

RESOLUTION NO. CUP21-060

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR CONDITIONAL USE PERMIT TO ALLOW A MASSAGE THERAPY AND HYPNOTHERAPY AS A HOME OCCUPATION FOR THE PROPERTY LOCATED AT 822 LOUISA DRIVE SANTA ROSA, APN: 180-500-010

The Santa Rosa Zoning Administrator has completed the review of your application. Please be advised that your Minor Conditional Use Permit to allow a Home Occupation Use for a massage therapy and hypnotherapy services, Tuesday to Saturday from 9:00 am to 5:00 pm with maximum of three clients per day has been granted based on your project description dated received June 23, 2021. The Santa Rosa Zoning Administrator has based this action on the following findings:

- The proposed use is allowed within the applicable zoning district and complies with [Section 20-42.070](#) of Zoning Code and the City Code. The matter has been properly noticed as required by Zoning Code Section 20-52.050.E.2.a, and no request for a public hearing has been received;
- The proposed use is consistent with the General Plan in that the home occupation use is allowed and supported in all residential areas, and this use is supportive of goals and policies within the General Plan, including promotion of the establishment and expansion of workplace alternatives, such as home occupations;
- The design, location, size and operating characteristics of the proposed home occupation for massage therapy and hypnotherapy services would be compatible with the existing and future land uses in the vicinity in that the maximum number of clients are limited to three per day to reduce noise and traffic impacts;
- The site is physically suited for the type, density, and intensity of the proposed massage therapy and hypnotherapy services, including access, utilities, and the absence of physical constraints in that the street have been designed to meet minimum standards and all required utilities are in place, and the minimum required parking space have been provided on the existing driveway;
- 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 in that the maximum number of clients is limited to three per day, and parking will be provided on the site at a time; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and qualifies for a Class 1 exemption under Section 15301 in that it is an existing facility.

This entitlement would not be granted but for the applicability and validity of each and every one of the below conditions and that if any one or more of the below conditions is invalid, this entitlement would not have been granted without requiring other valid conditions for achieving the purposes and intents of such approval. The approval of the project is contingent upon

compliance with all the conditions listed below. Use shall not commence until all conditions of approval have been complied with. Additional permits and fees are/may be required. **It is the responsibility of the applicant to pursue and demonstrate compliance.**

Conditions of Approval

1. Any modification to the building would require a building permit.
2. The home occupation is conducted by a resident occupant of the dwelling.
3. The business operator has a responsibility to meet any client accessibility needs.
4. Hours of business shall be between 9:00 am to 5:00 pm, Tuesday through Saturday and clients shall visit the site only during these hours.
5. No more than one client is permitted on site at a time. Appointments shall be scheduled in a way that would provide time slots between clients leaving and entering the house.
6. A maximum of three clients per day is allowed.
7. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.
8. Comply with the latest adopted ordinances, resolutions, policies, and fees adopted by the City Council at the time of building permit review and approval.
9. Ensure the home address is clearly visible from the street for emergency response identification.

This Minor Conditional Use Permit is hereby approved on this 7th day of October 2021, for the duration of use provided conditions are complied with and use has commenced within two years from approval date. The approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
ANDY GUSTAVSON, ZONING ADMINISTRATOR