

SMALL BUSINESS COMMISSION MEETING AGENDA

Monday, September 28, 2026 4:30 P.M.

City Hall, Room 400, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102

1. Call to order and roll call

Present: Benitez, Cornet, Fishers, Huie, Ortiz-Cartagena, Zouzounis

Meeting called to order at 4:33pm

2. Approval of Legacy Business Registry Applications and Resolutions (Discussion and Action Item)

Michelle Reynolds, Programs and Communications Manager presented the following Legacy Business Registry applications:

- a. Ace Wasabi https://api.sf.gov/documents/63723/Ace_Wasabi_Complete_Packet.pdf
- b. BullsHead Restaurant https://api.sf.gov/documents/63724/Bullshead_LBR_Complete.pdf
- c. Celia's by the Beach https://api.sf.gov/documents/63725/Celias_LBR_Complete_Packet.pdf
- d. Copy Edge https://api.sf.gov/documents/63726/Copy_Edge_LBR_Complete_Packet.pdf
- e. Fresca Restaurant https://api.sf.gov/documents/63727/Fresca_LBR_Complete_Packet.pdf
- f. Joe's Pharmacy https://api.sf.gov/documents/63728/Joes_Pharmacy_LBR_Complete_Packet.pdf
- g. Katsura Garden https://api.sf.gov/documents/63729/Katsura_Garden_LBR_Complete_Packet.pdf
- h. Wayo Sushi https://api.sf.gov/documents/63730/Wayo_Sushi_LBR_Complete_Packet.pdf

Public comment:

Suzuki Ritsuko, Katsura Garden

Victoria Agawa, Wayo Sushi

Grace Shim, Bullshead Restaurant

Commissioners congratulated applicants.

Motion to approve Legacy Business Registry applicants: Fisher

2nd: Benitez

Ayes: Benitez, Cornet, Fishers, Huie, Ortiz-Cartagena, Zouzounis

Motion passed 6-0-0

3. SF Cultural Heritage (Discussion Item)

Maggie Smith, Acting Principal Planner, and Elina Juvonen, Assistant Preservation Planner, SF Planning presented **SF Cultural Heritage**, San Francisco's historic preservation program. SF Cultural Heritage brings together community knowledge, culture, history, and preservation tools to recognize and care for the places and traditions that matter to San Francisco's diverse communities. SF Cultural Heritage includes SF Histories, which document diverse community histories in historic context statements; SF Survey, which evaluates and identifies historic and cultural resources; and SF Places, which recognizes places of importance, such as through Landmark Designation.

Public comment: no members of the public requested to speak

Commissioner comments:

Ortiz-Cartagena: this is a helpful interactive tool

Fisher: How can the Commission support this? Getting the word out.

Huie: How many people are on the team? 7. How is this repository being used? It informs historical contexts for the City, city plans, etc.

Zouzounis: Could this be a good resource for communities that don't have cultural districts? Yes.

Huie: Can you link Legacy Businesses to different historical documents? Yes- through the website.

Cornet: Would recommend improving the website (make it more modern).

4. SF Commercial Leasing Insights (Discussion Item)

Iris Lee, Commercial Leasing Specialist, Office of Small Business presented San Francisco commercial leasing trends and learn about the Office of Small Business Commercial Leasing team impact in 2025-2026. Union Square is an outlier in terms of commercial vacancies. AI dominates office space Class A needs. Class B and C offices have large vacancies. OSB is seeing fitness, community spaces for crafting/arts, and food businesses.

Public comment: no members of the public requested to speak

Commissioner comments:

Ortiz-Cartagena: Vacancy rate in the Mission is 9%, which seems higher than the 5% general. One thing you don't show is how many bad leases you have prevented, which is really important.

Fisher: What percentage of personal guarantees are you seeing? 99%

Zouzounis: Do you work with City Port properties? Yes, and Iris is part of a City group to improve process for renting existing vacancies.

Benitez: Does OSB have a yearly increased leases signed target #? No – just two staff at full capacity.

5. Approval of Draft Meeting Minutes (Discussion and Action Item)

Motion to approve the 8.24.26 draft meeting minutes: Cornet

2nd: Benitez

Ayes: Benitez, Cornet, Fishers, Huie, Ortiz-Cartagena, Zouzounis

Motion passed 6-0-0

6. General Public Comment (Discussion Item)

Public comment: no members of the public requested to speak

7. Director's Report (Discussion Item)

Director Tang provided legislative updates:

- proposal to permit home kitchens, known as Micro Enterprise Home Kitchen Operations,
- proposal to prohibit the sale of nitrous oxide
- proposal to require small business owners to give first right of offer and right of refusal to employees prior to selling a business
- proposal to allow commercial tenants to form commercial tenants unions

OSB will be hosting office hours throughout the City to be more accessible to business owners in the community.

Commissioner comments:

Huie: what is the difference between MEHKOs and Cottage Food? The types of food that can be made and sold. MEHKOs also allow for onsite consumption.

8. Commissioner Discussion and New Business (Discussion Item)

Ortiz-Cartagena: 2 big grand openings in the Mission- Mission Loteria and GDL Reserve

Huie: Last Chinatown night market on Oct. 9th. West Portal Wine walk was a success.

9. Adjournment

Meeting adjourned at 6:10pm