

From: [Board of Supervisors \(BOS\)](#)
To: [BOS-Supervisors](#); [BOS-Legislative Aides](#)
Cc: [Calvillo, Angela \(BOS\)](#); [Somera, Alisa \(BOS\)](#); [Ng, Wilson \(BOS\)](#); [De Asis, Edward \(BOS\)](#); [Entezari, Mehran \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: FW: Support for BOS File 230701
Date: Tuesday, December 5, 2023 7:55:38 AM

Hello,

Please see the below communication regarding File No. 230701.

File No. 230701 -

Ordinance amending the Planning Code to 1) permit additional commercial, retail, and restaurant uses on the ground floor in certain neighborhood commercial districts (NCDs) and residential districts; 2) principally permit Flexible Retail on the ground floor in certain NCDs and Chinatown mixed use districts; 3) principally permit Retail Professional Services uses on all floors and conditionally permit Non-Retail Professional Services on the ground floor in specified NCDs; 4) create regulations for music entertainment venues and non-profit theaters distinct from regulations for Bars; 5) allow Limited Corner Commercial Uses that are not Formula Retail in certain residential districts; 6) amend Section 311 to remove neighborhood notice requirements for changes of use in the Eastern Neighborhoods mixed use districts; 7) expand business types that qualify for the Planning Department priority review program and establish that the program will not apply in the North Beach NCD and North Beach Special Use District (SUD); 8) clarify that multiple allowable uses may co-locate on one site; 9) clarify and modify various other use regulations and processes; 10) permit additional retail and non-retail uses in specified NCDs; and 11) eliminate the Mission Street Formula Retail Restaurant Subdistrict; and 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 making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Thank you,

Eileen McHugh
Executive Assistant
Office of the Clerk of the Board
Board of Supervisors
1 Dr. Carlton B. Goodlett Place, City Hall, Room 244
San Francisco, CA 94102-4689
Phone: (415) 554-7703 | Fax: (415) 554-5163
eileen.e.mchugh@sfgov.org | www.sfbos.org

From: Cynthia Huie <cynthiahuie@gmail.com>
Sent: Monday, December 4, 2023 12:08 PM
To: Cynthia Huie <clementstreetsf@gmail.com>
Subject: Support for BOS File 230701

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

The Clement Street Merchants Association would like to express our support for BOS File 230701 - Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses and urge you to pass this legislation. As small business owners, we know firsthand the challenges that come with starting and growing a business. This proposal takes important steps to simplify the permitting process by reducing paperwork, and thus time and money, in order to open a business. It also principally permits flexible retail citywide, which provides small businesses with the ability to shift business models and offer different products and experiences as they see fit. Small businesses need to innovate to stay competitive with online marketplaces so the ability to combine experiences alongside retail is crucial.

Another component of this proposal would permit more business uses in ground floor spaces, which is critical to activating our streets, generating foot traffic, and supporting economic recovery. Merchant corridors like ours rely on foot traffic to create a safe and welcoming shopping environment so we need, and support, proposals like this to reduce commercial vacancies, streamline permitting, and help small businesses thrive.

Thank you for your time and consideration,
Cynthia Huie
President, Clement Street Merchants Association
www.clementstreetsf.com

From: [Carroll, John \(BOS\)](#)
To: [Robert Blatman](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Low, Jen \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Angulo, Sunny \(BOS\)](#)
Subject: RE: Please Support BOS File 230701
Date: Tuesday, October 31, 2023 12:25:00 PM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 230701](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Robert Blatman <rblatman24@gmail.com>
Sent: Monday, October 30, 2023 11:13 AM
To: Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Please Support BOS File 230701

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Land Use Committee Members,

I urge you to support BOS file 230701, *Citywide Expansion of Allowable Commercial, Restaurant, and*

Retail Uses, which will come before you on Oct. 30th. Small businesses exemplify the diversity and creativity of San Francisco, and we need to support them. This legislation would:

- Allow more business uses in neighborhoods
- Permit business owners to try out different business models through flexible retail
- Allow bars, restaurants, and nighttime entertainment venues to benefit from priority processing, ensuring that they receive a public hearing within 90 days of submitting their application
- Remove burdensome noticing requirements for businesses trying open in eastern neighborhoods, ensuring that more small businesses can benefit from the permitting improvements that were approved by voters under Proposition H

Each city regulation – whether its requiring public notice for a business, getting calendared for a commission hearing, or getting a new permit to combine business uses – takes time and money. The upfront costs of starting a new business can be overwhelming. The legislation before you has common sense recommendations that will help get small businesses up and running without significant delays.

Thank you for your support.

Robert Blatman

From: [Carroll, John \(BOS\)](#)
To: [Benzi Blatman](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: Message in Support of Citywide Expansion of Retail Uses - BOS File No. 230701
Date: Tuesday, October 31, 2023 12:25:00 PM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

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From: Benzi Blatman <benziblatman@gmail.com>
Sent: Monday, October 30, 2023 11:10 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Message in Support of Citywide Expansion of Retail Uses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Land Use Committee Members,

I urge you to support BOS file 230701, *Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses*, which will come before you on Oct. 30th. Small businesses exemplify the diversity and creativity of San Francisco, and we need to support them. This legislation would:

- Allow more business uses in neighborhoods
- Permit business owners to try out different business models through flexible retail
- Allow bars, restaurants, and nighttime entertainment venues to benefit from priority processing, ensuring that they receive a public hearing within 90 days of submitting their application
- Remove burdensome noticing requirements for businesses trying open in eastern neighborhoods, ensuring that more small businesses can benefit from the permitting improvements that were approved by voters under Proposition H

Each city regulation – whether it's requiring public notice for a business, getting calendared for a commission hearing, or getting a new permit to combine business uses – takes time and money. The upfront costs of starting a new business can be overwhelming. **My brother and I have a dream of one day opening our own small business here in San Francisco to reactivate an underperforming commercial corridor. Lowering the barrier to entry for independent businesses increases the marketplace of competition and ultimately leads to a stronger retail environment throughout our beloved city.**

Thank you for your support.

Benzi Blatman

From: [Carroll, John \(BOS\)](#)
To: [Chris Schulman](#)
Cc: [Birnbach, Kerry \(ECN\)](#); [Tang, Katy \(ECN\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: For today Land Use: LPCBD Comments File No 230701 Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses - BOS File No. 230701
Date: Tuesday, October 31, 2023 12:25:00 PM
Attachments: [230701BOS.pdf](#)
[image001.png](#)

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 230701](#)

John Carroll
Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Chris Schulman <cschulman@lowerpolkcbd.org>
Sent: Monday, October 30, 2023 10:37 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Birnbach, Kerry (ECN) <kerry.birnbach@sfgov.org>; Tang, Katy (ECN) <katy.tang@sfgov.org>
Subject: For today Land Use: LPCBD Comments File No 230701 Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Chair Melgar and Honorable Land Use Committee Members,

Please see the attached comments from the Lower Polk Community Benefit District re: File No. 230701.

We are aligned with the stated direction and amendments of the Office of Small Business as it pertains to the Polk St. NCD and Lower Polk St. NCD and thank the Office, Director Tang and staff for working with the CBD.

Regards,

Chris Schulman
Executive Director
Lower Polk Community Benefit District
www.lowerpolkcbd.org
415-827-0650 cell



San Francisco Board of Supervisors
Land Use Committee
Attention: Chair Melgar
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689

Chair Melgar and Honorable Committee Members:

I am writing to you on behalf of the Lower Polk Community Benefit District (LPCBD) to share our position on the amendments to the zoning changes under FILE NO. 230701, specifically as they pertain to the Polk Street Neighborhood Commercial District NCD and Lower Polk Street NCD.

Firstly, we commend the Office of Small Business (OSB) for their collaborative approach and dedication in reviewing and amending this legislation as it pertains to Polk Street. Their effort to align the legislation with the needs and goals of our community is genuinely appreciated.

We understand the Office of Small Business is recommending amendments to the legislation to remove modifications related to Health Services in the Polk Street NCD. Presuming that this reverts Health Service controls to the current zoning, the LPCBD is in full support of this adjustment.

On the matter of Retail Professional Services and Non-Retail Professional Services, we understand from the Planning Commission's direction and the Office of Small Business's communications, that the proposal to combine these categories will be removed. We support maintaining distinct categories for both. Specifically, within the Polk Street NCD, the LPCBD endorses permitting Retail Professional Services on side streets (except California Street) as a principally permitted (P) use on the ground floor, and designating Non-Retail Professional Services as a non permitted (NP) use on Polk Street and conditional use (C) on the ground floor on side streets (except California Street.) This distinction ensures that the active and vibrant atmosphere of Polk Street is preserved while allowing flexibility and discretion in approving services based on appropriate circumstances on side streets. California Street shares the active use desirability and necessity of Polk.

Furthermore, we are proponents of permitting Flexible Retail on the ground floor in the Polk Street NCD and Lower Polk Street NCD. The adaptability this provision offers allows our community to remain dynamic and responsive to market changes, ensuring local business growth and an inviting atmosphere.

The Lower Polk Street NCD zoning as it pertains to Health Services and Professional Services remains unchanged in proposed amendments to the legislation and we support this direction. We have reviewed the controls in this NCD and believe they are appropriate.

Thank you for your consideration of our position.

Warm regards,

Chris Schulman
Executive Director
Lower Polk Community Benefit District
cschulman@lowerpolkcbd.org
415.827.0650

Cc: Katy Tang and Kerry Birnbach, Office of Small Business



From: [Carroll, John \(BOS\)](#)
To: [Luca Mineo-Marinello](#)
Cc: [Low, Jen \(BOS\)](#); [Smeallie, Kyle \(BOS\)](#); [Angulo, Sunny \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: FOR TODAY Land Use Comm. Comments BOS File No 230701
Date: Tuesday, October 31, 2023 12:25:00 PM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 230701](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Luca Mineo-Marinello <lmineomarinello@gmail.com>
Sent: Monday, October 30, 2023 11:16 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Low, Jen (BOS) <jen.low@sfgov.org>; Smeallie, Kyle (BOS) <kyle.smeallie@sfgov.org>; Angulo, Sunny (BOS) <sunny.angulo@sfgov.org>
Subject: FOR TODAY Land Use Comm. Comments BOS File No 230701

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Chair Melgar and Honorable Committee Members,

I am writing to offer my comments on BOS File No. 230701, titled "Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses." While I am generally in favor of the ordinance as it pertains to the Polk Street NCD, especially with the communicated amendments by the Office of Small Business, I have concerns about how this ordinance affects Hyde Street located within the Polk St. NCD.

To my understanding, the legislation is slated for amendment by the Office of Small Business in the Polk Street NCD as follows:

- Health Services: NP on Polk Street, Principally Permitted on other streets except California Street (which remains the same as the current zoning).
- Retail Professional Services and Non-Retail Professional Services have been decoupled in the amended ordinance:
 - Retail Professional Services: NP on Polk Street, P on other streets excluding California Street.
 - Non-Retail Professional Services: NP on Polk Street, C on other streets excluding California Street.

I reside on Hyde Street, a block away from the mini-commercial corridor between California and Pine. This particular block is a bustling hub within the Polk NCD that, in my opinion, should be evaluated for a designation of exclusion for Health Services, Retail Professional Services, and Non-Retail Professional Services, similar to the designations for Polk and California Streets. This "Mini-NCD" block is vibrant with a plethora of active businesses, and I believe that there should be a concerted effort to maintain its existing character. Given its importance to the community, it is only fitting that it is accorded a designation that protects it from the introduction of non-active uses. Not to mention, its proximity to St. Francis Hospital – just one block away – puts it at a unique risk of influx by these types of services.

I appreciate your taking the time to consider my feedback.

Warm regards,

Luca Mine-Marinello

From: [Carroll, John \(BOS\)](#)
To: [Pete Mulvihill](#)
Cc: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: BOS file 230701, Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses, which will come before you on Oct. 30th
Date: Tuesday, October 31, 2023 12:25:00 PM
Attachments: [image001.png](#)

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- [Board of Supervisors File No. 230701](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Pete Mulvihill <pete@greenapplebooks.com>
Sent: Monday, October 30, 2023 9:50 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: BOS file 230701, Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses, which will come before you on Oct. 30th

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Dear Land Use Committee Members,

I urge you to support BOS file 230701, *Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses*, which will come before you on Oct. 30th. Small businesses exemplify the diversity and creativity of San Francisco, and we need to support them. This legislation would:

- Allow more business uses in neighborhoods
- Permit business owners to try out different business models through flexible retail
- Allow bars, restaurants, and nighttime entertainment venues to benefit from priority processing, ensuring that they receive a public hearing within 90 days of submitting their application
- Remove burdensome noticing requirements for businesses trying open in eastern neighborhoods, ensuring that more small businesses can benefit from the permitting improvements that were approved by voters under Proposition H

Each city regulation – whether its requiring public notice for a business, getting calendared for a commission hearing, or getting a new permit to combine business uses – takes time and money. The upfront costs of starting a new business can be overwhelming. The legislation before you has common sense recommendations that will help get small businesses up and running without significant delays.

Thank you for your support.

--

Pete Mulvihill, co-owner
(he/him)

Green Apple Books

506 Clement San Francisco, CA 94118
(415) 387-2272 (then press zero and ask for me)

& Green Apple Books on the Park

1231 9th Avenue, SF, CA 94122

& Browser Books

2195 Fillmore Street, SF, CA 94115

[our website](#), [Facebook](#), [Twitter](#), [Instagram](#), [LinkedIn](#)

From: [Carroll, John \(BOS\)](#)
To: "Ben Bleiman"
Cc: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: Please Support BOS File 230701
Date: Monday, October 30, 2023 9:43:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

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[Board of Supervisors File No. 230701](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
(415)554-4445



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From: Ben Bleiman <benny.bleiman@gmail.com>
Sent: Monday, October 30, 2023 9:16 AM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Subject: Please Support BOS File 230701

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Land Use Committee Members,

I am writing today on behalf of the California Nightlife Association (www.calnight.com) to ask you to support BOS file 230701, *Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses*, which will come before you today! CalNight is a statewide organization, but it was founded and has deep roots in San Francisco, the beating heart of our state's nightlife industry.

As a small business owner and nightlife organizer, I'm thrilled to see the City looking at ways to improve and shorten its complicated permitting process for small businesses. In particular, I want to emphasize two components of this legislation that are critical to small businesses like mine:

- This proposal makes it easier and faster to open a small business in SF by making more uses principally permitted on the ground floor. We need to fill the vacant storefronts in our neighborhoods, and allowing more business types to open is a logical first step.
- This proposal would allow bars, restaurants, and nighttime entertainment venues to benefit from the Community Benefit Priority Processing Program (CB3P). Allowing these businesses to get on a Planning Commission agenda for a public hearing within 90 days is critical for bars and restaurants who have lengthy permitting timelines. CB3P ensures that their permit application will be reviewed in a timely manner; it does not change any of the public feedback or noticing requirements.

I'm happy to discuss this further with you if I can be of service!

Thank you kindly,

--

Ben Bleiman
Managing Partner
Tonic Nightlife Group
Founder
San Francisco Bar Owner Alliance
Chairman
California Music and Culture Association

415.999.5053

"I find that a duck's opinion of me is very much influenced by whether or not I have bread."
-Mitch Hedberg

From: [Carroll, John \(BOS\)](#)
To: [Kath Tsakalakis](#)
Cc: [Lisa Napoli](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Subject: RE: Please support BOS File 230701
Date: Monday, October 30, 2023 9:42:00 AM
Attachments: [image001.png](#)

Thank you for your comment letter.

I am adding your commentary to the file for this ordinance matter, on agenda for consideration during the October 30, 2023 regular meeting.

I invite you to review the entire matter on our [Legislative Research Center](#) by following the link below:

-

[Board of Supervisors File No. 230701](#)

John Carroll

Assistant Clerk

Board of Supervisors
San Francisco City Hall, Room 244
San Francisco, CA 94102
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From: Kath Tsakalakis <kath@trefo.com>
Sent: Sunday, October 29, 2023 12:29 PM
To: Melgar, Myrna (BOS) <myrna.melgar@sfgov.org>; Preston, Dean (BOS) <dean.preston@sfgov.org>; Peskin, Aaron (BOS) <aaron.peskin@sfgov.org>; Carroll, John (BOS) <john.carroll@sfgov.org>
Cc: Lisa Napoli <naplisa123@gmail.com>
Subject: Please support BOS File 230701

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Dear Supervisor Melgar, Supervisor Preston, Supervisor Peskin, and the Clerk's office for the Land Use Committee,

On behalf of residents and businesses in Lakeside Village, we urge you to support BOS file 230701, *Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses*, which will come before you on Oct. 30th.

Small businesses exemplify the diversity and creativity of San Francisco, and we need to support them. This legislation would:

- Allow more business uses in neighborhoods
- Permit business owners to try out different business models through flexible retail
- Allow bars, restaurants, and nighttime entertainment venues to benefit from priority processing, ensuring that they receive a public hearing within 90 days of submitting their application
- Remove burdensome noticing requirements for businesses trying open in eastern neighborhoods, ensuring that more small businesses can benefit from the permitting improvements that were approved by voters under Proposition H

Each city regulation – whether its requiring public notice for a business, getting calendared for a commission hearing, or getting a new permit to combine business uses – takes time and money. The upfront costs of starting a new business can be overwhelming. The legislation before you has common sense recommendations that will help get small businesses up and running without significant delays.

Many thanks in advance for supporting BOS file 230701.

Kath Tsakalakis and Lisa Napoli

Founders of the Lakeside Village Business Council

Nonprofit Friends of Lakeside Village

<https://lakeside.mainfare.com/home>

From: [Christian Beaulieu](#)
To: [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#); [Carroll, John \(BOS\)](#)
Subject: Please Support BOS File 230701
Date: Monday, October 23, 2023 9:50:47 AM

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Dear Land Use Committee Members,

I urge you to support BOS file 230701, *Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses*, which will come before you on Oct. 30th. I've been a resident of San Francisco for over 20 years. I am an internationally recognized musician and I'm hoping to further invest in my beloved City as a small business owner. I'm thrilled to see the City looking at ways to improve and shorten its complicated permitting process for small businesses. I'm currently in the process of rebranding Club Deluxe, a former Legacy Business in the Haight Ashbury neighborhood. It's been disappointing to see how, in trying to renew a beloved neighborhood institution, regulations have slowed and confused this process. Opening an entertainment venue in San Francisco is no easy feat.

Among other things, the legislation before you would:

- Incorporate a new California ABC license type, Type 90, into the Planning Code. This change, along with many others, could help small businesses like mine.
- Make it easier and faster to open a small business in SF by making more uses principally permitted on the ground floor. We need to fill the vacant storefronts in our neighborhoods, and allowing more business types to open is a logical first step.
- Allow bars, restaurants, and nighttime entertainment venues to benefit from the Community Benefit Priority Processing Program (CB3P). Allowing these businesses to get on a Planning Commission agenda for a public hearing within 90 days is critical for bars and restaurants who have lengthy permitting timelines. CB3P ensures that their permit application will be reviewed in a timely manner; it does not change any of the public feedback or noticing requirements.

Thank you for your time,

Christian Beaulieu

From: [Masood Samereie](#)
To: [Carroll, John \(BOS\)](#); [Melgar, Myrna \(BOS\)](#); [Preston, Dean \(BOS\)](#); [Peskin, Aaron \(BOS\)](#)
Cc: [Samereie Masood](#)
Subject: Re: SFBOS File # 230701
Date: Thursday, October 19, 2023 8:54:55 PM
Attachments: [Permitting Legislation 10-20-23.pdf](#)

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

**San Francisco Board of Supervisors Land Use and Transportation
Committee,**
Please find attached SFCDMA Letter of support for SFBOS File#230701

With gratitude,

Masood Samereie
Co-Owner | Aria Properties
Co-Owner | The Artist's Gallery | ABMS

**President, San Francisco Council of District Merchants
Associations**
Co-Founder, Avenue Greenlight
Board Member, SFPUC Rate Fairness Board
President Emeritus, Castro Merchants

Mobile | [415.215.6017](tel:415.215.6017)
Office | [415.552.5555](tel:415.552.5555)
Email | Msamereie@yahoo.com
Email | Samereie@gmail.com

Advocating for 94,000 tiny Businesses with 364,000 employees, many of them living and voting in SF (10 or fewer employees).



San Francisco Council of District Merchants Associations

SFCDMA

Masood Samereie
President

Janet Tarlov
Vice-President

Morgan Mapes
Secretary

Tracey Sylvester
Secretary

Mike Zwiefelhofer
Treasurer

MEMBER ASSOCIATIONS

- Balboa Village Merchants Association
- Bayview Merchants Association
- Bernal Business & Artist Alliance
- Castro Merchants
- Clement St. Merchants Association
- Divisadero Merchants Association
- Excelsior Outer Mission Merchants
- Fillmore Merchants Association
- Fisherman's Wharf Merchants Assn.
- Glen Park Merchants Association
- Haight Ashbury Merchants Association
- Hayes Valley Neighborhood Association
- Merchant Group
- Ingleside Merchants Association
- Inner Sunset Merchants Association
- Lakeside Village Business Council
- Lower Haight Merchants & Neighbors Assn.
- Marina Merchants Association
- Mission Merchants Association
- Noe Valley Merchants Association
- North Beach Business Association
- North East Mission Business Association
- Polk District Merchants Association
- Potrero Dogpatch Merchants Association
- South of Market Business Association
- The Outer Sunset Merchant & Professional Association
- Union Street Association
- Valencia Corridor Merchants Association
- West Portal Merchants Association

October 20, 2023

Dear Supervisors Melgar, Preston and Peskin.

The SFCDMA Executive Board is writing today in support of SF BOS File #230701, the ordinance amending the planning code; citywide expansion of allowable commercial, restaurant and retail uses (version 2, substituted 7/25/23). We have watched with interest as this legislation has developed since it was introduced last spring and have been encouraged by how receptive the Office of Small Business has been in seeking and acting on feedback from our members. If there are future versions of this legislation, we anticipate that our support will remain intact and look forward to our members continuing to have the opportunity to learn more about how these changes will help our community.

As small businesses in San Francisco adapt to post-Covid realities such as ever-growing online commerce, significant increases in the cost of doing business, changing customer patterns and a rapidly evolving business climate, we urgently require assistance so that many of our commercial corridors can begin to thrive again. The City's planning code is notorious for its byzantine nature and many regulations which were historically developed with a hyper-local focus, prioritizing public input and implementing multi -step processes that can take many months to accomplish. The unintended consequences of these many regulations are unnecessary barriers for new businesses to lease and occupy a space and restrictions on business owners that wish to make changes in response to new circumstances. All of this leads to vacant storefronts that can cripple a neighborhood. BOS File #230701 seeks to remove barriers and simplify the planning code so that small businesses can do what they do best—innovate and serve the public.

For 73 years, SFCDMA has sought to ensure that neighborhood commercial corridors flourish and provide advocacy, education and resources for our members. We appreciate your attention to this matter and all your efforts to help improve the small business climate in San Francisco.

Sincerely,

Masood Samereie, President

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-Legislative Services](#); [Carroll, John \(BOS\)](#)
Subject: FW: Support File 230701
Date: Thursday, October 12, 2023 2:25:55 PM
Attachments: [Support Small BusinessPermitting Improvemnet.pdf](#)

Hello,

Please see below and attached for communication from the Castro Community Benefit District regarding File No. 230701.

File No. 230701 - Planning Code - Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses (Mayor, Engardio, Dorsey, Melgar, Stefani)

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: Andrea Aiello <andrea@castrocbd.org>
Sent: Friday, September 29, 2023 4:20 PM
To: Board of Supervisors (BOS) <board.of.supervisors@sfgov.org>
Subject: Support File 230701

This message is from outside the City email system. Do not open links or attachments from untrusted sources.

Hello SF Board of Supervisors,
Please find the attached letter of support for the Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses.

Thank you,
Andrea Aiello



Andrea Aiello Executive Director

Castro Community Benefit District

Cell: 415-500-1181

www.castrocbd.org

facebook.com/castrocbd



September 29, 2023

SUBJECT: Support File 230701 Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses

Dear Members of the Board of Supervisors,

This letter is written to express the support of the Castro Community Benefit District for File 230701, Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses. In summary this legislation will:

- 1) Reduce the number of barriers small businesses experience when trying to open a new storefront or expand into a new space;
- 2) Provide small business entrepreneurs greater flexibility to adapt to the changing times caused not only by the pandemic, but also due to shifts in consumer behavior as seen globally;
- 3) Allow more businesses to open without going through the months-long Conditional Use Authorization process by principally permitting more uses throughout the City, and reducing the ability for appeals to cause even longer delays;
- 4) Allow more business use types to open on the ground floor to provide more options in filling vacant commercial ground floor spaces; and
- 5) Address challenges for venues that provide entertainment and/or alcohol, as well as for businesses that offer outdoor patios for patrons.

The Castro Community Benefit District has long been advocating to reduce barriers to small businesses. The Board of Directors believes 230701 will help achieve this.

Please vote to support File 230701, Citywide Expansion of Allowable Commercial, Restaurant, and Retail Uses.

If you have any questions, please do not hesitate to contact me at andrea@castrocbd.org.

Thank you.

Sincerely,

A handwritten signature in black ink that reads "Andrea Aiello".

Andrea Aiello
Executive Director