

## Nancy McPeak

---

**From:** Lara Weisiger  
**Sent:** Wednesday, May 5, 2021 1:34 PM  
**To:** Nancy McPeak; Erin Garcia  
**Subject:** FW: [EXTERNAL] Re: club house to keep patio open

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** maria zanetti [mailto:mariazanetti@aol.com]  
**Sent:** Wednesday, May 5, 2021 1:07 PM  
**To:** City Clerk <CLERK@alamedaca.gov>  
**Subject:** [EXTERNAL] Re: club house to keep patio open

Dear, Sir or Madam,

We are sad 😞 to hear that one neighbor that lives in the back has being secretive taking videos of us while relaxing 🧘 with a soft drink ☐ on the back yard. Also she has being calling the alameda police 🚔☎☐ on us but worst we do not see that person is like invisible yet we are our faces on FB she make us feel violated.

Can you please go tell her to stop 🕯 looking at us.

We let you know that we are very soft talkers and respect club house 🏠 we not only enjoy one of the oldest bars in Alameda but we also want to be enjoying the patio because we feel safe. Let you know that we all being vaccinated and we have being in the same bubble for a long time.

We know that she made complain to the city and a zoom meeting in taking place on the 10 on Mother's Day.

We need to celebrate 🎉 our day on the patio and we want a a piñata ☐ on our day .

Again, do everting you can to make this lady happy 😊 tell her we do not know her but we love ❤☐ her and tell her to come join us on Mother's Day on the patio to all be happy

God bless you all

Please talk about how can we make Cari happy so we all win 🏆

Maria Zanetti 510-364-7692 cell

[Mzanetti@mail.sfsu.edu](mailto:Mzanetti@mail.sfsu.edu)

Master In philosophy at SFSU

## Nancy McPeak

---

**From:** Lara Weisiger  
**Sent:** Wednesday, May 5, 2021 1:34 PM  
**To:** Nancy McPeak; Erin Garcia  
**Subject:** FW: [EXTERNAL] Fw: Clubhouse bar on Park st

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** Maria And John [mailto:mrzntt@aol.com]  
**Sent:** Wednesday, May 5, 2021 1:13 PM  
**To:** City Clerk <CLERK@alamedaca.gov>  
**Subject:** [EXTERNAL] Fw: Clubhouse bar on Park st

This is a letter of support for the opening of the clubhouse bar on Park Street I support and welcome their opening they have very friendly and very quiet clientele plus it brings taxes into the city. This business should be allowed to have the outside business in the rear and front until the COVID-19 restrictions allow the use of full inside seating to maintain there business

Sincerely  
John Bacciocco  
510-364-7693  
[2262 San Jose Ave](#)

[Sent from the all new AOL app for iOS](#)

Begin forwarded message:

On Monday, May 3, 2021, 5:57 PM, John Bacciocco <[mrzntt@aol.com](mailto:mrzntt@aol.com)> wrote:

This is a letter of support for the opening of the clubhouse bar on Park Street I support and welcome their opening they have very friendly and very quiet clientele plus it brings taxes into the city. This business should be allowed to have the outside business in the rear and front until the COVID-19 restrictions allow the use of full inside seating to maintain there business

Sincerely  
John Bacciocco  
510-364-7693  
2262 San Jose Ave

## Nancy McPeak

---

**From:** Lara Weisiger  
**Sent:** Thursday, May 6, 2021 12:25 PM  
**To:** Nancy McPeak; Erin Garcia  
**Subject:** FW: [EXTERNAL] rule

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**From:** CASEY BYRNES [mailto:caseybyrnes@comcast.net]  
**Sent:** Thursday, May 6, 2021 12:24 PM  
**To:** City Clerk <CLERK@alamedaca.gov>  
**Subject:** [EXTERNAL] rule

dear clerk  
i m deaf . i write a note about club house had a problem drunker and smoke weed near me . i did see a fighter at  
club house .  
rule  
no tent at backyard .  
no fighter .  
no drunk and weed in backyard .  
no plant .  
no play horseshoe .  
no things on my house because of heat pump .  
because the children live in upstairs too me  
i live 2311 1/2 san jose ave for thirty three years  
please fellow rule .  
  
casey byrnes

## Nancy McPeak

---

**From:** CASEY BYRNES <caseybyrnes@comcast.net>  
**Sent:** Wednesday, May 5, 2021 3:55 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] Dear Nancy

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Nancy.

Club House bar has a big tent and drunkers and weeders are stilling to fight near my house . I still and make me crazy and be tired of club house . please close club house .dangerous is be club house. last 33 years i live 2311 1/2 san jose ave alameda .  
Casey Byrnes I m deaf .

Dear members of the Alameda Planning Board, Planning Board Director and City Manager

My name is Joseph Milo Millosovich. I am the husband of Corinna Zanetti Millosovich who is co-owner of the Clubhouse Bar and proud to say a third-generation native islander for over 57 years. I am requesting that the contents of this letter be included and recorded in the May 10<sup>th</sup> planning board meeting discussion regarding mixed use space specific to the Clubhouse Bar located at 1215 Park Street that has been under attack by renter Cari Lee Donovan since August of 2017.

The Clubhouse was the first bar I went into when I turned 21. I went there for two reasons. It was the only place in town that offered horseshoe tournaments in their backyard and I was told it was my grandfather's favorite bar in Alameda. I never knew him, he passed away long before I was born but I was told that it became his "home away from home" after returning from service in World War 2. This demonstrates how long this bar has been part of the community. It is one of the oldest bars in Alameda and the single oldest operating under its original name. This bar has been here for no less than nine decades and has managed to peacefully coexist with its neighbors during this time. That is until Ms. Donovan decided that places like the Clubhouse have no place in "her Alameda". I do my best to be a tolerant person, but my tolerance is stretched to the limit when intolerant people such as Ms. Donovan migrate into the neighborhood that I grew up in and start demanding change without respect to heritage and legacy.

When my wife first became aware of a potential problem, she reached out to Ms. Donovan and attempted to provide her with an amicable solution to address her concerns (Appendix A, e-mail chain beginning on 09/18/2017). Initially, Ms. Donovan seemed receptive to an open dialogue but as time progressed, Ms. Donovan chose to ignore Corinna's repeated requests to try to work things out. It soon became abundantly clear that Ms. Donovan never had any intention of working with Corinna and simply wanted things to go "her way". Rather than engage in a solution to find a common ground, we learned that Mr. Donovan had cowardly, callously, and underhandedly organized a group whose sole agenda was to get the Clubhouse shut down. The plain fact is Ms. Donovan chose to reside adjacent to a commercial zone and surely must have known about the location of the bar prior to her occupancy. My wife and I also live at a residence designated as mixed space. There is a party venue to our right, a dog training facility, a bar, and a restaurant with outdoor dining directly behind us and a veterinarian hospital to our left. I am currently working from home and am often subject to high amounts of ambient sound. When this happens, I simply close my windows, not go on a business killing tirade.

Ms. Donovan has attempted to discredit the Clubhouse in the past. She has used defamatory terms such as drunk, overserved and belligerent with **ZERO PROOF!** She has made absurd statements in the past about "creepy" and "strange" bar patrons leering at her through the fence making lude comments at her which is an **OUTRIGHT LIE!** How dare her! Who is Ms. Donovan to make judgement about the patrons of the bar! She knows absolutely **NOTHING** about these people. She will likely ignorantly cite Covid -19 infractions without any knowledge of bar management practices whatsoever. The fact is my wife and her staff have gone above and beyond from what is required of them to combat the spread of COVID-19 while continuing to operate their business. She will likely claim excessive sound exceeding the upper limits which we will prove to be false. My wife and her staff have been recording decibel level readings in the yard since the end of April and to date, these readings have all been within the range of acceptance. Furthermore, these reading include the ambient sounds emanating from Park Street, not just the back yard of the club house. My wife has done everything in her power to ensure that the patio

remains as peaceful as possible. She has reduced access to the backyard patio so that it is never open between the city designated quiet hours between 0700 and 2200. She actually opens the patio two hours later each morning and closes the patio one hour earlier Sundays through Thursdays. She has posted signage in both the front and back patio asking her patrons to be respectful of their neighbors and is constantly monitoring the patio area to remind patrons of this. In Appendix A, Ms. Donovan acknowledges this and states her appreciation of Corinna's effort to keep sound levels in check and states "I've really appreciated your efforts to reduce the noise levels in your backyard. I'm encouraged to see your demonstration of respect for your neighbors and your actions toward building a positive relationship with the community. It's made a big difference for me and those in my household". For the record, sound levels emanating from the patio area have not increased between the time Mr. Donovan made this statement and now. This demonstrates the character of Ms. Donovan. She is an ingenuine, untrustworthy person who will say just about anything to manipulate people in order to get her way. Also, with regard to the word "belligerent", on the afternoon of May 2<sup>nd</sup>, 2021, I was enjoying a beverage in the back yard and was startled when a friend of Ms. Donovan's jumped up on the fence between properties and began yelling profanities at the bar patrons. (Appendix B). I will not quote him because his language was vulgar, and I do not want it to be part of the public record. This is what belligerence is, combative behavior trying to provoke a confrontation, not a dozen people trying to enjoy themselves. Ms. Donovan is a neighborhood bully. In addition to the problems that she has caused for us, she recently made it problematic for a local restaurant to obtain its required permits. Also, my wife and another neighbor recently witnessed her harassing our neighbors' elderly parents because they were doing yard work in the middle of the day on their own property.

My wife and I have invested a great deal of money, time, and hard work to rebound from the pandemic and get our small business back on its feet. We, like the rest of the merchants in our neighborhood are trying hard to revitalize the 1200 block of Park Street. We are requesting full support from the city for continued use of the bar, patio and parklet so that our tax revenue producing business can continue to be viable. We need this space to accommodate our patrons and to ensure for the employment of 10 people, nine of which reside on the island. People like us, with bills to pay and families to support.

One final thought; Corinna, who is a young business owner, long time islander and a woman of color has transformed what used to be considered a true dive bar into an atmosphere where all are welcome to come in, relax in a tranquil environment and enjoy the fruits of their labor. So far, her effort has been a major success and very well received by most of the residents living in the surrounding neighborhood. This is evident by the hundreds of local residents who have signed a petition stating their approval for the bar, parklet and patio. Considering the times that we are living in and the social inequality issues that we face on a daily basis, do we really want to take this successful business away from her and deny this beautiful woman of color the opportunity to succeed? Do we really want to become a society that bows to "Karen's" of the world who base their bias conclusions on opinion rather than fact? Is this the direction that the city really wants to follow? I truly hope that sanity prevails and the answers to these questions are all an emphatic NO! Please take this into consideration when making your decision. The needs of the few should never outweigh the needs of the many. Thank you for your time and consideration.

Sincerely,

Joseph Milo Millosovich

## Appendix A

**From:** CORINNA ZANETTI MILLOSOVICH <[clubhouse1215park@gmail.com](mailto:clubhouse1215park@gmail.com)>

**Date:** May 2, 2020 at 2:28:39 PM PDT

**To:** Melia vella <[mvella@alamedaca.gov](mailto:mvella@alamedaca.gov)>

**Cc:** [mvella@ibt856.org](mailto:mvella@ibt856.org)

**Subject:** Fwd: Regarding noise levels

Hello Malia

This is Corinna "Coco" from the Clubhouse Bar on Park St. I reached out to Mrs Donovan who is one of our neighbors contesting our yard use. I've left you a few messages over the past weeks and would love to chat about how to proceed and resolve this issue for all.

I look forward to hearing from you.

Best,

Corinna Zanetti Millosovich

510-206-2312

CZM

Begin forwarded message:

**From:** Cari Lee Donovan <[carileedonovan@gmail.com](mailto:carileedonovan@gmail.com)>

**Date:** May 2, 2020 at 12:44:06 PM PDT

**To:** Kati Pruitt <[theclubhousealameda@gmail.com](mailto:theclubhousealameda@gmail.com)>

**Subject:** Re: Regarding noise levels

Hi. Thanks for following up directly. There are 7 neighbors who have concerns about the use of the backyard, as well as privacy concerns (eg: patrons and staff peeping into private property through the fence), sexually harassing comments, belligerent behaviors of Club House patrons, in addition to noise levels. I appreciate your willingness to hear the concerns of your residential neighbors.

I have been deployed as a Disaster Service Worker who is working in an atmosphere with COVID19 patients, I and my partner will have to stay in strict quarantine until my deployment is complete, which will be about 4 to 6 more weeks. I've checked in with Melia and all of the concerned residents about scheduling our meeting once shelter in place restrictions are lifted and we are no longer at risk of infection, and we'll look forward to scheduling a time with you soon.

Until then, be safe and well.

-Cari Lee Donovan

On Apr 30, 2020, at 12:41 PM, Kati Pruitt <[theclubhousealameda@gmail.com](mailto:theclubhousealameda@gmail.com)> wrote:

Hello Mrs Donovan,

I hope that you and your family are well during these strange times!

I'm reaching out to touch base about the Clubhouse yard. It's been over a month now that I've spoken with Meliá Vella about mediating and getting her on board. Have you had any luck getting a renters advocate to join us? My landlord has told me there are at least three neighbors in particular that want to be involved. Has anyone committed as of yet? I understand that things have changed due to covid so I'm hoping we could try Zoom, e-mail or a social distance meeting in the CH yard just as an example. Please let me know your thoughts on how to proceed.

Best,

Corinna Coco Zannetti Millosovich

510-206-2312

On Monday, September 18, 2017, Cari Lee Donovan <[carileedonovan@gmail.com](mailto:carileedonovan@gmail.com)> wrote:

Dear Club House Owners & Management,

Thank you for your letter on August 26<sup>th</sup>, in response to my concerns about your establishment's noise levels. I've really appreciated your efforts to reduce the noise levels in your backyard. I'm encouraged to see your demonstration of respect for your neighbors and your actions toward building a positive



relationship with the community. It's made a big difference for me and those in my household who often have to wake up at 4 AM to go to work at a hospital Intensive Care Unit.

In response to your mentioning of extending your backyard hours until midnight on weekends, I can't speak for the other 20 or so residents who surround your business, and I don't have the legal authority to negotiate what would be acceptable noise levels at various times of day and night. Instead, I can recommend that you use Alameda Municipal Code 4-10.4 and Alameda County noise policy 12.2.1 as your guidelines for exterior noise standards.

Those laws stipulate that exterior noise cannot exceed 55 dBA from 7 AM to 10 PM and 45 dBA from 10 PM to 7 AM. These decibel rates are equivalent to ambient sound (a household dish washer is about 55 dBA, a library atmosphere is about 45 dBA). Conversational speech is listed as 60 dBA, which exceeds the limits of these codes, so it does seem that extending your backyard hours until midnight on weekends would violate the laws.

I thank you again for hearing my concerns and for taking actions to create an enjoyable and peaceful atmosphere for your neighbors. It has made a big difference in my quality of life and I really appreciate all of your efforts.

Sincerely,

Cari Lee Donovan

## Appendix B

Bar owner Corinna Zanetti-Millosoovich instructing her patrons not to engage with the man on the fence who is a friend of Ms. Donovan's and was yelling profanities at the bar patrons.



## Nancy McPeak

---

**From:** Cari Lee Donovan <carileedonovan@gmail.com>  
**Sent:** Monday, May 10, 2021 1:14 PM  
**To:** City Clerk; Nancy McPeak  
**Subject:** [EXTERNAL] Request to add documents to Planning Board staff report and public comment re: agenda item 7-B  
**Attachments:** ABC complaint 062619.pdf; ABC Complaint 082719.pdf; code enforcement complaint 102317.pdf; We sent you safe versions of your files

Mimecast Attachment Protection has deemed this file to be safe, but always exercise caution when opening files.

---

Hello,

I wanted to thank you for all the work that you've put into preparations for tonight's Planning Board meeting. I'd like to submit the following attached documents and this email to the staff report and public comment for agenda item 7-B, 2021-906. The attached documents show a history of formal complaints made about The Club House bar's violations of privacy, nuisance, and other code violations being conducted outdoors, dating back to 2017. Included are complaints to the ABC, City Code Enforcement, and Planning, Building, and Transportation officials.

These documents as well as photos and video evidence verifying the legitimacy of our complaints can also be found by accessing the following google drive link: <https://drive.google.com/drive/folders/1IA12HRaWu6LcsGD3ieTOzGeqUzVx9ZQO?usp=sharing>

Thank you.

Cari Lee Donovan, LCSW

**Complaint Against Licensee**

- Read Complaint Form Information before completing this form.
- Fill in as many of the blanks as you possibly can.
- After completing the form, print and mail to the nearest ABC District Office or  
Department of Alcoholic Beverage Control  
Attention: Complaint Desk  
3927 Lennane Drive, Suite 100  
Sacramento, CA. 95834

**INFORMATION ABOUT YOU**

It is not required that you give "Information About You." You may remain anonymous.  
If you do give personal information, it will not be released outside of the department and will remain confidential.

Name: [REDACTED] DATE: 06/26/19  
Address: [REDACTED]  
City: Alameda State: CA Zip Code: 94501  
Phone: (Day) [REDACTED] (Evening) [REDACTED]

**INFORMATION ABOUT ABC LICENSED BUSINESS**

Name of Business: Club House Bar  
Business Address: 1215 Park St  
City: Alameda State: CA Zip Code: 94501  
Phone: \_\_\_\_\_

Name of Owner if known: Susan Mirch and Corinna Zanetti

Nature of Complaint: (Check all that apply)

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Disorderly House                      | <input type="checkbox"/> Sales After 2:00 A.M.   | <input checked="" type="checkbox"/> False Owner     |
| <input type="checkbox"/> Sales to Minors                                  | <input type="checkbox"/> Drink Solicitation      | <input checked="" type="checkbox"/> Excessive Noise |
| <input checked="" type="checkbox"/> Sales to Obviously Intoxicated Patron | <input type="checkbox"/> Other _____             |   |
| <input type="checkbox"/> Illegal Drug Activities                          | <input type="checkbox"/> Gambling                |   |
| <input type="checkbox"/> Prostitution                                     | <input checked="" type="checkbox"/> Lewd Conduct |   |

Date of incident: on-going Time of incident: 6:30 AM - 2 AM

Have you contacted the business owner regarding your complaint? Yes ☒ No ☐

Have you filed this with another law enforcement agency? Yes ☐ No ☐

If you answer yes, name of law enforcement agency: \_\_\_\_\_

**Other Details:**

The Club House Bar overserves alcohol, resulting in physical violence in a residential neighborhood, drunk driving, and beligerent behavior. The Club House Bar is using the back yard area as additional alcohol service space and has seating for about 30 people in the back yard. People are playing amplified music, constantly shouting, urinating on the fence (video evidence can be provided), and violence. The noise levels from this bar violates the residential rights outlined by the Implied Covenant of Quiet Enjoyment, including the freedom from unreasonable and recurring disturbances from neighbors.

## TX Result Report

P 1  
10/23/2017 13:33  
Serial No.  
TC: 340

Addressee	Start Time	Time	Prints	Result	Note
	10-23 13:32	00:00:46	001/001	OK	

Note

TMR:Timer TX, POL:Polling, ORG:Original Size Setting, FME:Frame Erase TX,  
DPS:Page Separation TX, MIX:Mixed Original TX, CALL:Manual TX, CSAC:CSAC,  
FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, Sp:Special Original,  
FCODE:IF-code, RTX:Re-TX, RLV:Relay, MBX:Confidential, BUL:Bulletin, SIP:SIP Fax,  
IPADR:IP Address Fax, I-FAX:Internet Fax

Result

OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF,  
TEL: RX from TEL, NG: Other Error, Cont: Continue, No Ans: No Answer,  
Refuse: Receipt Refused, Busy: Busy, W-Full:Memory Full, LOVR:Receiving length Over,  
POVR:Receiving page Over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error,  
DSN:DSN Response Error, PRINT:Compulsory Memory Document Print,  
DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

**CITY OF Alameda**  
City of Alameda

Return this form to:

City of Alameda  
Code Enforcement Division  
2283 Santa Clara Ave., Rm. 190  
Alameda, CA 94501  
Phone: (510) 747-6818  
Fax: (510) 865-4053

**CODE ENFORCEMENT COMPLAINT FORM**

(Information provided on this form is kept confidential to the extent permitted by law.)

Please print clearly and complete the entire form. It is important that you provide us with facts that show the situation you are reporting is injurious to the health, safety, and welfare of the occupants(s) or the public. Please complete every part of the questionnaire and be as complete and specific as possible. Information that you may feel is unimportant may be the key to resolving the alleged violation. If the form is incomplete, Code Enforcement staff may be unable to act on the complaint.

**Alleged Violation/Complaint**Address of alleged violation\*: 1215 Park ST, ALAMEDA CA 9450Owner name (If known): Susan Mirch & Corinna Zanetti

Owner phone number (If known): \_\_\_\_\_

Tenant Name (If any): \_\_\_\_\_

Tenant phone number (If known): \_\_\_\_\_

**Description of Violation/Complaint**

Describe, in detail, the nature of the violation/complaint\*: The Club House bar uses its backyard as an extension of the bar. The backyard is located in the middle of residential homes & apartments. The bar and its patrons constantly exceed Alameda Noise Regulations 4-10.9 on a daily and nightly basis. Patrons are belligerent, yelling, fighting, and partying from 6 AM to 2 AM every day of the week. Loud yelling and loud conversations can be heard (word for word) through the closed windows of my home, located around the block and more than 100 feet away from the bar. Even with a white noise machine on.

\* Denotes required information

City of Alameda  
Code Enforcement Division  
2263 Santa Clara Ave., Rm. 190  
Alameda, CA 94501  
Phone: (510) 747-6818  
Fax: (510) 865-4053

**CODE ENFORCEMENT COMPLAINT FORM**

(Information provided on this form is kept confidential to the extent permitted by law.)

Please print clearly and complete the entire form. It is important that you provide us with facts that show the situation you are reporting is injurious to the health, safety, and welfare of the occupants(s) or the public. Please complete every part of the questionnaire and be as complete and specific as possible. Information that you may feel is unimportant may be the key to resolving the alleged violation. If the form is incomplete, Code Enforcement staff may be unable to act on the complaint.

**Complainant Information**

Complainant Name XXXXXXXXXXXXXXXXXXXXXX Phone number XXXXXXXXXXXXXX

Address XXXXXXXXXXXXXXXXXXXXXX ALAMEDA, CA 94501

**Alleged Violation/Complaint**

CLUB HOUSE SPORTS BAR

Address of alleged violation\*: 1215 Park ST, ALAMEDA, CA 94501

Owner name (if known): Susan Mirch & Corinna Zanetti

Owner phone number (if known): \_\_\_\_\_

Tenant Name (if any): \_\_\_\_\_

Tenant phone number (if known): \_\_\_\_\_

**Description of Violation/Complaint**

Describe, in detail, the nature of the violation/complaint\*: The Club House bar uses its backyard as an extension of the bar. The backyard is located in the middle of residential homes & apartments. The bar and its patrons constantly exceed Alameda Noise Regulations 4-10.9 on a daily and nightly basis. Patrons are belligerent, yelling, fighting, and partying from 6AM to 2AM every day of the week. Loud yelling and loud conversations can be heard (word for word) through the closed windows of my home, located around the block and more than 100 feet away from the bar. Even with a white noise machine on.

\* Denotes required information



## Complaint Against Licensee

- Read Complaint Form Information before completing this form.
- Fill in as many of the blanks as you possibly can.
- After completing the form, print and mail to the nearest ABC District Office or  
Department of Alcoholic Beverage Control  
Attention: Complaint Desk  
3927 Lennane Drive, Suite 100  
Sacramento, CA. 95834

### INFORMATION ABOUT YOU

It is not required that you give "Information About You." You may remain anonymous.

If you do give personal information, it will not be released outside of the department and will remain confidential.

Name: XXXXXXXXXXXXXX - date of complaint: 08/27/19

Address: XXXXXXXXXXXXXX

City: Alameda

State: CA

Zip Code: 94501

Phone: (Day) XXXXXXXXXX

(Evening) XXXXXXXXXX

### INFORMATION ABOUT ABC LICENSED BUSINESS

Name of Business: The Club House Bar

Business Address: 1215 Park St

City: Alameda

State: CA

Zip Code: 94501

Phone: \_\_\_\_\_

Name of Owner if known: Susan Mirch and Corinna Zanetti

Nature of Complaint: (Check all that apply)

☒ Disorderly House

☐ Sales After 2:00 A.M.

☐ False Owner

☐ Sales to Minors

☐ Drink Solicitation

☒ Excessive Noise

☐ Sales to Obviously Intoxicated Patron

☒ Other Smoking

☒ Illegal Drug Activities

☐ Gambling

☐ Prostitution

☐ Lewd Conduct

Date of incident: Daily

Time of incident: All hours of operation

Have you contacted the business owner regarding your complaint?

Yes ☐

No ☒

Have you filed this with another law enforcement agency?

Yes ☒

No ☐

If you answer yes, name of law enforcement agency: City of Alameda Planning Board & City Council

Other Details:

The Club House Bar uses it's backyard space (which is within 5 feet of multi-unit housing) as a designated smoking area for cigarettes and cannabis use. The backyard space is even supplied with ashtrays. This violates City Ordinances. Continued noise problems stemming from overly-intoxicated patrons and loud music being played indoors violates City Noise Ordinance laws. City Police have been contacted twice within the last week regarding noise complaints. The Planning Board has been notified of smoking violations.

## TX Result Report

P 1  
10/23/2017 13:33  
Serial No. A5YN017002622  
TC: 340089

Addressee	Start Time	Time	Prints	Result	Note
915108654053	10-23 13:32	00:00:46	001/001	OK	

Note THR:Timer TX, PDL:Polling, ORG:Original Size Setting, FME:Frame Erase TX, DPS:Page Separation TX, RIX:Mixe Original TX, CALL:Manual TX, CSRC:CSRC, FWD:Forward, PC:PC-FAX, BND:Double-Sided Binding Direction, SP:Special Original, FCODE:IF-code, RIX:RX-TX, RLY:Relay, MEX:Confidential, BOL:bulletin, SIP:SIP Fax, IPADR:IP Address Fax, I-FAX:Internet Fax

Result OK: Communication OK, S-OK: Stop Communication, PW-OFF: Power Switch OFF, TEL: RX from TEL, NG: Other Error, CONT:Continue, No Ans: No answer, Refus: Receipt Refused, BUSY: Busy, M-Full:Memory Full, LOUR:Receiving length over, POUV:Receiving page over, FIL:File Error, DC:Decode Error, MDN:MDN Response Error, DSN:DSN Response Error, PRINT:Compulsory Memory Document Print, DEL:Compulsory Memory Document Delete, SEND:Compulsory Memory Document Send.

CITY OF Alameda

Return this form to:

City of Alameda  
Code Enforcement Division  
2263 Santa Clara Ave., Rm. 180  
Alameda, CA 94501  
Phone: (510) 747-8818  
Fax: (510) 885-4053

## CODE ENFORCEMENT COMPLAINT FORM

(Information provided on this form is kept confidential to the extent permitted by law.)

Please print clearly and complete the entire form. It is important that you provide us with facts that show the situation you are reporting is injurious to the health, safety, and welfare of the occupants(s) or the public. Please complete every part of the questionnaire and be as complete and specific as possible. Information that you may feel is unimportant may be the key to resolving the alleged violation. If the form is incomplete, Code Enforcement staff may be unable to act on the complaint.

## Complainant Information

Complainant Name\*: Cari Lee Donovan Phone number\*: 510-387-0555  
Address\*: 2311 San Jose Ave, #7, ALAMEDA, CA 94501

## Alleged Violation/Complaint

CLUB HOUSE SPORTS BAR  
Address of alleged violation\*: 1215 Park St, ALAMEDA, CA 94501  
Owner name (if known): Susan Mirch & Corinna Zanetti  
Owner phone number (if known): \_\_\_\_\_  
Tenant Name (if any): \_\_\_\_\_  
Tenant phone number (if known): \_\_\_\_\_

## Description of Violation/Complaint

Describe, in detail, the nature of the violation/complaint\*: The Club House bar uses its backyard as an extension of the bar. The backyard is located in the middle of residential homes & apartments. The bar and its patrons constantly exceed Alameda Noise Regulations 4-10.9 on a daily and nightly basis. Patrons are belligerent, yelling, fighting, and partying from 6AM to 2AM every day of the week. Loud yelling and loud conversations can be heard (word for word) through the closed windows of my home, located around the block and more than 100 feet away from the bar. Even with a white noise machine on.

\* Denotes required information



To whom it may concern,

May 4, 2021

I'm writing in regards to our beloved Clubhouse. When I say "our," I know I can speak for the many friends that have become family because of this establishment. It's always been a place to relax and enjoy a beverage. For a lot of us, it's a place to go enjoy good company and conversation. Pleasant human interaction and after the horrific year we've had, that's what people need most right now. I know the owner and all the bartenders and they have always been so welcoming and provide a safe and enjoyable environment to hangout. It's shocking to me that anyone would find this place otherwise. My husband and I frequent this place ~~otherwise~~ often and various times of the week and I've never experienced disruptions amongst the neighbors or neighboring businesses. It seems that the owner has done everything in her power to be respectful and conscientious of noise and activity during business hours. The people who go to the Clubhouse are mostly regulars. The same people everyday. Almost like a small community. It doesn't bring a lot of new foot traffic. That means the same people that come here want to continuously have a safe place to enjoy beverages and good company and don't do obnoxious things to jeopardize that. It's not a party place or a club that produces a lot of loud music and noise. It's a cozy neighborhood bar that accommodates good people by a good owner and staff. Please take this into consideration when one person tries to destroy a good thing for many other people.

Sincerely

Alameda Native, Megan Regalado

650.430.7867

Hello, my name is Corinna Coco Zanetti Millosovich co-owner of the Clubhouse Bar located at 1215 Park St. I am writing in defense of recent attacks on my business by neighbor named Cari Lee Donovan who has been harassing us since 2017. As an owner I initially took her complaint against my business practices extremely seriously and made many concessions at my business's expense that put my neighbors ahead of my bottom line. In the beginning it seemed the CLD was extremely appreciative (Appendix A). I changed my yard hours from midnight to closing at 9pm Sunday-Thursday and 10pm Friday-Saturday which are still my hours. I've reached out to majority of the surrounding neighbors and they are in support of my business. I, as with Ms. Donovan, live in a mixed residential commercial zone and can personally relate to living with louder decibels but knew exactly what I was getting into when I moved in 20 years ago. CLD willingly moved into a mixed residential and commercial zone where the bar has been running for 100 years although the yard has only been an oasis for my patrons for 40 years which I am certain predates CLD rental lease.

CLD claims that she has had to deal with 14 hour days of loud noise. I have provided many clips showing decibel readings from the last two weeks at all different hours of the day and evening proving that this is just not possible. After 15 months of being closed, I understand the noise level may seem loud, but we have been at or below maximum decibel levels for what is allowable for commercial zones. The ambient sound in our yard with zero patron is in the 50's due to the car traffic on park St. I work eight hours a day on site and have hired a manager and assistant manager to stay on top of any and all issues.

I run a small neighborhood bar that rarely has more than 20 patrons in attendance. I never thought I would be a bar owner but here I am after my father's passing. Ever since I was a small child my dad's dream was to own a bar in the town he loved so much. He was finally able to do so when he was awarded veterans compensation pay for his participation in the Vietnam War. Although the Clubhouse has lost a few of our heroes over the years, many still patronize our bar that is a soft spot for them to land where everyone is happy to see them. We are a smoke free business that welcomes everyone.

I urge the Planning Board to stop letting people like Cari Lee Donovan form trying to run businesses out of town. Park and Webster are our towns major entertainment centers. Without restaurants, bars, and places of entertainment, over half the businesses that are located in the mixed zones would be vacant. Prior to the Covid-19 pandemic, AAPI owners of Spinning bones were attacked for every move they made to become part of the business community on the 1200 block of Park St. I personally witnessed CLD attacking the elderly parents of my AAPI business neighbor located at 1217 Park St. for doing yard maintenance midafternoon. Now its round two of her attacks on the clubhouse that is run by two Mexican-American women. On 4/30/2021 at 5:36, a friend of CLD tried to jump over our fence and provoke a confrontation with the nine patrons that were relaxing in our yard (Appendix B). Furthermore, on 5/9/2021, CLD popped her head over the fence and berated my patrons for speaking about yoga and exercising incorrectly assuming that they were talking about her. She also complained over the pandemic that she felt sexually harassed by the person in the yard, that person was ME gardening! I am unsure if CLD is against business or who owns them but either way she is no friend to the community. For the record, our ABC license is up to date with zero stipulations (Appendix C).

## Appendix A

On Monday, September 18, 2017, Cari Lee Donovan <[carileedonovan@gmail.com](mailto:carileedonovan@gmail.com)> wrote:

Dear Club House Owners & Management,

Thank you for your letter on August 26<sup>th</sup>, in response to my concerns about your establishment's noise levels. I've really appreciated your efforts to reduce the noise levels in your backyard. I'm encouraged to see your demonstration of respect for your neighbors and your actions toward building a positive relationship with the community. It's made a big difference for me and those in my household who often have to wake up at 4 AM to go to work at a hospital Intensive Care Unit.

In response to your mentioning of extending your backyard hours until midnight on weekends, I can't speak for the other 20 or so residents who surround your business, and I don't have the legal authority to negotiate what would be acceptable noise levels at various times of day and night. Instead, I can recommend that you use Alameda Municipal Code 4-10.4 and Alameda County noise policy 12.2.1 as your guidelines for exterior noise standards.

Those laws stipulate that exterior noise cannot exceed 55 dBA from 7 AM to 10 PM and 45 dBA from 10 PM to 7 AM. These decibel rates are equivalent to ambient sound (a household dish washer is about 55 dBA, a library atmosphere is about 45 dBA). Conversational speech is listed as 60 dBA, which exceeds the limits of these codes, so it does seem that extending your backyard hours until midnight on weekends would violate the laws.

I thank you again for hearing my concerns and for taking actions to create an enjoyable and peaceful atmosphere for your neighbors. It has made a big difference in my quality of life and I really appreciate all of your efforts.

Sincerely,

Cari Lee Donovan


## Appendix B

Corinna instructing her patrons not to engage with the man on the fence who is a friend of CLD and was attempting to start a confrontation.

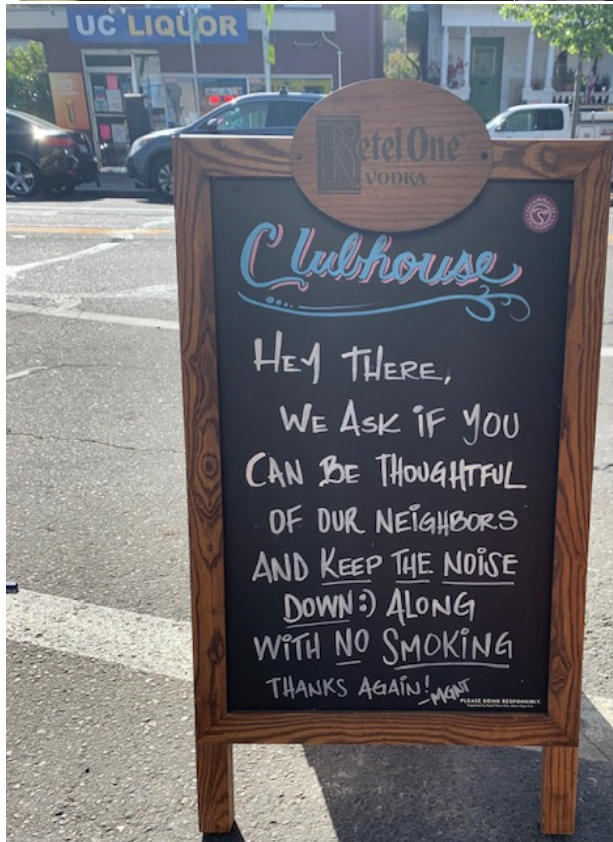


## Appendix C

STATE OF CALIFORNIA DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL ALCOHOLIC BEVERAGE LICENSE ON-SALE GENERAL PUBLIC PREMISES	
<u>VALID FROM</u>	<u>EXPIRES</u>
Apr 01, 2021	Mar 31, 2022
TEAMARCOS, LLC 1215 PARK ST ALAMEDA, CA 94501-5211	
<u>TYPE NUMBER DUP</u>	
48 614269	
AREA CODE	RENEWAL
0101 22	
BUSINESS ADDRESS (IF DIFFERENT)	DBA: CLUBHOUSE
OWNERS:	CONDITIONS
TEAMARCOS, LLC	







## Nancy McPeak

---

**From:** Corinna Zanetti <czanetti@thegolfmart.com>  
**Sent:** Monday, May 10, 2021 2:07 PM  
**To:** Nancy McPeak  
**Subject:** [EXTERNAL] Clubhouse letter to our neighbors distributed my myself.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged



of 2019, we have finally re-opening our doors. We officially  
nd received rave reviews. I want to personally reach out to  
al manager to make my contact information formally available.  
den patio and will build a parklet out front for the enjoyment of  
patio hours are 9am to 9pm Sunday-Thursday and 9am to  
s to create a much needed, relaxing, and enjoyable experience  
ne community. To help ensure a tranquil environment, we have  
ack yard so that sound levels can be monitored and no  
o see you there! Cheers~



## Nancy McPeak

---

**From:** Lara Weisiger  
**Sent:** Monday, May 10, 2021 5:33 PM  
**To:** Nancy McPeak; Erin Garcia  
**Subject:** Fwd: [EXTERNAL] Fwd: Clubhouse

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Begin forwarded message:

**From:** David lindberg <davolindberg@hotmail.com>  
**Date:** May 10, 2021 at 5:24:28 PM PDT  
**To:** City Clerk <CLERK@alamedaca.gov>  
**Subject:** [EXTERNAL] Fwd: Clubhouse

Sent from my iPhone

Begin forwarded message:

**From:** David lindberg <davolindberg@hotmail.com>  
**Date:** May 10, 2021 at 5:08:05 PM PDT  
**To:** clerk@alameda.gov  
**Subject:** Clubhouse

Hi,

This is in regards to the Clubhouse. I understand that some neighbors are trying to prevent the Clubhouse from obtaining permits to operate successfully. This last year has been hard on everybody. Especially those in the restaurant and bar business. It has been very nice to see Park St reopen and see people getting out to enjoy themselves. I live a block and a half away from Park St and enjoy my easy access to The Clubhouse. I hope I will continue to enjoy that easy access and that the City of Alameda will grant the owner of the Clubhouse whatever she needs to run her business successfully. Thank you.

David Lindberg

Sent from my iPhone

## Nancy McPeak

---

**From:** Lara Weisiger  
**Sent:** Monday, May 10, 2021 5:43 PM  
**To:** Nancy McPeak; Erin Garcia  
**Subject:** Fwd: [EXTERNAL] Clubhouse

Begin forwarded message:

**From:** Amanda Chester <mghtygirl@yahoo.com>  
**Date:** May 10, 2021 at 5:40:41 PM PDT  
**To:** City Clerk <CLERK@alamedaca.gov>  
**Subject:** [EXTERNAL] Clubhouse

I am writing in response to the Clubhouse at 1215 Park Street. My name is Amanda Chester and I have lived in Alameda for 5 years, and I have been employed at the Clubhouse for a little over three years. I walk to work, which I am very grateful for, as well as the locals I have met at the Clubhouse. Many who have become family, including the owners. We have made drastic changes in order to not upset the neighbors. Please know that we are taking these complaints very seriously. I am asking that the city please take into account that we are a small business, woman owned, and women of color, who are trying to make it in this post pandemic world.

Thank you.

Amanda Chester  
2258 San Antonio Ave.  
Alameda, Ca, 94501  
775-901-1365

Sent from my iPhone

May 10, 2021

Planning Board  
City of Alameda

RE: Mixed Use Zoning Discussion, Joint Meeting with Transportation, May 10, 2021

Dear Planning Board & Transportation Board:

I am writing regarding this evening's agenda item on Mixed Use Zoning. As a former member of the planning board and its president I have always been a supporter of Mixed Use Zoning particularly with regard to residential uses in business zones adjacent to transit nodes. I have always viewed this as a sort of a back to the future strategy for dealing with housing, traffic and public transit issues. I think of this as a back to the future approach to zoning because if you look at old pictures of Park St. almost all the buildings have businesses on the ground floor and housing above. It worked then and I think it can work again. It makes sense because if residential is expanded in business districts, which are already dense, it will alleviate the demand for mega projects elsewhere on the island.

When I was going through the agenda I noticed one attachment on this issue. The author was vehemently opposed to bars, restaurants and other businesses operating in the same zone as residences. It is this kind of logic which will not allow mixed use districts to be successful. The writer of the letter reserves almost all of her enmity for the Clubhouse, a bar on Park St. The bar has been operating in its present location since at least 1942, alongside residences, restaurants, liquor stores, gyms and a myriad of other uses. If one were to take the advice of the letter writer most of the existing business would have to shutter themselves so the author is not "deprived of peace and quiet. Thus reminds me of the person who moves in next to an airport and discovers, low and behold, airplanes are taking off and landing. It may be time for thicker windows but it is not time to shut down businesses, many of which are legacy operations. If the author is dead set against any noise of any kind she should consider residing in a pure residential zone like Bay St or the like, not set her sites on closing down Park St.

For a mixed use zone to work it requires cooperation from all involved, the residents, business owners and the city. I believe mixed use zones are the future of Alameda because they will, particularly on Park St. and Webster St., allow for more housing, fewer cars and more opportunity for people to be in close proximity to public transit. All goals that will in the long run benefit everyone.

Thank you for your time & consideration.

Sincerely,

Mike Henneberry  
Alameda, CA

**David Sablan**

---

**From:** Alameda Renters Coalition <alamedarenterscoalition@gmail.com>  
**Sent:** Monday, May 10, 2021 4:04 PM  
**To:** Planning  
**Subject:** [EXTERNAL] Item 7-B: Don't deny mixed-use tenants their quiet enjoyment

Dear Planning Board members,

The mission of Alameda Renters Coalition (ARC) is to keep tenants from being displaced while maintaining their right to safe, habitable homes, as guaranteed by their legal contracts. When communities are not stable, there are negative impacts on children's social development and public safety.

By failing to provide the tenants surrounding the Club House Bar with even a modicum of quiet enjoyment of their homes, the landlords are failing to comply with their legal obligations. By ignoring this problem, the City would be allowing the continued displacement of many community members within a single neighborhood.

ARC agrees with the tenants' demand to update the noise ordinance to clarify that businesses must comply with noise restrictions in residential settings, and there needs to be clear enforcement of that law. We also believe it is not appropriate to allow bars to operate in outdoor space in mixed-use settings, especially in such close proximity to residences. Continuing to ignore this issue would be a city planning failure that prioritizes businesses over families.

Members of the ARC steering committee have viewed the videos and photos which show clear violations of these tenants' right to quiet enjoyment, which include harassment. We ask that you not leave these tenants to fend for themselves but rather make wise and fair changes that represent the basic responsibilities of your board and support a strong community.

Sincerely,

Alameda Renters Coalition