

CITY OF
HAYWARD
HEART OF THE BAY

**Planning Commission
Public Hearing
May 9, 2013**

Palace Card Club Conditional Use Permit and Text Amendment

David Rizk, AICP
Development Services Director



Overview

1. History
2. Conditional Use Permit Modification/Proposed Expansion
3. Text Amendments
4. Staff Recommendation





22821 Mission Blvd. – CC-C Zoning District

HAYWARD



History of the Palace Card Club

- Owned by same family for nearly 60 years
- July, 1979 – City adopts its first card club regulations
- August, 1991 – Extension of hours to 24 hour operation
- February, 1992 – Relocated to current address
- October, 2006 – Transfer of ownership to heirs allowed
- September, 2009 – Increase in tables from 8 to 11 approved



Conditional Use Permit Modification

- to allow addition/remodel and increase in number of tables



HAYWARD



Text Amendment

- to Chapter 4, Article 3 of the Hayward Municipal Code

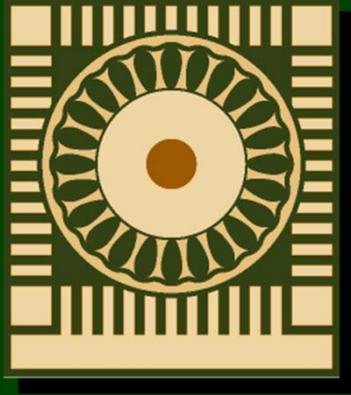
- **Allows for transfer of ownership of the club to an entity approved by the City Council**
- **Allows for potential relocation of the Club**
- **Establishes requirements for Third Party Providers**
- **Establishes internal control standards**
- **Revises permitted games language**
- **Requires licensed security on site at all times**
- **Establishes appeal procedures**



Staff Recommendation

That the Planning Commission recommends that the City Council approve the proposed use permit modification and text amendment, subject to recommended findings (Attachments X and XI) and conditions of approval (Attachment XIII).





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