



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

May 1, 2017

Matthew Ebrahimoon  
2425 California Street  
San Francisco, CA 94115

**Site Address:** 2425 California Street  
**Assessor's Block/Lot:** 0654 / 001D  
**Zoning District:** Upper Fillmore Neighborhood Commercial District  
**Staff Contact:** David Weissglass, (415) 575-9177 or [david.weissglass@sfgov.org](mailto:david.weissglass@sfgov.org)  
**Record Number:** 2017-004906ZAD

Dear Mr. Ebrahimoon:

This letter is in response to your request for a Letter of Determination regarding the property at 2425 California Street. This parcel is located in the Upper Fillmore Neighborhood Commercial District (NCD). The request is for confirmation that a Medical Cannabis Dispensary (MCD) as defined in Health Code Section 3301(f) is a permitted use in the existing ground floor commercial space of the subject building.

Per Planning Code Section 718.84, an MCD is a principally permitted use on the first story of structures in the Upper Fillmore NCD Zoning District. Planning Code Section 790.141 further 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 recreation center that primarily serves persons under 18 years of age.

Planning Department staff has reviewed available data, and conducted a review of properties within 1,000 feet of the property. At this time, the subject property has been found to be in compliance with the proximity requirements of Planning Code Section 790.141 and 718.84. Please note that any proposed MCD would be subject to all requirements of Section 790.141, including Mandatory Discretionary Review hearing requirement, as well as all requirements in Article 33 of the San Francisco Health Code.

**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**

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**415.558.6377**

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San Francisco, CA 94115

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**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  
David Weissglass, Planner

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CITY & COUNTY OF S.F.  
DEPT. OF CITY PLANNING  
ADMINISTRATION

R# 2017-004906 ZAD  
CC # 0816106634 \$664.-  
D. LINDSAY (NW)

4/17/17

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

RE: Request for a Letter of Determination for 2425 California Street, SF, CA, 94115

Dear Mr. Sanchez:

(0654/001D)

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 2425 California Street, SF, CA, 94115. Please confirm that this location is eligible for a MCD permit pursuant to the regulations in San Francisco County governing medical Cannabis Dispensaries. 2425 California Street is a commercial building in the Upper Fillmore Neighborhood Commercial District. 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

(408) 605-7404