



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.

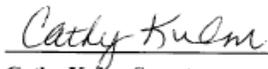
McFaddin closed the public hearing.

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 Kufm, Secretary
Galt Planning Commission

Minutes approved Jan. 12, 2012