



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



CITY AND COUNTY OF SAN FRANCISCO
GAVIN NEWSOM, MAYOR

December 1, 2010

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. 101053 [Zoning - Consistent Street Frontages Controls.]

Small Business Commission Recommendation: **Approval of parts of ordinance that regulate commercial uses.**

Dear Ms. Calvillo:

On November 8, 2010, the Small Business Commission heard and recommended approval of the parts of Board of Supervisors File No. 101053 that regulate commercial uses. The Commission has no comment on the non commercial components of the ordinance.

The SBC requests that the Board of Supervisors consider adding the following recommendations to this ordinance or in future legislation:

- Clarify or amend the code to ensure that formula retail uses shall require a conditional use authorization in all R districts.
- Establish appropriate non-residential use size limits in RC districts, above which Conditional Use Authorization is required, like those in NC districts. Use size limits promote neighborhood scale businesses and reduce the impact that large, vacant storefronts have in these mixed use districts.
- Encourage the division of very large commercial spaces into smaller, neighborhood-scaled ones, such as those spaces traditionally used for formula retail establishments.
- Require or provide incentives to provide commercial spaces in a range of sizes, from small to moderately sized, in new buildings, substantially renovated buildings, and buildings undergoing a change of use. This will promote a variety in retail uses in these buildings.

Sincerely,

Regina Dick-Endrizzi
Director, Office of Small Business

cc. Supervisor Mirkarimi
Starr Terrell, Mayor's Office
Alisa Somera, Clerk of the Land Use and Economic Development Committee