

February 23, 2026

RE: Agenda Item 5-B, PLN25-0649 - Use Permit - 1200 Park Street - Applicant: Park Station

Dear Alameda Planning Board,

As a resident who lives within 300-400 feet of Park Station, I would like to offer the following comments about the issues of sound during outdoor performances. My comments can be grouped into 4 areas: Direct Impact on Residents, Mitigation Promises, Existing Code Violations, and Notification of Impacted Residents.

1. Direct Impact on Resident

On **Saturday, January 17 around 3:00 p.m.**, when I was walking north on Park Street, around the high 900's block (below Clinton), I could clearly hear music coming from an outdoor performance at Park Station, at 1200 Park Street. When I arrived home, the music from that outdoor performance at Park Station was so loud that it interfered with talking on the phone and watching television while inside my home, even with all windows and doors closed. This music lasted for several hours, which made it difficult to remain at home. There have been other instances of music audible inside my home, but since I was leaving for the afternoon, I did not keep a record.

This instance raises several questions: Why should a homeowner/resident have to leave their home, just to avoid excessive noise from a nearby business? What will happen during the spring and summer, when the weather is warm enough to open windows and let in fresh air?

2. Mitigation Promises

The **brick clad wall** that was to reflect the sound back towards the patio has not been built as of February 20, 2026, as it is not visible from the street. This was a key part of the discussion at the Planning Board meeting on February 13, 2023. The fact that this was not constructed gives the impression that the business of Park Station is not interested in minimizing their sonic footprint.

3. Existing Code Violations and Increasing Number of Performances

It is concerning that despite having their own sound engineers on site at these performances, Park Station played music that exceeded the allowable limits, twice, on October 18, 2025 and January 31, 2026. Given the precautions that Park Station is already implementing when offering live outdoor music, what more could they do to mitigate the sound? What is happening that their efforts are not sufficient to prevent noise violations?

These violations suggest that the business itself is not concerned with its impact on residents nearby. It also suggests that allowing even more opportunities for outdoor performances would cause additional disturbance to residents nearby, as their current monitoring system is not adequate to prevent issues.

Given the Planning Board's recommendation of outdoor performances being held only on Fridays and Saturdays, it leads to the potential of holding outdoor performances every Friday and Saturday night, every month. Why is the Planning Board recommending an *unlimited* number of outdoor musical performances?

4. Notification of Impacted Residents

Lastly, I am concerned that even though I reside within a block of Park Station, I was not notified of the Planning Board Meeting regarding the 6-month review. My residence is "downwind" of the sound stage, which I can see from my front yard. The sound does not magically stop at the wire fence of Park Station. The "Discussion" section for this agenda item notes that

"Complaints were reported from multiple locations in the immediate vicinity, including Park Street and San Jose Avenue, with one additional location unconfirmed. *Observations from Code Enforcement indicated that the L-shaped building provided some shielding for residences behind it.* In addition, it was noted that noise levels typically exceeded 85 dB when drums were played [emphasis added]"

Since some of the complaints came from the vicinity of San Jose Avenue and Park Street, which were not shielded by the building, would it not make sense for the City to notify residents who live within the vicinity of the noise complaints about the public hearing?

Lastly, I will note that I see many people enjoying the outdoor patio at Park Station even during times when no band is playing, especially during clement weather. Clearly, there is a desire for an outdoor space of this sort, just as it is, without music.

Given the above concerns, I cannot support the expansion of Park Station's outdoor music events, **so I urge the Planning Board to retain the current conditional use permit approved on February 13, 2023, and reject the draft resolution dated February 23, 2026, and reject the modifications proposed by Park Station.**

Sincerely,

Anne Argyriou
1105 Park Street
Alameda, CA 94501

From: [Brittany Baker Bauch](#)
To: [Planning Board](#); [Henry Dong](#)
Subject: [EXTERNAL] Allow Live Music at Park Station
Date: Monday, February 23, 2026 10:24:25 AM

To the Alameda Planning Department,

I am writing as a longtime Alameda resident to express my strong support for Park Station. It is rare to see a new space so immediately embraced by our community, bringing a level of energy and connection to Park Street that feels both vital and long overdue.

Park Station has quickly become a true community hub where families, neighbors, and friends gather in an authentic, welcoming environment. The live music is a significant part of this experience, adding vibrancy without being disruptive. It is particularly meaningful to see local musicians featured, and I believe this connection should be supported rather than further restricted.

In my view, the current guidelines regarding music and operations strike an appropriate balance. I encourage the City to allow Park Station to continue its current operations without adding limitations that could diminish its unique contribution to our neighborhood.

Thank you for considering my input.

Sincerely,

Brittany Bauch

From: [Bobbie V Centurion](#)
To: [Henry Dong](#)
Subject: [EXTERNAL] Use Permit for 1200 Park Street, PLN25-0649
Date: Thursday, February 19, 2026 11:37:24 AM

Dear Mr. Dong:

My home is located at 1200 Park Avenue. My property sits directly behind Park Station on San Jose Avenue. I am writing to urge you to renew Park Station's Use Permit including requested changes to hours and number of events permitted each month.

The request to extend Friday and Saturday hours by one hour and to allow Sunday hours, is I think, a totally reasonable request, and still would allow Park Station to close earlier than other businesses in the area which are allowed to stay open much later and regularly make late night noise.

I am also in favor of allowing Park Station to increase the number of events they have in order to enable them to be a consistently successful business.

I realize that the neighborhood is impacted by increased parking needs, but this would be true for whatever business would have been opened at 1200 Park Street. Memories of parking issues with the tire business prove this to be true.

I am only grateful that the owners of Park Station have invested a great deal of time, work, and what I imagine is a tremendous amount of money for planning, demolition, and construction of what is now a beautiful building and yard where before stood a dark, rat-infested, regularly graffitied abandoned building which attracted activity that was not a benefit to the neighborhood.

Park Station has blessed our neighborhood with a family and dog friendly business that makes its customers happy. I hear Park Station customers as they walk by my house along San Jose Avenue - happy parents meeting friends, happy children meeting their friends with expectations of having a fun time, happy dog owners who can have their pet accompany them, other singles or groups that appreciate the atmosphere at Park Station. Considering other types of businesses that could have opened there, I think we are fortunate.

Park Station has been a wonderful neighbor and the music has not been a problem for me. Any small issue that has come up has been addressed and rectified immediately.

I urge you to renew Park Station's use permit and approve requested changes to hours and number of events.

Sincerely,
Bobbie V. Centurion

From: [Henry Dong](#)
To: [Jennifer Warner](#)
Cc: [Steven Buckley](#)
Subject: FW: [EXTERNAL] Re: Park Station Review Planning Board 2/23/26
Date: Monday, February 23, 2026 8:38:00 AM

From: Clare <clare268@gmail.com>
Sent: Saturday, February 21, 2026 9:39 PM
To: Henry Dong <HDong@alamedaca.gov>
Subject: [EXTERNAL] Re: Park Station Review Planning Board 2/23/26

Hello Henry,

Thank you for bringing this to my attention. Here are my comments:

As a local resident who has been living about 250ft from the Park Station, the current noise levels of live music playing 3 times a month have already violated my California rights to quiet enjoyment and have caused significant disturbance to my ability to dwell peacefully in my home. I have the right to quiet enjoyment, which means I can live in my home without significant disturbances from others, including neighbors, such as Park Station and California civil codes protect these rights. To allow Park Station to increase the number of outdoor live events would prevent me from having any weekends to enjoy my indoor and outdoor home space without dealing with unreasonable excessive noise; children can't nap, and windows can't be opened on hot days. We can hear the live music even when the windows are closed. We can't listen to our own music or watch TV without competing noise from the live music. The music is so loud, please don't increase the decibels.

There have been many occasions when I wanted to make a noise complaint, but don't know who to contact. This place is very popular and they have an indoor space for live music which is most often open to the garden and we can also hear it from our home, there is no reason for them to increase the number of live outdoor events or decibels.

Thank you for taking into consideration the residents needs and rights in a mixed use area.

Clare

From: [Jim Daly](#)
To: [Henry Dong](#)
Subject: [EXTERNAL] Opposition to PLN25-0649 - Use Permit - 1200 Park Street - Applicant: Park Station.
Date: Sunday, February 22, 2026 12:15:00 PM

Honorable Board Members,

Several months have passed since Park Station opened. While its services have been a decent addition to the quiet end of Park Street, the huge disruption this single business has caused to dozens of families across an entire neighborhood has not.

Put simply: Park Station is not a good neighbor.

I am a homeowner living roughly 150–200 yards away, on the far side of Chochenyo Park. Despite that distance — and even with my doors and windows closed — I can hear bands playing clearly from my living room all weekend, often for hours at a time. I don't begrudge anyone the enjoyment of live music (I'm a former music journalist), but I should not be a captive audience in my own home.

I have reached out to Park Station's owners several times about the noise and received no response.

Noise is not the only problem. On Friday, Saturday, and Sunday evenings, parking near our homes has become nearly impossible unless we return by 3 or 4 in the afternoon, ahead of the crowds. I urge the Board to explore a residential parking permit program so that the people who actually live in this neighborhood can park here.

Given all of this — and the owners' seeming unwillingness to meaningfully engage with the neighbors their business affects — it is astonishing that Park Station wants to increase both the number of concerts and the permitted noise level. Tripling the number of music events would significantly increase the disruption the business already inflicts on our neighborhood.

Hundreds of residents would find themselves struggling with a noise nuisance that any property seller would be legally required to disclose. That a single establishment on Park Street feels entitled to reshape the character of an entire Alameda neighborhood, on both sides of the street, is not a minor concern

I urge the Board to hold the maximum allowable noise level to 85 dBA or lower, and to reject any expansion of the current event schedule.

Thank you for your foresight in approving the creative reuse of a former automotive facility. I hope you will now act with equal care to protect the neighborhood around it.

James Daly
1224 Park Ave.

From: [Uchechi Demaske](#)
To: [Henry Dong](#); [Planning Board](#)
Subject: [EXTERNAL] Park Station
Date: Monday, February 23, 2026 10:31:52 AM

To the Alameda Planning Department,

I am writing as a longtime Alameda resident to express my strong support for Park Station. It is rare to see a new space so immediately embraced by our community, bringing a level of energy and connection to Park Street that feels both vital and long overdue.

Park Station has quickly become a true community hub where families, neighbors, and friends gather in an authentic, welcoming environment. The live music is a significant part of this experience, adding vibrancy without being disruptive. It is particularly meaningful to see local musicians featured, and I believe this connection should be supported rather than further restricted.

In my view, the current guidelines regarding music and operations strike an appropriate balance. I encourage the City to allow Park Station to continue its current operations without adding limitations that could diminish its unique contribution to our neighborhood.

Thank you for considering my input.

Sincerely,
Uchechi Demaske

From: [Becca & Mike](#)
To: [Planning Board](#); [Henry Dong](#)
Subject: [EXTERNAL] Public Hearing - Live Music at Park Station (Feb. 23, 2026)
Date: Monday, February 23, 2026 12:07:46 PM

Dear Alameda Planning Department,

In anticipation of this evening's public hearing, we are writing to express our strong support for Park Station. We urge the department not to impose any new or more restrictive limitations on their current use permit.

Despite being open for less than six months, Park Station has become much more than a beer garden. It serves as a vital communal gathering space where neighbors connect and milestones are celebrated, serving as a catalyst for the continued revitalization of Park Street.

Imposing restrictive measures on such a long-awaited and quintessential venue would be detrimental to local business and a sincere tragedy for our community.

Sincerely,

Becca & Mike Dorsey

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Dear Alameda City Council,

I'm writing this letter to plead for your help. My wife and I moved to Alameda from San Francisco three years ago when we decided to have our first child. We looked at lots of other towns and fell in love with this one. As you know it's quaint, charming, and quiet. After moving, we were extremely happy with our decision and confident Alameda was the best place to raise our family.

Over a year later Park Station opened its doors for the first time. It appeared to be a beautiful space and a fun addition to the neighborhood. Unfortunately the live music events started and we were shocked at how loud they were. It was on the level of stadium concerts I had attended and left with my ears ringing. The noise was loud enough that it was very audible inside my home and my infant son struggled to fall asleep. As any parent can understand if your infant cannot sleep your life starts to fall apart and you start to worry about your child's health.

My first thought was to talk to the business owners. I walked across the street, talked to the owner, and he said "believe me you are not the only people who have complained, we are working to dial this in to be at the right level." I assumed they understood this was not OK and they planned to turn down the volume. Unfortunately, they did not despite multiple conversations.

I then reached out to the planning board to better understand their permit and if they were violating that permit. The compliance office told me that they had received similar complaints and their office had found that Park Station had violated its permit. For details on the permit they sent me to the planning manager.

After receiving the permit information, as an engineer who has worked within the audio industry, I was again shocked to see that the permit limit for Park Station was 85 dB(A) at adjacent properties. The Alameda noise ordinance 6.60.04 - Exterior Noise Levels limits music on commercial properties to 60 dB(A) at any point of an effected property. dB(A) is a logarithmic scale, like the Richter scale for earthquakes. Similar to how an 8.0 earthquake is not twice as bad as 4.0 earthquake, the difference between 60 dB(A) and 85 dB(A) is not a 40% increase. Every 10 dB is roughly a doubling of perceived loudness, so a 25 dB(A) increase is 4 to 5 times louder! 85 dB(A) is so loud that the CDC says this is the threshold for potential hearing loss with long enough exposure. Even more concerning to me was the fact that if the noise level was 85 dB(A) at neighboring properties it was almost certainly above 95 dB(A) at Park Station, a noise level at which the CDC says hearing damage can occur within an hour. I often see kids running around near the speakers at these events and they are permanently damaging their hearing. I really could not understand how or why these limits were chosen so I asked for more background from the planning staff.

I was told that the 85 dB(A) limit came from a similar noise ordinance in Santa Monica. I did some research and found the Santa Monica noise ordinance. There were some important differences that make this an unusable precedent for the park station permit. First the zoning of the Santa Monica Promenade is different. The Promenade is an entertainment district with a decades long history of live entertainment. The zoning of park station is for commercial use. Second, the closest residences in Santa Monica are 300 feet away. The closest residences to Park Station are within 100 ft. There is an elderly widow directly behind park station, an elderly couple beside it, and our family is across the street. Third, and most importantly, due to feedback from the community the Santa Monica ordinance has these two additional limitations beyond the 85 dB cap:

" No business on the Third Street Promenade shall utilize any speaker or sound reproduction system at a volume that can be heard inside the premises of another building or structure while the doors and windows to the premises are closed."

...

'Amplified sound shall not be unreasonably loud, raucous, jarring or disturbing to persons of normal sensitiveness within the area of audibility."

If these two limitations were applied to Park Station they would have to lower the noise level to avoid being very audible inside my home.

After this I thought it was important to do some more research into similar permits or ordinances across California to see if there were better, more comparable references. It was eye opening to see that the permit for Park Station was an outlier without a comparable reference across California. I found in many cities like Menlo Park 85 dB(A) when measured at 50 ft was a limitation for construction noise, which is a temporary disturbance. Other cities like San Francisco have much stricter limits on amplified speaker noise, where the noise has to be inaudible at 250 ft. I could not find any permits or ordinances in any city that allowed this type of noise at a location surrounded by single family homes. I did find a lawsuit against the city of Carpinteria and Island Brewing Company for similar noise disturbances related to live music.

I watched the original permit hearing for Park Station. The limitations of the original permit (3 days a month, 3 hours at a time, and the 85 dB cap) were clearly stated and the Park Station company decided to move forward with their business plans with the understanding these could be permanent. It should not be a burden to them to adhere to the original permit, but it is a burden to the community to extend it.

At the original hearing the Park Station company emphasized that they valued working with the community. I have to say I find Park Station's seemingly empathetic response to the community disingenuous if they are simultaneously petitioning to make the situation worse. In addition as late as January 30th, they violated the terms of the existing permit, posting on their own website a concert scheduled past the 8pm limit and exceeding the sound limits when measured across the street. I cannot see how rewarding this will lead to better behavior in the future.

In summary:

- Park Station has violated its existing permit on multiple occasions
- The 85 dB limit at adjacent properties is unsafe and will cause hearing damage to customers
- The 85 dB limit is extremely loud and has no precedence in any other town or city in California

Given this history its very hard for me to understand how extending the days, hours, or sound limits on the existing permit is either reasonable or good for the community. My suggestion going forward would be:

- The existing permit limitations stay in place along with an additional limitation that the sound cannot be heard inside the premises of another building or structure while the doors and windows to the premises are closed. As an alternative, in place of this audibility limitation, a reduction of the 85 dB(A) limit to 75 dB(A) could be considered.
- Park Station is prohibited from having live music events for 3 months due to their inability to adhere to the previous permit on multiple occasions

My family is depending on your help. We plan to have a second child in this upcoming year and I cannot imagine having an newborn under these circumstances. I hope you will consider my family, the rest of the community, and the unprecedented nature of this situation in your decision.

Thank You,
Kevin Durfee

From: [Allen Tai](#)
To: [Steven Buckley](#); [Henry Dong](#); [Jennifer Warner](#)
Subject: FW: [EXTERNAL] Yikes! Park Station Noise
Date: Monday, February 23, 2026 8:56:11 AM

From: Michele Pryor <mpryor@alamedaca.gov>
Sent: Monday, February 23, 2026 8:55 AM
To: Adam Politzer <apolitzer@alamedaca.gov>; Allen Tai <ATai@alamedaca.gov>
Subject: Fw: [EXTERNAL] Yikes! Park Station Noise

Michele Pryor - Vice Mayor

mpryor@alamedaca.gov

Sent from Android

From: Michael Haddon <otishaddon@gmail.com>
Sent: Sunday, February 22, 2026 12:39:17 PM
To: Michele Pryor <mpryor@alamedaca.gov>
Subject: [EXTERNAL] Yikes! Park Station Noise

Dear Vice Mayor Pryor,

I have lived in Alameda for the past 35 years. I was away this summer for a couple of months and returned to discover that the former home of Big O Tires was becoming something new. Great. New places to eat and gather. More revenue for the city.

But now I'm met with horrible noise levels, playing outdoors several nights a week. I've recorded noise levels of 80 decibels in my front yard, a block from the venue. I can't escape the noise inside. Apparently the planning commission (?) granted Park Station a temporary use permit for outdoor live music. Park Station appears to be ignoring sound level limits and time restrictions. Alameda is monitoring compliance, but can only do so sporadically. We were not informed that there would be amplified outdoor music. The neighborhood doesn't know what the permitted hours and noise levels are.

I live in a residential neighborhood. I'm tired of the noise. Please revoke the temporary permit for outdoor music at Park Station (Park and San Jose).

Michael Haddon
Retired Otis Teacher

2302 San Jose Ave
510.521.2836

From: [KAREN LARSEN](#)
To: [Henry Dong](#)
Subject: [EXTERNAL] 2/23/26 Planning Board Meeting, Park Station Decibel Level, 5B
Date: Saturday, February 21, 2026 5:42:51 PM

Dear Mr. Dong and Planning Board Members;

I have read the proposal to increase the decibel level of music events at Park Station. I am opposed to the change.

I am happy that Park Station owners located their latest business site in Alameda. I do not however see any justification for an increase in the volume of the music. The original agreed upon decibel level seems to be working for many, if not all, residents. By my observation and patronage, the business is thriving using the current music volume.

I know others in the neighborhood have commented already on the medical guidelines for decibel levels and the impact on hearing. The concerns regarding the increase should be taken seriously. The proposal increases the harmful levels significantly.

There are neighbors whose homes are in close proximity to the music and are having difficulty adjusting to the current decibel level. An increase will only exacerbate the problem.

I too can hear the music from my home on Park Avenue but have accepted the current decibel level. If there is an increase I fear the new level will be untenable.

Thank you for your attention and time.

Karen Larsen
1206 Park Avenue, Alameda CA 94501

Sent from my iPad

February 18, 2026

Mr. Henry Dong, Planner III
City of Alameda, City Hall
2263 Santa Clara Avenue, Rm. 190

RE: PLN25-0649
Use Permit
1200 Park Street
Applicant: Park Station

Dear Planning Board Members:

We are writing to submit our comments on the proposed modifications to the Park Street Station use permit. While we welcome Park Street Station to the neighborhood and are thrilled it has been such a success, we are strongly opposed to the proposed significant expansion in the outdoor live music decibel level, expanded hours and increase in allowed number of events per month. We are one of the closer residential neighbors to the business and during current outdoor music events the sound level is very noticeable indoors (even with windows closed) and is intrusive in our outdoor/rear yard space. While we understand that being located close to a commercial area comes with both the benefits of easy access to a variety of businesses and what they have to offer as well as less welcoming impacts such as noise and increased difficulties with street parking, we feel that the current use permit limits on outdoor performance are appropriate and a reasonable compromise.

Very truly yours,

Handwritten signatures of James Lott and Lisa Kloforn in black ink.

James Lott and Lisa Kloforn
1193 Park Avenue
Alameda, CA

From: [Betsy Mathieson](#)
To: [Henry Dong](#)
Cc: [Jennifer Warner](#)
Subject: [EXTERNAL] Planning Board Jan. 23, 2026, Agenda Item 5-B
Date: Sunday, February 22, 2026 8:29:41 AM

Honorable Board Members:

I commend Park Station's owners, designers, and contractors for converting a downtown Alameda eyesore into a thriving example of adaptive reuse of an old building. Park Station / Southie restaurant is one of our family's new favorites for our frequent dinners out in the neighborhood. The cheerful voices, sounds of children playing, and occasional outdoor music at Park Station are a welcome replacement for the buzz of lug wrenches and blare of intercom announcements from the old tire repair place.

Park Station's outdoor music fills our backyard with happy sounds. I find myself singing along. One afternoon I was enjoying the music so much that I put away my gardening tools and walked over to Park Station for an IPA and a grilled cheese sandwich. But when listening to the music from our backyard I also found myself laughing nervously – how can this be allowed in a residential area? – what about the neighbors who live closer, for whom the music must be annoyingly loud?

There are two houses and a street between our house on Park Avenue and Park Station, the stage faces away from our house, and still we can hear many of the lyrics clearly from our backyard. I wonder about the neighbors who want to select their own playlists for backyard birthday parties and other family gatherings rather than have Park Station's event bookings determine the entertainment at their homes.

I reflect upon the fact that most of Park Station's first 6 months of operation have been during the chilly season, when we neighbors have had our windows closed. This spring and summer when we have our windows open, the music will follow us indoors making it difficult to concentrate (as did the Dixieland jazz trumpets, trombones, and drums during a Mardi Gras event at Park Station last week, even with our windows closed).

I urge you to hold the maximum allowable noise level at 85 dBA, at most. If the number of events per month is allowed to increase, the maximum allowable noise level should be reduced. Ten events per month would be essentially every weekend evening. The atmosphere of our neighborhood would be governed by a single Park Street business. We would be subjected to a noise nuisance that every seller of property would have to disclose.

Thank you for your Board's foresight in allowing this creative use of a former automotive facility and, in advance, for allowing it to continue – but with, I hope, reduced impacts on our neighborhood.

Sincerely,

Betsy Mathieson
1185 Park Avenue
Alameda

From: [SMathieson](#)
To: [Henry Dong](#)
Cc: smathieson@aol.com
Subject: [EXTERNAL] Fw: Park Station
Date: Sunday, February 22, 2026 3:06:19 PM

Mr. Dong,

Hi. I tried to send this to you while in a car to San Francisco this morning ... I can see no evidence that it was sent.

So please find included my letter regarding the change in hours and intensity of music at the Park Station venue.

I apologize if this the second or third time you will have received this letter.

Thanks so much.

ScottM

Planning Board Members,

I'd say we like the business and activity at Park Station now but not so much as it is proposed to be (90db and more days.)

Music consistently as loud as it has been (85db or less) has been fine but louder and more often, especially on Sundays would make it an inconvenient nuisance.

When I think of the Big-O Tires that was at this location I think of the inadequate onsite parking for an automobile centric-business that flooded our neighborhood with cars leaving no open spaces for our neighbors 6 days per week. At the same time I'm thinking about a problem that was never adequately addressed or mitigated when Big-O Tires was here.

Now I think of the Park Station business and see **NO** onsite parking for a business that attracts 60 or 80 or 100 guests at one time, the impact of this people-centric business on our available neighborhood parking spaces is huge. Perhaps there is a deal to be made with the AutoZone Store across the street?

Our driveway has been blocked at least two times that I've seen (and I imagine I've not noticed every instance) so I called over to Park Station and asked for suggestions to get the car moved ... their only suggestion was to "call the police and have the car towed" ... I asked if their LOUD SPEAKERS could be used to relay a license plate number and a request to move the car to their guests ... "no sorry we can't do that" ... so I hope we never want or have to leave and find our driveway blocked?!?

We generally like this nuisance AS IT IS but more and louder will impact this residential neighborhood too much.

Is the Park Station's point that they can't make it financially as a less intensive (loud) nuisance and that they need the nuisance to be worse than it is already is for the neighborhood? This is not our fault and we'd be justified in requesting lower volumes and shorter operating hours for this business.

Thank you for your consideration.

Scott Mathieson

Park Avenue

From: [Siobhan McRee](#)
To: [Henry Dong](#); [Planning Board](#)
Cc: [Nate Delaney-Busch](#)
Subject: [EXTERNAL] As Park Street Homeowners, we Support Park Station
Date: Monday, February 23, 2026 11:19:00 AM

To the Alameda Planning Department,

I am writing as an Alameda homeowner to express my strong support for Park Station. We live only a few houses down from Park Station on Park Street itself, and we absolutely love and support the space and their ability to play and host live music.

It is rare to see a new space so immediately embraced by our community, bringing a level of energy and connection to Park Street that feels both vital and long overdue.

Park Station has quickly become a true community hub where families, neighbors, and friends gather in an authentic, welcoming environment. The live music is a significant part of this experience, adding vibrancy without being disruptive. It is particularly meaningful to see local musicians featured, and I believe this connection should be supported rather than further restricted.

In my view, the current guidelines regarding music and operations strike an appropriate balance. I encourage the City to allow Park Station to continue its current operations without adding limitations that could diminish its unique contribution to our neighborhood.

Thank you for considering my input.

Sincerely,

Siobhan McRee
1102 Park Street
831-345-5602

From: [Trista Myers](#)
To: [Henry Dong](#)
Cc: [Planning Board](#); [Josh Taylor](#)
Subject: [EXTERNAL] Park Station - Music Restrictions hearing
Date: Monday, February 23, 2026 10:56:54 AM

To the Alameda Planning Department,

I am writing as an Alameda resident to express my strong support for Park Station and the hearing tonight.

It was been wonderful to see how quickly our community has embraced this new location and "third space" for residents of the East End.

They have brought a new level of energy and connection to Park Street that feels both vital and long overdue.

Park Station has quickly become a true community hub where families, neighbors, and friends gather in an authentic, welcoming environment. We almost never go there without running into multiple friends and neighbors.

The live music is a significant part of this experience, adding vibrancy without being disruptive. It is particularly meaningful to see local musicians featured, and I believe this connection should be supported rather than further restricted.

In my view, the current guidelines regarding music and operations strike an appropriate balance.

I strongly support the City allowing Park Station to continue its current operations without adding limitations that could diminish its unique contribution to our neighborhood.

Thank you for considering my input.

Sincerely,
Trista Taylor

East End, Alameda



PUBLIC LETTER OF SUPPORT

Park Station Community Tap House - Outdoor Music & Entertainment

We support the continuation of outdoor live music and community entertainment at Park Station. These events create a welcoming gathering place, support local artists, and add positive energy and connection to the Alameda community. We also support the ongoing presence of live music outside and believe that expanding the number of music and entertainment offerings is a welcome idea.

By signing below, we express our support for Park Station's outdoor music and entertainment program.

Name (Print)	Signature	Email Address
Aida Dukhlee		AYALAZZ211@YAHOO.COM
Luther Dukhlee		KLASSIK1NUPE@YAHOO.COM
JOHN CANEPA		scanep93@SBCGLOBAL.NET
Ian Wright		ianwrite@comcast.net
Courtney Bergin		cbergin@yahoo.com
Nick Tomichelk		tomichelkNick@gmail
HOON Kim		hoonhkim@yahoo.com
Edwin Wong		edwinwongSF@gmail.com
Gazelle Javantash		gazellejava@gmail.com
Alexander Gregory		alexandrog@gmail.com
Brad Glead		bradgleed@yahoo.com
ROBERT HILL		BUVESADELIX@OUTLOOK.COM
Jared Rowe		jsrowe@hotmail
Peter Spicer		spicethealicer@gmail.com
JIM PASSARA		JPASSARA@COMCAST.NET
Sean Noonan		seannoonan@gmail.com



PUBLIC LETTER OF SUPPORT

Park Station Community Tap House - Outdoor Music & Entertainment

We support the continuation of outdoor live music and community entertainment at Park Station. These events create a welcoming gathering place, support local artists, and add positive energy and connection to the Alameda community. We also support the ongoing presence of live music outside and believe that expanding the number of music and entertainment offerings is a welcome idea.

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**From:** [Brett Piira](#)  
**To:** [Planning Board](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] Support for Park Station  
**Date:** Monday, February 23, 2026 10:27:50 AM

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Alameda Planning Department,

As an Alameda resident who loves the city and plans to stay here for decades to come, I wanted to share my strong support for Park Station and the role it has quickly come to play in our community. Park Station has brought energy and connection that was sorely missing, while also taking the extra steps to preserve the history of the site.

The community feeling, seeing neighbors and meeting new friends is so refreshing to have on the East end. The live music has been a big part of that experience, and I would encourage the City Planning to allow Park Station to continue operating as it has, without adding additional limitations that would negatively impact this.

Thank you for considering the broader community input as it adds so much value to the quality of the city.

Best,  
Brett

Sent from my iPhone

**From:** [Heather Quinones](#)  
**To:** [Henry Dong](#); [Jennifer Warner](#); [Ruben Quinones](#)  
**Subject:** [EXTERNAL] Please do not increase Park Station's sound allotments  
**Date:** Monday, February 23, 2026 11:57:40 AM

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Dear Planning Board Members,

I live in an apartment on Park St that is directly across the street from Park Station and am writing to ask that you do NOT permit them to increase their dB and frequency of outdoor music. In my opinion, it is already too frequent and too loud. Their indoor music is also played in a way that is too loud—large doors are open and music is faced outdoors. I'm sure there is no way they're in compliance with current dB requirements already. When we are sitting in our living room and the music is happening, it's loud enough that we need to raise our voices to speak above it, turn up the television/ our music louder than normal, or leave the room. We have lived in this space for six years and it has been a notable and very bothersome change to our quality of life...we can attest that Park Station is currently louder and longer than what was permitted— please do not increase and reward this behavior which is a blatant disregard for community members.

**From:** [Grace Rubenstein](#)  
**To:** [Jennifer Warner](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] Comment for Planning Board, re: Park Station  
**Date:** Monday, February 23, 2026 10:59:30 AM

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Dear Planning Board members,

Many of my neighbors around Chochenyo Park are rightly raising concerns about increasing the amplified noise level at Park Station. There is also a second significant Park Station issue that we need the Planning Board to be aware of: parking.

The opening of Park Station demolished Park Avenue residents' parking overnight. While I'm glad to see a thriving new business and a gathering space that Alamedans can enjoy, neighbors are paying a serious price for it. The moment Park Station opened, the streets around Chochenyo Park became its de facto parking lot. The difference was dramatic and instantaneous.

Park Avenue is home to many multifamily residences where tenants rely on street parking—and no longer have it. From 4pm to 8pm on weeknights and all day starting at noon on weekends, Park Avenue is completely filled with Park Station patrons' cars. I often return home with two kids and four bags of groceries and cannot find parking anywhere near home.

Park Station should do its part by encouraging patrons to use the Oak Street garage, but that alone will not solve the problem. We neighbors need to work with the Planning Board ASAP to institute formal parking protections for residents.

Thank you,  
Grace

**From:** [Steven Buckley](#)  
**To:** [Jennifer Warner](#); [Henry Dong](#)  
**Subject:** Fw: [EXTERNAL] Park Station Use Permit (PLN25-0649)  
**Date:** Monday, February 23, 2026 8:47:33 AM

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**From:** Tito Villasenor <titovillasenor@gmail.com>  
**Sent:** Monday, February 23, 2026 7:50 AM  
**To:** Steven Buckley <sbuckley@alamedaca.gov>  
**Subject:** [EXTERNAL] Park Station Use Permit (PLN25-0649)

Steve,

My name is Tito. I am born, raised, as well as I currently live in Alameda. I work in Live Television Productions as my professional career for all major networks.

I am writing with concern and opposition to the proposed amendment to the Park Station Use Permit (PLN25-0649).

I want to start off by sharing some of my early on concerns that were "changed" by Parker Station. When we first got the notice and hearing about the music permitting, it was stated that Live Music would be acoustic music. When we had the first city meeting regarding their initial permit. It changed to amplified music. I expressed my concerns because it felt like we, the people who live near by were lied to about the music. It was deceiving. I know how sound travels and echoes on this street. I knew Amplified music would be a bad idea.

On September 27th, 2025 at 01:03 (1AM) in the morning, Park Station had music playing (No Band) at a very loud volume. I live at 1117 Park St. next to Auto Zone. The music woke me up. I took video as evidence this event indeed took place.

Park Station, in their plans had a wall behind the stage to help knock down the noise levels. First off, it has not been built and bands have played there. Secondly, the wall in the original plans would not be nearly high enough to be effective at all.

Since it began operating, outdoor amplified music from Park Station has been clearly audible inside my home on many occasions, even with our doors and windows closed. Especially the drums. They pierce the walls with ease. Especially next door to my house is a brick wall and sound travels down this passage with ease, carrying it throughout my home. Not just the front of the house.

During Park Stations six-month review summary in the staff agenda report, two of the three inspections conducted (10/18/25 and 1/31/26) resulted in violations. One exceeded the 85 dB maximum noise level, and the other exceeded the noise limit and continued beyond the allowed event times. Only one inspection during the review period was compliant. A one-out-of-three compliance record does not demonstrate sustained adherence to the permit conditions.

I also have walked over during a live music event and asked the gentleman who was mixing the bands audio and I asked him if he was monitoring the DB levels. His reply was no, I just make them sound good. Where is the accountability? They are plainly disruptive inside nearby residences including my own home.

When the Planning Board approved the project in 2023 (PB-23-01), it limited outdoor amplified

music to three events per month ending at 8:00pm “in order to minimize disturbances to the surrounding neighborhood area.” Eliminating the monthly cap and allowing events potentially every weekend substantially increases the impact on nearby residents and businesses. I strongly urge the Board not to approve or allow this to happen.

Based on the initial approval, it was required the applicant to return to the Planning Board after six months for review to make a decision to increase the number of events or permitted hours. The documented violations and other complaints during this review period do not support expanding the frequency of the use or extending amplified outdoor music to 9:00pm. The conditions have already been violated, easing those same conditions lowers the standard rather than reinforcing it.

My request is, I strongly urge the staff to recommend that the Planning Board deny the requested expansion. To maintain the limits originally set to minimize neighborhood disturbance, and ensure consistent enforcement of the existing permit conditions. If violations occur and stay consistent of breach of terms, the Bands play acoustic sound not amplified music. The Sound is just unbearable with amplified music, especially drums.

I appreciate your time and consideration.

Resident of 1117 Park St.  
Tito Villasenor  
Cell: (510) 846-5931  
Email: [titovillasenor@gmail.com](mailto:titovillasenor@gmail.com)

**From:** [Jennifer Wildt](#)  
**To:** [Planning Board](#); [Henry Dong](#)  
**Subject:** [EXTERNAL] Park Station Noise - PLN25-0649 - Use Permit - 1200 Park Street  
**Date:** Monday, February 23, 2026 11:32:02 AM

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To the Alameda Planning Department,

As a nearby resident living on Park Avenue, I want to begin by saying how pleased I am that Park Station has opened. It has quickly become a welcoming gathering place, and it's clear that many in the community appreciate having it here.

That said, I'm concerned about the request to increase the allowable outdoor sound levels from 85 dB to 90 dB and to extend the hours for outdoor performances. A shift to 90 decibels represents a significant increase in sound intensity, and sustained noise at that level carries much farther into surrounding homes. Because the venue is located in the middle of a very residential area, increases of this scale would have meaningful impacts on neighbors who live close by and who already experience the existing sound levels. Friends of mine who live across the street from Park Station have a new baby and a young child, and this would make it hard for the kids to sleep.

The current hours and volume limits feel like a reasonable balance that lets Park Station offer live music while also respecting the residential setting. I worry that raising the decibel limit and extending hours would tip that balance and erode the livability of the neighborhood, especially during evenings when residents need rest, quiet, and the ability to enjoy their homes.

I hope the board will consider maintaining the existing limits, which support the business without diminishing the quality of life for those of us who live nearby. I want Park Station to succeed—it's a great addition to the community—but I also hope we can keep noise impacts at a level that works for everyone.

Sincerely,  
Jennifer Wildt  
1220-A Park Ave.  
Alameda, CA 94501