



CITY OF HAYWARD

Hayward City Hall
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Cover Memo

File #: PH 18-041, **Version:** 1

DATE: May 24, 2018

TO: Planning Commission

FROM: Planning Manager

SUBJECT

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).

RECOMMENDATION

That the Planning Commission recommend Council approval of the proposed partial transfer of ownership of the Palace Poker Casino, LLC to Heather Plaza, Tami Box, Richard Box, and Henry Tang and approve an amendment to the Conditional Use Permit to modify the condition associated with the parking mitigation fee.

SUMMARY

In June 2013, the City Council considered amendments to the City's Card Club Regulations to allow for the partial or whole ownership interest sale of the Palace Card Club (the "Club") and added a condition which levied a parking mitigation fee related to the reservation of a space in the City's parking garage at Watkins and B Street to offset impacts the Club's shuttle was generating in the garage. The Club's ownership, Catherine Aganon and Pamela Roberts applied to transfer partial ownership of the club to additional family and long-time employees of the Card Club: Heather Plaza, Compliance Officer, Tami Box, Controller and Human Resources Manager, Richard Box, Assistant Asian Gaming Director, and Henry Tang, General Manager. The Club's ownership also expressed an interest in maintaining the reserved spot within the parking garage and since the fee is expiring in June 2018, there is a need to modify and extend the fee. Staff is recommending a modest increase to the fee and also recommending that an inflationary factor such as CPI be used to adjust the fee over time.

ATTACHMENTS

Attachment I: Staff Report

Attachment II: Location Map

Attachment III: New Ownership Resume's
Attachment IV: Revised Conditions of Approval