



# SAN FRANCISCO PLANNING DEPARTMENT

## Letter of Determination

August 12, 2016

Erica M. Graves  
917 G Street  
Sacramento, CA 95814

**Site Address:** 3156 24<sup>th</sup> Street  
**Assessor's Block/Lot:** 3641/019  
**Zoning District:** NCT (24<sup>th</sup>-Mission Neighborhood Commercial Transit)  
**Staff Contact:** Michael Christensen, (415) 575-8742 or Michael.christensen@sfgov.org  
**Record No.:** 2016-006829ZAD

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

Reception:  
**415.558.6378**

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**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Ms. Graves,

This letter is in response to your request for a Letter of Determination regarding the property at 3156 24<sup>th</sup> Street. This parcel is located in the 24<sup>th</sup>-Mission NCT (Neighborhood Commercial Transit) Zoning District and 55-X Height and Bulk District. The request is to determine if the subject property may be used as a Medical Cannabis Dispensary (MCD).

Planning Code Section 790.141(a)(1)(B) 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.

Planning Department staff has reviewed available data and conducted a review of properties within 1,000 feet of the property. The subject parcel is within 1000' from parcels containing:

- Cesar Chavez Elementary School, which is a public elementary school operating at 825 Shotwell Street;
- Parque Ninos Unidos, which contains a community center primarily serving persons under the age of 18 at 3090 23<sup>rd</sup> Street;
- Mission Girls Community Center, which contains a community center primarily serving persons under the age of 18 at 3013 24<sup>th</sup> Street; and
- Sand Paths Academy, which contains a private elementary school and day care center at 1218 South Van Ness Avenue.

Based upon this information, the subject property has been found to not be in compliance with the proximity requirements of Planning Code Section 790.141. As such, the subject property cannot be used as an MCD.

**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.**

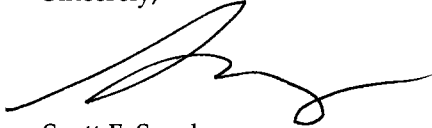
**APPEAL:** If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals

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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

LAW OFFICES OF  
Erica M. Graves  
917 G STREET  
SACRAMENTO, CA 95814  
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Erica M. Graves, Esq.  
Of Counsel

May 18, 2016

R# 2016-006829 ZAD  
CK # 2726 \$645. -  
R. SUCRE (SE)

**RE: Request for Letter of Determination for a Proposed MCD at 3156 24<sup>th</sup> Street San Francisco, CA 94110**

(3641/019)

Scott Sanchez  
Zoning Administrator  
San Francisco Planning Department  
1650 Mission Street, Suite 400  
San Francisco, CA 94103

Dear Mr. Sanchez,

I am legal counsel for Herbal Solutions Wellness Center, a non-profit mutual benefit corporation.. Before beginning the entitlements process to establish a MCD at 3156 24<sup>th</sup> Street San Francisco, CA 94110, I would like to know whether the location is in compliance with all standards and requirements of the Planning Code. The Block # is 3641 and the Lot # is 019.

If there is anything else you need please feel free to contact me by email, [Erica@wingparisilaw.com](mailto:Erica@wingparisilaw.com) or by phone, 916-441-4888.

Thank you for your time,

Erica M. Graves