

July 13, 2018
Re: 1518 Park St
PLN18-0229



Dennis M Owens
1556 Everett St.
Alameda, CA 94501
Tel: (510) 522 1576
dmoarch@aol.com

City of Alameda, CA
Zoning Administrator
Andrew Thomas

Dear Mr. Thomas,

My residence located at 1556 Everett St. is approximately a block and a half away from Habanas, located at 1518 Park St. at the corner of Webb Ave. I am currently negatively impacted by the late evening music at Habanas after 11 pm on weekends. I am opposed to their requested Use Permit to extend their hours of operation until 1:30 am on Fridays and Saturdays for the purpose of providing live music and dancing. The noise from Habanas music after 11 pm disturbs my sleep and that of other inhabitants at my residence. I note that there are many residences closer to Habanas than mine and some a bit further that would be negatively impacted by extended late night music.

I do not know if Habanas has a permit for their present live music, DJ music and dance activity nor what hours they might extend to. I am a supporter of live music and could be supportive of Habanas application for a Use Permit extending to no later than 11 pm. The physical design of the Habanas exterior includes large folding doors open to Webb Ave as well as Park St. with sidewalk railings for outdoor customer seating on both streets. Given the corner location on Webb, a primarily residential street, the impact of late night music, whether live or DJ, on the residences must be considered.

The Finding required by 30-21.3b #1. **The location of the proposed use is compatible with other land uses in the general neighborhood area**, and the project design and size is architecturally, aesthetically, and operationally harmonious with the **community and surrounding development** cannot be met.

Further, the Finding required by 30-21.3b #3. **The proposed use, if it complies with all conditions upon which approval is made contingent, will not adversely affect other property in the vicinity** and will not have substantial deleterious effects on existing business districts or the local economy cannot be met.

I urgently request that the Zoning Administrator reject proposed Use Permit because of the negative impact on residential properties in the vicinity and that the necessary findings for approval cannot be met.

Sincerely,

Dennis M Owens



Lili Shidlovski
1556 Everett Street
Alameda, CA 94501
lili.shidlov@gmail.com
July 14, 2018

City of Alameda
Community Development Department
Zoning Administrator: Andrew Thomas

Dear Mr. Thomas:

I am very upset about Habanas Restaurant at 1518 Park Street filing an application for a use permit for music till 1:30 A.M. on Fridays and Saturdays. I hear the music from Habanas at my house almost 2 blocks away. It's great music early in the evening, but when I want to go to sleep the loud drumming and deep bass make sleep impossible. I feel very resentful that this establishment can keep its doors open and have the musicians be as loud as they want to, and I can't keep my windows open on a warm night if I want to sleep before midnight.

There are many local bars and restaurants in our neighborhood. None of them impede my enjoyment except this one. If other close by restaurants are loud, I have a choice about being able to stay away. This one comes right into my home.

Don't mistake me, I love live music, go to many concerts, but prefer to go to them rather than have them come to me.

Please deny the application for the extension of music hours to 1:30 A.M. And if it were possible to demand that Habanas close their doors and windows after 11, that would be great.

Thank you for your consideration,



Lili Shidlovski



July 15, 2018



Kevis Brownson
1554 Everett Street
Alameda, CA 94501
kevis.brownson@gmail.com
510-522-4966

City of Alameda, California
Community Development Department
Zoning Administrator Andrew Thomas
Alameda, CA 94501

Dear Mr. Thomas:

I have recently learned that Habanas Restaurant at 1518 Park Street, has filed an application for a use permit for late evening music until 1:30 a.m. on Fridays and Saturdays. I am a neighbor at 1554 Everett Street, and this late night use would very greatly impact the quiet enjoyment of my residence.

I am a supporter of live music and have enjoyed the music and food at Habanas in earlier evening hours. My son is a musician. I have occasional acoustic music concerts at my house. I might be able to support a use permit for Habanas to have live music no later than 11:00 p.m. on Fridays and Saturdays. I also live very near Speisekammer on Lincoln that features live music and seems to be able to comply with reasonable hours for music.

When I moved to this house in 1983, Tucker's Ice Cream was at 1518 Park Street, and Le Bouc Restaurant at 2424 Lincoln, where Speisekammer now is. I am very happy for the revitalization of Park Street, but I think that extension of music into the wee hours is inappropriate for a business so near a residential neighborhood.

Please deny the application for extension of music hours to 1:30 a.m.

Thank you,

Kevis Brownson