

Legacy Business Registry Staff Report

HEARING DATE JUNE 11, 2018

VIP GROOMING SF INC.

Application No.: LBR-2017-18-040
Business Name: VIP Grooming SF Inc.
Business Address: 4299 24th Street and 1734 Church Street
District: District 8
Applicant: Lancy Woo, Owner
Nomination Date: April 28, 2018
Nominated By: Supervisor Jeff Sheehy
Staff Contact: Richard Kurylo
legacybusiness@sfgov.org

BUSINESS DESCRIPTION

VIP Grooming is a 34-year-old dog grooming business located in Noe Valley (two locations). The current owner, Lancy Woo, is the third owner and is a nationally significant person for her role in the historic Right to Marriage Supreme Court Case (Woo vs. Lockyer).

In 1976, Coralee Crawford, a devoted animal lover, first rented the location at 4299 24th Street in San Francisco from Boulthwood Properties and started caring for neighborhood pets. She officially registered her business and opened as VIP Grooming in October of 1984. She sold the business 8 years later to Susan Stanich-Giaquinto who continued the legacy of providing top quality grooming services. In 1996, Susan's top groomer, Lancy Woo, took over the business with fellow dog groomer and owner of Dunk'n Dogs, Jim Starkey.

Woo has spent the last 18 years serving the dogs of Noe Valley with excellent care and grew the business to include one full-time bather and four full-time groomers. In 2014, Woo incorporated the business as VIP Grooming SF Inc. and in March of 2016 opened a second location with self-wash tubs, also in Noe Valley, as VIP Scrub Club. VIP Grooming SF Inc. now employs 10 people between the two shops and provides services for some 2,000 dogs in the Bay Area.

CRITERION 1: Has the applicant operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years?

Yes, the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years:

4299 24th Street from 1984 to Present (34 years)
1734 Church Street from 2016 to Present (2 years)

CRITERION 2: Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community?



Yes, the applicant has contributed to the Noe Valley neighborhood's history and identity.

The Historic Preservation Commission recommended the applicant as qualifying, noting the following ways the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community:

- VIP Grooming is associated with the art form of dog grooming.
- VIP Grooming has contributed to the history and identity of San Francisco by serving as a dog grooming salon.
- The business is owned by a significant local person, Lancy Woo. In 2004, Woo became the face of marriage equality when she and her partner, Christy Chung, entered into a legal battle for same sex marriage. Woo and Chung, as well as nine other same-sex couples who wished to marry, were represented by the National Center for Lesbian Rights, the ACLU and Lambda Legal. Woo was asked to be the named plaintiff due to being known as a successful local business owner, beloved community member and a dedicated family woman. The Supreme Court case, *Woo v. Lockyer*, was monumental to the progress of LGBT rights in California, and her continued advocacy has solidified her significance to this movement.
- The business has been cited in the following publications:
 - Voted Best of Bay in 2007, 2010, 2011, 2014 and 2017.
 - Won Bay Woof's Best of Bay in 2014, San Francisco A-list in 2014 and Bay Area Reporter Best of Gays in 2011.
 - VIP Grooming has been sighted in articles relating to Lancy Woo in The Bay Area Reporter in March of 2006 and in the San Francisco Examiner on Jan 2000. Also Woo was quoted in the 1998 January issue of Frontiers News Magazine in an article named Puppy Love which focused on the gay community and their obsession with their pets.
 - VIP Grooming and VIP Scrub Club were featured in articles in the Noe Valley Voice in the July/August 2016 issue and in the February 2018 issue.
 - VIP Scrub Club was featured in a video for DogTV.
- The Victorian Stick or Stick Eastman style mixed-use building, constructed pre-1900, is a contributor to the California Register-eligible Diamond & Elizabeth Streets Historic District identified by the Planning Department as part of a reconnaissance survey of Noe Valley and the period of significant is 1875-1915.

CRITERION 3: Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms?

Yes, VIP Grooming is committed to maintaining the physical features and traditions that define the organization.

HISTORIC PRESERVATION COMMISSION RECOMMENDATION

The Historic Preservation Commission recommends that VIP Grooming SF Inc. qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) and recommends safeguarding of the below listed physical features and traditions.

Physical Features or Traditions that Define the Business:

- Mission to provide the best and most thorough dog grooming services available in a fun and loving environment.
- Open-plan interior.
- Free-roaming policy.





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REGINA DICK-ENDRIZZI, DIRECTOR

- Tubs and grooming tables.
- Large storefront windows that allow dogs to look out and passers-by to look in.
- Free first-time bath to any newly adopted dog program.
- Staff training that includes procedure and technique, understanding animal behavior and mastering dog handling and control.

CORE PHYSICAL FEATURE OR TRADITION THAT DEFINES THE BUSINESS

Following is the core physical feature or tradition that defines the business that would be required for maintenance of the business on the Legacy Business Registry.

- Dog grooming.

STAFF RECOMMENDATION

Staff recommends that the San Francisco Small Business Commission include VIP Grooming SF Inc. currently located at 4299 24th Street and 1734 Church Street in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

Richard Kurylo, Program Manager
Legacy Business Program



Small Business Commission Draft Resolution

HEARING DATE JUNE 11, 2018

VIP GROOMING SF INC.

LEGACY BUSINESS REGISTRY RESOLUTION NO. _____

<i>Application No.:</i>	LBR-2017-18-040
<i>Business Name:</i>	VIP Grooming SF Inc.
<i>Business Address:</i>	4299 24th Street and 1734 Church Street
<i>District:</i>	District 8
<i>Applicant:</i>	Lancy Woo, Owner
<i>Nomination Date:</i>	April 28, 2018
<i>Nominated By:</i>	Supervisor Jeff Sheehy
<i>Staff Contact:</i>	Richard Kurylo legacybusiness@sfgov.org

ADOPTING FINDINGS APPROVING THE LEGACY BUSINESS REGISTRY APPLICATION FOR VIP GROOMING SF INC., CURRENTLY LOCATED AT 4299 24TH STREET AND 1734 CHURCH STREET.

WHEREAS, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

WHEREAS, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; or

WHEREAS, the subject business has operated in San Francisco for more than 20 years but less than 30 years, has had no break in San Francisco operations exceeding two years, has significantly contributed to the history or identity of a particular neighborhood or community and, if not included in the Registry, faces a significant risk of displacement; and

WHEREAS, the subject business has contributed to the neighborhood's history and identity; and

WHEREAS, the subject business is committed to maintaining the physical features and traditions that define the business; and

WHEREAS, at a duly noticed public hearing held on June 11, 2018, the San Francisco Small Business Commission reviewed documents and correspondence, and heard oral testimony on the Legacy Business Registry application; therefore





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OFFICE OF SMALL BUSINESS
REGINA DICK-ENDRIZZI, DIRECTOR

BE IT RESOLVED that the Small Business Commission hereby includes VIP Grooming SF Inc. in the Legacy Business Registry as a Legacy Business under Administrative Code Section 2A.242.

BE IT FURTHER RESOLVED that the Small Business Commission recommends safeguarding the below listed physical features and traditions at VIP Grooming SF Inc.:

Physical Features or Traditions that Define the Business:

- Mission to provide the best and most thorough dog grooming services available in a fun and loving environment.
- Open-plan interior.
- Free-roaming policy.
- Tubs and grooming tables.
- Large storefront windows that allow dogs to look out and passers-by to look in.
- Free first-time bath to any newly adopted dog program.
- Staff training that includes procedure and technique, understanding animal behavior and mastering dog handling and control.

BE IT FURTHER RESOLVED that the Small Business Commission requires maintenance of the below listed core physical feature or tradition to maintain VIP Grooming SF Inc. on the Legacy Business Registry:

- Dog grooming.

I hereby certify that the foregoing Resolution was ADOPTED by the Small Business Commission on June 11, 2018.

Regina Dick-Endrizzi
Director

RESOLUTION NO. _____

Ayes –
Nays –
Abstained –
Absent –



**Legacy
Business
Registry**

Application Review Sheet

Application No.: LBR-2017-18-040
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Business Address: 4299 24th Street and 1734 Church Street
District: District 8
Applicant: Lancy Woo, Owner
Nomination Date: April 28, 2018
Nominated By: Supervisor Jeff Sheehy

CRITERION 1: Has the applicant has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years? ☒ Yes ☐ No

4299 24th Street from 1984 to Present (34 years)
1734 Church Street from 2016 to Present (2 years)

CRITERION 2: Has the applicant contributed to the neighborhood's history and/or the identity of a particular neighborhood or community? ☒ Yes ☐ No

CRITERION 3: Is the applicant committed to maintaining the physical features or traditions that define the business, including craft, culinary, or art forms? ☒ Yes ☐ No

NOTES: VIP Grooming on 24th Street and VIP Scrub Club on Church Street have the same Employer Identification Number, same business name (VIP Grooming SF Inc.), same ownership and same business model (dog grooming). Per the Legacy Business Registry Rules and Regulations, both locations will be included on the Registry.

DELIVERY DATE TO HPC: May 9, 2018

Richard Kurylo
Manager, Legacy Business Program



Member, Board of Supervisors
District 8



City and County of San Francisco

JEFF SHEEHY

April 28, 2018

Re: Nomination of VIP Grooming SF for the Legacy Business Registry

Dear Director Regina Dick-Endrizzi,

I am writing to nominate **VIP Grooming SF** for the Legacy Business Registry. VIP Grooming first opened in 1984 and as each groomer/owner retired they handed down the business to their head groomer creating a true legacy of excellence in dog grooming. In addition, current owner Lancy Woo, a born and bred San Franciscan, holds historical significant within the LGBT community and the city of San Francisco as the original named claimant in the 2004 Right To Marry cases (Woo vs. Lockyer). Ms. Woo spent years in and out of court rooms fighting for the right to marry her partner of 16 years and for the rights for all LGBTQ people.

I believe that VIP Groomers, the LGBTQ, and the larger Noe Valley community would benefit from becoming part of San Francisco's Legacy Business Registry.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Jeff Sheehy".

Jeff Sheehy
Member, San Francisco Board of Supervisors

Section One:

Business / Applicant Information. Provide the following information:

- The name, mailing address, and other contact information of the business;
- The name of the person who owns the business. For businesses with multiple owners, identify the person(s) with the highest ownership stake in the business;
- The name, title, and contact information of the applicant;
- The business's San Francisco Business Account Number and entity number with the Secretary of State, if applicable.

NAME OF BUSINESS:		
VIP Grooming		
BUSINESS OWNER(S) (identify the person(s) with the highest ownership stake in the business)		
Lancy Woo		
CURRENT BUSINESS ADDRESS:		TELEPHONE:
4299 24th St. San Francisco, CA 94114		415 282 1393
		EMAIL:
		vipgroomingsf@gmail.com
WEBSITE:	FACEBOOK PAGE:	YELP PAGE
www.vipgroomingsf.com	https://www.facebook.com/V	https://www.yelp.com/biz/vip

APPLICANT'S NAME		
Lancy Woo	<input type="checkbox"/>	Same as Business
APPLICANT'S TITLE		
Owner		
APPLICANT'S ADDRESS:		TELEPHONE:
975 Girard St. San Francisco		415-595-0172
		EMAIL:
		lancywoo@gmail.com

SAN FRANCISCO BUSINESS ACCOUNT NUMBER:	SECRETARY OF STATE ENTITY NUMBER (if applicable):
1007273	C3681943

OFFICIAL USE: Completed by OSB Staff	
NAME OF NOMINATOR:	DATE OF NOMINATION:

Section Two:

Business Location(s).

List the business address of the original San Francisco location, the start date of business, and the dates of operation at the original location. Check the box indicating whether the original location of the business in San Francisco is the founding location of the business. If the business moved from its original location and has had additional addresses in San Francisco, identify all other addresses and the dates of operation at each address. For businesses with more than one location, list the additional locations in section three of the narrative.

ORIGINAL SAN FRANCISCO ADDRESS:	ZIP CODE:	START DATE OF BUSINESS
4299 24th Street, San Francisco, CA	94114	11/1/1984
IS THIS LOCATION THE FOUNDING LOCATION OF THE BUSINESS?	DATES OF OPERATION AT THIS LOCATON	
<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes	11/1/1984 - present	

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION
1734 Church St, San Francisco CA	94131	Start: 4/1/2016 End: present

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION
		Start: End:

OTHER ADDRESSES (if applicable):	ZIP CODE:	DATES OF OPERATION
		Start: End:

Section Three:

Disclosure Statement.

San Francisco Taxes, Business Registration, Licenses, Labor Laws and Public Information Release.

This section is verification that all San Francisco taxes, business registration, and licenses are current and complete; and there are no current violations of San Francisco labor laws. This information will be verified and a business deemed not current in with all San Francisco taxes, business registration, and licenses, or has current violations of San Francisco labor laws, will not be eligible to apply for the Business Assistance Grant.

In addition, we are required to inform you that all information provided in the application will become subject to disclosure under the California Public Records Act.

Please read the following statements and check each to indicate that you agree with the statement. Then sign below in the space provided.

- ☒ I am authorized to submit this application on behalf of the business.
- ☒ I attest that the business is current on all of its San Francisco tax obligations.
- ☒ I attest that the business's business registration and any applicable regulatory license(s) are current.
- ☒ I attest that the Office of Labor Standards and Enforcement (OLSE) has not determined that the business is currently in violation of any of the City's labor laws, and that the business does not owe any outstanding penalties or payments ordered by the OLSE.
- ☒ I understand that documents submitted with this application may be made available to the public for inspection and copying pursuant to the California Public Records Act and San Francisco Sunshine Ordinance.
- ☒ I hereby acknowledge and authorize that all photographs and images submitted as part of the application may be used by the City without compensation.
- ☒ I understand that the Small Business Commission may revoke the placement of the business on the Registry if it finds that the business no longer qualifies, and that placement on the Registry does not entitle the business to a grant of City funds.

Lancy Woo

5/4/2018

Name (Print):

Date:

Signature:

5/4/2018



VIP GROOMING SF INC

Section 4: Written Historical Narrative

CRITERION 1

a. Provide a short history of the business from the date the business opened in San Francisco to the present day, including the ownership history. For businesses with multiple locations, include the history of the original location in San Francisco (including whether it was the business's founding and or headquarterd location) and the opening dates and locations of all other locations.

At 4299 24th Street, a block west of Noe Valley's bustling commercial corridor, sits an unassuming multi-paned storefront. With its paucity of obvious signage and lackluster facade, one could easily walk right by the storefront at the corner of Douglas and 24th and never give it a thought. But if you happen to be one of the many dog owners in Noe Valley you don't need signs or flash to know that this is home to one of the longest lasting and most beloved dog grooming salons in the city. If you also happen to be a member of the LGBT community you probably know that the owner of that business, in addition to providing loving and exceptional dog grooming services, has spent years in and out of the courts fighting for your right to marry.

Due to the fact that VIP GROOMING has a 34-year legacy of excellence in dog grooming, and that the current owner, Lancy Woo, was the named claimant in the historic Right to Marriage Supreme Court case. We believe that VIP GROOMING deserves to be considered for the distinction of being designated a Legacy Business.

In 1976, Coralee Crawford, a devoted animal lover, first rented the location at 4299 24th Street in San Francisco from Boulwood Properties and started caring for neighborhood pets. She officially registered her business and opened as VIP GROOMING in October of 1984. She sold the business 8 years later to Susan Stanich-Giaquinto who continued the legacy of providing top quality grooming services. In 1996, Susan's top groomer, Lancy Woo, took over the business with fellow dog groomer and owner of Dunk'n Dogs, Jim Starkey.

Lancy Woo was born and raised in the heart of San Francisco. She has always been drawn to animals and even as a young child remembers wanting to be around them as much as possible. She always felt very connected with animals and able to easily relate to them. At 16, a guidance counselor at her school help her get a job at an East Bay pet store and dog grooming shop where she worked and trained for the next 10 years. In addition to being a WWPSA (Western Word Pet Supply Association) certified dog groomer, Lancy has taken numerous workshops and courses to advance her skills.

When the opportunity to purchase VIP came along, she jumped at it going into business with best friend (and former boss) Jim Starkey. Four years later, Woo bought out Starkey so he could pursue veterinary school. Woo spent the next 18 years serving the dogs of Noe Valley with excellent care and grew the business to include one full-time bather and four full-time

groomers. In 2014, Woo incorporated the business as VIP GROOMING SF Inc. and in March of 2016 opened a second location with self-wash tubs, also in Noe Valley, as VIP Scrub Club. VIP GROOMING SF Inc. now employs 10 people between the two shops and provides services for some 2,000 dogs in the Bay Area.

The VIP Scrub Club is located at 1734 Church Street. Scrub Club features five raised self-serve tubs, a separate dry room with dog-friendly dryers, a variety of breed and skin-type specific shampoos, friendly staff, on-site nail trimming, full grooming services and a lounge area where one can have coffee and socialize with other furry friends. It is a fun, clean, dog-oriented environment where the dog-loving community can connect, share resources, swap stories, and care for their dogs.

Over the years, Lancy honed her skills and takes pride in being the best at what she does. To connect with and care for animals is a great joy for Lancy, and she feels grateful to be able to do what she loves every day. She takes immense pride in what she does and what she has created at VIP GROOMING.

b. Describe any circumstances that required the business to cease operations in San Francisco for more than six months?

VIP GROOMING has not ceased operations in San Francisco since it officially began operations in October 1984.

c. Is the business a family-owned business? If so, give the generational history of the business.

The business does not satisfy the definition of a family-owned business, which may be defined as any business in which two or more family members are involved and the majority of ownership or control lies within a family. At VIP, however, we operate as a family and consider the business to be a family business. Lancy Woo treats her employees with respect and kindness and generosity, and expects hard work and dedication in exchange. Over the years, many clients and their dogs have become like family as well. VIP employees strive to quickly know each animal, their tendencies, needs, likes, dislikes, etc. We treat each animal with the love and respect that we afford our own pets and enjoy watching them grow and develop throughout the years.

d. Describe the ownership history when the business ownership is not the original owner or a family-owned business.

The ownership history of VIP Grooming is as follows:

1984 to 1992	Coralee Crawford
1992 to 1996	Susan Stanich-Giaquinto
1996 to 2000	Lancy Woo and Jim Starkey
2000 to Present	Lancy Woo

e. When the current ownership is not the original owner and has owned the business for less than 30 years, the applicant will need to provide documentation of the existence of the business prior to current ownership to verify it has been in operation for 30+ years. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.

Documentation verifying the business has been operating for 30+ years has been included in this Legacy application.

f. Note any other special features of the business location, such as, if the property associated with the business is listed on a local, state, or federal historic resources registry.

The building at 4299 24th Street is listed by the Planning Department as Category A ("Historic Resource Present") with regard to the California Environmental Quality Act. The building is a possible contributor to the Eligible Diamond & Elizabeth Streets Historic District, which has a period of significance from 1875 to 1915. The eligible district was identified by the Planning Department as part of a reconnaissance survey of Noe Valley.

CRITERION 2

a. Describe the business's contribution to the history and/or identity of the neighborhood, community or San Francisco.

As the neighborhood has changed from working class to young professional families, and as businesses have come and gone due to the shifting economy, the corner of 24th and Douglass has remained a beloved pet service institution. Noe Valley is one of the most pet friendly neighborhoods in the city, and the excellent service provided by VIP GROOMING over the past three decades has been instrumental in that development.

b. Is the business (or has been) associated with significant events in the neighborhood, the city, or the business industry?

VIP Grooming has provided free nail trims for local dog-related events such as Strut Your Mutt and Pet Pride Day, and has donated to the FIDO 500 to raise money for Wonder Dog, which was started by VIP GROOMING to raise money for Rocket Dog. In 2006, Lancy Woo was named the Community Grand Marshal of the Gay Pride parade, one of the most celebrated events in San Francisco.

c. Has the business ever been referenced in an historical context? Such as in a business trade publication, media, or historical documents?

VIP GROOMING has been voted Best of Bay, which is regarded as the people's choice in the Bay Area, 5 times in past 10 years: in 2007, 2010, 2011, 2014 and 2017. In addition, it has won Bay

Woof's Beast of Bay in 2014, San Francisco A-list in 2014 and Bay Area Reporter Best of Gays in 2011.

VIP Grooming has been sighted in articles relating to Lancy Woo in The Bay Area Reporter in March of 2006 and in the San Francisco Examiner on Jan 2000. Also Woo was quoted in the 1998 January issue of Frontiers News Magazine in an article named Puppy Love which focused on the gay community and their obsession with their pets.

VIP Grooming and VIP Scrub Club were featured in articles in the Noe Valley Voice in the July/August 2016 issue and in the February 2018 issue. In addition, VIP Scrub Club was featured in a video for DogTV.

d. Is the business associated with a significant or historical person?

In 2004, owner Lancy Woo became the face of marriage equality when she and her partner, Christy Chung, entered into a legal battle for same-sex marriage. Woo and Chung, as well as nine other same-sex couples who wished to marry, were represented by the National Center for Lesbian Rights, the ACLU and Lambda Legal. The Supreme Court case, *Woo v. Lockyer*, was monumental to the progress of LGBT rights in California, and her continued advocacy has solidified her significance to this movement.

Woo was asked to be the named plaintiff due to being known as a successful local business owner, beloved community member and a dedicated family woman. This was not a simple task to take on. It meant countless hours being insulted by strangers in courtrooms. To those close to her, it was clear the fight was taking its toll but Woo never let it affect her work or her dedication to her clients. Compassion for animals and humans is one of the things that is most noticeable about Lancy and, for her, fighting for their rights is both a necessity and a privilege.

e. How does the business demonstrate its commitment to the community?

VIP Grooming has always taken an interest in the community not just by engaging with its customers but also by contributing to many community fundraisers and events. VIP donates annually to local school auctions for Little Bear School, St. Phillip School, Children's Day School, Alvarado School, St. Paul's School and Glenridge Cooperative Nursery School. VIP also donates to the Police Activities League (PAL), the Nihonmachi Street Fair and API (Asia Pacific Islanders Gay and Lesbian community) events annually. VIP is an active member of the Noe Valley Merchants and Professional Association (NVMPA) as well as the SPCA, ASPCA and the ACLU.

VIP Grooming has also created a legacy of care, compassion and contribution. Even after selling VIP, Coralee Crawford continued to work with animals and was recognized for her devoted support of many animal foundations. In the 1980s when San Francisco was hit hard by the AIDS crises, The PAWS (Pets Are Wonderful Service) Project was born when the AIDS Foundation realized that many of their recipients were struggling with the ability to feed and care for their beloved pets while in the throes of illness. Stanich and Woo both spent countless volunteer

hours with The PAWS Project, providing grooming services for those who had fallen victim to AIDS and other devastating illnesses. Lancy has trained members of Compassion without Borders for free so they could properly care for and groom the frightened and often fragile animals they rescue from other countries. Also, all guide dogs receive services for 1/2 off.

VIP Scrub Club provides a free first-time bath to any newly adopted dog and has started an annual fund raising event to benefit a selected rescue organization each year. After opening VIP Scrub Club, we had the space to start hosting a few of our own events in order to create community, thank our customers and raise money for rescue organizations. For Howl-O-Ween, we started a Church Street Pet Parade which has quickly become a neighborhood favorite, and we just celebrated our second Valendog Day Pawty. Our Sit, Stay, Play, fund raising event raised \$1,500 for Rocket Dog Rescue last year.

f. Provide a description of the community the business serves.

Noe Valley is predominantly residential, graced with Victorian and Edwardian homes that were built in the early 20th Century after the 1906 earthquake. This neighborhood once housed an Irish immigrant working class and is now home to many young professional families and their pets. VIP GROOMING has evolved with the changing neighborhood and can attribute its success to its ability to listen to the community and provide services specific to each individual's needs.

g. Is the business associated with a culturally significant building/structure/site/object/interior?

The building is a possible contributor to the Eligible Diamond & Elizabeth Streets Historic District, which has a period of significance from 1875 to 1915. Built in 1900, this turn of the century building is referred to as a Victorian Stick or Stick Eastman style dwelling. These buildings have long, thin pieces of wood called "sticks" applied to the surface, especially at corners. These sticks are meant to be both decorative and expressive of the underlying wood frame structure. In the late 1800s, these decorative elements became numerous and elaborate. As a matter of fact, San Francisco has the greatest concentration of Stick- and Stick Eastlake-style homes in the world. In this case, you can see that the Stick style was enhanced with some more elaborate bands or ornamentation that are more indicative of the Queen Anne style which was becoming increasingly popular at this time. The jutting window bays and internal window seats were also indicative of the time and this architectural style.

h. How would the community be diminished if the business were to be sold, relocated, shut down, etc.?

The longevity that VIP GROOMING enjoys, and the consistency of its small and loyal staff, allows the services it provides to be highly individualized for each and every client. VIP GROOMING has always put client satisfaction, safety and comfort at the top of its priorities, and the kind of one-on-one care that they provide to the pets could not be accomplished by a larger store or chain.

Lancy Woo is in one of her shops 4-5 days a week, 8-10 hours per day because she loves what she does and she loves where she does it. She is intimately connected and committed to her clients, her community and her craft. In this day and age of big, impersonal corporations and formulaic retail experiences, this dedication and connection is rare and worthy of preservation. The dogs of Noe Valley deserve a business run by a present and approachable owner whose self-interest is their wellbeing.

The staff at VIP GROOMING has been there for families through generations of pets; when they lose their beloved dog, and then again when they come in with their new puppy. We cry with them, we reminisce with them and then we revel in their new joy. Without this neighborhood institution, families would be left without the familiar faces at the corner of 24th and Douglass, and their beloved pets would be without the comfort of their safe, friendly and familiar salon.

CRITERION 3

a. Describe the business and the essential features that define its character.

All of who Lancy Woo is, what she has done and what she stands for has gone into the development of VIP GROOMING and is in no small way responsible for its success. We call it “the Way of the Woo,” and it represents not just an unwavering dedication to excellence and craft but also to the development of a deep compassion for the world around you and the animal in front of you. Animals connect with Lancy in a profound and beautiful way which makes the grooming process more enjoyable for them. The outcome is a happier, healthier more huggable pup, and who wouldn’t want that?

VIP GROOMING’s mission is to provide the best and most thorough dog grooming services available in a fun and loving environment. At the dog grooming shop, all dogs get the works. There is just no other way to do it right. This includes, shampooing every dog TWICE, cleaning ears, expressing anal glands, conditioning the coat, trimming and dremeling nails, drying and brushing, removing mats if needed, tending to any sores or irritations, trimming pad hair, and then grooming (if required).

The groomers not only perform all these tasks but simultaneously work on teaching each dog to stay calm, sit still and enjoy the process. The groomers attempt to provide an enjoyable bath even while having to perform often unpleasant tasks like cleaning out ear infections and expressing anal glands. All of this requires skill, technique and zenlike energy.

In addition, at VIP we understand that every dog is unique. In order to best serve each dog we tailor the treatment to his or her specific needs; choosing the most beneficial combination of shampoos and conditioners and the best techniques for drying and grooming.

When the dogs are not being washed, dried or groomed, they wander around freely, playing with the other dogs, receiving treats and lapping up water, getting pats on the head and belly scratches, leaving nose prints on our window and sometimes barking up a storm. It is a loud,

lively, playful environment. The shop is one completely open space so that all procedures can be viewed at all times and the dogs never feels isolated. It is truly a lively and inviting place for dogs.

b. How does the business demonstrate a commitment to maintaining the historical traditions that define the business, and which of these traditions should not be changed in order to retain the businesses historical character? (e.g., business model, goods and services, craft, culinary, or art forms)

VIP GROOMING is proud to be a dog grooming business with such an extensive history in Noe Valley and we hope to continue that legacy for years to come. We know every pet is a VIP (Very Important Pet) to someone and deserves to be treated with the utmost care and love. Lancy is dedicated to passing on her knowledge and ability to the next generation of VIP Groomers. Just like she honed her skills under the tutelage of the VIP owner before her, she has spent a decade perfecting the skills of the dedicated groomers under her, as well as imparting them with “The Way of the Woo.” VIP GROOMING is dedicated to building and growing this craft because we believe that a legacy is not just something that gets passed on but it should evolve and improve along the way.

At VIP, staff training is not just about procedure and technique, but also about understanding animal behavior and mastering dog handling and control. Lancy personally trains all of her staff, and everybody at VIP is constantly learning and growing, perfecting their skills and techniques. Lancy has successfully trained many employees (past and present) to be complete in bathing, drying, brushing, clipping and scissoring. Everyone knows how to safely handle and work with all dogs from geriatrics to puppies, large breeds to small breeds, high energy to slow moving by utilizing calming and controlling techniques.

Dog grooming is an art form. This really is a business where you have to love the animals and love the work because it is so physically demanding and emotionally challenging. To be effective and connect with the animal you must come from your heart, always keep your cool and never lose your sense of aesthetic.

c. How has the business demonstrated a commitment to maintaining the special physical features that define the business? Describe any special exterior and interior physical characteristics of the space occupied by the business (e.g. signage, murals, architectural details, neon signs, etc.).

VIP Grooming has two inset cast-iron tubs with a stainless steel backing and tile adornment for dog bathing on the back wall and two banks of kennels on the east wall. Since we are a free roam shop, many of the dogs enjoy sitting in the window seats inset under the bay windows, and passers-by enjoy seeing their furry noses pressed up to the glass as they look out to the streets. The space houses four grooming tables, multiple drying units and several multi-drawer metal cabinets to hold the many scissors, clippers, brushes and other tools of the trade. A specially designed curved 1/2 wall with a gate at the west end separates the lobby

from the work space and serves to keep the dogs contained while they are waiting for their services.

d. When the current ownership is not the original owner and has owned the business for less than 30years; the applicant will need to provide documentation that demonstrates the current owner has maintained the physical features or traditions that define the business, including craft, culinary, or art forms. Please use the list of supplemental documents and/or materials as a guide to help demonstrate the existence of the business prior to current ownership.

VIP GROOMING has been a dog grooming business since it was founded in 1984.

BUSINESS REGISTRATION CERTIFICATE

RENEW BY DATE
05-31-2016


EXPIRATION DATE
06-30-2016

FY 2015-16

BUSINESS ACCOUNT NUMBER 1007273	LOCATION ID 1054638-02-161
TRADE NAME (DBA) VIP SCRUB CLUB	BUSINESS LOCATION 1734 CHURCH ST
OWNERSHIP VIP GROOMING SF INC	TAXPAYER SIGNATURE

CITY AND COUNTY OF SAN FRANCISCO
OFFICE OF THE TREASURER & TAX COLLECTOR

VIP GROOMING SF INC
4299 24TH STREET
SAN FRANCISCO CA 94114


José Cisneros
Treasurer


David Augustine
Tax Collector

Read reverse side. To update addresses or to close a business, go to www.sftreasurer.org/accountupdate.

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TAX COLLECTOR				EXPIRATION DATE
BUSINESS TAX REGISTRATION CERTIFICATE				12-31-96
ACCOUNT NO. 300197	LOC. 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES	FEE PAID \$37.50
BUSINESS NAME VIP GROOMING			BUSINESS LOCATION 4299 24TH ST	
OWNERSHIP STARKEY JAMES H & WONG LANCY				DATE ISSUED: 11-22-96
DBA VIP GROOMING				<i>Richard A. Sullivan</i> RICHARD A. SULLIVAN TAX COLLECTOR
MAILING ADDRESS 4299 24TH ST				
CITY - STATE SAN FRANCISCO CA 94114				
MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION				

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, 94120 - 7425

CITY AND COUNTY OF SAN FRANCISCO - OFFICE OF THE TAX COLLECTOR				RENEW BY DATE	EXPIRATION DATE
BUSINESS TAX REGISTRATION CERTIFICATE				10-31-2000	12-31-2000
CERTIFICATE NO. 340026	LOC. 001	CLASS 07	CLASSIFICATION DESCRIPTION OTHERS BUSINESSES	FEE PAID \$37.50	
BUSINESS NAME VIP GROOMING			BUSINESS LOCATION 4299 24TH ST		
OWNERSHIP WOO LANCY				TAXPAYER SIGNATURE: <i>George W. Putris</i>	
DBA VIP GROOMING				DATE ISSUED: 10-24-2000	
MAILING ADDRESS 4299 24TH ST				<i>George W. Putris</i> GEORGE W. PUTRIS TAX ADMINISTRATOR	
CITY - STATE SAN FRANCISCO CA 94114					
MUST BE POSTED CONSPICUOUSLY AT THE BUSINESS LOCATION					

READ REVERSE SIDE. NOTIFY THE TAX COLLECTOR IN WRITING OF ANY CHANGE IN OWNERSHIP OR ADDRESS - P.O. BOX 7425, SAN FRANCISCO, 94120 - 7425

BOULTWOOD PROPERTIES

Miss Coralee Crawford
4299 - 24th Street
San Francisco
California 94114

January 27th, 1984

Dear Miss Crawford,

Today, the property in which you have your store has been sold, and this office represents the new owners, and will be managing the property from this date on.

Obviously, rents due on February 1st and thereafter will be due to this office. Please make the checks payable to Boulwood Properties, your cancelled check will be your receipt, and mail them to us in the enclosed envelope.

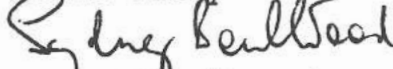
A study of commercial property along 24th Street, shows that such property is being leased at somewhat over \$1.00 per square foot and in certain instances for smaller space, well over \$1.00 per square foot.

Therefore we have no alternative other than to increase your rent effective March 1st 1984 to \$520.00 per month.

We are sorry this increase is necessary, but the building does not, and still will not pay for itself, and it was bought by the new owner's for investment.

We also note that we are holding a \$150.00 security deposit, and a \$50.00 cleaning fee.

Yours truly



Sydney Boulwood
Property Manager.

Enc.

PURCHASE AGREEMENT

This Agreement ("Agreement") is made this 19th day of November 1996, By and between Susan Stanich Giaquinto (hereinafter, the "Seller") and James Starkey and Lancy Woo (hereinafter, the "Buyers"). This business is a sole proprietorship of which Susan Stanich Giaquinto has sole ownership.

Whereas, Seller desires to sell and Buyers desire to purchase all of the assets of Seller other than its cash, receivables, and prepaid expenses upon the terms hereinafter set forth:

Now, Therefore, in consideration of the premises, appurtenances, and the mutual covenants herein contained, the parties hereto, intending to be legally bound hereby, agree as follows:

1. BASIC TERMS OF TRANSACTION

1.1 Sale of Assets. Seller hereby agrees to sell, transfer, assign and deliver to Buyers on the Closing Date (as hereinafter defined), and Buyers hereby agrees to purchase from Seller, free and clear of all liens, security interests, charges and encumbrances, all of the Seller's assets, listed on attached Exhibits A and B, of every kind, nature and description and whenever situated, tangible and intangible, but not limited to: machinery and equipment (including, but not limited to those items set forth on Exhibit A); inventory (including, but not limited to, the raw materials, work in process, finished goods and supplies set forth on Exhibit B); trade secrets, know-how, trade names, trademarks, logos, rights, choices in action, records, and all rights, to the exclusion of "Seller", the name "VIP GROOMING", either alone or in conjunction with other words. Collectively all the aforementioned assets hereinafter shall be referred to as the "Acquired Assets".

1.2 Purchase Price and Payment Schedule. Buyer agrees to pay Seller Forty Thousand Dollars (\$40,000.00) according to the following schedule:

- A) Twenty Thousand Dollars (20,000.00) on November 25, 1996
- B) Remaining balance (20,000.00) by January 15, 1998
- C) No interest will accrue during the period of sale (November 25, 1996 - January 15, 1998)
- D) Buyers will be pay Seller the balance of \$20,000 over 12 months in quarterly payments of up to \$5,000. First payment due April 15, 1997. Second payment due July 15, 1997. Third payment due October 15, 1997. Finally payment January 15, 1998.
- E) Penalty: any balance owed after January 15, 1998 will be subjected to a 5% interest.

1.3 Transition. Seller agrees to work for Buyer for a period of six (6) weeks as a transition period. During the transition period Seller shall be compensated by direct commission of Fifty percent of fees which accrue from Sellers work product, *plus all profits (over expenses) for 6 weeks, Nov 19, 1996 thru Dec. 31, 1996, to be deducted from remaining balance as described in paragraph 1.2, (B)*

AS

3. ADDITIONAL COVENANTS AND UNDERTAKINGS

3.1 Bulk Sales Law. Buyers and Sellers agree to waive compliance with any laws relating to bulk sales and bulk transfers applicable to the transaction contemplated by this AGREEMENT, and in consideration of such waiver Seller agrees to defend and indemnify Buyers against and hold them harmless from any and all loss liability, damage or expense (including all reasonable costs and expenses, including attorneys' fees) arising out of or resulting from such non-compliance.

3.2 Change of Name. Buyer has the right to the use of the name of "VIP Grooming" or any other trade name used in connection with the Seller's business.

3.3 Further Assurances and Assistance. Buyers and Sellers agree that each will execute and deliver to the other any and all documents in addition to those expressly provided for herein that may be necessary or appropriate to effect the provisions of the Agreement.

4. THE CLOSING

4.1 Time and Place of Closing. The transfers and deliveries to be made pursuant to this Agreement shall take place at the Closing at 4299 24th Street, VIP Grooming, or such other place, time and/or date as Seller and Buyers agree upon in writing (the "Closing Date"), and shall be deemed to be effective as of the beginning of business on the closing Date.

5. REPRESENTATIONS AND WARRANTIES OF SELLER

As an inducement to Buyers to enter into this Agreement and consummate the transactions contemplated herein, Seller represents and warrants to Buyers as follows:

5.1 Title to Property. Seller has, and at the Closing, Buyers will be vested with good and marketable title to all of the Acquired Assets free and clear of any liens, security interests, claims, charges, restrictions, easements or other encumbrances.

5.2 Books and Records. The books and records of Seller are in all material respects correct and complete, and have been maintained in accordance with sound business practices.

5.3 Litigation. there is no litigation, proceeding or governmental investigation existing or pending, or any order, injunction or decree, outstanding, against Seller with respect to its assets or business.

5.4 Inventories. The Seller's inventory or raw materials, work in process and finished goods being transferred hereto is in good and usable condition.

5.5 customer Lists. Seller shall provide buyers with complete and accurate listing of all customers of the Seller.

5.6 Authorization of Agreement. This Agreement has been duly and validly executed and delivered by Seller and constitutes the valid, binding and enforceable obligation of Seller. Seller has the right, power, legal capacity and authority to enter into and perform its obligations under this Agreement,

and no consent of any third party is necessary with respect thereto. the execution and delivery of this Agreement by Seller, the consummation of the transaction herein contemplated, and the performance of fulfillment of and compliance with the terms and conditions hereof by Seller do not and will not conflict with, or result in a breach of, or constitute a default under any agreement or instrument to which Seller is a party or by which it is bound, or result in the creation or imposition of any lien, charge or encumbrance against any of the Acquired Assets.

5.7 Continuing Accuracy. Each representation and warranty made by Seller in this Agreement or pursuant hereto shall continue to be true and correct at the time of the Closing as though such representation or warranty is being made again at and as such time.

6. SURVIVAL OF REPRESENTATIONS AND WARRANTIES: INDEMNIFICATION

6.1 Survival. the parties hereto agree that the representations and warranties contained in this agreement or in any documents, certificate, instrument or Exhibit delivered in connection here with shall survive the Closing and continue to be binding regardless of any investigation made at any time by the parties.

6.2 Indemnification. the Seller shall indemnify Buyers against and hold them harmless from: any and all liabilities, obligations, losses and deficiencies resulting from or arising out of any inaccuracy in or breach of any representation or warranty made by Seller in this Agreement or pursuant hereto, or from any non-fulfillment or breach or default in the performance by Seller of any of the covenants made by Seller herein, and any and all costs and expenses (including reasonable attorney's fees) relating to foregoing.

7. ADDITIONAL COVENANTS OF THE SELLER

7.1 Access to Information. During the period between the dates hereof and the Closing Date ("Interim Period"), Buyers or their representatives may make such investigation of the Acquired Assets as buyers may reasonably request, provided that such visits to inspect and investigate the Acquired Assets.

7.2 Safeguarding Inventories, Etc. Seller shall use its best efforts to preserve the inventory, work in process and raw material.

8. CONDITIONS PRECEDENT TO OBLIGATIONS TO CONSUMMATE THE TRANSACTIONS

8.1 Conditions Precedent to Obligations of Buyers. The obligations of Buyers to consummate the Closing as provided in Section 4 of this Agreement is subject to the fulfillment, at or prior to the Closing Date, of each of the following conditions.

8.1.1 All representations and warranties of Seller contained herein shall be true at and as of the Closing date with the same effect as though such representations and warranties are made at ad as of such

time, Seller shall have performed and complied with all obligations, covenants and conditions required by this Agreement.

8.1.2 Buyers shall not have learned of any fact or condition with respect to the Acquired Assets which is materially at variance with one or more of the representations or warranties of seller set forth in this Agreement or which in Buyers' reasonable opinion materially and adversely affects such Acquired assets.

8.1.3 Seller shall have obtained all consents and approvals which may necessary to complete the transaction contemplated herein.

8.1.4 There shall not be any actual or threatened action, proceeding or investigation which, in the reasonable judgment of buyers, is directed toward challenging, restraining, prohibiting or invalidating the transaction contemplated herein or which, in the reasonable judgment of Buyers may affect the right of Buyers to own, operate or control after the consummation of the transaction contemplated herein any of the Acquired Assets.

9. MISCELLANEOUS

9.1 Finder's Fees. None.

9.2 Expenses. Buyers shall bear and pay all of their own expenses incident to the transaction contemplated by this Agreement, and Seller shall bear and pay all of their own expenses incident to the transaction contemplated by this Agreement. Such expenses include, with out limiting the generality thereof, legal fees, accounting fees, and costs of public document certificates.

9.3 Amendment. At any time prior to the closing, Seller and Buyers, may amend or modify this Agreement in such manner as they may mutually agree upon provided such amendment or modification is set forth in a writing executed by both parities with the same formality as this Agreement has been executed.

9.5 Exhibits. All Exhibits to this Agreement are constituted an integral part of this Agreement as if fully rewritten herein.

9.6 Execution in Counterparts. This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same document.

9.7 Entire Agreement. This Agreement and the documents to be delivered herder constitute the entire understanding and agreement between the parties hereto concerning the subject matter hereof. All negotiations between the parties hereto are merged into this Agreement, and there are no representations, warranties, covenants, understandings or agreements, oral or otherwise, in relation there to between the parties other than those incorporated herein or to be delivered herder. Nothing expressed or implied in this Agreement is intended or shall be construed so as to grant or confer on any person, firm or corporation other than the parties hereto any rights or privileges herder.


9.8 Noncompetition Agreement by Seller. In connections with the sale to Buyers of the goodwill of the VIP Grooming Business assets described in Paragraph 1.1, above, Seller shall not, either directly or indirectly, carry on or engage in as owner, manager, operator, employee, or other participant, the business of pet grooming services in San Francisco County, California for a period of one year. If Seller breaches the foregoing obligation not to compete, Seller shall pay to Buyers as liquidated damages the sum of \$1,000 per month for the period in with Seller continues to breach the obligation not to compete. Seller and Buyers agree that the amount stated as liquidated damages is reasonable under the circumstances existing at the time that this Agreement was executed.

9.9 Governing Law. this Agreement shall in all respects be interpreted and construed in accordance with and governed by the laws of the State of California.

9.10 Binding Effect. This Agreement and all of the provisions hereof shall be binding upon and insure to benefit of the parties hereto and their respective successors and assigns, provided, however that neither party hereto may make any assignment of this Agreement or any interest herein without the prior written consent of the other party hereto.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed by their duly authorized officers as of **November 19, 1996.**

Seller:

 Date: 12/10/96
Susan Stanich

Buyers:

 Date: 12/12/96
James Starkey

 Date: 12/10/96
Lancy Woo

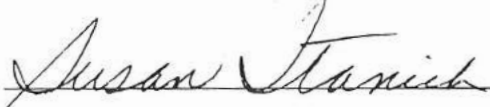
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 Date: 12/10/96
Susan Stanich

Buyers:

 Date: 12/12/96
James Starkey

 Date: 12/10/96
Lancy Woo

EXHIBIT A
"ACQUIRED ASSETS"

- 1.) 5 Oster Cage Dryers (1 / 1 year old, 2 / 3 year old, 1 / 4 year old, 1 / over 5 years old)
- 2.) 1 Standing Dryer (over 5 years old)
- 3.) 2 Hydraulic Tables (1 / 1 year old, 1 / 5 year old)
- 4.) 1 Standard Table (2 years old)
- 5.) 4 Large Kennels
- 6.) 4 Medium Kennels
- 7.) 5 Small Kennels
- 8.) 1 Vari Kennel
- 9.) 1 Microwave (5 years old)
- 10.) 1 Metro Air Dryer (6 years old)
- 11.) 1 Fan
- 12.) 2 Wicker chairs (1 years old, \$150 each) (*Bought Dec. '95*)
- 13.) 1 Shop Vac

EXHIBIT B

"VIP Grooming"
Customer List



February 1987



VIP Grooming ✕



CLASS ADS

"BORN TO CLEAN." Efficient, reliable, reasonable rates. References available. Call L-va. 641-8817.

MOTHER W/CHILD needed to babysit 6-month-old Monday through Friday 8 a.m. to 6 p.m. (max. hours) Preferable, Putnam Hill.

AFFORDABLE COUNSELLING is available to individuals, couples and families. If you are feeling stuck, personally or in a relationship... if you see yourself headed toward a crisis or losing perspective on your situation... or if you have recognized a need for professional help with a problem but are not sure how to get it... call today for a free consultation. We'll help you decide if you need counselling and if so, we'll help you find the right professional help for you. We'll help you find the right professional help for you.

SUZUKI PIANO LESSONS: Experienced instructor offers lessons for children. Patricia Ellison. 550-8299.

It's easy. Just type or print your copy, count the number of words (at 20¢ each), enclose a check or money order for the full amount and mail it to us by the 20th of the preceding month of issue. Our address: 1021 Sanchez St., San Francisco, CA 94

Early mention of VIP Grooming



April 1990



Page 26

The Noe Valley Voice - April 1990

The Noe Valley Voice - April 1990

TOP OF 24TH STREET

★ CANNONDALE ★

★ MYATA SPECIALIZED ★

Noe Valley Cyclery

4193 24th Street
(415) 647-0886

open 11-6 Wed. - Thu. & Sat.
11-8 Tues. & Fri.
closed Sun. & Mon.

★ FISHER ★

★ GIANT ★

VIP GROOMING
NOE VALLEY AREA

GENTLE
QUALITY
GROOMING
FOR YOUR
SPECIAL PET

826-1088
4299 24th Street

Take your heart
to court.

Exercise serves you right.



American Heart Association
WE'RE FIGHTING FOR
YOUR LIFE



your Noe Valley real estate professionals

**BOULTWOOD
PROPERTIES**Residential Real Estate Sales • Investments •
Property Management •

Notary

4297 - 24th Street, San Francisco, CA 94114

821-2675

"Fresh ingredients and a
generous spirit... the bread
alone is worth the meal."
—Patricia Unterman,
S.F. Chronicle

**DIAMOND ST. RESTAURANT**

Try Our New, Exciting Brunch Menu
Sundays 10:30 am-2:30 pm
Sun-Thurs 5:30-10 • Fri-Sat 5:30-10:30
285-6988 737 DIAMOND STREET AT 24TH

The Animal Company

SO, WHAT ELSE IS NEW? According to Mission Station's new police captain, Michael Hebel, Noe Valleyers are still harping about two neighborhood nuisances. "Most of the complaints we receive relate to either parking or litter," Hebel says.

Though he took over the helm just three months ago (former Mission captain Michael Brush was promoted to commander), Hebel is no stranger to the neighborhood. He lives in Diamond Heights (since 1980), and shops Downtown Noe Valley, and therefore has firsthand experience with the treacherous "Bell Market Bottleneck" on 24th. A San Francisco police officer since 1986, he is also a lawyer and holds a master's degree in criminology.

Says Hebel, "People are fed up with cars blocking the sidewalks, so we are stepping up our enforcement and citing vehicles who either park on or across the sidewalk. Our rule of thumb is whether a blind person or a person restricted to a wheelchair can navigate the sidewalk without having to go into the street."

Hebel's command is also stepping up efforts to remove abandoned cars and tow vehicles owned by "scrofflaws," those who have 30 or more unpaid parking tickets (for an expired registration and five or more unpaid parking tickets).

He's aware that every parking space counts in San Francisco. "Parking becomes a real problem when there are 450,000 cars registered in a city that has approximately 300,000 legal parking spaces, and I think that we are going to need local legislation to limit the number of cars registered in San Francisco and essentially limit the number of vehicles that can be owned by any one individual. I would also encourage those who are lucky enough to have a garage to use it."

As a show of good faith, Hebel has given 24th Street's "beat cops," Luis Perillo, a bicycle to use on her patrol. Since Perillo's bike patrol is the first in the city, Hebel says, police brass will be watching closely to see if the practice should be recycled to other neighborhoods.

AMAZINGLY, PARKING WAS NO PROBLEM at Bell Market for close to a week in mid

and now for the **RUMORS** behind the news
BY MAZOOK

This storefront fruit stand was one of the casualties during the redevelopment of a Mission Station parking lot last month. But don't fret, neighborhood conservationists—the produce was donated to Open Hand, a non-profit food delivery service, a few days after the closing. *—Mazook*

Culler, and Bell's car-carrying shoppers were treated to free valet parking, courtesy of the Flying Dutchman hired by Columbia Pictures (Loarmur's parent company).

Unfortunately for Bell, the store's customers were too intimidated to just drive into a movie set, even with the lure of valet parking. "Our business dropped significantly (over 25 percent) over the four days they were filming," Bell manager Stan Las said.

Also, residents living on Elizabeth Street were less than thrilled to see their precious parking spots monopolized by the TV show's parade of mobile homes, sound trucks, and snack carts.

But most locals had the "Am I showing yet?" attitude, and cited for orange seats when two Hollywood stunts—a nasty shootout and a car crash into a fruit stand—were staged in the lot. (The real-life fruits and vegetables, by the way,

"Noe Valley is a lovely little place," he added. "The shops across 24th Street—all the little stores—were great, and we were able to use local people as atmosphere and background actors."

Perry said he was surprised at the number of autograph-seekers who descended on rock musician/actor Helen Slater (in the Band's *Coal Miner's Daughter*) in director Matt Clark, who's also a character actor, with Jeremiah Johnson and the *Heat of the Night* to his credit.

"A lot of the neighbors would come back day after day and watch for three-hour films," he said.

Perry and company may be returning the neighborhood themselves. "Our whole crew got hooked on Spanish's coffee,"

SHORT SHOTS: A photograph of a developer Jack Culler's office. (24th Street)

VIP GROOMING
4299 24th Street





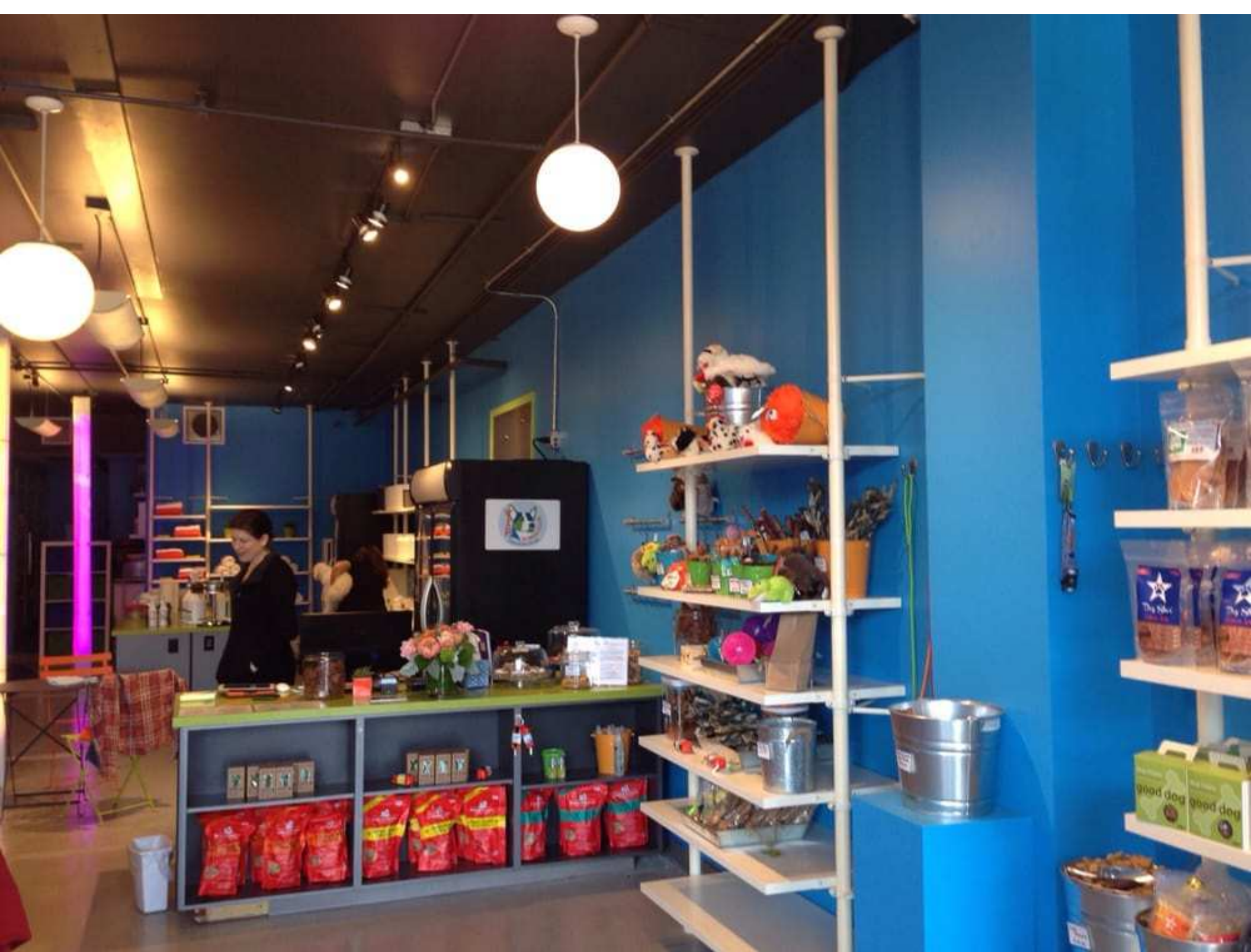


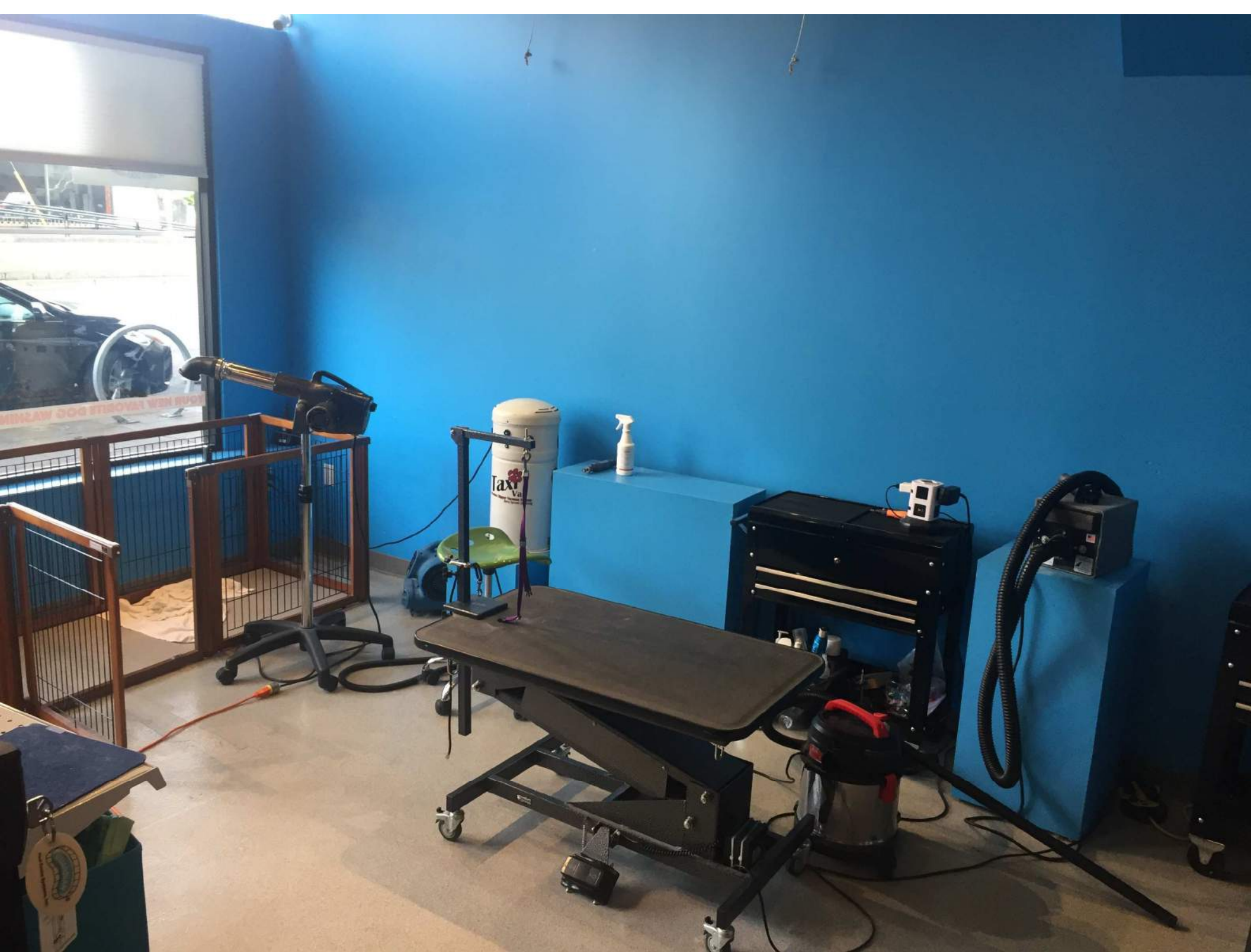


VIP SCRUB CLUB
1734 Church Street

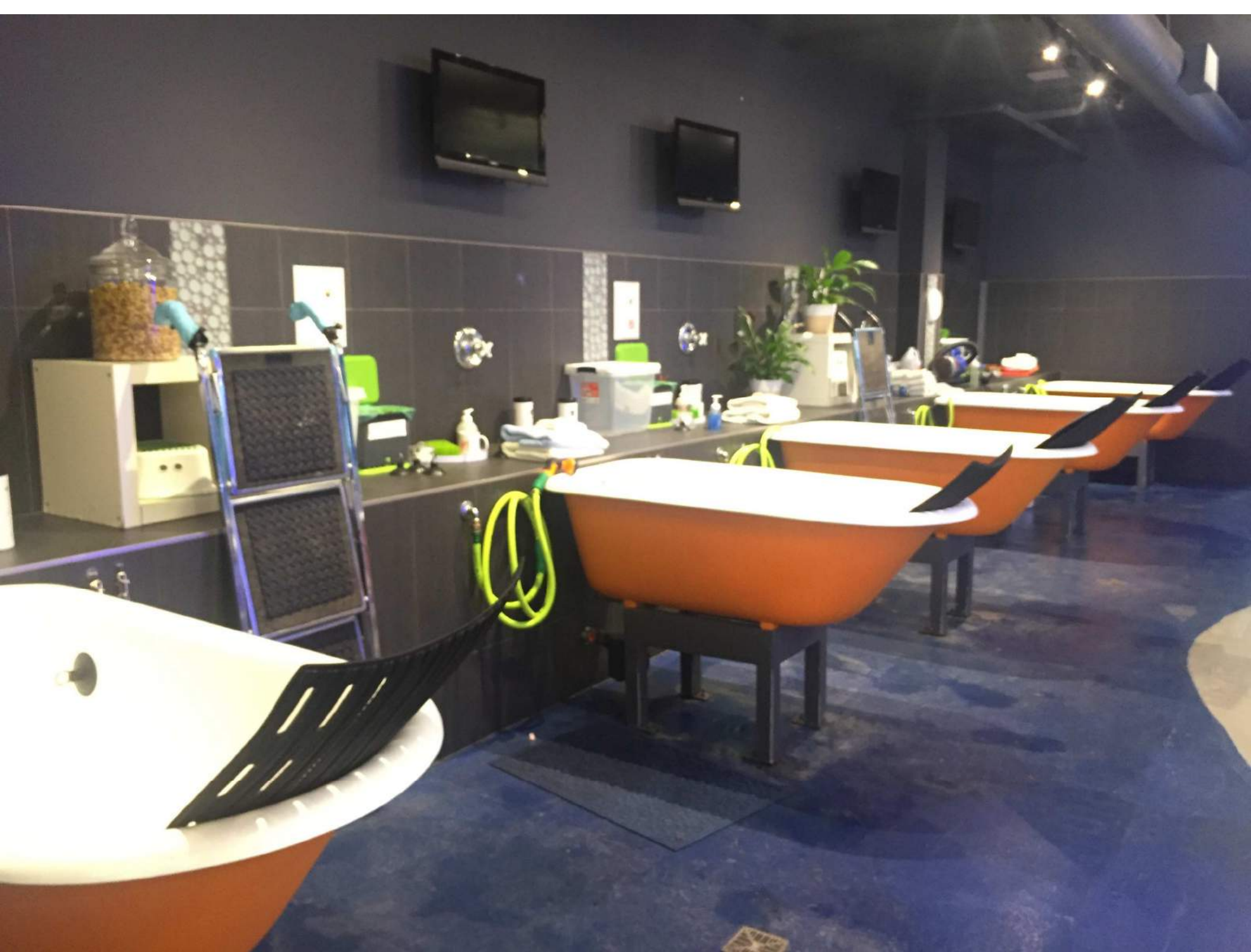




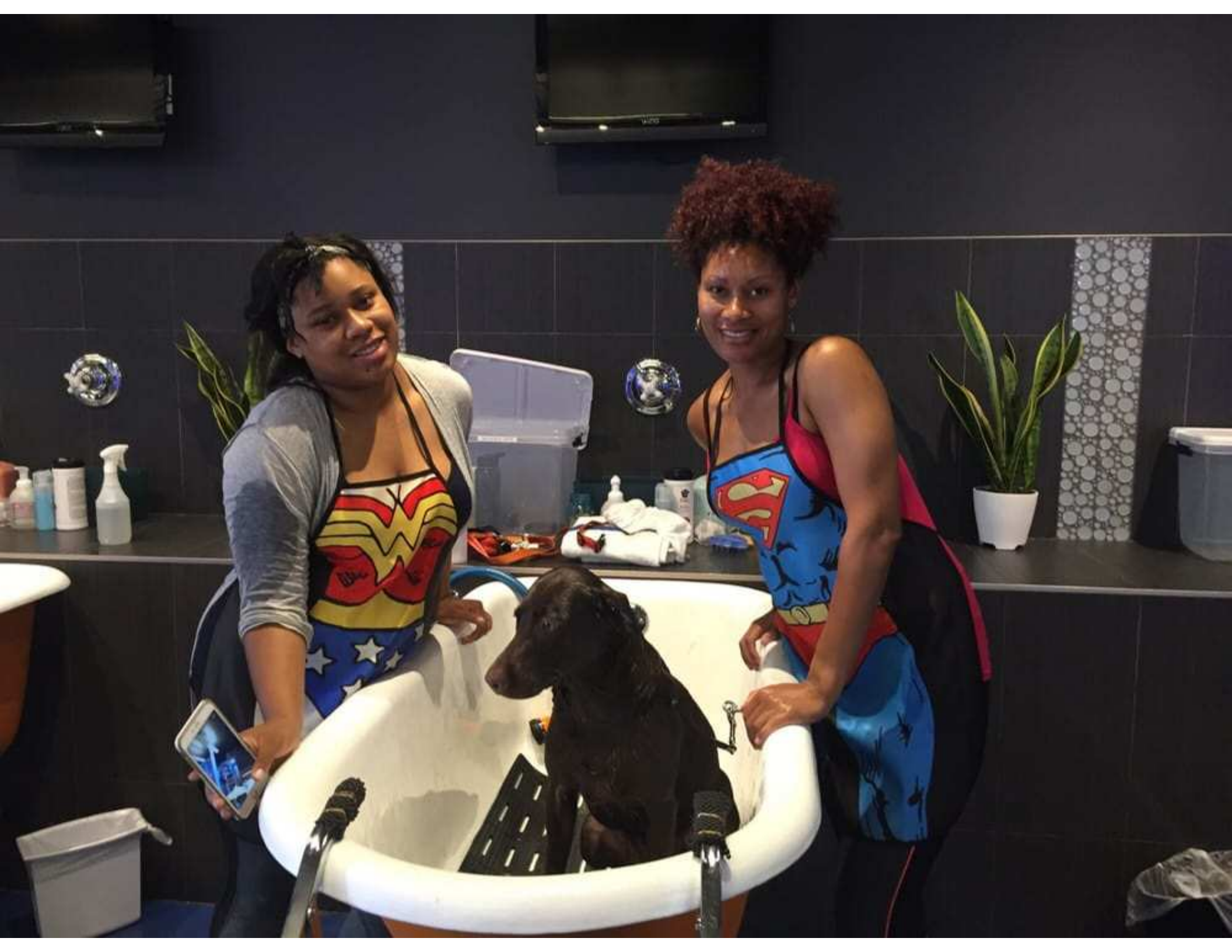


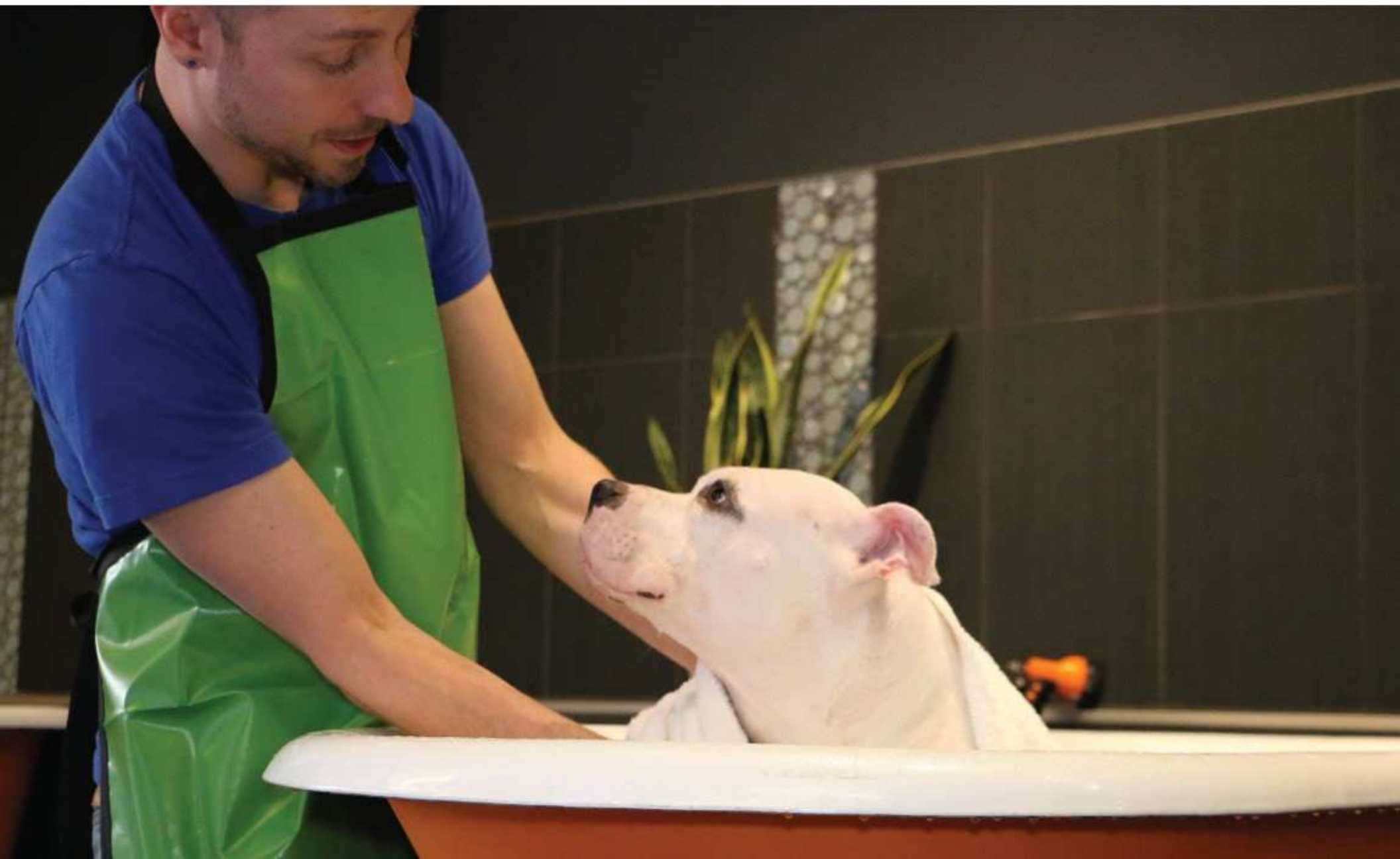
















VIP SCRUB CLUB IS NOW OFFERING NON - ANESTHESIA CLEANING DENTAL CLINICS WITH



PETTOOTH

PROMOTING ORAL CARE FOR YOUR PETS

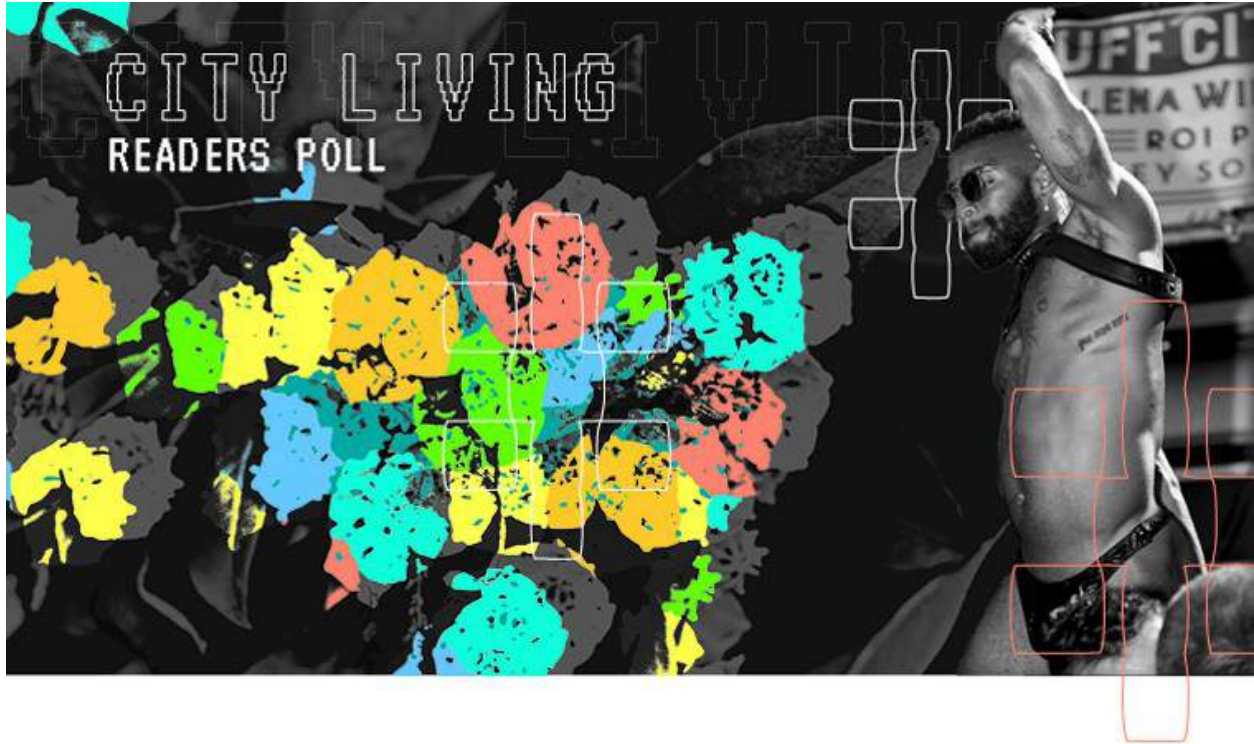
**MONDAY
APRIL 23rd**



spots are filling up fast!
book you appointment by calling
415-970-2231 or visit Pettooth.com

**Exam + Cleaning:
\$175**





A reveler at Folsom Street Fair, voted Best Street Fair. Photo by Gwen Park

BEST OF THE BAY 2016: CITY LIVING WINNERS

Our readers' picks for Best Street Fair, Best Bike Repair, Best Tailor, Best Gym, Best Pet Groomers, Best Plumber, and more

By Marke B.
October 20, 2016

48 Hills is proud to host the SF Bay Guardian Best of the Bay 2016. For more Best of the Bay 2016 categories, including Food and Drink, Arts and Entertainment, and Shopping, [please click here](#).

BEST OF THE BAY 2016: CITY LIVING

BEST PET GROOMING

VIP GROOMING
4299 24th St., SF
vipgroomingsf.com



CERTIFICATE OF RECOGNITION



Lancy Woo & Christy Chung

In honor of your great honor in being awarded the 2006 Community Grand Marshal Award for the San Francisco Pride celebration. We are enormously grateful for all you are doing to stand your ground and fight for full marriage equality for all. Don't give up until that marriage certificate is final!

**June 24, 2006
San Francisco, California**

Carole Migden



CERTIFICATE OF RECOGNITION

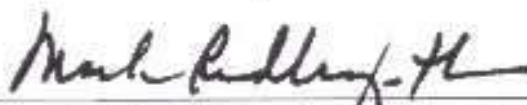
Cristy Chung and Lancy Woo

Advocates for Marriage Equality

In honor of your fierce leadership and dedication to fighting for justice, human rights, and the well being of Asian American Pacific Islander women and girls. On the occasion of being honored at the National Asian American Women Forum's 10th Anniversary Dinner and Award Celebration, I salute you on behalf of the California State Assembly. Congratulations.

September 16, 2006




A handwritten signature in dark ink, appearing to read "Mark Ridley-Thomas".

MARK RIDLEY-THOMAS
Assemblymember, 48th District



CERTIFICATE OF RECOGNITION

Lancy Woo

Community Grand Marshal 2006

Congratulations and Happy Pride Day! I join you as together we "Commemorate. Educate. Liberate. Celebrate!" Your presence at the 2006 Pride Celebration Weekend is special and adds greatly to the richness of the event. Have fun, be safe, and enjoy the experience!



MARK LENO
Assemblyman, 13th District
June 24, 2006

STORE TREK

Store Trek is a regular Voice column profiling new stores in Noe Valley. This month, we spotlight a dog wash and pet store on Church Street, within a block of the dog run at Upper Noe Recreation Center.

VIP SCRUB CLUB

1734 Church Street near Day Street
415-970-2231

<https://vipscrubclub.com/>

The canine customers at VIP Scrub Club may be experiencing a sense of déjà vu, particularly if they used to be bathed at the former occupant of this scent-sational storefront on Church Street in outer Noe Valley.

For five years, the space had been known as K9 Scrub Club, until it closed its doors last November. After experiencing several personal tragedies, the owners decided to decamp for the East Coast, leaving the confines of their business largely intact.

Having befriended K9's owners, long-time dog groomer Lancy Woo, who owns VIP Grooming on 24th Street, and her fiancée, Sage Cotton, decided to take over the dog-washing business.

"They left all their stuff. We sort of rearranged it," says Woo.

The couple decided to keep the blue-and-orange color scheme and the layout of the five cast-iron tubs. In the back can be found a drying room with wall-mounted dryers and towels for use.

The main change the women made was to relocate the check-in desk to a few feet directly ahead of the front doors. In its place, on the left-hand side of the entrance area, can now be found a doggie play area decked out with a teepee-covered bed, tunnel, and toys to keep canine customers busy while they wait for their baths.

As for their human companions, they will find a free self-serve coffee bar, several chairs, and a picnic table with benches for their use.

On the wall to the right of the entrance



VIP Scrub Club owners and their dogs Sage Cotton (left) with Milo and Lancy Woo with Charlie.

Photo by Pamela Gerard

is shelving featuring toys, accessories, and snacks for sale. The shop carries Wiley's jerky in several flavors, \$12 to \$14 per 4 oz. bag, from the San Francisco-based EcoPawz, which sources its ingredients from local farms.

"They use products not being used for human consumption and turn it into really yummy jerky and snacks for dogs," says Cotton. "It is all organic and cuts of meat we would normally throw away."

For now, the cost of a bath runs \$25 with the tubs made available on a first-come basis. VIP Scrub Club also offers discounted packages, with six baths priced at \$120. A 12-bath pack costs \$210, while the 24-bath package runs \$360. There are no size limits for the dogs, and two dogs can be washed together for \$50.

Each bath includes shampoo, conditioner, face wash, ear and eye wipe, and towels, plus a free dog treat. Shampoos come in a range of scents, from tropical passion and citrus blossom to jasmine, lavender, or pomegranate.

The facility also carries four types of specialty shampoos that are wheat- and gluten-free. Several of the higher-end

shampoos cost extra, from \$5 to \$10 per bath.

"We wanted to make the best products available for use in self-serve. This is all high-end shampoos and conditioners used by professionals," says Woo, who 18 years ago opened VIP Grooming at 4299 24th St.

VIP Scrub Club opened in late April and has been trying to get the word out to dog owners they once again have an option in Noe Valley to wash their four-legged friends. They also have rolled out a full-service washing option and, at some point, may also add grooming services on-site.

The VIP Lickity-Split WeWash service is by appointment only and includes two shampoos, one to remove dirt and a second to clarify the skin and hair, a conditioner, face wash, and either a towel or blow dry. For small- to medium-sized shorthaired dogs, the cost is \$40 for a 30-minute appointment and \$50 for a 45-minute appointment. Larger dogs cost \$60 to \$80, depending on the breed, for a 60-minute session.

The women envision using the space to host various events, from wine tastings

and dog-friendly game nights to adoption days, as well as bringing in pet masseuses and psychics. For Mother's Day they offered "Mom-Mosas" and have also held special "Sunday Funday" specials where washers are treated to a glass of wine.

"We are into creating community," says Cotton, who has been handling administrative duties at VIP Grooming but does not have an ownership stake in the business.

The women met six years ago and are currently planning their wedding. It will be a particularly poignant day for Woo: Her last name was initially attached to the California lawsuit filed in 2004 seeking the right to marry for same-sex couples.

The case later became known as In Re Marriage Cases when Woo and her former partner, Cristy Chung, announced in 2006 they had decided to separate.

"I was the lead plaintiff in the marriage case," notes Woo, who is excited that she and Cotton "are finally getting married."

The couple had pushed off setting a date for their ceremony while prepping to open VIP Scrub Club. Not only had they wanted to co-own a business together, they were also interested in finding less-taxing work for Woo, who has been a dog groomer for more than three decades.

The job is very physical, and though Woo continues to be in good shape, she is turning 50 this year and looking to transition more of the workload to her employees.

"I thought opening a self-wash would be kind of fun and a little less physical," says Woo. "Groomers can get carpal tunnel and bad backs. They don't last very long."

Cotton, who is also turning 50, adds, "When this came up, it seemed a good fit. You can see how there would be wear and tear on her body moving forward."

Building the dog-washing business back up has gone "a little slower than we'd like," admits Cotton, but "a lot of people have been inquiring and finding out we are open."

VIP Scrub Club is open from 10 a.m. to 7 p.m. Thursdays through Mondays.

—Matthew S. Bajko

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THE NOE VALLEY VOICE

New Pet Store Raises Hackles on 24th Street

L.A.-Based Company Seeks to
Take Over Radio Shack Spot

By Matthew S. Bajko

A campaign is under way to prevent a chain of pet stores based in Los Angeles County from opening its first northern California outlet on 24th Street, where the former Radio Shack had been..

Healthy Spot announced last fall that it wanted to move into the vacant storefront at 4049 24th St. But at a community meeting it held in the space in late November, the company was largely met with howls of protest from the owners of local pet stores and their customers. The opposition mobilized 40 people within hours of learning about the meeting in order to raise a string of objections.

“The only people there in favor of it were from Healthy Spot,” said Rick French, who with his wife co-owns the Animal Company on Castro Street not far from where Healthy Spot wants to open.

Added Ellen French, “They were sur-



Signing Up Support: Animal Company co-owner Rick French tallies the signatures lining up against a “big box” retail competitor in Noe Valley.
Photo by Pamela Gerard

prised at the response.”

Since then, a petition opposing the chain store has netted more than 1,000 signatures, and businesses throughout Noe Valley have posted signs seeking help to keep Healthy Spot from securing the permits it needs to open its doors.

According to the company’s website, it has a dozen locations in southern California; thus, it falls under San Francisco’s formula retail ordinance. Any business with 11 or more locations in the United

CONTINUED ON PAGE 9

Noe Valley May Be Key for Successor To Ed Lee

District 8 Supervisor Race
Heats Up June Election

By Matthew S. Bajko

The fates of candidates running to be the city’s District 8 supervisor and the next mayor could be decided by Noe Valley voters this June.

The neighborhood consistently has some of the highest voter turnout in the city and could play a spoiler role in the two special elections for the local offices on the June 5 primary ballot. The two high-profile supervisor candidates have been campaigning in Noe Valley for months, while a prominent resident is a leading contender for Room 200 at City Hall.

The sudden death in December of former Mayor Ed Lee triggered the special election to serve out the remainder of his term. Former District 8 Supervisor Mark Leno, who has also served in both the

CONTINUED ON PAGE 11

Rock Journalist Rides the Radio Waves

From Shelling Shrimp to
Rolling Stone Stardom

By Tim Simmers

After a screening last month of the new Grateful Dead documentary *Long Strange Trip*, rock journalist and author Ben Fong-Torres kicked off a Q&A with filmmaker Amir Bar-Lev and Grateful Dead guitarist Bob Weir.

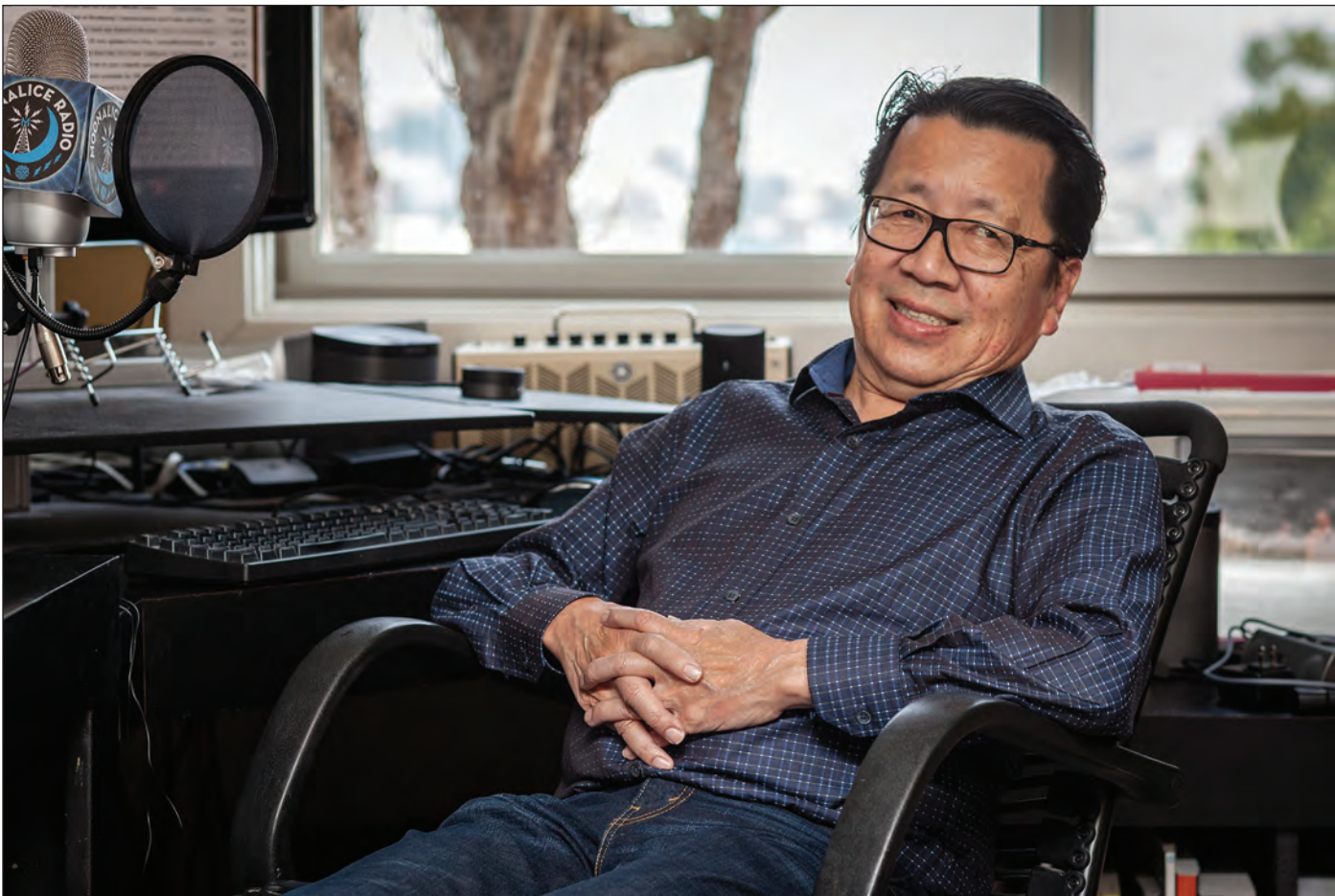
The impact of psychedelic drugs on the Dead’s music and how the band reflected the zeitgeist of the 1960s became prime topics.

It was familiar territory for Noe Valley resident Fong-Torres, the longtime *Rolling Stone* magazine journalist and editor. He’s frequently asked to moderate such panels, or deliver a keynote speech at happenings involving music.

As one of the first staff writers at the pioneering magazine, Fong-Torres penned some 400 articles about rock and its legends, and is revered around the ’60s and ’70s music scene. It was at the once-counterculture bible that his articles appeared alongside those of legendary writers such as Hunter S. Thompson and Tom Wolfe.

“I never had a hankering to be a rock journalist,” said Fong-Torres, 73, who has lived near the top of Castro Street for 32 years. “There was no such thing as a rock journalist then,” he laughed.

In a new film documentary on *Rolling Stone*, Fong-Torres appears as a young reporter banging on an ancient black typewriter, attending meetings, and talking on the phone at the office of the magazine launched in 1967 in San Francisco.



Ben Fong-Torres, in his home studio on Castro Street, still leans toward rock music after a long strange trip through its intimate beginnings.
Photo by Art Bodner

For more than a decade, Fong-Torres conducted interviews and wrote cover stories running many thousands of words. His personal favorites included articles on Bob Dylan, Ray Charles, Marvin Gaye, and Tina Turner.

The experience inspired books like his memoir *The Rice Room, Not Fade Away: A Backstage Pass to 20 Years of Rock & Roll*, and *Hickory Wind*, his gripping tale of country rock legend Gram Parsons. As a DJ at iconic KSAN radio during the ’70s, he occupied another front-row seat—for the soaring rock scene in San

Francisco and elsewhere around the country.

Fong-Torres grew up in Oakland in a family that owned a Chinese restaurant. He waited tables and worked in the kitchen, where he cut his teeth wrapping won tons, shelling prawns, and peeling snow peas. Though he was in his mid-20s, he didn’t tell his parents he worked for a rock magazine. They heard about it from the parents of his friends, and weren’t pleased.

“As a younger person, I felt inept, partly because I was raised in a Chinese

restaurant family,” he said. “I was working all the time, didn’t go out with friends, didn’t stay after school for activities, and didn’t have a regular American social life.” Sometimes he asked his friends questions just so he didn’t have to talk. He learned to listen, and that led him to reporting.

Rock assignments soon took him on the road. He traveled to Reno to write about Creedence Clearwater Revival, and interviewed young Joni Mitchell at her

CONTINUED ON PAGE 14

New Pet Store Faces Opposition

CONTINUED FROM PAGE 1

States is considered a “formula” retailer by the city and must seek approval from the city’s planning commission in order to open.

Although there are no restrictions against a chain store opening along Noe Valley’s main business corridor, as evidenced by the Whole Foods grocery store and a number of national bank branches, residents and business leaders have vocally opposed other formula retailers along 24th Street. The concerns range from preserving the commercial area’s unique appeal to the negative impact such businesses could have on mom-and-pop shops, which are already struggling to afford high lease prices while competing against the growth of online retailing.

In the case of Healthy Spot, the owners of four pet-based businesses in Noe Valley are concerned that the chain will undercut them on prices and force them out of business.

Pet Supplies Abundant

“There is no need” for Healthy Spot to open in Noe Valley, said Animal Company co-owner Ellen French, as “nothing they sell we don’t already provide.”

Added her husband, Rick French, “It spoils Noe Valley’s uniqueness of having a small business community.”

The Frenches have owned their business for 17 years, having purchased it from the original owner, who had operated the store for 25 years. Ellen French estimated that 95 percent of the other local merchants she has approached support their position opposing Healthy Spot.

“No one wants a chain store here,” she said, adding that most people would prefer to see a hardware store go into the vacant storefront.

The couple have a sign posted by their store’s cash register about the fight over the proposed pet store with a headline that reads “Keep Noe Valley Businesses LOCAL.” They said they first learned about Healthy Spot’s plans from customers a few days prior to the community meeting.

“They are trying to weasel their way in,” said Rick French about the lack of outreach Healthy Spot representatives did with local merchants.

Longtime dog groomer Lancy Woo—who owns VIP Grooming on 24th Street a few blocks away from where Healthy Spot wants to open, and her fiancée, Sage Cotton, who co-owns with her VIP Scrub Club on Church Street—also only learned about the proposed chain store a day prior to the meeting. They too argue that there is no need for another pet business in the



Healthy Spot CEO Andrew Kim fields questions from neighbors and merchants at a community meeting at the Radio Shack space in late November. Photo courtesy Dave Emanuel

area, noting that within one mile of the proposed store are nearly a dozen pet stores and grooming businesses.

“Another pet store or grooming shop, we don’t need that,” said Cotton.

Added Woo, “It is hard enough to make a living as a small business owner as it is” in San Francisco, without having to directly compete against a chain store.

Petition Launched

For the last two decades, Woo has owned the pet grooming business at the corner of 24th Street and Douglass, which first opened 35 years ago. Two years ago, the couple took over the other location, vacated by a previous pet-washing business.

“I think people, particularly in Noe Valley, support small businesses. Our customers get angry when they learn a chain store wants to come in,” said Cotton. “When that happens, the lease prices go up and the quality of service goes down. It makes it harder for small businesses to exist, and when they pull out it means even more vacancies.”

That sentiment is born out by the petition Cotton created on Change.org opposing Healthy Spot <https://www.change.org/p/keep-noe-valley-businesses-local-break-the-chain>.

In it she wrote, “It appears they picked this location in order to drive out our independent, small businesses with unfair advantages and pricing in order to encroach on the customer bases we’ve spent years building and supporting.”

The petition had 981 signatures as of mid-January, with many adding notes of their own explaining why they believed the city’s planning commission should deny Healthy Spot’s permit.

“I do support our neighborhood commercial mix that prioritizes local and individual businesses—AND we already have adequate services for our pets in the neighborhood,” wrote Helen Loeser.

Stephanie Levin wrote, “Box stores do not belong in our neighborhood. If you want a neighborhood, you need small, independent locally owned businesses, not big box stores. Keep big box stores OUT of the neighborhoods, including Noe Valley. Put a small hardware store, shoe repair, something people need.”

Customers of the Noe Valley Pet Company on Church Street have also been expressing their opposition to Healthy Spot, according to an employee of the store. Owners Celia Sack and Paula Harris, who were out of town and did not respond to an emailed interview request by the *Voice*’s press deadline, have hung paper copies of the petition opposing the chain store by the front door of their shop for people to sign.

Healthy Spot Touts Nutrition

The *Voice* contacted Sierra Enticknap, the community marketing manager for Healthy Spot, seeking to interview Andrew Kim and Mark Boonark, who co-founded the company in 2008. After an initial reply that she would find someone within the company for the interview, Enticknap did not respond to follow-up emails by press time.

According to the company’s bio it posted on its website, the business partners launched Healthy Spot 10 years ago in response to a pet food recall. In doing so, they contend they “removed the guesswork” on the part of the pet owners “by assuring that every stocked product meets a stringent pre-selection criteria for premium quality of ingredients, and quality in procurement and manufacturing.”

The company claims to carry only pet products that are “organic, natural, raw and or eco-friendly and made with responsible manufactured practices.” In addition to its retail offerings and the full-service grooming it provides at all of its locations, Healthy Spot also offers day-care services at several of its stores.

“Healthy Spot is committed to inspire healthy pet lifestyles by creating authentic experiences and fostering community, one pet at a time,” claims the company.

Taylor Jordan, a consultant with Light-house Public Affairs who is working with Healthy Spot on its permit request and public relations, told the *Voice* that since the company filed its application with the planning department in mid-December, it probably would not have its hearing scheduled before the planning commission until sometime around May or June.

Opponents in Noe Valley expressed confidence that they would be able to convince the planning commissioners to vote against granting a permit to Healthy Spot. But they also stressed they weren’t viewing such an outcome as guaranteed.

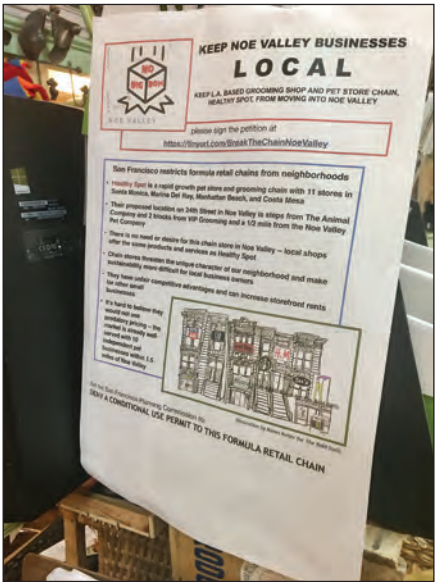
“I am pretty confident they will vote no, but it is not something I am being complacent about,” noted Rick French.

Cotton also believes Noe Valley’s pet businesses have a good argument to make before the oversight body.

“But I am not taking anything for granted. They have a lot of money as a big-box store owner, as evidenced by the lobbying group they have employed,” she said. “I feel confident our city officials won’t be swayed by those tactics. I plan to make sure the community knows what is going on and the planning commission knows what the community wants.”

Despite their opposition to Healthy Spot in Noe Valley, both couples noted they are not against seeing the company open elsewhere in the city where there aren’t already established pet stores, such as in the newer residential districts in Mission Bay, the Dogpatch, and along central Market Street.

“There are plenty of places for them to go in the city,” said Rick French. ■



A sign posted near the Animal Company’s cash register pleads “Keep Noe Valley Businesses LOCAL.” Photo by Pamela Gerard

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FOR MARRIAGE EQUALITY IN MASSACHUSETTS AND HOPE CALIFORNIA COURTS AND LEGISLATURE MOVE QUICKLY TO END MARRIAGE DISCRIMINATION IN CALIFORNIA

AUTHOR

[ACLU of Southern California \(/en/biographies/aclu-southern-california\)](/en/biographies/aclu-southern-california)

MAY 17, 2004

LOS ANGELES - As hundreds of same-sex couples in Massachusetts become the first in the country to obtain marriage licenses pursuant to a ruling by a state supreme court, lesbian and gay couples in California fervently hope that the legislature and courts will move quickly to end marriage discrimination in California as well.

"We are thrilled for the couples who have fought so hard to achieve this remarkable victory for equality in Massachusetts," said Phyllis Lyon and Del Martin, the first same-sex couple to be married in California after San Francisco Mayor Gavin Newsom and San Francisco Assessor Mabel Teng authorized the issuance of marriage licenses to same-sex couples in February of this year. "Fifty-one years ago when we began our life together, we couldn't have imagined this day would come, and yet even now, it is long overdue," said Lyon and Martin. "As we celebrate today with the couples in Massachusetts, we are keenly aware that lesbian and gay couples in California do not yet have a secure right to marry in our own state."

Lyon, 79, and Martin, 83, have been together for more than fifty-one years. They were married in California on February 12, 2004.

California Attorney General Bill Lockyer has asked the California Supreme Court to invalidate their marriage and that of the more than 4,000 other same-sex couples who obtained marriage licenses in San Francisco.

On March 12, less than 24 hours after the California Supreme Court order issued an order directing San Francisco to stop issuing marriage licenses to same-sex couples, Lancy Woo and Christy Chung, a lesbian couple who have been together for sixteen years and have a five year old daughter, filed a lawsuit seeking the right to marry. The lawsuit asserts that excluding lesbian and gay people from marriage violates the California Constitution.

"Like the many other lesbian and gay couples who love and commit to each other, we understand the deep desire on the part of same-sex couples in Massachusetts to secure respect and equality for their relationships," said Woo and Chung. "It is out of that desire that we have committed to be part of the lawsuit here in California that is challenging marriage discrimination and seeking to end the inequality faced by lesbian and gay couples in this state once and for all."

Woo and Chung, as well as nine other same-sex couples who wish to marry, are represented by the National Center for Lesbian Rights, the ACLU, and Lambda Legal. Equality California, the statewide advocacy group for LGBT people, and Our Family Coalition, a Bay Area advocacy group for same-sex parents and their children, are also plaintiffs in the case.

Equality California is also the organizational sponsor of AB 1967, Assemblyman Mark Leno's Marriage License Non-Discrimination Act, which would amend the California marriage statutes to permit same-sex couples to marry. On April 20, 2004, in an historic 8 to 3 vote, AB 1967 was voted favorably out of the Assembly Judiciary

Committee, marking the first time such a bill has received a favorable committee vote in any state legislature in the country.

On May 12, 2004, the Assembly Appropriations Committee placed the bill in suspense, pending the committee's review of a UCLA study showing that permitting same-sex couples to marry will save the state millions of dollars annually. "We are inspired by the tremendous courage of same-sex couples in Massachusetts, who refused to accept anything less than full equality and dignity for their families," said Kate Kendell, executive director of the National Center for Lesbian Rights. "We will not rest until we achieve the same safety, dignity, and protection for our families here."

"California couples deserve the same rights currently enjoyed by the people of Massachusetts," said Martha Matthews, Bohnett Attorney with the ACLU of Southern California. "Loving couples throughout the state should be allowed to fulfill their commitment to each other regardless of sexual orientation."

In addition to defending the City and County of San Francisco against the Attorney General's lawsuit challenging the City's authority to issue marriage licenses to same-sex couples, City Attorney Dennis Herrera has also filed a direct challenge to the exclusion of same-sex couples from marriage. That lawsuit has been consolidated with *Woo v. Lockyer* and is now proceeding in San Francisco Superior Court. On May 25, the California Supreme Court will hear oral argument in the Attorney General's lawsuit. City attorney Terry Stewart will argue on behalf of the City and County of San Francisco on that date.

For more information about the case and marriage equality visit www.nclrights.org (<http://www.nclrights.org>), www.acnlu-sc.org (<http://www.acnlu-sc.org>), and www.eqca.org (<http://www.eqca.org>).

<https://www.sfgate.com/news/article/s-f-gay-marriages-head-to-court-judge-will-2662344.php>

SFGATE

S.F. gay marriages head to court / Judge will begin hearing arguments Wednesday on constitutionality of California's ban on same-sex unions

By **Bob Egelko**

Published 4:00 am, Tuesday, December 21, 2004



Chronicle / Lacy Atkins

Photo: LACY ATKINS

Cristy Chung center, gives Olivia a kiss as she and partner Lancy Woo read a story to her as Olivia goes to bed, Sunday Dec. 19, 2004, in San Francisco. Lancy Woo and Cristy Chung are lead plaintiffs in the same-sex marriage case. I'm writing a side story to main legal story about the 12 couples who are plaintiffs in the case. Please photograph Lancy and Cristy and their daughter Olivia. LACY ATKINS/SAN FRANCISCO CHRONICLE

S.F. gay marriages head to court / Judge will begin hearing arguments Wednesday on constitutionality of California's ban on same-sex unions.

The San Francisco judge who tackles the constitutionality of California's ban on same-sex marriage Wednesday will have to sift through competing claims of tradition, history, prejudice and equal rights.

Superior Court Judge Richard Kramer must also try to fathom the fundamental policy of a state that, when it comes to gay rights, has been a bundle of contradictions.

Kramer will hear arguments in a hearing starting Wednesday morning on whether the law that defines marriage as a union between a man and a woman violates anti-discrimination and privacy rules in the state Constitution.

The judge has given no indication of his views, but says he hopes to decide the case on the basis of legal arguments, without having to weigh evidence about the potential effects of same-sex marriage on society. That hasn't stopped two conservative groups from asking Kramer to consider authorities who assert that children and families would suffer if gays and lesbians were allowed to wed.

The hearing comes 10 months after Mayor Gavin Newsom's order that allowed nearly 4,000 same-sex couples to marry at San Francisco City Hall. The state Supreme Court halted the marriages after a month and invalidated them in August, ruling that Newsom had exceeded his authority.

That ruling did not address the constitutionality of the marriage law, an issue that is likely to work its way from Kramer's court back to the state's high court within a year.

The controversy reached the national stage before Newsom's decree -- Massachusetts' high court had already overturned that state's marriage law, going a step beyond previous rulings in Hawaii and Vermont, and President Bush had indicated support for a constitutional amendment that would outlaw same-sex marriage nationwide.

But as the first U.S. city to invite same-sex couples to marry, San Francisco brought home the reality -- or the threat -- of a new form of family relationship to millions of Americans. The highly visible City Hall weddings, and San Francisco's libertine reputation, helped to fuel the successful campaigns for anti-gay-marriage amendments in 11 states last month, including Ohio, where turnout for the ballot measure may have tipped the crucial state to Bush.

If Kramer, or an appellate court later on, overturns the California law, opponents of same-sex marriage have made it clear that they will go back to the ballot with a constitutional amendment. That's what happened in Oregon, where a trial judge's ruling that found that state's marriage law discriminatory was nullified by the voters on Nov. 2.

Opinion polls indicate that a majority of Californians favors equal rights for gays and lesbians but opposes same-sex marriage -- an apparent contradiction also visible in the laws that Kramer must consider in his ruling.

As of Jan. 1, the state will have the nation's most far-reaching domestic partner law, extending nearly all the rights of married couples to thousands of same-sex partners and to some unmarried heterosexual couples older than 62. The law reflects legislative support for the state's strong and highly visible gay-rights movement, which enjoyed political success as early as 1978 when California voters rejected a ban on homosexual teachers.

But when the subject is marriage, California has been indistinguishable from other states. The state's first ban on same-sex marriage, drafted to clear up an ambiguity in the law, breezed through a Democratic-controlled Legislature in 1977 and was signed by Democratic Gov. Jerry Brown; a ballot measure to reaffirm the law and prohibit recognition of same-sex marriages from other states, Proposition 22, was handily approved by voters in 2000.

The court case is proceeding without Newsom, whose legal role in the dispute was ended by the state Supreme Court decision. His mantle has been picked up by City Attorney Dennis Herrera, who filed suit proclaiming the city's interest in marriage equality. The suit is being heard along with constitutional challenges by same-sex couples in San Francisco -- including some who were married at City Hall -- and Los Angeles.

The plaintiffs' central argument is that the marriage law discriminates on the basis of sex and sexual orientation, both protected categories under the California Constitution.

They cite a 1948 California Supreme Court ruling -- the nation's first to strike down a law banning interracial marriage -- that declared the "freedom to join in marriage with the person of one's choice."

"The fundamental right to decide whether and whom to marry extends to each of us," said Chief Deputy City Attorney Therese Stewart in court papers. "There is no constitutional exception to liberty for gay and lesbian citizens."

Defenders of the state law reject any comparison to interracial marriage and say the current statutes were motivated not by bigotry against gays and lesbians but by the state's legitimate interest in preserving the historic definition of marriage.

"The common understanding of marriage as between a man and a woman predates the founding of this state or nation, and is deeply rooted in our history and traditions," Attorney General Bill Lockyer's office said in written arguments. "There simply is no deeply rooted tradition of same-sex marriage in California or in any other state."

The current definition of marriage "has transcended religion, culture and time, and is the hallmark of every major civilization," said the Alliance Defense Fund, prompting a volley of rebuttals from gay-rights lawyers about biblically sanctioned polygamy and diverse cultural practices.

Lockyer, a Democrat with eyes on the 2006 governor's race, is trying to harmonize his support for equal rights of gays and lesbians with his defense of traditional marriage. His courtroom allies are religious conservatives who want the law upheld for another reason: In their view, the purpose of marriage is childbearing, and children fare best with straight, married parents.

"In endorsing same-sex marriage, law and government will be making a powerful statement: Our government no longer believes children deserve mothers and fathers," Liberty Counsel, representing the Campaign for California Families, said in a court filing.

"No same-sex couple, regardless of how much they love a child or how good they are at parenting, can provide a child the benefits of his or her own biological parents," declared the Alliance Defense Fund, whose client is the Proposition 22 Legal Defense and Education Fund.

Their opponents say those arguments run counter to California's official policy of equality for same-sex couples -- including, in the domestic partner law, equal rights in adoption, inheritance and child support.

State law "unambiguously supports parenting by lesbian and gay people," said the National Center for Lesbian Rights and Lambda Legal Defense and Education Fund in arguments on behalf of the San Francisco couples. Denying marriage to those couples merely hurts their children and does nothing to protect children in other families, the lawyers wrote.

As for Lockyer's argument that the state can promote equality of domestic partners while reserving marriage for opposite-sex couples, Stewart, the city's lawyer, commented, "At this point in our history, it really should go without saying that separate is not equal."

Case No. S _____

IN THE SUPREME COURT OF CALIFORNIA

In re MARRIAGE CASES

Judicial Council Coordination Proceeding No. 4365
No. A110451

LANCY WOO, et al.,
Plaintiffs-Petitioners and Respondents,
v.

BILL LOCKYER, et al.,
Defendants-Respondents and Appellants.

After a Decision of the Court of Appeal
First Appellate District, Division Three
Consolidated on Appeal with
Case Nos. A110449, A110450, A110463, A110651, A110652
San Francisco Superior Court Case Nos. 504038, JCCP4365
Honorable Richard A. Kramer, Judge

PETITION FOR REVIEW

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Additional Counsel Listed on Next Page

LAMBDA LEGAL DEFENSE AND EDUCATION FUND, INC.
ACLU FOUNDATION OF NORTHERN CALIFORNIA
ACLU FOUNDATION OF SOUTHERN CALIFORNIA
LAW OFFICE OF DAVID C. CODELL

*Attorneys for Plaintiffs-Petitioners and Respondents in No. A110451
Joshua Rymer and Tim Frazer, et al.*

REAL FAMILIES,

Much of the press coverage since San Francisco's historic flood of same-sex marriages has focused on the legal efforts to gain marriage equality. The photos on these pages remind us of the simple yet profound stories behind this struggle—real people making real commitments to their spouses and children.

CHUNG-WOO FAMILY

Lancy Woo (left) and Cristy Chung, pictured here with their five-year-old daughter, Olivia, have been together for 16 years. "It's for both legal reasons and love and commitment that marriage is important to us," says Cristy. "I'm a stay-at-home mom, and there are so many ways where legally our family isn't protected. And it's also about love, because we're always saying we want to spend the rest of our lives together. I want to tell the world."



GINA ORTEGA



GIGI PANDIAN

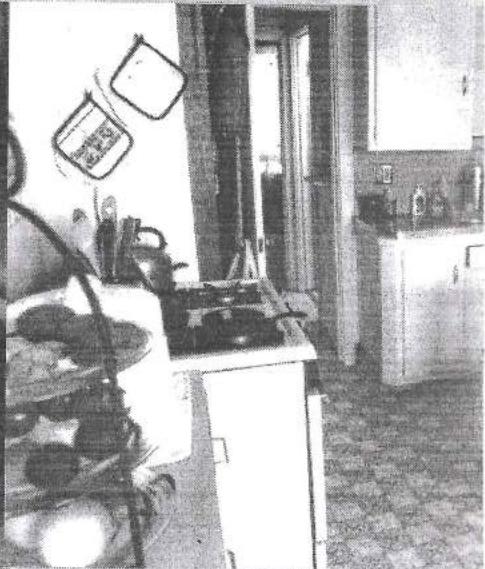
At their home in San Francisco, Lancy and Cristy relax



REAL MARRIAGES



SINA ORTEGA



Cristy and Lancy make a snack of macaroni dog they're babysitting, looking on. "I had to a since we weren't married," says Lancy. "We're adds Cristy.

In their living room, Lancy plays a game with Olivia. "We do so much for the community," says Cristy, "supporting public schools, Lancy is a small business owner, we're on the parent advisory council... we do so much, and people don't support us as an equal family. It really hurts me." Both women are actively involved in doing volunteer work at their daughter's elementary school.

ADAMS AND BAKER FAMILY



Art Adams and Devin Baker, pictured at their home

gettyimages

Creative Editorial Video Music FOTO

Pricing

Boards

Sign in



Plaintiffs Christy Chung (L) and her partner Lancy Woo (C) of San Francisco, and Corey Davis (R) listen to proceedings during a hearing before the state First District Court of Appeal 10 July 2006 in San Francisco, California. The court was hearing oral arguments in six cases involving the constitutionality of the California marriage statute. AFP PHOTO/POOL/Eric Risberg

1 of 1



</> EMBED

LICENSE

This letter of recommendation is written as support for the San Francisco pet grooming business called VIP Grooming, to support their application for legacy status with the city of San Francisco.

I have known the current owner Lancy Woo since 1997 but I became aware of the business VIP Groomers soon after I became a resident and purchased my home here in 1985.

At that time it was my good fortune to have been directed to this stable and excellent resource by friends who lived in Diamond Heights and Noe Valley Neighborhoods. Soon after I was settled, I adopted a dog and they have been my constant companions ever since. Lancy had the good fortune of meeting me and my last four Portuguese pups almost immediately upon her arrival at VIP.

It has been my distinct pleasure to have been a continuous client of Lancy and VIP Groomers since that time. San Francisco's obvious appreciation and policies supporting it's resident with pets is but one small reason that I am so very proud to call it my home. I do hope the city will make me prouder by honoring this business with a well deserved and appropriate status as a "Legacy business".

It has now been over 33 years since I arrived and my beloved Tank, and Nena, followed by Buster and Bunny have all been well serviced clients at VIP Grooming. It is my intent to continue owning dogs and to continue using VIP.

They are a stable anchor business serving pet owner from every neighborhood of SF but most especially the Mission, Noe Valley, Diamond Height, Castro and Upper Market areas of the city. .

Sincerely,
Kenneth W. Pearce,

A grateful homeowner at [REDACTED] [Clayton Street](#), at this City by the Bay.

May 2, 2018

Office of Small Business
Attn: Legacy Business Registration Application
City Hall, Room 110
1 Dr. Carlton B. Goodlett Place
San Francisco, 94102

RE: Letter of Support
VIP Grooming in Noe Valley

Dear Committee:

I have been a homeowner in Noe Valley since 1999. During the last 20 years I've seen restaurants, clothing stores, shoe stores, and grocery stores, come and go, but the character of our neighborhood and village-feel has been unchanged for many of these changes. However, I cannot say the same for the small shop where I have my dog's groomed.

It would be hard to imagine Noe Valley without *VIP Grooming*, inclusive of their newer, local shop the *VIP Scrub Club*. Seeing Lancy grooming a dog in the window is a familiar image in both shops. Residents and tourists alike take photos of dogs being groomed by an artist in action. Local preschoolers, also, stop at the window daily to watch Lancy groom. This image captures an essence of Noe Valley. In terms of business model, Lancy has trained a small team of bathers and groomers, so the dogs are treated with respect and tenderness, and the grooming has signature touches representing quality that makes a VIP-groom identifiable and admired at the local dog parks. Both shops now have others that rotate in the coveted window spot, and that's progress in making a small business sustainable.

While *VIP Grooming* focuses on grooming services, Lancy and her Family recognized an additional need or business opportunity for families with dogs, inspiring them to open the *VIP Scrub Club*. The *VIP Scrub Club* offers grooming, but adds other services, such as retail and self-wash, which encourage people to come in, browse, and chat. The *VIP Scrub Club* is involved with the local community, hosting events and partnering with other businesses and organizations as much as possible. The store works with local shelters, donating grooming and hosting adoption events. *VIP Scrub Club* also puts on creatively themed events that both do good and offer a fun outlet for their canine and human customers.

The rescue organization where I am a board member is forever grateful to Lancy and her generous, giving spirit. When Compassion Without Borders, based in Santa Rosa, CA since 2004, began direct adoptions in 2017, I asked Lancy if she could train me on grooming techniques, so I could help the dogs. I volunteered at the *VIP Scrub Club* for six months. Not only did Lancy teach me some solid, basic skills in grooming mixed breed dogs, but she donated much of the equipment needed. Thanks to Lancy and *VIP*,

I now spend a full day a week grooming the homeless dogs (and love every moment of it). Groomed dogs feel and look their best, and find homes much more quickly than before!

San Francisco, referred to as the "dog capital of the nation," relies on small businesses like VIP Grooming to take the very best care of our beloved pets. And let's remember that we have more dogs in San Francisco than children, so valuing a small business that takes care of our dogs, makes great sense for San Francisco. I can't imagine taking my dogs anywhere but to VIP Grooming, and this commitment began with the special care that Lancy provided to Max in 2000. When Max became demented and couldn't tolerate the stress of being groomed during regular hours, Lancy stayed late and groomed Max at night. I've had many dogs since Max, and now understand that Max's story is not unique, but a part of VIP's philosophy and commitment to grooming with the health of the pet top-of-mind.

While dog grooming as a service is not vulnerable to the online powerhouses, like Amazon, our quaint village feel is always vulnerable to large box stores wanting a piece of the treasure chest. If Legacy Status provides protection from unwanted threats and recognition of the sweat and hard work required to build a small business that provides good old-fashioned customer service and local commitment, then I can't recommend VIP Grooming highly enough for this honor.

Thank you for considering this Letter or Support.

Very best regards,
Lauren

Lauren Meyers
[REDACTED] 25th Street
San Francisco, CA 94114



Board Member and President
Compassion Without Borders
1130 Butler Ave
Santa Rosa, CA 95407

I started working at VIP Grooming 16 years ago, when I was 19. I had no prior experience in the grooming field nor in managing a business. Lancy was my mentor for 5 years. She taught me as much as she could about the art of grooming and how to run a business with heart. I am now a well respected groomer in the Portland metro area where I live and have had my own business for 6 years now.

I learned many things at VIP but one of the first things that struck me was the strong sense of community. Lancy was always happy to help out, especially with the LGBTQ community, both with her work with PAWS and simply by working with individuals she knew needed help caring for their dogs properly. Her devotion to the surrounding community was made obvious by the love and support they always showed her.

Because the business had been in the same location for so many years many people had been bringing their dogs there for decades. This deepens the feeling of family and community that the customers had for VIP and Lancy. When I worked there I would often see our customers while running daily errands. They would be happy to see me and would introduce me to their children. They appreciated the heart with which Lancy ran the business.

Lancy's dedication to the business and the art of grooming is profound. She taught me all she could about running a grooming business and to see and appreciate the art in grooming. This idea is lost on many in the industry, but not Lancy. She is a true master of her craft. She has put in countless hours teaching others these skills simply to know the art will continue.

I owe so much to Lancy and the experience I gained at VIP. Her dedication continues to inspire me to this day. The presence of VIP affects many people in the surrounding area. I hope VIP is there to share their love and inclusive spirit for many years to come.

Jessica Spyker
Owner The Dog Shop
Vancouver WA
info@dogshopnw.com



SAN FRANCISCO PLANNING DEPARTMENT

Legacy Business Registry Case Report

HEARING DATE: JUNE 6, 2018

1650 Mission St.
Suite 400
San Francisco,
CA 94103-2479

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
415.558.6377

****The following report provides staff recommendations for two (2) legacy business application.****

Filing Date: May 9, 2018
Case No.: 2018-007311LBR
Business Name: VIP Grooming SF Inc.
Business Address: 4299 24th Street and 1734 Church Street
Zoning: NC-1 (Neighborhood Commercial Cluster)
40-X Height and Bulk District
Block/Lot: 6505/048 and 6632/007
Applicant: Lancy Woo, Owner
4299 24th Street
San Francisco, CA 94114
Nominated By: Supervisor Jeff Sheehy, District 8
Staff Contact: Shelley Caltagirone - (415) 558-6625
shelley.caltagirone@sfgov.org
Reviewed By: Tim Frye – (415) 575-6822
tim.frye@sfgov.org

BUSINESS DESCRIPTION

VIP Grooming is a 34-year-old dog grooming business located in Noe Valley (two locations). The current owner, Lancy Woo, is the third owner and is a nationally significant person for her role in the historic Right to Marriage Supreme Court Case (Woo vs. Lockyer).

In 1976, Coralee Crawford, a devoted animal lover, first rented the location at 4299 24th Street in San Francisco from Boulthwood Properties and started caring for neighborhood pets. She officially registered her business and opened as VIP GROOMING in October of 1984. She sold the business 8 years later to Susan Stanich-Giaquinto who continued the legacy of providing top quality grooming services. In 1996, Susan's top groomer, Lancy Woo, took over the business with fellow dog groomer and owner of Dunk'n Dogs, Jim Starkey.

Woo has spent the last 18 years serving the dogs of Noe Valley with excellent care and grew the business to include one full-time bather and four full-time groomers. In 2014, Woo incorporated the business as VIP GROOMING SF Inc. and in March of 2016 opened a second location with self-wash tubs, also in Noe Valley, as VIP Scrub Club. VIP GROOMING SF Inc. now employs 10 people between the two shops and provides services for some 2,000 dogs in the Bay Area.

The business has two locations. The first location is the southeast corner of 24th Street and Douglass Street in Noe Valley. The second location is 1734 Church Street located on the west side of Church between 29th

Street and Day Street, also in Noe Valley. Both locations are within a NC-1 (Neighborhood Commercial Cluster) Zoning District and a 40-X Height and Bulk District.

STAFF ANALYSIS

Review Criteria

1. *When was business founded?*

The business was founded in 1984.

2. *Does the business qualify for listing on the Legacy Business Registry? If so, how?*

Yes, VIP Grooming qualifies for listing on the Legacy Business Registry because it meets all of the eligibility Criteria:

- i. VIP Grooming has operated continuously in San Francisco for 34 years.
 - ii. VIP Grooming has contributed to the history and identity of San Francisco by serving as a dog grooming salon.
 - iii. VIP Grooming is committed to maintaining the physical features and traditions that define the organization.
3. *Is the business associated with a culturally significant art/craft/cuisine/tradition?*
Yes, the business is associated with the art form of dog grooming.
 4. *Is the business or its building associated with significant events, persons, and/or architecture?*

Persons

The business is owned by a significant local person, Lancy Woo. In 2004, Woo became the face of marriage equality when she and her partner, Christy Chung, entered into a legal battle for same-sex marriage. Woo and Chung, as well as nine other same-sex couples who wished to marry, were represented by the National Center for Lesbian Rights, the ACLU and Lambda Legal. Woo was asked to be the named plaintiff due to being known as a successful local business owner, beloved community member and a dedicated family woman. The Supreme Court case, *Woo v. Lockyer*, was monumental to the progress of LGBT rights in California, and her continued advocacy has solidified her significance to this movement.

Architecture

The Victorian Stick or Stick Eastman style mixed-use building, constructed pre-1900, is a contributor to the California Register-eligible Diamond & Elizabeth Streets Historic District identified by the Planning Department as part of a reconnaissance survey of Noe Valley and the period of significant is 1875-1915.

5. *Is the property associated with the business listed on a local, state, or federal historic resource registry?*

No, however, the property has a Planning Department Historic Resource status of "A" (Historic Resource Present) as a contributor to the California Register-eligible Diamond & Elizabeth Streets Historic District.

6. *Is the business mentioned in a local historic context statement?*

No.

7. *Has the business been cited in published literature, newspapers, journals, etc.?*

Yes, the business has been cited in several publications:

- Voted Best of Bay in 2007, 2010, 2011, 2014 and 2017
- Won Bay Woof's Best of Bay in 2014, San Francisco A-list in 2014 and Bay Area Reporter Best of Gays in 2011.
- VIP Grooming has been sighted in articles relating to Lancy Woo in The Bay Area Reporter in March of 2006 and in the San Francisco Examiner on Jan 2000. Also Woo was quoted in the 1998 January issue of Frontiers News Magazine in an article named Puppy Love which focused on the gay community and their obsession with their pets.
- VIP Grooming and VIP Scrub Club were featured in articles in the Noe Valley Voice in the July/August 2016 issue and in the February 2018 issue.
- VIP Scrub Club was featured in a video for DogTV.

Physical Features or Traditions that Define the Business

Location(s) associated with the business:

- 4299 24th Street
- 1734 Church Street

Recommended by Applicant

- Mission to provide the best and most thorough dog grooming services available in a fun and loving environment
- Open-plan interior
- Free-roaming policy

Additional Recommended by Staff

- Tubs and grooming tables
- Large storefront windows that allow dogs to look out and passers-by to look in
- Free first-time bath to any newly adopted dog program
- Staff training that includes procedure and technique, understanding animal behavior and mastering dog handling and control



SAN FRANCISCO PLANNING DEPARTMENT

Historic Preservation Commission Draft Resolution No.

HEARING DATE: JUNE 6, 2018

Case No.: 2018-007311LBR
Business Name: VIP Grooming SF Inc.
Business Address: 4299 24th Street and 1734 Church Street
Zoning: NC-1 (Neighborhood Commercial Cluster)
40-X Height and Bulk District
Block/Lot: 6505/048 and 6632/007
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San Francisco, CA 94114
Nominated By: Supervisor Jeff Sheehy, District 8
Staff Contact: Shelley Caltagirone - (415) 558-6625
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Suite 400
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ADOPTING FINDINGS RECOMMENDING TO THE SMALL BUSINESS COMMISSION APPROVAL OF THE LEGACY BUSINESS REGISTRY NOMINATION FOR VIP GROOMING CURRENTLY LOCATED AT 4299 24TH STREET, (BLOCK/LOT 6505/048) AND 1734 CHURCH STREET, (BLOCK/LOT 6632-007.

WHEREAS, in accordance with Administrative Code Section 2A.242, the Office of Small Business maintains a registry of Legacy Businesses in San Francisco (the "Registry") to recognize that longstanding, community-serving businesses can be valuable cultural assets of the City and to be a tool for providing educational and promotional assistance to Legacy Businesses to encourage their continued viability and success; and

WHEREAS, the subject business has operated in San Francisco for 30 or more years, with no break in San Francisco operations exceeding two years; and

WHEREAS, the subject business has contributed to the City's history and identity; and

WHEREAS, the subject business is committed to maintaining the traditions that define the business; and

WHEREAS, at a duly noticed public hearing held on June 6, 2018, the Historic Preservation Commission reviewed documents, correspondence and heard oral testimony on the Legacy Business Registry nomination.

THEREFORE BE IT RESOLVED that the **Historic Preservation Commission** hereby recommends that VIP Grooming qualifies for the Legacy Business Registry under Administrative Code Section 2A.242(b)(2) as it has operated for 30 or more years and has continued to contribute to the community.

BE IT FURTHER RESOLVED that the **Historic Preservation Commission** hereby recommends safeguarding of the below listed physical features and traditions for VIP Grooming.

Location(s):

- 4299 24th Street
- 1734 Church Street

Physical Features or Traditions that Define the Business:

- *Mission to provide the best and most thorough dog grooming services available in a fun and loving environment*
- *Open-plan interior*
- *Free-roaming policy*
- *Tubs and grooming tables*
- *Large storefront windows that allow dogs to look out and passers-by to look in*
- *Free first-time bath to any newly adopted dog program*
- *Staff training that includes procedure and technique, understanding animal behavior and mastering dog handling and control*

BE IT FURTHER RESOLVED that the **Historic Preservation Commission's findings and recommendations** are made solely for the purpose of evaluating the subject business's eligibility for the Legacy Business Registry, and the Historic Preservation Commission makes no finding that the subject property or any of its features constitutes a historical resource pursuant to CEQA Guidelines Section 15064.5(a).

BE IT FURTHER RESOLVED that the **Historic Preservation Commission** hereby directs its Commission Secretary to transmit this Resolution and other pertinent materials in the case file 2018-00007311LBR to the Office of Small Business.

I hereby certify that the foregoing Resolution was ADOPTED by the Historic Preservation Commission on June 6, 2018.

Jonas P. Ionin
Commission Secretary

AYES:

NOES:

ABSENT:

ADOPTED: