmorancy29@gmail.com)>; Capt. Ed Payne <[capt.edpayne@att.net](mailto:capt.edpayne@att.net)>; Joy <[chixibabe@comcast.net](mailto:chixibabe@comcast.net)>; Scott Long <[smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com)>; Bettie Laird <[bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com)>; Marguerite Payne <[maipayne@att.net](mailto:maipayne@att.net)>  
**Subject:** [EXTERNAL] 2001 high st dogs day Care

Greetings; Mr. Buckley, This note addresses the planning for a dog care business to operate in the building at 2001 High st. As this business will open just a few feet from our home at 3131 Marina dr we have a vital, a crucial, interest in its operation. We are one of the near neighbors of this structure as we live at 3131 Marina Dr. only a few steps from the corner of Marina and High streets. We are also dog lovers and have been most of our lives. Having owned and lived with dogs from our early childhoods, we know that dogs bark. We know as well that when left by their humans in strange situations and strangers, dogs suffer separation anxiety and bark even more. Imagine a chorus of dogs who bark for their humans all day. You would not want this in your front yard?

Essential to peace of mind and neighborhood sanity will be that a careful and thorough soundproofing of the dog care will have to be in the planning, reconstruction and tested at every stage. Failure to do so will

be almost impossible to remedy once the dog care is in operation. This neighborhood deserves better.

As this dog care is also surrounded 360 degrees by residences and a nearby senior medical facility, the introduction of this new noise will cause a new annoyance in the community and no doubt some legal responses.. We do not think that a casual consideration of this application is appropriate. A sign now on display on the face of the structure announces: "COMING SOON! BARKONIA! " This hardly does much to calm our fears. You must also consider what the presence of this noise will do to property values within hearing.

We request that you apply all existing rules and regulations to the establishment of this potentially destabilizing community source of noise. If these reasonable requirements are not met, that you reject the plan. Now is when the best planning must be applied to avoid certain chaos.

Thank you for your consideration of this petition.

Ron Valentine & Diane Walsh

3131 Marina Dr, Alameda Ca 94501

Subject: RE: [EXTERNAL] Building near High St. Bridge  
Date: 8/1/2024 8:24 AM  
From: "Steven Buckley" <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>  
To: "Laura Katz" <[mamakatz@gmail.com](mailto:mamakatz@gmail.com)>

---

Attached are links to the staff report and draft conditions of approval.

---

**From:** Steven Buckley  
**Sent:** Thursday, August 1, 2024 8:22 AM  
**To:** 'Laura Katz' <[mamakatz@gmail.com](mailto:mamakatz@gmail.com)>  
**Subject:** RE: [EXTERNAL] Building near High St. Bridge

Good morning,

There was some mix-up earlier about when the permit would be issued.

We are now providing the proper notice and opportunity for comment.

The owner is doing the work on the building for now – he is apparently motivated now to try to get tenants, and that requires some repairs.

The dog day care tenant is storing some material sat the site but is not doing any work on the project.

I cannot speak to the tenant's advertising campaign, but he cannot open until the use permit is granted and the conditions are met.

If the permit is denied, then he would have to find another location, and possibly get another permit (some locations do not require a use permit).

Steve

---

**From:** Laura Katz <[mamakatz@gmail.com](mailto:mamakatz@gmail.com)>  
**Sent:** Wednesday, July 31, 2024 3:18 PM  
**To:** Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>  
**Subject:** Re: [EXTERNAL] Building near High St. Bridge

Thank you for the info, I have registered for the zoom meeting and hopefully can adjust my schedule in order to attend. Why are they already making modifications if the public comment meeting has not yet occurred? They are already advertising that they will begin services this summer.

-Laura Katz  
510-502-2482



On Jul 31, 2024, at 2:17 PM, Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)> wrote:

Good afternoon. The permit is being reviewed for the change of use for the central part of the building, sandwiched between the salons and vacant space on Marina.

The building owner is doing some renovations of the exterior and the dog care space is being improved inside for noise and air quality control.

The meeting on Monday provides an opportunity to hear more and weigh in. It is an online meeting. You can register for Zoom at the city's calendar page. Look for the Zoning Administrator agenda link:

[City of Alameda - Calendar](https://alameda.legistar.com)  
alameda.legistar.com

Sent from my iPhone

On Jul 31, 2024, at 1:33 PM, Laura Katz <[mamakatz@gmail.com](mailto:mamakatz@gmail.com)> wrote:

Hello Mr. Buckley,

Could you please give me an update on the status of the building near the high street bridge that has an upcoming public comment session on August 5? The building is currently being renovated and has a sign for a dog groomer and dog daycare coming soon. This is concerning to me as a resident on Windsor Drive very close to the building. Thanks for your help.

Sincerely,  
-Laura Katz  
510-502-2482

<favicon.ico>

Subject: 2001 High St. Alternative Use Permit

Date: 7/31/2024 1:31 PM

From: "Michele Manousos" <mm.eastend@gmail.com>

To: "sbuckley@alamedaca.gov" <sbuckley@alamedaca.gov>

---

Mr. Buckley,

I am writing in regard to the recently distributed notice of a Dog Grooming/Daycare facility under permit review.

I did go to the website listed but was unable to find any reports or other materials to review so I apologize if this concern was addressed there. We live very near the proposed site and are wondering approximately how many dogs might be cared for in the facility? Will there be outside access for the dogs? If so, how will sound be mitigated? Also, I imagine the dogs will need to be exercised and that likely means around the neighborhood which depending on the number of charges could be a bit intrusive. Just wondering how or if these issues are being addressed in this review process. Any information you might have to allay our concerns here would be appreciated.

Michele Manousos  
Fernside Neighbor

.....

EAST END  
1650 PARK ST., UNIT A  
ALAMEDA, CA 94501

510-263-9630

[www.eastendalameda.com](http://www.eastendalameda.com)

Subject: Addressing Your Concerns About Barkonia

Date: 7/31/2024 12:34 PM

From: "Benjamin Pittenger" <bgpittenger@gmail.com>

"ronvalentine\_94501@yahoo.com" <ronvalentine\_94501@yahoo.com>, "Steven Buckley" <sbuckley@alamedaca.gov>, "mdenten@gmail.com" <mdenten@gmail.com>,

To: "markmorancy29@gmail.com" <markmorancy29@gmail.com>, "capt.edpayne@att.net" <capt.edpayne@att.net>, "chixibabe@comcast.net" <chixibabe@comcast.net>, "smlongtrucking@gmail.com" <smlongtrucking@gmail.com>, "bettienpatterson@yahoo.com" <bettienpatterson@yahoo.com>, "maipayne@att.net" <maipayne@att.net>, "Benjamin Pittenger" <bark@barkonia.com>

---

Good Afternoon Ron and Fernside/ Marina Neighbors,

I'm reaching out in response to the concerns that have been raised about Barkonia, our proposed dog daycare and grooming center at 2001 High St. Ron, I understand you mentioned sending me an email directly, but I want to let you know that I didn't receive it. However, I was made aware of the concerns through Mr. Buckley at the City Planning Department, who forwarded me a couple of emails.

Let me start by addressing the current state of the building and our renovation plans, as I believe this will help contextualize our other efforts:

We've reached an agreement with the building owner to renovate the entire structure, not just our unit on High Street. This comprehensive project includes the restaurant unit on Marina Drive and involves new stucco, windows, paint, and doors for the whole building. Our goal is to transform the property from its current dilapidated condition into an asset for the neighborhood. We believe this significant improvement will enhance the area's overall aesthetics and potentially have a positive impact on local property values.

Regarding permits and renovations, all changes requiring permits are being conducted under owner improvement permits. This includes any structural changes or major alterations to the building. Many of our improvements, such as soundproofing, flooring, and painting, are considered cosmetic and don't require specific permits. However, these enhancements are crucial for ensuring the quality and safety of our facility. I want to assure you that we are committed to following all legal requirements and city regulations throughout this process.

Now, let me address your primary concern about noise. We take this issue very seriously and have developed a multi-faceted approach. Our plan includes storefront replacement and acoustic panels. These will create an environment where noise is minimized at the source and contained within our walls.

Additionally, before acceptance, each dog will undergo a thorough assessment to identify and address any potential behavioral issues, including excessive barking. We'll also have a sound system playing calming music for dogs 24/7, helping to keep them relaxed and providing a consistent, soothing background noise.

Regarding your concern about an "entirely indoor" facility, I want to assure you that our plans meet all requirements for dog care centers. We've designed spacious indoor play areas that provide ample space for exercise and socialization.

I understand your worries about property values. However, well-managed pet care facilities often become valuable community assets. Beyond our services, we plan to host community events, partner with the Alameda Animal Shelter for adoption events, and create local job opportunities. These initiatives, combined with the comprehensive building renovation, aim to enhance our neighborhood.

You may have noticed our "OPENING SOON" sign and ongoing advertising. I want to clarify the situation. Initially, this was based on incorrect information from a city official who told us our permit had been approved. We've since learned this wasn't the case, and we're actively working with the city to rectify the situation. Despite this, the city has explicitly told us we can continue advertising for our upcoming opening, which is why you still see our promotional materials. We understand this situation might seem confusing, and we apologize for any alarm it may have caused. We're doing our best to navigate this process while following city guidance.

I want to emphasize our commitment to being good neighbors. We chose this location strategically, with our entrance on High Street, a main thoroughfare already accustomed to commercial activity. The comprehensive renovation of the entire building further demonstrates our commitment to improving the neighborhood.

I would be more than happy to discuss our plans further with you and I look forward to the opportunity to address your concerns further.

Best regards,  
Benjamin Pittenger  
510-468-4278  
Barkonia

--

-----

Confidentiality Notice: This email and any attached document[s] contain confidential information belonging to the sender which is legally privileged. The information is intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify me by telephone or reply email.

Subject: Re: [EXTERNAL] 2001 high st dogs day Care  
 Date: 7/31/2024 10:35 AM  
 From: "Ron Valentine" <ronvalentine\_94501@yahoo.com>  
 To: "Steven Buckley" <sbuckley@alamedaca.gov>

Steve, Thank you. I have this morning emailed the Applicant Benjamin Pittenger beseeching him to make contact with this neighborhood on the matter of 2001 High St, "Barkonia". There should be widespread concern for putting this inappropriate nuisance noise generator down in the center of a residential neighborhood. The blatant manner in which, without required permits as yet obtained, renovation and advertising are underway. He obviously believes he has this in his pocket. I'm not sure how a dog care center which is entirely indoors can meet requirements. If he would communicate with us, this and more might be revealed. Best regards. Ron V

On Monday, July 29, 2024 at 10:41:47 AM PDT, Steven Buckley <sbuckley@alamedaca.gov> wrote:

Good morning,

Thank you for reaching out. I am conducting my review and will have a report and recommendations out this week. I have also forwarded your concerns to the applicant to see how he can address them.

Steve Buckley

---

**From:** Ron Valentine <ronvalentine\_94501@yahoo.com>  
**Sent:** Monday, July 29, 2024 8:42 AM  
**To:** Steven Buckley <sbuckley@alamedaca.gov>  
**Cc:** Michael Denten <mdenten@gmail.com>; Mark Morancy <markmorancy29@gmail.com>; Capt. Ed Payne <capt.edpayne@att.net>; Joy <chixibabe@comcast.net>; Scott Long <smlongtrucking@gmail.com>; Bettie Laird <bettiepatterson@yahoo.com>; Marguerite Payne <maipayne@att.net>  
**Subject:** [EXTERNAL] 2001 high st dogs day Care

Greetings; Mr. Buckley, This note addresses the planning for a dog care business to operate in the building at 2001 High st. As this business will open just a few feet from our home at 3131 Marina dr we have a vital, a crucial, interest in its operation. We are one of the near neighbors of this structure as we live at 3131 Marina Dr. only a few steps from the corner of Marina and High streets. We are also dog lovers and have been most of our lives. Having owned and lived with dogs from our early childhoods, we know that dogs bark. We know as well that when left by their humans in strange situations and strangers, dogs suffer separation anxiety and bark even more. Imagine a chorus of dogs who bark for their humans all day. You would not want this in your front yard?

Essential to peace of mind and neighborhood sanity will be that a careful and thorough soundproofing of the dog care will have to be in the planning, reconstruction and tested at every stage. Failure to do so will be almost

impossible to remedy once the dog care is in operation. This neighborhood deserves better.

As this dog care is also surrounded 360 degrees by residences and a nearby senior medical facility, the introduction of this new noise will cause a new annoyance in the community and no doubt some legal responses.. We do not think that a casual consideration of this application is appropriate. A sign now on display on the face of the structure announces: "COMING SOON! BARKONIA! " This hardly does much to calm our fears. You. must also consider what the presence of this noise will do to property values within hearing.

We request that you apply all existing rules and regulations to the establishment of this potentially destabilizing community source of noise. If these reasonable requirements are not met, that you reject the plan. Now is when the best planning must be applied to avoid certain chaos.

Thank. you for your consideration of this petition.

Ron Valentine & Diane Walsh

3131 Marina Dr, Alameda Ca 94501

Subject: Re: Addressing Your Concerns About Barkonia

Date: 8/1/2024 3:06 PM

From: "Marguerite Payne" <maipayne@att.net>

"Benjamin Pittenger" <bgpittenger@gmail.com>, "ronvalentine\_94501@yahoo.com" <ronvalentine\_94501@yahoo.com>, "Steven Buckley" <sbuckley@alamedaca.gov>,

"mdenten@gmail.com" <mdenten@gmail.com>, "markmorancy29@gmail.com" <markmorancy29@gmail.com>, "capt.edpayne@att.net" <capt.edpayne@att.net>, "chixibabe@comcast.net" <chixibabe@comcast.net>, "smlongtrucking@gmail.com" <smlongtrucking@gmail.com>, "bettienpatterson@yahoo.com" <bettienpatterson@yahoo.com>, "Benjamin Pittenger" <bark@barkonia.com>

Hi Mr. Pittenger,

Thank you for taking the time to address our concerns. I, personally, think the Barkonia will be a good addition to the neighborhood. And it's wonderful that the building owner is finally fixing up the building. I hope to bring our dog, Sailor, over to play occasionally. I don't take her to the local dog park since our previous lab was attacked by other dogs there. I'd love to let her socialize with other dogs. Welcome to the neighborhood!

Sincerely,

Marguerite Payne

**From:** Benjamin Pittenger <bgpittenger@gmail.com>

**Sent:** Wednesday, July 31, 2024 12:34 PM

**To:** ronvalentine\_94501@yahoo.com <ronvalentine\_94501@yahoo.com>; Steven Buckley <sbuckley@alamedaca.gov>; mdenten@gmail.com <mdenten@gmail.com>; markmorancy29@gmail.com <markmorancy29@gmail.com>; capt.edpayne@att.net <capt.edpayne@att.net>; chixibabe@comcast.net <chixibabe@comcast.net>; smlongtrucking@gmail.com <smlongtrucking@gmail.com>; bettienpatterson@yahoo.com <bettienpatterson@yahoo.com>; maipayne@att.net <maipayne@att.net>; Benjamin Pittenger <bark@barkonia.com>

**Subject:** Addressing Your Concerns About Barkonia

Good Afternoon Ron and Fernside/ Marina Neighbors,

I'm reaching out in response to the concerns that have been raised about Barkonia, our proposed dog daycare and grooming center at 2001 High St. Ron, I understand you mentioned sending me an email directly, but I want to let you know that I didn't receive it. However, I was made aware of the concerns through Mr. Buckley at the City Planning Department, who forwarded me a couple of emails.

Let me start by addressing the current state of the building and our renovation plans, as I believe this will help contextualize our other efforts:

We've reached an agreement with the building owner to renovate the entire structure, not just our unit on High Street. This comprehensive project includes the restaurant unit on Marina Drive and involves new stucco, windows, paint, and doors for the whole building. Our goal is to transform the property from its current dilapidated condition into an asset for the neighborhood. We believe this significant improvement will enhance the area's overall aesthetics and potentially have a positive impact on local property values.

Regarding permits and renovations, all changes requiring permits are being conducted under owner improvement permits. This includes any structural changes or major alterations to the building. Many of our improvements, such as soundproofing, flooring, and painting, are considered cosmetic and don't require specific permits. However, these enhancements are crucial for ensuring the quality and safety of our facility. I want to assure you that we are committed to following all legal requirements and city

regulations throughout this process.

Now, let me address your primary concern about noise. We take this issue very seriously and have developed a multi-faceted approach. Our plan includes storefront replacement and acoustic panels. These will create an environment where noise is minimized at the source and contained within our walls. Additionally, before acceptance, each dog will undergo a thorough assessment to identify and address any potential behavioral issues, including excessive barking. We'll also have a sound system playing calming music for dogs 24/7, helping to keep them relaxed and providing a consistent, soothing background noise.

Regarding your concern about an "entirely indoor" facility, I want to assure you that our plans meet all requirements for dog care centers. We've designed spacious indoor play areas that provide ample space for exercise and socialization.

I understand your worries about property values. However, well-managed pet care facilities often become valuable community assets. Beyond our services, we plan to host community events, partner with the Alameda Animal Shelter for adoption events, and create local job opportunities. These initiatives, combined with the comprehensive building renovation, aim to enhance our neighborhood. You may have noticed our "OPENING SOON" sign and ongoing advertising. I want to clarify the situation. Initially, this was based on incorrect information from a city official who told us our permit had been approved. We've since learned this wasn't the case, and we're actively working with the city to rectify the situation. Despite this, the city has explicitly told us we can continue advertising for our upcoming opening, which is why you still see our promotional materials. We understand this situation might seem confusing, and we apologize for any alarm it may have caused. We're doing our best to navigate this process while following city guidance.

I want to emphasize our commitment to being good neighbors. We chose this location strategically, with our entrance on High Street, a main thoroughfare already accustomed to commercial activity. The comprehensive renovation of the entire building further demonstrates our commitment to improving the neighborhood.

I would be more than happy to discuss our plans further with you and I look forward to the opportunity to address your concerns further.

Best regards,  
Benjamin Pittenger  
510-468-4278  
Barkonia

--

-----  
Confidentiality Notice: This email and any attached document[s] contain confidential information belonging to the sender which is legally privileged. The information is intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify me by telephone or reply email.



Subject: Re: FW: [EXTERNAL] 2001 high st dogs day Care  
Date: 7/31/2024 9:36 AM  
From: "Benjamin Pittenger" <bgpittenger@gmail.com>  
To: "Steven Buckley" <sbuckley@alamedaca.gov>

---

My main items of concern are:

1. Odor Mitigation (Item 10): Installation of HVAC system under valid building permits.
2. Noise Mitigation (Item 11): Installation of sound proofing measures under valid building permits.

I have two main questions:

1. Are building permits required for adding filters to an existing HVAC system?
2. Do wall-mountable soundproof panels require building permits?

Typically, these modifications don't require separate permits unless they involve structural changes. Could you clarify why permits are being required in this case?

If permits are necessary, please specify which aspects of these installations require them.

Thank you

On Wed, Jul 31, 2024 at 9:01 AM Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)> wrote:

The staff report and attachments are here under Zoning Administrator:

<https://alameda.legistar.com/Calendar.aspx>

I'm happy to discuss later today.

---

**From:** Benjamin Pittenger <[bgpittenger@gmail.com](mailto:bgpittenger@gmail.com)>  
**Sent:** Wednesday, July 31, 2024 6:38 AM  
**To:** Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>  
**Subject:** Re: FW: [EXTERNAL] 2001 high st dogs day Care

Hi Steve,

Thanks for the info about the meeting on Monday. I understand the process and will be ready to present our proposal.

I only see the one email from Ron Valentine and an email from Ed saying he can't attend. Are there any other specific areas of concern? It seems like all Ron is saying is they want existing rules applied which is what we are doing with this project.

Could you please provide more details on the specific conditions of approval that we need to be prepared for?

Thank you

Benjamin

-----

Confidentiality Notice: This email and any attached document[s] contain confidential information belonging to the sender which is legally privileged. The information is intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify me by telephone or reply email.

On Tue, Jul 30, 2024 at 11:09 AM Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)> wrote:

Hi, I thought you should know what your neighbors' concerns are.

At the meeting on Monday (online), Allen Tai will be the zoning administrator, and I will be the staff person.

We will give you an opportunity to present your proposal, and then the neighbors will have a chance to provide input.

Allen will then try to negotiate any agreements necessary to approve the project.

If it seems like there is still some disagreement / controversy, he could decide to send the project to the Planning Board, which has its next meeting in September.

Therefore, it would be good to have an attitude of accommodation, as much as possible, though you also have an opportunity to make your case as to why the project should be approved as is.

Also, conditions of approval are important, so you should be sure you can do what is required.

Thanks for your patience and let me know if you have any questions.

Steve

---

**From:** Capt. Ed Payne <[capt.edpayne@att.net](mailto:capt.edpayne@att.net)>  
**Sent:** Tuesday, July 30, 2024 9:12 AM  
**To:** Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>; 'Ron Valentine' <[ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com)>  
**Cc:** 'Michael Denten' <[mdenten@gmail.com](mailto:mdenten@gmail.com)>; 'Mark Morancy' <[markmorancy29@gmail.com](mailto:markmorancy29@gmail.com)>; 'Joy' <[chixibabe@comcast.net](mailto:chixibabe@comcast.net)>; 'Scott Long' <[smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com)>; 'Bettie Laird' <[bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com)>; 'Marguerite Payne' <[maipayne@att.net](mailto:maipayne@att.net)>  
**Subject:** RE: [EXTERNAL] 2001 high st dogs day Care

Good Morning All, I can't personally attend the meeting, but perhaps one of our neighbors can attend representing us a group. Ed

---

**From:** Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>  
**Sent:** Monday, July 29, 2024 6:12 PM  
**To:** Ron Valentine <[ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com)>  
**Cc:** Michael Denten <[mdenten@gmail.com](mailto:mdenten@gmail.com)>; Mark Morancy <[markmorancy29@gmail.com](mailto:markmorancy29@gmail.com)>; Capt. Ed Payne <[capt.edpayne@att.net](mailto:capt.edpayne@att.net)>; Joy <[chixibabe@comcast.net](mailto:chixibabe@comcast.net)>; Scott Long <[smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com)>; Bettie Laird <[bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com)>; Marguerite Payne <[maipayne@att.net](mailto:maipayne@att.net)>  
**Subject:** RE: [EXTERNAL] 2001 high st dogs day Care

The agenda for the Zoning Administrator hearing is posted online here:

<https://alameda.legistar.com/Calendar.aspx>

---

**From:** Ron Valentine <[ronvalentine\\_94501@yahoo.com](mailto:ronvalentine_94501@yahoo.com)>

**Sent:** Monday, July 29, 2024 8:42 AM

**To:** Steven Buckley <[sbuckley@alamedaca.gov](mailto:sbuckley@alamedaca.gov)>

**Cc:** Michael Denten <[mdenten@gmail.com](mailto:mdenten@gmail.com)>; Mark Morancy <[markmorancy29@gmail.com](mailto:markmorancy29@gmail.com)>; Capt. Ed Payne <[capt.edpayne@att.net](mailto:capt.edpayne@att.net)>; Joy <[chixibabe@comcast.net](mailto:chixibabe@comcast.net)>; Scott Long <[smlongtrucking@gmail.com](mailto:smlongtrucking@gmail.com)>; Bettie Laird <[bettienpatterson@yahoo.com](mailto:bettienpatterson@yahoo.com)>; Marguerite Payne <[maipayne@att.net](mailto:maipayne@att.net)>

**Subject:** [EXTERNAL] 2001 high st dogs day Care

Greetings; Mr. Buckley, This note addresses the planning for a dog care business to operate in the building at 2001 High st. As this business will open just a few feet from our home at 3131 Marina dr we have a vital, a crucial, interest in its operation. We are one of the near neighbors of this structure as we live at 3131 Marina Dr. only a few steps from the corner of Marina and High streets. We are also dog lovers and have been most of our lives. Having owned and lived with dogs from our early childhoods, we know that dogs bark. We know as well that when left by their humans in strange situations and strangers, dogs suffer separation anxiety and bark even more. Imagine a chorus of dogs who bark for their humans all day. You would not want this in your front yard?

Essential to peace of mind and neighborhood sanity will be that a careful and thorough soundproofing of the dog care will have to be in the planning, reconstruction and tested at every stage. Failure to do so will be almost impossible to remedy once the dog care is in operation. This neighborhood deserves better.

As this dog care is also surrounded 360 degrees by residences and a nearby senior medical facility, the introduction of this new noise will cause a new annoyance in the community and no doubt some legal responses.. We do not think that a casual consideration of this application is appropriate. A sign now on display on the face of the structure announces: "COMING SOON! BARKONIA! " This hardly does much to calm our fears. You. must also consider what the presence of this noise will do to property values within hearing.

We request that you apply all existing rules and regulations to the establishment of this potentially destabilizing community source of noise. If these reasonable requirements are not met, that you reject the plan. Now is when the best planning must be applied to avoid certain chaos.

Thank. you for your consideration of this petition.

Ron Valentine & Diane Walsh

[3131 Marina Dr, Alameda Ca 94501](#)

--

-----  
Confidentiality Notice: This email and any attached document[s] contain confidential information belonging to the sender which is legally privileged. The information is intended only for the individual or entity named above. If you are not the intended recipient, you are hereby notified that any disclosure, copying, distribution or the taking of any action in reliance on the contents of this information is strictly prohibited. If you have received this email in error, please immediately notify me by telephone or reply email.