

## **RESOLUTION NO. CUP21-025**

### **RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A MINOR USE PERMIT FOR A HOME OCCUPATION FOR DIANA'S MASSAGE BUSINESS FOR THE PROPERTY LOCATED AT 1124 PINER CREEK DRIVE SANTA ROSA, APN: 036-320-010**

The Santa Rosa Zoning Administrator has completed its review of your application. Please be advised that your Minor Use Permit has been granted based on information contained in your application and project description. The Santa Rosa Zoning Administrator has based its action on the following findings:

- 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 in that the site is classified as Planned Development – PD0886, and the project may be allowed as a conditionally permitted residential use under the provisions of Article 20-42.070 (Home Occupations). The matter has been properly noticed as required by Section 20-52.050.E.2.a and no request for a public hearing has been received;
- The proposed use is consistent with the Low Residential General Plan land use designation in that a home occupation may be allowed in residential areas;
- The design, location, size and operating characteristics of the proposed activity would be compatible with the existing and future land uses in the vicinity in that the home occupation shall be operated within the limitations established under Article 20-42.070 as indicated in the application and conditions;
- The site is physically suited for the type, density, and intensity of use being proposed including access, utilities, and the absence of physical constraints;
- 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 as proposed and conditioned no nuisance is anticipated as the use would be conducted by the resident occupant with no noticeable change in the character of the residential use or neighborhood; and
- The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA) and satisfies the provisions of the CEQA in that a home occupation qualifies for a Class I exemption under Section 15301 in that a home business presents negligible or no change in residential use or environmental consequences.

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 intent 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.**

1. The home occupation shall be conducted only within the main dwelling.
2. There shall be no sale of goods or commodities upon or from the dwelling or any residential property.
3. The home occupation shall not generate vehicular or pedestrian traffic not normally associated with a single-family residential use. There shall be no employees other than resident of the dwelling and no customers or clients shall visit the home as a regular business practice (excluding the tutoring of no more than two students at one time).
4. The home occupation shall occupy no more than 25 percent of the floor space of the main dwelling. The use of a garage in connection with a home occupation shall not interfere with vehicular storage.
5. There shall be no exterior indication of the home occupation. No exterior signs shall be used and no other form of advertising shall be used which informs the public of the address of the home occupation.
6. The home occupation shall not generate noise, odor, dust, vibrations, fumes, smoke, glare, or electrical or electronic interference or other interference with the residential use of neighboring properties.
7. There shall be no signs except for street address and/or name identification as provided for in Article 20-38 (Signs) and a 3-inch by 5-inch placard located on the front door or adjacent the doorbell that identifies the home occupation.
8. There shall be no outdoor storage of supplies, merchandise, or other materials utilized in the home occupation.
9. There shall be no routine or regular outside activities such as: truck loading/unloading (exclusive of occasional deliveries), preparation of work equipment or supplies, production, processing, repair or similar work.
10. There shall be no advertising which informs the public of the address of the home occupation.
11. The home occupation shall comply with all other applicable laws.

This Minor Use Permit is hereby approved on this 6th day of May, 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