



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

Action Minutes Planning Commission

Thursday, May 24, 2018

7:00 PM

Council Chambers

ROLL CALL

Present 5 - Daniel Goldstein, Dianne McDermott, Brian Schott, Julius Willis Jr., and Ray Bonilla Jr.

Absent 1 - Mariellen Faria

Vacancy: One

PUBLIC COMMENTS

There were none.

PUBLIC HEARING

1. [Transfer of Partial Ownership of the Palace Card Club per the Hayward Card Club Regulations and a Conditional Use Permit Amendment related to the Parking Mitigation Fee associated with the Palace Card Club shuttle located at 22821 Mission Boulevard \(APN 428-0081-033-00\) Catherine Aganon and Pamela Roberts \(Owners and Applicants\).](#)

A motion was made by Commissioner Willis Jr., seconded by Commissioner Schott, to approve staff's recommendation including the following amendments: 1) remove Harry Tang from the 1% transfer of ownership of the Palace Card Club and 2) add a Condition of Approval that the ownership transfer is contingent upon State Gaming Commission approval. The motion carried by the following vote:

Aye: 5 - Goldstein, McDermott, Schott, Willis, and Bonilla

Absent: 1 - Faria

Vacancy: One

2. [Proposed Development of a 13 Unit Single Family Subdivision Requiring Approval of Zone Change and Tentative Tract Map Application No. 201605551, and Approval of a Mitigated Negative Declaration with Mitigation and Monitoring Plan; Applicant/Owner: Three Cedars, LLC.](#)

A motion was made by Commissioner Willis Jr., seconded by Commissioner McDermott, to approve staff's recommendation with an amendment that construction work will not be done on Sundays. The motion carried by the following vote:

Aye: 4 - Goldstein, McDermott, Willis, and Bonilla

Nay: 1 - Schott

Absent: 1 - Faria

Vacancy: One

APPROVAL OF MINUTES

3. [Minutes of the Planning Commission Meeting of May 10, 2018](#)

A motion was made by Commissioner McDermott, seconded by Commissioner Bonilla Jr., to approve the Planning Commission Minutes of May 10, 2018. The motion carried by the following vote:

Aye: 5 - Goldstein, McDermott, Schott, Willis, and Bonilla

Absent: 1 - Faria

Vacancy: One

ADJOURNMENT

Chair Goldstein adjourned the meeting at 8:55 p.m.