



April 15, 2026

Hongyuan LLC
Authorized Agent: Weihong Hu
8652 Sunridge Ave
Forestville, CA 95436

Highway 12 Massage
4908 Sonoma HWY
Santa Rosa, CA 95049

Via e-mail: highway12massage@gmail.com

RE: Highway 12 Massage, 4908 Sonoma HWY, Santa Rosa, CA 95409

Dear Ms. Hu:

Thank you for submitting your application for a Massage Establishment Certification for the above-referenced business. After review, the application is **denied** because the business currently has an active Code Enforcement case and has been found to be out of compliance with multiple provisions of the Santa Rosa Municipal Code, the California Building Code, and the International Property Maintenance Code.

Pursuant to Santa Rosa Zoning Code ("Zoning Code") Chapter 20-49 Massage Regulation and Massage Establishment Registration, it is unlawful for any employee, business owner, property owner, manager, massage therapist, independent therapist, or other person to violate any provision of this chapter or fail to comply with any applicable local, county, state, or federal law. Violations may be enforced through the remedies outlined in Chapters 1-28 and 1-30 of the Santa Rosa City Code, in addition to any other civil or criminal remedies available to the City.

The Reviewing Officer's determination is based on the following documented history of non-compliance for Highway 12 Massage located at 4908 Sonoma HWY:

- October 10, 2024: Our office was notified by SRPD that the business, Highway 12 Massage was found to be advertising on illicit websites.



- September 2, 2025: Complaint from community member was received regarding operational violations including neon signage and business hours beyond the allowed time.
- March 18, 2026: While reviewing the MEC application, staff found advertisements on illicit websites last posted March 6, 2026.
- April 15, 2026: While conducting further investigation, staff found advertisements on illicit websites last posted March 14, 2026.

Based on the above information and review of Zoning Code Chapter 20-49, City staff has determined that Highway 12 Massage is in violation of Section 20-49.120(A)(2) relating to gross violations. Pursuant to Section 20-49.120(A), a Massage Establishment Certificate may be denied or revoked upon a finding that procedural or gross violations have occurred on or relative to the premises of a massage establishment.

Order to Cease and Desist

As the application for a Massage Establishment Certificate has been denied, the business is not authorized to operate a massage establishment at 4908 Sonoma HWY.

Highway 12 Massage is therefore directed to cease operating a massage establishment at this location.

Appeal Rights

Pursuant to Zoning Code Section 20-62, you have the right to appeal this determination. Appeals must be submitted in writing and filed with the Department on the City's appeal application form within ten (10) calendar days after the date of this decision. The appeal must state the grounds for the appeal. If no appeal is filed within the required time period, this determination will become final.



A copy of the message ordinance can be found at srcity.org/message. If you have any questions, please feel free to contact Daniela DeBaca, Senior Code Enforcement Officer, at (707) 543-3463, or via e-mail at ddebaca@srcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gabe Osburn".

Gabe Osburn

Director – Planning and Economic Development Department

Cc: Property Owner(s):

Weihong Hu

Louis Lacabanne

P O Box 495

Forestville, CA 95436