



# SAN FRANCISCO PLANNING DEPARTMENT

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## Letter of Determination

April 5, 2010

John M. McDowell  
138 Crescent Avenue  
San Francisco, CA 94965-2316

**RE: 33 Cambon Drive (a.k.a. 61-85 Cambon Drive)  
Block: 7324 Lot: 001**

Dear Mr. McDowell:

This letter of determination is based on the above referenced block and lot number, which was verified in our conversation on March 18, 2010.

This letter is in response to your request for a zoning letter of determination for the property at 61-85 Cambon Drive. This parcel is located in the NC-S (Neighborhood Commercial Shopping Center) zoning district with a 40-X height and bulk limitation, within the Lakeshore neighborhood. The request was to determine whether a Medical Cannabis Dispensary (MCD) use would be permitted at the subject location.

Under Planning Code Section 790.141, an MCD is subject to the following requirements:

1. the MCD cannot be located less than 1,000 feet from a parcel containing:
  - a. a public or private elementary or secondary school; and
  - b. a community clubhouse that primarily serves persons under 18 years of age; and
  - c. a neighborhood center as defined in Section 221(e) of this Code that primarily serves persons under 18 years of age, unless not required by State law;
2. the MCD is not located on the same parcel as a facility providing substance abuse services that is licensed or certified by the State of California or funded by the Department of Public Health;
3. no alcohol is sold or distributed on the premises for on or off-site consumption;
4. if medical cannabis is smoked on the premises the dispensary shall provide adequate ventilation within the structure such that the doors and windows are not left open for such purposes, resulting in odor emission from the premises; and
5. in addition to these requirements, an MCD must meet all of the requirements in Article 33 of the San Francisco Health Code.

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

Reception:  
**415.558.6378**

Fax:  
**415.558.6409**

Planning  
Information:  
**415.558.6377**

John McDowell  
138 Crescent Avenue  
San Francisco, CA 94965-2316

April 2, 2010  
61-85 Cambon Drive

This letter verifies the subject zoning and nearby schools and parks; and does not determine the approvability of the subject property as a MCD location. Please note that this letter does not replace the need for a MCD application and is not an approval or disapproval determination for a MCD use.

NC-S zoned properties may be permitted to operate MCD establishments between 8am to 10pm, as per Planning Code Section 713.84, and 790.141. Attached is a map to show the parks and schools located within a 1000 foot radius from the above referenced property. The subject property does not appear to be located within 1000 feet of a school. However, it does appear to be located within 1000 feet of Merced Heights Playground that contains a recreation center, which is used by persons under the age of 18. **Based on the information available to the Planning Department, the subject location does not appear to be a possible MCD location.**

If you have any questions on the contents of this letter, please contact Sharon Lai by phone at 415.575.9087, or email at sharon.w.lai@sfgov.org.

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) 575-6885.

Sincerely



Lawrence B. Badiner  
Zoning Administrator

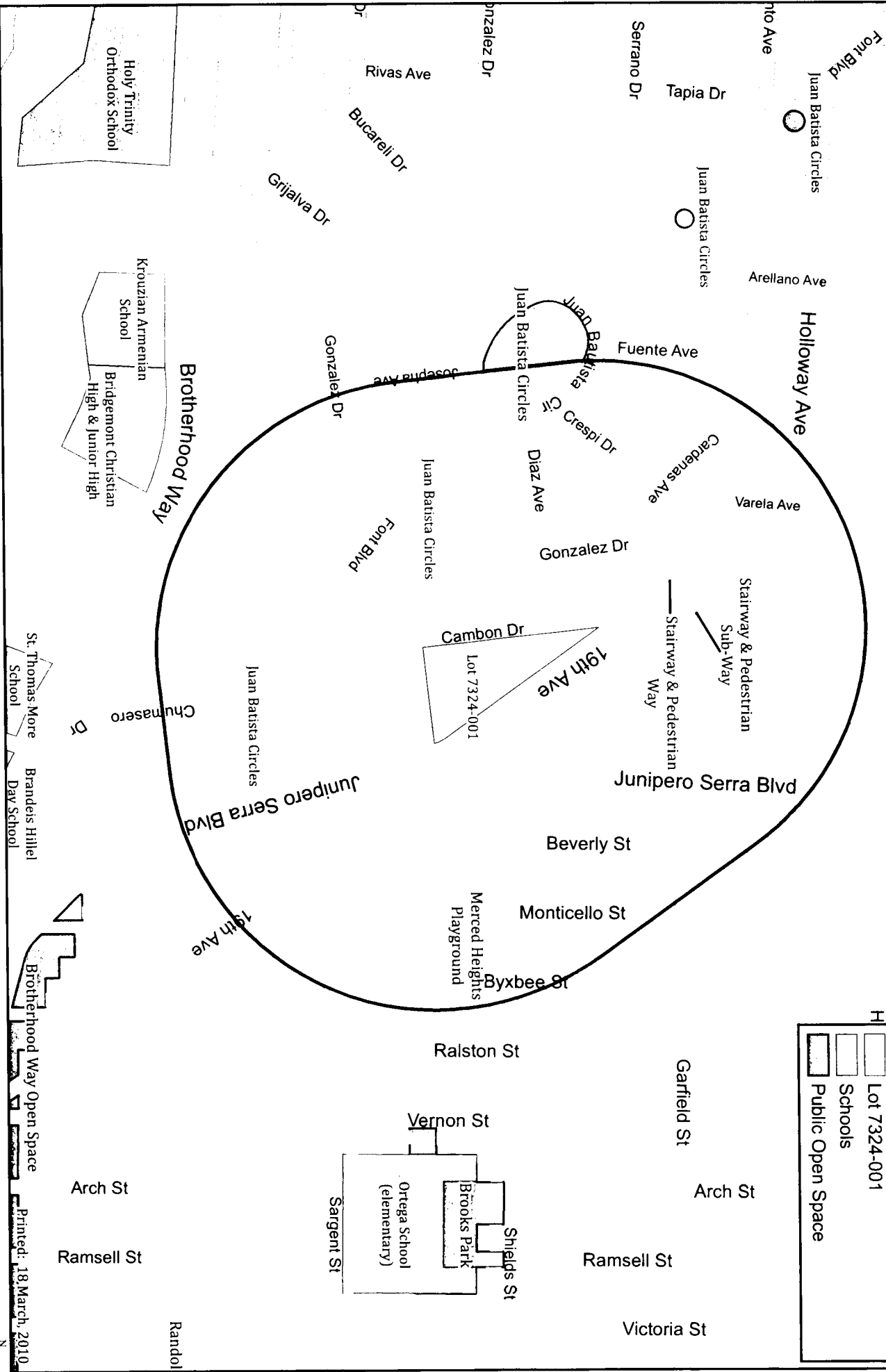
cc: Sharon Lai, Planner

attch: 1000' Radius Map

SL: G:\594 Monterey Blvd - LOD

# Schools and Public Open Space Near Lot 7324-001

Louise Lombard  
 Special School  
 Tapia Dr  
 Batista Circles



Alviso

	Buildings
	Schools
	Public Open Space

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