



CITY OF HEALDSBURG
COMMUNITY DEVELOPMENT DEPARTMENT

401 Grove Street
Healdsburg, CA 95448-4723

Phone: (707) 431-3346
Fax: (707) 431-2710

Visit us at www.healdsburg.gov

July 27, 2023

Chroma Inc.
Thien Nga Thi Tran
P.O. Box 388
San Francisco, CA 94104

Sent via email to sanditran.mail@gmail.com ; cannabis@healdsburg.gov

Subject: Zoning Clearance Letter – 51 Front Street

Dear Thien Nga Thi Tran:

The purpose of this letter is to inform you that the above-referenced location at 51 Front Street meets all of the location criteria outlined in the Commercial Cannabis Ordinance for a retail dispensary.

Location Requirements (HMC Section 20.20.095(B)(6)):

a. A retail dispensary which is open to the public may only be located within the allowed zoning district(s) under Table 10 of Section 20.08.145, Table 12 of Section 20.08.155, and Table 15 of Section 20.08.195.

51 Front Street is zoned Mixed Use (MU) which allows for a retail dispensary or microbusiness.

b. A retail dispensary shall not be established on any parcel containing a dwelling unit, or immediately abutting (sharing a common property line with) a residential zoning district. Residentially zoned does not include mixed-use zoning for purposes of this section.

51 Front Street does not contain a dwelling unit. The abutting parcels are designated Mixed Use (MU).

c. A retail dispensary shall not be established within five hundred feet from any youth-oriented property.

There are no youth-oriented properties located within 500 feet of 51 Front Street.

d. A retail dispensary shall not be established within two hundred and fifty feet of any public park (with the exception of West Plaza Park and 3 North Street), public playground, or public library.

There are no public parks, public playgrounds, or public libraries within 250 feet of 51 Front Street.

e. The distances listed above shall be measured between the nearest entrance (ingress/egress to commercial cannabis establishment, e.g., front door/public entry or service door) of the retail dispensary and the nearest property line of the parcel(s) on which the youth-oriented property, public park, public playground, or public library is located, along the shortest route intended and available for public passage (any public road, street, or highway, including footpaths and bicycle paths, or other route provided for the passage of people).

The distances noted in criteria c and d above were calculated based on the above measurement criteria.

Other Requirements:

a. Parking (HMC Section 20.20.095(B)(7)(k))

The proposed site at 51 Front Street can provide the required parking on-site.

Please feel free to contact me at 707-431-3346 or EMcDowell@Healdsburg.gov if you have any questions regarding this determination.

Sincerely,



Ellen McDowell
Senior Planner

51 Fronts- Zoning Ltr

City of Healdsburg
401 Grove Street
Healdsburg, CA 95448-4723
(707) 431-3306

DATE : 7/27/2023 2:24 PM
OPER : CDC
TKBY : EC
TERM : 3302
REC# : R00048834
=====

CDC015 Cannabis Zone 117.89
Clearance Letter
Josh A Black - Cannabis Zoning Ltr
-

CDC015 117.89
101-1000-37701-00000 -117.89

Paid By: Josh A Black
CDC CC 117.89 REF:03514G

APPLIED 117.89
TENDERED 117.89

CHANGE 0.00

Cardmember acknowledges receipt of goods and/or services in the amount of the total shown hereon and agrees to perform the obligations set forth by the cardmember's agreement with the user.

X _____



City of Healdsburg

Community Development Department
401 Grove Street
Healdsburg, CA 95448
Phone: (707) 431-3346
Email: cannabis@healdsburg.gov

ZONING CLEARANCE LETTER REQUEST FORM

A Zoning Clearance Letter (ZCL) is required for all Commercial Cannabis Business Applications to confirm that the proposed site meets all of the location criteria outlined in the Commercial Cannabis Ordinance. The issuance of a ZCL does not constitute written evidence of permission given by the City or any of its officials to operate a commercial cannabis business, nor does it establish a “permit” with the meaning of the Permit Streamlining Act, nor does it create an entitlement under the Zoning or Building Code. A separate ZCL Request Form and Fee is required for each address.

Fee Required:

All Zoning Clearance Letter Requests are required to submit a fee of **\$113.14** along with this form. This amount will be charged against time spent by City staff reviewing the proposed site against the required location criteria and issuing the letter.

Project Address 51 Front Street, Healdsburg, CA 95448 **APN** 002-322-007

Please check the appropriate box for the proposed type of commercial cannabis activity:

- Retail (Storefront)
- Retail (Storefront with Delivery)
- Microbusiness (with Retail)
- Non-Storefront Commercial Medicinal Retail (Delivery Only)
- Cannabis manufacturing (non-volatile)
- Cannabis testing laboratory
- Cannabis distributor

APPLICANT INFORMATION

Applicant Chroma Inc.

Contact Thien Nga Thi Tran

Mailing Address PO Box 388

City, State, Zip San Francisco, CA 94104

Telephone No. (415) 919 7020

E-mail Address sanditran.mail@gmail.com

Thien Nga Thi Tran
Applicant's printed name

July 25, 2023
Date

TNT Tran
Applicant's signature

Office Use Only Below This Line		
Receipt	Date:	
	Staff:	
	Receipt:	
	Amount:	