

From: [Gina Adamson](#)
To: [Henry Dong](#)
Subject: [EXTERNAL] Park Station.Extended Hours and louder music.
Date: Saturday, February 14, 2026 3:18:45 PM

Henry I have heard that this is up for review although I do not live near to Park Sation I am on Regent Street by Encinal, although having music when outside in the afternoon and early evening is nice and yes it can be clearly heard with some of the bands they have had. I would not want to hear it after 9pm when starting to relax and unwind. I love that we have this new business but consideration should be given to families. I feel 12 noon to 9pm is plenty of time for music. If it going on until 10.30 - 11pm I think that is a bit much for a residential neighborhood. If there could be a trial period where it could be returned to previous levels if the complaints were many.

Regards Gina

From: [bryan.kring](#)
To: [Jennifer Warner](#)
Subject: [EXTERNAL] Comment for Planning Board Meeting 2/23, Item 5-B
Date: Sunday, February 15, 2026 12:26:43 PM

Hello, Jennifer,

Please include my comment to the planning board for the upcoming meeting regarding:
PLN25-0649 - Use Permit - 1200 Park Street - Applicant: Park Station.

I live across the park behind Park Station on Park Avenue. I am writing to voice my opinion to not increase the noise level or the time periods when the noise is allowed. Currently, I can hear the music loudly when I am outside and do not sit on my patio during those times. I can not imagine why anyone would want to increase the volume. If I can hear it so clearly a block away, can the customers next to the speakers really want to hear it louder? I am also appreciative of the current time when the music stops. This is a residential neighborhood. It should not have to hear loud music after 7:00. It is currently tolerable but would not like it extended.

Thank you,
Bryan Kring
1220 Park avenue

From: [Drew Dara-Abrams](#)
To: [Sunny Tsou](#); [Andy Wang](#); [Xiomara Cisneros](#); [Hanson Hom](#); [Diana Ariza](#); [Teresa Ruiz](#); [Asheshh Saheba](#)
Cc: [Jennifer Warner](#)
Subject: [EXTERNAL] PLN25-0649 - Use Permit - 1200 Park Street
Date: Friday, February 13, 2026 10:11:01 AM
Attachments: [image.png](#)
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Dear Planning Board members and staff,

Park Station is a great addition to lower Park Street. My family, friends, and I have all enjoyed this new addition for food, drinks, and music with large enough indoor and outdoor space to be flexible for groups of many sizes and ages.

It's also great to see the well-designed bike racks so well used by people of all ages.

I trust city staff and PB members will continue to carefully balance the noise considerations documented in the staff report.

In your review, please do also consider another open issue: When Park Station's contractor rebuilt the sidewalk and curb on the Park Street frontage, the contractor and/or the city did not complete proper curb striping. There are at least two car-sized lengths that are still unmarked with any colored curb paint. In addition there is a curb cut with no additional visual indication to disuade motorists. As a result, illegally parked vehicles often fully block Park Street's Class II curb-side bike lane.

Here's a photo from October 22, 2025 showing two vehicles illegally parked in the bike lane. Note how the vehicles are parked against curb that is uncolored:



To convey how common this issue is, here are more pictures from October 2025 to January 2026:





And even a motorcyclist with a sidecar deciding to park illegally against the unpainted curb:



This issue has been reported multiple times to city staff via SeeClickFix. When I began to report it in October, I found at least two other related tickets already filed by others.

Given that it's now February and illegal parking continues to happen along this incompletely marked street frontage modified by contractors, please use the occasion of this PB meeting to request information and remediation on this problem.

Thank you for your time,
Drew Dara-Abrams

From: [Jeff Roubos](#)
To: [Henry Dong](#); [Steven Buckley](#); [Allen Tai](#)
Subject: [EXTERNAL] Opposition to Park Station Use Permit Amendment (PLN25-0649) – Neighborhood Impact
Date: Monday, February 16, 2026 5:03:39 PM

Good Afternoon Mr. Dong, Mr. Buckley, and Mr. Tai,

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

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. It has regularly disrupted our afternoons and evenings and made it difficult to maintain a consistent bedtime routine for my young children. Their bedtime is 7:30pm - consistent with Alameda Unified School District guidance for elementary students. Amplified music that continues later into the evening (particularly under the proposed 9:00pm end time) overlaps with that bedtime window and has had a negative impact on our household and our quality of life.

According to the 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.

The 10/18/25 inspection recorded peak readings of 90–95 dB. That is not a small deviation from the 85 dB limit. The decibel scale is logarithmic, so a 10 dB increase represents ~10 times the sound energy and is generally perceived as about *twice as loud*. Notably, that peak was recorded across the street from the venue at another property, and not at the stage itself. At 95 dB, recommended safe exposure is under an hour before the risk of hearing damage increases, and hearing damage is cumulative. *If sound levels are high enough to raise hearing-risk concerns across the street, they are plainly disruptive inside nearby residences.*

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.

The inspection record reflects only three monitored weekend events during the review period, however, outdoor music events occurred on additional nights that were not inspected. I do not have a sound meter, but based on what we heard inside our home on those evenings, it is difficult to believe those events consistently complied with the 85 dB limit. In addition, the agenda report notes complaints from multiple nearby locations, indicating that the impacts were not isolated to a single residence.

The 2023 approval required the applicant to return to the Planning Board after six months for review. This review provides the Board an opportunity to evaluate how the outdoor music use functions in practice before deciding whether to increase the number of events or permitted hours. *The documented violations and complaints during the review period do not support expanding the frequency of the use or extending amplified outdoor music to 9:00pm.*

Expansion should follow sustained compliance. When conditions have already been violated, easing those same conditions lowers the standard rather than reinforcing it.

In addition, the approved plans show a brick clad wall behind the stage that was never constructed. Expansion of outdoor amplified music should not be considered until approved sound-related design elements are fully implemented and compliance can be reliably demonstrated.

For these reasons, I respectfully urge staff to recommend that the Planning Board deny the requested expansion, maintain the limits originally set to minimize neighborhood disturbance, and ensure consistent enforcement of the existing permit conditions. Thank you for your time and consideration.

Jeff Roubos
1115 Park St

From: [Kjerste Lee](#)
To: [Jennifer Warner](#); [Henry Dong](#)
Cc: [Edwin Lee](#)
Subject: [EXTERNAL] Opposition to Proposed Noise Increase for Park Station
Date: Saturday, February 14, 2026 12:49:39 PM

Dear Planning Board Members,

I am writing to submit comments regarding the proposed modification to Park Station's permit, specifically the request to increase the allowable noise level from 85 dBA to 90 dBA.

I live very close to Park Station, and since the bar opened, the ambient noise in our home has already increased noticeably—particularly during evenings with live bands. While I am genuinely glad to see a local business thriving, the current noise levels are already having a real impact on my family. My children regularly complain about the noise from performances, and it has become difficult to enjoy quiet evenings or consistent sleep in our own home.

An increase to 90 dBA would significantly exacerbate this issue. A 5-decibel increase is not marginal—it represents a substantial rise in sound energy and perceived loudness. While such levels may be appropriate for rare occasional concerts or special events, they feel excessive for routine, nighttime operation in a residential neighborhood.

In addition to noise, the business has also contributed to ongoing parking challenges. On busy nights, we often struggle to find parking near our home (we have no driveway) which compounds the overall neighborhood impact of the venue's expansion.

I want to emphasize that my concern is not with Park Station's success, but with maintaining a reasonable balance between commercial activity and residential livability. I believe the current noise limits already allow the business to operate successfully, and increasing them further would place an undue burden on nearby residents and families.

For these reasons, I respectfully urge the Planning Board to deny the request to increase the allowable noise level and to preserve the existing limits.

Thank you for your time and consideration.

Sincerely,
Kjerste Lee
1183 Park Ave
Alameda

From: [The Mannings](#)
To: [Henry Dong](#)
Subject: [EXTERNAL] Fwd: Opposition to Raising Noise Limit at Park Station
Date: Saturday, February 14, 2026 4:06:51 PM

Mr Dong:

I forgot to include my address with the letter below. My address is 1166 Park Ave., Apt. B, Alameda CA 94501

James E. Manning, M. D.

Begin forwarded message:

From: The Mannings <maryandjim.manning@gmail.com>
Date: February 14, 2026 at 3:18:21 PM PST
To: hdong@alamedaca.gov
Subject: **Opposition to Raising Noise Limit at Park Station**

Dear Mr. Dong:

I am writing to oppose increasing the permitted noise level at Park Street Station above the permitted 85 dB.

I write as a retired medical doctor who was board certified in Occupational Medicine and dealt with noise issues in the workplace. Here are the recommendations of various official organizations:

The Occupational Safety and Health Administration regulations state that 90 dB is the maximum Permissible Exposure Limit for an 8-hour work day. OSHA requires the employers in general industry and longshoring worksites to implement a hearing conservation program when employee noise exposures are equal to or exceed 85 dBA as an 8-hour Time Weighted Average.

The World Health Organization recommends a limit of 90 dB for a duration of 4 hours per week.

The National Institute for Occupational Safety and Health recommends an 85 dBA limit for 8 hours to prevent hearing loss.

In summary, you will be doing the employees at Park Station, the patrons, and the neighbors a favor by preserving the 85 dB limit on the sound system at Park Station.

Sincerely,

James E. Manning, M. D.

From: [The Mannings](#)
To: [Jennifer Warner](#)
Subject: [EXTERNAL] Park station use permit 2026-5774
Date: Saturday, February 14, 2026 12:41:31 PM

To the Planning Board of Alameda:

I live at 1166 Park Ave., around the corner from the Park Station. We can hear the music inside our house, but because it is winter and we are not outside, the sound is muted enough that it isn't intrusive. I do not want it to be any louder though, particularly as the weather warms, and our windows/doors are open, and other events will be happening in Chochenyo Park.

I enjoy having the tap room in the neighborhood and even hosted an event in their indoor party space last weekend. A band happened to be on stage playing at the same time and, being right there on the property, I was grateful the music wasn't any louder. At 85 dB it didn't interfere with our conversation inside the party space. At 5 dB louder, though, it would have been a problem.

Thank you for your consideration in this matter.

Mary Manning

From: [Shannon Whitley](#)
To: [Jennifer Warner](#)
Subject: [EXTERNAL] Park Station Operating Restrictions
Date: Monday, February 16, 2026 7:20:01 AM

Dear Mr. Dong:

I am writing to oppose increasing the permitted noise level at Park Station above 85 dBA. Based on my research, 85 dBA is the generally accepted threshold for safety.

Although an increase of 5 decibels may sound small, a jump from 85 to 90 is a major increase in sound energy and will be noticeably louder. To put 90 dBA into perspective, it is equivalent to a running lawnmower, power tools, or heavy truck traffic.

My opinion is based on the recommendations of occupational medical professionals:

- The Occupational Safety and Health Administration regulations state that 90 dB is the maximum Permissible Exposure Limit for an 8-hour work day. OSHA requires the employers in general industry and longshoring worksites to implement a hearing conservation program when employee noise exposures are equal to or exceed 85 dBA as an 8-hour Time Weighted Average.
- The World Health Organization recommends a limit of 90 dB for a duration of 4 hours per week.
- The National Institute for Occupational Safety and Health recommends an 85 dBA limit for 8 hours to prevent hearing loss.

I am happy that Park Station is thriving, and I've been perfectly fine with its current noise levels. However, I can't imagine this 5-decibel increase will be pleasant, especially for those who live close to the business.

Thank you,

Shannon Whitley
Park Station Neighbor