

MEETING MINUTES OF THE  
CITY OF ALAMEDA PLANNING BOARD  
MONDAY, FEBRUARY 23, 2026

1. ROLL CALL

The meeting was called to order at 7:00 p.m.

*\* Members of the public can participate in person or remotely via Zoom.*

*\*Due to a technical issue the meeting starts at the 10:16 minute mark in the video*

Present: President Cisneros, Vice President Ariza and Board Members Hom, Wang, Ruiz, Saheba and Tsou

Absent: Board Member Hom

2. AGENDA CHANGES

None

3. NON-AGENDA PUBLIC COMMENT

None

4. CONSENT CALENDAR

**4-A 2026-5770** *Approve Draft Meeting Minutes - December 8, 2025*

Minutes can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7879952&GUID=A09F7460-49CC-47EA-A03D-C9514F1D2FBF&FullText=1>.

**Board Member Tsou made a motion (\*12:25) to accept December 8th, 2025, meeting minutes and Board Member Ruiz seconded the motion. A vote was taken and the motion passed 5-0 with Vice President Ariza abstaining due to her absence at that meeting and one absence (Board Member Hom)**

5. REGULAR AGENDA ITEMS

**5-A 2026-5773 - Recommendation to Accept the 2025 Annual Reports on the Alameda 2040 General Plan/Housing Element, Transportation Choices Plan, Vision Zero Action Plan, Climate Action and Resiliency Plan, and Climate Adaptation and Hazard Mitigation Plan. CEQA Determination: Acceptance of the annual reports is statutorily exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).**

Steve Buckley (Planning Services Manager) introduced (\*13:24) this item and gave a presentation on Planning Building & Transportation Highlights, and other City Staff Members presented as well. Danielle Meiler presented (\*20:53) for CARP and Lisa Foster presented (\*27:04) for Transportation.

The staff report and attachments can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7879955&GUID=A7E14863-0916-4C5F-8D03-A9A664D2AB62&FullText=1>.

Board clarifying questions start at the 32:41-minute mark in the video.

#### **Public Comment for item 5A**

Mitch Ball (\*45:08) discussed the Exhibits for this agenda item and gave detailed thought and suggestions on how Alameda should address California's Housing Crisis.

#### **Action taken for item 5A**

Board discussion starts at the 48:20-minute mark in the video.

**Board Member Ruiz made a motion (\*58:02) to approve the Annual Reports with the following amendments, remove the title of General Plan and Housing Element from the acceptance. Board Member Wang seconded the motion and passed 6-0 with one absence (Board Member Hom).**

*5-B 2026-5774 - PLN25-0649 - Use Permit - 1200 Park Street - Applicant: Park Station. Public hearing to consider the required 6-month review of the Use Permit to allow an outdoor seating area with afternoon and early evening live music events located at an existing tavern. The request is also to modify the conditional use permit for the outdoor music events to allow up to ten (10) outdoor live music events per month on Fridays from 4:00 PM to 9:00 PM, Saturdays from 2:00 PM to 9:00 PM, and Sundays from 2:00 PM to 7:00 PM, and to increase the maximum noise level allowed for the events to 90 dBA. CEQA Determination: This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to the CEQA Guidelines Section 15301, Existing Facilities and 15183, Projects Consistent with General Plan and Zoning.*

Henry Dong, Planner III, presented this item and gave a presentation. The staff report and attachments can be found:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7879956&GUID=A98D8E9D-FB31-4C2A-95C7-825588FF8E81&FullText=1>.

Board clarifying questions start at the 1:08:17-minute mark in the video.

The applicants also spoke (\*1:17:29) before the board and answered the board's questions.

#### **Public Comment for item 5B**

Kathy Weber (\*1:32:18) Executive Director of the Alameda Downtown Business Association spoke in strong favor of this Use Permit and request.

Kathleen Sullivan, via Zoom. (\*1:34:28) lives on Oak Street and was against this proposal.

Michael Haddon (\*1:35:42) said that Alameda is quiet and that he likes quiet. He said this use does not let him peacefully enjoy his home.

Jeff Roubos (\*1:37:47) was against this extended use permit. He discussed the many code enforcement cases already against this location and use.

Scott Werner (\*1:39:54) was in favor of this use and the expansion of music. He commended the owners for bringing business to Alameda and felt this was a reasonable request.

Jim Daly, via Zoom (\*1:42:26) said this business had caused a lot of disturbances to many homes. Parking in the neighborhood has also become impossible.

Kevin Durfee (\*1:44:29) was not in favor of this. He stated that this use needed a CEQA review and said the current decimal allowance was already loud enough. He brought visuals to share with the board (his chart can be found in the attached public comment)

Reid Whatley (\*1:46:24) as a musician appreciated the owners love of live music. He was in support of this extended use permit.

Grace Rubinson, via Zoom (\*1:48:57) discussed the concern on parking as a local resident. She said that Park Station has ruined parking in the neighborhood. She wanted parking protection for residents.

Anne Argyriou (\*1:50:43) agreed with speakers who were against and urged them not to allow this extended use permit.

Rabbit Brassmassery (\*1:53:17) wished the applicants would be better neighbors, she said the noise was too loud and carried very far. She was against this extended use.

Betsy Mathieson (\*1:55:19) commended the adaptive reuse of the building and bringing life to Park Street but was concerned about the noise levels and how residents were dealing with this. She urged the allowable decimal level at 85.

Kirste Lee, via Zoom (\*1:57:50) supported the Park Station but gave suggestions on how the noise levels needed to be viewed. She also agreed with the parking issues.

Art Thoms (\*2:00:11) had concerns about the Sunday schedule and how that would affect his customers at the laundry mat nearby. He discussed his concerns about parking and noise.

Sean Alford (\*2:01:48) was in favor of this extended use permit and allowing live music, he is a musician.

Eden Marchant (\*2:03:32) gave her support for this use permit.

Jon Legg (\*2:04:10) was against this extended use permit and wanted new neighbors including new businesses to respect each other.

Ted Anderson (\*2:06:12) was in favor of this use permit and was part of the Park Station ownership group.

Emily Grunt (\*2:02:07) was in favor of this extended use permit.

Parker Beverly (\*2:09:40) was in favor of this extended use permit.

The applicants responded (\*2:11:39) to some of the concerns and questions.

**Action Taken for item 5B**

**Board discussion starts at the 2:13:33 minute mark in the video.**

Board Member Tsou made a motion (\*2:48:36) to continue this use permit with the modification that they can have four events per month (current use permit conditions remain the same) with the plan that the applicants will come back in 4 months with an update from the city on a formal monitoring plan and a preliminary report from an artistic engineer on how to mitigate the impact of sound in the neighborhood.

**Board Member Tsou made a motion (\*2:48:36) to continue this Use Permit with the modification that they can have four events per month (current use permit conditions remain the same) with the plan that the applicants will come back in 4 months with an update from the city. Board Member Saheba seconded the motion. A vote was taken and the motion passed 6-0 with one absence (Board Member Hom).**

6. STAFF COMMUNICATIONS

**6-A 2026-5771**

*Planning, Building and Transportation Department Recent Actions and Decisions*

Recent actions and decisions can be found at:

<https://alameda.legistar.com/LegislationDetail.aspx?ID=7879953&GUID=789A62E6-81C8-4B25-A0E1-55AE806CF5DB&FullText=1>.

No decision or action was pulled for review.

There were no public comments.

**6-B 2026-5772**

*Oral Report - Future Public Meetings and Upcoming Planning, Building and Transportation Department Projects*

Steven Buckley, Planning Services Manager, gave an update (\*3:04:42)) on upcoming meetings and projects.

There were no public comments.

7. BOARD COMMUNICATIONS

None.

8. NON-AGENDA PUBLIC COMMENT

None.

9. ADJOURNMENT

President Cisneros adjourned the meeting at 8:50pm.

*\*Refers to the minute mark in the video*