

# OFF THE CHARTS



## ZONING CLEARANCE LETTER

JULY 2023



**CITY OF HEALDSBURG**  
**COMMUNITY DEVELOPMENT DEPARTMENT**

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July 25, 2023

OTC Healdsburg, LLC  
Attn: Norman Yousif  
771 Jamacha Road  
El Cajon, CA 92109

Sent via email to [normanyousif11@gmail.com](mailto:normanyousif11@gmail.com); [cannabis@healdsburg.gov](mailto:cannabis@healdsburg.gov)

**Subject: Zoning Clearance Letter – 129 - 133 Healdsburg Avenue**

Dear Mr. Yousif:

The purpose of this letter is to inform you that the above-referenced location at 129 - 133 Healdsburg Avenue 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.

*129 - 133 Healdsburg Avenue 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.

*129 - 133 Healdsburg Avenue does not contain a dwelling unit. The abutting parcels are designated Mixed Use (MU) and Industrial (I).*

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 129 - 133 Healdsburg Avenue.*

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 129 - 133 Healdsburg Avenue.*

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 129 - 133 Healdsburg Avenue can provide the required parking on-site.*

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

Sincerely,



Ellen McDowell  
Senior Planner