

LOCATION MAP



No scale

★ Project Location

BACKGROUND

On May 8, 2012 an application was submitted by Zhenrui Liu, requesting to operate a foot spa within a retail building adjacent to the Seasons Market Place Shopping Center. According to Table 5.02-1, Commercial Zone Uses, of the Zoning Ordinance, massage establishments, including foot massage, are conditionally permitted uses with review and approval by the Planning Commission.

In 1986, the City established the requirement to obtain approval of a Conditional Use Permit (CUP) for all new massage establishments in the General Commercial (C2) Zoning District. In 1996 the City limited locations for new establishments to only the Highway Services zoning district with a CUP. The available locations for new establishments were later expanded in 2008 to include the Highways Services, General Commercial and Town Center zoning districts.

The zoning ordinance defines a massage establishment as an establishment having a fixed place of business, including but not limited to any establishment in which massage, acupuncture or similar services are made available (except those which are exempt by Government Code Section 51033 as amended from time to time), in which the teaching, practice, or the giving of massage, acupuncture or similar procedure is conducted.

Massage Ordinance

In 1994, the City adopted an ordinance for the local licensing of massage establishments. The purpose and intent of the Massage Ordinance is to provide a non-zoning means of protecting the public health, safety, and welfare by requiring the operation of massage establishments, off-premises massage services, and persons offering massage to follow certain performance standards and receive approval from the Police Department. The City recognized massage as a valid professional service offering the public health and therapeutic benefits. The California Massage Therapy Council restricts City's from requiring a CUP for massage establishments if the owner of the business or self practitioner is CAMTC Certified.

California Massage Therapy Council

The California Massage Therapy Council (CAMTC) was created by the California Legislature through the enactment of California Business and Professions Code Section 4600 et seq. The mission of this Council is to protect the public by certifying qualified massage professionals in California by creating a voluntary certification system for the massage therapy profession. In order for a massage practitioner to become certified, they must first fill out the proper forms and apply for the license which includes fingerprinting and taking a passport photo. Then the CAMTC will complete a background check and verify that the practitioner has completed enough training to conduct massage for consumers and issue the Therapist with a certified identification card. This process is very similar to the Police Department process for each new massage establishment/practitioner and therefore enables the practitioner to be exempt from certain sections of the City Massage Ordinance.

Although certified therapists are exempt from requiring a CUP, they are not exempt entirely from the Massage Ordinance, just the sections that are repeated through the CAMTC certification. For example, they will not have to obtain an annual permit from the Police Department, be fingerprinted or have a photo on the file because the practitioners file is already

available through CAMTC. However, all massage establishments, off-premise massage services, and practitioners must still comply with the operating, safety, and public nuisance regulations in the Massage Ordinance.

In this case, the applicant is not CAMTC certified and therefore is subject to Table XI-10-5.02-1 of the Zoning Ordinance for massage establishment as the primary business use is a Conditionally Permitted use and requires review and approval by the Planning Commission.

PROJECT DESCRIPTION

The project site is near the recently redeveloped Seasons Market Place Shopping Center. The site is a developed commercial center built in the late eighties-early nineties. The site consists of one 80,000 square foot rectangular building, facing inward toward the Season Market Place. A vicinity map of the subject site location is included on the previous page. The General Plan and Zoning Ordinance designate this site as General Commercial. Neighboring uses include Landess Optometry, a Donut Shop, Savory Chicken restaurant, and a bicycle shop.

The applicant proposes to locate a new foot massage establishment within an 890 square foot tenant space. This space includes 10 massage sofas, a staff room, restroom, and Lobby/Reception area. Massage will be conducted in an open floor plan, and there are no private rooms. This open floor plan allows sound in all massage areas to be heard throughout the establishment. The establishment will offer foot, lower leg, hands, arms, shoulders, neck and head massages. The upper arms, shoulders, neck massages will be conducted over clothing. The business hours of operation will be daily between 10:00a.m. and 10:00p.m. See Attachment C for more details.

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
<i>2.a-I-5: Maintain policies that promote a strong economy which provides economic opportunities for all Milpitas residents within existing environmental, social fiscal and land use constraints.</i>	Consistent.
<i>2.a-I-10: Foster community pride and growth through beautification of existing and future development.</i>	Consistent.

The foot massage establishment is consistent with the General Plan in that the spa is within the existing environmental, social, fiscal and land use constraints and the use at the proposed location fosters community growth and pride by occupying a vacant tenant space within the Seasons Market Place Shopping Center. A shopping center fully occupied or close to being fully

occupied, creates a thriving commercial district that promotes pride and in addition adds a variety of tenants for the Milpitas customers.

Zoning Ordinance

The proposed project at the proposed location is consistent with the Zoning Ordinance Table XI-10-5.02-1, in that a massage establishment as the primary business use is a Conditionally Permitted use within the General Commercial zone (*if in compliance with the Milpitas Municipal Code III-6-7, Massage Establishments*). The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

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 and to ensure that persons offering massage services conduct their work in a lawful and professional manner; that they possess the minimum necessary qualifications and training; and that they comply with minimum building sanitation and health standards. The proposed establishment is consistent with the Milpitas Municipal Code III-6-1, Massage Establishment.

ENVIRONMENTAL REVIEW

The Planning Division conducted an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff determined that the project is categorically exempt from further environmental review pursuant to Section 15301 of the General Provisions for Existing Facilities due to the proposed project being use for a massage establishment to locate within an existing facility.

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 proposal to locate a new massage establishment within the shopping center is consistent with the General Plan and Zoning Ordinance. The Milpitas Day Spa will promote a mix of uses, provide economic opportunities, and will be compatible with its neighboring existing and future tenants within the center.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission close the public hearing after hearing testimony and adopt Resolution No. 12-028 approving UP12-0008 subject to the attached Resolution and Conditions of Approval.

Attachments:

- A. Resolution No. 12-028
- B. Project Plans
- C. Letter From the Applicant

RESOLUTION NO. 12-028

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF MILPITAS, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT NO. UP12-0008, FOOT MASSAGE, TO ALLOW THE OPERATION OF A FOOT MASSAGE SPA, LOCATED AT 1555 LANDESS

WHEREAS, on May 8, 2012, an application was submitted by Zhenrui Liu, 510 Sirina Ct, San Jose, CA 95131, to allow for the operation of a foot massage spa within an existing tenant space at 1555 Landess Ave. The property is located within the General Commercial Zoning District. (APN: 88-35-016); 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 exempt.

WHEREAS, on July 27, 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 Section 15301 of the General Provisions for Existing Facilities, since the massage establishment will locate into an existing facility and require only minor interior alterations.

Section 3: The proposed project is consistent with the General Plan Policies 2.a-I-5 and 2.a-I-10 in that the spa is within the existing environmental, social, fiscal and land use constraints and the use at the proposed location fosters community growth and pride by occupying a vacant tenant space within the Seasons Market Place Shopping Center. A shopping center fully occupied or close to being fully occupied, creates a thriving commercial district that promotes pride and in addition adds a variety of tenants for the Milpitas customers.

Section 4: The proposed project at the proposed location is consistent with the Zoning Ordinance Table XI-10-5.02-1, in that a massage establishment as the primary business use is a Conditionally Permitted use within the General Commercial zone (*if in compliance with the Milpitas Municipal Code III-6-7, Massage Establishments*). The proposed use, at the proposed location will not be detrimental or injurious to property or improvements in the vicinity nor to the public health, safety, and general welfare.

Section 5: 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 and to ensure that persons offering massage services conduct their work in a lawful and professional manner; that they possess the minimum necessary qualifications and training; and that they comply with minimum building sanitation and health standards. The proposed establishment is consistent with the Milpitas Municipal Code III-6-1, Massage Establishment.

Section 6: The Planning Commission of the City of Milpitas hereby approves UP12-0008, 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 June 27, 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 June 27, 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. UP12-0008**

A request to operate a foot massage spa within an existing tenant space.
1555 Landess Ave. (APN: 88-35-016)

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 **June 27, 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)**

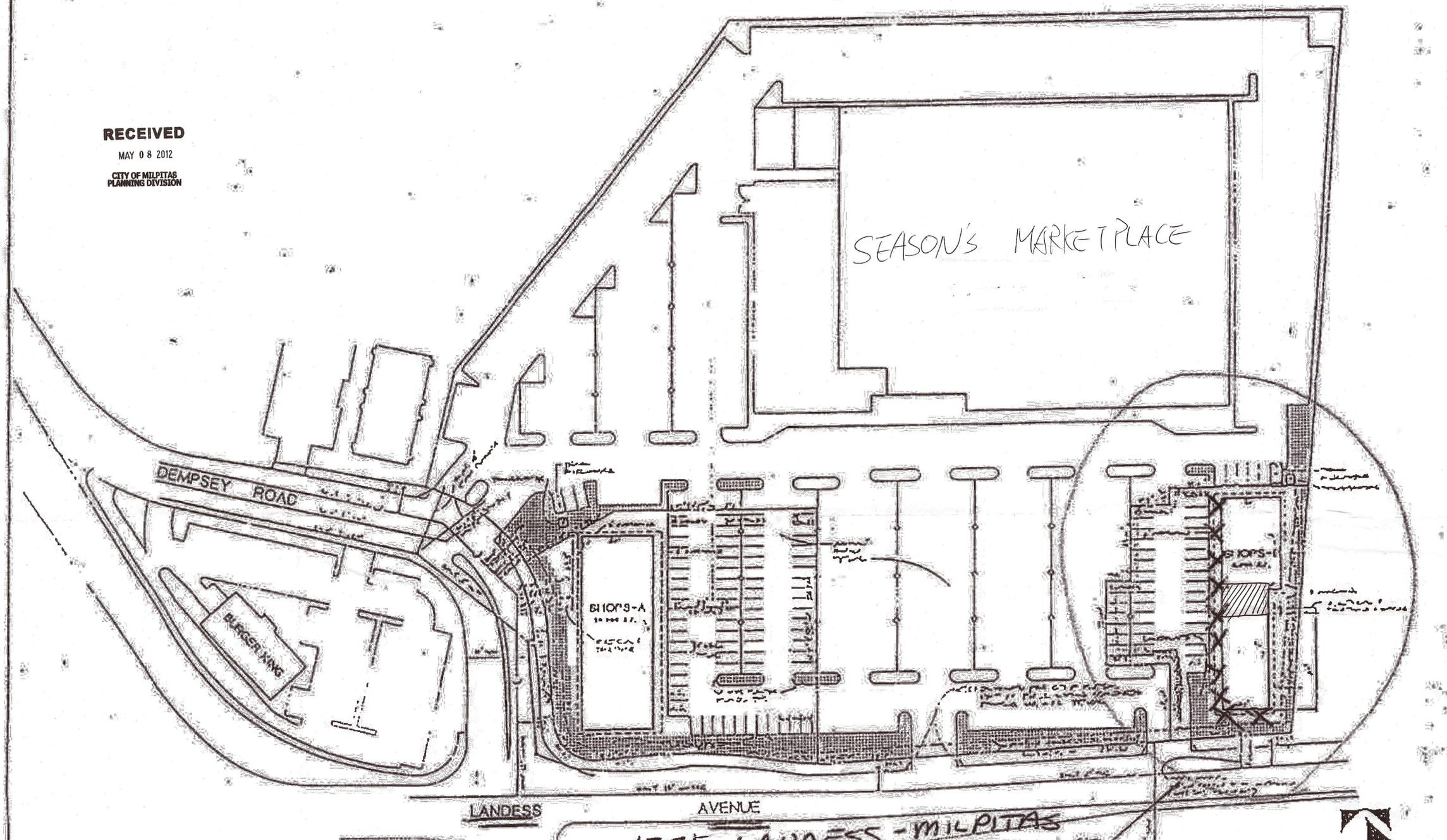
UP12-0008 shall become null and void if the project is not commenced within two (2) years from the date of approval unless in conjunction with a tentative map, then the project life coincides with the life of the map. Pursuant to Section 64.06(B) of the Zoning Ordinance of the City of Milpitas, commencement 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 **UP12-0008** if said request is made, filed and approved by the Planning Commission prior to expiration dates set forth herein. **(P)**
 5. The massage establishment shall comply with Title III, Chapter 6 "Massage Establishments and Practitioners", of the City of Milpitas Municipal Code. **(P)**
 6. 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)**
 7. Prior to issuance of a certificate of occupancy and business license, the applicant 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)**

8. Each person employed or acting as a massage 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 off-premises massage services permit application and who is not in possession of a valid massage practitioner permit issued pursuant to Chapter 6 of the Milpitas Municipal Code. **(P)**
9. The possession of a valid massage establishment permit or off-premises massage service permit does not authorize the possessor of the permit or any other person to perform work for which a massage practitioner permit is required. **(P)**
10. Massage shall be provided or given only between the hours of 7:00 a.m. and 10:00 p.m. No massage establishment shall be open and no customer shall be in such massage establishment between the hours of 10:30 p.m. and 7:00 a.m. No off-premises massage shall be provided or given between the hours of 10:00 p.m. and 7:00 a.m. **(P)**
11. 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)**
12. Every massage establishment and off-premises massage service 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 other purpose than as records of services provided and may not be provided to other parties by the massage establishment or off-premises massage service unless otherwise required by law. Such records shall be retained on the premises of the massage establishment or at the off-premises massage service business office for a period of two (2) years. **(P)**
13. Massage establishments 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)**
14. 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)**
15. No massage establishment or off-premises massage service shall operate as a school of massage, or use the same facilities as that of a school of massage. **(P)**

16. No massage establishment or off-premises massage service which has been granted a permit under the provisions of this Chapter shall 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)**
17. No massage establishment shall 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)**
18. Any change with respect to the information contained in the permittee'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)**
21. 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)**

RECEIVED
 MAY 08 2012
 CITY OF MILPITAS
 PLANNING DIVISION



SITE DATA

BUILDING-A AREA	10,000 S.F.	BUILDING-B AREA	8,000 S.F.
SITE AREA	1.0539 AC	SITE AREA	0.6510 AC
EXISTING ZONING	C-2	EXISTING ZONING	C-2
PARKING PROVIDED	74 STALLS	PARKING PROVIDED	40 STALLS
PARKING RATIO	7.4/1000	PARKING RATIO	5/1000

GREAT CLIPS
3 DAY BLINDS
PHO WORLD

WATER
 0.21' (1.0539 AC) x 1.0539 AC = 0.221 AC (22,100 S.F.)
 0.221 AC x 1.0539 AC = 0.233 AC (23,300 S.F.)
 0.233 AC x 1.0539 AC = 0.245 AC (24,500 S.F.)
 0.245 AC x 1.0539 AC = 0.257 AC (25,700 S.F.)
 0.257 AC x 1.0539 AC = 0.269 AC (26,900 S.F.)
 0.269 AC x 1.0539 AC = 0.281 AC (28,100 S.F.)
 0.281 AC x 1.0539 AC = 0.293 AC (29,300 S.F.)
 0.293 AC x 1.0539 AC = 0.305 AC (30,500 S.F.)
 0.305 AC x 1.0539 AC = 0.317 AC (31,700 S.F.)
 0.317 AC x 1.0539 AC = 0.329 AC (32,900 S.F.)
 0.329 AC x 1.0539 AC = 0.341 AC (34,100 S.F.)
 0.341 AC x 1.0539 AC = 0.353 AC (35,300 S.F.)
 0.353 AC x 1.0539 AC = 0.365 AC (36,500 S.F.)
 0.365 AC x 1.0539 AC = 0.377 AC (37,700 S.F.)
 0.377 AC x 1.0539 AC = 0.389 AC (38,900 S.F.)
 0.389 AC x 1.0539 AC = 0.401 AC (40,100 S.F.)
 0.401 AC x 1.0539 AC = 0.413 AC (41,300 S.F.)
 0.413 AC x 1.0539 AC = 0.425 AC (42,500 S.F.)
 0.425 AC x 1.0539 AC = 0.437 AC (43,700 S.F.)
 0.437 AC x 1.0539 AC = 0.449 AC (44,900 S.F.)
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 0.497 AC x 1.0539 AC = 0.509 AC (50,900 S.F.)
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 0.521 AC x 1.0539 AC = 0.533 AC (53,300 S.F.)
 0.533 AC x 1.0539 AC = 0.545 AC (54,500 S.F.)
 0.545 AC x 1.0539 AC = 0.557 AC (55,700 S.F.)
 0.557 AC x 1.0539 AC = 0.569 AC (56,900 S.F.)
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 0.593 AC x 1.0539 AC = 0.605 AC (60,500 S.F.)
 0.605 AC x 1.0539 AC = 0.617 AC (61,700 S.F.)
 0.617 AC x 1.0539 AC = 0.629 AC (62,900 S.F.)
 0.629 AC x 1.0539 AC = 0.641 AC (64,100 S.F.)
 0.641 AC x 1.0539 AC = 0.653 AC (65,300 S.F.)
 0.653 AC x 1.0539 AC = 0.665 AC (66,500 S.F.)
 0.665 AC x 1.0539 AC = 0.677 AC (67,700 S.F.)
 0.677 AC x 1.0539 AC = 0.689 AC (68,900 S.F.)
 0.689 AC x 1.0539 AC = 0.701 AC (70,100 S.F.)
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 0.713 AC x 1.0539 AC = 0.725 AC (72,500 S.F.)
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 0.737 AC x 1.0539 AC = 0.749 AC (74,900 S.F.)
 0.749 AC x 1.0539 AC = 0.761 AC (76,100 S.F.)
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 0.773 AC x 1.0539 AC = 0.785 AC (78,500 S.F.)
 0.785 AC x 1.0539 AC = 0.797 AC (79,700 S.F.)
 0.797 AC x 1.0539 AC = 0.809 AC (80,900 S.F.)
 0.809 AC x 1.0539 AC = 0.821 AC (82,100 S.F.)
 0.821 AC x 1.0539 AC = 0.833 AC (83,300 S.F.)
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 0.845 AC x 1.0539 AC = 0.857 AC (85,700 S.F.)
 0.857 AC x 1.0539 AC = 0.869 AC (86,900 S.F.)
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 0.953 AC x 1.0539 AC = 0.965 AC (96,500 S.F.)
 0.965 AC x 1.0539 AC = 0.977 AC (97,700 S.F.)
 0.977 AC x 1.0539 AC = 0.989 AC (98,900 S.F.)
 0.989 AC x 1.0539 AC = 1.001 AC (100,100 S.F.)
 1.001 AC x 1.0539 AC = 1.013 AC (101,300 S.F.)
 1.013 AC x 1.0539 AC = 1.025 AC (102,500 S.F.)
 1.025 AC x 1.0539 AC = 1.037 AC (103,700 S.F.)
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 1.061 AC x 1.0539 AC = 1.073 AC (107,300 S.F.)
 1.073 AC x 1.0539 AC = 1.085 AC (108,500 S.F.)
 1.085 AC x 1.0539 AC = 1.097 AC (109,700 S.F.)
 1.097 AC x 1.0539 AC = 1.109 AC (110,900 S.F.)
 1.109 AC x 1.0539 AC = 1.121 AC (112,100 S.F.)
 1.121 AC x 1.0539 AC = 1.133 AC (113,300 S.F.)
 1.133 AC x 1.0539 AC = 1.145 AC (114,500 S.F.)
 1.145 AC x 1.0539 AC = 1.157 AC (115,700 S.F.)
 1.157 AC x 1.0539 AC = 1.169 AC (116,900 S.F.)
 1.169 AC x 1.0539 AC = 1.181 AC (118,100 S.F.)
 1.181 AC x 1.0539 AC = 1.193 AC (119,300 S.F.)
 1.193 AC x 1.0539 AC = 1.205 AC (120,500 S.F.)
 1.205 AC x 1.0539 AC = 1.217 AC (121,700 S.F.)
 1.217 AC x 1.0539 AC = 1.229 AC (122,900 S.F.)
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 1.277 AC x 1.0539 AC = 1.289 AC (128,900 S.F.)
 1.289 AC x 1.0539 AC = 1.301 AC (130,100 S.F.)
 1.301 AC x 1.0539 AC = 1.313 AC (131,300 S.F.)
 1.313 AC x 1.0539 AC = 1.325 AC (132,500 S.F.)
 1.325 AC x 1.0539 AC = 1.337 AC (133,700 S.F.)
 1.337 AC x 1.0539 AC = 1.349 AC (134,900 S.F.)
 1.349 AC x 1.0539 AC = 1.361 AC (136,100 S.F.)
 1.361 AC x 1.0539 AC = 1.373 AC (137,300 S.F.)
 1.373 AC x 1.0539 AC = 1.385 AC (138,500 S.F.)
 1.385 AC x 1.0539 AC = 1.397 AC (139,700 S.F.)
 1.397 AC x 1.0539 AC = 1.409 AC (140,900 S.F.)
 1.409 AC x 1.0539 AC = 1.421 AC (142,100 S.F.)
 1.421 AC x 1.0539 AC = 1.433 AC (143,300 S.F.)
 1.433 AC x 1.0539 AC = 1.445 AC (144,500 S.F.)
 1.445 AC x 1.0539 AC = 1.457 AC (145,700 S.F.)
 1.457 AC x 1.0539 AC = 1.469 AC (146,900 S.F.)
 1.469 AC x 1.0539 AC = 1.481 AC (148,100 S.F.)
 1.481 AC x 1.0539 AC = 1.493 AC (149,300 S.F.)
 1.493 AC x 1.0539 AC = 1.505 AC (150,500 S.F.)
 1.505 AC x 1.0539 AC = 1.517 AC (151,700 S.F.)
 1.517 AC x 1.0539 AC = 1.529 AC (152,900 S.F.)
 1.529 AC x 1.0539 AC = 1.541 AC (154,100 S.F.)
 1.541 AC x 1.0539 AC = 1.553 AC (155,300 S.F.)
 1.553 AC x 1.0539 AC = 1.565 AC (156,500 S.F.)
 1.565 AC x 1.0539 AC = 1.577 AC (157,700 S.F.)
 1.577 AC x 1.0539 AC = 1.589 AC (158,900 S.F.)
 1.589 AC x 1.0539 AC = 1.601 AC (160,100 S.F.)
 1.601 AC x 1.0539 AC = 1.613 AC (161,300 S.F.)
 1.613 AC x 1.0539 AC = 1.625 AC (162,500 S.F.)
 1.625 AC x 1.0539 AC = 1.637 AC (163,700 S.F.)
 1.637 AC x 1.0539 AC = 1.649 AC (164,900 S.F.)
 1.649 AC x 1.0539 AC = 1.661 AC (166,100 S.F.)
 1.661 AC x 1.0539 AC = 1.673 AC (167,300 S.F.)
 1.673 AC x 1.0539 AC = 1.685 AC (168,500 S.F.)
 1.685 AC x 1.0539 AC = 1.697 AC (169,700 S.F.)
 1.697 AC x 1.0539 AC = 1.709 AC (170,900 S.F.)
 1.709 AC x 1.0539 AC = 1.721 AC (172,100 S.F.)
 1.721 AC x 1.0539 AC = 1.733 AC (173,300 S.F.)
 1.733 AC x 1.0539 AC = 1.745 AC (174,500 S.F.)
 1.745 AC x 1.0539 AC = 1.757 AC (175,700 S.F.)
 1.757 AC x 1.0539 AC = 1.769 AC (176,900 S.F.)
 1.769 AC x 1.0539 AC = 1.781 AC (178,100 S.F.)
 1.781 AC x 1.0539 AC = 1.793 AC (179,300 S.F.)
 1.793 AC x 1.0539 AC = 1.805 AC (180,500 S.F.)
 1.805 AC x 1.0539 AC = 1.817 AC (181,700 S.F.)
 1.817 AC x 1.0539 AC = 1.829 AC (182,900 S.F.)
 1.829 AC x 1.0539 AC = 1.841 AC (184,100 S.F.)
 1.841 AC x 1.0539 AC = 1.853 AC (185,300 S.F.)
 1.853 AC x 1.0539 AC = 1.865 AC (186,500 S.F.)
 1.865 AC x 1.0539 AC = 1.877 AC (187,700 S.F.)
 1.877 AC x 1.0539 AC = 1.889 AC (188,900 S.F.)
 1.889 AC x 1.0539 AC = 1.901 AC (190,100 S.F.)
 1.901 AC x 1.0539 AC = 1.913 AC (191,300 S.F.)
 1.913 AC x 1.0539 AC = 1.925 AC (192,500 S.F.)
 1.925 AC x 1.0539 AC = 1.937 AC (193,700 S.F.)
 1.937 AC x 1.0539 AC = 1.949 AC (194,900 S.F.)
 1.949 AC x 1.0539 AC = 1.961 AC (196,100 S.F.)
 1.961 AC x 1.0539 AC = 1.973 AC (197,300 S.F.)
 1.973 AC x 1.0539 AC = 1.985 AC (198,500 S.F.)
 1.985 AC x 1.0539 AC = 1.997 AC (199,700 S.F.)
 1.997 AC x 1.0539 AC = 2.009 AC (200,900 S.F.)
 2.009 AC x 1.0539 AC = 2.021 AC (202,100 S.F.)
 2.021 AC x 1.0539 AC = 2.033 AC (203,300 S.F.)
 2.033 AC x 1.0539 AC = 2.045 AC (204,500 S.F.)
 2.045 AC x 1.0539 AC = 2.057 AC (205,700 S.F.)
 2.057 AC x 1.0539 AC = 2.069 AC (206,900 S.F.)
 2.069 AC x 1.0539 AC = 2.081 AC (208,100 S.F.)
 2.081 AC x 1.0539 AC = 2.093 AC (209,300 S.F.)
 2.093 AC x 1.0539 AC = 2.105 AC (210,500 S.F.)
 2.105 AC x 1.0539 AC = 2.117 AC (211,700 S.F.)
 2.117 AC x 1.0539 AC = 2.129 AC (212,900 S.F.)
 2.129 AC x 1.0539 AC = 2.141 AC (214,100 S.F.)
 2.141 AC x 1.0539 AC = 2.153 AC (215,300 S.F.)
 2.153 AC x 1.0539 AC = 2.165 AC (216,500 S.F.)
 2.165 AC x 1.0539 AC = 2.177 AC (217,700 S.F.)
 2.177 AC x 1.0539 AC = 2.189 AC (218,900 S.F.)
 2.189 AC x 1.0539 AC = 2.201 AC (220,100 S.F.)
 2.201 AC x 1.0539 AC = 2.213 AC (221,300 S.F.)
 2.213 AC x 1.0539 AC = 2.225 AC (222,500 S.F.)
 2.225 AC x 1.0539 AC = 2.237 AC (223,700 S.F.)
 2.237 AC x 1.0539 AC = 2.249 AC (224,900 S.F.)
 2.249 AC x 1.0539 AC = 2.261 AC (226,100 S.F.)
 2.261 AC x 1.0539 AC = 2.273 AC (227,300 S.F.)
 2.273 AC x 1.0539 AC = 2.285 AC (228,500 S.F.)
 2.285 AC x 1.0539 AC = 2.297 AC (229,700 S.F.)
 2.297 AC x 1.0539 AC = 2.309 AC (230,900 S.F.)
 2.309 AC x 1.0539 AC = 2.321 AC (232,100 S.F.)
 2.321 AC x 1.0539 AC = 2.333 AC (233,300 S.F.)
 2.333 AC x 1.0539 AC = 2.345 AC (234,500 S.F.)
 2.345 AC x 1.0539 AC = 2.357 AC (235,700 S.F.)
 2.357 AC x 1.0539 AC = 2.369 AC (236,900 S.F.)
 2.369 AC x 1.0539 AC = 2.381 AC (238,100 S.F.)
 2.381 AC x 1.0539 AC = 2.393 AC (239,300 S.F.)
 2.393 AC x 1.0539 AC = 2.405 AC (240,500 S.F.)
 2.405 AC x 1.0539 AC = 2.417 AC (241,700 S.F.)
 2.417 AC x 1.0539 AC = 2.429 AC (242,900 S.F.)
 2.429 AC x 1.0539 AC = 2.441 AC (244,100 S.F.)
 2.441 AC x 1.0539 AC = 2.453 AC (245,300 S.F.)
 2.453 AC x 1.0539 AC = 2.465 AC (246,500 S.F.)
 2.465 AC x 1.0539 AC = 2.477 AC (247,700 S.F.)
 2.477 AC x 1.0539 AC = 2.489 AC (248,900 S.F.)
 2.489 AC x 1.0539 AC = 2.501 AC (250,100 S.F.)
 2.501 AC x 1.0539 AC = 2.513 AC (251,300 S.F.)
 2.513 AC x 1.0539 AC = 2.525 AC (252,500 S.F.)
 2.525 AC x 1.0539 AC = 2.537 AC (253,700 S.F.)
 2.537 AC x 1.0539 AC = 2.549 AC (254,900 S.F.)
 2.549 AC x 1.0539 AC = 2.561 AC (256,100 S.F.)
 2.561 AC x 1.0539 AC = 2.573 AC (257,300 S.F.)
 2.573 AC x 1.0539 AC = 2.585 AC (258,500 S.F.)
 2.585 AC x 1.0539 AC = 2.597 AC (259,700 S.F.)
 2.597 AC x 1.0539 AC = 2.609 AC (260,900 S.F.)
 2.609 AC x 1.0539 AC = 2.621 AC (262,100 S.F.)
 2.621 AC x 1.0539 AC = 2.633 AC (263,300 S.F.)
 2.633 AC x 1.0539 AC = 2.645 AC (264,500 S.F.)
 2.645 AC x 1.0539 AC = 2.657 AC (265,700 S.F.)
 2.657 AC x 1.0539 AC = 2.669 AC (266,900 S.F.)
 2.669 AC x 1.0539 AC = 2.681 AC (268,100 S.F.)
 2.681 AC x 1.0539 AC = 2.693 AC (269,300 S.F.)
 2.693 AC x 1.0539 AC = 2.705 AC (270,500 S.F.)
 2.705 AC x 1.0539 AC = 2.717 AC (271,700 S.F.)
 2.717 AC x 1.0539 AC = 2.729 AC (272,900 S.F.)
 2.729 AC x 1.0539 AC = 2.741 AC (274,100 S.F.)
 2.741 AC x 1.0539 AC = 2.753 AC (275,300 S.F.)
 2.753 AC x 1.0539 AC = 2.765 AC (276,500 S.F.)
 2.765 AC x 1.0539 AC = 2.777 AC (277,700 S.F.)
 2.777 AC x 1.0539 AC = 2.789 AC (278,900 S.F.)
 2.789 AC x 1.0539 AC = 2.801 AC (280,100 S.F.)
 2.801 AC x 1.0539 AC = 2.813 AC (281,300 S.F.)
 2.813 AC x 1.0539 AC = 2.825 AC (282,500 S.F.)
 2.825 AC x 1.0539 AC = 2.837 AC (283,700 S.F.)
 2.837 AC x 1.0539 AC = 2.849 AC (284,900 S.F.)
 2.849 AC x 1.0539 AC = 2.861 AC (286,100 S.F.)
 2.861 AC x 1.0539 AC = 2.873 AC (287,300 S.F.)
 2.873 AC x 1.0539 AC = 2.885 AC (288,500 S.F.)
 2.885 AC x 1.0539 AC = 2.897 AC (289,700 S.F.)
 2.897 AC x 1.0539 AC = 2.909 AC (290,900 S.F.)
 2.909 AC x 1.0539 AC = 2.921 AC (292,100 S.F.)
 2.921 AC x 1.0539 AC = 2.933 AC (293,300 S.F.)
 2.933 AC x 1.0539 AC = 2.945 AC (294,500 S.F.)
 2.945 AC x 1.0539 AC = 2.957 AC (295,700 S.F.)
 2.957 AC x 1.0539 AC = 2.969 AC (296,900 S.F.)
 2.969 AC x 1.0539 AC = 2.981 AC (298,100 S.F.)
 2.981 AC x 1.0539 AC = 2.993 AC (299,300 S.F.)
 2.993 AC x 1.0539 AC = 3.005 AC (300,500 S.F.)
 3.005 AC x 1.0539 AC = 3.017 AC (301,700 S.F.)
 3.017 AC x 1.0539 AC = 3.029 AC (302,900 S.F.)
 3.029 AC x 1.0539 AC = 3.041 AC (304,100 S.F.)
 3.041 AC x 1.0539 AC = 3.053 AC (305,300 S.F.)
 3.053 AC x 1.0539 AC = 3.065 AC (306,500 S.F.)
 3.065 AC x 1.0539 AC = 3.077 AC (307,700 S.F.)
 3.077 AC x 1.0539 AC = 3.089 AC (308,900 S.F.)
 3.089 AC x 1.0539 AC = 3.101 AC (310,100 S.F.)
 3.101 AC x 1.0539 AC = 3.113 AC (311,300 S.F.)
 3.113 AC x 1.0539 AC = 3.125 AC (312,500 S.F.)
 3.125 AC x 1.0539 AC = 3.137 AC (313,700 S.F.)
 3.137 AC x 1.0539 AC = 3.149 AC (314,900 S.F.)
 3.149 AC x 1.0539 AC = 3.161 AC (316,100 S.F.)
 3.161 AC x 1.0539 AC = 3.173 AC (317,300 S.F.)
 3.173 AC x 1.0539 AC = 3.185 AC (318,500 S.F.)
 3.185 AC x 1.0539 AC = 3.197 AC (319,700 S.F.)
 3.197 AC x 1.0539 AC = 3.209 AC (320,900 S.F.)
 3.209 AC x 1.0539 AC = 3.221 AC (322,100 S.F.)
 3.221 AC x 1.0539 AC = 3.233 AC (323,300 S.F.)
 3.233 AC x 1.0539 AC = 3.245 AC (324,500 S.F.)
 3.245 AC x 1.0539 AC = 3.257 AC (325,700 S.F.)
 3.257 AC x 1.0539 AC = 3.269 AC (326,900 S.F.)
 3.269 AC x 1.0539 AC = 3.281 AC (328,100 S.F.)
 3.281 AC x 1.0539 AC = 3.293 AC (329,300 S.F.)
 3.293 AC x 1.0539 AC = 3.305 AC (330,500 S.F.)
 3.305 AC x 1.0539 AC = 3.317 AC (331,700 S.F.)
 3.317 AC x 1.0539 AC = 3.329 AC (332,900 S.F.)
 3.329 AC x 1.0539 AC = 3.341 AC (334,100 S.F.)
 3.341 AC x 1.0539 AC = 3.353 AC (335,300 S.F.)
 3.353 AC x 1.0539 AC = 3.365 AC (336,500 S.F.)
 3.365 AC x 1.0539 AC = 3.377 AC (337,700 S.F.)
 3.377 AC x 1.0539 AC = 3.389 AC (338,900 S.F.)
 3.389 AC x 1.0539 AC = 3.401 AC (340,100 S.F.)
 3.401 AC x 1.0539 AC = 3.413 AC (341,300 S.F.)
 3.413 AC x 1.0539 AC = 3.425 AC (342,500 S.F.)
 3.425 AC x 1.0539 AC = 3.437 AC (343,700 S.F.)
 3.437 AC x 1.0539 AC = 3.449 AC (344,900 S.F.)
 3.449 AC x 1.0539 AC = 3.461 AC (346,100 S.F.)
 3.461 AC x 1.0539 AC = 3.473 AC (347,300 S.F.)
 3.473 AC x 1.0539 AC = 3.485 AC (348,500 S.F.)
 3.485 AC x 1.0539 AC = 3.497 AC (349,700 S.F.)
 3.497 AC x 1.0539 AC = 3.509 AC (350,900 S.F.)
 3.509 AC x 1.0539 AC = 3.521 AC (352,100 S.F.)
 3.521 AC x 1.0539 AC = 3.533 AC (353,300 S.F.)
 3.533 AC x 1.0539 AC = 3.545 AC (354,500 S.F.)
 3.545 AC x 1.0539 AC = 3.557 AC (355,700 S.F.)
 3.557 AC x 1.0539 AC = 3.569 AC (356,900 S.F.)
 3.569 AC x 1.0539 AC = 3.581 AC (358,100 S.F.)
 3.581 AC x 1.0539 AC = 3.593 AC (359,300 S.F.)
 3.593 AC x 1.0539 AC = 3.605 AC (360,500 S.F.)
 3.605 AC x 1.0539 AC = 3.617 AC (361,700 S.F.)
 3.617 AC x 1.0539 AC = 3.629 AC (362,900 S.F.)
 3.629 AC x 1.0539 AC = 3.641 AC (364,100 S.F.)
 3.641 AC x 1.0539 AC = 3.653 AC (365,300 S.F.)
 3.653 AC x 1.0539 AC = 3.665 AC (366,500 S.F.)
 3.665 AC x 1.0539 AC = 3.677 AC (367,700 S.F.)
 3.677 AC x 1.0539 AC = 3.689 AC (368,900 S.F.)
 3.689 AC x 1.0539 AC = 3.701 AC (370,100 S.F.)
 3.701 AC x 1.0539 AC = 3.713 AC (371,300 S.F.)
 3.713 AC x 1.0539 AC = 3.725 AC (372,500

HEALTHY FOOT MASSAGE

ZHENRUI LIU

RECEIVED

MAY 08 2012

**CITY OF MILPITAS
PLANNING DIVISION**

THE BUSINESS PROFILE

The Objective...

Healthy foot massage is based on the premise that our nerve zones or reflex points go from the bottom of our feet to the top of our head, encompassing all vital organs on the way. A trained masseuse can put pressure on different meridians or energy lines on the sole and side of the feet to determine the cause of illness in China.

Before when we were in China, my family had opened several foot spas so we have quite a bit experience. Right now, we also know friends who own the same type business which we can get advice from.

The Goals...

Healthy Foot Massage is a small business. We want to provide:

- 1). A professional relaxing foot massage to our customers
- 2). Bring better business to the area
- 3). Make good and stable profits for our business

The Solution...

Healthy Foot Massage has an approximately 933 square feet. It could perfectly fit 10 massage sofas. Our business is open 7 days a week, and business hours is from 10am to 10pm. Our price is \$19.99/hr. We will have 5 employees including 4 therapists and 1 receptionist.

Cost Summary:

Massage sofas: \$2800 (10 sofas)

Total set-up cost: \$2800

Rent: \$2,425.80/month (including triple nets)

Electricity: approximately \$300/month

Massage oil: \$500/month

Insurance: \$150/month

Total operating cost: \$3275.80/month

Targeted Market and Customers

Our targeted market is always somewhere with a big crowd therefore this plaza is perfect for opening a business like foot massage. Basically our customer could be anyone, from people who just finished shopping/eating to those parents who are waiting for their children to get off from the lessons.

Growth Trends In This Business

The market for this service will be looking very good. There are a lot of parents would love to have a foot massage place nearby so they could enjoy a massage while they are waiting. Also, there is no better way to treat a friend or loved one to give their sore feet a wonderful foot massage.