



# SAN FRANCISCO PLANNING DEPARTMENT

## Letter of Determination

December 12, 2016

Svetlana Shkolnikov  
818 28<sup>th</sup> Avenue  
San Francisco, CA 94121

Site Address:	736 Valencia Street
Assessor's Block/Lot:	3588/104
Zoning District:	Valencia Street Neighborhood Commercial Transit
Staff Contact:	Jeff Speirs, (415) 575-9106 or <a href="mailto:jeffrey.speirs@sfgov.org">jeffrey.speirs@sfgov.org</a>
Record No.:	2016-015756ZAD

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

Dear Ms. Shkolnikov:

This letter is in response to your request for a Letter of Determination regarding the property at 736 Valencia Street. This parcel is located in the Valencia Street Neighborhood Commercial Transit (NCT) Zoning District and 55-X Height and Bulk District. The request is to determine if the subject property meets the requirements of Planning Code Section 790.141, if the subject property were proposed to be a Medical Cannabis Dispensary (MCD).

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 a review of properties within 1000 feet of the property. The subject parcel is within 1000 feet from the parcel containing Mission Pool & Playground, which is a recreation facility that primarily serves youth under 18 years of age. At this time, the subject property has been found to not be in compliance with the proximity requirements of Planning Code Section 790.141. As such, an MCD cannot be located on the subject property.

**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,

Scott F. Sanchez  
Zoning Administrator

Svetlana Shkolnikov  
818 28<sup>th</sup> Avenue  
San Francisco, CA 94121

December 12, 2016  
Letter of Determination  
736 Valencia Street

cc: Property Owner  
Neighborhood Groups  
Jeff Speirs, Planner

R# 2016-015756 ZAD  
CK # 3074 \$ 645 - } \$ 664. -  
# 3076 \$ 19. - }  
R. SUCRE (SE)

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

RE: 736 Valencia Street, San Francisco, CA 94110 ("Property")  
Parcel (Block/Lot): 3588/104  
Zoning District: NCT VALENCIA ST NEIGHBORHOOD COMMERCIAL TRANSIT

### Request for Letter of Determination

Dear Mr. Sanchez,

I am writing this letter for the purpose of obtaining a written determination as to whether or not a Medical Cannabis Dispensary ("MCD") may be established at the Property identified above. Please confirm that the address located at 736 Valencia Street, San Francisco CA 94110 ("Property") is eligible for the MCD permit pursuant to the regulation(s) in the San Francisco County governing medical marijuana collectives and cooperatives.

After thorough search of the area, we have not identified any schools, facilities or parks within 1000 feet that would preclude the Property from meeting all requirements to be permitted for a new MCD site.

Please confirm that the Property is the required distance from any childcare facility, recreational services for children, public park, or any public elementary or secondary school serving persons under the age of 18. I am also requesting a written determination that the Property is eligible to be permitted pursuant to the MCD regulations in San Francisco County.

Enclosed you will find a check in the amount of \$645.00 for this determination and the San Francisco Planning Department Zoning Report for the Property. Feel free to contact me at (415) 680-5139 or sveta.shkolnikov@gmail.com with any questions.

Sincerely,



Svetlana Shkolnikov

Svetlana Shkolnikov  
818 28th Ave  
San Francisco, CA 94121