



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

May 1, 2017

Johnny Batista
c/o Taylor Lapsys
66 Clearly Court #509
San Francisco, CA 94109

Site Address: 3278 21st Street
Assessor's Block/Lot: 3609/025
Zoning District: Mission St Neighborhood Commercial Transit (NCT)
Staff Contact: Natalia Kwiatkowska
(415) 575-9185
natalia.kwiatkowska@sfgov.org
Record No.: 2017-003890ZAD

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. Batista,

This letter is in response to your request for a Letter of Determination regarding the property at 3278 21st Street. This parcel is located in the Mission Street Neighborhood Commercial Transit (NCT) 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:

- Alta Vista School Middle on Mission, which is an private middle school operating at 2558 Mission Street; and
- Mission Pool and Playground, which contains a a community facility (clubhouse), outdoor pool, playground, soccer field, tennis and basketball courts, and open lawn areas, primarily serving persons under the age of 18 at 3555 19th Street.

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

Johnny Batista
66 Clearly Court #509
San Francisco, CA 94109

May 1, 2017
Letter of Determination

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
Natalia Kwiatkowska, Planner

March 23, 2017

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

R# 2017-003890 ZAD
CK # 115 \$ 664.-
R. SUCRE (SE)

Re: Request for a letter of Determination for the property at 3278 21st Street San Francisco, CA 94110, Ground Floor Unit (Assessor's Block 3609/Lot 025).

Dear Mr. Sanchez:

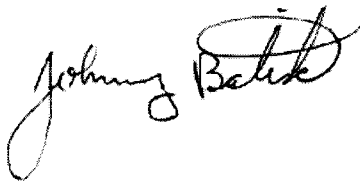
I am requesting a determination that operation of a medical cannabis dispensary at this location conforms to the Planning Code (i.e., the Zoning Code). In furtherance of this request, I have submitted a check in the amount of \$664.00 made payable to the San Francisco Planning Department.

The property is located on Assessor's Block 3609, Lot 025 in a NCT District (Mission Street Neighborhood Commercial Transit), which currently allows for a medical cannabis dispensary. The property includes a three-story mixed-use building with a residential unit on the second and third floors. The ground floor commercial space is currently vacant and under construction.

The results of a San Francisco Planning Department report for 3278 21st street, shows that Golden Bridges School is located within 1,000 feet of the aforementioned address. Upon further investigation and discussions with Golden Bridges we have learned that this location is an administrative headquarters and pre-school only. I have included documentation from Golden Bridges to support this. My further personal research shows that there are no additional schools or facilities within the 1,000 foot radius.

I look forward to hearing your response at your earliest convenience. If you have any questions, please feel free to contact me at (925) 483-4369.

Best,



Johnny Batista

MAIL LETTER TO:

JOHNNY BATISTA
C/O TAYLOR LAPSYS
66 CLEARLY COURT, #509
SAN FRANCISCO, CA 94109

March 23, 2017

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

Re: Request for a letter of Determination for the property at 3278 21st Street San Francisco, CA 94110, Ground Floor Unit (Assessor's Block 3609/Lot 025).

Dear Mr. Sanchez,

Please let this letter serve as written notification that, as of the date above, I have authorized Johnny Batista to inquire about the possibility of using my first floor commercial space as a Medical Cannabis Dispensary. I would appreciate your response to his request for a letter of determination.

If there are any questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jeries Azar".

Jeries Azar
Property Owner, 3278 21st Street



Taylor Lapsys <taylorlapsys@gmail.com>

Question

2 messages

Taylor Lapsys 916.847.9417 <taylorlapsys@gmail.com>
To: enrollment@goldenbridgesschool.org

Wed, Feb 22, 2017 at 7:35 PM

Hello,

Would you please provide me information regarding what age and grade groups you serve at your 22nd street location? I have been reviewing all of the content on your website to learn more about the school and its' programs and this portion is not clear. Thank you.

Taylor Lapsys
C: 916.847.9417

Jessie Elliot <enrollment@goldenbridgesschool.org>
To: "Taylor Lapsys 916.847.9417" <taylorlapsys@gmail.com>

Thu, Feb 23, 2017 at 4:11 PM

Hello Taylor,

The 22nd street location houses our preschool, ages almost 3 to 4.5 years old.

Is there anything else I can help you with?

Best,
Jessie

[Quoted text hidden]

Mailing Address:

Golden Bridges School
3358 22nd Street
San Francisco, CA 94110

Dandelion Preschool Address:

3358 22nd Street
San Francisco, CA 94110

Kindergarten, First and Second Grades Address:

St. Aidan's Episcopal Church
101 Gold Mine Drive
San Francisco, CA 94131

415-912-8666

For general questions:

info@goldenbridgesschool.org

For enrollment questions:

enrollment@goldenbridgesschool.org

Like our Facebook page for the posting of relevant articles,
events and pictures.