



CITY OF  
**HAYWARD**  
HEART OF THE BAY

2

DATE: July 22, 2010  
TO: Planning Commission  
FROM: Arlyne J. Camire, AICP, Associate Planner  
SUBJECT: Conditional Use Permit No. PL-2010-0219 - Son Tran (Applicant) / Thiala Schmitt (Owner) - Request to Operate a Tattoo Establishment

The Property is Located at 155 Jackson Street, Easterly of Soto Road, in the General Commercial (CG) Zoning District.

### **RECOMMENDATION**

That the Planning Commission finds that the proposed project is categorically exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) guidelines, Section 15301, Existing Facilities, and approves the conditional use permit subject to the attached findings and conditions of approval.

### **BACKGROUND**

The 38,471-square-foot property is developed with two buildings totaling 9,070 square feet. Kelly Paper is the tenant in the larger of the two buildings. The applicant, Son Tran, requests to operate a tattoo establishment in the smaller one-story building that contains two vacant retail storefronts and a 395-square-foot studio apartment. The applicant has leased a 973-square-foot retail space. The tattoo shop would occupy 677 square feet. The applicant will sublet 296 square feet to operate a cellular phone business (Attachment B).

To the west is Quick Tune & Brake at the southeasterly corner of Jackson Street and Soto Road. To the east is a commercial building occupied by Perfect Touch Hair & Nails Salon, Country Liquor, and Jackson Cleaners. To the north, across Jackson Street are the Department of Motor Vehicles, Arteaga Food Center, and Crossroads World Market. To the south and rear of the property are single-family homes located on Traynor Street.

### **DISCUSSION AND STAFF ANALYSIS**

#### *Project Description -*

Son Tran has been a professional tattoo artist for 11 years. He currently works at Salvation Tattoo located in San Jose. He proposes to operate a tattoo establishment with the hours of operation of 1:00 pm to 10:00 pm daily. Mr. Tran expects one to five customers a day and up to

ten customers on weekends. He has stated that all tattoos will be tasteful art and he does not condone gang related tattoos. On a periodic basis, he intends to host an art gallery showcasing local artists. It is Mr. Tran's goal to create an open art studio atmosphere for local artists who create art in all mediums.

The establishment would include a front waiting area with a reception desk, customer seating, and tattoo display books. The tattoo procedure area would be to the rear of the shop separated by a railing. Customers would access this area through the reception area or by a handicap accessible door and hallway in the rear of the building. The procedure area would include three tattoo stations, a clean room, and a light table for drawing. A unisex, handicap accessible restroom is located to the rear of this area and will be shared by the cellular phone business manager (Attachment B). Staff recommends that each tattoo station be equipped with a locker that could be used by customers to store their personal property. In addition, staff recommends conditions of approval which require the business manager actively monitor the front of the business to prevent loitering, and security cameras to monitor the interior and entrances to the building.

To assure that State requirements are met, a condition of approval requires the verification that customers are at least 18 years of age by way of valid identification and signature of a standard release form. In addition, California Code Section 653 is required to be posted stating that no persons under the age of 18 years are permitted on the premises. To assure minors will not enter the tattoo store from the cellular phone business, a room dividing panel will be placed between the tattoo shop and the cellular store. In addition, a sign will be posted at the cellular phone business entrance that minors are required to be accompanied by adults.

The tattoo establishment is expected to generate very few vehicle trips. The applicant anticipates approximately one to five tattoo customers each weekday and ten customers on the weekend. A customer parking lot parking is accessible from Jackson Street and Soto Road adjacent to Quick Tune & Brake. There are 54 parking spaces available to the Kelly Paper Store, the existing apartment, the proposed tattoo establishment, and the proposed cellular phone store. Twelve of these parking spaces are located directly at the rear of the building. One handicap space is located adjacent to the rear door that allows handicap access into the tattoo procedure portion of the business. There is one reserved resident parking space located to the rear of the building, adjacent to the studio apartment. It is anticipated that the capacity of the parking lot would not be impacted due to the manner in which the tattoo establishment would operate and the type of businesses served by the parking lot.

In order to operate a tattoo parlor in Alameda County, all applicants are required to submit applications to Alameda County Department of Environmental Health. Mr. Tran has applied for his Body Art Establishment Permit and is in the process of registering as a Body Art Practitioner as required by all tattoo artists in Alameda County. As part of the application process, a designated medical waste hauler, to dispose of the needles used for the procedures, is required to be disclosed to the Department of Environmental Health. Mr. Tran is in the process of securing the services of a medical waste disposal company. In addition, Mr. Tran and any tattoo artist who works in his establishment must provide evidence of immunity of Hepatitis B or provide a certificate of proof of vaccination as part of the Body Art Practitioner registration process.

Mr. Tran has received all required immunizations. All applicants must demonstrate to the Department of Environmental Health, by examination, knowledge of basic tattooing techniques, health and safety precautions, and sanitation and sterilization techniques designed to prevent cross contamination. Furthermore, proof of completion of a Local Enforcement Agency approved health and safety class is required to be provided.

At this time, the applicant intends to install an outdoor blade sign and window signs reading "Tattoo" and "Open". The signs will be submitted for approval by the Planning Director prior to installation.

There are currently four approved and licensed tattoo establishments in Hayward (Attachment D): Black Wing Tattoo and Piercing over the Eden Jewelry and Loan Company at 22622 Mission Boulevard; Peter's Skin Art Tattooing at 381 Jackson Street, three blocks north of the proposed; Secret Sidewalk at 27655 Mission Boulevard; and Twisted Illusions at 555 West Tennyson Road. The proposed tattoo establishment would offer a new artist to the area residents and customers.

Staff supports the approval of the conditional use permit. The commercial space has been empty for some time and the new tattoo establishment would generate few traffic trips. In addition, it would provide an alternative to the existing 4 tattoo establishments that have their artists with their own unique styles. In addition, the business would provide a showcase for local artists.

Conditional Use Permit Findings –

In order for the Conditional Use Permit to be approved, the following findings must be made.

**A. The proposed use is desirable for the public convenience or welfare.**

The tattoo establishment is desirable for the public convenience in that residents and customers will have choices of a more varied pool of tattoo artists in Hayward.

**B. The proposed use will not impair the character and integrity of the zoning district and surrounding area.**

Tattooing is a socially acceptable form of body adornment. Therefore, the tattoo establishment will not impair the character and integrity of the adjacent commercial businesses and zoning district. In addition, the tenant space will be shared with a cellular phone company which would provide a service that is commonly used by most households. In terms of trip generation, the tattoo establishment will generate very few vehicle trips per day.

**C. The proposed use will not be detrimental to the public health, safety, or general welfare.**

The tattoo establishment will not be detrimental to the public health, safety, or general welfare in that qualified the tattoo establishment is required to be obtain a Body Art

Establishment permit from Alameda County Department of Environmental Health (ACDEH) in addition each tattoo artists is required to register as a Body Art Practitioner and complete courses and receives vaccinations for Hepatitis B prior to operation of the business. Furthermore, all health and safety standards are required to be observed including proper handling and disposal of medical waste.

**D. The proposed use is in harmony applicable City policies and the intent and purpose of the zoning district involved.**

A tattoo parlor is permitted as a conditional use in the *General Commercial District*. Conditional approval is required to assure that this use is permitted where there is a community need, and to assure that the use is in harmony with the area and with City policies. The General Policies Plan Map designates this property and surrounding properties as *General Commercial*. This zoning district is to include concentrations of special uses which are automobile-oriented in terms of product or access, such as automobile sales and service, building supplies, home furnishings etc. Clustering of these uses along major arterials is appropriate where direct access and adequate parking are provided. A tattoo shop is a unique service that is usually not used on a regular basis. Because, the tattoo shop will have regional draw, it is appropriate to locate on a major arterial. In addition, the tattoo establishment will be located adjacent to ample parking accessible from two driveway entrances on Jackson Street.

## **ENVIRONMENTAL REVIEW**

It has been determined that the conditional use permit application is categorically exempt from environmental review in accordance with the California Environmental Quality Act (CEQA) guidelines, Section 15301, Existing Facilities.

## **PUBLIC OUTREACH**

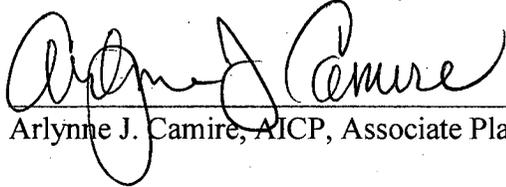
On June 25, 2010, an Official Notice was sent to every property owner and occupant within 300 feet of the subject site, as noted on the latest assessor's records. Staff has received 1 call from a resident that lives in a Soto Road residence near Jackson Street. The 29-year resident stated opposition to approval because she feels that the tattoo establishment will attract the homeless and drug users. In addition, she felt that property values would drop due to the negative element that the shop will attract. Furthermore, she felt that children should not walk by the shop and it would be a negative influence on children.

Staff received one email in opposition from a nearby resident who is of the opinion that more youth don't need to be "branded", that there is already a tattoo parlor on Jackson Street, that the tattoo shop is not a morally viable business, and that the tattoo shop would not be good for the economy because personnel will not be hired (Attachment E). California state law prohibits minors from receiving tattoos. The applicant will hire personnel based on the success of his business.

## NEXT STEPS

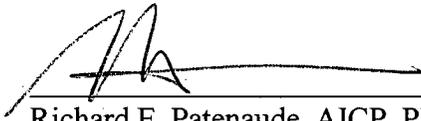
The action of the Planning Commission's can be appealed to the City Council during a ten-day appeal period that follows the decision. If appealed, the item would be scheduled for a City Council hearing in September 2010. The decision of the City Council would be final.

Prepared by:



Arlynn J. Camire, AICP, Associate Planner

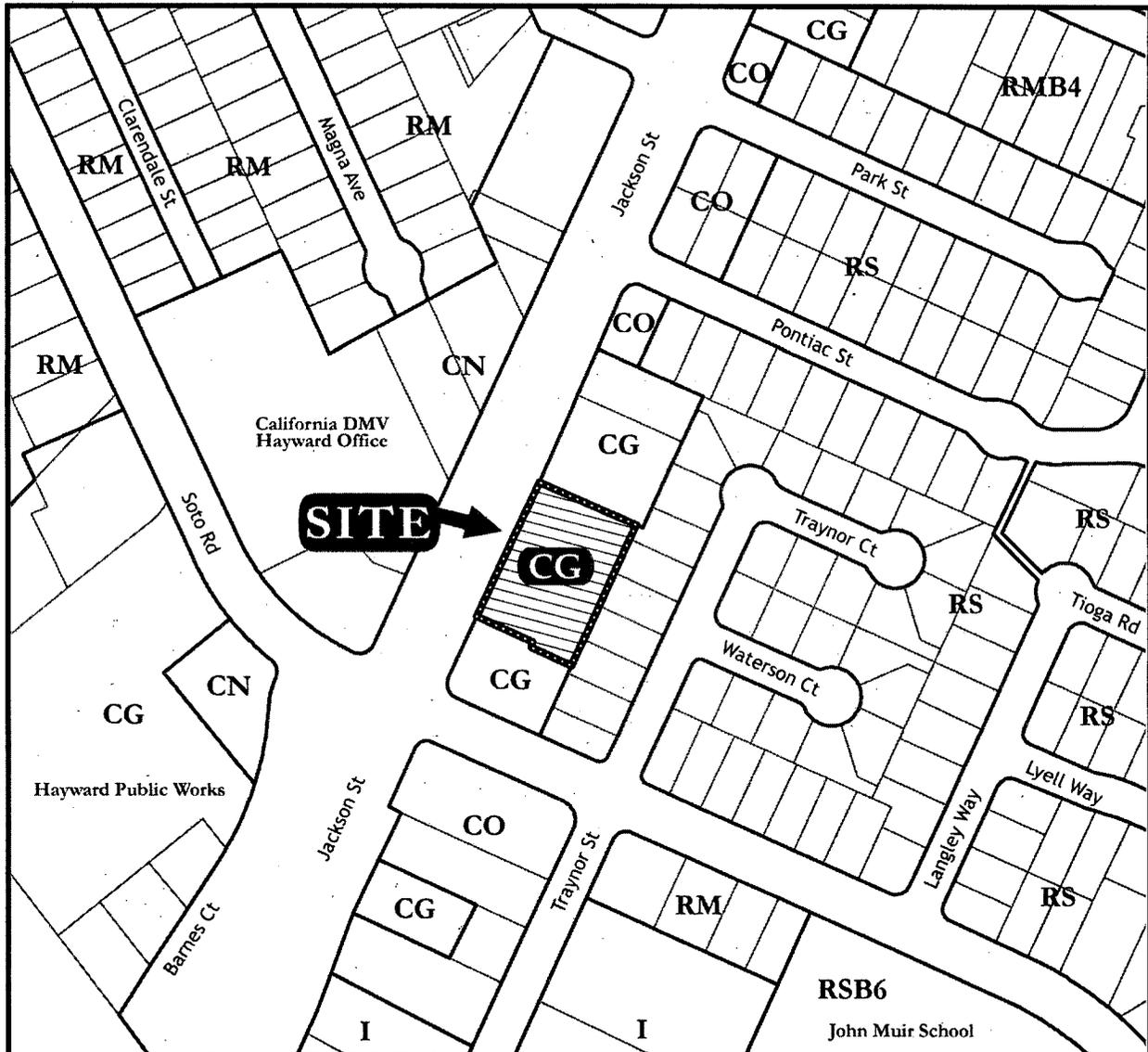
Recommended by:



Richard E. Patenaude, AICP, Planning Manager

Attachments:

- Attachment I: Area and Zoning Map
- Attachment II: Plans and Photographs
- Attachment III: Findings for Approval
- Attachment IV: Conditions of Approval
- Attachment V: Map of Hayward Tattoo Establishments
- Attachment VI: Email in Opposition
- Attachment VII: Application Form and Description



### Area & Zoning Map

PL-2010-0219 CUP

Address: 155 Jackson Street

Applicant: Son Tran

Owner: Thiala Schmitt

### Zoning Classifications

#### RESIDENTIAL

**RM** Medium Density Residential, min lot size 2500 sqft

**RMB4** Medium Density Residential, min lot size 4000 sqft

**RS** Single Family Residential, min lot size 5000 sqft

**RSB6** Single Family Residential, min lot size 6000 sqft

#### COMMERCIAL

**CG** General Commercial

**CN** Neighborhood Commercial

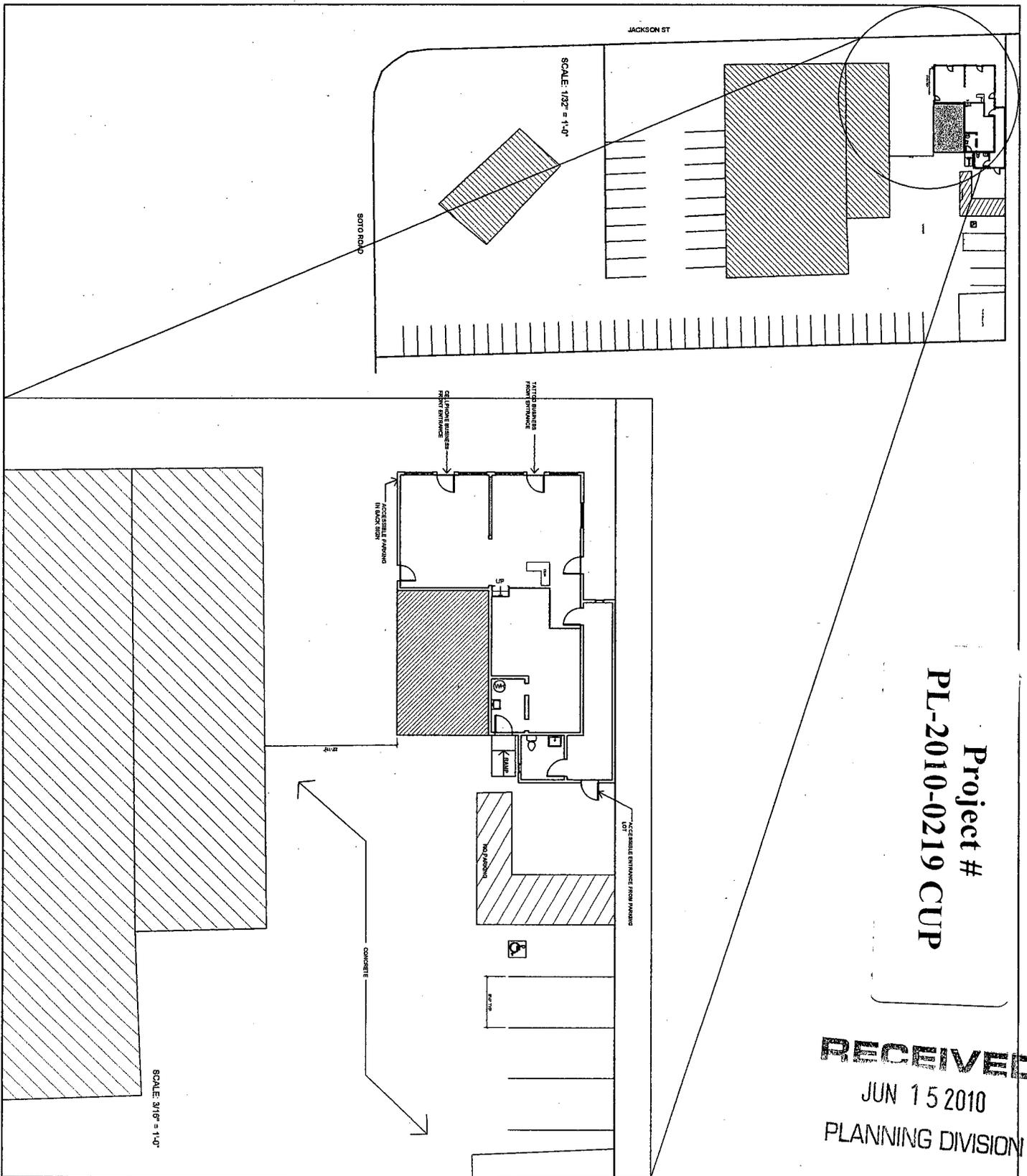
**CO** Commercial Office

#### INDUSTRIAL

**I** Industrial



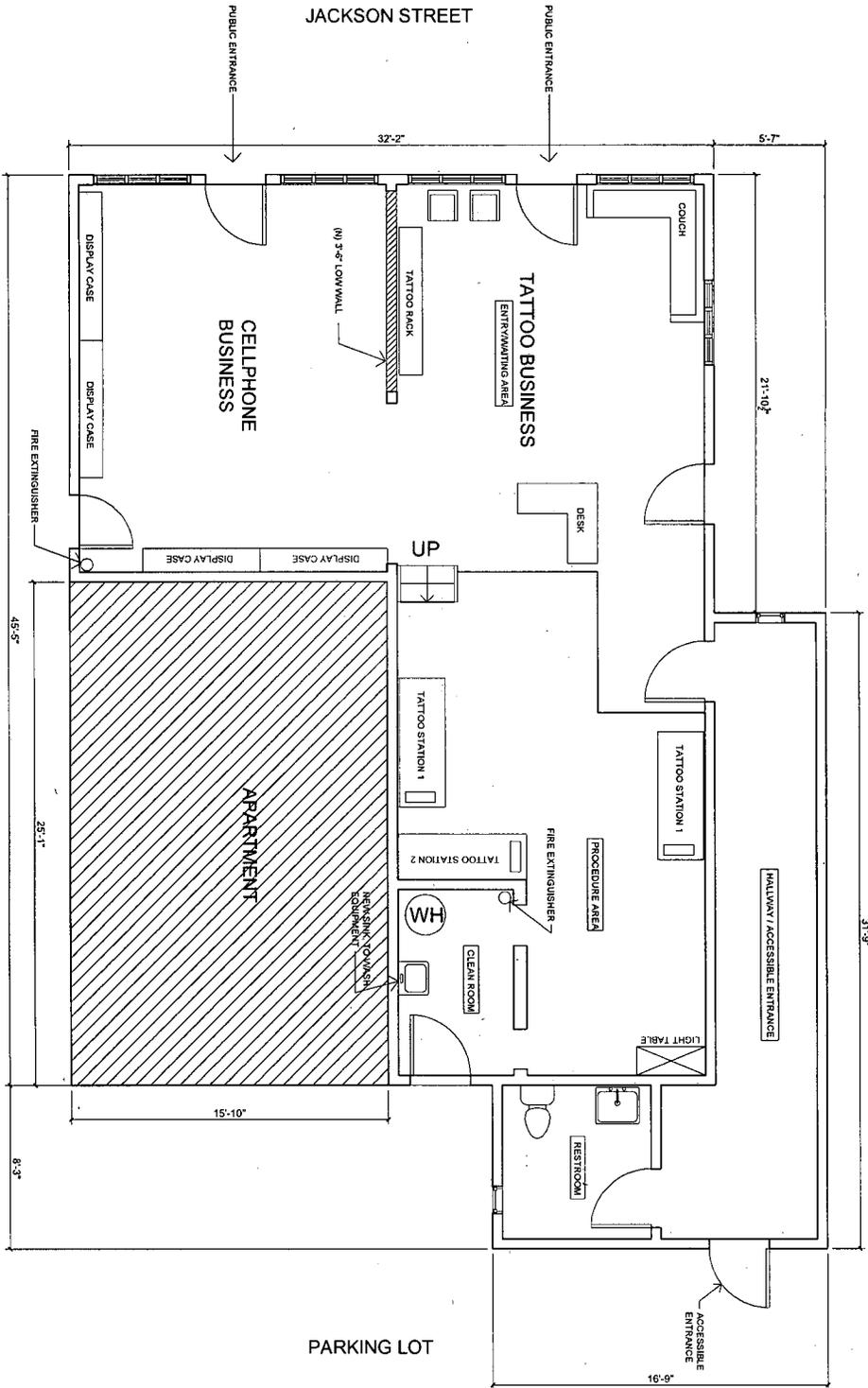
FEET 200 400



Project #  
 PL-2010-0219 CUP

**RECEIVED**  
 JUN 15 2010  
 PLANNING DIVISION

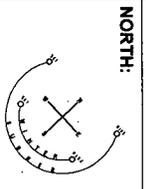
<p><b>DRAFTER/DESIGNER:</b>                  SANTINI GENERAL SERVICES                  3147 FITZPATRICK DRIVE                  CONCORD, CA 94519                  925-350-8777</p>	<p><b>GENERAL CONTRACTOR:</b></p>	<p><b>NORTH:</b></p>	<p><b>SCALE:</b>                  AS NOTED</p>	<p><b>DAVID TRAN</b>                  155 EAST JACKSON STREET                  HAYWARD, CA 94544</p>	<p><b>SHEET NAME</b>                  SITE PLAN</p>	<p><b>SHEET NUMBER</b>  <b>A001</b></p>
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LEGEND  
 NEW WALL

**DRAFTER/DESIGNER:**  
 SANTINI GENERAL SERVICES  
 3147 FITZPATRICK DRIVE  
 CONCORD, CA 94519  
 925-360-8777

**GENERAL CONTRACTOR:**

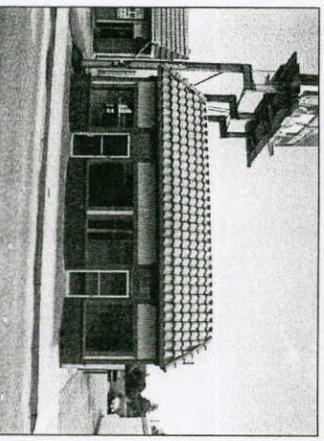
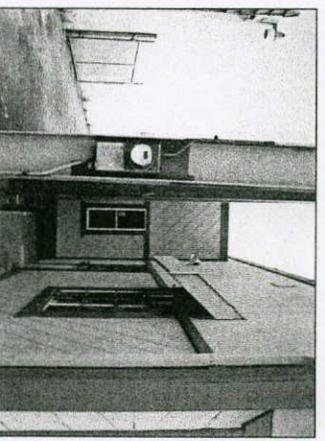
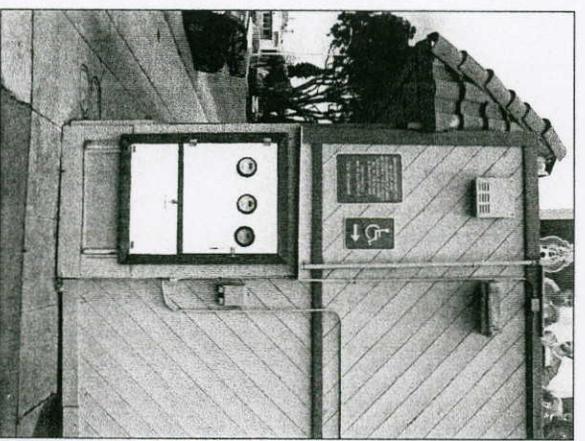
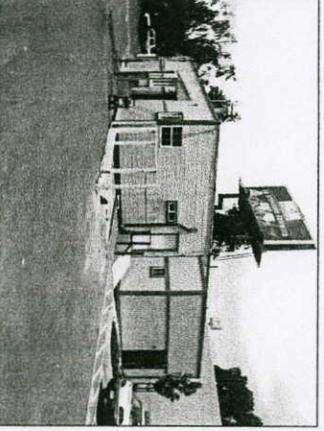
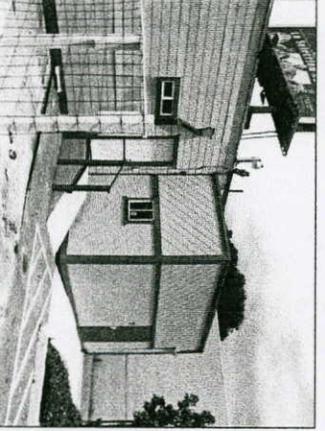
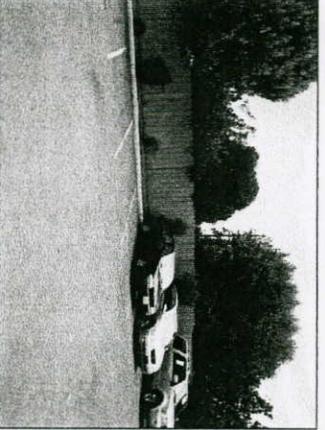
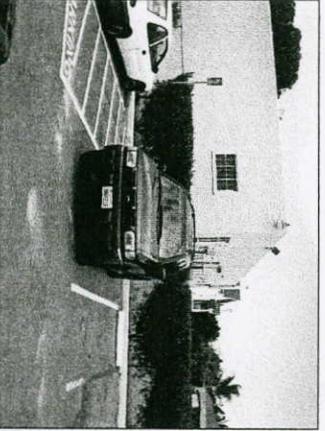
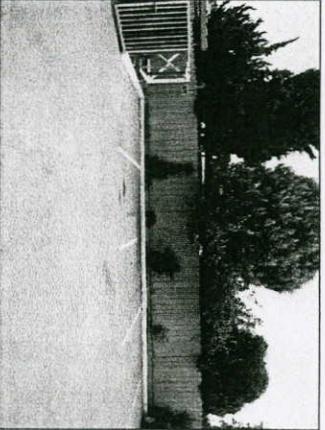
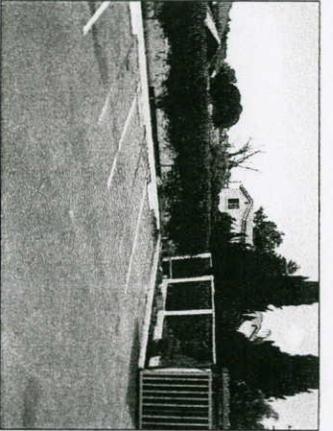
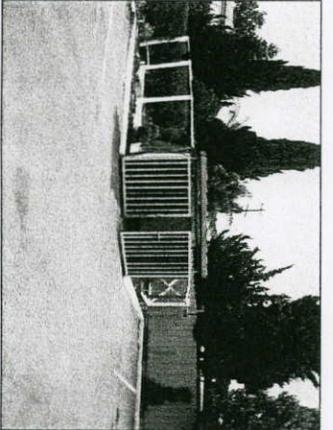
**SCALE:** 1/4" = 1'-0"

**DAVID TRAN**  
 155 EAST JACKSON STREET  
 HAYWARD, CA 94544

**SHEET NAME**  
 FLOOR PLAN

**SHEET NUMBER**

**A002**

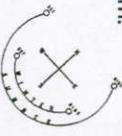


DRAFTER/DESIGNER:

SANTINI GENERAL SERVICES  
3147 FITZPATRICK DRIVE  
CONCORD, CA 94519  
925-360-8777

GENERAL CONTRACTOR:

NORTH:



SCALE:  
N.T.S.

DAVID TRAN  
155 EAST JACKSON STREET  
HAYWARD, CA 94544

SHEET NAME

SITE PHOTO

SHEET NUMBER

**G002**

**FINDINGS FOR APPROVAL****Conditional Use Permit Application No. PL-2010-0219****Son Tran (Applicant)****Thila Schmitt (Owner)****155 Jackson Street****Request to operate a tattoo establishment**

The proposed project is Categorically Exempt from the California Environmental Quality Act (CEQA) guidelines, pursuant to Section 15301, *Existing Facilities*.

1. The proposed use is desirable for the public convenience or welfare.

The tattoo establishment is desirable for the public convenience in that residents and customers will have choices of a more varied pool of tattoo artists in Hayward.

2. The proposed use will not impair the character and integrity of the zoning district and surrounding area.

Tattooing is a socially acceptable form of body adornment. Therefore, the tattoo establishment will not impair the character and integrity of the adjacent commercial businesses and zoning district. In addition, the tenant space will be shared with a cellular phone company which would provide a service that is commonly used by most households. In terms of trip generation, the tattoo establishment will generate very few vehicle trips per day.

3. The proposed use will not be detrimental to the public health, safety, or general welfare.

The tattoo establishment will not be detrimental to the public health, safety, or general welfare in that qualified the tattoo establishment is required to be obtain a Body Art Establishment permit from Alameda County Department of Environmental Health (ACDEH) in addition each tattoo artists is required to register as a Body Art Practitioner and complete courses and receives vaccinations for Hepatitis B prior to operation of the business. Furthermore, all health and safety standards are required to be observed including proper handling and disposal of medical waste.

4. The proposed use is in harmony applicable City policies and the intent and purpose of the zoning district involved.

A tattoo parlor is permitted as a conditional use in the *General Commercial District*. Conditional approval is required to assure that this use is permitted where there is a community need, and to assure that the use is in harmony with the area and with City policies. The General Policies Plan Map designates this property and surrounding properties as *General Commercial*. This zoning district is to include concentrations of special uses which are automobile-oriented in terms of product or access, such as automobile sales and service, building supplies, home furnishings etc. Clustering of

these uses along major arterials is appropriate where direct access and adequate parking are provided. A tattoo shop is a unique service that is usually not used on a regular basis. Because, the tattoo shop will have regional draw, it is appropriate to locate on a major arterial. In addition, the tattoo establishment will be located adjacent to ample parking accessible from two driveway entrances on Jackson Street.

**CONDITIONS OF APPROVAL**

**Conditional Use Permit Application No. PL-2010-0219  
Son Tran (Applicant)  
Thila Schmitt (Owner)  
155 Jackson Street**

**Request to operate a tattoo establishment**

Use Permit Application No. PL-2010-0219 is approved subject to the conditions listed below. This permit becomes void three years after the effective date of approval, unless the business has been established in accordance with these conditions of approval, or a time extension of this application is approved. All conditions shall be met prior occupancy of the building and prior to the issuance of a business license. A request for a one-year extension, approval of which is not guaranteed, must be submitted to the Planning Division 15 days prior to July 22, 2011.

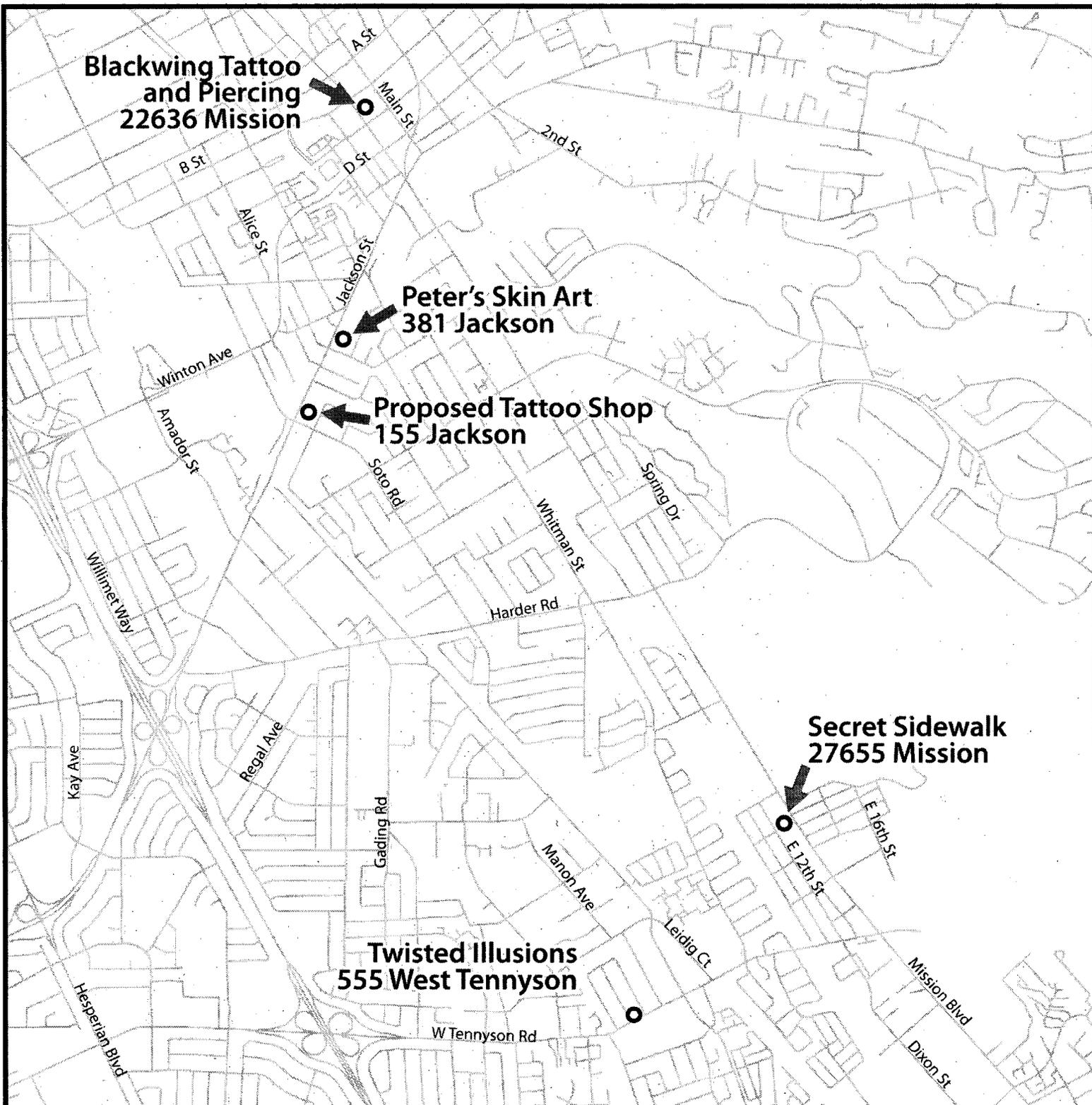
If a building permit is issued for construction of improvements authorized by the use permit approval, said approval shall be void two years after issuance of the building permit, or three years after approval of the application, whichever is later, unless the construction authorized by the building permit has been substantially completed or substantial sums have been expended in reliance upon the use permit approval.

**General**

1. The permittee shall assume the defense of and shall pay on behalf of and hold harmless the City, its officers, employees, volunteers and agents from and against any or all loss, liability, expense, claim costs, suits and damages of every kind, nature and description directly or indirectly arising from the performance and action of this permit.
2. A copy of the conditions of approval for the conditional use permit must be kept on the premises of the establishment and posted in a place where it may readily be viewed by the general public.
3. The tattoo establishment and each tattoo artist shall meet all of the requirements, health and safety standards, and proper handling and disposal of medical waste as required by the Alameda County Department of Environmental Health as specified in the "General Provisions for Body Art (Tattooing), Body Piercing and Permanent Cosmetics." The business owner shall obtain an annual Body Art Establishment permit. Each tattoo artist shall register annually as a tattoo practitioner. The permits shall be presented to the Planning Director prior to the onset of business in the City of Hayward.
4. A sign permit shall be approved prior to installation of any wall sign. Window signs do not require a sign permit. However, not more than 25% of the window area shall be covered. The final design and size of any outdoor wall sign shall be to the satisfaction and be approved by the Planning Director.

5. The property owner and applicant shall maintain in good repair all building exteriors, walls, lighting, drainage facilities, driveway and parking area. The premises shall be kept clean and free of weeds, and prior to occupancy any weeds located in the landscape area and the area around the trash enclosure shall be removed. Any graffiti painted on the property shall be painted out or removed within 48 hours of occurrence.
6. Outdoor storage of recyclables and other items shall not be allowed. All trash and recyclables shall be stored in proper receptacles.
7. The business hours shall be 1:00 pm to 10:00 pm daily. If the applicant wishes to extend business hours, the Planning Director shall review and act on any changes.
8. The business manager shall actively monitor the front of the business to prevent loitering.
9. To the satisfaction of the Hayward Police Department, provide a digital CCTV system that covers all points of sale including cash registers and safe areas, and exit/entrances of the business.
10. The applicants shall post a sign at the entrance that states, "No Persons Under Age of 18 Years Permitted."
11. The applicants shall post California Penal Code 653 which reads "Every person who tattoos or offers to tattoo a person under the age of 18 years is guilty of a misdemeanor. As used in this section, to "tattoo" means to insert pigment under the surface of the skin of a human being, by pricking with a needle or otherwise, so as to produce an indelible mark or figure visible through the skin. This section is not intended to apply to any act of a licensed practitioner of the healing arts performed in the course of his practice" in unobstructed view to customers.
12. The applicants shall post the City of Hayward business license, Alameda County Department of Environmental Health permits, and the California Department of Health Certificate in clear unobstructed view to the public.
13. Lockable storage cupboard or locker shall be provided in each booth for customers to secure their personal belongings while using the services of the business.
14. If interior tenant improvements are to be made, plans shall be submitted to the City of Hayward Building Division for building permit review and approvals prior to operation of business.
15. Portable fire extinguishers shall be installed within the tenant space. Minimum size and type of fire extinguisher shall be 5 lb., dry-chemical, with a rating of 2A:10BC. Fire extinguishers shall be installed in accessible locations as approved by the Fire Department.

16. The applicants are responsible for contacting the City of Hayward Hazardous Materials Office for further regulations on medical waste disposal laws, as they pertain to city, county and state regulations. Please contact Hugh Murphy at (510) 583-4924.
17. A building or tenant space address shall be installed in a location on the front of the building so as to be visible from the street. Minimum size of numbers shall be 6-inches on a contrasting background.
18. The applicant/developer shall install a Reduced Pressure Backflow Prevention Assembly on each domestic and irrigation water meter, per City Standard SD-202.
19. Violation of these conditions is cause for revocation of permit, after a public hearing before the duly authorized review body.



# Hayward Tattoo Shops

PL-2010-0219 CUP  
155 Jackson Street



**From:** Stella Rago [Stella.Rago@doj.ca.gov]  
**Sent:** Friday, July 02, 2010 7:22 AM  
**To:** Arlynn Camire  
**Subject:** Ref: PL-2010-0219 CUP

I **object** to this Tatoo parlor being so close to residential homes, on several grounds:

1. We don't need any more of our youth to be "branded" like this;
2. There is already a tatoo parlor on Jackson closer to Mission;
3. It's not a morally viable type of business;
4. It will not be good for the economy, since they will not hire personnel as other types of businesses would, such as copy services, dog grooming shops, hair salons, or camera shops, etc.

Thank you for allowing input.

Stella Rago  
444-0018-029-00

**CONFIDENTIALITY NOTICE:** This communication with its contents may contain confidential and/or legally privileged information. It is solely for the use of the intended recipient(s). Unauthorized interception, review, use or disclosure is prohibited and may violate applicable laws including the Electronic Communications Privacy Act. If you are not the intended recipient, please contact the sender and destroy all copies of the communication.



CITY OF HAYWARD

PLANNING DIVISION

APPLICATION FOR A DEVELOPMENT PERMIT

777 B STREET, HAYWARD, CA 94541-5007

(510) 583-4200 ♦ TDD (510) 247-3340 ♦ FAX (510) 583-3649

APPLIC NUMBER	Attachment VII
TYPE	
TAKEN BY	A CAMIDE
DATE	JUNE 15, 2010

APPLICANT(S) TRAM SON 8943  
LAST NAME FIRST NAME

COMPANY NAME (IF APPLICABLE) \_\_\_\_\_

STREET 155 JACKSON ST.

CITY HAYWARD STATE CA ZIP CODE 94544 PHONE NO. \_\_\_\_\_

FAX NO \_\_\_\_\_ E-MAIL Sonny Black510@gmail.com CELL PHONE (510) 552-2991

APPLICANT'S INTEREST IN PROPERTY:  OWNER  LESSEE  OPTIONEE  OTHER \_\_\_\_\_

INVOICES TO BE DIRECTED TO:  OWNER  APPLICANT  OTHER \_\_\_\_\_

(Please provide address if other, see note 2)

INITIAL FEE/DEPOSIT	\$5,000
ADDITIONAL TIME & MATERIAL CHARGES	NOT TO EXCEED NO LIMIT
<small>(See Note 2)</small>	

PROPERTY OWNER(S) SCHMITT TITIALA PHONE NO. (510) 278-8123  
LAST NAME FIRST NAME

STREET 825 HAMPTON RD CITY HAYWARD STATE CA ZIP CODE 94541

FAX NO \_\_\_\_\_ E-MAIL \_\_\_\_\_ CELL PHONE (510) 278-8123

TYPE OF PERMIT(S):  SITE PLAN REVIEW  GENERAL PLAN AMEND.  PARCEL MAP  TRACT MAP  VARIANCE  
 USE PERMIT  ADMIN. USE PERMIT  ZONE CHANGE FROM \_\_\_\_\_ TO \_\_\_\_\_  OTHER \_\_\_\_\_

PROJECT ADDRESS/LOCATION 155 JACKSON ST. HAYWARD CA 94544

ASSESSOR'S PARCEL NO(S). 444-0018-061-01 ZONING DISTRICT(S) CG

PROJECT DESCRIPTION (attach additional sheets if necessary) SEE ATTACHED

I HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY DESCRIBED ABOVE AND, FURTHER THAT I APPROVE OF THE PROPOSED USE CONTAINED HEREIN. SEE NOTE 2.

OWNER SIGNATURE X Shiela Schmitt

I HEREBY STATE THAT THE FOREGOING STATEMENTS AND ANSWERS AND ALL DATA, INFORMATION AND EVIDENCE SUBMITTED HERewith ARE IN ALL RESPECTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF, TRUE AND CORRECT.

APPLICANT SIGNATURE X Sonny Tram

STAFF REMARKS  
INVOICES TO APPLICANT

NOTE 1: FEES ARE NOT REFUNDABLE AND PAYMENT IN NO WAY GUARANTEES APPROVAL OF APPLICATION.  
 NOTE 2: THE OWNER IS RESPONSIBLE FOR PAYING ALL TIME AND MATERIAL CHARGES.

THIS IS YOUR RECEIPT WHEN MACHINE VALIDATED	
<b>PAID</b>	CHECK NO. 580773
JUN 15 2010	DEPOSIT PAID IN FULL

Return to Planning  
White - File Canary - Control

Pink - Applicant

Goldenrod - Accounting

**Setting**

***The applicant Son Tran has proposed a tattoo shop in an existing 973 sq ft commercial building located at 155 Jackson St. Hayward. 94544. Only 677 sq ft of the building will be used for the sole purpose of a tattoo shop while the other 296 sq ft will be sectioned off for a cellular phone store. Also located on property is an existing studio apartment. There's a salon and liquor store next door to the east of the building and a Kelley Moores paper shop to the west side of the building.***

**Project description**

***Son Tran will operate the tattoo parlor. Applicant plans to have two tattoo artist addition once the tattoo shop is up and running. Son Tran has 11 years of professional tattooing experience and is currently working at Salvation Tattoo in San Jose ca. The proposed Tattoo studio will also help create an open art studio atmosphere for local artist to express all art mediums to fuel the Tri-City art community.***

***The proposed time of operation will be 1pm-10pm Monday to Sunday. The applicant expects to have anywhere from 1-5 customers a day and up to 10 on the weekends. All work done at this shop will be handled with the utmost professional way. All tattoos will be tasteful in art and applicant shall not condone any tattoos related to gangs.***

**Project #  
PL-2010-0219 CUP**

**RECEIVED**  
JUN 15 2010  
PLANNING DIVISION