



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
EDWIN M. LEE, MAYOR

April 5, 2012

Ms. Angela Calvillo, Clerk of the Board
Board of Supervisors
City Hall room 244
1 Carlton B. Goodlett Place
San Francisco, CA 94102-4694

Re: File No. 120083 [Planning Code and Zoning Map - 9th Street Power Retail Special Use District - 555-9th Street .]

Small Business Commission Recommendation: **Approval with Modifications**

Dear Ms. Calvillo:

On March 12, 2012 the Small Business Commission (SBC) voted 6-1 to recommend approval of File No. 120083 with modifications.

The Commission supports the intent of this legislation and finds that exempting the formula retail conditional use controls in this facility are warranted. The tenant mix of this shopping center is currently a majority of formula retailers and the continuation of this use poses a minimal impact potential to small businesses.

The Commission makes two recommendations for modifications, both related to the consolidation of retail space into larger scale retailers, of which could present the potential for a significant change to the character of the shopping center. As drafted, this ordinance can provide for the eventual retail space consolidation into larger spaces, including a single retailer. Therefore, the Commission recommends that the ordinance be amended to require a conditional use authorization for any space above 75,000 square feet and the expansion or combination in square footage of any retail space by more than 2,000 square feet. These requirements will allow the center to continue its present operation and allow flexibility for changes in the shopping center, while providing some protection and oversight though the conditional use process should square footage changes be pursued.

Sincerely,

Regina Dick-Endrizzi
Director, Office of Small Business

cc. Jason Elliott, Mayors Office
Supervisors Jane Kim
Aaron Starr, Planning Department