



SMALL BUSINESS COMMISSION  
OFFICE OF SMALL BUSINESS



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

May 29, 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. 120241 [Planning Code, Zoning Map - Establishing Three Outer Sunset Neighborhood Commercial Districts]**

Small Business Commission Recommendation: **Approval**

Dear Ms. Calvillo:

On May 7, 2012 the Small Business Commission (SBC) met and recommended 7-0 that the Board of Supervisors approve BOS File No. 120241.

The Commission supports the creation of named Neighborhood Commercial Districts (NCD's) in the City's Sunset District. The Commission finds that these NCD's will allow for increased tailoring of controls to individual neighborhoods and will allow for expanded flexibility for adjusting permitted uses that meet the needs of the varying characteristics in this part of the city. The Commission notes that this ordinance will also allow for a five foot height bonus in these districts for ground floor ceiling height increases and will also require active ground floor uses in these NCD's. These provisions have been consistently supported by the SBC and the Commission concurs with the inclusion of these requirements in this ordinance.

The Commission finds that the modification of the "trade shop" definition to allow for expanded manufacturing in neighborhood districts is a pragmatic and necessary step to continue the diversity of uses in all of our NCD's and will allow for increased opportunities for our small, SFMADE businesses which are now often only able to locate in limited industrial parts of the City. This has been a topic of discussion at the SBC and the Commission appreciates Supervisor Chu addressing this part of the code in this ordinance. This change in the code may also increase the repurposing of formerly formula retail vacant storefronts, which are typically larger than traditional retail small businesses can rent.

The Commission heard this ordinance prior to a hearing at the Planning Commission and the availability of a staff report by the Planning Department. The Commission supports efforts by the Supervisors Office and Planning Department to continue to improve the ordinance in order to further meet the policy objectives.

Sincerely,

Regina Dick-Endrizzi  
Director, Office of Small Business

cc. Jason Elliott, Mayors Office  
Supervisor Chu  
Aaron Starr, Planning Department

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