Recommendations Regarding Proposed Upzoning Plan

Dear Commissioners and Planning Department Representatives,

On behalf of the San Francisco Council of District Merchants Associations (SFCDMA) and after thoughtful deliberation with our Board, I, Timothy Omi, respectfully submit the following recommendations for consideration as amendments to the Mayor's proposed upzoning plan:

1. Commercial Tenant Notification:

   Commercial tenants should be notified at the same time as residential tenants whenever property owners or developers initiate any pending construction or planning activities. This ensures transparency and allows small businesses sufficient time to prepare and respond.

2. Relocation Assistance for Impacted Businesses:

   We recommend that the Office of Small Business be designated as the responsible entity for administering relocation assistance to businesses negatively affected by zoning changes. Furthermore, we believe the City should establish a dedicated fund that is out lined in Supervisor Melgar's proposed legislation to support verified impacted businesses in securing new locations and continuing their vital contributions to our neighborhoods.

3. Warm Shell Incentives:

   The board of the SFCDMA also feels that incentives should be put into place to ensure that commercial units are finished to a degree rather than a simple "cold shell". Potential warm shell additions are as such; subflooring, basic electrical and plumbing, hood and exhaust piping are considerations that would lower the costs of new tenant buildouts.

These amendments are essential to safeguarding the stability and vitality of San Francisco's small business community as we move forward with citywide development initiatives.

Thank you for your consideration and for your ongoing commitment to balancing growth with the protection of small businesses that are the backbone of our city's economy and culture.

Respectfully,

President,

Timothy Omi

On behalf of the San Francisco Council of District Merchants Associations