

FY2025-26 ANNUAL REPORT



Valerie Chieng's flower stand by Montgomery Station

San Francisco
Office of
Small Business



SAN FRANCISCO
OFFICE OF SMALL BUSINESS

About us

The Office of Small Business helps entrepreneurs **start, sustain, and grow** their businesses in San Francisco.

We **drive policy solutions** that **remove barriers** for small businesses, champion San Francisco’s diverse small business community, and advocate for access to opportunities for entrepreneurs of all backgrounds.

Through our small business assistance center, we offer **direct support** with licensing, permitting, leasing, and everyday business needs.

Our priorities

Retain and grow small businesses through targeted support and resources

Attract new small businesses by making it faster and easier to open in San Francisco

Revitalize neighborhood commercial corridors and the economic core to drive lasting economic vibrancy

“Small business owners are the architects of our communities. They show up with courage, stay late to see it through, and transform empty storefronts into places where people belong. We owe it to them to keep building a city worthy of that courage.”



Katy Tang
Executive Director



SAN FRANCISCO
OFFICE OF ECONOMIC &
WORKFORCE DEVELOPMENT

The Office of Small Business is a department and a division within the Office of Economic & Workforce Development (OEWD).

We strive to create a thriving and resilient economy that benefits all San Franciscans.

Our history

Voters approved three ballot measures that formed the foundation for the functions, services and programs of the Office of Small Business and the Small Business Commission.

2003 - Proposition D

Created a chartered Small Business Commission that oversees the Office of Small Business.

2007 - Proposition I

Requires the Office of Small Business to operate a small business assistance center to help San Francisco businesses with fewer than 100 employees.

2015 - Proposition J

Created the Legacy Business Historic Preservation Fund. The Board of Supervisors adopted legislation in 2015 to create the Legacy Business Program.

Our services

Business counseling

We provide direct support with local, state, and federal requirements; connect entrepreneurs to available resources; and provide general guidance for any small business needs.



Leasing support

We help entrepreneurs search for a space to open a new business or relocate; review lease agreements; and provide advisement in letter of intent (LOI) and lease negotiations.



Permitting assistance

We have a team of Small Business Permit Specialists to help new and existing business owners navigate the multi-agency permitting journey while identifying opportunities for process improvements.



Policy development/advocacy

We collaborate with the Small Business Commission, small business owners, and policymakers on changes to make it easier to start, run, and grow a business.



Legacy establishment

We support long-standing businesses in San Francisco through marketing, grants, and technical assistance.



Year in Review

3,608

total # of unique businesses served

5,904

total # of cases

(cases involving 30+ minutes)

78

leases signed
with our guidance

(47% increase from FY25-26)

377

of businesses that
received leasing
guidance

(79.5% increase from FY25-26)

\$10,355,368

awarded through Office
of Economic & Workforce
Development/Office of
Small Business

benefitting

959

small businesses

480

Legacy Businesses
total currently on the Registry

(66 businesses added in FY25-26)

1,221

of business that
received permitting
assistance

222

of storefront locations that
obtained building permits with our
assistance

331

of building permits filed with
assistance from our permit specialists

Who we have helped

Top industries seeking assistance in FY2025-26

Restaurants + food-based businesses

Includes restaurants, cafes, caterers and mobile food services.

Personal care services

Includes barber shops, beauty salons, nail salons, and spas.

Services to buildings & dwellings

Includes janitorial services, pest control and exterminating, and landscaping services.

Other health practitioners

Includes chiropractors, optometrists, mental health practitioners, and physical therapists.

Grocery & convenience retailers

Includes standard and limited daily-use groceries and vending machine operators.

Our team provided assistance to businesses on **472 food permit applications**, representing **323 locations** (including mobile)

Business stage

New businesses 52%

- Pre-startup
- Start up

Existing businesses 45%

- Existing
- Expanding
- Relocating
- Closures

Acquisition + other 3%

Small Business Spotlight

Velora Cafe

San Francisco's First Year Free Program waives many initial permit fees for new and expanding businesses.

In 2025, **2,787** businesses benefitted from permit fee waivers, for a total savings of more than **\$2.7 million**. **Velora Cafe saved \$9,285 in permit fees.**



Velora Cafe (1317 Haight St.) benefitted from a wide range of services and programs:

- Permitting assistance
- Letter of Intent and lease review
- Subsidized design services
- Barrier Removal Grant
- SF Shines facade grant
- First Year Free
- LBE certification support

“

“Opening a new business can be overwhelming, but fortunately, we were able to get incredible help from the City along the way. Office of Small Business staff helped to review our lease, get us through permitting, and even paired us with a professional who drafted our architectural plans. We’re grateful for the support we received.”

*-Oussama Ould Hamadouche
Owner, Velora Cafe*

Small Business Spotlight

Sunset Commons



Sunset Commons (1600 Irving St.) benefitted from the following OSB services:

- Permitting assistance
- Lease review
- Subsidized design services
- First Year Free

“

“We envisioned Sunset Commons as a place to unwind and connect. It’s been amazing to see the neighborhood and City support that dream. City staff guided us through permits, fee waivers, and lease advising.”

-Carmen Luk and Steven Lee
Owners, Sunset Commons

Highlights

New Business Opportunities

We collaborated with SF Public Works on the development of programs launching in FY2026-27, offering new opportunities for businesses seeking to sell **food from mobile carts** (Compact Mobile Food Operations) and flowers through the revitalization of old **flower stands** downtown.

Business Accessibility

To help businesses create a welcoming place for customers with disabilities, we collaborated with the Office on Disability and Accessibility to launch **Beyond the Front Door**, featuring practical guidance for small business owners to implement low or no-cost ideas to enhance access for everyone.

sf.gov/business-access-guide

Special Events Permitting

As part of our ongoing efforts to encourage vitality in our streets and commercial corridors, we **centralized multi-agency special event permitting information** on sf.gov, created a **new online intake process**, and spearheaded legislation to simplify the permitting process for eligible events involving street closures. Now, **80% of special event organizers no longer need to attend lengthy public hearings** in order to get permits.

sf.gov/EventPermits

Since launching the special events online portal in December 2025, we have helped **381 event applicants** navigate the permitting process.

Given the interest from food vendors in popping up at events, we co-developed a **virtual workshop** on permitting for special events.



www.YouTube.com/@SFOSB

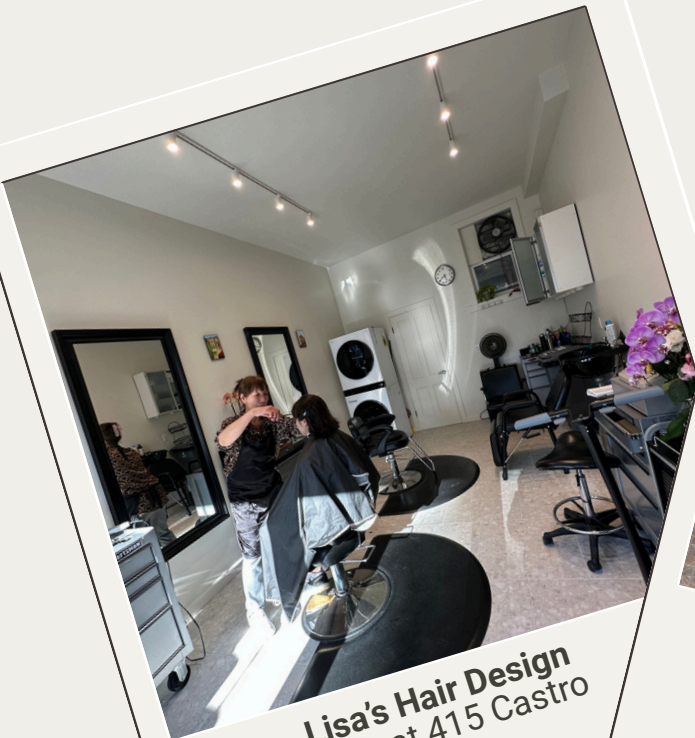
Our work...



Signing PermitSF legislation to remove permit and fee requirements for outdoor tables & chairs and sidewalk merchandise displays - at SPRO Coffee Lab.



Elaiichi's first San Francisco location, bringing fresh chai through the Vacant to Vibrant program.



Lisa's Hair Design
Now at 415 Castro



Castro Coffee Shop
Now at 419 Castro

relocation assistance

...at a glance



Space Craft Earth
Upcycled denim & cotton
clothing + coffee at
755 Taraval St



GADA
Raclette sandwich &
wraps at 2375 Market St



Third Wheel Coffee
Mobile-turned storefront
coffee shop at 991 Oak St

Small Business Spotlight

The DeLuxe



Left to right:
Christian, Katy (OSB), Ben (OEWD), Kerry (OSB)

The DeLuxe (1511 Haight St.) is a Legacy Business that opened under new ownership and benefitted from:

- Barrier Removal Grant
- First Year Free
- Zoning change for Haight St.
- Type 90 music venue liquor license
- SF Shines grant

“

“Our neighborhood is full of musical history, and it was a dream of mine to see The DeLuxe carry on its legacy. Even though it took legislation and years of work with the City, they supported me throughout the process.”

- *Christian Beaulieu*
Co-Owner, *The DeLuxe*

In 2023, OSB spearheaded legislation to relax zoning restrictions in commercial districts throughout the city. Prior to that legislation, new bars were prohibited in the Haight Street Neighborhood Commercial District (NCD).

The DeLuxe was able to open due to the zoning reforms. It also benefited from a new state alcohol permit, Type 90, specifically for music venues.

Small Business Spotlight

Bangkok Street

PermitSF is in an initiative to make it easier and more cost effective for businesses to get the permits they need.

In 2025, PermitSF eliminated permit requirements for sidewalk seating and outdoor tables and chairs. Instead, businesses complete a quick registration process.



Bangkok Street restaurant in Japantown (1826 Buchanan St.) experienced a **21% sales revenue increase** after they started providing outdoor seating for customers in September 2025.

“The outdoor seating has significantly increased the restaurant's visibility, creating a lively, welcoming atmosphere that attracts passersby and encourages new customers to stop in.”

-Navayote S.
Owner, Bangkok Street
restaurant

Legacy Business Program



The Legacy Business Program recognizes and preserves longstanding, community-serving businesses that are valuable cultural assets to the city. The Program includes a Registry, the Rent Stabilization Grant, and a Business Stabilization Grant. **In FY2025-26, we awarded \$833,863.50 in grants across both programs.**

Registry

We maintain a Legacy Business Registry that long-standing businesses (30 years or more in San Francisco) can join for recognition, marketing, and more.
sf.gov/legacybusiness

Rent Stabilization Grant

The Rent Stabilization Grant provides an incentive for property owners to enter into long-term leases with Legacy Businesses. Property owners who provide new leases of at least 10 years to Legacy Businesses, or extend existing leases with Legacy Businesses to at least 10 years, may receive grants of up to \$4.50 per square foot of space leased per year.

Business Stabilization Grant

The Business Stabilization Grant replaced the Rent Stabilization Grant for new applicants starting October 2024. The key difference between the two grants is that property owners receiving a Business Stabilization Grant are required to share at least half of the grants with their Legacy Business Tenants.



"We feel very proud to be a Legacy Business. Our shop has been here 36 years! We could not do this without our loyal customers, the families who come every day. This recognition gives us energy to keep serving our neighbors for many more years!"

Louai Atieh, co-owner of Santa Clara Organic Market

The 500th business added to the Legacy Business Registry



Legacy Business Program Grant Report

Rent Stabilization Grants paid in FY2025-26

Legacy Business	Legacy Business Address	Property Owner	Grant Amount
Adobe Books and Arts Cooperative, Inc.	3130 24th St.	Purewal Marital Qtip Trust c/o 716-M LLC	\$7,987.50
Avedano's Holly Park Market	235 Cortland Ave.	235 Cortland Avenue LLC	\$6,705.00
Avedano's Holly Park Market	237 Cortland Ave.	237 Cortland Avenue LLC	\$7,560.00
Biordi Art Imports	412 Columbus Ave.	Capurro Properties Series A	\$14,670.00
Black and Blue Tattoo	3290 22nd St.	Cutler Properties, LLC	\$3,204.00
Books Inc.	3515 California St.	Bi-Skan, Ltd	\$12,150.00
Cartoon Art Museum of California	781 Beach Street, 1st Floor	781 Beach Street Property, LP	\$22,500.00
Community Boards	601 Van Ness Ave., Suite 2070	Opera Plaza LP	\$7,645.50
Creativity Explored	1 Arkansas St., Studio E	Nibbi Investments	\$15,538.50
DNA Lounge	371 11th St.	Gold Revocable Trust	\$22,500.00
DNA Lounge	375 11th St.	Gold Revocable Trust	\$22,500.00
Dog Eared Books	900 Valencia St.	3605 20th I1, LP	\$11,457.00
EHS Pilates	1452 Valencia St.	P C Kameny Trust 1995	\$15,003.00
El Rio, Your Dive	3158 Mission St.	Mission Economic Development Agency	\$22,500.00
Elite Sport Soccer	2637 Mission St.	Maven Commercial, Inc. DBA Maven Retail	\$13,500.00



Rent Stabilization Grants paid in FY2025-26 (continued)

Legacy Business	Legacy Business Address	Property Owner	Grant Amount
Fabrix	432 Clement St.	Clement Capital LLC	\$11,596.50
Fanta Cleaners, Inc	2943 Baker St.	Meier Vidovich Partners	\$14,175.00
Fanta Cleaners, Inc	650 4th St.	Har Kwan Luk	\$6,885.00
Gilmans Kitchens and Baths	228 Bayshore Blvd.	Tanko Streetlighting, Inc.	\$22,500.00
GLBT Historical Society	989 Market St., Lower Level	B.H. 989 Market Street, LLC	\$22,500.00
Golden Gate Fortune Cookies	56 Ross Alley	Yee Fung Toy Family Association	\$13,275.00
Good Vibrations	1620 Polk St.	Polk Street Trust c/o Gaetani Real Estate	\$15,750.00
Great American Music Hall	859 O'Farrell St.	Moose Club LLC	\$22,500.00
Green Apple Books	506 Clement St.	Clement Bokhandel LLC	\$22,500.00
Harris' Restaurant Inc.	2100 Van Ness Ave.	1907 Vision, LLC	\$22,500.00
Horizons Unlimited of San Francisco, Inc.	440 Potrero Ave.	Seventeenth Properties, LP	\$22,500.00
Hotel Bohème	444 Columbus Ave.	Capurro Properties Series A	\$21,600.00
Joe's Ice Cream	5420 Geary Blvd.	Woods Family Investments LP	\$9,000.00
Legal Assistance to the Elderly	1663 Mission St., Suite 225	Speyer & Schwartz Inc.	\$22,383.00
Lone Star Saloon	1354 Harrison St.	Murotsune Holdings, LLC	\$22,500.00



Rent Stabilization Grants paid in FY2025-26 (continued)

Legacy Business	Legacy Business Address	Property Owner	Grant Amount
Lyon-Martin Community Health Services	225 Valencia St.	Klein Limited Partnership	\$22,500.00
Navarro's Kenpo Karate Studio	960 Geneva Ave.	Siu Yee Tsang	\$11,700.00
Ocean Cyclery	1935 Ocean Ave.	Hanna Leung Professional Law Corporation	\$4,950.00
Ruby's Clay Studio & Gallery	552 Noe St.	Hudson and Terry Lanier	\$22,500.00
Russian Hill Bookstore	2162 Polk St.	Donna Kilian	\$13,275.00
Sam's Grill and Seafood Restaurant	374 Bush St.	SBUS Bush Street LLC	\$22,500.00
St. Francis Fountain	2801 24th St.	Ramon A. Madrigal	\$12,420.00
Stud Bar	1123-1127 Folsom St.	Golden Properties, LLC	\$22,500.00
Tin Wah Noodle Company	1615 Innes Ave., Unit C	Harney Properties	\$11,250.00
Toy Boat Dessert Café	401 Clement St.	Soo Hoo Junkin Partnership	\$4,576.50
Tú Lan Vietnamese Restaurant	8 6th St.	SFOL Inc	\$6,345.00



Legacy Business Program Grant Report

Business Stabilization Grants paid in FY2025-26

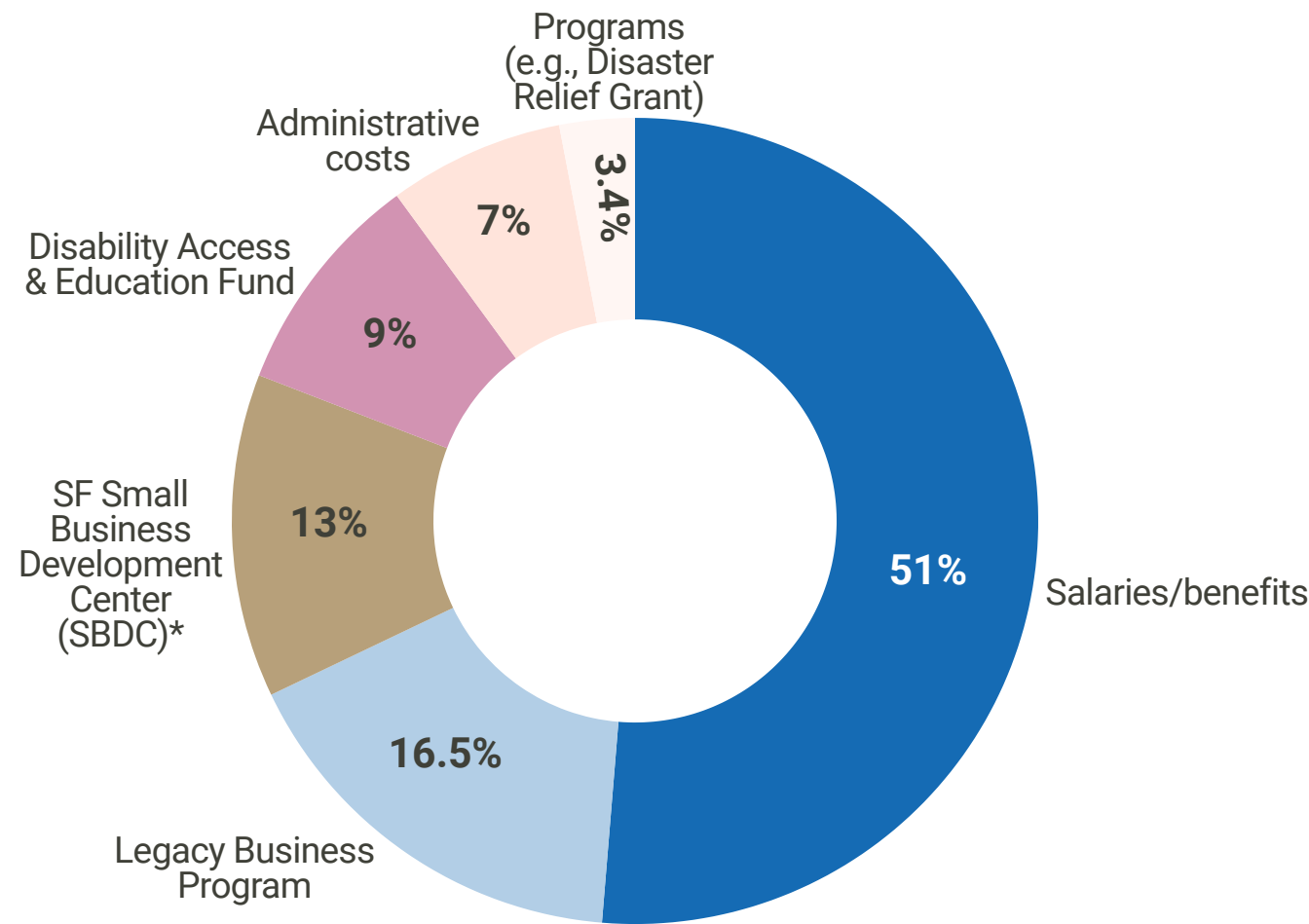
Legacy Business	Legacy Business Address	Property Owner	Grant Amount
AIDS Legal Referral Panel	1663 Mission St., Suite 720	Speyer & Schwartz Inc.	\$17,329.50
Bi-Rite Market	2134-2140 Polk St.	Donna Kilian	\$22,500.00
Bissap Baobab	2243 Mission St.	Graeme Cohen	\$22,500.00
Bulo Shoes	418 Hayes St.	Hayes Valley Inn	\$9,468.00
Café La Bohème	3318 24th St.	24th/Mission Partners, L.P.	\$5,265.00
Cha Cha Cha	1801 Haight St.	Philip Bellber	\$22,500.00
City Art Gallery 2.0	828 Valencia St.	Colbert Dare	\$3,600.00
Eddie's Café	800 Divisadero St.	Granger Hospitality Management, LLC	\$7,650.00
Endup	410 6th St.	C & H Hanken LLC	\$22,500.00
Eros	132 Turk St.	David Nale	\$18,000.00
Glama-Rama Salon	304 Valencia St.	Rupert Pupkin Properties LLC	\$10,800.00
Graphic Arts Workshop	2565 3rd St., #305	American Industrial Center South, LLC	\$9,562.50
Shaws San Francisco	122 West Portal Ave.	WWONG Real Estate	\$11,943.00
Sodini's Green Valley Restaurant	510 Green St.	Sau Fong Lui	\$18,144.00

Budget

\$3.8 million

FY2025-26

The Office of Small Business (OSB) is both a department and a division within the Office of Economic & Workforce Development (OEWD) budget, which manages additional funding for small business support.



**OEWD and OSB host the SF Small Business Development Center (SBDC), which is a program of the U.S. Small Business Administration. SBDCs provide individualized business advising and technical assistance (e.g., business plan development, finances/accounting, marketing) to existing small businesses and pre-venture entrepreneurs. The SF SBDC receives local, state, and federal funding.*

Our team

Katy Tang Executive Director

Lauran Acevedo Permit Specialist

Hao Banh Permit Specialist

Kerry Birnbach Senior Policy Analyst / Commission Secretary

Carol Cheng Business Services Manager

Divine Katoure Commercial Leasing Advisor

Iris Lee Commercial Leasing Specialist

Rachel Leong Permit Specialist

Walter Monge Case Manager & Neighborhood Anchor Business Coordinator

Michelle Reynolds Programs & Communications Manager

Martha Yañez Business Services Manager

With special thanks to former staff:

Richard Kurylo Legacy Business Program Manager

Marianne Thompson Engagement Specialist



Small Business Commission

Cynthia Huie President

William Ortiz-Cartagena Vice President

Ron Benitez

Dimitri Cornet

Robyn Sue Fisher

Fernay McPherson

Miriam Zouzounis

Former Commissioners during FY25-26

Lawanda Dickerson

Rachel Herbert



SAN FRANCISCO

OFFICE OF SMALL BUSINESS

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Permit support

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