



MILPITAS PLANNING COMMISSION AGENDA REPORT

PUBLIC HEARING

Meeting Date: April 28, 2012

APPLICATION: Conditional Use Permit No. UP12-0006, Massage Establishment

APPLICATION
SUMMARY:

A request to operate a 1,200 square massage facial and body massage spa within the Hillcrest Center.

LOCATION: 22 S. Hillview Drive (APN 86-29-079), Milpitas, CA 95035
APPLICANT: Guimin Li, 2151 Oakland Rd. #328, San Jose CA 95035
OWNER: Judy Chu Yong Jung, 756 Anacapa Ct., Milpitas, CA 95035

RECOMMENDATION: Staff recommends that the Planning Commission:
Adopt Resolution No. 12-021 subject to the conditions of approval.

PROJECT DATA:

General Plan/
Zoning Designation: Town Center (TC)/Town Center (TC)
Overlay District: Site and Architectural Overlay (-S)

Site Area: 1.37 acres
Building Square Footage: 16,000 sq. ft.
Tenant Square Footage: 1,200 sq. ft.
Parking Spaces Provided: 82
Parking Spaces Allocated: 3
Parking Spaces Required: 6

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

PLANNER: Cindy Hom, Assistant Planner

PJ: 2813

ATTACHMENTS: A. Resolution No. 12-021
B. Project Plans
C. Project Description

LOCATION MAP



No scale

BACKGROUND

On March 23, 2012, Guimin Li submitted a conditional use permit application to operate a 1,200 square facial and body massage establishment. The application is submitted pursuant to Milpitas Municipal Code (MMC) XI-10-5.02-1 (Massage Establishment) which requires Planning Commission review and approval.

PROJECT DESCRIPTION

The project proposes to occupy a 1,200 square foot vacant commercial space for a beauty spa that offers facials and body massages. The proposed spa facility is located on the second floor of a two-story, 16,000 square foot commercial building. The project would entail interior tenant improvements that would allow for five treatment rooms for facials and body massage, a reception area, shower facilities, and restrooms. The proposed spa facility would operate daily between the hours of 10:00AM to 9:30PM.

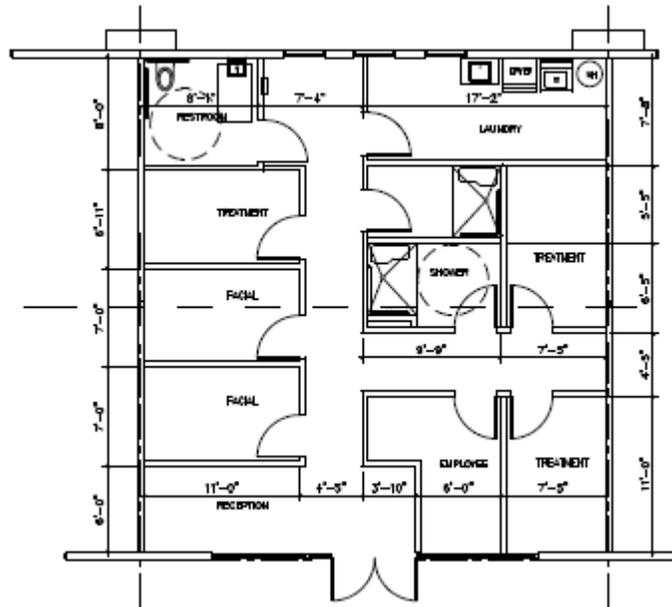
The subject site is located on a 1.37-acre parcel that is bounded by the S. Hillview Drive to the west, E. Calaveras Boulevard to the north, Berryessa Creek to the east, and Los Coches Street to the south. Adjacent land uses include commercial retail and service uses to the north and west, industrial uses to the south, and a Kaiser Clinic and residential homes to the west. A vicinity map of the subject site location is included on the previous page.

Floor Plan

The proposed floor plan is shown in Figure 1 below. The project would provide five treatment rooms for facials and body massage, a reception area, shower facilities, and restrooms. Staff recommends the following conditions to ensure that safety and general welfare:

1. Each treatment room shall provide and maintain a clearstory opening on the wall facing the common walkway.
2. Doors to each treatment room shall remain unlocked as required by the Milpitas Municipal Code III-6-8 (Massage Establishment Facilities Regulations).
3. Storefront windows shall remain clear and unobstructed to ensure safety of employees and customers.

**Figure 1:
 Floor Plan**



Parking

Currently, the shopping center provides eighty-two (82) parking spaces. Based on all of uses of the center, there are four excess parking spaces. The proposed spa facility requires six (6) parking spaces, which exceeds the five (5) spaces allotted to the tenant space based on its square footage. One of the excess stalls can be allocated for this use. Therefore the project complies with the parking requirements as demonstrated in Table 1 below:

**Table 1:
 Parking Summary**

Uses	Square Footage/# of Seats	Parking Ratio	# of Spaces Required
Existing			
Yogurtland*	15 Seats 50 Sq. Ft. (take out/ordering area)	1 space per 2.5 seats, plus 10% employee parking (fast food restaurant) 1 parking space per 50 sq. ft. of NFA	7
Mikonos Grill*	42 Seats 50 Sq. Ft. (take out/ordering area)	1 parking spaces per 3 seats, plus 10% Employee Parking 1 parking space per 50 sq. ft. of NFA	16
Mandalay Noodle * (vacant)	36 Seats 30 Sq. Ft. (take out/ordering area)	1 parking spaces per 3 seats, plus 10% Employee Parking 1 parking space per 50 sq. ft. of NFA	13
Bay Cal Financial	2,400	1/240	10
Dental Office	1,130	1/225	5

Uses	Square Footage/# of Seats	Parking Ratio	# of Spaces Required
Law Office	1,130	1/240	5
Mathasium	1,200	1	6
Vacant	2,400	1/240	10
Proposed			
Facial and Body Massage	1,200	1/200	6
Total Number Required			78
Total Number of Spaces Provided			82

**Restaurant parking based on approval prior to current parking ordinance.*

Development Standards

The project proposed no changes to the exterior of the building or site that will impact development standards for setbacks, floor area ratio, and height.

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 2:
General Plan Consistency

Policy	Consistency Finding
<p><i>2.a-G-4</i> The town Center will be the “heart” of Milpitas’ civic, cultural, business, and professional life.</p>	<p>Consistent. The project is located within the Town Center District. The use is consistent with the purpose and intent of the district in that suits the varying life styles of residents and visitors.</p>
<p><i>2.a-I-6:</i> Endeavor to maintain a balanced economic base that can resist downturns in any one economic sector.</p>	<p>Consistent. The project would add to the retail mix of the Hillcrest Center by adding beauty and wellness services in conjunction with office and food service establishments.</p>
<p><i>2.a-I-7:</i> Provide opportunities to expand employment, participate in partnerships with local business to facilitate communication, and promote business retention.</p>	<p>Consistent. The project would expand employment opportunities and would help promote business retention by adding to the economic vitality of the commercial 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 Town Center zone. The proposed massage establishment provides for a compatible land use with the other retail and restaurant uses within the center that include other professional offices and restaurants.

The project is consistent with the purpose and intent of the Town Center zone in that it provides a type commercial services 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 located in an existing retail center. The proposed hours of operation of 10:00AM to 9:30PM will not be disruptive to adjacent neighbors.

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 regulating 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.

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 businesses 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 close the public hearing after hearing testimony and adopt Resolution No. 12-021 approving UP12-0006, subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 12-021
- B. Project Plans
- C. Project Description

RESOLUTION NO. 12-021

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP12-0006, OASIS SPA, TO ALLOW A FACIAL AND BODY MASSAGE ESTABLISHMENT LOCATED AT 22 S. HILLVIEW DRIVE.

WHEREAS, on March 23, 2012, an application was submitted by Guimin Li, 2151 Oakland Rd. #328, San Jose, CA 95131, to allow for a facial and body massage establishment within the Hillcrest Center. The property is located within the Town Center Zoning District. (APN:86-29-079); 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.

WHEREAS, on April 25, 2012 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 1,200 square feet facial and body massage establishment within an existing commercial tenant space.

Section 3: The proposed massage establishment is consistent with the General Plan policies 2.a-G-4, 2.a-I-6 and 2.a-I-7 in that the project would add to the retail mix of the Hillcrest Center by providing massage/spa services with other office 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 Town Center zone.

Section 5: 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 commercial center and the proposed hours of operation are compatible with the other uses with the same commercial center.

Section 6: The Planning Commission of the City of Milpitas hereby approves Conditional Use Permit No. UP12-0006, Oasis 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 April 25, 2012.

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 April 25, 2012 and carried by the following roll call vote:

COMMISSIONER	AYES	NOES	ABSENT	ABSTAIN
Lawrence Ciardella				
John Luk				
Rajeev Madnawat				
Sudhir Mandal				
Zeya Mohsin				
Gurdev Sandhu				
Steve Tao				
Garry Barbadillo				

EXHIBIT 1

**CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NO. UP12-0006**

A request to operate a 1,200 square foot facial and body massage facility within the Hillcrest Center.

22 S. Hillview Drive (APN: 86-29-079)

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 April 25, 2012, 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. UP12-0006 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 UP12-0006 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. **(P)**

5. Conditional Use Permit No. UP12-0006 is for a Massage Establishment. Hours of operation for massage services shall be consistent with the hours stipulated in the Milpitas Massage Ordinance. **(P)**
6. Prior to Building Permit issuance, the owner or designee 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. **(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

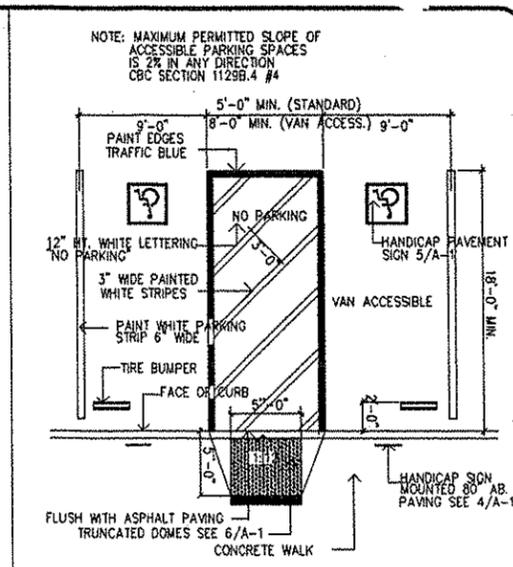
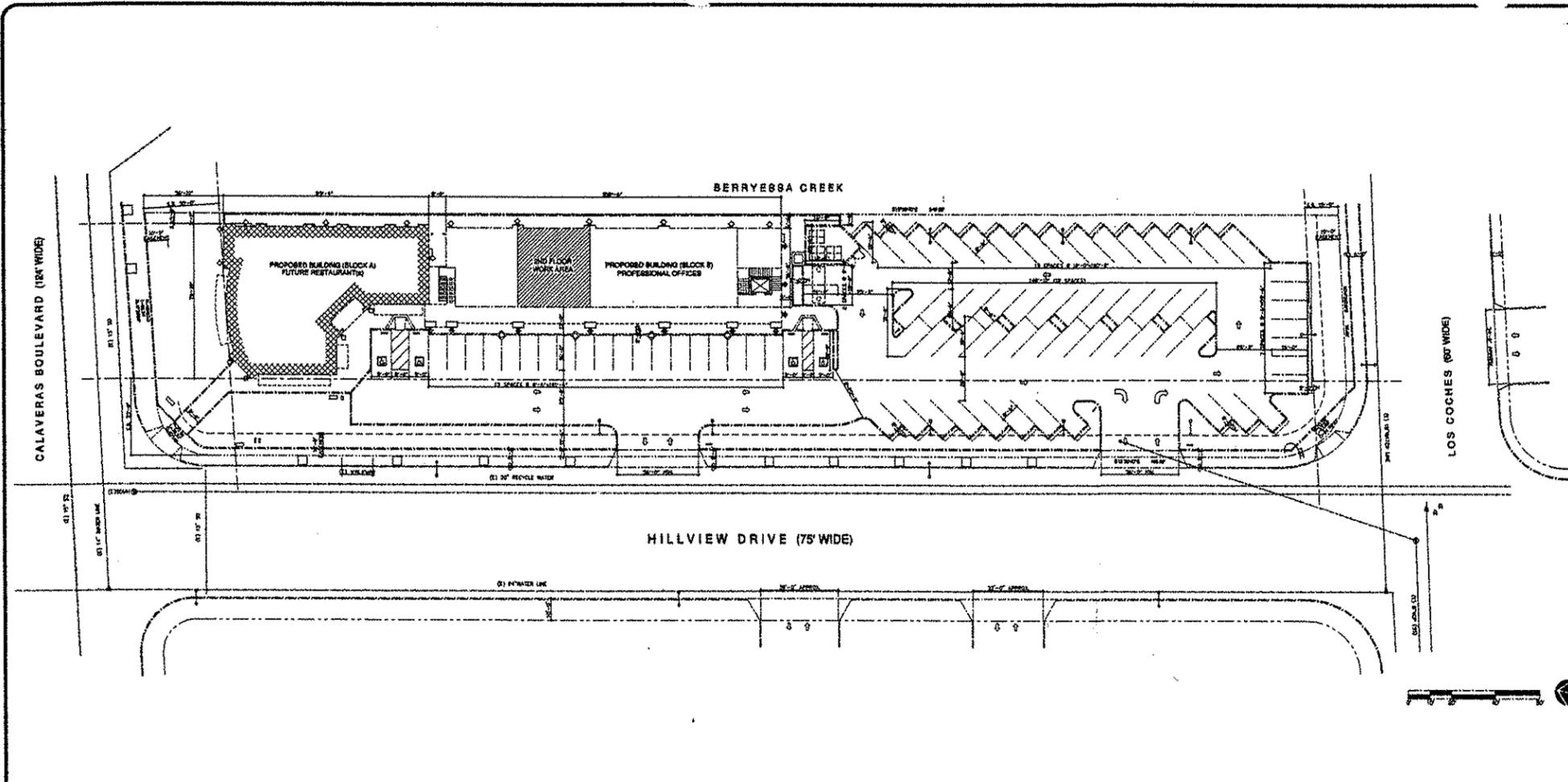
massage establishment unless otherwise required by law. Such records shall be retained on the premises of the massage establishment for a period of two (2) years. **(P)**

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. **(PD)**
21. Storefront windows shall remain clear and unobstructed to ensure safety of employees and customers. **(P)**

(P) = Planning Division

(PC) = Planning Commission

(PD) = Police Department



DA PARKING STANDARDS NTS 10

- Dimensions marked are flexible and can change as required to fit. Dimensions not so marked shall take precedence over dimensions.
- Report any discrepancies in dimensions to Architect for clarification.
- All walls not attached to roof structure shall be braced to roof structure at 8'-0" o.c. with metal studs at 45 MAXIMUM.
- Do not connect to, or suspend any items from roof stiffeners without approval from Architect.
- Exits shall be illuminated at all times when the building is occupied with battery back up for min. 1.5 hrs in case of power loss. CBC sec. 700.2, 8, 9. Signs shall be illuminated continuously and have a light level of not less than one foot candle at floor level.
- Internally illuminated exit signs and exit illuminations shall be on separate circuits, in which each shall be controlled independently.
- All penetration of the fire rated walls to comply with CBC section 709.6 exception and 709.7 exception 1 & 2.
- All mechanical and electrical equipment shall have a UL label listing/number. Any equipment not listed will be required to be field tested and certified. by an approved testing agency. It is the responsibility of the owner and his design/construction team to notify the Building Department if field testing is required for any equipment without a UL or equivalent Listed Label approved by the San Leandro Building Department. Proof of equipment certification will need to be submitted and approved before a certificate of occupancy can be issued.
- ABS and PVC drains waste and vent piping is prohibited.

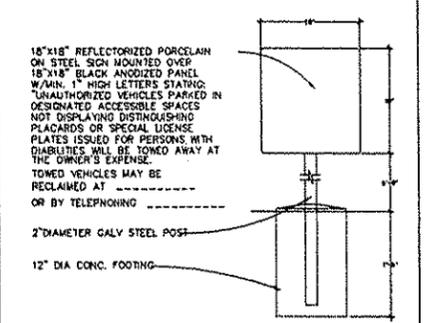
SITE PLAN 1"=30' 1

GENERAL NOTES NTS 9

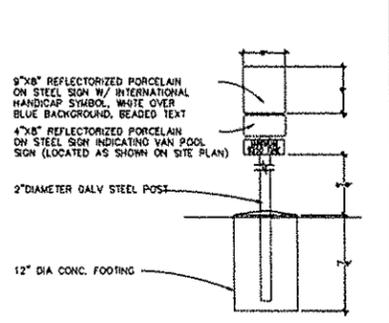
SITE AREA:	(F)	ACRES
BUILDING AREA:	(F)	SQ. FT.
	9,524	SQ. FT.
	4,980	SQ. FT.
TOTAL	(F)	SQ. FT.
AREA OF THIS UNIT:	1,200	SQ. FT.
AREA OF THIS IMPROVEMENT:	1,200	SQ. FT.
BUILDING COVERAGE:	EXISTING	%
PARKING REQUIRED:	82	CARS
PARKING PROVIDED:	78	STANDARD STALLS
	4	HANDICAP STALLS
	82	COMPACT STALLS
TOTAL	82	STALLS
PARKING RATIO:	EXISTING	%
PAVED AREA:	EXISTING	SQ. FT.
PAVING COVERAGE:	EXISTING	%
LANDSCAPE AREA:	EXISTING	SQ. FT.
LANDSCAPING COVERAGE:	EXISTING	%
TYPE OF CONSTRUCTION:	VB	
OCCUPANCY:	B	
USE ZONE:	COMMERCIAL	
FIRE SPRINKLER SYSTEM:	NONE	
C.B.C:	2010	
C.F.C:	2010	
C.P.C:	2010	
C.M.C:	2010	
TITLE 24 HANDICAP CODE:	2008	

LEGEND
 - - - DA ACCESSIBLE PATH
 ① EXISTING ADA SIGN @ ENTRY DOOR MOUNTED 60" ABOVE PAVING

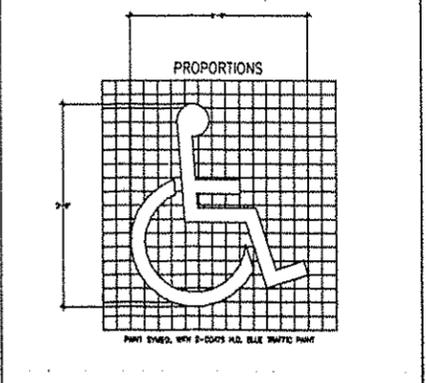
- NOTES**
 ALL WALKWAYS AND SIDEWALKS ALONG ACCESSIBLE ROUTES OF TRAVEL MUST:
- BE CONTINUOUSLY ACCESSIBLE
 - HAVE MAXIMUM 1/2" CHANGES IN ELEVATION
 - BE MINIMUM OF 48" IN WIDTH
 - WHERE NECESSARY TO CHANGE ELEVATION AT A SLOPE EXCEEDING 5% SHALL HAVE RAMPS COMPLYING WITH CURRENT CBC STANDARDS



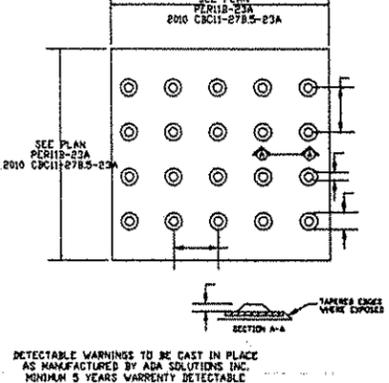
TOW AWAY SIGN NTS 3



DA PARKING SIGN NTS 4



PAINTED DA SIGN NTS 5



TRUNCATED DOME NTS 6

TABULATION NTS 8

ARCHITECTURAL
 A-1 SITE PLAN, TABULATION, NOTES & SITE DETAILS
 A-2 2ND FLOOR IMPROVEMENT PLAN

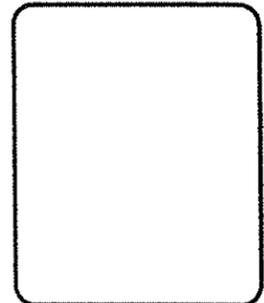
RECEIVED

MAR 23 2012

CITY OF MILPITAS
 PLANNING DIVISION

DRAWING INDEX NTS 7

REVISIONS



OASIS SPA
 22 HILLVIEW DRIVE
 MILPITAS, CA 95035



LRS ASSOCIATES
 ARCHITECTURE AND PLANNING
 102 PERIAN DRIVE SUITE 201 SUNNYVALE, CALIFORNIA 94089 (408) 745-0391 FAX (408) 745-0886

ARCHITECT

DATE	PROJECT NO.
3-20-2012	34-2876
SCALE	DRAWN
AS SHOWN	NW
SHEET	
	A-1
OF SHEETS	

TACTILE SIGNAGE

[For DSA/AC & SFM] Tactile Exit Signage. For the purposes of Section 1011.3, the term "tactile exit sign" shall mean those required signs that comply with Section 1117B.5.1

[For DSA/AC & SFM] Where required. Tactile exit signs shall be required at the following locations:

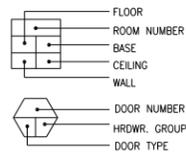
1. Each grade - level exterior exit door shall be identified by a tactile exit with the word "EXIT".
2. Each exit door that leads directly to a grade - level exterior exit by means of stairway or ramp shall be identified by tactile exit sign with the following words as appropriate:
 - A. "EXIT STAIR DOWN"
 - B. "EXIT RAMP DOWN"
 - C. "EXIT STAIR UP"
 - D. "EXIT RAMP UP"
3. Each exit door that leads directly to a grade - level exterior exit means of an exit enclosure or an exit passageway shall be identified by tactile exit with the sign with the word "EXIT ROUTE".
4. Each exit access door from an interior room or area to a corridor or hallway that is required to have a visual exit sign, shall be identified by a tactile exit sign with the words "EXIT ROUTE".
5. Each exit door through a horizontal exit shall be identified by a sign with the words "TO EXIT".

WALL LEGEND

--- EXISTING WALLS TO BE REMOVED

==== EXISTING WALLS TO REMAIN

/// 2X4 WOOD STUDS WALL @ 16" OC WITH 5/8" TYPE 'X' GYP. BD. ON EACH SIDE TO CEILING HEIGHT (USE W/R AT WET WALLS)



DOOR SCHEDULE

- A 3'-0"x7'-0"x1-3/4" SOLID CORE WOOD DOOR WITH PAINT GRADE SET IN PAINTED WOOD FRAME.
- B 3'-0"x7'-0"x1-3/4" SOLID CORE FIBERGLASS DOOR WITH PAINT GRADE SET IN PAINTED FIBERGLASS FRAME.

HARDWARE SCHEDULE

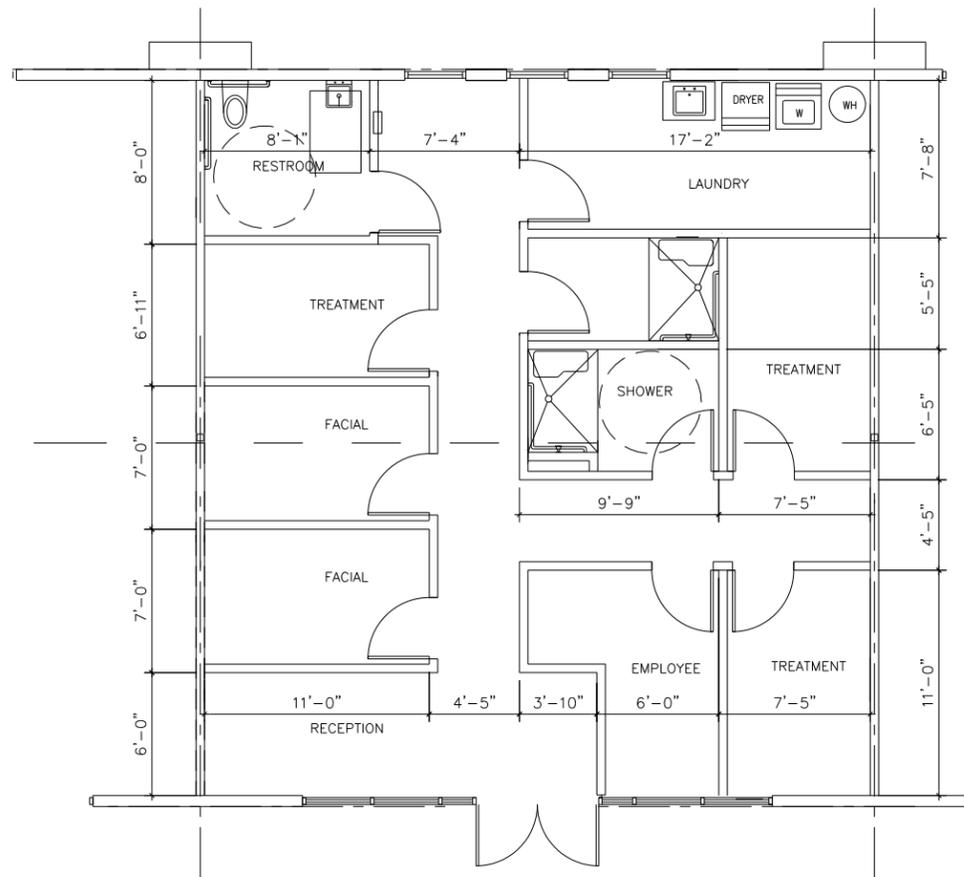
GROUP 1		
1-1/2 PAIR BUTTS	179 X 4-1/2 X 4-1/2	STA
1 LOCKSET (LEVER TYPE)	D50 PD RHODES	SCH
1 STOPS	W9 X	BBW

GROUP 2		
1-1/2 PAIR BUTTS	179 X 4-1/2 X 4-1/2	STA
1 LOCKSET (LEVER TYPE)	D50 PD RHODES	SCH
1 STOPS	W9 X	BBW
1 CLOSER	1708	NOR

FINISHES	
FLOOR	WALL
11. CERAMIC TILE	31. NEW GYP. BD. TAPE, TEXTURE AND PAINT
12. VCT	32. EXISTING CONCRETE WALL TO REMAIN
13. CARPET	33. CERAMIC TILE WALL (OVER CEMENT BOARD AT WET WALLS)
14. PERGO	34. EXISTING TO REMAIN, REPAINT AS REQUIRED.
	35. 31 AND 34
BASE	CEILING
21. 4" RUBBER TOPSET BASE	41. EXISTING SUSPENDED CEILING GRIDS AND ACOUSTIC TILE
22. 6" HIGH COVED TILE BASE	42. NEW 2'X4' SUSPENDED CEILING
23. 4" WOOD BASE	43. GYP. BD. CEILING, TAPE, TEXTURE, AND PAINT
	44. PLASTER OVER CEMENT BOARD
	45. 41 AND 42

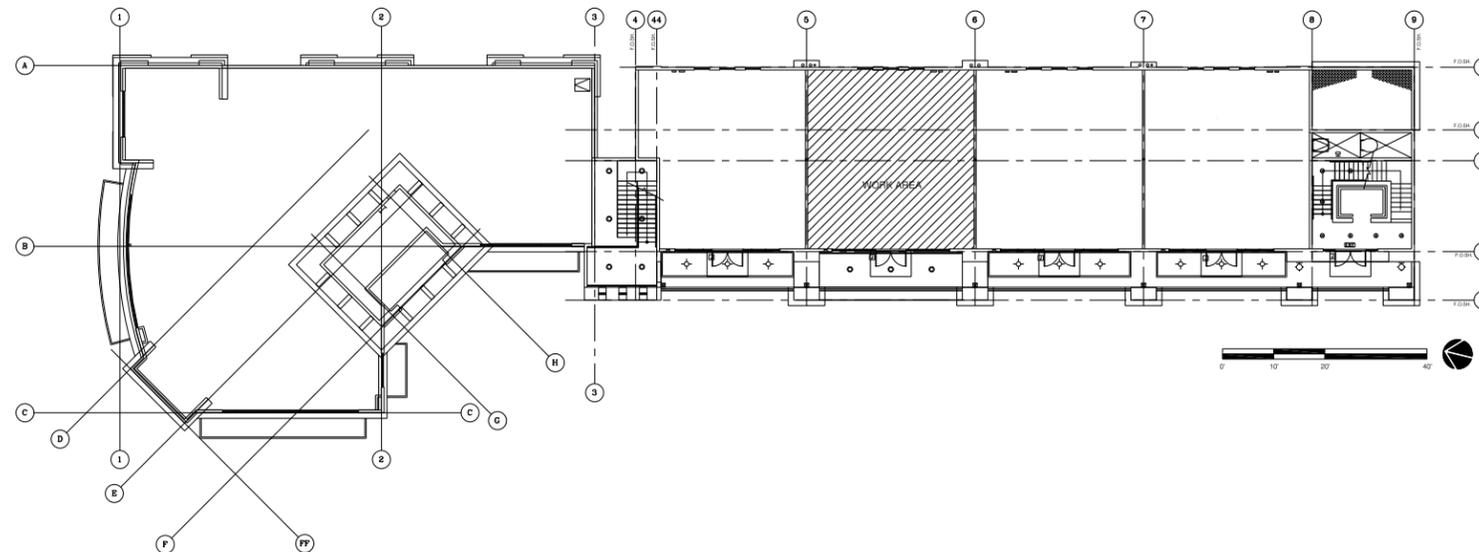
LEGEND NOTES

- 1) The lavatory fixture shall have a minimum knee clearance of 29 inches at the front. C.B.C. sec. 1115B.2.1.2.
- 2) All pipes and drains of the lavatory shall be sufficiently wrapped for knee and leg protection. C.B.C.
- 3) Provide HC wheelchair accessible counter area for the disable. Minimum undercounter clearance is 29" and 34" max. top of counter height with a 3'-0" minimum width section.
- 3) Post occupancy load sign on the interior side of the window which is clearly visible.
- 4) Post International symbol of disabled accessibility sign



2ND FLOOR IMPROVEMENT PLAN

1/4" 1



LEGEND, SCHEDULES, NOTES

NTS 3

EXISTING 2NF FLOOR PLAN

1/16" 2

REVISIONS



OASIS SPA
22 HILLVIEW DRIVE
MILPITAS, CA 95035



LRS ASSOCIATES
ARCHITECTURE AND PLANNING

102 PERSIAN DRIVE SUITE 201 SUNNYVALE, CALIFORNIA 94089 (408) 745-0331
FAX (408) 745-0336

ARCHITECT	
DATE	PROJECT NO.
3-20-2012	34.2876
SCALE	DRAWN
1/4" = 1'-0"	JW
SHEET	

A-2

OF SHEETS

Oasis Spa
22 South Hillview Dr.
Milpitas Ca 95035

March 21st 2012

Business Proposal

This letter serves to describe the intended business Oasis Spa located at 22 South Hillview Dr. Milpitas Ca 95035. The business owners shall be Guimin Li and Kun Song, and the business will be structured as a corporation.

This business shall provide facial and body massage service in the location as above, operating 7 days a week from 10am to 9:30pm. In addition to the two owners, there may be hiring of two additional employees. The total expected clients on the premises will be 3-4, as well as employees of 3-4.

The physical layout of the business will consist of 5 facial/massage rooms, a shower, a restroom, laundry area, employee break room, and reception area.