Outlook

Re: Zoning Confirmation Request – 120 W Williams St, Barstow APN: 0181-092-08-0-000

From Amy Sanchez <asanchez@barstowca.gov>
Date Thu 7/23/2026 11:38 AM
To Carlos Echegaray <carlos@ehworldwiderealty.com>

Good Morning,

Please see responses to your inquiries below:

120 W Williams St
Barstow, CA 92311

1. The property's official zoning designation.
   Medium Density Residential - Working Draft Land Use Map
2. Whether it is located within the Downtown Specific Plan or any overlay district.
   Property does not fall within our Downtown Specific Plan - Downtown Specific Plan - Part 1
3. The purpose and intended use of the applicable zoning designation.
   Please refer to Sec.19.10.050. - MDR - Medium Density Residential
4. The residential and commercial uses permitted by right.
   Please refer to Sec.19.10.050. - MDR - Medium Density Residential
5. Which uses would require a Conditional Use Permit, Site Plan Review, Development Permit, variance, or change of occupancy.
   Please refer to Sec.19.10.050. - MDR - Medium Density Residential
6. Whether the existing residence may be used for a professional office, home occupation, retail business, salon, medical office, daycare, or other commercial purpose.
   Property can be utilized for permitted uses/uses requiring a permit under the Medium Density Residential zoning. Please refer to Sec.19.10.050. - MDR - Medium Density Residential. Also subject to Chapter 19.38. - Nonconforming Uses
7. Whether the property could potentially accommodate an ADU, garage, residential addition, second unit, or mixed residential-commercial use, subject to applicable requirements.
   Please refer to Sec.19.10.050. - MDR - Medium Density Residential
8. The applicable parking, setback, lot coverage, accessibility, fire-safety, and landscaping requirements.
   Please refer to Section 19.10.010. - Residential Lot Standards, Chapter 19.08. - Design Guidelines, Section 19.06.080. - Landscape Water Conservation, and Barstow Fire Protection District Standards Fire Ordinance 30-2023

Administrative Analyst
Community Development Dept.
Cannabis Division Coordinator

City of Barstow
Amy Sanchez
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asanchez@barstowca.gov

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Suite A
Barstow, CA 92311
Mon-Thurs 8:00 AM – 5:30 PM
Fridays - Closed
www.barstowca.org

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From: Carlos Echegaray <carlos@ehworldwiderealty.com>
Sent: Thursday, July 23, 2026 11:14 AM
To: Amy Sanchez <asanchez@barstowca.gov>
Subject: Zoning Confirmation Request – 120 W Williams St, Barstow APN: 0181-092-08-0-000

Dear Ms. Sanchez,

I am requesting written confirmation of the current zoning designation for the following property:

120 W Williams St
Barstow, CA 92311

The property is currently improved with a remodeled two-bedroom, one-bath single-family residence situated on an approximately 7,500-square-foot lot.

Could you please confirm:

1. The property's official zoning designation.
2. Whether it is located within the Downtown Specific Plan or any overlay district.
3. The purpose and intended use of the applicable zoning designation.
4. The residential and commercial uses permitted by right.
5. Which uses would require a Conditional Use Permit, Site Plan Review, Development Permit, variance, or change of occupancy.
6. Whether the existing residence may be used for a professional office, home occupation, retail business, salon, medical office, daycare, or other commercial purpose.
7. Whether the property could potentially accommodate an ADU, garage, residential addition, second unit, or mixed residential-commercial use, subject to applicable requirements.
8. The applicable parking, setback, lot coverage, accessibility, fire-safety, and landscaping requirements.

If possible, please provide a link to the applicable zoning map, permitted-use table, development standards, and any relevant Specific Plan provisions.

We understand that any future use or development would remain subject to the City's review and approval. We would appreciate your written guidance so that the property can be accurately represented to prospective buyers.

Thank you for your assistance.

Best regards,

Carlos Echegaray

Broker/Owner
EH Worldwide Realty
carlos@ehworldwiderealty.com