



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

July 17, 2017

Svetlana Shkolnikov
818 28th Avenue
San Francisco, CA 94121

Site Address: 100 Church Street
Assessor's Block/Lot: 3587/001
Zoning District: Upper Market Neighborhood Commercial Transit NCT, 40-X
Staff Contact: Todd Kennedy, (415) 575 – 9125 or todd.kennedy@sfgov.org
Record No.: 2017-001841ZAD

Dear Ms. Shkolnikov:

This letter is in response to your request for a Letter of Determination regarding the property at 100 Church Street. This parcel is located in the Upper Market Neighborhood Commercial Transit (NCT) Zoning District and 40-X Height and Bulk District. The request is to confirm that a Medical Cannabis Dispensary (MCD) may be established on the subject property pursuant.

Pursuant to Planning Code Section 733.84, an MCD is a principally permitted use in the Upper Market NCT; however, pursuant to Planning Code Section 790.141, an MCD must meet several criteria including that they must not be within 1000 feet of an elementary or secondary school or a community facility and or recreation center that primarily serves persons less than 18 years of age.

Planning Department staff has reviewed available data, and conducted a review of properties within 1000 feet of the subject property. At this time, the subject property has been found to be in compliance with the proximity requirements of Planning Code Section 790.141. Please note that any proposed MCD would be subject to the Mandatory Discretionary Review Hearing requirements of Section 790.141.

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.

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San Francisco,
CA 94103-2479

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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
BBN Holder (if any)
Todd Kennedy, Planner

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

R# 2017-001841ZAD
CK # 001088 \$664.-
D. WASHINGTON (SW)

RE: 100 Church Street, San Francisco, CA 94114 ("Property")
Parcel (Block/Lot): 3537/001
Zoning District: NCT UPPER MARKET 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 100 Church Street, San Francisco CA 94114 ("Property") is eligible for the MCD permit pursuant to the regulation(s) in the San Francisco County governing medical marijuana collectives and cooperatives.

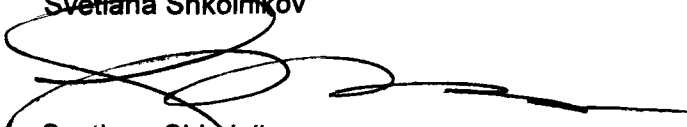
After thorough search of the area, we have not identified any schools, facilities or parks within 1000 feet that would preclude the Property from meeting all requirements to be permitted for a new MCD site.

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 \$664.00 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
848 28th Ave
San Francisco, CA 94121