



# SAN FRANCISCO PLANNING DEPARTMENT

## Letter of Determination

October 12, 2016

Quetin Platt  
Equinox Botanicals, Inc.  
530 Divisadero Street, Ste 226  
San Francisco, CA 94117

**Site Address:** 2415 Mission Street  
**Assessor's Block/Lot:** 3610/029  
**Zoning District:** Mission Street NCT (Neighborhood Commercial Transit)  
**Staff Contact:** Jeff Speirs, (415) 575-9106 or [jeffrey.speirs@sfgov.org](mailto:jeffrey.speirs@sfgov.org)  
**Record No.:** 2016-012777ZAD

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. Platt:

This letter is in response to your request for a Letter of Determination regarding the property at 2415 Mission Street. This parcel is located in the Mission Street NCT (Neighborhood Commercial, Transit) Zoning District, Mission Alcohol Restricted Use District and 55-X Height and Bulk District. The request is to determine whether the subject property may be used as an MCD pursuant to the location requirements of Planning Code Section 790.141(a).

Planning Code Section 790.141(a)(1) requires that a parcel containing a proposed MCD may not be located within 1,000 feet from 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. Planning Department staff has reviewed available data, and conducted an initial review of properties within 1000 feet of the property. The subject parcel is within 1000 feet from the parcel containing the Mission Pool & Playground, which is a recreation facility that primarily serves youth under 18 years of age. As such, 2415 Mission Street would not comply with the location requirements for an MCD as set forth in Planning Code Section 790.141(a).

**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  
Jeff Speirs, Planner

Equinox Botanicals, Inc.  
530 Divisadero St. Ste 226  
San Francisco, CA 94117

R # 2016 - 012777 ZAD  
CK # 1057 \$ 664. -  
R. SUCRE (SE)

September 28th, 2016

BY HAND DELIVERY

Mr. Scott Sanchez, Zoning Administrator  
San Francisco Planning Department  
1650 Mission St, 4<sup>th</sup> Floor  
San Francisco, CA 94103

Re: Request for Written Determination: 2415 Mission Street (3610/029)

Dear Mr. Sanchez,

I am writing to explore the possibility of opening a Medical Cannabis Dispensary at 2415 Mission Street in San Francisco. The proposed site is in the Mission District and is Zoned NCT - "Mission Street Neighborhood Commercial Transit Zone".

Section 790.141 states:

**The parcel containing the MCD cannot be located within 1,000 feet from a parcel containing: (A) a public or private elementary or secondary school; or (B) a community facility and/or a recreation center that primarily serves persons under 18 years of age.**

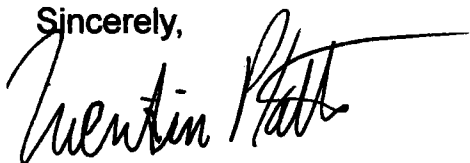
Our team has performed a thorough search of the surrounding area and have not found any primary or secondary schools, nor community facilities or recreation centers that primarily serve youth under the age of 18 within 1000 feet of the proposed site. Furthermore, the proposed site is not located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health.

Our search did yield the discovery of the following facilities within 1000 feet of 2415 Mission Street. These facilities should be considered as part of this request for a letter of determination from the San Francisco Planning Department:

- **Mission Kids Co-Op** is located at 1050 S. Van Ness Ave, 94110:
  - This facility is a preschool.
  - Website: <http://www.missionkidsco-op.org/wordpress/>
- **San Francisco CASA** is located at 2535 Mission St, 94110:
  - This facility is for recruiting, screening and training adult Court Appointed Special Advocates (C.A.S.A's) for children in the foster care system.
  - Website: <http://www.sfcasa.org/>
- **MyPath** is located at 2430 Mission St, 94110:
  - MyPath's San Francisco location is housed within with the Self-Help Federal Credit Union's facility at 2430 Mission St. MyPath is a national nonprofit based in San Francisco that provides financial services and education for both youth of working age and young adults, ages 18-24. It does not primarily serve youth ages 17 and below. Because MyPath serves both youth and young adults, and because MyPath shares an address with Self-Help Federal Credit Union(see below), we do not view this facility as primarily serving persons under 18 years of age.
  - Website: <http://mypathus.org/>
  - **Self-Help Federal Credit Union** is also located at 2430 Mission St, 94110:
    - Self-Help Federal Credit Union offers conventional banking services, with a focus on reaching people of color, women, rural residents, and low-income communities.
    - Website:  
<https://www.self-helpfcu.org/locations/San-Francisco-s-Mission-Branch>
- **Community Music Center** is located at 544 Capp St, 94110:
  - Community Music Center (CMC) was founded in 1921 with the mission of making music accessible to all people, regardless of their financial means. They offer classes for people of all ages and abilities, providing financial aid to those in need. CMC also rents rehearsal spaces. We do not view this facility as primarily serving persons under 18 years of age.
  - Website: <http://sfcmc.org/>
- **Jose Coronado Clubhouse** is located in the Jose Coronado Playground located on 21st Street between Folsom and Shotwell streets. This facility is currently occupied by *Hola! Kids Preschool*, a Spanish immersion preschool. It is not available for rent by the general public.
  - Website:  
<http://www.languageinaction.com/iexclholakids-san-francisco-jose-coronado-campus.html>
  - <http://sfrecpark.org/reservablefacility/jose-coronado-clubhouse/>

I am therefore requesting a written determination as to whether or not 2415 Mission Street conforms to Planning Code Section 790.141 and would thus be an appropriate site for a new Medical Cannabis Dispensary. Thank you for your assistance in clarifying this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "Quentin Platt". The signature is written in a cursive style with a long horizontal flourish extending to the right.

Quentin Platt  
Chief Operating Officer & Treasurer

Equinox Botanicals, Inc.