



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

June 14, 2023

Mat Humphrey
44D Mill Street
Healdsburg, CA 95448

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

Subject: Zoning Clearance Letter – 44D Mill Street

Dear Mr. Humphrey:

The purpose of this letter is to inform you that the above-referenced location at 44D Mill 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.

44D Mill 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.

44D Mill Street 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 44D Mill 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 44D Mill 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 44D Mill Street can provide the required parking on-site.

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

Sincerely,

Scott M. Duiven

Scott Duiven
Community Development Director



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 44D Mill St APN 002-251-020-000

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 J F Healdsburg dba JANE Healdsburg
 Contact Mat Humphrey
 Mailing Address 44D Mill St
 City, State, Zip Healdsburg CA 95448
 Telephone No. [REDACTED]
 E-mail Address Brix farm @ gmail . com

Mat Humphrey
 Applicant's printed name Date 6/12/23

[Signature]
 Applicant's signature

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

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

DATE : 6/13/2023 11:23 AM
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CITY HALL City Hall Cash 113.14
Receipts
ZCL-JF HEALDSBURG DBA JANE
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FIN400 113.14
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CK City Hall 113.14 REF:7492

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TENDERED 113.14

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