

MERCY WELLNESS HEALDSBURG

ZONING CLEARANCE LETTER (ZCL)

PDF File #5

City of Healdsburg

20 Dry Creek Road
Healdsburg, Ca 95448

APN # 003-020-019

Submitted: July 28, 2023





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 25, 2023

Mercy Wellness Healdsburg
Brandon Levine/Felicia Accomazzo
20 Dry Creek Road
Healdsburg, CA 95448

Sent via email to brandon@mercywellness.com; felicia@mercywellness.com;
cannabis@healdsburg.gov

Subject: Zoning Clearance Letter – 20 Dry Creek Road

Dear Mr. Levine:

The purpose of this letter is to inform you that the above-referenced location at 20 Dry Creek Road 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.

20 Dry Creek Road is zoned Service Commercial (CS) 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.

20 Dry Creek Road does not contain a dwelling unit. The abutting parcels are designated Service Commercial (CS).

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 20 Dry Creek Road.

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 20 Dry Creek Road.

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 20 Dry Creek Road 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

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 20 Dry Creek Road, Healdsburg CA 95448

APN 003-020-019

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

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

APPLICANT INFORMATION

Applicant Mercy Wellness Healdsburg / Brandon Levine / Felicia Accomazzo
 Contact Brandon Levine / Felicia Accomazzo (Co-Applicants/Co-Owners)
 Mailing Address 7950 Redwood Drive, Suite #4
 City, State, Zip Cotati, Ca 94931
 Telephone No. (707) 321-1800 / (707) 495-2687
 E-mail Address brandon@mercywellness.com / felicia@mercywellness.com

Brandon Levine / Felicia Accomazzo (Co-Applicants/Co-Owners)

July 25, 2023

Applicant's printed name

Date

Applicant's signature

Office Use Only Below This Line	
Receipt	Date: <u>7.25.2023</u>
	Staff: <u>Amazn</u>
	Receipt: <u>300048764</u>
	Amount: <u>\$117.89</u>

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

DATE : 7/25/2023 1:24 PM
OPER : CDC
TKBY : EC
TERM : 3302
REC# : R00048764
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CDC015 Cannabis Zone 117.89
Clearance Letter
Mercy Wellness Healdsburg - 20 Dry
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CDC015 117.89
101-1000-37701-00000 -117.89

Paid By: Mercy Wellness Healdsburg -
CDC CK 117.89 REF:0000401282

APPLIED 117.89
TENDERED 117.89

CHANGE 0.00
