

# Creative Ink Tattoos

1331 Guerneville Rd, Santa Rosa, CA 95403

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September 15, 2022

Sachnoor Bisla, City Planner Trainee  
Planning and Economic Development

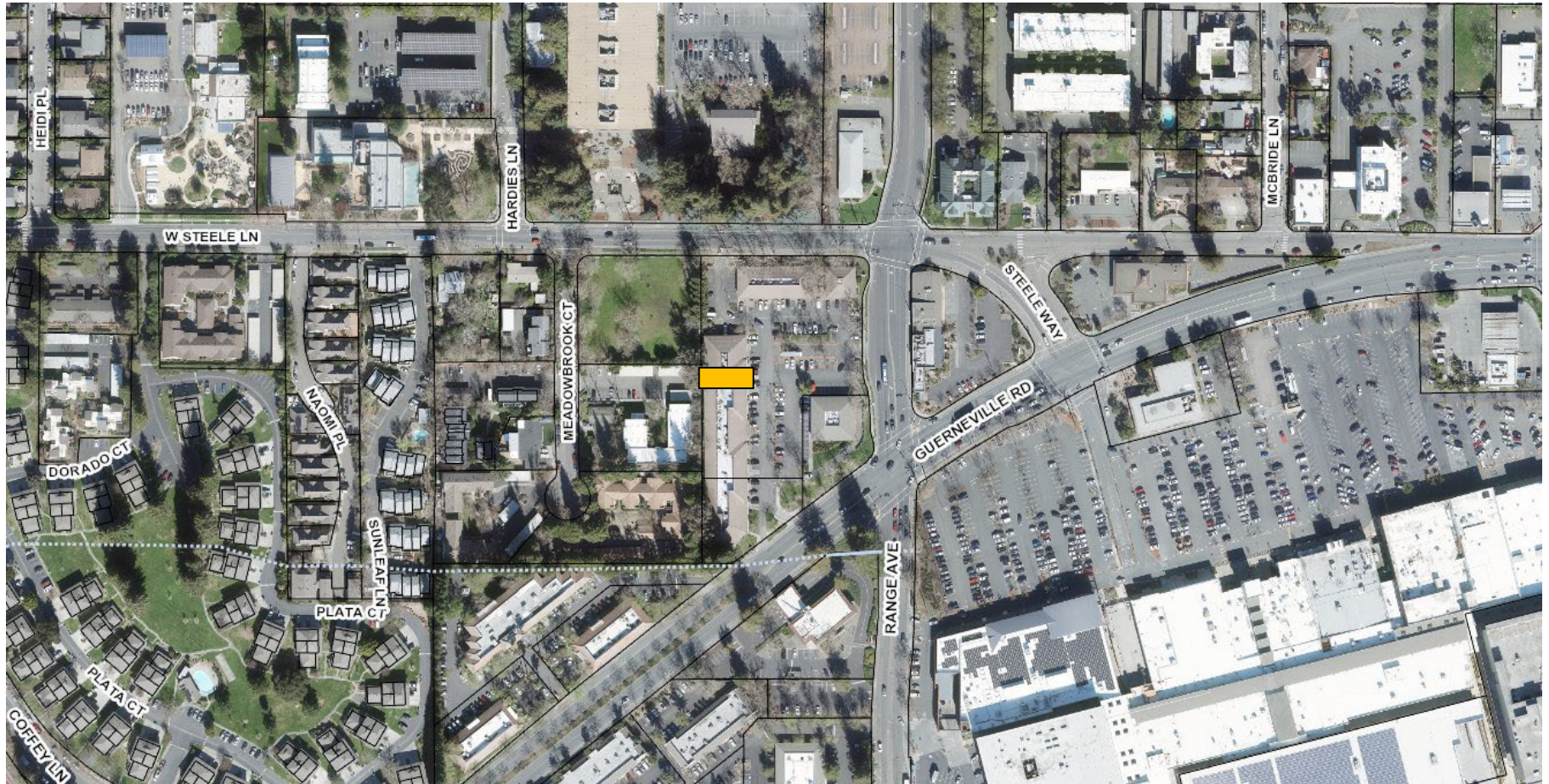
- Minor Conditional Use Permit request for a tattoo shop located in Coddington Area
- 4-6 tattoo artists
- Monday – Saturday, 10 a.m. – 8 p.m.

# 1331 Guerneville Rd

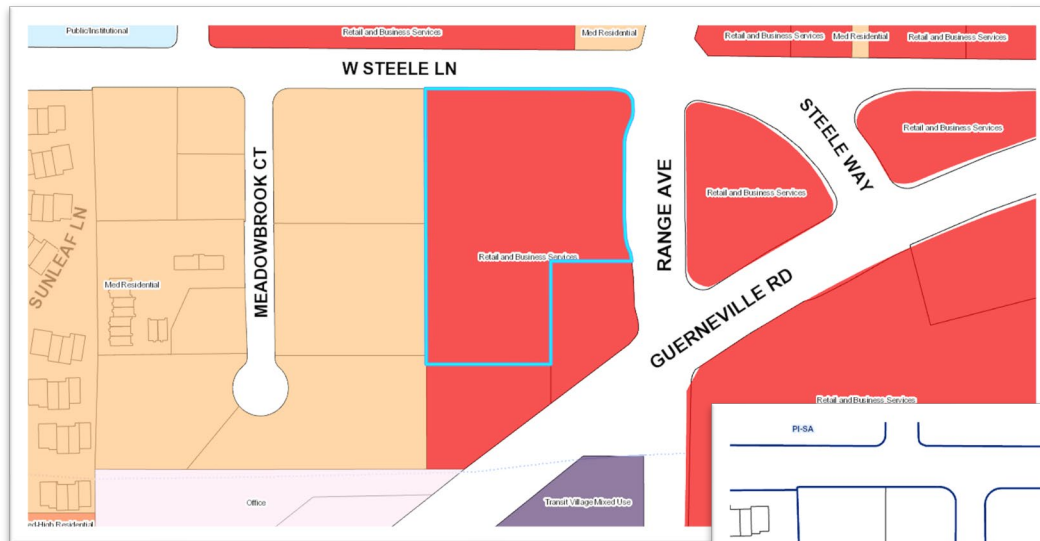




# Neighborhood Context



# General Plan & Zoning



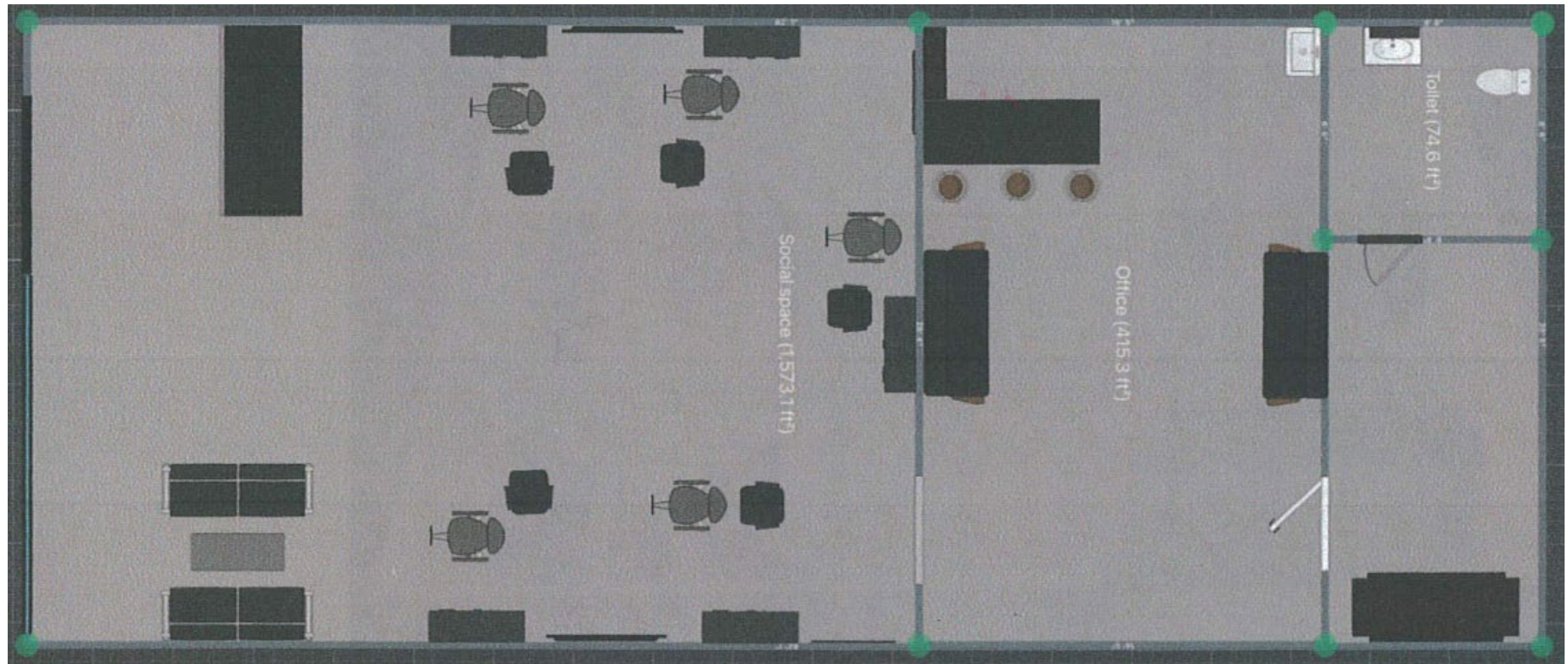
## General Plan: Retail and Business Services

## Zoning: General Commercial – North Station Area





# Floor Plan



## Required Findings

1. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Zoning Code and the City Code;
2. The proposed use is consistent with the General Plan and any applicable specific plan;
3. The design, location, size, and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity;
4. The site is physically suitable for the type, density, and intensity of use being proposed, including access, utilities, and the absence of physical constraints;
5. Granting the permit would not constitute a nuisance or be injurious or detrimental to the public interest, health, safety, convenience, or welfare, or materially injurious to persons, property, or improvements in the vicinity and zoning district in which the property is located; and
6. The proposed project has been reviewed in compliance with the California Environmental Equality Act (CEQA)"([Zoning Code Chapter 20-52.050](#)).

# Environmental Review

## California Environmental Quality Act (CEQA)

- Categorically Exempt
  - 15301 – Involves minor modifications to an existing structure





- There are no unresolved issues as a result of staff review.
- No public comment has been received for this project.

## Recommendation

It is recommended by the Planning and Economic Development Department that the Zoning Administrator approve a Minor Conditional Use Permit to allow the operation of Creative Ink Tattoos at 1331 Guerneville Rd.

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