

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 MASSAGE THERAPY BUSINESS FOR THE PROPERTY LOCATED AT 3006 AURORA COURT, SANTA ROSA, APN: 147-380-003, FILE NO. PLN25-0442

WHEREAS, on September 22, 2025, a Home Occupation Minor Conditional Use Permit application was submitted to the Planning and Economic Development Department; and

WHEREAS, the Santa Rosa Zoning Administrator has completed review of the application to allow a Home Occupation Minor Conditional Use Permit (massage therapy) 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 plans dated received September 22, 2025; and

WHEREAS, the proposed project was scheduled for consideration by the Zoning Administrator on March 26, 2026; and

WHEREAS, on March 17, 2026, a request for a public hearing was received pursuant to City Code, and the item was continued to April 9, 2026 (date certain) to allow for re-noticing; and

WHEREAS, the matter has been properly noticed as a public hearing pursuant to the City Code Chapter 20-66, as requested by the public; and

WHEREAS, the Zoning Administrator held a duly noticed public hearing on April 9, 2026, which was continued to a date certain to allow for re-noticing, and all persons having an interest in the project were allowed to be heard; and

WHEREAS, the Zoning Administrator has considered the application materials, staff analysis, public testimony, and all other relevant information.

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 Article 20-42.070 (Home Occupations); and
2. The proposed use is consistent with General Plan Action 2-5.4: Identify new program options to allow and support micro-entrepreneurship and home businesses. The proposed use is also consistent with General Plan 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. Additionally, a home occupation may be allowed in residential areas; and

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 and is subject to conditions of approval contained in this resolution. **The proposed home occupation is clearly incidental and subordinate to the primary residential use and will not change the residential character of the neighborhood, consistent with Zoning Code Section 20-42.070. The use is conducted entirely within the residence by the occupant, limited to one client at a time by appointment only, and does not include non-resident employees. These limitations ensure that activity levels remain comparable to typical residential use; and**
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 in that the plans have been reviewed by City staff, including the Building Department, and the project has been conditioned appropriately. In lieu of on-site parking, the Zoning Administrator considered the use of on-street parking and found that sufficient parking exists on the adjacent neighborhood street, Lake View Drive, and the use of on-street parking will not adversely impact neighborhood residential parking availability nor create a nuisance for neighborhood residents. **The home occupation is limited in scale and operates within an existing residence with established access and infrastructure. Client visits are limited to one at a time by appointment only, and the scale of the use is not expected to generate parking demand beyond typical residential patterns or adversely affect neighborhood parking availability; and**
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. **The use is limited in scale, operates during daytime hours only, and is subject to conditions restricting client visits, parking, and operational impacts. These limitations ensure the use remains incidental to the residential use and do not alter the character of the surrounding 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 it involves negligible or no expansion of an existing or former use.
 - Pursuant to CEQA Guidelines Section 15183, the project qualifies as statutorily exempt because it is consistent with the General Plan 2050 for which an Environmental Impact Report was certified by Council on June 3, 2025.

~~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.**~~

This approval is granted based on the application of and compliance with all conditions of approval. Each condition is material to this approval, and if any condition is determined to be invalid, this approval shall be reconsidered and modified as necessary to achieve the intended purposes of the approval. Use shall not commence until all applicable conditions of approval have been satisfied. Additional permits and fees may be required. **It is the responsibility of the applicant to obtain all necessary approvals and demonstrate compliance with all applicable requirements.**

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 beyond that normally associated with a single-family residential use. ~~Client visits are permitted by appointment only, with no more than one client present at any given time. There shall be no employees other than the resident of the dwelling.~~ 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 required 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.~~ There shall be no exterior signage, except for a placard not exceeding 3 inches by 5 inches located at or near the front door identifying the home occupation, as provided for in Article 20-38 (as amended).

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.
~~There shall be no advertising which informs the public of the address of the home occupation.~~
10. The home occupation shall comply with all other applicable laws.
11. Obtain building permits for the proposed project.
12. The proposed home occupation does not have on-site accessible services available. Massage therapist is required to provide equivalent off-site massage therapy or make other accommodations necessary to provide equivalent access to clients with disabilities.
13. Massage therapist has certified that they are the sole employee of the home occupation, and the residence is designed for their access needs.
14. The applicant shall register for a Massage Establishment Certificate (MEC), in compliance with the City's Massage Establishment Ordinance.

This Home Occupation Minor Conditional Use Permit is hereby approved on April 9, 2026, for the duration of the use, provided the use is established within 24 months of the approval date and remains in compliance with all conditions of approval. This approval is subject to appeal within ten calendar days from the date of approval.

APPROVED: _____

CONOR MCKAY, ZONING ADMINISTRATOR