



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

Thursday, November 13, 2025 – 7:00 PM

Recorded Meeting:

<https://www.youtube.com/watch?v=K9XsF7pM8UI>

Call to Order:

Commission Chair, Amro Radwan commenced the meeting at 7:20 PM.

Roll Call:

Present: Amro Radwan, John Penacerrada, Weiyi Mikko Zhen

Absent: Maria Carson, Joseph Bautista

Pledge to the Flag:

All

Approval of Minutes:

Chair Commissioner Radwan asked Commissioners to review the October 9, 2025 Meeting Minutes. Commissioner Penacerrada made a motion to approve the last meeting's minutes and Commissioner Zhen made a 2nd. The minutes were approved unanimously.

Summary

At the Nov. 13 Small Business Engagement Day, each Commissioner introduced themselves and their respective businesses. Commissioners expressed their concern for small businesses and presented this meeting as the platform for businesses to come and engage with Commissioners to assist in their needs.

A Daly City laundromat owner told the Small Business Commission on Nov. 13 that construction at Saint Francis Square has kept her business closed for nearly three years and asked the City for help securing lease relief or compensation.

"We have been closed for almost 3 years now," Dodi Tito said, adding that her lease runs through 2026 and that she has been unable to remove or service machines inside the property. Tito said attempts to get keys and clear the space have been unsuccessful

and that she is concerned about damage and sanitation, including rodents inside the closed premises.

City staff recommended the owner review the specific protections in her lease and referred Tito to staff for follow-up. "I would recommend referring to the lease agreement specifically around the protections that are there for that," a staff member said during the exchange. The commission asked staff to capture follow-ups and return with a summary and recommended next steps.

Council member Proano spoke about being supportive to our small business community and thanked the Commissioners for the work and advocacy they do.

The meeting, framed as the Commission's annual Small Business Engagement Day, also included brief business spotlights. Nate Ortiz and his colleague, Don from 13 Gallons described building a screen-printing and embroidery business over the past five years with support from City contracts and local events. Chair Radwan asked for the challenges they are facing. Ortiz said the firm's main constraints are space and access to grant funding. "We need more space," Ortiz said, noting the business has grown and would benefit from warehouse or larger work space and easier access to grant opportunities other nearby jurisdictions seem to obtain.

Katrina Gray and Hans Keller announced they recently took over management of a City Heights facility and said seven commercial spaces were available for rent; the largest unit is about 5,000 square feet and others are in the 1,600–1,800 square-foot range. "We have 7 spots available for rent," Gray said, inviting interested businesses to follow up.

Dr. Elaine Stagascia, who identified her practice as Likha Acupuncture and Wellness, introduced herself as a new Daly City business and announced a free Veterans Day community acupuncture event this Saturday at Shift Movement in Westlake. "The event is free," she said, and encouraged veterans and active-duty service members to attend.

Clerk Manio (staff) was assigned to follow up with Tito and other business owners who raised space or lease issues; Commissioners said they expected staff to follow up with all business needs presented at the meeting.

Announcements & Communications:

Vice Chair Penacerrada mentioned a Thanksgiving Day event with Everyday People for a wellness walk in the morning at Lake Merced, which doubles as a Food Drive with Kapwa Café.

Public Comment:

Commissioners closed public comment after the scheduled speakers and said staff would better communicate available grant programs and consolidate the night's input.

Next Meeting:

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

Adjournment:

Chair Radwan adjourned the meeting at 8:32 PM.