

# Response for the New Business Zoning Conformance Review Form

## Description of Proposed Business:

Healing Cultures, Inc. is a 501c3 non-profit organization that was created to preserve the ancient art of Japanese intuitive healing called Ninniku Okyu by both offering these treatments and teaching students in the art of this work. We are also dedicated to helping individuals create a culture of healing within their own lives. The proposed healing center would serve the needs of our community by providing them with activities to benefit the health of their mind, body, and spirit. Our offerings would include the Ninniku Okyu treatments, a training program to teach individuals how to perform these treatments, workshops exploring paths of personal development, yoga classes, and meditation sessions.

The current residential structures and landscaping will be enhanced to accommodate our programs. The existing detached garage will be modified to serve as a small yoga/meditation space with a second story addition for additional yoga space, meditation, and other programming. Two unisex, ADA-compliant, bathrooms will be added to a small enclosure adjacent to the structure, but under the same roof. The existing main residence would be remodeled to utilize existing bedrooms and bathrooms for healing treatments and overnight stays, and a multi-purpose space with kitchen for other programming.

We foresee regularly operating Monday through Sunday from 9 am – 6 pm with up to (4) staff members and (20) clients maximum per day. Monday through Thursday, activities offered would include up to (4) daily holistic healing treatments and private yoga classes for up to (8) people. Healing treatments will take place in one of the (2) treatment rooms in the main building with (2) healing staff. The Ninniku Okyu treatments can vary in length, so we would also provide overnight accommodation, as needed, with pre-prepared meals for up to (2) clients at a time for the duration of the service. Yoga classes during the week will take place in the Yoga/Temple building. Friday through Sunday, there will be yoga classes for up to (8) people, that would take place in the Yoga/Temple building, with restore/reflection/refreshment time in the multi-purpose space of the main building. Some healing treatments are offered on Fridays and weekends, occasionally. Activities such as workshops or classes would be held twice a month for up to (20) people and will take place in one or all of the Yoga/temple building spaces, and multi-purpose space of the main building. On these workshop or class days there will be no yoga classes. All activities during the week and on weekends will be available by appointment only.

## Example weekly schedule:

### Monday – Thursday

9:00 am Healing treatments (2 people/patients, 2 healers)

10:30 am -12:00 pm Yoga/meditation class (8 people max. + 1 instructor)

2:00 pm Healing treatments (2 people/patients)

\*Weekly Yoga class for local La Honda community only – Wednesdays 1:00 pm -2:30 pm (6 people max. + 1 instructor)

\*\*Healing treatment overnight stays to be (2) clients max. for (1) week per month

### Friday – Sunday

9:00 am Healing treatments (1 person/patient, 1 healer)

10:30 am - 12:00pm Yoga/meditation class (8 people max. + 1 instructor)

12:00 pm - 2:00 pm Restore, refreshments and reflection time (overlap for morning and afternoon Yoga)

2:00 pm - 3:30 pm Yoga/meditation class (8 people max. + 1 instructor)

\*Workshop or class twice a month, 9:00 am - 6:00 pm (20 people max. per class + 2 instructors)

### Parking

For those coming to the center, a total of (22) parking spaces will be provided to accommodate all staff and guests for the proposed programming described above. There will be (2) ADA compliant spaces, (2) spaces for holistic treatment clients and (5) parking additional spaces located on-site to be located adjacent to the 10707 La Honda Road upgraded driveway per Cal Fire requirements. The remaining spaces will be located at the adjoining property to the west, 10699 La Honda Road, per a dedicated easement. There will be (12) regular parking spaces and (1) van/carpool space in this area. We will construct a nature walking path, approximately 900' in length, from both parking areas to the center. Both parking areas will be controlled by gates and monitored by staff.

### Site enhancement programs

The Healing Cultures community and mission ethos also includes a strong tie to the natural environment. Being in this location and its natural setting is important for the work that will be done and we plan to respect and protect it as best we can. Our operation will include a robust recycling and composting program, provide EV parking spaces, install solar panels, implement low water use for the buildings and site, and utilize carpooling for travel to and from the property. In addition, due to the site constraints and impact for providing the required fire truck access, we will be implementing tree protection and erosion control during construction, and tree replacement for the impacted trees on site. Throughout the year, there will be ongoing site maintenance to keep the site wildfire safe with defensible space vegetation management. Native, drought and fire-resistant plants will be utilized in the landscaping for the property. On-going mulching program will also assist in fire reduction, soil and water preservation on site.

### Programming intentions

Healing Cultures is a place for all, and we welcome diversity in our programs. Being in this new location and La Honda community, we hope to be a special place for healing, and look to become long term friends with those nearby. We are proposing to have some dedicated programming for the immediate La Honda community. As a respectful La Honda neighbor, the proposed healing center will be a place of quiet reflection and Healing Cultures activities only. There will be no rental of the property or spaces for weddings, events, or outside use.

Overall, the proposed use is small and quiet in nature to augment and support the teaching and healing practices that are at the core of our mission. This is intentional and is in harmony with the natural setting of this site. Our aim is to be a good neighbor and an asset to the local community.