



# SAN FRANCISCO PLANNING DEPARTMENT

---

## Letter of Determination

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](mailto:david.weissglass@sfgov.org)  
**Record Number:** 2017-007835ZAD

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

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 3301(f) 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,

A handwritten signature in black ink, appearing to read "Corey A. Teague".

Corey A. Teague  
Acting Zoning Administrator

Michael Musleh  
1101 Oak Street (AKA 359 Divisadero Street)  
San Francisco, CA 94117

June 30, 2017  
Letter of Determination  
1101 Oak Street

cc: Property Owner  
Neighborhood Groups  
David Weissglass, Planner

6/15/17

Office of the Zoning Administrator  
1650 Mission st, Suite 400,  
San Francisco, Ca 94103

R # 2017 - 0078352AD  
CK # 2764 \$664. -  
D. LINDSAY (NW)

Site Address: 359 Divisadero Street (Actual building address 1101 oak St)  
Assessor's Block/Lot: 1218/001  
Zoning District: Divisadero street neighborhood commercial transit district

Dear Mr Sahchez

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

*Michael Musleh*



# San Francisco Property Information Map

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

## 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



Measure Distance | Street View | Map Legend | Clear Map



## Step 2: Review

Click tabs below to view property information

Property

Zoning

Preservation

Planning Apps

**Building Permits**

Other Permits

Complaints

Appeals

**BBNs**

**Zoning Report: 1101**

Planning Department Zoning

**ZONING DISTRICTS:**

NCT - DIVISADERO STREET

**HEIGHT & BULK DISTRICT:**

40-X

**SPECIAL USE DISTRICTS:**

Within 1/4 Mile of an Existing Financial Services

**SPECIAL SIGN DISTRICT:**

None

**LEGISLATIVE SETBACKS:**

None

**COASTAL ZONE:**

Not in the Coastal Zone