



**City of Daly City  
Small Business Commission Meeting  
Meeting Minutes**

**Thursday, July 10, 2025 – 7:00 PM**

**Virtual Meeting:**

<https://www.youtube.com/watch?v=IEI0ySJoKEI>

**Call to Order:**

Commission Chair, Amro Radwan commenced the meeting at 7:06 PM.

**Roll Call:**

**Present:** Amro Radwan, John Penacerrada, Joseph Bautista

**Absent:** Maria Carson, Weiyi Mikko Zhen

**Pledge to the Flag:**

All

**Approval of Minutes:**

Chair Commissioner Radwan asked Commissioners to review the June 12, 2025 Meeting Minutes. Commissioner Bautista made a motion to approve the last meeting's minutes and Commissioner Penacerrada made a 2<sup>nd</sup>. The minutes were approved unanimously.

**Discussion:**

Chair Radwan made a strike to the Procurement agenda item. Clerk Manio summarized the Small Business Commission's Small Business Engagement Day from the Commission's meeting in November 2024. Manio discussed the recent history of City Heights tenants. In late 2024, concerns arose among small business tenants at the City Heights Shopping Center in Daly City after MJK Properties issued Notices to Vacate, effective April 30, 2025, when its lease terminated. The site's new master leaseholder, Mercedes-Benz of South San Francisco, intended to expand operations, raising fears of displacement for long-standing small businesses. These concerns were first voiced during the Small Business Commission's Engagement Day on November 14, 2024, which prompted the City to step in as a mediator.

Throughout early 2025, City staff—led by the Small Business Advocate—organized meetings with the property owner, master leaseholder, and tenants to explore solutions. The Mayor's Office publicly supported preserving small businesses, stressing zoning compliance and the need for community input before any redevelopment. As a result, Mercedes-Benz acknowledged the businesses' importance and showed willingness to retain tenants. City Council passed Resolution 2518 to support small business growth and policies to enhance small business development.

Chair Radwan commented that this was a win for small businesses and appreciated seeing City leaders 100% behind the support of small businesses. Vice Chair Penacerrada stated he was happy with the outcome and that the small businesses know that the Commission is here to help. Commissioner Bautista agreed and stated that seeing the small businesses being supported was great to see.

Christina from Chibog and Dr. Yo who is a dentist at City Heights made public comments about sharing their concerns about their lease terminations at the Small Business Engagement Day and

reaching out to Manio to see where the City can support their efforts in staying. Christina stated Manio was their “guardian angel” as she reached out to the previous leaseholder, property owner and new leaseholder to explore possible extension. They highlighted the impact of the Small Business Commission, which provided small businesses with a forum to engage directly with City staff and leaders, and the role of Clerk Manio as a Small Business Advocate and liaison between all parties, along with the support of City leaders, including current Mayor and former Mayor Manalo. They truly believe that they could not operate without the Small Business Commission and Advocate. Dr. Yo appreciated all of the help. Commissioners thanked them for their businesses and service. Vice Chair Penacerrada loved to see the outcomes of their efforts. Commissioner Bautista congratulated the small businesses and was proud to be part of the Commission.

**Announcements and Communications:**

Vice Chair Penacerrada announced a free fitness event on Saturday that encourages wellness and community, called Crunches and Croissants and plugged EverydayPeople.Club on Instagram.

Clerk Manio shared a procurement workshop at Caltrans.

Chair Radwan brought up the Top of the Hill Festival and Clerk Manio shared some insight on it. She shared that Commissioner Bautista and Vice Chair Penacerrada will be providing athletic and wellness demonstrations at the festival. She stated the efforts for the festival include making the area a tourist destination.

**Next Meeting:**

Next regularly scheduled meeting scheduled for September 11, 2025, at 7 PM.

**Public Comment:**

**Adjournment:**

Chair Radwan adjourned the meeting at 7:32 PM.