



CITY OF HEALDSBURG COMMUNITY DEVELOPMENT DEPARTMENT

401 Grove Street
Healdsburg, CA 95448-4723

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Visit us at www.healdsburg.gov

July 25, 2023

Garden PARC, LLC dba SPARC
Andrew Dobbs-Kramer
1241 Grove Street
Healdsburg, CA 95448

Sent via email to compliance@sparc.co ; cannabis@healdsburg.gov

Subject: Zoning Clearance Letter – 1241 Grove Street

Dear Mr. Dobbs-Kramer:

The purpose of this letter is to inform you that the above-referenced location at 1241 Grove 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.

1241 Grove 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.

1241 Grove 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 1241 Grove 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 1241 Grove Street. The nearest park is Carson Warner Skate Park which is approximately 380+ feet from the nearest entrance of 1241 Grove Street to the property line of the skate park.

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 1241 Grove 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

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

DATE : 7/24/2023 5:16 PM
OPER : CDC
TKBY : CC
TERM : 3301
REC# : R00048751
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CDC015 Cannabis Zone 117.89
Clearance Letter
Andrew Dobbs Kramer - 1241 Grove St
CDC015 117.89
101-1000-37701-00000 -117.89

Paid By: Andrew Dobbs Kramer - 1241
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CDC CC 117.89 REF:601005

APPLIED 117.89
TENDERED 117.89

CHANGE 0.00

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of the total shown hereon and agrees
to perform the obligations set forth
by the cardmember's agreement with
the user.

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