



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

January 3, 2017

Jose Pecho
JP Investments
2977 Ygnacio Valley Road, #103
Walnut Creek, CA 94598

Site Address:	518 Brannan Street
Assessor's Block/Lot:	3777/037
Zoning District:	SALI - SERVICE/ARTS/LIGHT INDUSTRIAL
Staff Contact:	Jeff Speirs, (415) 575-9106 or jeffrey.speirs@sfgov.org
Record No.:	2016-015371ZAD

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. Pecho:

This letter is in response to your request for a Letter of Determination regarding the property at 518 Brannan Street. This parcel is located in the SALI (Service/Arts/Light Industrial) Zoning District, Western SoMa Special Use District and 40/55-X Height and Bulk District. The request is to determine if the subject property may be used as a Medical Cannabis Dispensary (MCD).

Per Planning Code Section 846.36, an MCD is a permitted use within the SALI Zoning District. Planning Code Section 890.133(a) 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. At this time, the subject property has been found to be in compliance with the proximity requirements of Planning Code Sections 890.133 and 846.36. Please note that any proposed MCD would be subject to the Mandatory Discretionary Review hearing requirements of Section 846.36. Further, MCDs in the SALI Zoning Districts may only operate between the hours of 8:00 am and 10:00 pm.

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.

Jose Pecho
2977 Ygnacio Valley Road, #103
Walnut Creek, CA 94598

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Letter of Determination
518 Brannan Street

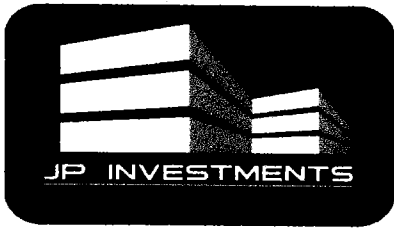
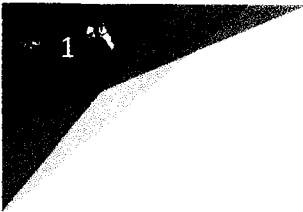
APPEAL: If you believe this determination represents an error in interpretation of the Planning Code or abuse in discretion by the Zoning Administrator, an appeal may be filed with the Board of Appeals within 15 days of the date of this letter. For information regarding the appeals process, please contact 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



November 3, 2016

RA# 2016-015371 ZAD
CR # 1009 \$ 645 - }
2126 \$ 19 - } \$ 664. -
R. SUCRE (SE)

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

Re: Request for letter of Determination 518 Brannan St, San Francisco, CA 94110

(3777/037)

Dear Mr. Sanchez:

This is to request a determination as to whether a Medical Cannabis Dispensary ("MCD") facility may be established at the following address: 518 Brannan St, San Francisco, CA 94110.

I am writing to ask for confirmation that the location is eligible for a MCD permit pursuant to San Francisco's regulation ordinances governing medical cannabis collectives, cooperatives and dispensaries.

Please confirm the location has the appropriate distance buffers to any public or private elementary schools, public facilities primarily serving the persons under the age of eighteen (18), or any other sensitive use which would prohibit an MCD facility.

Please feel free to contact me by phone (925) 286-6607, or email, jose.pecho@gmail.com should you have any questions. Enclosed is a check for \$630.00.

Sincerely,


Jose Pecho
Project Sponsor