

RESOLUTION NO. INSERT ZA RESO NO.

RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SANTA ROSA APPROVING A HOME OCCUPATION MINOR CONDITIONAL USE PERMIT FOR THE FUSION HEALINH, AN IN-HOME MASSAGE ESTABLISHMENT, FOR THE PROPERTY LOCATED AT 2308 SUNDANCE STREET SANTA ROSA, APN: 152-163-015, FILE NO. PLN25-0352

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the Home Occupation Minor Conditional Use Permit application to allow the proposed use for the project described above; and

WHEREAS, the Home Occupation Minor Conditional Use Permit approval to allow the proposed use is based on the project description and official approved exhibit date stamp received August 5, 2025; and

WHEREAS, 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;

NOW, THEREFORE, BE IT RESOLVED that in accordance with Section 20-52.050.F, the Zoning Administrator of the City of Santa Rosa finds and determines that:

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 in that the proposed Home Occupation use may be allowed as a conditionally permitted residential use under the provisions of Zoning Code Section 20-42.070 (Home Occupations);
2. The proposed use is consistent with the General Plan and any applicable specific plans. The General Plan Land-Use designation is Low Density Residential, which is intended for single-family residential development. The proposed project is supportive of goals and policies within the General Plan, including Policy 2-9.2: *Encourage home business as a sector of the economy, decrease vehicle miles traveled, and increase the provision of goods and services at the neighborhood scale;*
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 in that the home occupation shall be operated within the limitations established under Zoning Code Section 20-42.070, including on-site parking, and is subject to conditions of approval contained in this resolution;
4. The site is physically suited for the type, density, and intensity of use being proposed including access, utilities, and the absence of physical constraints. The applicant proposes to have one client at a time, and the existing driveway can accommodate the customer parking. The proposed use will not generate traffic levels that are atypical of a residential neighborhood;
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 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

6. The project has been found in compliance with the California Environmental Quality Act (CEQA). Pursuant to CEQA Guidelines Section 15301, the project is categorically exempt because a home occupation presents negligible or no change to the existing residential use.

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.**

Conditions of Approval

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.
12. Obtain building permits for the proposed project.

This Home Occupation Minor Conditional Use Permit is hereby approved on December 4, 2025, for the duration of the use provided conditions are complied with and use has commenced within 24 months from the approval date. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____
CONOR MCKAY, ZONING ADMINISTRATOR