

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS-Operations](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Opposition to Legacy Business Amendment
Date: Monday, November 17, 2025 4:22:50 PM
Attachments: [Legacy Business Amendment.pdf](#)

Hello,

Please see below and attached for communication from the San Francisco Council of District Merchants Associations regarding File No. 250808.

File No. 250808: Ordinance amending the Planning Code to define Legacy Business and to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; amending the Administrative Code to allow a business that has been operating for 15 years to qualify as a Legacy Business; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Chan)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
Phone: (415) 554-5184 | Fax: (415) 554-5163
board.of.supervisors@sfgov.org | www.sfbos.org

From: Tim Omi <tim@sfgcdma.org>
Sent: Saturday, November 15, 2025 7:14 AM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Cc: Dorsey, Matt (BOS) <matt.dorsey@sfgov.org>; Fielder, Jackie (BOS) <Jackie.Fielder@sfgov.org>; Mahmood, Bilal (BOS) <bilal.mahmood@sfgov.org>; Mandelman, Rafael (BOS) <rafael.mandelman@sfgov.org>; Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Sauter, Danny (BOS) <Danny.Sauter@sfgov.org>; Sherrill, Stephen (BOS) <Stephen.Sherrill@sfgov.org>; Walton, Shamann (BOS) <shamann.walton@sfgov.org>; ChanStaff (BOS) <chanstaff@sfgov.org>
Subject: Opposition to Legacy Business Amendment

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Dear Members of the Board of Supervisors,

Please accept this letter as formal opposition to the proposed Legacy Business Amendment. I want to express my appreciation to Supervisor Chan for taking 30 minutes yesterday to discuss this important issue. I know how busy your schedules are and this is a testament to her devotion for a brighter future.

If the amendment does not move forward, I respectfully propose that the SFCDMA convene a task force—including all relevant stakeholders—to develop strategies that strengthen and support Legacy Businesses without creating unforeseen negative consequences for our commercial corridors.

Thank you for your consideration.

Timothy Omi

tim@sfcdma.org

1-415-590-0930

President, San Francisco Council of District Merchants Associations

President, Fillmore Merchant Association



Dear Members of the San Francisco Board of Supervisors,

I am writing on behalf of the San Francisco Council of District Merchants Associations (SFCDMA) to express our opposition to the proposed amendment to the Legacy Business provision scheduled for hearing and vote this Tuesday. While we fully support the intention of honoring and protecting Legacy Businesses, the amendment as drafted would create significant negative consequences and unintended ramifications for our commercial corridors.

It is important to provide context on how this amendment originated. As President of the Fillmore Merchants Association, I can state with confidence that the circumstances that sparked this proposal were not rooted in the protection of Legacy Businesses. In the Fillmore:

- One Legacy Business had failed to pay rent for eight months, declined to renew its lease, and attempted to use the Legacy designation for political leverage rather than genuine preservation.
- Another business—before any genuine engagement with the landlord—was turned into a political symbol, which resulted in the landlord cutting off communication entirely.

After extensive mediation and back-channel work, I personally helped bring both parties back to the table and ultimately secured a new lease agreement—demonstrating that resolution was possible without creating new citywide regulations.

If this amendment were to pass, it would have several harmful effects:

- It would discourage businesses from seeking Legacy status out of fear that it could complicate their relationship with their landlord or create obstacles for future tenants.
- It would burden vacant storefronts with Conditional Use requirements, prolonging vacancies and undermining corridor revitalization efforts.
- It adds yet another layer of bureaucratic red tape, making it harder for small business owners and entrepreneurs to open the businesses that neighborhoods desperately need.

Our commercial corridors cannot afford policies that would unintentionally increase vacancies, strain landlord–tenant relationships, or disincentivize economic activity. We urge the Board to consider the broader implications and to avoid enacting legislation that, while well-intentioned, ultimately hurts the very small businesses we all want to support.

Thank you for your attention and for your ongoing work to strengthen San Francisco’s small business community.

Timothy Made’ Omi

President, SF Council of District Merchants Associations (SFCDMA)

From: [T.Flandrich](#)
To: [Melgar, Myrna \(BOS\)](#); [MelgarStaff \(BOS\)](#); [Chen, Chyanne \(BOS\)](#); [Mahmood, Bilal \(BOS\)](#); [Chan, Connie \(BOS\)](#); [ChanStaff \(BOS\)](#)
Cc: [Carroll, John \(BOS\)](#)
Subject: File No. 250808 Legacy Businesses in Neighborhood Commercial Districts: PLEASE SUPPORT
Date: Sunday, November 2, 2025 11:03:48 AM

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November 1, 2025

Dear Chair Melgar & Land Use Committee Members,

I am writing to express my strong support for Supervisor Chan's "Legacy Business" protection legislation.

This additional layer of protection for our longtime mom & pop neighborhood-serving businesses is imperative at this time of unprecedented & unpredictable impacts of rezoning.

A community public process must be retained.

Thank you Supervisor Chan for continuing to support our small businesses citywide!

Thank you Committee members for your consideration.

Theresa Flandrich
North Beach Tenants Committee

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Mchugh, Eileen \(BOS\)](#); [BOS Legislation, \(BOS\)](#); [Carroll, John \(BOS\)](#); [BOS-Operations](#)
Subject: FW: Letter in support of File #250808
Date: Wednesday, October 15, 2025 10:58:08 AM
Attachments: [CUA re Legacy business.pdf](#)

Hello,

Please see below and attached for communication from Henry Karnilowicz , regarding File No. 250808.

File No. 250808: Ordinance amending the Planning Code to require conditional use authorization prior to replacing a Legacy Business with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, and in the Chinatown Mixed Use Districts; affirming the Planning Department's determination under the California Environmental Quality Act; making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1; and adopting findings of public necessity, convenience, and welfare under Planning Code, Section 302. (Chan)

Sincerely,

Joe Adkins
Office of the Clerk of the Board
San Francisco Board of Supervisors
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102
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From: Henry Karnilowicz <occexp@aol.com>
Sent: Tuesday, October 14, 2025 8:04 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Letter in support of File #250808

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Dear Ms. Calvillo,

Please distribute the attached letter with the mayor and supervisors.

Cordially,

Henry Karnilowicz

OCCIDENTAL EXPRESS

Consulting Design Construction Management

CSL #319153

1019 Howard Street

San Francisco, CA 94103-2806

415.420.8113 cell

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President

SOMBA (South Of Market Business Association)

President Emeritus

San Francisco Council of District Merchants Associations

Co-chair

SFPD x Chief's Small Business Advisory Forum

HENRY KARNILOWICZ

President Emeritus
San Francisco Council of District Merchants Associations

October 14, 2025

Honorable Supervisor Connie Chan
City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Re: File No. 250808

Dear Supervisor Chan,

I'm writing to express my strong support for your proposed ordinance that requires conditional use authorization before a Legacy Business can be replaced with a new non-residential use in certain Neighborhood Commercial, Named Neighborhood Commercial, and Neighborhood Commercial Transit Districts, as well as in the Chinatown Mixed Use Districts.

Legacy Businesses are the heart and soul of San Francisco's neighborhoods. They carry our city's history, culture, and community spirit, creating the character and sense of place that make each neighborhood special. Designating and protecting these businesses helps keep our local corridors vibrant and economically stable, while honoring the people and traditions that built them.

With recent changes in state law that make it easier to redevelop properties and bypass local planning review, many small and long-standing neighborhood businesses face growing pressure and uncertainty. Without stronger protections, we risk losing the very establishments that give San Francisco its unique identity.

Small businesses truly are the backbone of our communities. We must do everything we can to protect, preserve, and promote them, especially our Legacy Businesses that have served generations of residents and continue to hold our neighborhoods together.

Thank you, Supervisor Chan, for standing up for small businesses and for taking this important step to safeguard San Francisco's Legacy Businesses.

Sincerely,



Henry Karnilowicz

Cc
Angela Calvillo – Clerk of the Board

"Think big, Shop Small"