

**PLANNING COMMISSION MEETING
THURSDAY, MAY 24, 2018**

PRESENTATIONS

STAFF PRESENTATION

ITEM #1 PUBLIC HEARING

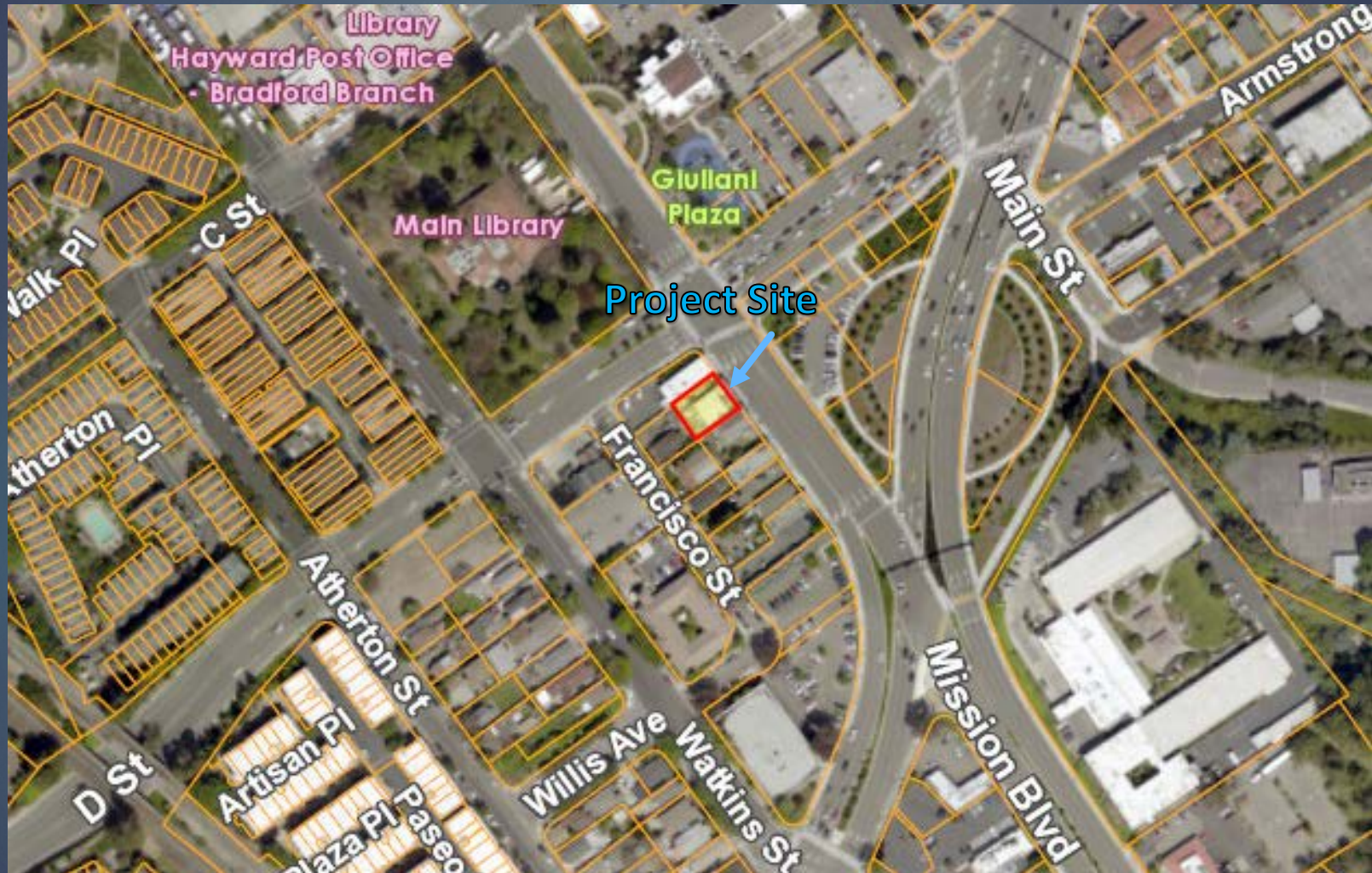
Ph#18-041

PALACE CARD CLUB



DEVELOPMENT SERVICES

Palace Casino



Background



- ▶ The Palace Card club has been in Hayward since approximately 1950
- ▶ In 2013, a Text Amendment was approved allowing for partial or wholesale ownership transfers and established a parking mitigation fee



Request and Requirements



REQUEST

- ▶ In 2017 received request to transfer partial ownership and extend parking mitigation fee

REQUIREMENT

- ▶ Per HMC, ownership changes requires City Council and State Gaming Commission approval, and fee increase requires Planning Commission approval

Notable Changes



- ▶ Applicant is requesting that the ownership transfer only involve her three children:
 - ▶ Heather Plaza, Compliance Officer
 - ▶ Tami Box, Controller
 - ▶ Richard Box, Assistant Asian Gaming Director
- ▶ Clarify that the transfer is only to those children and not their spouses
- ▶ Add a condition that the ownership transfer is subject to the State Gaming Commission approval
- ▶ Increase the parking mitigation fee +CPI

Staff Recommendation



The Planning Commission recommend to the City Council approval of the partial ownership transfer, with the modification requested by the applicant, as well as the increase to the parking mitigation fee, subject to the Conditions of Approval, including the additional condition about the ownership transfer contingent upon State approval.

Questions & Discussion



PRESENTATION

ITEM #2 PUBLIC HEARING

Ph#18-042

24765 HESPERIAN BLVD

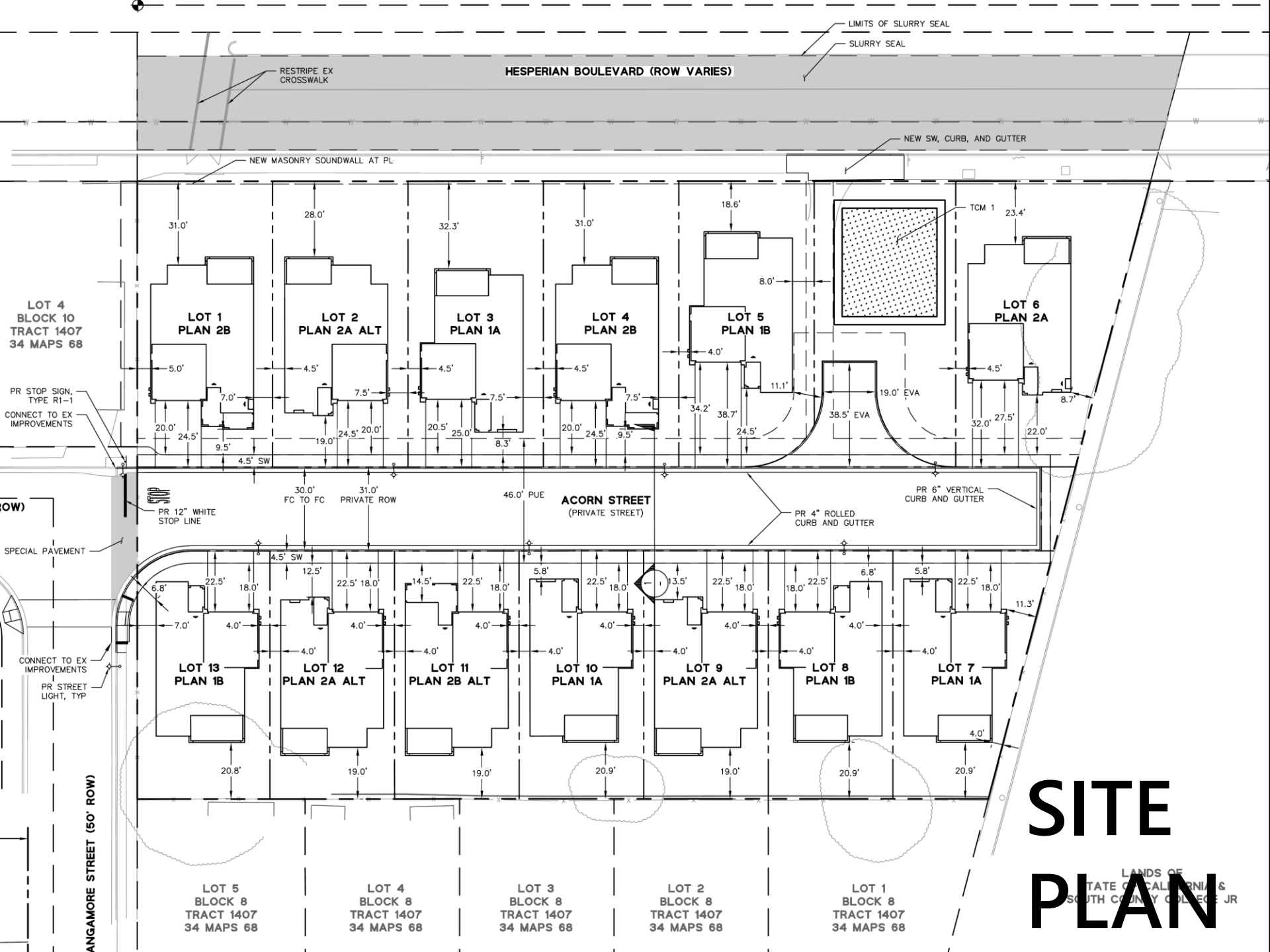


DEVELOPMENT SERVICES

24765 Hesperian Blvd. Development

VICINITY MAP





HESPERIAN BOULEVARD (ROW VARIES)

LIMITS OF SLURRY SEAL
SLURRY SEAL

RESTRIPE EX CROSSWALK

NEW SW, CURB, AND GUTTER

NEW MASONRY SOUNDWALL AT PL

LOT 4
BLOCK 10
TRACT 1407
34 MAPS 68

LOT 1
PLAN 2B

LOT 2
PLAN 2A ALT

LOT 3
PLAN 1A

LOT 4
PLAN 2B

LOT 5
PLAN 1B

LOT 6
PLAN 2A

TCM 1

PR STOP SIGN,
TYPE R1-1
CONNECT TO EX
IMPROVEMENTS

ROW

PR 12" WHITE
STOP LINE

30.0' FC TO FC
PRIVATE ROW

46.0' PUE

ACORN STREET
(PRIVATE STREET)

PR 4" ROLLED
CURB AND GUTTER

PR 6" VERTICAL
CURB AND GUTTER

SPECIAL PAVEMENT

CONNECT TO EX
IMPROVEMENTS

PR STREET
LIGHT, TYP

LOT 13
PLAN 1B

LOT 12
PLAN 2A ALT

LOT 11
PLAN 2B ALT

LOT 10
PLAN 1A

LOT 9
PLAN 2A ALT

LOT 8
PLAN 1B

LOT 7
PLAN 1A

MANGAMORE STREET (50' ROW)

LOT 5
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 4
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 3
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 2
BLOCK 8
TRACT 1407
34 MAPS 68

LOT 1
BLOCK 8
TRACT 1407
34 MAPS 68

**SITE
PLAN**

LANDS OF
STATE OF CALIFORNIA &
SOUTH COUNTY COLLEGE JR



ELEVATION '1B' - FARMHOUSE



ELEVATION '1A' - SPANISH



ELEVATION '2B' - FARMHOUSE



ELEVATION '2A' - SPANISH

Zone Change to PD District



- ▶ Consistent with **General Plan Goals and Policies** related to Land Use & Housing Elements.
- ▶ Fulfills purpose and intent of **Planned Development District** and integrates into the surrounding neighborhood.
- ▶ Includes **amenities** such as solar panels, Accessory Dwelling Units, and improvement of the existing sound wall.

CEQA



- ▶ Initial Study was prepared and circulated for 20-day public review.
- ▶ Mitigation Measures to reduce all impacts to a level of less than significant were incorporated as conditions of approval of the project.
- ▶ Public comments received on IS/MND revolved around traffic, concerns about construction traffic and impacts, and historic status of the existing home.

Staff Recommendation



That the Planning Commission Recommends
City Council:

Approve the Proposed Zone Change to Planned Development District and Vesting Tentative Map and Related Environmental Analysis, subject to Recommended Conditions of Approval.

Questions & Discussion

