



# SAN FRANCISCO PLANNING DEPARTMENT

## Letter of Determination

May 22, 2017

Matthew Ebrahimoon  
150 Anza Street  
San Francisco, CA 94118  
Ebrahimoon1@yahoo.com

|                              |  |
|------------------------------|--|
| <b>Site Address:</b>         | 3201 Mission Street  |
| <b>Assessor's Block/Lot:</b> | 5615/052   |
| <b>Zoning District:</b>      | NC-3 (Neighborhood Commercial, Moderate Scale)                       |
| <b>Staff Contact:</b>        | Michael Christensen, (415) 575-8742 or Michael.christensen@sfgov.org |
| <b>Record No.:</b>           | 2017-004639ZAD   |

Dear Mr. Ebrahimoon,

This letter is in response to your request for a Letter of Determination regarding the property at 3201 Mission Street. This parcel is located in the NC-3 (Neighborhood Commercial, Moderate Scale) Zoning District and the 40-X Height and Bulk District. The request is to determine if the subject property may be used as a Medical Cannabis Dispensary (MCD).

A Medical Cannabis Dispensary is a permitted use in the NC-3 district per Planning Code Section 712.84. Planning Code Section 790.141 requires that a parcel containing a proposed MCD may not be located within 1,000 feet of a parcel containing a public or private elementary or secondary school; or a community facility and/or a recreation center that primarily serves persons under 18 years of age.

The subject property is located within 1,000 feet of 3161 Mission Street, which contains Little Tree Preschool; and 3101 Mission Street, which contains Family School. Both sites offer child care services. In this zoning district, child care is considered a Personal Service Use under the Planning Code; therefore, these facilities are not a use described in Planning Code Section 790.141.

Planning Department staff has reviewed available data, and conducted a review of properties within 1000 feet of the subject property. At this time, the subject property has been found to be in compliance with the proximity requirements of Planning Code Section 790.141. Please note that any proposed MCD would be subject to the Mandatory Discretionary Review Hearing requirements of Section 790.141.

**Please note that a Letter of Determination is a determination regarding the classification of uses and interpretation and applicability of the provisions of the Planning Code. This Letter of Determination is not a permit to commence any work or change occupancy. Permits from appropriate Departments must be secured before work is started or occupancy is changed.**

1650 Mission St.  
Suite 400  
San Francisco,  
CA 94103-2479

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact the Board of Appeals located at 1650 Mission Street, Room 304, San Francisco, or call (415) 575-6880.

Sincerely,



Scott F. Sanchez  
Zoning Administrator

cc: Property Owner  
Neighborhood Groups  
Michael Christensen, Planner

4/4/17

Scott Sanchez  
Zoning Administrator  
City and County of San Francisco  
1650 Mission Street  
San Francisco, CA, 94102

R # 2017-004639 ZAD  
CC # 086106533 \$ 664.-  
R. SUCRE (SE)

RE: Request for a Letter of Determination for 3201 Mission Street, SF, CA, 94110

(5615/052)

Dear Mr. Sanchez:

I am writing this letter for the purpose of obtaining a written determination as to whether or not a Medical Cannabis Dispensary may be established at the address 3201 Mission Street, SF, CA, 94110. Please confirm that this location is eligible for a MCD permit pursuant to the regulations in San Francisco County governing medical Cannabis Dispensaries. 3201 Mission Street a mixed-use building in the Neighborhood Commercial Three Zoning Category. Additionally, the parcel does not contain a facility providing substance abuse services.

Please confirm that the property is the required distance from any childcare facility, recreational service for children, public park, or any public or private elementary or secondary school serving persons under the age of eighteen.

Please provide any and all information that can further confirm the eligibility for an MCD specifically at the subject property.

Please find enclosed a check in the amount of six hundred and sixty four dollars in connection with the fee associated with this request.

Sincerely,

M.Ebrahi:  
Ebrahimoon1@yahoo.com

MATTHEW EBRAHIMOON  
(408) 605-7404

**RECEIVED**  
APR 04 2017  
CITY & COUNTY OF S.F.  
DEPT. OF CITY PLANNING  
ADMINISTRATION