

August 20, 2024

Dear San Marino Planning Commission,

I would like to start by thanking the Commission for this potential opportunity. As someone born and raised in the city of San Marino, I always dreamed of bringing my education and skills back to my hometown to serve my community.

Briefly, I was born and raised in San Marino, graduating from San Marino High School with the class of 2009. From SMHS, I attended Northwestern University in Chicago. Thereafter, continued my education in Chicago at Loyola University Chicago for medical school. I then trained at the top plastic surgery residency program in the country at the University of Texas Southwestern. For six years, I operated with and learned from world-renowned plastic surgeons. Since graduating in June of this year, I have returned to San Marino with sights set on completing my dream of serving my community.

I ultimately see the space at 2659 Mission St as a location I can grow into and utilize for the rest of my career. From a clinical standpoint, it is large enough to accommodate everything I'll ever need. From a social standpoint, it is a frequented area of all our friends and family. And from a family standpoint, this is where my wife and I want our kids (currently with 2 boys) to grow up.

The name of my practice is Prae Servare by Victor Chang MD. Prae Servare is the Latin origin for preserve, which directly translates to "guard beforehand." The practice will be a boutique plastic surgery and aesthetic medicine practice that only offers safe and effective modalities proven by science to make the preservation of youth and beauty a reality. While I will offer the full breadth of both procedural and nonprocedural plastic surgery, I will largely be focused on the facial rejuvenation. I intend to perform all procedures that will require any anesthesia beyond local injection, including, but not limited to, facelifts, rhinoplasties, blepharoplasties, necklifts, browlifts, genioplasties, otoplasties, lip lifts, liposuction, fat grafting, skin resurfacing, breast reconstruction, breast augmentations, breast lifts, breast reductions, body contouring, and general reconstruction, at accredited surgery centers outside the City of San Marino. This location will serve as my clinic to see my patients and is where I will only offer nonsurgical and small in office procedures I can safely perform under local anesthetic. These include, but are not limited to, botox, fillers, laser therapy (the machine I intend to purchase, Sciton mJoule, will generate no more than 50 dB of sound), microneedling, small laceration repairs, upper blepharoplasty, small volume fat aspiration and fat grafting (<200cc), and post operative care (including suture removal, bandage removal, dressing changes, scar therapy, and small touch ups). I will also carry a few lines of medical grade skincare. As I progress, I intend to potentially convert the back third of the space

into an accredited in-office surgical suite, upon further permit modification approved by the city's Planning Commission.

For the space, I plan on having a large, elegant, Parisian inspired waiting room to greet my patients up front. A portion of the waiting room will be used as a free art gallery to showcase the work of local artists. In the middle third of the space, I will have 3 state of the art clinic rooms, a photo studio for before and after photographs, a conference room, and 2 offices. The back third of the space will have a minor procedure room and serve as storage space for the initial phase of my practice.

As for the general flow of business, patients will enter through the front door and check in with the front desk attendant. Patients who value privacy will have the option for using the backdoor through the alleyway. They will then be ushered into a clinic room that adjoins the photo studio. Once they are settled into the clinic room, we will guide them through the door leading directly to the photo studio where professional pre-operative photos will be taken. Next, they will be guided back to the clinic room, where they will be seen by myself and staff for a consultation. When they are done with their consultation, they will meet with a patient coordinator in an office room to discuss next steps.

My hours of operation will be 9a – 5p Monday through Friday, with occasional Saturdays from 9a – 2p. I will start with 2 employees but will eventually ramp up to 8 employees once I've reached a steady state. I will see up to 20 patients a day in the clinic, with no more than 6 patients booked per hour. Per my lease agreement, I will have 15 parking spots at 1770 S Los Robles Avenue as well as three 3 parking spaces directly behind the building, for a total of 18 private parking spots. This well supersedes the parking requirement of our intended use. Running at full capacity, there will be 15 parking spaces occupied by my practice (9 employees + 6 patients), which is well below the 21 parking space required by the current code, and below the number of spaces the property is currently allotted at 18 spaces.

I am a board eligible plastic surgeon. (The plastic surgery board certification process is a two-step process. I have passed the written portion of the certification. The oral portion of the certification is taken a few years after graduation, for which I am on track.) I have my California medical license (A 195067). I have my DEA license (FC4110970). I have established my professional corporation, Victor Chang MD PC (EIN 93-4078314). I have a Fictitious Name Permit for Prae Servare by Victor Chang MD (FNP557472).

I hope to have the opportunity to bring to our community some grit from Chicago, some southern hospitality from Dallas, some surgical expertise from UT Southwestern, and some home-grown elegance from San Marino.

Victor Chang MD
Plastic Surgery

I would like to thank you sincerely for your consideration. This would be a dream situation, and I cannot impress upon you how grateful I would be for the role you would play if you accepted this conditional use permit application.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'V' followed by a horizontal line.

Victor Chang, MD