



SMALL BUSINESS COMMISSION
OFFICE OF SMALL BUSINESS



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

July 17, 2013

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

File No. 130459 [Planning Code - Mission Alcoholic Beverage Special Use District and Valencia Street Neighborhood Commercial Transit District]

Small Business Commission Recommendation: **Approval**

Dear Ms. Calvillo:

On July 8, 2013 the Small Business Commission (SBC) voted 6-0 to recommend approval of BOS File No. 130459.

This ordinance accomplishes two policy goals. First, it will amend and relax many of the restrictions contained in the Mission Alcoholic Beverage Special Use District. Second, it will place a Conditional Use Authorization requirement in the Valencia Street NCT on restaurants that propose to locate to commercial spaces that were previously used for retail use.

The SBC commends Supervisors Campos and Wiener for deftly navigating the various constituencies and for proposing common sense amendments which will benefit small businesses. These policies will promote the economic development of positive businesses and de-incentivize the maintaining of many of the “status quo” businesses which are often contributing to alcohol related challenges in this part of the City, which is often a result of overly burdensome SUD controls. Additionally, these controls have long favored larger businesses, over smaller independent stores by allowing large grocers to obtain ABC licenses, while restricting small grocers from obtaining ABC licenses. Allowing transferability, additional length of time for temporary closures, and permitting small grocery stores to sell beer and wine, are all positive policy additions to the SUD. The Commission has long noted that this SUD is the most restricted and has eagerly awaited these proposed changes and concurs with the Supervisors that these changes are appropriate for the neighborhood and adequately balance the needs of various stakeholders. In making its recommendation, the Commission surveyed the Valencia Street Merchants, Mission Merchants Association, Mission Creek Merchants Association and Lower 24th Street Merchants and found support for the changes.

While reducing burdens on small businesses in the SUD, this ordinance adds a layer of difficulty for restaurants to obtain permits on Valencia Street by adding a Conditional Use Authorization requirement for restaurants leasing spaces that were previously used for retail use. While the Commission in general is hesitant to support proposals that add Conditional Use requirements due to the cost of and length of time it takes to receive entitlements, the Commission carefully considered the unique characteristics of Valencia Street as well as the position of the Valencia Street Merchants support of the proposal, and recommends approval of this component of the ordinance. The Commission notes that the Supervisors crafted the narrowest Conditional Use requirement, which will target the need for diverse retail spaces on the corridor, while minimizing unnecessary Conditional Use cases for storefronts that are not previously retail spaces.



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Sincerely,

A handwritten signature in black ink, reading "Regina Dick-Endrizzi". The signature is written in a cursive, flowing style.

Regina Dick-Endrizzi
Director, Office of Small Business

Cc: Supervisors Campos and Wiener
Jason Elliott, Mayor's Office
Sophie Hayward, Planning Department