



# 1200 PARK STREET

APPEAL OF USE PERMIT APPLICATION PLN25-0649

PARK STATION

# Introduction

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- Purpose of this item is to address an appeal of the Park Station Use Permit for outdoor amplified music.
- Broader issue is to consider what is needed in the noise ordinance to support the vitality of Alameda's commercial main streets, while balancing the needs of adjacent residential neighborhoods
- Staff's recommendation is two-fold:
  - Uphold the appeal and approve a revised Use Permit requiring compliance with the noise standards in the Noise Ordinance
  - Direct staff to evaluate the noise ordinance to determine if it adequately balances the needs of the Park and Webster business community with the needs of the adjacent neighborhoods.



Site

UC Liquor  
Liquor store

Spinning Bones

Park Street  
Multi-Space Meters

Express Lane

Washboard  
Coin Laundry

Google



# Background

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**February 2023:** Planning Board approved Design Review and Use Permit for rehabilitation of the existing commercial site for a Tavern Use.

The Use Permit also included outdoor seating and outdoor amplified music with the requirement for review of the outdoor music after six months of operation

**August 2025:** Park Station Tavern opens

**February 2026:** Planning Board conducted review hearing of the outdoor music and approved an amendment to Use Permit continue the outdoor amplified music with one additional day per month and a requirement for further review after four months.

**March 2026:** Appeal filed

	<b>2023 Use Permit Feb 13, 2023 Planning Board</b>	<b>2026 Use Permit Subject to Appeal Feb 23, 2026 Planning Board</b>	<b>Staff Recommendation for May 5, 2026 Appeal</b>
<b>Outdoor Music</b>	Three events per month Friday: 4:00 PM – 8:00 PM Saturday: 2:00 PM – 8:00 PM	Four events per month Friday: 4:00 PM – 8:00 PM Saturday: 2:00 PM – 8:00 PM	Four events per month Friday: 4:00 PM – 8:00 PM Saturday: 2:00 PM – 8:00 PM
<b>Outdoor Music Event Noise</b>	<b>Max 85 dB</b>	<b>Max 85 dB</b>	<b>Comply with the Noise Ordinance, additional monitoring requirements will apply.</b>
<b>Indoor Music</b>	Comply with the Noise Ordinance	No change	No change
<b>Duration of each event</b>	3 hours plus 1 hour sound check	No change	No change
<b>Planning Board Review</b>	After 3 noise violations, with 6 month review.	After 3 noise violations, with 4 month review.	After 3 noise violations, with 4 month review.

# Appeal Arguments

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The appellant raises the following issues with the Planning Board's decision:

1. The decision does not analyze or mitigate the significant noise impacts associated with the outdoor amplified music events as required by the California Environmental Quality Act ("CEQA").
2. The Project must comply with the Noise Ordinance in the City's Municipal codes and the condition allowing a maximum noise limit of 85 dBA for the outdoor amplified music events violates the Noise Ordinance.

# Staff Analysis of Appeal

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Upon consideration of the appeal, staff:

- Agrees with the appellant that the Noise Ordinance does not explicitly authorize the Planning Board to approve a Use Permit allowing up to 85 dB.
- Recommends that the City Council modify the Use Permit to require compliance with the Noise Ordinance, as shown in the revised draft resolution.
- Recommends an evaluation of the Noise Ordinance to determine if the ordinance adequately balances the needs of local businesses on Park and Webster Street with adjacent neighborhood quality of life.

# Staff Recommendation

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1. Hold a public hearing for the Appeal of the Planning Board's decision (PB-26-01) to approve Use Permit Amendment PLN25-0649 to allow outdoor amplified music events at 1200 Park Street
2. Uphold the Appeal and amend the Use Permit to limit the outdoor music events to comply with the Noise Ordinance and General Plan
3. Direct staff to review the Noise Ordinance

# ADDITIONAL REFERENCE SLIDES

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# Noise Ordinance Summary

Receiving Land Use: Single or Multiple Family Residential, School, Hospital, Church, or Public Library  
NOISE LEVEL, STANDARDS, dB(A)

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Cumulative Number of Minutes in Any One (1) Hour Time Period	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
30	55	50
15	60	55
5	65	60
1	70	65
0	75	70

*Ambient is the standard when greater than these decibel levels*

# Noise Ordinance Summary

Receiving Land Use: Commercial Properties  
NOISE LEVEL STANDARDS, dB(A)

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Cumulative Number of Minutes in Any One (1) Hour Time Period	Daytime (7:00 a.m. to 10:00 p.m.)	Nighttime (10:00 p.m. to 7:00 a.m.)
30	65	60
15	70	65
5	75	70
1	80	75
0	85	80

*Ambient is the standard when greater than these decibel levels*

# Summary of Draft Council Resolution: Monitoring Conditions of Approval (G-J)

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- G. Install and monitor a professional sound meter and make adjustments to comply with the maximum noise level identified in the City's Noise Ordinance (in AMC Section 4-10.4) at all times.
- H. Sound readings **before sound checks and events** (with no music playing), during sound check, and during each outdoor music event
  - Conduct sound readings during five (5) minutes **Intermission** to assess reductions in **ambient noise levels**, and reduce sound levels to comply with AMC Section 4-10.4 in light of any changes in the ambient noise level since the start of the event.
  - Take sound readings from the sidewalk in front of the residential property directly adjacent to the Property on San Jose Avenue and facing away from Park Street (facing away from the Property and outdoor seating area).
- I. Monitor noise levels at **every outdoor live music event** and ensure ongoing compliance with the City's Noise Ordinance
- J. **Drums and other instruments shall be provided with dampeners or other noise reduction devices.**

# 6 Month Review

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- On October 18, 2025, Code Enforcement measured outdoor music performances that exceeded the maximum 85 dB noise level allowed by the Use Permit.
- On January 31, 2026, Code Enforcement observed outdoor music performances that exceeded the 85 dB maximum noise level, and the event continued beyond the allowed event times.
- On February 7, 2026 Code Enforcement observed an outdoor music event and found the event in compliance with the maximum 85 dB noise level.

Code Enforcement also observed indoor events that met the ambient noise requirements. Observations from Code Enforcement indicated that noise levels typically exceeded 85 dB when drums were played.