



AGENDA
REGULAR PLANNING COMMISSION MEETING
COUNCIL CHAMBERS, 380 CIVIC DRIVE, GALT
THURSDAY, JANUARY 12, 2012, 6:30 P.M.

NOTE: Speaker Request Sheets are provided on the table inside the Council Chambers. If you wish to address the Commission during the meeting, please complete a Speaker Sheet and give to the Secretary of the Commission. A maximum of five minutes is allowed for each speaker.

NOTE: If you need disability-related modifications or accommodation, including auxiliary aids or services, to participate in this meeting, please contact the Community Development Dept., 209-366-7230, 495 Industrial Drive, at least two days prior to the meeting.

NOTE: If at any time during this meeting, a quorum of the Galt City Council is present, the meeting will continue as a joint meeting of the City Council and the Planning Commission until such time as a quorum of the Council is no longer present.

CALL MEETING TO ORDER

ROLL CALL: COMMISSIONERS: Dees, Morris, Pellandini, McFaddin, Rodriguez

PUBLIC COMMENTS: Under Government Code §54954.3 members of the audience may address the Commission on any item of interest to the public or on any agenda item before or during the Commission's consideration of the item.

INFORMATION/CONSENT CALENDAR

(1)1. **SUBJECT:** Minutes of the September 15, 2011 special meeting.

RECOMMENDATION: That the Planning Commission approve the minutes of the September 15, 2011 special meeting.

PUBLIC MEETING

PRESENTATION – “*Ethics Discussion*” by City Attorney Steve Rudolph.

DEPARTMENT REPORTS – Planners Institute & Mini Expo - 2012

ADJOURN

CATHY KULM, PLANNING COMMISSION SECRETARY: Agenda Report. The agenda for this Galt Planning Commission Meeting was posted in the following listed sites before the close of business at 5:00 p.m. on the Monday preceding the meeting:

1. City Hall Lobby, 380 Civic Drive
2. U. S. Post Office, 600 N. Lincoln Way
3. Marian O. Lawrence Library, 1000 Caroline Avenue



MINUTES

**Planning Commission Special Meeting
Council Chambers, 380 Civic Drive, Galt, California
Thursday, September 15, 2011, 6:30 p.m.**

The meeting was called to order at 6:30 p.m. by Chairperson McFaddin. Commissioners present: Pellandini, Dees, and McFaddin. Morris and Rodriguez was absent.

Staff members present: Principal Planner Kiriu, Senior Planner Erias, City Engineer Forrest, Chief Bowen, Lt. Vizzusi and PC Secretary Kulm.

PUBLIC COMMENTS – None.

INFORMATION/CONSENT CALENDAR

1. **SUBJECT:** Minutes of the June 27, 2011 meeting.
ACTION: Dees moved to approve the consent calendar; second by Pellandini. Motion was unanimously carried by those Commissioners present. (Pellandini, Dees, McFaddin)

PUBLIC HEARING

1. **SUBJECT:** TATTOO PARLOR CONDITIONAL USE PERMIT 545 INDUSTRIAL DRIVE, SUITE 103

RECOMMENDATION: That the Planning Commission:

1. Adopt Resolution 2011-__ (PC) approving the CEQA Notice of Exemption and approving a Conditional Use Permit for a tattoo parlor use at 545 Industrial Drive, Suite 103 (Image Tattoo Company).

Erias gave the staff report and read into the record an email received from Marian Linn.

Chairperson McFaddin opened the public hearing.

Judy, mobile home park resident, explained that she had spoken with seven other residents and no one has any objections to the proposed use.

Police Chief Bill Bowen explained that he is not opposed to tattoo parlors, but is opposed to the proposed location for this parlor because it violates the Crime Prevention Through Environmental Design (CPTED) principals with one of them being natural surveillance. Meaning most of the businesses in the shopping center close earlier than the tattoo parlor and there will be no visceral surveillance for the area.

Moses Sarinana, applicant, said he shares the chiefs concerns and will not allow people to be loitering around his establishment and would install surveillance cameras if required.

Rudolph asked the applicant if he agrees with the Conditions of Approval as proposed for the use permit. Mr. Sarinana said yes.

Terry Parker, owner of building at 545 Industrial Drive, noted that other businesses often have customers waiting outside (e.g., Squeeze Inn, patrons waiting for a table; The Batting Cages, sporting teams waiting in the parking lot for a turn, Brian's Automotive, customers waiting for car repair), so no loitering signs would not work for those businesses.

Rudolph said the definition of loitering is “that you are at particular purpose with no identifiable purpose” so you are not there to be a customer or waiting to do business, basically there is no reason for them to be in the area.

Beth Green, tattoo artist, said she has worked other places and typically if the shop hours have a closure of 9:00 p.m., which would be the last time a customer could walk through the door and request a service. Normally, appointments are made for tattoos that take longer. When customers are there after closing time to finish a tattoos, the doors are locked and the only people inside are the artist and the customer and a friend if they came together. When the procedure is finished everyone leaves together.

McFaddin closed the public hearing.

Rudolph explained that with only 3 commissioners present, the vote would have to be unanimous to carry the motion.

ACTION: Pellandini made a motion to approve staff’s recommendations as presented; second by Dees. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes. **Motion was unanimously carried.**

2. **SUBJECT:** **SOFTCOM INTERNET COMMUNICATIONS, INC. MINOR USE PERMIT FOR A COMMUNICATIONS TOWER AT 545 INDUSTRIAL DRIVE, SUITE 195**

RECOMMENDATION: That the Planning Commission:

1. Adopt Resolution 2011-__ (PC) approving the CEQA Notice of Exemption and approving a Minor Use Permit for construction of a communications tower at 545 Industrial Drive Suite 195 (Softcom Internet Communications, Inc.).

Erias gave the staff report.

McFaddin opened the public hearing.

Kevin Triplett, Softcom owner, was available to answer questions. McFaddin asked when the tower would be constructed. Mr. Triplett anticipates that it could be finished in 4 to 5 months. McFaddin asked Mr. Triplett if he had been approached with any concerns concerning the tower. Mr. Triplett said no. He added that additional funds were budgeted to ensure the tower will fit and looks nice on the property. The service for City customers will improve tremendously when Softcom moves to the new location and when the tower is fully constructed the service will improve even more.

McFaddin closed the public hearing.

ACTION: Dees made a motion to approve staff’s recommendations as presented; second by Pellandini. A roll call vote was taken by those commissioners present: Dees – Yes; Pellandini – Yes; McFaddin – Yes. **Motion was unanimously carried.**

DEPARTMENT REPORTS – Kiriu wished Chairman McFaddin a Happy Birthday.

Meeting adjourned at 7:00 p.m.

Respectfully submitted by,

Cathy Kulm, Commission Secretary