

From: Denys Oberman <dho@obermanassociates.com>
Sent: August 15, 2025 10:38 AM
To: Planning Commission; Dept - City Council; City Clerk's Office
Cc: Denys Oberman; Fred Levine; Sheri Morgan
Subject: PA2025-0057-Proposal to convert use to 3 story eating and drinking with rooftop deck

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Honorable Chair and Members of the Planning Commission-

We have reviewed the proposal to convert the subject retail space to a 3 story eating and drinking establishment, with Rooftop deck.

We appreciate the work that staff has put in thus far to review the proposed project. We agree in principle with the appropriateness of expanding the Restaurant in this area. However, we register the following concerns as relate both to the specific project, and its Compounding impact on the coastal area and its residential zones.

1. Rooftop Deck- Rooftop decks near the water and other similar Outdoor areas have proven to cause significant Adverse Noise Impact to neighbors, both in residential and Hotel zones(ref. Woody's and other bayfront)
Noise amplifies and resounds, carries across the water. The Noise will be particularly burdensome with extended hours proposed to 12 am/midnight to intensify drinking; and with any music whether or not it is "live" or not.

The City enforcement staff and neighbors are already having to deal with Concentration of drinking establishments in this general coastal area, and adverse impacts to residents and public safety.

Mariners Mile already has a preponderance of DUI incidents.

We request that the Commission rule to limit hours of operation to 11:00 pm; and to require that applicant provide specific plans to ensure that Noise is contained to the establishment, and does not encroach to disturb neighbors.

2. Vehicles- Traffic access and parking an issue.
The project proposes an increase of 300. This is material. Ingress/egress along Mariners Mile is problematic, even with valet service. This level of increase, particularly in late afternoon and evening hours, presents a significant Safety issue.

It is questionable if an effective Traffic and parking management plan is feasible to satisfactorily address these issues—not only physical logistics, but also safety.

We request that the Traffic and parking study and management plan be completed and considered prior to further progression of this application at this time.

Thank you.

Denys H. Oberman
Resident and Community Stakeholder

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Note- please disregard the Notice, below.

Regards,
Denys H. Oberman, CEO



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