June 30, 2017

Michael Musleh
359 Divisadero Street
San Francisco, CA 94117

Site Address: 1101 Oak Street (AKA 359 Divisadero Street)
Assessor's Block/Lot: 1218 / 001
Zoning District: Divisadero Street NCT (Neighborhood Commercial Transit District)
Staff Contact: David Weissglass, (415) 575-9177 or david.weissglass@sfgov.org
Record Number: 2017-007835ZAD

Subject: Letter of Determination

Dear Mr. Musleh:

This letter is in response to your request for a Letter of Determination regarding the property at 1101 Oak Street (AKA 359 Divisadero Street), at the corner of Oak and Divisadero Streets. This parcel is located in the Divisadero Street NCT (Neighborhood Commercial Transit) Zoning District and 40-X Height and Bulk District. The request is to determine whether a Medical Cannabis Dispensary (MCD) as defined in Health Code Section 33010 is a permitted use on the ground floor of the subject property.

Per Planning Code Section 790.141, MCDs are not permitted within 1,000 feet of a parcel containing a public or private elementary or secondary school. The French American International School’s (FAIS) Early Childhood Center (a private elementary school) is located at 1155 Page Street, within 1,000 feet of the subject property. Therefore, an MCD is not permitted at this location.

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.

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,

Corey A. Teague
Acting Zoning Administrator

www.sfplanning.org
June 30, 2017
Letter of Determination
1101 Oak Street

cc: Property Owner
    Neighborhood Groups
    David Weissglass, Planner
Dear Mr. Sanchez,

I am writing to formally request a letter of determination for the approval of a Medical Cannabis Dispensary. This is requested to be on the ground floor of property located at 359 Divisadero Street on the corner of Oak and Divisadero St.

Please confirm that this location is eligible for an MCD Permits pursuant to the regulations in San Francisco County governing Medical Cannabis Dispensaries.

This is a Mixed use building the Divisadero commercial transit district.

Please confirm that the property is the required distance from schools grades K and higher or any facilities relevant to an MCD Permit.

Enclosed please find property info map as well as a check for $664.00.

Regards,

Michael Musleh
415-308-2538

[Signature]
San Francisco Property Information Map

Public Access to Useful Property Information & Resources at the Click of a Map

Step 1: Search or Click on the Map
Search Examples: 400 Van Ness Ave 0787/001
Mission and Van Ness 2015-005040PRJ
Ferry Building

1101 oak st

Step 2: Review
Click tabs below to view property
Property
Zoning
Preservation
Planning Apps
Building Permits
Other Permits
Complaints
Appeals
BBNs
Zoning Report: 1101
Planning Department Zoning
ZONING DISTRICTS:
NCT - DIVISADERO ST
HEIGHT & BULK DISTRICT
40-X
SPECIAL USE DISTRICTS
Within 1/4 Mile of an Ex Fringe Financial Service
SPECIAL SIGN DISTRICT
None
LEGISLATIVE SETBACKS:
None
COASTAL ZONE:
Not in the Coastal Zone

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