



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: September 14, 2011

APPLICATION: **Conditional Use Permit No. UP11-0027, Massage Establishment**

APPLICATION
SUMMARY:

A request to operate a 1,856 square massage establishment within the Serra Shopping Center.

LOCATION:
APPLICANT:
OWNER:

200 Serra Way Suite #4 (APN 86-07-023)
Minh Duong, 1009 E. Capitol Exp. Ste. #531, San Jose, CA 95121
200 Serra LLC, 380 N. First St., San Jose, CA 95112

RECOMMENDATION: **Staff recommends that the Planning Commission:
Adopt Resolution No. 11-045 subject to the conditions of approval.**

PROJECT DATA:
General Plan/
Zoning Designation:

General Commercial (GNC)/General Commercial

Overlay District:

Site and Architectural Overlay (C2-S)

Specific Plan:

Midtown Specific Plan

Tenant Square Footage:
Body Massage Area:
Foot Massage Area:

1,856 square feet
155 square feet (2 private rooms)
1,254 square feet (16 foot massage stations)

CEQA Determination:

Categorically exempt pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act.

PLANNER:

Cindy Hom, Assistant Planner

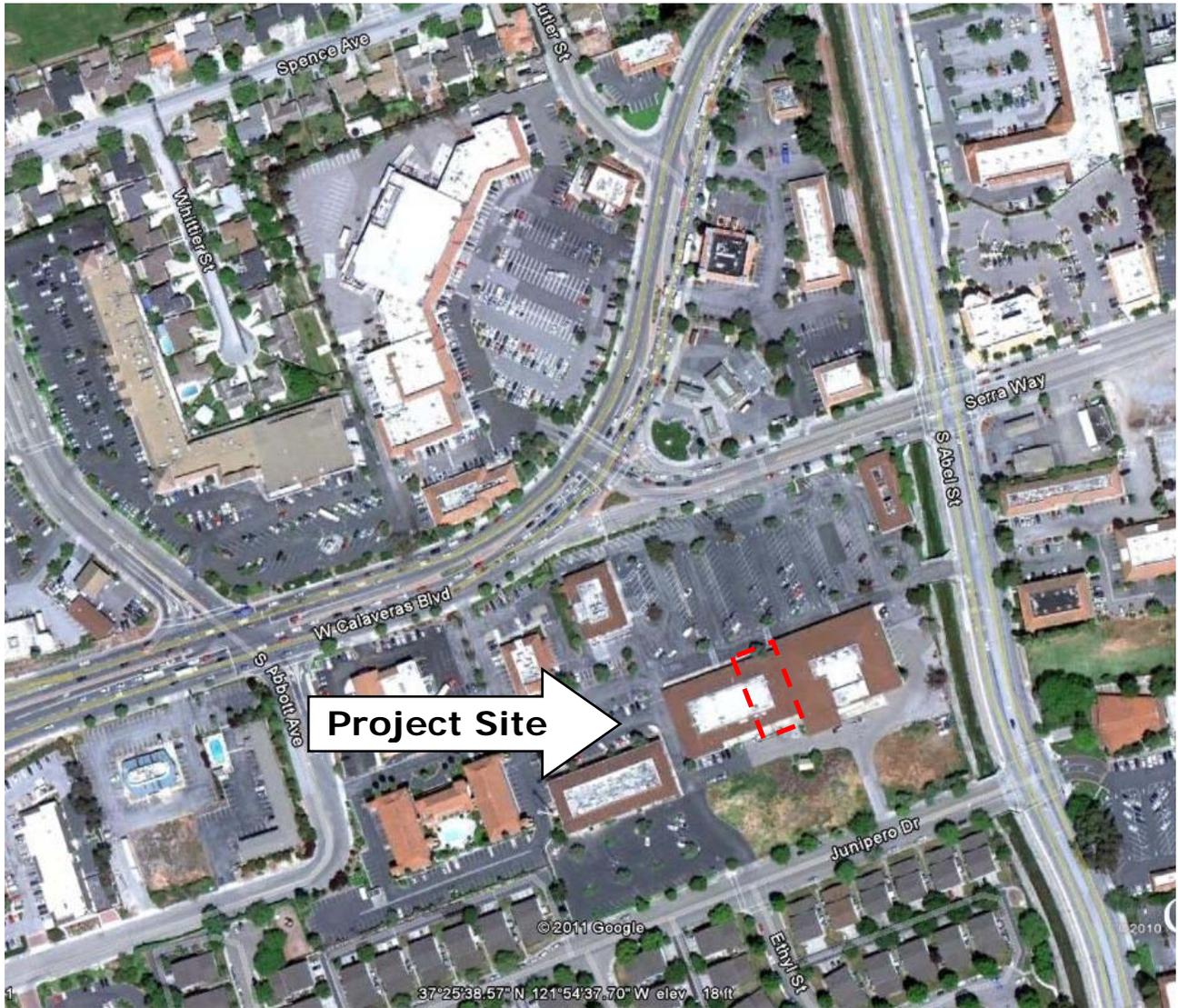
PJ:

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ATTACHMENTS:

- A. Resolution No. 11-045
- B. Project Plans
- C. Project Description

LOCATION MAP



No scale

BACKGROUND

On August 1, 2011, Minh Duong submitted a conditional use permit application to allow a 1,856 square foot massage establishment within the Serra Shopping Center. The application is submitted pursuant to Milpitas Municipal Code (MMC) XI-10-05.02-1 (3) (Massage Establishments) which requires Planning Commission review and approval of a conditional use permit.

PROJECT DESCRIPTION

The project site is located within the Serra Shopping Center. The proposed massage established would occupy 1,856 square foot space between Big Lots store and the Milpitas Furniture store. The Serra Center is bounded by S. Abel Street to the east, Serra Way to the north, S. Abbott Avenue and commercial buildings to the west, and Junipero Drive to the south. Surrounding land uses include residential uses to the south and various commercial retail uses to the east, north and west. See previous page for a vicinity map.

The applicant proposes a massage establishment within a 1,856 square foot tenant space that will include a reception area, two body massage rooms, a 1,254 square foot area that would be dedicated to foot massage and reflexology. The foot spa area would consist of sixteen foot massage stations. Other areas would include ancillary support areas such as restrooms, utility room, and employee break room. The applicant proposes to operate daily between the hours of 10AM and 10PM.

ADOPTED PLANS AND ORDINANCES CONSISTENCY

General Plan

The table below outlines the project’s consistency with applicable General Plan Guiding Principles and Implementing Policies:

Table 1
General Plan Consistency

Policy	Consistency Finding
<p>2.a-I-6: <i>Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector.</i></p>	<p>Consistent. The project would add to the retail mix of the Serra Shopping Center by adding health and wellness services in conjunction with retail and various restaurant establishments.</p>
<p>2.a-I-7: <i>Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention.</i></p>	<p>Consistent. The project would expand employment opportunities and would help promote business retention by adding to the economic vitality of the shopping center.</p>

Zoning Ordinance

The project is consistent with the Zoning Ordinance in terms of development standards and land use. According to MMC XI-10-5.02-1 (3), massage establishments are conditionally permitted uses in the

General Commercial zone. The proposed massage establishment provides for a compatible land use with the other retail, entertainment, and restaurant uses within the center.

The project is consistent with the purpose and intent of the General Commercial zone in that it provides a type of beauty and wellness service that caters to regional and local customers. The project will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare. The project is located in an existing retail center. The proposed hours of operation (10AM to 10PM) will not be disruptive to adjacent neighbors and is consistent with the Massage Ordinance. Staff recommends as a condition of approval that the storefront window remain clear and unobstructed to ensure safety of employees and customers. Staff also recommends that the doors to the private rooms do not employ locks.

Milpitas Municipal Code III-6-7, Massage Establishment,

The purpose and intent of the Massage Ordinance is to protect the public health, safety and welfare by providing performance standards for the operation of massage establishments, off-premises massage services, and persons offering massage. Provisions of the Massage Ordinance ensure that persons offering massage services conduct their work in a lawful, professional manner and are duly licensed and possess the minimum necessary qualifications to perform massage services. As conditioned, the proposed establishment shall demonstrate compliance set forth in Milpitas Municipal Code III-6-1 (Massage Establishment) prior to business license issuance for an on-premise establishment.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA) and determined that the project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities) of the California Environmental Quality Act. The project proposed a massage establishment within an existing retail tenant space.

PUBLIC COMMENT/OUTREACH

Staff publicly noticed the application in accordance with City and State law. As of the time of writing this report, there have been no inquiries from the public.

CONCLUSION

The project will promote a mix of retail and commercial service uses that will be compatible with existing business and neighboring residents. The project is consistent with the General Plan and Zoning in terms of land use, encourages a stable development, and provides new employment opportunities. As conditioned, the project location and hours of operation will not be disruptive to adjacent residential neighbors and businesses.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission adopt Resolution No. 11-045 approving UP11-0027, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 11-045
- B. Project Plans

C. Project Letter

RESOLUTION NO. 11-045

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP11-0027, THE WELLNESS HEATH SPA, TO ALLOW A MASSAGE ESTABLISHMENT LOCATED AT 200 SERRA WAY SUITE 4.

WHEREAS, on August 1, 2011, an application was submitted by Minh Duong, 1009 E. Capitol Exp. Ste. #531, San Jose, CA 95121, to allow for a 1,856 square body and foot massage establishment within the Serra Shopping Center located at 1535 200 Serra Way Suite #4 (APN 86-07-023). The project is located in the General Commercial Zoning District; and

WHEREAS, the Planning Division completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA), and recommends that the Planning Commission determine this project categorically exempt ;and

WHEREAS, on September 14, 2011 the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, the applicant, and other interested parties.

NOW THEREFORE, the Planning Commission of the City of Milpitas hereby finds, determines and resolves as follows:

Section 1: The recitals set forth above are true and correct and incorporated herein by reference.

Section 2: The project is categorically exempt from further environmental review pursuant to Class 1, Section 15301 (Existing Facilities) of the CEQA guidelines. The project proposes to operation 1,856 square feet massage establishment within an existing commercial tenant space.

Section 3: The proposed massage establishment is consistent with the General Plan policies 2.a-I-6 and 2.a-I-7 in that the project would add to the retail mix of the Serra Shopping Center by providing massage/spa services with other various retail and restaurant uses. The project would encourage business retention by adding to the vitality and diversity of the shopping center.

Section 4: The proposed project at the proposed location is consistent with the Zoning Ordinance in that a massage establishment is a conditionally permitted use within the General Commercial zone. As conditioned, the project will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare. The proposed location is within a shopping center and the proposed hours of operation are compatible with the other uses in the shopping center.

Section 5: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No. UP11-0027, The Wellness Health Spa, subject to the above Findings, and Conditions of Approval attached hereto as Exhibit 1.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Milpitas on September 14, 2011.

Chair

TO WIT:

I HEREBY CERTIFY that the following resolution was duly adopted at a regular meeting of the Planning Commission of the City of Milpitas on September 14, 2011, and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Zeya Mohsin				
Lawrence Ciardella				
Sudhir Mandal				
Gurdev Sandhu				
Steve Tao				
Noella Tabladillo				
Mark Tiernan				
John Luk				

EXHIBIT 1

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. UP11-0027**

A request to operate a 1,856 square foot massage facility within the
Serra Shopping Center.
200 Serra Way #4. (APN: 86-07-023)

General Conditions

1. The owner or designee shall develop the approved project in conformance with the approved plans and color and materials sample boards approved by the Planning Commission on September 14, 2011, in accordance with these Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, materials, colors, landscape plan, or other approved submittal shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the Planning Director or Designee. If the Planning Director or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain approval of the Planning Commission, in accordance with the Zoning Ordinance.
(P)

Conditional Use Permit No. UP11-0027 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement shall be:

- a. Completes a foundation associated with the project; or
 - b. Dedicates any land or easement as required from the zoning action; or
 - c. Complies with all legal requirements necessary to commence the use, or obtains an occupancy permit, whichever is sooner.
2. Pursuant to Section 64.06(1), the owner or designee shall have the right to request an extension of UP11-0027 if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. (P)
 3. Prior to the issuance of building permits, the owner or designee shall include within the four first pages of the working drawings for a plan check, a list of all conditions of approval imposed by the final approval of the project. (P)
 4. Massage practitioners that have a valid certificate issued by the Massage Therapy Organization (also known as the California Massage Therapy Council), pursuant to California Business and Professions Code Chapter 10.5 of Division 2, shall be excused from compliance with those conditions of approval contained herein that are governed by state law.

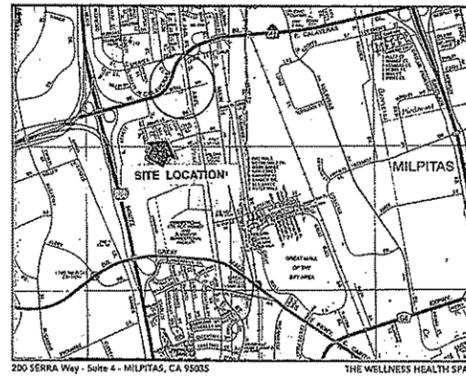
5. Use Permit No. UP11-0027 is for a Massage Establishment. Hours of operation for massage services shall be consistent with the hours stipulated in the Milpitas Massage Ordinance.
6. Prior to Building Permit issuance, the applicant shall submit a revised floor plan with construction details for the construction of the massage rooms and shall demonstrate a clearstory opening on the wall facing the common walk area. This opening allows sound in all massage rooms to be heard throughout the establishment. The opening may only be covered by some type of shade or curtain. **(P)**
7. The massage establishment shall comply with Title III, Chapter 6 "Massage Establishments and Practitioners", of the City of Milpitas Municipal Code. **(P)**
8. The massage establishment permit and a copy of the permit of each and every massage practitioner employed by a massage establishment shall be displayed in an open and conspicuous place on the premises. **(P)**
9. Prior to issuance of a certificate of occupancy and business license, the operator shall submit an application to the Chief of Police or his or her authorized representative. Please refer to III-6-6 Massage Establishment, and Off-Premises Massage Service Permit Application. **(P)**
10. Each person employed or acting as a message practitioner shall have a valid massage practitioner permit issued by the Chief of Police which shall be clearly visible on the massage practitioner's person during working hours. It shall be unlawful for any owner, manager, operator, managing officer/employee, or permittee to employ or permit a person to act as a massage practitioner who is not listed on the massage establishment permit application or in possession of a valid massage practitioner permit issued pursuant to Chapter 6 of the Milpitas Municipal Code. **(P)**
11. In addition to the possession of a valid massage establishment permit, all persons providing massage services at an establishment must also possess a massage practitioner permit in order to provide massage services. **(P)**
12. A list of services available, and the cost of such services, shall be posted in an open public place within the premises and shall be described in readily understandable language. No owner, manager, operator, managing officer/employee, or permittee shall permit, and no massage practitioner shall offer or perform, any service other than those posted. **(P)**
13. The massage establishment shall keep a written record of the date and hour of each service provided, the name and address of each patron and the service received, and the name of the massage practitioner administering the service. Such records shall be open to inspection only by City officials, including the Police Department and the City Attorney, charged with enforcement of this chapter. These records may not be used for any purpose other than as records of services provided and may not be provided to other parties by the

massage establishment unless otherwise required by law. Such records shall be retained on the premises of the massage establishment for a period of two (2) years. **(P)**

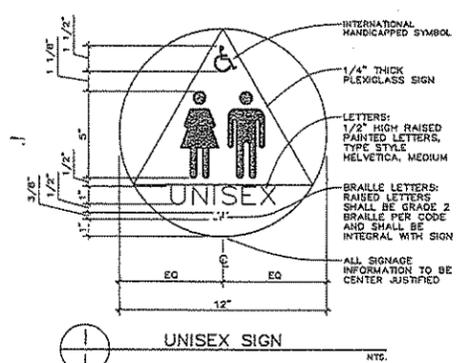
14. The massage establishment shall at all times be equipped with an adequate supply of clean sanitary towels, table coverings and linens. Clean towels, coverings and linens shall be stored in enclosed cabinets. Towels and linens shall not be used on more than one (1) patron, unless they have first been laundered and disinfected. Disposable towels and coverings shall not be used on more than one (1) patron. Soiled linens and paper towels shall be deposited in separate, approved receptacles. **(P)**
15. All employees, and massage practitioners, shall perform their work fully clothed, be clean and wear clean outer garments which are used and worn only at the establishment (i.e., a smock). **(P)**
16. This approval does not permit the operation of a school of massage, or use the same facilities as that of a school of massage. **(P)**
17. The massage establishment shall not place, publish or distribute or cause to be placed, published or distributed any advertising matter that depicts any portion of the human body that would reasonably suggest to prospective customers that any service is available other than those services described in Section 6-2(c) of this Chapter. No massage establishment or off-premises massage service shall employ language in the text of such advertising that would reasonably suggest to a prospective patron that any service is available other than those services as described in Section 6-2(c) of this Chapter. **(P)**
18. At least one entrance door, allowing access to the massage establishment and any building it may be located in, shall remain unlocked during business hours. **(P)**
19. The massage establishment may not be open for business without at least one massage practitioner on the premises at all times who is in possession of a valid permit. **(P)**
20. Any change with respect to the information contained in the operator's application shall be reported to the Chief of Police within ten (10) days of such change. (Ord. 172.3 (part), 4/18/95) **(P)**

(P) = Planning Division

(PC) = Planning Commission



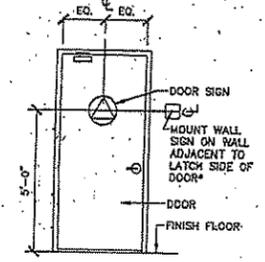
LOCATION MAP N.T.S.



UNISEX SIGN N.T.S.



INTERNATIONAL ACCESSIBILITY SYMBOL
2 DISPLAY CONDITIONS N.T.S.



3 RESTROOM DOOR SIGNAGE
DOOR SIGN:
SIZE: 12" EQUALATERAL TRIANGLE.
THICKNESS: 1/4" MATERIAL: MELAMINE PLASTIC LAMINATE
FINISH: NON-GLARE
COLOR FORMAT:
FIGURE SHALL BE WHITE
BACKGROUND SHALL BE BLUE
MOUNTING: PLAQUES TO BE INSTALLED W/ DOUBLE BACK FOAM TAPE



(A) SYMBOL PROPORTIONS
(B) DISPLAY CONDITIONS
NOTE: THE SURFACE OF EACH ACCESSIBLE PARKING SPACE OR STALL SHALL HAVE A SURFACE IDENTIFICATION DUPLICATING EITHER OF THE FOLLOWING SCHEMES:
1. BY OUTLINING OR PAINTING THE STALL OR SPACE IN BLUE AND OUTLINING ON THE GROUND IN THE STALL OR SPACE IN WHITE OR SUITABLE CONTRASTING COLOR A PROFILE VIEW DEPICTING A WHEELCHAIR WITH OCCUPANT; OR
2. BY OUTLINING A PROFILE VIEW OF A WHEELCHAIR WITH OCCUPANT IN WHITE ON BLUE BACKGROUND... AND SHALL BE 36 INCHES HIGH BY 36 INCHES WIDE.

4 INTERNATION ACCESSIBILITY SYMBOL

GENERAL NOTES

- ALL NEW CONSTRUCTION, PARTITION WALLS, TO HAVE 5/8" TYPE "X" GYPSUM BOARD @ BOTTOM SIDE OF WALL - UP TO + ABOVE FINISH FLOOR. TYPICAL UON.
- HOT & COLD WATER HAVE A MIXING FAUCET FOR ALL SINKS.
- PROVIDE TOWELS DISPENSER, SOAP DISPENSER PERMANENTLY AT EACH HAND SINK, LAVATORY, PUBLIC REST ROOMS.

ALL MATERIALS FOR DECORATIVE PURPOSE, SHALL BE FLAME RETARDANT.

NOTE:

- THE GENERAL CONTRACTOR / THE ELECTRICAL / MECHANICAL, AND PLUMBING CONTRACTOR, SHALL FIELD VERIFY ALL EXISTING CONDITIONS PRIOR TO START ANY WORK.
- THE ELECTRICAL, MECHANICAL CONTRACTOR SHALL PROVIDE AND SUBMIT THE LOAD CALCULATIONS TO OBTAIN THE SEPARATE PERMIT, IF REQUIRED

TENANT SPACE INFORMATION

SITE AREA :

SHOPPING NAME : THE WELLNESS HEALTH SPA
PROJECT NAME : 200 SERRA WY.
PROJECT'S ADDRESS : MILPITAS, CA 95035
TENANT'S NAME : MINH DUONG
(408) 910-3907
SUITE AREA : 1,856 SQ. FEET APPROX.
GROUP OF OCCUPANCY : B
PREVIOUS USE : RETAIL STORE
PROPOSED USE : BEAUTY SALON / FOOT MASSAGE BODY MASSAGE

PROJECT DATA

TYPE OF CONSTRUCTION : VB.
GROUP OF OCCUPANCY : B
FIRE REFERENCE CODE : YES
FIRE REFERENCE CODE REFERENCE : CBC, CFC, CMC, CPC, CEC ENERGY

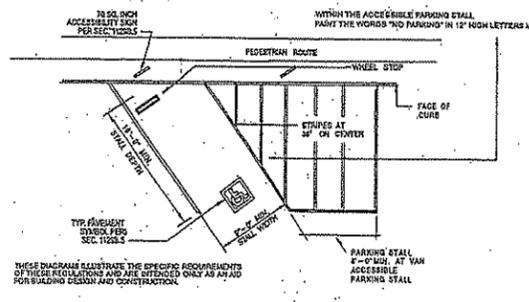
LOCAL ORDINANCES

SCOPE OF WORK

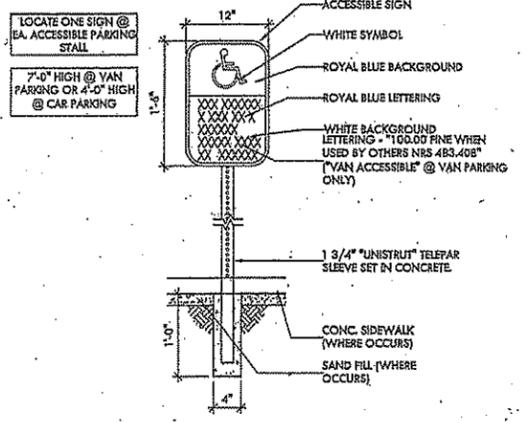
- TENANT IMPROVEMENT - INTERIOR ALTERATION - CONVERT EXISTING SPACE FURNITURE RETAIL STORE TO FOOT BODY MASSAGE PERSONAL SERVICE TOTAL 1,856 SQ.FT. INCLUDING :
 - BUILD PARTITION WALLS FOR ROOM
 - NEW ADA UNISEX RESTROOM, 1 LAUNDRY ROOM WITH W/D, AND SINK, 1 LOUNGE / EMPLOYEE ROOM, AND 2 BODY MASSAGE ROOMS
 - INSTALL NEW WATER HEATER, W/D, ALL ELECTRIC UNITS
- DO ELECT./MECH., AND PLUMBING WORK

MASSAGE RATIO :
FOOT MASSAGE : $1253.75 + 1856 = 67.5\%$
BODY MASSAGE : $156.43 + 1856 = 0.83\%$

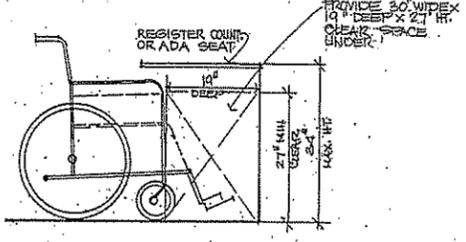
GROUP OF OCCUPANCY : B
OCCUPANT LOAD : 70 OCCUPANT
OF EXIT REQ'D : 1 EXIT = 0K



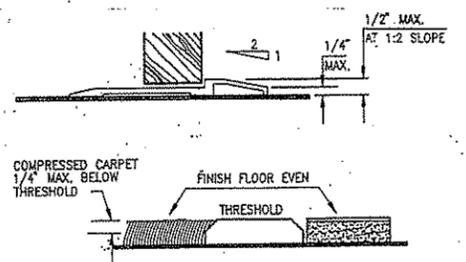
5 SINGLE PARKING STALLS N.T.S.



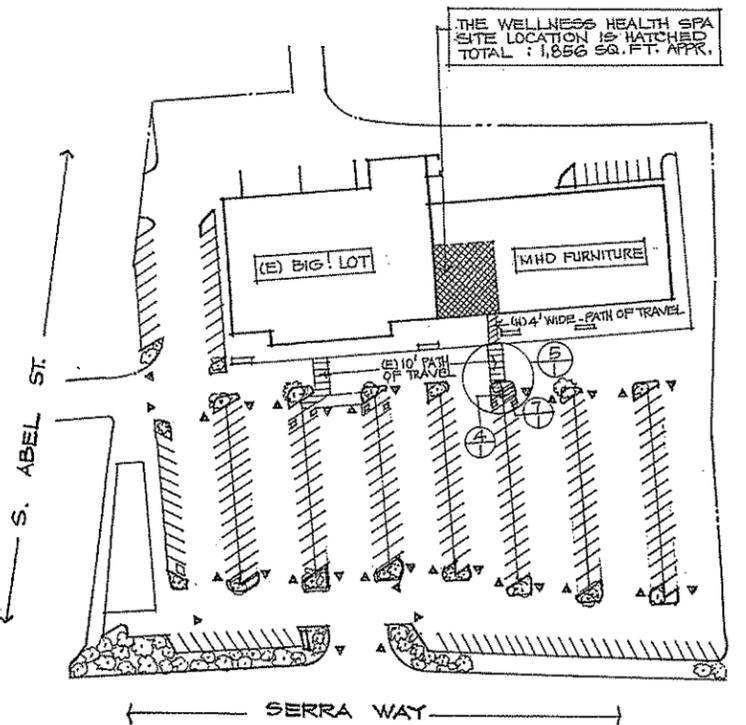
7 AT H/C. PARKING N.T.S.



6 H/C. ACCESSIBLE COUNTER N.T.S.

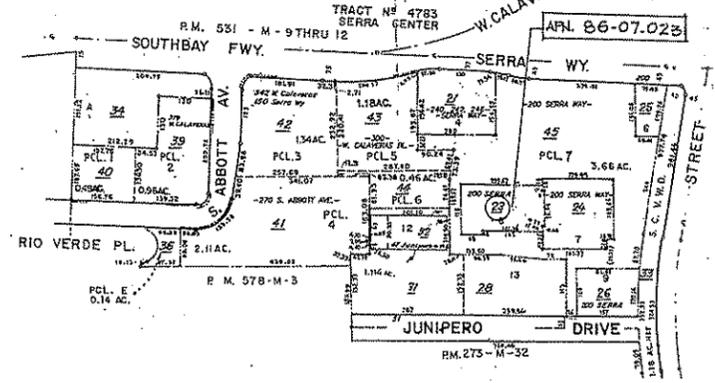


8 THRESHOLDS DETAIL NOT TO SCALE



APN. 86-07-023

SITE PLAN
200 SERRA Way - Suite 4
MILPITAS, CA 95035
SCALE: N.T.S.
THE WELLNESS HEALTH SPA
TEL: (408) 910-3907



VICINITY MAP NOT TO SCALE

NOTE

- CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS AND THE CONSTRUCTION DRAWINGS PRIOR TO SUBMITTING BID.
- CONTRACTOR HAVE TO VERIFY EXISTING SIDE DIMENSIONS, BUILDING SET BACK PRIOR TO START ANY WORK / ANY DISCREPANCIES AND QUESTIONS SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER & ENGINEER OF RECORD, IN A TIMELY MANNER SO AS TO ALLOW SUFFICIENT TIME TO RESPONSES, WITHOUT CAUSING DELAY TO CONSTRUCTION SCHEDULE.

REVISIONS	BY

TENANT IMPROVEMENT
LOCATION MAP - SITE PLAN
SITE INFORMATION
ADA TYPICAL DETAILS

THU HA THI NGUYEN
BUILDING DESIGNER
DRAFTING & PLANNING SERVICE
BUS LUCAS & STANFORD
2918 MITTON DR. - SAN JOSE, CA 95148
TEL: (408) 238-4578
FAX: (408) 238-4578

PROJECT NAME / TENANT
THE WELLNESS HEALTH SPA
FOR: MINH DUONG
200 SERRA WAY - SUITE 4 - MILPITAS, CA 95035
TEL: (408) 910-3907

Date: JULY, 2011
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Job SERRA WAY
Sheet
Of Sheets

REVISIONS	BY

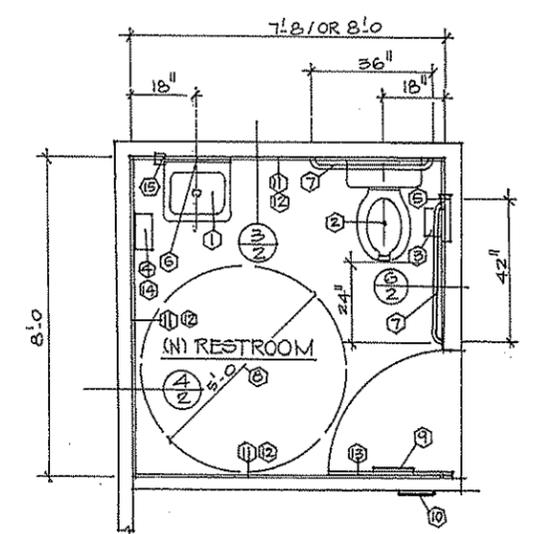
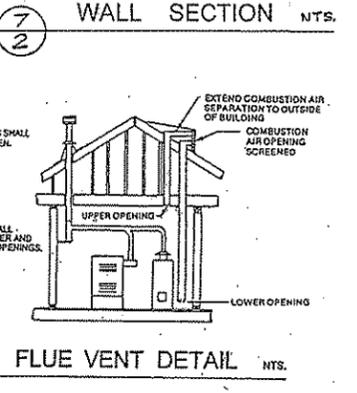
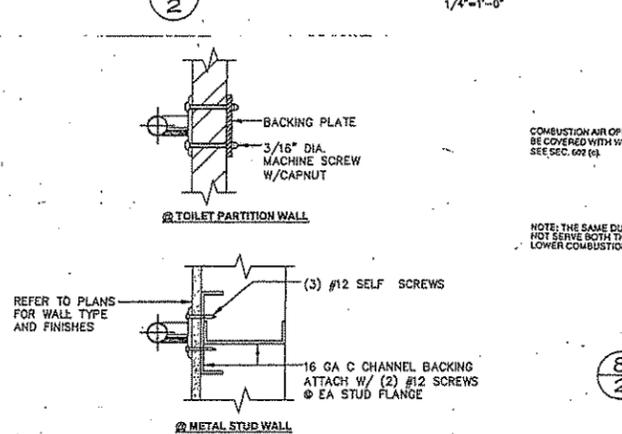
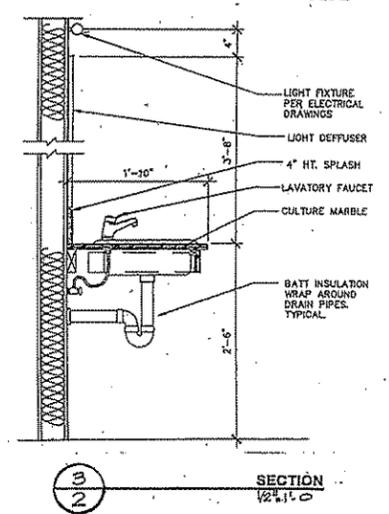
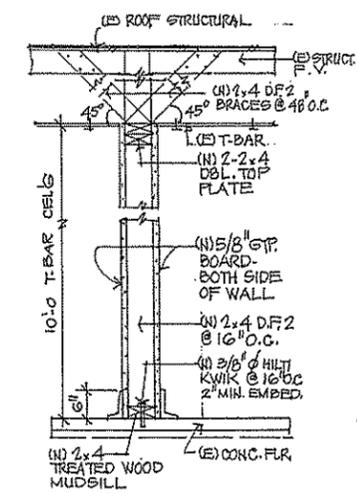
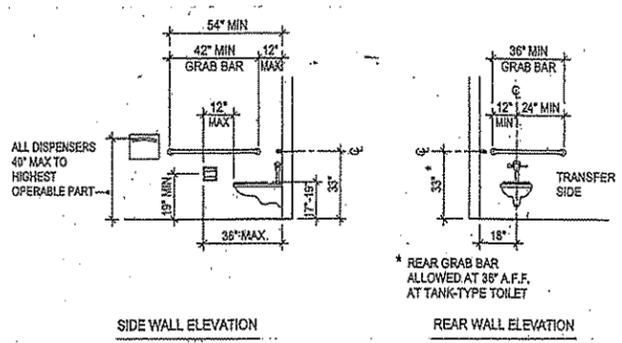
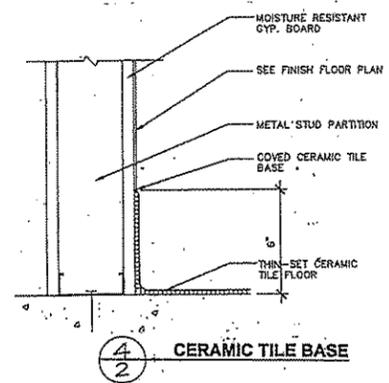
TENANT IMPROVEMENT
EXIST./ PROPOSED FLOOR PLAN
EXTERIOR ELEVATIONS
TYPICAL DETAILS

THU HA THI NGUYEN
BUILDING DESIGNER
DRAFTING & PLANNING SERVICE
BUS. LICENSE # : 570901210
2918 MITTON DR. • SAN JOSE, CA 95148
TEL: (408) 238-4577
FAX: (408) 238-4578

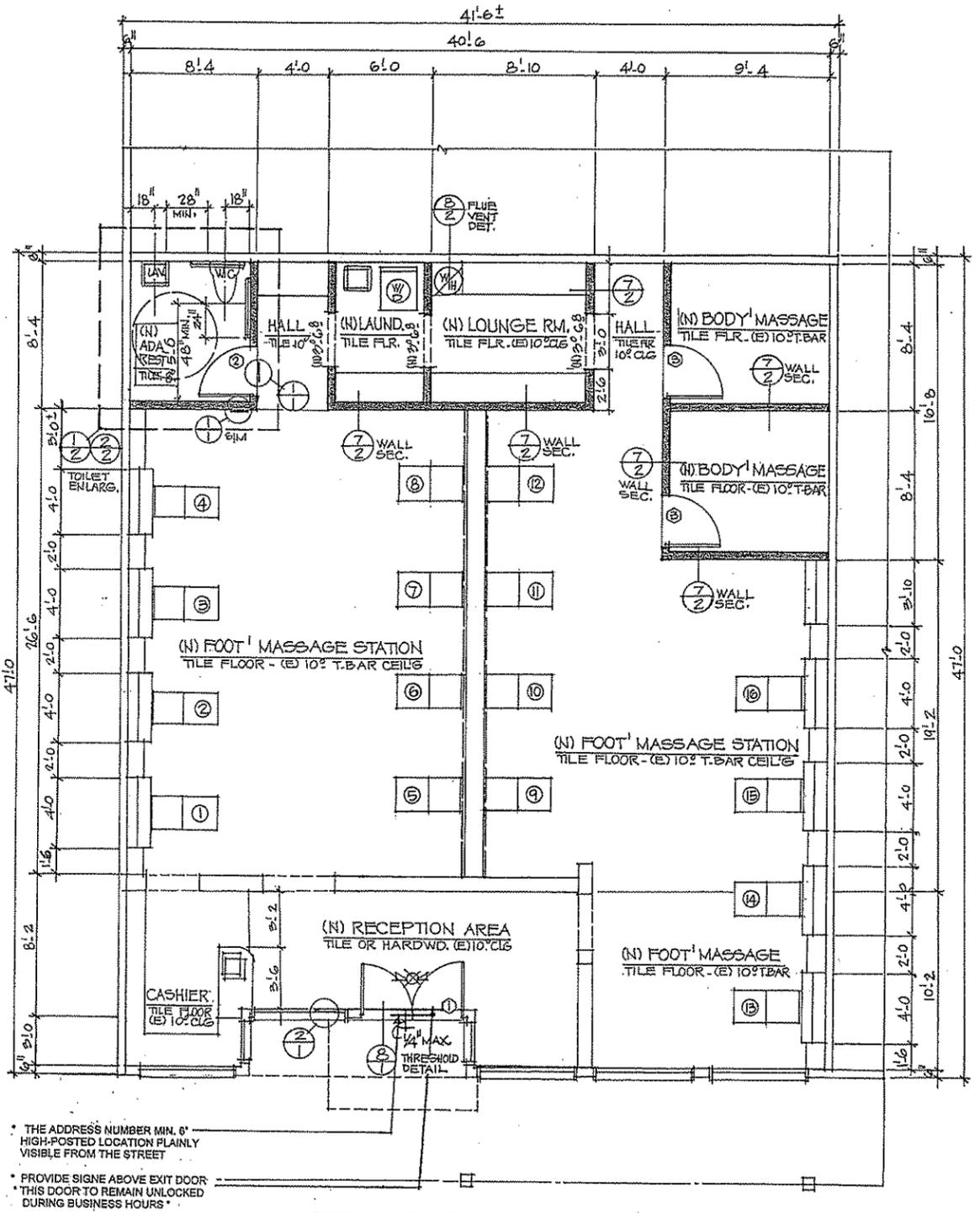
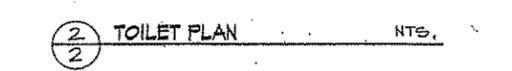
PROJECT NAME / TENANT
THE WELLNESS HEALTH SPA
FOR: MINH DUONG
200 SERRA WAY - SUITE 4 - MILPITAS, CA 95035
TEL: (408) 910-3907

Date	JULY, 2011
Scale as	NOTED
Drawn	THUHA NG.
Job	SERRA WAY
Sheet	2
Of	Sheets

THESE DIAGRAMS ILLUSTRATE THE SPECIFIC REQUIREMENTS OF THESE REGULATIONS AND ARE INTENDED ONLY AS AN AID FOR BUILDING DESIGN AND CONSTRUCTION



- ① HANDICAPPED ACCESSIBLE LAVATORY - PROVIDE 2'-6" N X 4'-0" CLEAR SPACE FROM CENTER OF SINK. SEE DETAIL 12/44.0. FAUCET TO BE SELF-CLOSING
- ② HANDICAPPED ACCESSIBLE WATER CLOSET
- ③ S.S. TOILET TISSUE DISPENSER SELECTED BY OWNER
- ④ S.S. SANITARY WIPER DISPENSER SELECTED BY OWNER
- ⑤ S.S. TOILET SEAT COVER DISPENSER SELECTED BY OWNER
- ⑥ BOTTOM OF MIRRORS SHALL BE MOUNTED NOT MORE THAN 40 INCHES FROM THE FLOOR
- ⑦ S.S. GRAB BAR SELECTED BY OWNER - SEE DETAIL 12/44.0. GRAB BAR SHALL BE INSTALLED STRONG ENOUGH TO SUSTAIN A DEAD LOAD HEIGHT OF 250 POUNDS PER LIN. FOOT FOR 5 MINUTES. GRAB BAR SHALL BE SMOOTH AND FREE OF DEFECTS.
- ⑧ 5' CLEAR CIRCLE FOR ACCESSIBLE WHEELCHAIR. 5' CIRCLE IS MEASURED 21" ABOVE FLOOR. THE 5' CLEAR CIRCLE CAN ONLY BE ENCLOSED BY A DOOR BY 12"
- ⑨ ADA HANDICAPPED DOOR ACCESSIBILITY SIGN - SEE DETAIL
- ⑩ ADA HANDICAPPED ACCESSIBILITY SIGN - SEE DETAIL
- ⑪ FINISH FLOORING TO BE CERAMIC TILE OR STAINED CONC. SEE FINISH SCHEDULE ON SHEET A7.0. FLOOR SHALL NOT CREATE A HEIGHT DIFFERENCE OF 1/2" AT DOOR THRESHOLD.
- ⑫ HANDSCOTING @ 48" A.F.F. FOR ALL TOILET ROOM WALLS. HANDSCOTING TO BE CT, FRP, OR APPROVED EQUAL.
- ⑬ INDICATES DOOR TYPE - SEE DOOR SCHEDULE SHEET
- ⑭ PAPER TOWEL DISPENSER SELECTED BY OWNER
- ⑮ SOAP DISPENSER TO BE LOCATED ON TOP OF COUNTER BY OWNER



OCCUPANT LOAD :		
1. RECEPTION AREA	213.0 FT ² ÷ 15	14.2 OCCUPANT
2. FOOT MASS. + BODY	1,331.46 ÷ 200	6.65 OCCUPANT
3. LOUNGE ROOM	78.85 ÷ 15	4.92 OCCUPANT
4. RESTROOM+LAUND+HALL	237.69 ÷ 100	2.37 OCCUPANT
SUBTOTAL	1,260.00	28.14 OCCUPANT = B OCCUPANCY
EXITING FACTOR	28.14	GROUP OF OCCUPANCY = 1 EXIT

LEGEND	
	EXISTING WALL TO REMAIN
	NEW WALL TO BE BUILT

NOTE:
OWNER'S BUILDER / GENERAL CONTRACTOR SHALL FIELD VERIFY ALL EXISTING CONDITIONS SUCH AS DIMENSIONS, ELECT. MECH. AND PLUMBING CONDITIONS PRIOR TO START ANY WORK.

August 1, 2011

Project Explanation

To: City of Milpitas, Planning Division

Ref.: The WELLNESS HEALTH SPA

200 Serra Way Suite #4

Milpitas, CA 95035

To whom it may Concern,

I hereby request for a positive consideration of my proposal of opening a health spa in the Serra Shopping Center. As you are well aware, the Serra Shopping center hasn't achieved the level of vibrancy that many surrounding residents had wished for due to the lack of up keeping of the property owners over the years. However, in the recent years, a few other businesses had gone in and improved the livelihood of the shopping center. Now, if another business opens, it would mean further revitalization and job creation for the area. Hence, this would contribute to a vibrant, active, and lively area that is the face of our city.

Furthermore, the demand for health maintenance services such as ours is also on the rise. Such service certainly would be a good contribution to our overall community health and wellness. Moreover, the operation of the business is also very neighborhood-friendly due to its desirably peaceful, quiet and professional setting.

Therefore, I hope to gain an opportunity to serve the residents around the Serra Shopping Center and be a contributing member of this business community to help improve the vibrancy and positive activities in the area. Thank you.

Sincerely,



Minh Duong

Project Owner

RECEIVED

AUG 01 2011

**CITY OF MILPITAS
PLANNING DIVISION**