

Nancy McPeak

From: CASEY BYRNES <caseybyrnes@comcast.net>
Sent: Wednesday, June 23, 2021 12:56 PM
To: Andrew Thomas
Subject: [EXTERNAL] club house

the club house of people become homeless from drunk and drug .please stop club house and other bars in alameda ca. can you watch people drunk and drug ? police are very lazy . i M MAD ABOUT DRUNK . NOW CLUB HOUSE CLOSE PLEASE .

Nancy McPeak

From: Cari Lee Donovan <carileedonovan@gmail.com>
Sent: Tuesday, July 6, 2021 12:16 PM
To: Nancy McPeak; City Clerk
Subject: [EXTERNAL] Request to add document to Planning Board Staff Report for 07/12/21 meeting.
Attachments: Residents' Response to Club House Bar Outdoor Use Permit Application 07.06.21.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'd like to request that the attached document be included in the Planning Board staff report in preparation for the 07/12/21 Planning Board meeting agenda item: 7-A.

Thank you,

Cari Lee Donovan

Dear Andrew Thomas and Planning Board Members,

Thank you for inviting input by residential stakeholders regarding The Club House Sports Bar's request for a 21+ age-restricted use of the backyard and patio space that's shared by and adjacent to multi-generational housing. My housing community and I appreciate being included in the decision-making process about whether or not a 21+ restricted business operates in an outdoor space that is occupied by family housing and is adjacent to a 100% residentially zoned (R5) multi-generational housing community.

After consulting with each other and with an attorney, my housing community and I are formally objecting to *any* Club House Sports Bar customer use of the yard in question. Below is our reasoning for denial of this permit as well as specific details about how a 21+ restricted outdoor business would adversely impact the housing that Alameda Planning Board's General Plan seeks to promote as "equitable and sustainable work/live environments for multi-generational use". (see [Planning Board Meeting](#) on 05/10/21 re: [Alameda General Plan](#)).

Designating this space for 21+ age-restricted use would violate [The U.S. Justice Department Fair Housing Discrimination Rights pertaining to Families with Children](#), and [Rights of Persons with Disabilities](#) . It would also violate [California Fair Housing laws](#) as well as [Alameda Municipal Codes](#). (See Reference section below for direct links).

The *very adult* behaviors and dialogue that occur at a 21+ restricted business such as The Club House Sports Bar is not conducive to 100% residentially zoned (R5) multi-generational family housing. Allowing a strictly adult business to operate directly in front of the windows and doors of family housing that's located *inside and adjacent to* this space would cause R5 residents undue burden to take measures to prevent a restricted age group from being exposed to 21+ dialogue and behaviors occurring less than a few feet from our homes and backyards. In order to comply with the age-exclusive use that this permit is proposing, all-age residents would be prohibited from freely accessing their balconies and backyards. This would violate [Federal Fair Housing](#) laws as described:

"The U.S. Department of Justice Fair Housing Act prohibits discrimination in housing against families with children under 18. The Act prevents housing providers from imposing any

special requirements or conditions on tenants with custody of children. For example, landlords may not locate families with children in any single portion of a complex, or limit their access to recreational services provided to other tenants.” (See reference link below.)

This permit for age-restricted use would prohibit multi-generational residents from opening their back doors or windows for fresh air and heat ventilation. It would restrict all-ages family use of residentially zoned outdoor spaces, which is a violation of [Alameda Municipal Codes](#).

This permit would restrict the access of approximately 36 residential windows, 7 residential doors, three residential staircases, three residentially zoned backyards, and one residential balcony. All of which are located in an approximate 20 step perimeter of this proposed space.

This includes:

-
-
- 8 family residential windows in the same building that overlook the patio.
-
-
-
- Three second-story family residential back doors in the same building which overlook the patio.
-
-
- One second-story family residential balcony in the same building and shared by three residents which overlook the patio.
-
-
-
- Stair access for three family residents in the same building which lead directly into the patio and are necessary to access for basic family functions, such as taking the trash out to the trash cans located at the side of the patio.
-
-
- One ground floor residential unit located inside the grass area. This resident has only three other windows which are all within 8 average steps of the back property fence line. This
- resident’s two doors are also directly up against the back property fence line.
-
-
-
- 28 windows belonging to multi-generational housing units located within a perimeter of 20 average steps to the left, right, and back fence lines of the outdoor space in question.
-
-
-
- Three designated
- [residential](#)
- [community outdoor spaces](#) that are located to the left, right and back fence lines of the space in question.

-
-
-
- Staircases and doors of residents in R5 zoned areas that are to the left, right, and back fence lines of the space in question.
-

Any 21+ restricted use of this space would violate [California housing anti-discrimination laws](#) including:

- 1) Offering inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation.
- 2) **Overly restrictive rules limiting the activities of daily life for families with children, including where children are allowed to play.** (Reference: <https://www.dfeh.ca.gov/housing/>)

This permit would prevent R5 residents from being able to access their outdoor space as described in [Alameda Municipal Code R-5 30-4.5 - R-5, General Residential District. a. 9. Usable Open Space Requirements](#): as defined in subsection [30-5.12](#).

The very essence of a 21+ business is that patrons can and should feel free to engage in age-restricted activities. However, this permit for age-restricted use would discriminate against families with children who currently live in multi-generational housing and individuals that don't want to hear conversations filled with expletives and adult sexual content (For example, please see videos sent to board members on 5/21/21. Also see reference section of this document.).

It is impossible for this 21+ business to operate inside an outdoor space occupied by family housing without violating City and State housing laws. **To quote a Club House Bar patron, "You can take the people out of the bar, but you can't take the bar out of the people."** (See video dated 04/26/21 entitled "[Club House Bar Sexual Harassment](#)", previously emailed to individual members of The Planning Board on 05/21/21. Video link also provided in the reference section below.).

Additionally, the R5 zoned home of a person with disabilities is located partially inside the grass area and serves as the property line for R5 residential space. This resident's window is directly inside the grass area in question. This resident's 2 doors and 3 other windows are within 8 average steps of the grass area in question. Opening the grass area for any amount of time to intoxicated strangers would prevent a disabled resident from accessing the fresh air, natural sunlight, and basic privacy that all other residentially-zoned dwellers in Alameda are freely permitted. In order to maintain privacy and reasonably quiet enjoyment of indoor residential space, this resident would be forced to keep his windows closed and shades drawn during the majority of sunlight hours.

The proposed permit for nighttime patio lighting would force this ground-floor resident to keep his window shades drawn and windows closed for the majority of his waking hours. This 30 year resident has reported multiple prior incidents of aggressive and intrusive actions from intoxicated patrons of The Club House Sports Bar. Building a fence in front of his window would prevent his access to natural sunlight and would not be a sufficient noise barrier.

This permit would violate [Federal Fair Housing](#) and [California State Fair Housing](#) laws pertaining to persons with disabilities as outlined:

[The Federal Fair Housing Act](#) prohibits municipalities and other local government entities from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against individuals with disabilities. The Fair Housing act makes it unlawful:

-
-
- To utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons.
-
-
-
- To refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons with disabilities an equal opportunity
 - to use and enjoy housing.
-
-
-
- The Federal Fair Housing Act pertaining to persons with disabilities is concentrated on “insuring that zoning and other regulations concerning land use are not employed to hinder the
 - residential choices of these individuals, including unnecessarily restricting communal, or congregate, residential arrangements...”
-

This Permit would violate [The California State Fair Housing](#) laws pertaining to persons with disabilities:

-
-
- “California’s Fair Employment and Housing Act prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others
 - – from discriminating against tenants or homeowners listed in the section “Who is protected?”
-
-
-
- “It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies that discriminate against individuals based on those
 - traits.”
-
-
-

- Violations of Fair Housing laws include “Policies, practices, terms, or conditions that result in unequal access to housing or housing-related services.”
-
-
-
- Offering inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation.
-
-
-
- Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to afford a disabled person equal opportunity to use and enjoy a dwelling
-

The Planning Board outdoor use permit is far more restrictive for the Spinning Bones restaurant, which is positioned adjacent to the backyard space in question and is also less than 10 feet from R-5 residentially zoned housing. For example, the outdoor permit given to Spinning Bones restricts the restaurant to a maximum of 15 people from 11 AM to 3 PM only. The Club House permit proposal for backyard use will allow for an unlimited capacity of intoxicated people to engage in 21+ restricted dialogue and behaviors for 7 days a week for up to 11 hours a day. This does not align with [The Alameda General Plan](#) for equitable and sustainable work/live housing for multi-generational residents.

My housing community and I thank you for considering our objections to the Club House Sports Bar’s request for 21+ age-restricted customer use of the patio and grass area in question. Below each numbered provision is more detailed feedback from residential stakeholders.

1. Limitations Outdoor Patio Area Hours of Use: The use of outdoor areas shall be limited to the following locations and times:

- The grass area will be closed to use Monday through Friday. On Saturday and Sunday, the grass area will be limited to the hours of 11:00 am to 6 p.m. or dusk, whichever comes first.
-
-
- **Residents’ response:**The
- grass area is zero feet from the ground floor level windows of a home that is within a 100% residentially zoned (R5) area. Opening the grass area
- for any amount of time to intoxicated strangers would prevent a disabled resident from being able to access fresh air, natural sunlight, and basic privacy. This would force him to keep his windows closed and shades drawn during the majority of waking hours.
- This resident’s housing serves as the property line and his window is inside the grass area. This would amount to

- **discrimination against disabled individuals, as described in California Dept. of Fair Employment and Housing definition:**
- “Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to afford a disabled person equal
- opportunity to use and enjoy a dwelling.” Permitting restricted use of this space would deny him the same rights to privacy and a peaceable, all-ages environment that are permitted for other residents in a fully residentially zoned home.
-
- The patio area will be open 11:00 am to 9:00 p.m. Sunday through Thursday and until 10 p.m. on Friday and Saturday.
-
-
- **Residents’ response:**
- Any amount of age-restricted use of this area violates Federal and State housing discrimination laws. To even consider having an adult party atmosphere with alcohol service in an outdoor area shared by, and adjacent to, all-ages housing for up to 11 hours
- a day, 7 days a week is unreasonable. It infringes on our housing community’s rights to peaceable living.
-
-
-
- This permit condition would not align with the Alameda General Plan’s vision for multi-generational housing where people can “live and work” in their
- homes (as promoted by Planning Board members at the 05/10/21 Planning Board Meeting).
-
-
-
- Business meetings and other work related activities cannot be conducted in our homes when the adult party atmosphere with loud expletive filled conversations
- that are *not safe for work*
- can be heard a few feet away, even when windows are closed.
-
-
-
-
- Folks within our housing community work long, hard hours. Time off work for us means time to rest, replenish and rejuvenate peacefully in our homes and
- our outdoor space as described in [Alameda](#)
- [Municipal Code R-5 30-4.5](#).

- Time off work means time in our homes and our backyard with family and friends BBQing, exercising, and gardening. These basic activities are standard
- daily living expectations for all residents in R1-R5 zoned housing. Permitting a 21+ adult party for 10 to 11 hours a day, 7 days a week will restrict the activities of R5 residential outdoor use and intrude on the housing community's ability to adequately engage in peaceable activities on their days off from work.
-

2. Signs. Signs shall be posted in the back yard and patio area informing patrons of the need to be respectful, mindful, and courteous of the adjacent neighbors.

-
-
- **Residents'**
- **response:** There are already signs in the area and the signs are routinely ignored, as evidenced by recent videos emailed to Planning Board members
- on 05/21/21. This solution has not been effective.
-

3. Video. The back patio area shall be equipped with surveillance cameras to enable the staff to monitor activities on the patio area at all times.

-
-
- **Residents' response:**
- This bar has already attempted to put surveillance cameras in various areas of this yard. Regardless of where you put a surveillance
- camera in this yard, it will be positioned to video private residential property, including ground floor residential windows, doors, private outdoor balconies and residential backyards. This is
- **a violation of California Privacy and Surveillance laws**
- for private residents.
-
-
- **Surveillance does not equate to enforcement.**
- Staff of this business have been unable to enforce the laws with their patrons and have been unable to enforce basic respectful conduct that is expected among neighbors in a family residential community (for example of conduct, please see videos sent to Planning
- Board Members on 05/21/21. Video links are also provided in the reference section below).
-

4. Phone Numbers. The applicant shall provide neighbors with a direct line that can be used to talk to the staff when the noise in the rear patio or yard is becoming excessive or if patrons are not acting courteous or mindful of the needs of the neighbors.

-
-

- **Residents' response:** Since 2017, people in my housing community have attempted to negotiate directly with the business owner and the staff in order to have a living atmosphere that respects basic residential privacy rights and rights of residents to live in a peaceful and harassment-free, all-ages environment. Our community has communicated by telephone, email, and in-person. Many of these attempts have resulted in direct hostility from staff (eg: being told to “fuck off” and being hung up on) and escalated antagonistic behaviors from intoxicated patrons (See videos sent to Planning Board members on 05/21/21. Video links are also provided in the reference section below). We have been calling their phone number for years and it hasn't produced any effective results.
- **This is not an equitable or sustainable solution for family housing.**

-

5. Prohibitions on Amplified Sound: No amplified speakers are allowed in the outdoor patio or garden.

-
-

- **Residents' response:** Based on history, residents have no trust that this bar will enforce this or any portion of this permit in the future.

-
-

- Live, unamplified bands in the backyard are not included in this definition of amplified speakers, however unamplified bands and live entertainment in our backyard and under our windows is incredibly loud and disruptive to residents.

-
-

- This bar's history of patrons throwing iron horseshoes intermittently during the day and night has disrupted residents' ability to sleep or enjoy a movie without being startled by banging noise.

-
-

- This prohibition does not speak to the emotionally-charged shouting that occurs at this sports bar when patrons are watching a sports game on a muted television or personal electronic devices. Nor does it speak to the levels of disruption caused by groups of intoxicated people shouting chants and singing at full vocal volume. (See videos submitted to

Planning Board Members on 05/21/21. Video links are also provided in the reference section

- below.)
-

6. Prohibition on Smoking No smoking is allowed in the outdoor patio area. A “No Smoking” sign shall be posted in the outdoor patio area at all times.

-
-

• **Residents’ response:**

- There have been several no smoking signs posted for years. These signs have been repeatedly ignored, as evidenced by multiple code citations in
- 2019.
-

7. Exterior Lighting: Exterior lighting fixtures shall be limited to the patio area and shall be low intensity, directed downward and shielded to minimize offsite glare consistent with the City’s Dark Skies Ordinance, AMC Section 30-16.c.

-
-

• **Residents’ response:**

- Any resident who lives on the ground floor and has windows that are inside this space should be able to expect not to have to keep their shades
- drawn to protect privacy during the day and prevent intrusive light at night. In this particular case, this condition would specifically prohibit window access for a disabled resident who lives on the ground floor of a 100% fully residentially zoned home with
- a window that is directly **inside**
- this location. This permit would restrict him from accessing the structural features of his home (his windows) in the same way that any other person
- who lives in an R1-R5 housing zone would expect to access freely. In addition to having to keep his curtains drawn and windows closed during the day, this permit would require him to continue restrictive access to his windows during evening hours as well.

-
-
-

- As previously noted, this permit would violate Federal and State housing discrimination laws protecting persons with disabilities by denying this resident to access the basic functions

- and provisions of his home.
-

8. Privacy Screening: Prior to the issuance of Certificate of Occupancy for the outdoor patio, the applicant shall install a new privacy fence along the rear property line that is eight feet tall, as permitted in AMC Section 30-5.14. Final design shall have input from adjacent residential neighbors.

-
-

• **Residents’ response:**

- Constructing a fence in front of the ground floor window of the housing that's located at the rear property line in question would prohibit the
- resident from freely accessing the natural sunlight that the window provides.
-
-
-
- In order to provide equal privacy to all residents that surround this yard, The Club House would be required to install an 8 foot fence around the entire perimeter (all four sides)
- of this outdoor area. This would not offer any privacy for second story residents of this building and it would prevent second story residents from having access to their back stairs, which enters directly into the patio.
-
-
-
- An 8-foot fence does not protect the privacy of people who live in the second story apartments of the R5 zoned housing that is located at the rear property line.
-
-
-
- The proposed fence is not an adequate sound barrier to prevent all-age residents from being exposed to the 21+ age-restricted auditory content that comes from this bar.
-
-
-
- The lack of sound barrier would cause R5 residents undue burden and it would prevent R5 residents from being able to access their outdoor space as described
- in
- [Alameda](#)
- [Municipal Code R-5 30-4.5 - R-5, General Residential District. a. 9. Usable Open Space Requirements:](#)
- [as defined in subsection 30-5.12.](#)
-
-
-
- It also violates
- [California Fair](#)
- [Housing](#) discrimination laws as it would place overly restrictive rules limiting the
- activities
- of daily life for families with children, including where children are allowed to play.
-

9. Posting of Use Permit and Conditions: A copy of this Use Permit and conditions of approval shall be posted on the premises at all times. Bar employees shall be informed of these conditions of approval and limits of this Use Permit.

10. Revocation: Upon receipt of three valid complaints due to operations or use in conflict with these conditions, City staff shall schedule a public hearing to consider revocation of this use permit. This Use Permit may be modified or revoked by the Zoning Administrator, Planning Board, or City Council, pursuant to Alameda Municipal Code Section 30-21.3d should the Zoning Administrator, Planning Board, and/or City Council determine that: 1) the use or conditions under which it is being operated or maintained is detrimental to the public health, welfare, or materially

injurious to property or improvements in the vicinity; 2) the property is operated or maintained so as to constitute a public nuisance; or 3) the use is operated in violation of the conditions of the Use Permit.

-
-
- **Residents' response:**
- **Based on the above said revocation conditions, the bar must now have their permit for outdoor use permanently revoked.**
-
-
-
- The Planning Board members have already been sent video evidence of patrons acknowledging that their noise levels and dialogue content is not appropriate
 - for an all-ages housing environment and then they immediately resumed their intoxicated screaming chants of sexualized adult dialogue (see video evidence entitled,
 - [“Areola, Show Me Your Nipples” dated 05/14/21](#). Sent to Planning Board members on 05/21/21. Also see police report dated 05/14/21. Video links
 - are also provided in the reference section below.)
-
-
-
- Since 2017, members of my housing community have made valid and verifiable complaints multiple times to bar staff and the owner as well as Planning Board members, City Council members,
 - The City Manager, The Mayor, The ABC, Alameda Code Compliance, and the Alameda Police Department. (See documented evidence submitted to the Planning Board for Planning Board Meeting 05/10/21).
-
-
-
- Many times, housing community members have requested an adequate response to the many code violations and unacceptable activities at this bar over the years. The agencies responsible
 - for enforcing the laws have allowed this bar to operate illegally for years without consequence. It wasn't until 2019 that The City revealed to our housing community that this bar was using the backyard and patio illegally for more than a decade.
-
-
-
- In 2019, the City revealed that this business was being operated under an illegal license for multiple years.
-
-
-
- Since this bar re-opened in April, there have been more than three valid complaints of harassment, nuisance, privacy violations, and hazardous behaviors of intoxicated people (for example,
 - please see police reports dated 05/02/21, 05/14/21, 06/15/21 as well as video evidence provided to the Planning Board and City Manager on multiple occasions since this bar reopened). The Planning Board and other city officials have emails, phone calls, video,

- and multiple well-documented, well-evidenced complaints.
-
-
-
- Based on recent and past history, The Club House Sports Bar’s request for a permit to use the backyard space should be denied.

The Club House Sports Bar has been given numerous opportunities to improve their relationship with residential neighbors and behave respectfully and safely in the backyard that they previously occupied illegally. My residential community has been trying to work with this business for years. This business has not made any meaningful changes that respect residents’ right to live in a peaceable atmosphere. Throughout the years, interagency enforcement attempts have not produced any real or meaningful change in this bar’s behaviors in the backyard and patio. My residential community views this permit and the bar’s use of this backyard and patio as a violation of Federal and State Fair Housing Discrimination Rights and violates Alameda Municipal Code. This permit is not in alignment with Alameda Planning Board’s General Plan. We are requesting that this bar not utilize this backyard or patio for customer service for any amount of time, on any day or night.

Thanks again, for inviting input of residential and community stakeholders.
 We look forward to talking with you at the Planning Board Meeting on July 12th.

Sincerely,
 Cari Lee Donovan
 Clare Hayward
 Brett Bye
 Abner Chaires
 Casey Byrnes

Reference Links:

-
-
- Dept of Justice Fair Housing:
<https://www.justice.gov/crt/fair-housing-act-1>
-
-
-
- California Fair Housing:
<https://www.dfeh.ca.gov/housing/>
-
-
-
- California Fair Housing Codes:
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CIV&division=1.&title=&part=2.5.&chapter=&article
-
-

-
- Alameda Municipal Code:
- https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDE_RE_ARTIZODIRE_30-5GEPREX_30-5.12DEREOPSP
-
-
-
- Alameda Planning Board Meeting Re: General Plan:
- <https://alameda.legistar.com/LegislationDetail.aspx?ID=4928037&GUID=63163F6E-A2D6-48B5-A4A5-6CE722E8D07D&Options=&Search=>
-

Video Links of Club House Sports Bar behaviors:

-
-
- 04/24/21, Club House Bar “F-ing My Mother and That’s Hot”, emailed to Planning Board on 05/21/21:
-
- https://drive.google.com/file/d/1_IS-jr5SGaAny-bj2wfXK87pPtpRBtzn/view?usp=sharing
-
-
- 04/26/21, “Club House Bar Sexual Harassment” video link, emailed to Planning Board Members on 05/21/21:
- <https://drive.google.com/file/d/1rilrKQYhCq5ANxhRS4v7zIBCrIIfRiJu/view?usp=sharing>
-
-
-
- 04/26/21, “Club House F-bombs Wednesday Night housing view” video link, emailed to Planning Board Members on 05/21/21):
- <https://drive.google.com/file/d/1ewuUIdOFul9F7tL7sj07N3Jpn58odjyq/view?usp=sharing>
-
-
-
- 05/03/21, “Club House man looking over private fence” video link:
- https://drive.google.com/file/d/1J5xu5gebZASOfhZ_h-UhqMOP5exb9nGn/view?usp=sharing
-
-
-
- 05/14/21, “Club House Bar, Show Me Your Nipples” video link, emailed to Planning Board Members on 05/21/21:

- <https://drive.google.com/file/d/1LM10JFGICQ5wcPIkRJRHeNkQaWiIOu57/view?usp=sharing>
-
-
-
- 2019, “Club House customer urinating in yard” video, previously submitted to Planning Board as public comment for Planning Board Meeting on 05/10/21.
- <https://drive.google.com/file/d/1SKnCbCajkbAjBaDIj4IhCbnZBDWst4Lm/view?usp=sharing>
-

Dear Andrew Thomas and Planning Board Members,

Thank you for inviting input by residential stakeholders regarding The Club House Sports Bar's request for a 21+ age-restricted use of the backyard and patio space that's shared by and adjacent to multi-generational housing. My housing community and I appreciate being included in the decision-making process about whether or not a 21+ restricted business operates in an outdoor space that is occupied by family housing and is adjacent to a 100% residentially zoned (R5) multi-generational housing community.

After consulting with each other and with an attorney, my housing community and I are formally objecting to *any* Club House Sports Bar customer use of the yard in question. Below is our reasoning for denial of this permit as well as specific details about how a 21+ restricted outdoor business would adversely impact the housing that Alameda Planning Board's General Plan seeks to promote as "equitable and sustainable work/live environments for multi-generational use". (see [Planning Board Meeting](#) on 05/10/21 re: [Alameda General Plan](#)).

Designating this space for 21+ age-restricted use would violate [The U.S. Justice Department Fair Housing Discrimination Rights pertaining to Families with Children](#), and [Rights of Persons with Disabilities](#). It would also violate [California Fair Housing laws](#) as well as [Alameda Municipal Codes](#). (See Reference section below for direct links).

The *very adult* behaviors and dialogue that occur at a 21+ restricted business such as The Club House Sports Bar is not conducive to 100% residentially zoned (R5) multi-generational family housing. Allowing a strictly adult business to operate directly in front of the windows and doors of family housing that's located *inside and adjacent to* this space would cause R5 residents undue burden to take measures to prevent a restricted age group from being exposed to 21+ dialogue and behaviors occurring less than a few feet from our homes and backyards. In order to comply with the age-exclusive use that this permit is proposing, all-age residents would be prohibited from freely accessing their balconies and backyards. This would violate [Federal Fair Housing](#) laws as described:

"The U.S. Department of Justice Fair Housing Act prohibits discrimination in housing against families with children under 18. The Act prevents housing providers from imposing any special requirements or conditions on tenants with custody of children. For example, landlords may not locate families with children in any single portion of a complex, or limit their access to recreational services provided to other tenants." (See reference link below.)

This permit for age-restricted use would prohibit multi-generational residents from opening their back doors or windows for fresh air and heat ventilation. It would restrict all-ages family use of residentially zoned outdoor spaces, which is a violation of [Alameda Municipal Codes](#).

This permit would restrict the access of approximately 36 residential windows, 7 residential doors, three residential staircases, three residentially zoned backyards, and one residential balcony. All of which are located in an approximate 20 step perimeter of this proposed space. This includes:

- 8 family residential windows in the same building that overlook the patio.
- Three second-story family residential back doors in the same building which overlook the patio.
- One second-story family residential balcony in the same building and shared by three residents which overlook the patio.
- Stair access for three family residents in the same building which lead directly into the patio and are necessary to access for basic family functions, such as taking the trash out to the trash cans located at the side of the patio.
- One ground floor residential unit located inside the grass area. This resident has only three other windows which are all within 8 average steps of the back property fence line. This resident's two doors are also directly up against the back property fence line.
- 28 windows belonging to multi-generational housing units located within a perimeter of 20 average steps to the left, right, and back fence lines of the outdoor space in question.
- Three designated [residential community outdoor spaces](#) that are located to the left, right and back fence lines of the space in question.
- Staircases and doors of residents in R5 zoned areas that are to the left, right, and back fence lines of the space in question.

Any 21+ restricted use of this space would violate [California housing anti-discrimination laws](#) including:

- 1) Offering inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation.
- 2) **Overly restrictive rules limiting the activities of daily life for families with children, including where children are allowed to play.** (Reference: <https://www.dfeh.ca.gov/housing/>)

This permit would prevent R5 residents from being able to access their outdoor space as described in [Alameda Municipal Code R-5 30-4.5 - R-5, General Residential District, a. 9. Usable Open Space Requirements](#): as defined in subsection [30-5.12](#).

The very essence of a 21+ business is that patrons can and should feel free to engage in age-restricted activities. However, this permit for age-restricted use would discriminate against families with children who currently live in multi-generational housing and individuals that don't want to hear conversations filled with expletives and adult sexual content (For example, please see videos sent to board members on 5/21/21. Also see reference section of this document.).

It is impossible for this 21+ business to operate inside an outdoor space occupied by family housing without violating City and State housing laws. **To quote a Club House Bar patron, "You can take the people out of the bar, but you can't take the bar out of the people."** (See video dated 04/26/21 entitled "[Club House Bar Sexual Harassment](#)", previously emailed to individual members of The Planning Board on 05/21/21. Video link also provided in the reference section below.).

Additionally, the R5 zoned home of a person with disabilities is located partially inside the grass area and serves as the property line for R5 residential space. This resident's window is directly inside the grass area in question. This resident's 2 doors and 3 other windows are within 8

average steps of the grass area in question. Opening the grass area for any amount of time to intoxicated strangers would prevent a disabled resident from accessing the fresh air, natural sunlight, and basic privacy that all other residentially-zoned dwellers in Alameda are freely permitted. In order to maintain privacy and reasonably quiet enjoyment of indoor residential space, this resident would be forced to keep his windows closed and shades drawn during the majority of sunlight hours.

The proposed permit for nighttime patio lighting would force this ground-floor resident to keep his window shades drawn and windows closed for the majority of his waking hours. This 30 year resident has reported multiple prior incidents of aggressive and intrusive actions from intoxicated patrons of The Club House Sports Bar. Building a fence in front of his window would prevent his access to natural sunlight and would not be a sufficient noise barrier.

This permit would violate [Federal Fair Housing](#) and [California State Fair Housing](#) laws pertaining to persons with disabilities as outlined:

[The Federal Fair Housing Act](#) prohibits municipalities and other local government entities from making zoning or land use decisions or implementing land use policies that exclude or otherwise discriminate against individuals with disabilities. The Fair Housing act makes it unlawful:

- To utilize land use policies or actions that treat groups of persons with disabilities less favorably than groups of non-disabled persons.
- To refuse to make reasonable accommodations in land use and zoning policies and procedures where such accommodations may be necessary to afford persons with disabilities an equal opportunity to use and enjoy housing.
- The Federal Fair Housing Act pertaining to persons with disabilities is concentrated on “insuring that zoning and other regulations concerning land use are not employed to hinder the residential choices of these individuals, including unnecessarily restricting communal, or congregate, residential arrangements...”

This Permit would violate [The California State Fair Housing](#) laws pertaining to persons with disabilities:

- “California’s Fair Employment and Housing Act prohibits those engaged in the housing business – landlords, real estate agents, home sellers, builders, mortgage lenders, among others – from discriminating against tenants or homeowners listed in the section “Who is protected?”
- “It is also illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies that discriminate against individuals based on those traits.”
- Violations of Fair Housing laws include “Policies, practices, terms, or conditions that result in unequal access to housing or housing-related services.”
- Offering inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation.
- Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to afford a disabled person equal opportunity to use and enjoy a dwelling

The Planning Board outdoor use permit is far more restrictive for the Spinning Bones restaurant, which is positioned adjacent to the backyard space in question and is also less than 10 feet from R-5 residentially zoned housing. For example, the outdoor permit given to Spinning Bones restricts the restaurant to a maximum of 15 people from 11 AM to 3 PM only. The Club House permit proposal for backyard use will allow for an unlimited capacity of intoxicated people to engage in 21+ restricted dialogue and behaviors for 7 days a week for up to 11 hours a day. This does not align with [The Alameda General Plan](#) for equitable and sustainable work/live housing for multi-generational residents.

My housing community and I thank you for considering our objections to the Club House Sports Bar's request for 21+ age-restricted customer use of the patio and grass area in question. Below each numbered provision is more detailed feedback from residential stakeholders.

1. Limitations Outdoor Patio Area Hours of Use: The use of outdoor areas shall be limited to the following locations and times:

 The grass area will be closed to use Monday through Friday. On Saturday and Sunday, the grass area will be limited to the hours of 11:00 am to 6 p.m. or dusk, whichever comes first.

- **Residents' response:** The grass area is zero feet from the ground floor level windows of a home that is within a 100% residentially zoned (R5) area. Opening the grass area for any amount of time to intoxicated strangers would prevent a disabled resident from being able to access fresh air, natural sunlight, and basic privacy. This would force him to keep his windows closed and shades drawn during the majority of waking hours. This resident's housing serves as the property line and his window is inside the grass area. This would amount to **discrimination against disabled individuals, as described in California Dept. of Fair Employment and Housing definition**: "Refusal to make reasonable accommodations in housing rules, policies, practices, or services where necessary to afford a disabled person equal opportunity to use and enjoy a dwelling." Permitting restricted use of this space would deny him the same rights to privacy and a peaceable, all-ages environment that are permitted for other residents in a fully residentially zoned home.

 The patio area will be open 11:00 am to 9:00 p.m. Sunday through Thursday and until 10 p.m. on Friday and Saturday.

- **Residents' response:** Any amount of age-restricted use of this area violates Federal and State housing discrimination laws. To even consider having an adult party atmosphere with alcohol service in an outdoor area shared by, and adjacent to, all-ages housing for up to 11 hours a day, 7 days a week is unreasonable. It infringes on our housing community's rights to peaceable living.
- This permit condition would not align with the Alameda General Plan's vision for multi-generational housing where people can "live and work" in their homes (as promoted by Planning Board members at the 05/10/21 Planning Board Meeting).

- Business meetings and other work related activities cannot be conducted in our homes when the adult party atmosphere with loud expletive filled conversations that are ***not safe for work*** can be heard a few feet away, even when windows are closed.
- Folks within our housing community work long, hard hours. Time off work for us means time to rest, replenish and rejuvenate peacefully in our homes and our outdoor space as described in [Alameda Municipal Code R-5 30-4.5](#). Time off work means time in our homes and our backyard with family and friends BBQing, exercising, and gardening. These basic activities are standard daily living expectations for all residents in R1-R5 zoned housing. Permitting a 21+ adult party for 10 to 11 hours a day, 7 days a week will restrict the activities of R5 residential outdoor use and intrude on the housing community's ability to adequately engage in peaceable activities on their days off from work.

2. Signs. Signs shall be posted in the back yard and patio area informing patrons of the need to be respectful, mindful, and courteous of the adjacent neighbors.

- **Residents' response:** There are already signs in the area and the signs are routinely ignored, as evidenced by recent videos emailed to Planning Board members on 05/21/21. This solution has not been effective.

3. Video. The back patio area shall be equipped with surveillance cameras to enable the staff to monitor activities on the patio area at all times.

- **Residents' response:** This bar has already attempted to put surveillance cameras in various areas of this yard. Regardless of where you put a surveillance camera in this yard, it will be positioned to video private residential property, including ground floor residential windows, doors, private outdoor balconies and residential backyards. This is a **violation of California Privacy and Surveillance laws** for private residents.
- **Surveillance does not equate to enforcement.** Staff of this business have been unable to enforce the laws with their patrons and have been unable to enforce basic respectful conduct that is expected among neighbors in a family residential community (for example of conduct, please see videos sent to Planning Board Members on 05/21/21. Video links are also provided in the reference section below).

4. Phone Numbers. The applicant shall provide neighbors with a direct line that can be used to talk to the staff when the noise in the rear patio or yard is becoming excessive or if patrons are not acting courteous or mindful of the needs of the neighbors.

- **Residents' response:** Since 2017, people in my housing community have attempted to negotiate directly with the business owner and the staff in order to have a living atmosphere that respects basic residential privacy rights and rights of residents to live in a peaceful and harassment-free, all-ages environment. Our community has communicated by telephone, email, and in-person. Many of these attempts have resulted in direct hostility from staff (eg: being told to "fuck off" and being hung up on) and escalated antagonistic behaviors from intoxicated patrons (See videos sent to Planning Board

members on 05/21/21. Video links are also provided in the reference section below). We have been calling their phone number for years and it hasn't produced any effective results. **This is not an equitable or sustainable solution for family housing.**

5. Prohibitions on Amplified Sound: No amplified speakers are allowed in the outdoor patio or garden.

- **Residents' response:** Based on history, residents have no trust that this bar will enforce this or any portion of this permit in the future.
- Live, unamplified bands in the backyard are not included in this definition of amplified speakers, however unamplified bands and live entertainment in our backyard and under our windows is incredibly loud and disruptive to residents.
- This bar's history of patrons throwing iron horseshoes intermittently during the day and night has disrupted residents' ability to sleep or enjoy a movie without being startled by banging noise.
- This prohibition does not speak to the emotionally-charged shouting that occurs at this sports bar when patrons are watching a sports game on a muted television or personal electronic devices. Nor does it speak to the levels of disruption caused by groups of intoxicated people shouting chants and singing at full vocal volume. (See videos submitted to Planning Board Members on 05/21/21. Video links are also provided in the reference section below.)

6. Prohibition on Smoking No smoking is allowed in the outdoor patio area. A "No Smoking" sign shall be posted in the outdoor patio area at all times.

- **Residents' response:** There have been several no smoking signs posted for years. These signs have been repeatedly ignored, as evidenced by multiple code citations in 2019.

7. Exterior Lighting: Exterior lighting fixtures shall be limited to the patio area and shall be low intensity, directed downward and shielded to minimize offsite glare consistent with the City's Dark Skies Ordinance, AMC Section 30-16.c.

- **Residents' response:** Any resident who lives on the ground floor and has windows that are inside this space should be able to expect not to have to keep their shades drawn to protect privacy during the day and prevent intrusive light at night. In this particular case, this condition would specifically prohibit window access for a disabled resident who lives on the ground floor of a 100% fully residentially zoned home with a window that is directly **inside** this location. This permit would restrict him from accessing the structural features of his home (his windows) in the same way that any other person who lives in an R1-R5 housing zone would expect to access freely. In addition to having to keep his curtains drawn and windows closed during the day, this permit would require him to continue restrictive access to his windows during evening hours as well.
- As previously noted, this permit would violate Federal and State housing discrimination laws protecting persons with disabilities by denying this resident to access the basic functions and provisions of his home.

8. Privacy Screening: Prior to the issuance of Certificate of Occupancy for the outdoor patio, the applicant shall install a new privacy fence along the rear property line that is eight feet tall, as permitted in AMC Section 30-5.14. Final design shall have input from adjacent residential neighbors.

- **Residents' response:** Constructing a fence in front of the ground floor window of the housing that's located at the rear property line in question would prohibit the resident from freely accessing the natural sunlight that the window provides.
- In order to provide equal privacy to all residents that surround this yard, The Club House would be required to install an 8 foot fence around the entire perimeter (all four sides) of this outdoor area. This would not offer any privacy for second story residents of this building and it would prevent second story residents from having access to their back stairs, which enters directly into the patio.
- An 8-foot fence does not protect the privacy of people who live in the second story apartments of the R5 zoned housing that is located at the rear property line.
- The proposed fence is not an adequate sound barrier to prevent all-age residents from being exposed to the 21+ age-restricted auditory content that comes from this bar.
- The lack of sound barrier would cause R5 residents undue burden and it would prevent R5 residents from being able to access their outdoor space as described in [Alameda Municipal Code R-5 30-4.5 - R-5, General Residential District. a. 9. Usable Open Space Requirements: as defined in subsection 30-5.12.](#)
- It also violates [California Fair Housing](#) discrimination laws as it would place overly restrictive rules limiting the activities of daily life for families with children, including where children are allowed to play.

9. Posting of Use Permit and Conditions: A copy of this Use Permit and conditions of approval shall be posted on the premises at all times. Bar employees shall be informed of these conditions of approval and limits of this Use Permit.

10. Revocation: Upon receipt of three valid complaints due to operations or use in conflict with these conditions, City staff shall schedule a public hearing to consider revocation of this use permit. This Use Permit may be modified or revoked by the Zoning Administrator, Planning Board, or City Council, pursuant to Alameda Municipal Code Section 30-21.3d should the Zoning Administrator, Planning Board, and/or City Council determine that: 1) the use or conditions under which it is being operated or maintained is detrimental to the public health, welfare, or materially injurious to property or improvements in the vicinity; 2) the property is operated or maintained so as to constitute a public nuisance; or 3) the use is operated in violation of the conditions of the Use Permit.

- **Residents' response:** Based on the above said revocation conditions, the bar must now have their permit for outdoor use permanently revoked.
- The Planning Board members have already been sent video evidence of patrons acknowledging that their noise levels and dialogue content is not appropriate for an all-ages housing environment and then they immediately resumed their intoxicated screaming chants of sexualized adult dialogue (see video evidence entitled, ["Areola"](#)).

[Show Me Your Nipples ” dated 05/14/21](#). Sent to Planning Board members on 05/21/21. Also see police report dated 05/14/21. Video links are also provided in the reference section below.)

- Since 2017, members of my housing community have made valid and verifiable complaints multiple times to bar staff and the owner as well as Planning Board members, City Council members, The City Manager, The Mayor, The ABC, Alameda Code Compliance, and the Alameda Police Department. (See documented evidence submitted to the Planning Board for Planning Board Meeting 05/10/21).
- Many times, housing community members have requested an adequate response to the many code violations and unacceptable activities at this bar over the years. The agencies responsible for enforcing the laws have allowed this bar to operate illegally for years without consequence. It wasn't until 2019 that The City revealed to our housing community that this bar was using the backyard and patio illegally for more than a decade.
- In 2019, the City revealed that this business was being operated under an illegal license for multiple years.
- Since this bar re-opened in April, there have been more than three valid complaints of harassment, nuisance, privacy violations, and hazardous behaviors of intoxicated people (for example, please see police reports dated 05/02/21, 05/14/21, 06/15/21 as well as video evidence provided to the Planning Board and City Manager on multiple occasions since this bar reopened). The Planning Board and other city officials have emails, phone calls, video, and multiple well-documented, well-evidenced complaints.
- Based on recent and past history, The Club House Sports Bar's request for a permit to use the backyard space should be denied.

The Club House Sports Bar has been given numerous opportunities to improve their relationship with residential neighbors and behave respectfully and safely in the backyard that they previously occupied illegally. My residential community has been trying to work with this business for years. This business has not made any meaningful changes that respect residents' right to live in a peaceable atmosphere. Throughout the years, interagency enforcement attempts have not produced any real or meaningful change in this bar's behaviors in the backyard and patio. My residential community views this permit and the bar's use of this backyard and patio as a violation of Federal and State Fair Housing Discrimination Rights and violates Alameda Municipal Code. This permit is not in alignment with Alameda Planning Board's General Plan. We are requesting that this bar not utilize this backyard or patio for customer service for any amount of time, on any day or night.

Thanks again, for inviting input of residential and community stakeholders.
We look forward to talking with you at the Planning Board Meeting on July 12th.

Sincerely,
Cari Lee Donovan
Clare Hayward
Brett Bye
Abner Chaires
Casey Byrnes

Reference Links:

- Dept of Justice Fair Housing: <https://www.justice.gov/crt/fair-housing-act-1>
- California Fair Housing: <https://www.dfeh.ca.gov/housing/>
- California Fair Housing Codes:
https://leginfo.legislature.ca.gov/faces/codes_displayText.xhtml?lawCode=CIV&division=1.&title=&part=2.5.&chapter=&article
- Alameda Municipal Code:
https://library.municode.com/ca/alameda/codes/code_of_ordinances?nodeId=CHXXXDERE_ARTIZODIRE_30-5GEPREX_30-5.12DEREOPSP
- Alameda Planning Board Meeting Re: General Plan:
<https://alameda.legistar.com/LegislationDetail.aspx?ID=4928037&GUID=63163F6E-A2D6-48B5-A4A5-6CE722E8D07D&Options=&Search=>

Video Links of Club House Sports Bar behaviors:

- 04/24/21, Club House Bar “F-ing My Mother and That’s Hot”, emailed to Planning Board on 05/21/21:
https://drive.google.com/file/d/1_IS-jr5SGaAny-bj2wfXK87pPtpRBtzn/view?usp=sharing
- 04/26/21, “Club House Bar Sexual Harassment” video link, emailed to Planning Board Members on 05/21/21:
<https://drive.google.com/file/d/1rilrKOYhCq5ANxhRS4v7zIBCrIIfrJu/view?usp=sharing>
- 04/26/21, “Club House F-bombs Wednesday Night housing view” video link, emailed to Planning Board Members on 05/21/21:
<https://drive.google.com/file/d/1ewuUIdOFu19F7tL7sj07N3Jpn58odjyq/view?usp=sharing>
- 05/03/21, “Club House man looking over private fence” video link:
https://drive.google.com/file/d/1J5xu5gebZASOfhZ_h-UhqM0P5exb9nGn/view?usp=sharing
- 05/14/21, “Club House Bar, Show Me Your Nipples” video link, emailed to Planning Board Members on 05/21/21:
<https://drive.google.com/file/d/1LM10JFGICQ5wcPIkRJRHeNkQaWiIOu57/view?usp=sharing>
- 2019, “Club House customer urinating in yard” video, previously submitted to Planning Board as public comment for Planning Board Meeting on 05/10/21.
<https://drive.google.com/file/d/1SKnCbCajkbAjBaDIj4IhCbnZBDWst4Lm/view?usp=sharing>

Nancy McPeak

From: Maria And John <mrzntt@aol.com>
Sent: Sunday, July 11, 2021 9:56 PM
To: City Clerk
Subject: [EXTERNAL] Club House

As a neighbor 1/2 block away and patron of the Club House cocktail lounge 1215 park st .i am supportive of the many improvements to this establishment including the back patio area and the front parklet areas. The owner has made this an enjoyable experience with the many garden and plants additions around the area. I have never heard the patrons or the music get too loud and cannot see any problems with the way things are done there. I enjoy this establishment and will continue to do so.

I am writing this because I understand there are some people opposed to this place upscaling there business. This is a welcome addition to the neighborhood and brings tax money to the city.

John Bacciocco
2262 San Jose Ave Alameda

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

Nancy McPeak

From: brett bye <brettcbye@yahoo.com>
Sent: Sunday, July 11, 2021 6:11 PM
To: Nancy McPeak; City Clerk
Subject: [EXTERNAL] Submission for staff report 7-12-21 planning board item #7a
Attachments: We sent you safe versions of your files; Photos of residential areas in and around 1215 Park St backyard(2).pdf; Brett Bye, my statement.pdf

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

Attached are my supporting documents for the 7-12-21 meeting #7A in reference to the Clubhouse patio permit.
thank you,
Brett Bye

My name is Brett Bye and I have lived in the same building for 10 years, and in the bay area my whole life. As a mechanic and a welder I am no stranger to noise, furthermore as part of my job, I must understand decibel levels and how they work. This is my position on permitting the Clubhouse to serve alcohol on the back patio:

- We are not trying to interfere with the Clubhouse doing business, but we don't believe we should have to negotiate for our own housing rights. We only want to maintain the status quo for the good of the whole neighborhood and to have the existing laws upheld. We are the only ones in this debate not motivated by money, we are merely trying to keep something from being taken from us and resold. The Clubhouse has never had an outdoor permit, and they have not respected the residents while using that space without a permit since the new ownership took over. We have dozens of videos going back years supporting this contention that include late night parties with DJs, people shouting, playing music, arguments, sexual harassment, and other behaviors that are not conducive to "R5" general family housing.
- People who are inebriated cannot be expected to behave quietly or be properly managed in this remote area, that would require full-time oversight. Attempting to "manage" their behavior only creates conflict. We have observed serious noise issues just since the last hearing. The only real solution is to keep patrons indoors to maintain the noise below 55 decibels.
- Allowing outdoor use in this area lowers the value of all the properties on the block. These residential properties easily exceed in the tens of millions and I doubt any of the property owners are interested in devaluing their property for the bar's purpose.
- If we are "liars" as previously accused, so is the APD and the ABC, who have previously found multiple issues with this business and had suspended their liquor license as a result.
- No one sees the "whole picture" of what happens on their patio except for us residents. Only we see what happens in this area day

and night. Someone who spends a few hours there periodically is not a viable witness, and the bartenders are too busy selling drinks up front to manage this remote area properly.

- My legal counsel, Mathew May of Stansbury & Associates, said this: “It is the Planning Department’s job to **scrutinize alcohol-related businesses** as they can be counter-productive, the conflict of interest is these businesses also are revenue to the city”. It is my hope there is no conflict of interest in the Alameda Planning Department and that you see this businesses' outdoor expansion as counterproductive to the general plan which includes (according to the last meeting) encouraging “work from home” people to live here.
- As I write this letter at 3:00 on Sunday the 11th, there is a group of people in the Clubhouse patio shouting repeatedly in unison, this behavior has gone unchecked for over an hour, proving there is no oversight in this area, even during this probationary period.

Photos of family housing that would be negatively impacted by age-restricted outdoor activities of The Club House Sports Bar (1215 Park St)

Page 1 of 5

Photos 1 & 2: Family housing directly above the back patio at 1215 Park St, including residential balcony, windows, and doors.

This 2nd story family housing is completely exposed to restricted 21+ adult activities in the yard in question. The stairs lead directly into the patio and need to be regularly accessed by residential families with children. The balcony needs to be regularly accessed by residents who are under age 21.

To prevent under-age resident exposure to 21+ adult activities and auditory content, families with children would be prohibited from accessing their residential balcony, stairs, doors, and windows. This permit would violate Federal and California housing anti-discrimination laws including:

- 1) Offering inferior terms, conditions, privileges, facilities or services in connection with the housing accommodation.
- 2) Overly restrictive rules limiting the activities of daily life for families with children, including where children are allowed to play.

#1



2



Photos of family housing that would be negatively impacted by age-restricted outdoor activities of The Club House Sports Bar (1215 Park St)

Page 2 of 5

Photos 3-6: Family housing and backyards on both sides and at the back of 1215 Park St.

Second story windows, door, and stairwell have visual and auditory exposure to the grass and patio area being used by this 21+ bar. An 8-foot fence is not sufficient privacy for second story residents and isn't an adequate sound barrier to prevent families with children from being exposed to the restricted adult dialogue and activities of this business occurring just a few feet away from residential windows.

The R5 zoned backyard shares the property line of the backyard in question and is intended for all-ages family housing use, per Alameda Municipal Codes.

An 8-foot fence is not an adequate sound barrier to prevent children from being exposed to 21+ auditory content.

Please note photo #4 of a man at The Club House Bar standing on a chair to look over the fence into a private residential backyard. This is an intrusive violation of privacy. (05/03/21)

#3



#4



#5



#6



Photos of family housing that would be negatively impacted by age-restricted outdoor activities of The Club House Sports Bar (1215 Park St)

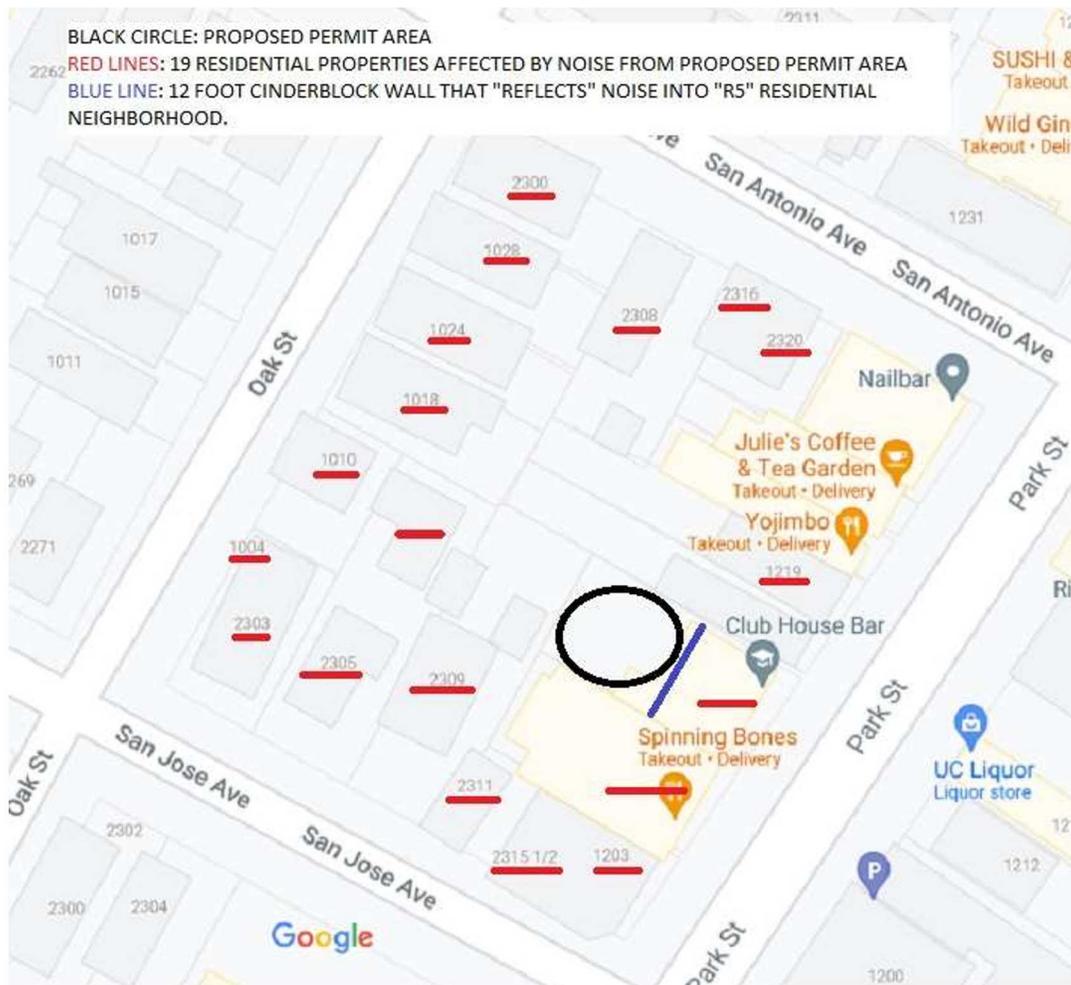
Photos 7, 8 and 9: Family Housing and Outdoor Spaces affected by 21+ Restricted Activities at 1215 Park St.

California Fair Housing laws state: It is illegal for cities, counties, or other local government agencies to make zoning or land-use decisions, or have policies, that discriminate against individuals based on protected traits, include age.

This permit for 21+ age restricted outdoor use would place undue burden on the adjacent R5 families to prevent under-age residents from being exposed to explicit adult auditory content from this business. A fence is not a sufficient sound barrier. Individuals and residents with children would be prevented from free access to their outdoor space as described in **Alameda Municipal Code R-5 30-4.5 - R-5, General Residential District. a. 9. Usable Open Space Requirements: as defined in subsection 30-5.12.**

The U.S. Department of Justice Fair Housing Act prohibits discrimination in housing against families with children under 18. The Act also prevents housing providers from imposing any special requirements or conditions on tenants with custody of children. Housing providers may not locate families with children in any single portion of a complex or limit their access to recreational services provided to other tenants.

#7



Photos of family housing that would be negatively impacted by age-restricted outdoor activities of The Club House Sports Bar (1215 Park St)

Page 4 of 5

#8



R-5 "GENERAL RESIDENTIAL DISTRICT"

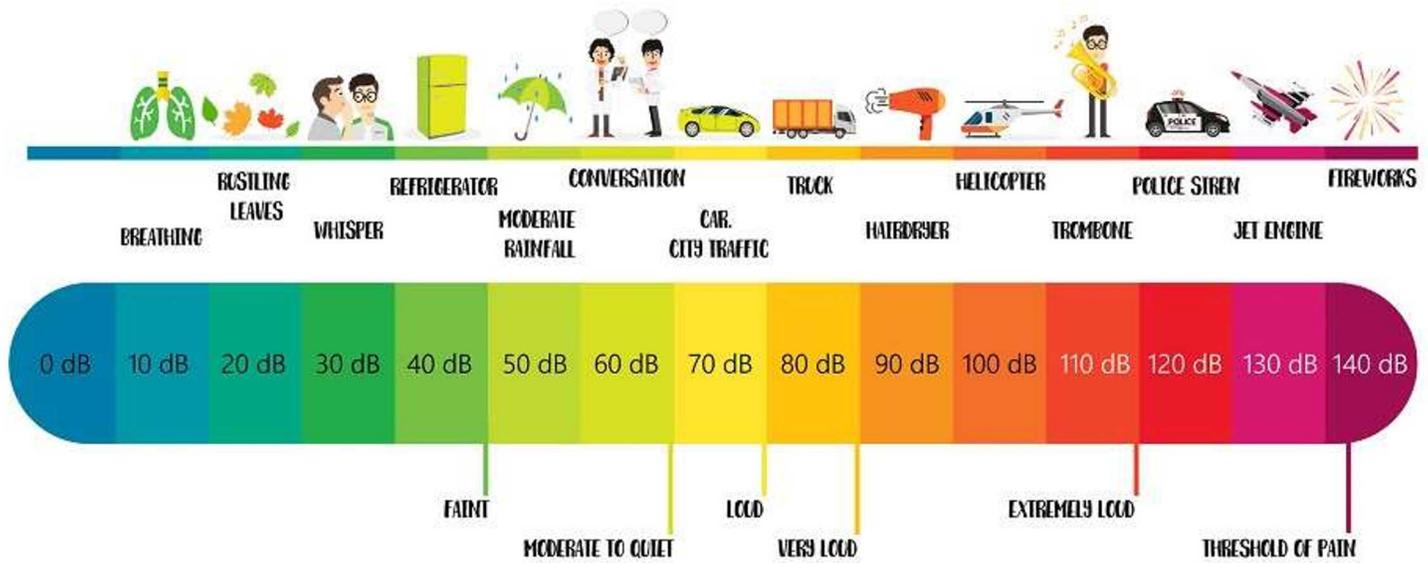
Photos of family housing that would be negatively impacted by age-restricted outdoor activities of The Club House Sports Bar (1215 Park St)

#9

THE DECIBEL SCALE

The maximum allowable decibels in the proposed area is 55 decibels above ambient (45db) at the fence line. This means that no more than 2-3 low conversations can be conducted at once on the patio without violating City Noise Ordinance 4-10.4. Any people shouting, cheering, or trying to "talk over" each other is a violation. Allowing any more than 5 people in this area would likely result in a noise violation.

In other words, the city noise ordinances forbid large outdoor gatherings of people in this area.



Nancy McPeak

From: CASEY BYRNES <caseybyrnes@comcast.net>
Sent: Wednesday, June 23, 2021 12:56 PM
To: Andrew Thomas
Subject: [EXTERNAL] club house

the club house of people become homeless from drunk and drug .please stop club house and other bars in alameda ca. can you watch people drunk and drug ? police are very lazy . i M MAD ABOUT DRUNK . NOW CLUB HOUSE CLOSE PLEASE .

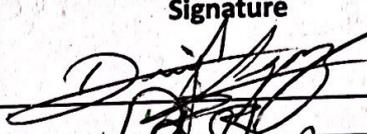
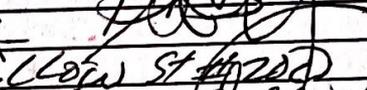
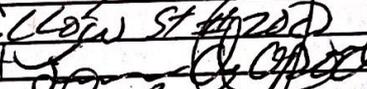
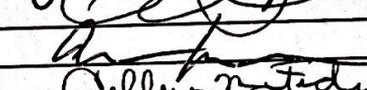
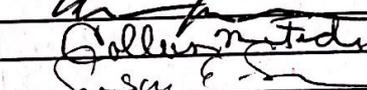
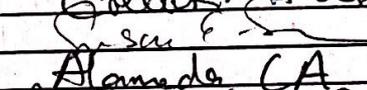
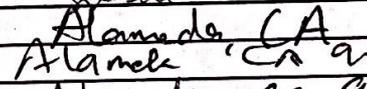
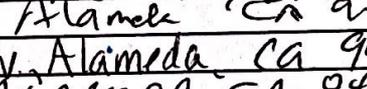
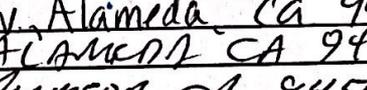
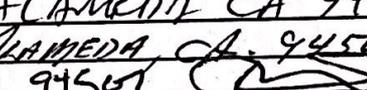
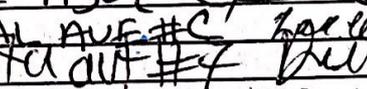
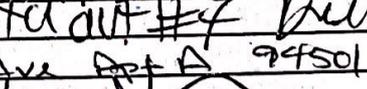
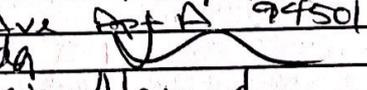
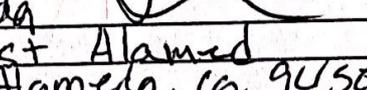
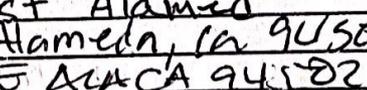
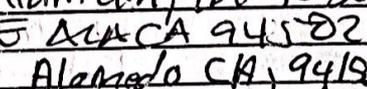
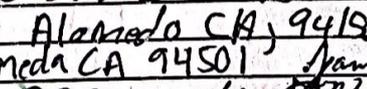
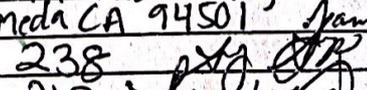
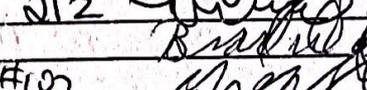
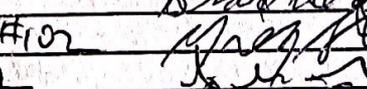
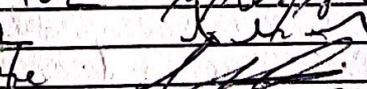
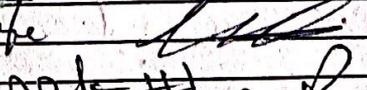
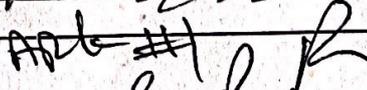
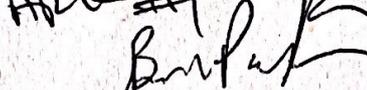
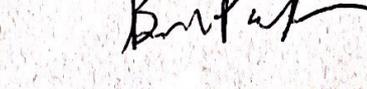
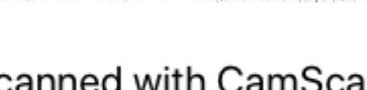
Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you for your support and we hope to see you there. Cheers!

Name	Address	Signature
1. Jacqueline Jimenez	2314 San Antonio Ave.	[Signature]
2. Keivan Jones	2314 San Antonio Ave, Alameda	[Signature]
4. Cara Barton	2241 San Jose Ave	[Signature]
5. Ken Brooks	2244 Clinton Ave #D	[Signature]
6. Lee Velasquez	1519 Central	[Signature]
7. TAMMA TRAN	1219 Park St	[Signature]
8. SPEN J. PAWEL	1997 Park St	[Signature]
9. Emmy Kasting	844 Oak St	[Signature]
10. LAUREN LAMBERT	1205 Park St	[Signature]
11. Suzie Gee	2313 San Antonio Ave #B	[Signature]
12. DE VERA	2313 San Antonio Ave #A	[Signature]
13. Jovan Lee	2300 San Antonio	[Signature]
14. Anthony Joan	1029 Oak St.	[Signature]
15. Sara VanFoppering	1018 Oak St	[Signature]
16. Celeste Braden	1012A Oak St	[Signature]
17. Kathleen Berquist	1012 B Oak St	[Signature]
18. John Bacciocco	2262 San Jose Ave	[Signature]
19. Maria A Zanetti	2262 San Jose Ave	[Signature]
20. Michael Hadron	2302 San Jose Ave	[Signature]
21. Ryan Rynaszewski	1621 Oak St Alameda 1	[Signature]
22. DAVID LINDBERG	2258 San Antonio Ave, Alameda	[Signature]
23. Megan Regalado	883 Laurel St Alameda	[Signature]
24. John Sunner	2245 San Jose Ave	[Signature]
25. Julie Baron	1223 Park St	[Signature]
26. BRIAN LEE	1216 Park St	[Signature]
27. Sam Larson	834 Oak St.	[Signature]
28. Kabari Otenbrow	1039 Taylor Ave	[Signature]
29. B. GALEMAN	1301 Park St	[Signature]
30. Scott Cavaglia	726 Lincoln Ave	[Signature]
31. Jarrod Hardt	1311 Grand St	[Signature]
32. Aj Hill	1422 9th St.	[Signature]

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM - 9 PM Sunday through Thursday and 9 AM - 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you for your support and we hope to see you there. Cheers!

Name	Address	Signature
33 Danny Lopez	2518 Clay St	
34 DOUGLAS BOYES	931 CHESTNUT ST. C	
35 Sandra Brasler	1814 Walnut St	
36 RICK (ENRIQUE) JIMENEZ	33312 Clayton St #202	
37 Tim Apodaca	1915 Main Turn St	
38 Carlos Conroy	1915 Main Turn	
39 AARON KRAW	1017 AUBURN DR.	
40 Colleen Feder	2130 SAN ANTONIO #1	
41 Susan Snider	2804 Windsor Dr.	
42 Ilan Farber	1144 Holly St	
43 Allan Chin	329 Fair Haven Rd	
44 Amanda Chesser	2258 San Antonio Av. Alameda CA 94501	
45 LAWRENCE SASAKI	2214 CLEMENT, ALAMEDA CA 94501	
46 STEVE HUMPHREY	2235 LINCOLN AVE ALAMEDA CA 94501	
47 Robert Romano	2168 Alameda Ave 94501	
48 CORAEE ALIRE	2222 FERNANDA AVE #C	
49 DERRICK ALIRE	2421 BUENA VISTA AVE #7	
50 JOSHUA LAUREANO	2131 Buena Vista Ave Apt A 94501	
51 JESSICA McMAHON	20 THURSTON PL, Alameda	
52 Rob Regalado	883 Laurel St Alameda	
53 Michael O'Donnell	1190 Park Ave. #11, Alameda, CA 94501	
54 LISA YOUNG	109 CAROL LANE ALAMEDA CA 94502	
55 Marcelino Sims	109 Carol Ln Alameda CA 94502	
56 Tavia Sanchez	736 Haight Ave #8 Alameda CA 94501	
57 Ashley Araujo	1415 Broadway 238	
58 Michael Araujo	1415 Broadway 212	
59 BRAD DAY	1748 OTIS DR.	
60 Grey Blum	960 Phoenician Ct #102	
61 SM Jone	1035 Pearl St	
62 Michael Calpestrini	918 Lafayette	
63 Rick Harvey	1131 Park #1	
Bill Pesut	2309 SAN JOSE AVE	

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosoovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you for your support and we hope to see you there. Cheers!

	Name	Address	Signature
64	STAN YEE	1437 PARK ST	
65	Michael Herrera	1621 Oak Street Alameda	
66	Kim Duckworth	1419 Chestnut	
67	Charles Carlise	2835 Johnson Ave.	
68	CHRIS HARRIS	2260 HTA SANTA CLARA AVE 94501	
69	Kat Noel Parsons	2319 Sandoval Ave	
70	Cassie Henderson	324 Kitty Hawk Rd	
71	TRENT HATTON	2119 CENTRAL AVE	
72	Mackenzie Aguedo	462 Buena Vista Ave	
73	Holland Sibly	324 Kitty Hawk Rd.	
74	Jason Flaherty	250 Arnd Ave	
75	CESAR GARCIA	1360 PARK ST.	
76	Amanda Smith	430 Buena Vista Ave 301	
77	Diana Fendley	1360 Park St, Hill Ala	
78	KAZRI JOSE	1319 PEARL ST. ALAMEDA	
79	IRWIN JOSE	1319 PEARL ST. ALAMEDA	
80	Richard Hickok	1621 Oak St Alameda CA.	
81	CARRIE LOPEZ	1245 Braulugo Unit A Alameda	
82	Traci Goodman	1145 Park St	
83	Rick Young	3111 Bay Vista Ave	
84	Daniel Rubin	562 Amber Isle	
85	Tommy Reed	1165 Park St	
86	Jesse Bowen	1621 Oak St Apt 1	
87	ADAM MARSON	2465 SHORELINE DR 303	
88	MARCO MARCO	2110 SAN JOSE AVE #C	
89	MEGHAN MATH	1547 4th St	
90	Wendy King	2465 Shoreline Dr 303 ALAMEDA CA 94501	
91	Jim Perez	2465 Shoreline Dr Alameda CA 94501	
92	Cherry Concencia	2036 San Jose Ave Alameda CA 94501	
93	John Parker	2036 San Jose Ave A1	
94	STEVE SNIDER	2251 SAN JOSE AVE P	

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you for your support and we hope to see you there. Cheers!

	Name	Address	Signature
64	STAN YEE	1437 PARK ST	[Signature]
65	Michael Herrera	1621 Oak Street Alameda	[Signature]
66	Kim Duckworth	1419 Chestnut	[Signature]
67	Charles Carlise	2855 Johnson Ave.	[Signature]
68	CHRIS HARRIS	2260 AITA Santa Clara Ave 94501	[Signature]
69	Kat Noel Parsons	2319 Santa Clara Ave	[Signature]
70	Cassie Henderson	324 Kitty Hawk Rd	[Signature]
71	TRENT HARTEN	2119 CENTRAL AVE	[Signature]
72	Mackenzie Aguedo	462 Buena Vista Ave	[Signature]
73	Holland Sibby	324 Kitty Hawk Rd.	[Signature]
74	Jason Flueck	250 Ariel Ave	[Signature]
75	CESAR AMARCO	1360 PARK ST.	[Signature]
76	Amanda Smith	430 Buena Vista Ave 301	[Signature]
77	Diana Pucly	1360 Park St. Hill Ala.	[Signature]
78	KAZZI JOSE	1319 PEARL St. ALAMEDA	[Signature]
79	IRWIN JOSE	1319 PEARL ST. ALAMEDA	[Signature]
80	Richard Hickok	1621 oak st Alameda CA.	[Signature]
81	CARRIE LOPEZ	1245 Broadway Unit A Alameda	[Signature]
82	Tracy Goodman	1645 Park St	[Signature]
83	Rick Young	3111 Bayo Vista Ave	[Signature]
84	Daniel Roben	562 Amber Isle	[Signature]
85	Tommy Reed	2165 Park St	[Signature]
86	Jesse Bowen	1621 Oak St Apt 4	[Signature]
87	ADAM MARSON	2965 SHORELINE DR 305	[Signature]
88	MARCO MARCO	2110 SAN JOSE AVE #C	[Signature]
89	MEAGHAN MATH	1549 9th St	[Signature]
90	Wendy King	2465 Shoreline Dr 303 Alameda CA 94501	[Signature]
91	Jim Perez	2465 Shoreline Dr Alameda CA 94501	[Signature]
92	Cherry Concencio	2036 San Jose Ave Alameda CA 94501	[Signature]
93	John Parker	2036 SAN JOSE AVE A1	[Signature]
94	STEVE SNIDER	2251 SAN JOSE AVE P	[Signature]

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you for your support and we hope to see you there. Cheers!

Name	Address	Signature
94 Daniel N. Casey	108 Montego Bay, Alameda	[Signature]
95 Mark McAnally	1435 Maguel Dr Hayward Ca	[Signature]
96 Marilyn Somera	112 Montego Bay Alameda	[Signature]
97 Timothy Kellyher	1772 Shoreline Dr #305	[Signature]
98 Nora Anderson	1772 Shoreline #305	[Signature]
99 Alicia Bayle	121 Athol Ave, #30 Alameda	[Signature]
100 Tim Goodman	310 Holly Oak Ln, Alameda	[Signature]
101 GREGORY BROWN	2117 ALAMEDA AVE ALAMEDA	[Signature]
102 Kelly Zamora	7041 Lancaster Rd. Dublin	[Signature]
103 James Escarza	1221 DUNN ST	[Signature]
104 Susan Esposito	4479 Montgomery St. Alameda	[Signature]
105 JAMES WILSON	2280 BUENA VISTA AVE ALAMEDA	[Signature]
106 LEAH FRINK	1827 Clinton Ave Apt A	[Signature]
107 Kat Wienskowski	[Signature]	[Signature]
108 [Signature]	608 Glenwood Isle	[Signature]
109 Mary Goin	3354 Tonga Ln	[Signature]
110 James Goin	3354 Tonga Ln	[Signature]
111 Kathy Goin	1722 Central Ave	[Signature]
112 William Goin	1722 Central Ave	[Signature]
113 Christopher Goin	3105 Encinal Ave	[Signature]
114		
115		
116		
117		
118		
119		
120		
121		
122		

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosoovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you for your support and we hope to see you there. Cheers!

Name	Address	Signature
123 Deidre Pelti	2046 San Antonio	
124 Daniel J. Dwyer	12 KILKENNY	
125 WINO SLIPK	1425 Shoreline Dr.	
126 GREG ITINEMEYER	1603 STANFORD	
127 Rachel Allen	2582 S.C. #112	
128 James Sanchez	1616 Santa Clara	
129 Candice Derdevanis	613 Willow, Apt. C	
130 MARY FISLOW	2252 SAN JOSE #4	
131 KRISTLE NACHTSHEIM	2251 SAN JOSE, D	
132 Jarrod Hardin	1311 Grand St.	
133 RYAN LAMBOUREX	1370 CALLENA BLVD.	
134 Robie Wilson	1840 3rd St Alameda	
135 Shesha Edwards	1003 Camellea Dr Alameda	
136 Andrea Starnett	845 Oak St. Alameda	
137 Ashley Ouliel	1370 Calleña Blvd. Apt B Alameda	
138 Lovalee Aline	2222 Eminal Ave Apt C Alameda	
139 Brianna Ayir	1030 Taylor Ave Alameda CA	
140 Corey Vena	834 Oak Street	
141 Brett Roberts	200111 Dos Prinda	
142 Eric Sousa	1919 Shoreline	
143 LESTER LACATO	2152 SAN ANTONIO AVE	
144 KADL BAZEL	1212 PARK ST. ALAMEDA	
145 Terry Munn	2261 San Jose Ave	
146 Gabriela de la Riva	2212 San Jose Ave Alameda CA 94501	
147 Mariadel Pilar Ace	2212 San Jose Ave Alameda 94501	
148 Iena Smith	2308 Eagle Ave Alameda CA 94501	
149 Marybeth Smith	1916 Pacific Ave Alameda 94501	
150 An A. Oh	2131 Otis Dr. #101	
151 Kayla Cook	2131 Otis Drive	
152 JAMES VARGAS-ZELENY	101 Holly Oak Lane Alameda 94502	

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

Name	Address	Signature
153 Pamela Schaffer	930 Park St	
154 Jim Thomas	2495 Shoreline	
155 CHRISTOPHER WATSON	94606 Embarcadero	
156 Jennifer Maloney	2137 Otis Dr #221	
157 Anna Grace	1809 9th St	
158 Tony Armstrong	1715 Park St.	
159 JANE MACRUI	2214 Clement	
153 Helen Park	124 Park St	
161 Neaghan Reuler	2159 Clinton Ave	
162 BENNY MACRUI	2159 CLINTON AVE	
163 Charles Jr	1415 Broadway	
164 Bobbie Perez	1345 Regent St.	
165 Diane Saxton	1843 Nason St	
166 Jason Gutierrez	1532 Stanton St	
167 Michèle Schwabe	977 35th Street	
168 KRISTIAN VACA	977 35th St.	
169 MELINDA VACA	378 MARSHALL DR.	
170 Robin Wilson	1840 3rd Alameda CA	
171 PAULA VANDENBERG	824 OAK ST Alameda	
172 Norman Oshea	1535 Clement	
173 Faride Mawad	2865 Regattavou.	
174 CAROL CARLOS	401 DERBY AVE	
175 Marilyn Sanchez	401 Derby Ave	
176 ALLAN C. NEWCOMER	2990 JEFFERSON AVE	
177 Michael Herrera	1126 Oak Ave	
178 Karen & Walter Sweet	45 Mamprice	
179 Jesus De Haro	3115 Encinal Ave	
180 CRISTINA MILLOSOVICH	2221 SAN JOSE AVE	
181 Shannon Marsden	3115 Encinal #301	
182 Nigel Sullivan	3914 Ceccito Ave Oakland	
183 LUIS LEANOS	3915 madrone ave Oakland	

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

Name	Address	Signature
184 HELEN PLANOUPAKIS	2237 CLINTON AVE	Helen Planoupakis
154 Nancy Bellini	1717 Bay St.	Nancy Bellini
186 Alan Schatmeier	3075 West Rd	Alan Schatmeier
187 LAURA DAVIS	1102 PARK AVE	Laura Davis
188 MATTHEW GRAF	2518 Clay St	Matthew Graf
189 Craig Moench	1408 Bay Street apt B	Craig Moench
190 Sarah Suter	1130 Braine	Sarah Suter
191 Linda de Moreta	1511 Union St Alameda	Linda de Moreta
192 Valentins Ortega	1523 Walnut St, Alameda	Valentins Ortega
193 Ashley Ortega	1523 Walnut St, Alameda	Ashley Ortega
194 MATTA CISNERA	529 BUENA VISTA apt 105	Matta Cisnera
195 JAVIER CISNERAS	529 BUENA VISTA apt 105	Javier Cisneras
196 JAVIER CLARKIN	529 BUENA VISTA apt 105	Javier Clarkin
197 JACOB BENZ	801 PACIFIC AVE.	Jacob Benz
198 Tracy Billington	1248 Pearl St.	Tracy Billington
199 CLAY ROUBINE	2710 GIBSON ST ALAMEDA	Clay Roubine
200 Derek Pinnes	1524 Pearl St.	Derek Pinnes
201 MIKE KELLY	1415 Bedford	Mike Kelly
202 CAROL BALDI	N/A	Carla Baldi
203 Bruce Rindermann	310 Beach Rd 94502	Bruce Rindermann
204 ED MARICORONA	4057 EDWARDS 94605	Ed Maricorona
205 Stacey Quesada	2060 Encinal Ave	Stacey Quesada
206 Marta Carhart	1105 Oak St	Marta Carhart
207 Corinne Barbour	3147 Balboa Alameda	Corinne Barbour
208 Yanni Paccourakis	2237 Clinton Ave	Yanni Paccourakis
209 ALEX SANTILENA	1102 PARK AVE	Alex Santilena
210 RICH STRASS	1133 Market St Alameda	Rich Strass
211 KEVIN KANIYE	1222 A PARK ST, ALAMEDA	Kevin Kaniye
212 Jean Duvigne	1400 Point St Dept of Public Works	Jean Duvigne
213 CHEIS VLADIC	37543 Mission Hills Dr	Cheis Vladic
214 Aaron Biltmore	854 Laurel St Alameda	Aaron Biltmore

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

No.	Name	Address	Signature
401	Mike Kanneberry	2811 Otis Dr Alameda CA 94501	[Signature]
402	ROSE ALANDA	1777 Shoreline Dr 94501	[Signature]
403	Gelen Cahat	1105 Oak St Alameda	[Signature]
404	Paul Smith	2904 E 27th Ave	[Signature]
405	Milus Walther	515 Merritt Ave Oakland CA 94610	[Signature]
406	Erica Matthews	9304 F St Oak CA 94603	[Signature]
407	Lemar Woods	9304 F St OAK CA 94603	[Signature]
408	Amber Lopez	2246 San Jose Ave Apt F 94501	[Signature]
409	MAISSA Gaytan	2246 San Jose Alameda 94501	[Signature]
410	JD	2246 San Jose Alameda 94501	[Signature]
411	Dylan Ramirez	1825 San Antonio Ave, Alameda 94501	[Signature]
412	Price, Bradford	2021 Grand St Alameda CA	[Signature]
413	TITO VILLASENOR	1117 PARK ST ALAMEDA, CA 94501	[Signature]
414	Guarita Matsushita	1842 Fremont St Alameda	[Signature]
415	JAMES CANNEDY	835 LAUREL ST ALAMEDA ALAMEDA 94501	[Signature]
416	[Signature]	[Signature]	[Signature]
417	[Signature]	[Signature]	[Signature]
418	Karen Hee	2826 E 10th St. Oakland	[Signature]
419	Karen Hee	17 MASAICK Ct. Alameda	[Signature]
410	Stephanie W...	2235 Alameda CA 94501	[Signature]
411	Zachary Pine	2624 Central Ct CA 94507	[Signature]
412	JESSICA CNZ	2624 Central Ct. UC. CA 94507	[Signature]
413	MAMA A KACUNOW	2262 San Jose Ave M...	[Signature]
414	GREGG WILLIAMS	2017 CLINTON AVE	[Signature]
415	James Tappesen	1408 Bay St. Alameda, Ca. 94501	[Signature]
416	Ellis Westphal	7087 Thornhill, Oakland 94611	[Signature]
417	Jordan Quinn	1126 Park Ave # E	[Signature]
418	HAWK VALENTINE	2705 Fernside Blvd Alameda, CA 94501	[Signature]
419	LINDSAY BACA	2705 FERNSIDE BLVD ALAMEDA CA	[Signature]
420	Enrique Ortiz	1629 San Antonio	[Signature]
421	Robert TYZZER	425 Willow St, Apt D, Alameda 94501	[Signature]

416

417

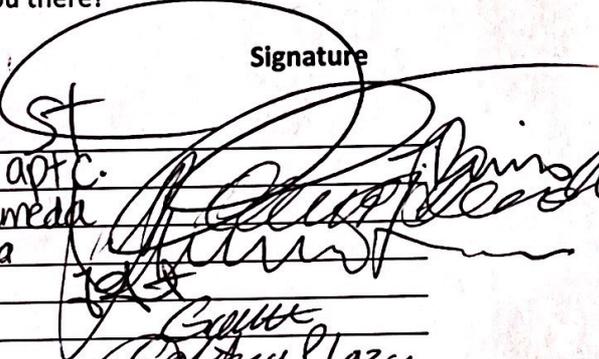
Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

	Name	Address	Signature
422	Erica Payne	2101 Shovel Ln	[Signature]
423	Vitiani Earle	312 Coral	[Signature]
424	Jacob Grot	4141 Stearns Blvd Fremont, CA 94538	[Signature]
425	Chris	1413 87th Ave 94501	[Signature]
426	Heather Beales	1443 87th Ave 94501	[Signature]
427	Stephany Davis	2810 Mt Green Hill 94501	[Signature]
428	Chickie Young	2609 Sandose Street 94601	[Signature]
429	Amy Patto	2572 Tibber Way Rancho Cordova 95620	[Signature]
430	Mark Schultz	1405 San Antonio Alameda, CA	[Signature]
431	Marta Garcia	2500 Otis Dr. ALAMEDA CA 94501	[Signature]
432	Roberta Fink	2110 Santa Clara Ave #309 Alameda, CA 94501	[Signature]
433	Kelvin Jones	2314 San Antonio Ave 94501	[Signature]
434	Andy Cox	2501 A Lincoln Ave 94501	[Signature]
435	Nora Anderson	1777 Shoreline 94501	ALAMEDA
436	Tim Kelliner	1777 Shoreline 94501	ALAMEDA
437	Tre Burgess	1506 Webster St. 94501	Alameda
438	Matt Glick	3249 Liberty Ave 94501	Alameda
439	Russell Heilig	1237 Versailles Ave 94501	Alameda
440	David Simer	2245 E	[Signature]
441	NINO SLIPAE	2425 SHORELINE ST. ALAMEDA	[Signature]
442	SUNNY SLIPAE	1408 SANTA CLARA AVE ALAMEDA	[Signature]
443	FARM GLAVIC	1408 SANTA CLARA AVE. ALAMEDA	[Signature]
444	EV RIQUE TAMEL	333 WILKINSON ST ALAMEDA	[Signature]
445	[Signature]	1603 STANTON	[Signature]
446	Devon Damele	930 Lincoln Ave	[Signature]
447	CC Morgan	555 W Essex	[Signature]
448	BRAD DRY	1948 OTIS DR	[Signature]
449	Paige Frey	1415 Pearl St Apt B	[Signature]
450	Belinda Kerr	2859 Santa Clara Ave	[Signature]
451	Adrian Flickner	1815 Otis Dr.	[Signature]
452	Michael Ross	1851 Clement	[Signature]

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

Name	Address	Signature
422 Jennifer Strach	1338 Park St	
423 Tasia Pivas	2244 Clinton Ave apt C.	
424 Cairo Friel-Verderanis	1009 Otis, Alameda	
425 Nick Verderanis	1009 Otis, Alameda	
426 Jim Bank	1017 Oak St Alameda	
427 Gannett Fletcher	887 Oak St Alameda	
428 Celina Plaza	887 Oak St Alameda	
429 Julie Valdes	2029 San Jose Ave	
430 Nick Millosovich	2129 San Jose Ave	
431 Richard Bonino	776 Pacific Ave	
432 Dennis Laucey	1170 Regent St	
433 Julie Tehada	1130 Regent St Alameda CA	
434 Simone Taylor	928 Taylor Ave	
435 GRANTHAM BITCHIE	2713 BAYVIEW	
436 DIANE M. LAZZARI	324 OTIS DR.	
437 Tiffani Soose	915 Park St	
438 DAVID LAZZARI	2158 SANTA CLARA	
439 JOHN NICHOLS	2005 ALAMEDA AVE	
440 Lorraine Martin	2312 Buena Vista Ave	
441 STEVE OLSEN	2312 BUENA VISTA AVE	
442 Jamela Repin	1519 Everett St, Alameda	
443 Tracy Matheny	tracymatheny@yahoo.com	
444 BOBBER THOMAS	920 PARK ST.	
445 Miguel Lopez	2149 Otis Dr. Apt 106	
446 Pabrine Chin	2149 Otis Dr #106	
447 Bohmer	300 Westline Dr. Alameda CA	
448 David Cook	3570 Galindo St Oakland	
449 ARIA Buckleey	2241 San Jose Ave	
450 Anna Dayer	2308 San Antonio Ave, Alameda	
451	255 - 1st St Berkeley CA	
452 Kisa Konrad	1209 Park St #4, Alameda CA	

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

Name	Address	Signature
453	ROSS BUTCHER 3211 Otis Drive Alameda	
454	Yoda Clark 1215 Park St #1	
455	2445 STORELINE DR #316	
456	2008 FRANCISCAN DR #213	 REBECCA PUCKER
457	Jane Benson 1104 Monticello	
458	Art Bueve 1279 Napa	
459	Nennis Poyds 2517 Domain Ct	
460	Jose Luis Trujillo 2717 Bancroft St	
461	Gregg Rod 4232 Hillside P.	
462	Danielle Weinberg 1380 Hansen Ave	
463	Pamela Smith 2415 Eagle Ave	
464	Tracey Kestvus 2415 Eagle Ave	
465	Adella Holleran PO BOX 74	
466	Jameson 2415 Eagle Ave	
467	Jim Smith 2415 Eagle Ave	
468	Patrick Jagger 2415 Eagle Ave	
469	Ann Rodriguez 2455 Alameda Blvd	
470	Maria Dalme 300 WESTLINE DR.	
471	Kenell SOU 1511 Gough St SE 94109	
472	Aaron Percival 437 Audin St	
473	Peter Jadelrah	
474	Elisa Watson 1432 Audin St 94109	
475	Dawn Boston 1075 Rollins Rd	
476	Andrew Lopez 1178 29th Street	
477	Gina Grossi 1809 9th St	
478	Patricia Cruz 183 Bay St. Berkeley CA	
479	Tricks JAMESO 2332 W. Grand St Alameda	
480	Cheryl Spizola 1526 Pacific Ave	
481	Clifford Spizol 1526 Pacific Ave	
482	John 457 Inwood DR oraville.ca	
483	Trish Candrell 2222 Encinal	

Trish Candrell

Please help support the Clubhouse Bar located at 1215 Park Street in Alameda.

Greetings! My name is Corinna Zanetti-Millosovich. I am a co-owner and the general manager of the Clubhouse. We recently reopened and are now providing a much-needed opportunity to sit down, relax and enjoy a cocktail, beer, or glass of wine on our grounds during these trying times. Current Covid-19 social distancing requirements have limited our indoor capacity, but we are offering beverage service at our tables out front and in our lovely garden patio. To help minimize sound emanating from the patio, we have installed a decibel reader so that sound levels can be monitored and managed. Also, we have reduced patio hours so that it is never opened during the city designated quiet hours of 7 AM to 10 AM. The patio hours are: 9 AM – 9 PM Sunday through Thursday and 9 AM – 10 PM Friday and Saturday. Please help support our business by signing this petition stating your approval for us to continue public access to our serene garden patio. Thank you and hope to see you there!

	Name	Address	Signature
484	Tony Lu	1101 Park St	[Signature]
485	TUOC DEAN	1110 PARK ST	[Signature]
486	Lilly Nguyen	TOMOL 1405	[Signature]
487	Soo Kim	PARK STREET	[Signature]
488	Yun Park	1359 Park St	[Signature]
489	Chan Saeteurn	1345 Park St	[Signature]
491	MONICA Chandi	1725 Bockman Rd.	[Signature]
492	Marcelo Atez	507 105th Ave	Marcelo Atez
493	MARIO RUIZ	2532 SANTA CLARA	Mario Ruiz
494	Taylor Webster	470 Taylor Ave Santa Clara	[Signature]
495	ROBERT VICKENS	3263 VINEYARD	[Signature]
496	TRACY BUNICK	1370 3rd Street	[Signature]
497	ERIC K JORGENSEN	1714 HERBARD ST	[Signature]
499	DAVE SWANSEN	1777 SUBROCK DR. 158	[Signature]
500	Brian Catello	424 Taylor Ave	[Signature]
501	THOMAS	1100 Oak St	[Signature]
502	DEWAYNE MENDO	3214 Cortland Ave	[Signature]
503	Sean Noriega	4474 Tulip Ave	[Signature]
504	Vickie Lazio	1613 Alameda Ave. #2 Alameda	[Signature]
505	TANNA PHILIPOT	1532 STANTON ST APT C	[Signature]
506	JASON BARK	772 Pacific Ave	[Signature]
507	John	326 Grand St	[Signature]
508	M. Wharton	1701 Central	[Signature]
508	JAMES VELD	729 Central Ave Apt 306	[Signature]
510	Wayne D. Dan	1505 EVERETT ST Alameda 94524	[Signature]
511	Brian Edwards	1717 SAN JOSE AVE	[Signature]
512	Seth Fisher	1003 Camellia Dr	[Signature]
513	REX MANZANARES	2051 Alameda Ave APT D	[Signature]
514	REX MANZANARES	3110 LINCOLN ALAMEDA CA	Rex C Manzanares

Erika 11/01/19

Nancy McPeak

From: Lara Weisiger
Sent: Monday, July 12, 2021 11:33 AM
To: Nancy McPeak; Erin Garcia
Subject: FW: Letter to Planning Board 7-12-21

From: Mike Henneberry [mailto:mhenneberry@teamsters853.org]
Sent: Monday, July 12, 2021 11:10 AM
To: Lara Weisiger <lweisiger@alamedaca.gov>; l.weisiger@alameda.ca.gov
Subject: [EXTERNAL] Letter to Planning Board 7-12-21

Hi Lara:
If you could include this in tonight's packet I'd appreciate it.
Thanks,
Mike Henneberry

July 12, 2021

Honorable President & Members of the Planning Board
City of Alameda
RE: Item 7-A 1215 Park Street, July 12, 2021

I am writing you regarding item 7-A on the agenda for the July 12, 2021 meeting. I was on the planning board and served as president so I understand the amount of time you and the staff dedicate to the issues that come before you. You should know that many Alamedans appreciate your hard work, myself included and I'd like to thank you for that. Specifically to item 7-A I urge you to follow staff's recommendation to allow a permit for the outdoor rear patio at the Clubhouse Bar on Park Street. When I was on the board it was not unusual for businesses to come forward for a permit for a use that had been going on for some time but was not properly permitted. In almost all of those cases, where the business made a good faith effort to stay within the guidelines the board authorized the use going forward, I urge you to do so in this case.

There has been some neighborhood push back on this permit. This opposition appears to be coming from one individual who does not apparently realize she is living in a business district. It reminds me of the person who moves in next to an airport and then is upset to find out that there are airplanes taking off and landing.

In any case, ownership of the Clubhouse has taken care of most of the issues brought up by the disgruntled neighbor. The bar has been in the neighborhood since at least the 1940's, and while things have occasionally gotten wild there, the current owners have used the covid emergency as an opportunity to reinvest and clean up an asset to the neighborhood and the community. Today's Clubhouse is not your father's bar.

I urge you to vote yes on 7-A to support a business that is going above and beyond to be a good part of the community and a credit to Alameda business. Thank you very much.

Sincerely,
Mike Henneberry
2811 Otis Drive
Alameda

Nancy McPeak

From: Millosovich, Joe@Wildlife <Joe.Millosovich@wildlife.ca.gov>
Sent: Monday, July 12, 2021 2:21 PM
To: Nancy McPeak; Andrew Thomas
Subject: [EXTERNAL] Conversation between Corinna Zanetti Millosovich and Carrie Donovan
Attachments: We sent you safe versions of your files; email conversation between Karen Donovan and the Clubhouse.pdf

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

Could you please add this conversation between Corinna and Carrie Lee to the attachments for tonight's planning board meeting? I know its late but this is very important. Thanks.

Joe Millosovich

From: Cari Lee Donovan <carileedonovan@gmail.com>

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

To: Kati Pruitt <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> 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 Zanetti Millosovich

510-206-2312

On Monday, September 18, 2017, Cari Lee Donovan <carileedonovan@gmail.com> wrote:

Dear Club House Owners & Management,

Thank you for your letter on August 26th, 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

Nancy McPeak

From: Lara Weisiger
Sent: Monday, July 12, 2021 1:25 PM
To: Nancy McPeak; Erin Garcia
Subject: FW: [EXTERNAL] Comments For Planning Board Meeting 7/12 re: 1215 Park Street Club House Bar Conditional Use Permit

-----Original Message-----

From: Kisa Konrad [mailto:kisakonrad@yahoo.com]
Sent: Monday, July 12, 2021 1:14 PM
To: City Clerk <CLERK@alamedaca.gov>
Subject: [EXTERNAL] Comments For Planning Board Meeting 7/12 re: 1215 Park Street Club House Bar Conditional Use Permit

Dear Members of the Planning Board,

I would like to submit my input for the agenda item of 1215 Park Street Club House Conditional Use Permit...

I have lived in Alameda for 8 years now (formerly on Central at Broadway), but only recently moved to a back apartment above Kinuko's on Park Street (December 2020).

Before moving to my current residence, I didn't even know that The Club House existed, and when I did notice the boarded up business a couple of days after moving in, I assumed it was closed for good. So I was quite surprised a few months back when I began to see two women working in the backyard, painting lawn furniture, hanging plants, and doing general other beautification of the outdoor space.

As one might imagine, I was also quite concerned.

I live with my 11-year-old son, and the windows in my apartment are very thin (for context: if the employees at Spinning Bones are speaking while working on the back patio we share, I can hear every word they say). All of the windows (on two different walls) in my living room overlook The Club House's lawn/patio, so I was nervous that once the club opened up, the noise would disturb the peace of my apartment and keep me awake at night.

One day when I saw who I now know to be owner Corinna Zanetti Millosovich staining the wooden door out front in preparation for reopening, I decided to introduce myself and learn about their reopening plans.

When I told her where I live, Corinna (or Coco as she introduced herself to me) shared a preemptive response to my concerns before I'd even stated them. She assured me that the back patio would be closed by 9pm, 10pm on the weekends, and she invited me to let her know if the noise ever caused a disturbance to me.

I have been relieved to find that it does not. And the staff have been very consistent with making sure the patrons are cleared out of the back area by those times.

Yes, if I open my windows I can hear voices from the bar. And yes, if the patio is particularly full or if people are feeling especially ebullient, I can even sometimes hear voices when the windows are closed. But I cannot say this have ever disturbed me, my son, or the company I've had over visiting.

To be very honest, I did not think that moving above a business on the busiest street in Alameda would afford me a completely serene living experience; I would have chosen to live elsewhere if I was looking for absolute quiet. But even so, The Club House is hardly disruptive to my peace of mind or ability to relax at home.

What's more, they have been respectful, friendly, and welcoming neighbors, and I enjoy stopping to chat with the staff and patrons outside when I'm coming and going from my residence. Coco has also created beautiful spaces in both the front and the back areas of the bar, and I find that nice to come home to.

I know I cannot speak for all of the neighbors who live adjacent to The Club House, but I actually kind of cherish living within earshot of people who are out enjoying themselves among friends, especially after the dismal and isolating year we've all been through. It's a daily reminder of the value of joy, friendship, and shared experiences.

I am happy The Club House is here, and I submit these comments in support of their proposed permit.

Thank you for your time.

Best Wishes,
Kisa Konrad
1209 Park Street

Sent from my iPhone

Nancy McPeak

From: Holly Lim <hollyrlim@gmail.com>
Sent: Friday, July 9, 2021 5:41 PM
To: Nancy McPeak; City Clerk; Xiomara Cisneros; Ronald Curtis; Hanson Hom; Rona Rothenberg; Teresa Ruiz; Asheshh Saheba; ateague@alamedaca.go
Cc: Malia Vella; Alameda Renters Coalition
Subject: [EXTERNAL] Public/Written Comment: 07/12/21 Planning Board Meeting agenda item 7-A
Attachments: We sent you safe versions of your files; Alameda Planning Board.pdf

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

Dear Planning Board Members,

My name is Holly Lim. Please see attached my letter expressing **opposition to granting** The Club House Bar a Use Permit for an Outdoor Rear Patio and Yard. This is in regards to the [Planning Board Meeting agenda item 7-A](#) (for 7/12/21).

I used to live in a mixed-used building in an apartment above Spinning Bones restaurant and next door to The Club House. The noise, health concerns (i.e. constant smoking and violation of the smoking ordinance by bar patrons), and safety issues forced me to move at the start of the pandemic especially since the restaurant owners/staff, bar staff, and landlords/property managers did nothing to ameliorate these issues after bringing this to their attention for over a year. The round-the-clock noise emanating from both businesses were intrusive especially to not only my quiet enjoyment but to my sleep, and therefore they negatively impacted my mental and physical health. Many of us have moved out, and allowing for this permit will only aggravate the situation for my neighbors who remain at these apartments. Some of them have shared how the situation has gotten worse, and I advocate on behalf of their health and well-being.

I hope the Planning Board can find ways to support both residents' health and well-being while also supporting local businesses.

Sincerely,
Holly

--

Holly R. Lim, MA

Nancy McPeak

From: maria zanetti <mariazanetti@aol.com>
Sent: Sunday, July 11, 2021 9:27 PM
To: City Clerk
Subject: [EXTERNAL] Re: In support club house 1215park st

Honorable city officials

Please take note that all the women at the club house since this morning Sunday July 11 2021 we have being calling 510 747-4802 and keeps ringing n ringing so no body could left message to give 100% support to the historical club house 1215 park st alameda

Then we google the alameda city hall got this number 510/747/7400 Says “ voice mail is FULL

I have a list of all the woman that called and could not left any message. They got mad 😡

We really need the club house to relax and go home n cook for our men

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

Nancy McPeak

From: maria zanetti <mariazanetti@aol.com>
Sent: Sunday, July 11, 2021 8:34 PM
To: City Clerk
Subject: [EXTERNAL] Re: historical club house 1215 park st

Respetable City officials

First, we are writing to support to keep open the patio of club house.

This are my notes taken from May to July 2021

My husband took me to celebrate Mother's Day and we sit in the back patio under the cabana on the black tall chairs. The owner coco not only adorn both cabanas with flowers hugging down to almost touch my face but also I the surrounding area is full of beautiful plants that give me a feeling of being on the Amazon jungle, I can smell the fresh dirt coming out from Mother Earth.

However, I felt somebody was looking at me and I turn my head,, I saw a woman looking at me making me feel very bad so I took my margarita to the other patio to hide from her.

Soon I found out that this lady was Miss Cari lee Danavan.

I am suggesting you city officials that please tell this lady " to stop looking at the clients.

We went back in June to celebrate the opening of saint Joseph basilica, we received the Eucharistic, and after mass we stop at Club House to have a glass of red wine because the church do not give the bold of Jesus cause COVID. We all in the patio were talking mostly about the warm feeling of being blessed by Fr. Mario... Then the feeling of being watched my skin cured and my body went from cold to hot but this time I refuse to turn my head to see Miss Danavan I took my holy wine and left.

Honorables officials please tell miss Cari you that is unethical and to stop behaving bad it is unacceptable.

We went back on the 4th July the atmosphere was pleasant, DJ we sit on the pergola outside a lot of locals dressing fabulous attires blue red n white, yet I color my eyes to look festive.

This 4th no body wanted to go sit in the patio we did not want miss Davanan to ruin my day.

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

Nancy McPeak

From: Evie Merritt <eviejeanmerritt@gmail.com>
Sent: Sunday, July 11, 2021 11:40 AM
To: City Clerk; Nancy McPeak
Subject: [EXTERNAL] Public/Written Comment: 7/12/21 Planning Board Meeting agenda item 7-A

Planning Board Members of Alameda,

My name is Evangeline Merritt and I lived and grew up in Alameda for two decades. As a teenager, I lived in R5 zoned housing adjacent to the Club House. I am writing to you to express concerns I have had for years regarding the Club House and their activities. I am writing in opposition to granting the Club House Bar a Use Permit for Outdoor Rear Patio/Yard.

As a young teenager, my bedroom window was within a few feet of the back patio of the Club House. I was rarely able to open my window due to noise, often excessive yelling and fighting, emanating from the Club House back patio. The noise almost always continued well into the night, which additionally made it difficult to sleep. These were not one off incidents, but rather things that I grew to expect for the 5+ years I lived there. There were several times I did not feel safe to utilize outdoor space where I lived due to inappropriate sexual comments made by bar patrons through the fence. Even walking down Park Street in front of the Club House left me feeling uneasy and unsafe, so I learned to cross the street to avoid it altogether.

21+ restricted outdoor spaces are appropriate in some settings. However, this is **not** one of those settings. The residents that live in housing surrounding the bar are of all ages, including young children and teenagers. These residents deserve to feel safe and secure in their neighborhood without having to worry about disgusting comments, leering, and violence. I urge you to deny their permit request. Supporting small businesses is important, but small businesses also need to support and respect their community.

Sincerely,
Evangeline Merritt

PLANNING, BUILDING & TRANSPORTATION, CITY OF ALAMEDA, CITY HALL

2263 Santa Clara Avenue, Rm. 190

Alameda, CA 94501

Attn. Andrew Thomas



In regards to the use of the back lawn and patio area at 1215 Park Street-Club House Bar, I am not in favor of it. The surrounding streets of San Jose, Oak, San Antonio, and Park, are so loaded with cars, it is impossible to park your car. It is several trips around the blocks before you find a parking spot. It is not necessary to bring more automobiles into the area. The parking situation must be solved prior to any more expansion.

The second reason to deny this Conditional Use Permit is noise. My building, 2312-20 San Antonio Avenue, via our back yards, is adjacent to Julie's Restaurant and patio area. The entrance to Julie's is located on Park Street. Sometimes when Julie's has a large patronage, the noise level is disturbing. My tenants must retreat to the interior of their apartments, and cannot enjoy their own decks or back yards. If this permit is granted, then it will be 3 lots (each lot being 25 to 35 feet wide), between my tenants and more noise.

Sincerely,

Mary Ann McMillan

Owner, 2312-20 San Antonio Avenue

Alameda, CA 94501