



SAN FRANCISCO PLANNING DEPARTMENT

Letter of Determination

May 16, 2016

Scott Lockwood
Even Tide MCD
468 Manor Drive
Pacifica, CA 94044

Site Address:	1601 Noriega Street
Assessor's Block/Lot:	2060/051
Zoning District:	Noriega Street Neighborhood Commercial District
Staff Contact:	Veronica Flores, (415) 575-9173 or veronica.flores@sfgov.org
Record No.:	2016-005744ZAD

Dear Mr. Lockwood:

This letter is in response to your request for a Letter of Determination regarding the property at 1601 Noriega Street. This parcel is located in the Noriega Street Neighborhood Commercial District (NCD) and 40-X Height and Bulk District. The request is to determine the proximity of the subject parcel to any public or private elementary or secondary school, or a community facility and/or recreation center that primarily serves persons under 18 years of age for the purpose of establishing a Medical Cannabis Dispensary (MCD) (per Planning Code Section 790.141, an MCD cannot be placed within 1000' of the aforementioned facilities or on the same parcel as a substance abuse treatment facility).

Based upon information provided in your request letter and additional preliminary staff research, it does not appear that any elementary or secondary schools, community facilities or recreation centers that primarily serve persons under 18 years of age are located within 1000' of the proposed MCD location. The Department is aware that Angelina's Preschool, which provides programming for infants (three-months) to three-years, is located within 1000' of the subject property; however, a pre-school is not considered to be an elementary or secondary school, community facility or recreation center that primarily services persons under 18 years of age.

Pursuant to Planning Code Section 739.84 and Interim Zoning Controls (Resolution No. 179-15), proposed MCDs in the Noriega Street NCD require Conditional Use Authorization from the Planning Commission (effective May 15, 2015 through November 15, 2016). Additionally, an MCD in the Noriega Street NCD may only operate within the hours of 8am and 10pm.

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.

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

Reception:
415.558.6378

Fax:
415.558.6409

Planning
Information:
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1601 Noriega 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.

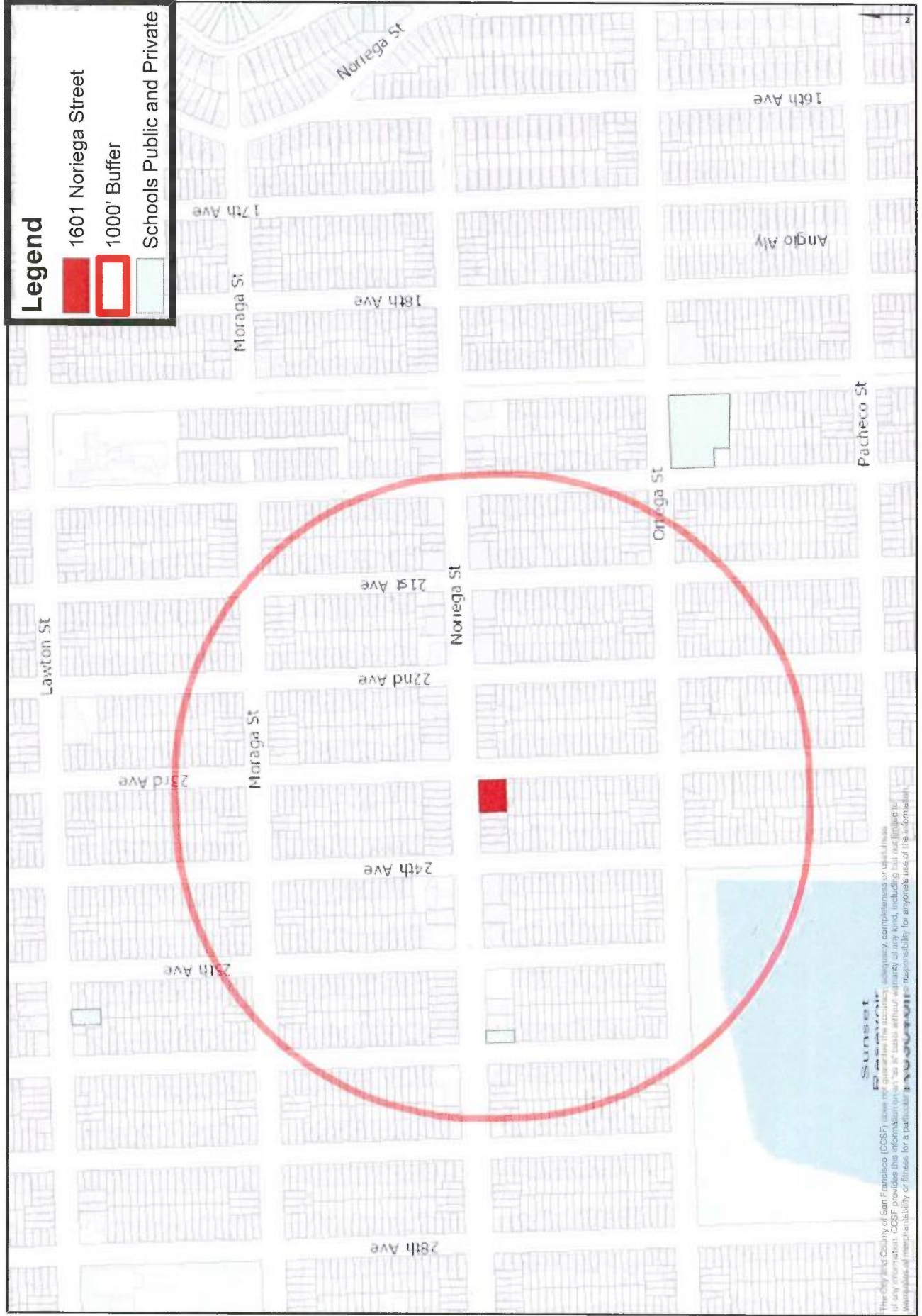
Sincerely,



Scott F. Sanchez
Zoning Administrator

cc: Veronica Flores, Planner
Property Owner
Neighborhood Groups
Dolly Sithounnolat, MOEWD

1601 Noriega Street



Legend

1601 Noriega Street

1000' Buffer

Schools Public and Private

The City and County of San Francisco (CCSF) does not guarantee the accuracy, completeness or usefulness of any information. CCSF provides this information "as is" without warranty of any kind, including but not limited to, accuracy, completeness or fitness for a particular purpose. CCSF assumes no responsibility for anyone's use of the information.





SAN FRANCISCO PLANNING DEPARTMENT

Interim Controls Summary: CU Requirement for MCDs in the Four Sunset NCDs

Code Changes: Sections 739, 740, 741, 742
Case Number: N/A
Board File No.: 150412
Initiated by: Supervisor Tang
Effective Date: 5/15/2015
Expiration Date: 11/15/2016

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The Way It Was:

As a result of the Article 2 Reorganization Ordinance (BF 141253), Medical Cannabis Dispensaries (MCDs) went from requiring a Conditional Use (CU) authorization in all four Sunset Neighborhood Commercial Districts (Irving, Judah, Noriega and Taraval Street) to requiring a Mandatory Discretionary Review (DR).

The Way It Is Now:

For the next 18 months, CU authorization is required for all new MCDs in the four Sunset Neighborhood Commercial Districts. In addition to the standard criteria in Planning Code Section 303, Planning Commission must find that the facts presented establish that the proposed MCD satisfies the following criteria:

1. The MCD will bring measurable community benefits and enhancements to the Neighborhood Commercial District;
2. The MCD has prepared a parking and transportation management plan sufficient to address the anticipated impact of patients visiting the MCD; and
3. The MCD has demonstrated a commitment to maintaining public safety by actively engaging with the community prior to applying for the conditional use, including adequate security measures in its operation of the business, and designating a community liaison to deal effectively with current and future neighborhood concerns;

Link to signed legislation:

<https://sfgov.legistar.com/LegislationDetail.aspx?ID=2267548&GUID=5ECB1D07-50D9-42AE-BEEF-C47E8C878F30&Options=ID|Text|&Search=150412>

Scott Lockwood
Even Tide MCD
468 Manor Drive
Pacifica, CA 94044

R# 2016 - 005744 ZAD
MO# 0130604691 \$645. -
D. WASHINGTON (SW)

April 25, 2016
Letter of Determination
1601 Noriega Street

Dear Mr. Sanchez,

I am writing you to request a letter of determination for opening a Medical Cannabis Dispensary at 1601 Noriega Street in San Francisco; Block #2060; Lot # 51; Zoning NC2.

Per the Schools Map provided by the SF Planning Department website, the location does not appear to be within 1000 feet of a San Francisco school. I walked the distances myself using a measuring wheels and came to the same conclusion.

The three closest schools are Abraham Lincoln High School, Lycée Francais de San Francisco and Lawton Alternative School.

1. Abraham Lincoln High School at 2162 24th Ave is more than 1000 feet away from my proposed location. The walking distance, depending on route, is between 0.5 and 0.7 miles. Even when you measure by the perimeter edge of the school closest to our location, the minimum walking distance is still 0.4 miles.
2. Lycée Francais de San Francisco at 1201 Ortega Street is more than 1000 feet away from my proposed location. The walking distance, regardless of route, is 0.4 miles. Even when you measure by the corner of Ortega Street and 21st Ave closest to our location the minimum walking distance is still 0.3 miles.
3. Lawton Alternative School at 1570 31st Ave is more than 1000 feet away from my proposed location. The walking distance, regardless of route, is 0.8 miles. Even when you measure by the corner of Lawton Street and 30th Ave, the minimum walking distance is still 0.7 miles.

There is also the Sunset Recreation Center, which is more than 1000 feet away from my proposed location. The minimum walking distance, regardless of route is 0.6 miles.

To the best of my knowledge, there aren't any other existing operations in the surrounding area that would put our dispensary at risk of violation.

Included below is a screen shot of the Map of Schools for 1601 Noriega Street for your reference. I hope you find it helpful in making your evaluation.

Sincerely,



Scott Lockwood

Schools Map

San Francisco Planning Department

Your Feedback
Tell us what you think about this map



1601 Noriega St, San Francisco X



Get Location from here

This location does not appear to be within 1,000ft of a San Francisco school.

