

**BOARD of SUPERVISORS**



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**MEMORANDUM**

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Date: July 3, 2025  
To: Planning Department/Planning Commission  
From: John Carroll, Assistant Clerk, Land Use and Transportation Committee  
Subject: Board of Supervisors Legislation Referral - File No. 250716  
Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of  
Automobiles in the Geary Boulevard NCD

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- ☒ California Environmental Quality Act (CEQA) Determination  
(*California Public Resources Code, Sections 21000 et seq.*)
  - ☒ Ordinance / Resolution
  - ☐ Ballot Measure
- ☒ Amendment to the Planning Code, including the following Findings:  
(*Planning Code, Section 302(b): 90 days for Planning Commission review*)
  - ☒ General Plan    ☒ Planning Code, Section 101.1    ☒ Planning Code, Section 302
- ☐ Amendment to the Administrative Code, involving Land Use/Planning  
(*Board Rule 3.23: 30 days for possible Planning Department review*)
- ☐ General Plan Referral for Non-Planning Code Amendments  
(*Charter, Section 4.105, and Administrative Code, Section 2A.53*)  
(Required for legislation concerning the acquisition, vacation, sale, or change in use of City property; subdivision of land; construction, improvement, extension, widening, narrowing, removal, or relocation of public ways, transportation routes, ground, open space, buildings, or structures; plans for public housing and publicly-assisted private housing; redevelopment plans; development agreements; the annual capital expenditure plan and six-year capital improvement program; and any capital improvement project or long-term financing proposal such as general obligation or revenue bonds.)
- ☐ Historic Preservation Commission
  - ☐ Landmark (*Planning Code, Section 1004.3*)
  - ☐ Cultural Districts (*Charter, Section 4.135 & Board Rule 3.23*)
  - ☐ Mills Act Contract (*Government Code, Section 50280*)
  - ☐ Designation for Significant/Contributory Buildings (*Planning Code, Article 11*)

Please send the Planning Department/Commission recommendation/determination to John Carroll at [john.carroll@sfgov.org](mailto:john.carroll@sfgov.org).

1 [Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles  
2 in the Geary Boulevard NCD]

3 **Ordinance modifying the Geary Boulevard Neighborhood Commercial District (NCD) to**  
4 **authorize outdoor handwashing, vacuuming, and detailing of automobiles as an**  
5 **Accessory Use in certain Automotive Service Stations; and affirming the Planning**  
6 **Department's determination under the California Environmental Quality Act; and**  
7 **making findings of consistency with the General Plan, and the eight priority policies of**  
8 **Planning Code, Section 101.1 and making findings of public necessity, convenience,**  
9 **and welfare pursuant to Planning Code, Section 302.**

10 NOTE: **Unchanged Code text and uncodified text** are in plain Arial font.  
11 **Additions to Codes** are in *single-underline italics Times New Roman font*.  
12 **Deletions to Codes** are in *~~strikethrough italics Times New Roman font~~*.  
13 **Board amendment additions** are in double-underlined Arial font.  
14 **Board amendment deletions** are in ~~strikethrough Arial font~~.  
15 **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code  
16 subsections or parts of tables.

17 Be it ordained by the People of the City and County of San Francisco:

18 Section 1. Environmental and Land Use Findings.

19 (a) The Planning Department has determined that the actions contemplated in this  
20 ordinance comply with the California Environmental Quality Act (California Public Resources  
21 Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of  
22 Supervisors in File No. \_\_\_\_ and is incorporated herein by reference. The Board affirms this  
23 determination.

24 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
25 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
with the City's General Plan and eight priority policies of Planning Code Section 101.1. The

1 Board adopts these findings as its own. A copy of said Resolution is on file with the Clerk of  
2 the Board of Supervisors in File No. \_\_\_\_\_, and is incorporated herein by reference.

3 (c) Pursuant to Planning Code Section 302, this Board finds that these Planning Code  
4 amendments will serve the public necessity, convenience, and welfare for the reasons set  
5 forth in Planning Commission Resolution No. \_\_\_\_\_, and the Board incorporates such  
6 reasons herein by reference. A copy of said resolution is on file with the Clerk of the Board of  
7 Supervisors in File No. \_\_\_\_\_.

8  
9 Section 2. Article 1 of the Planning Code is hereby amended by revising Section 102,  
10 to read as follows:

11 **SEC. 102. DEFINITIONS.**

12 \* \* \* \*

13 **Automotive Wash.** A Retail Automotive Use that provides cleaning and polishing of  
14 motor vehicles, including self-service operations. This use is subject to the location and  
15 operational restrictions in Section 202.2(eb) and 701.

16 \* \* \* \*

17  
18 Section 3. Article 2 of the Planning Code is hereby amended by revising Section  
19 202.2, to read as follows:

20 **SEC. 202.2. LOCATION AND OPERATING CONDITIONS.**

21 \* \* \* \*

22 (b) **Automotive Uses.** The Automotive Uses listed below shall be subject to the  
23 corresponding conditions:

24 \* \* \* \*

1           (3) **Automotive Wash.** *Except as provided in Section 739 of this Code,* cCleaning and  
2 polishing are required to be conducted within an enclosed building having no openings, other  
3 than fixed windows or exits required by law located within 50 feet of any R District, and that  
4 has an off-street waiting and storage area outside the building which accommodates at least  
5 one-quarter the hourly capacity in vehicles of the enclosed operations, provided: (1) that  
6 incidental noise is reasonably confined to the premises by adequate soundproofing or other  
7 device; and (2) that complete enclosure within a building may be required as a condition of  
8 approval, notwithstanding any other provision of this Code; but the foregoing provisions shall  
9 not preclude the imposition of any additional conditions pursuant to Section 303 of this Code.  
10 Accessory Use may include exterior car cleaning, as well as interior detailing, including  
11 vacuuming, wipe down, and general cleaning.

12  
13           Section 4. Article 7 of the Planning Code is hereby amended by revising Section 739  
14 to read as follows:

15           **SEC. 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL DISTRICT.**

16           The Geary Boulevard Neighborhood Commercial District is located along Geary  
17 Boulevard between Masonic and 28th Avenues. It is a linear district located along a heavily  
18 trafficked thoroughfare which also serves as a major transit route. In addition to providing  
19 convenience goods and services to the surrounding neighborhood, the District offers a wide  
20 variety of comparison and specialty goods and services to a population greater than the  
21 immediate neighborhood.

22           The building standards permit moderately large commercial uses and buildings. Rear  
23 yards are protected at residential levels.

24           A diversified commercial environment is encouraged for the District, and a wide  
25 variety of uses are permitted with special emphasis on neighborhood-serving businesses.

Financial service uses generally are permitted with certain limitations at the first and second stories. Other retail businesses, personal services, and offices are permitted at all stories of new buildings. Limited storage and administrative service activities are permitted with some restrictions.

Housing development in new buildings is encouraged above the second story. Existing residential units are protected by limitations on demolitions and upper-story conversions. Accessory Dwelling Units are permitted within the District pursuant to Sections 207.1 and 207.2 of this Code.

**Table 739. GEARY BOULEVARD NEIGHBORHOOD COMMERCIAL  
DISTRICT ZONING CONTROL TABLE**

* * * *				
NON-RESIDENTIAL STANDARDS AND USES				
* * * *				
NON-RESIDENTIAL USES	Controls by Story			
	1st	2nd	3rd	
* * * *				
Automotive Use Category				
Automotive Uses*	§§ 102, 187.1, 202.2(b)	C(6)	NP	NP
* * * *				

\* \* \* \*

1           (6) ~~[Note deleted.]~~ Outdoor handwashing, vacuuming, and detailing of automobiles are  
2 permitted as an Accessory Use at Automotive Service Stations in the District existing as of the effective  
3 date of the ordinance in Board File No.250716. Such use may occupy no more than 5 onsite parking  
4 spots. The addition of such limited outdoor handwashing, vacuuming, and detailing of automobiles is  
5 not subject to the location and operational restrictions in Section 202.2(b)(3) and shall not constitute  
6 an enlargement or intensification of the use.

7           \* \* \* \*

8           Section 5. Effective Date. This ordinance shall become effective 30 days after  
9 enactment. Enactment occurs when the Mayor signs the ordinance, the Mayor returns the  
10 ordinance unsigned or does not sign the ordinance within ten days of receiving it, or the Board  
11 of Supervisors overrides the Mayor's veto of the ordinance.

12  
13           Section 6. Scope of Ordinance. In enacting this ordinance, the Board of Supervisors  
14 intends to amend only those words, phrases, paragraphs, subsections, sections, articles,  
15 numbers, punctuation marks, charts, diagrams, or any other constituent parts of the Municipal  
16 Code that are explicitly shown in this ordinance as additions, deletions, Board amendment  
17 additions, and Board amendment deletions in accordance with the "Note" that appears under  
18 the official title of the ordinance.

19  
20 APPROVED AS TO FORM:  
21 DAVID CHIU, City Attorney

22  
23 By: /s/ Kristen A. Jensen  
24 KRISTEN A. JENSEN  
25 Deputy City Attorney

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## **LEGISLATIVE DIGEST**

[Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD]

**Ordinance modifying the Geary Boulevard Neighborhood Commercial District (NCD) to authorize outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use in certain Automotive Service Stations; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan, and the eight priority policies of Planning Code, Section 101.1 and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.**

### **Existing Law**

Planning Code Section 102 defines Automotive Wash as: "A Retail Automotive Use that provides cleaning and polishing of motor vehicles, including self-service operations. This use is subject to the location and operational restrictions in Section 202.2(e) [of the Planning Code]." Under Planning Code Section 202.2(b)(3), Automotive Wash uses must be conducted within an enclosed building having no openings.

### **Amendments to Current Law**

The proposed ordinance would amend Articles 1, 2 and 7 of the Planning Code to permit limited outdoor automobile handwashing, vacuuming, and detailing as an Accessory Use at Automotive Service Stations in the Geary Boulevard Neighborhood Commercial District ("NCD") existing as of the effective date of the ordinance. Such use, occupying up to 5 onsite parking spots, is not subject to the location and operational restrictions in Section 202.2(b)(3) of the Planning Code and shall not constitute an enlargement or intensification of the existing use.

Specifically, the ordinance would adopt a new footnote number 6 to Table 739 (Geary Boulevard Neighborhood Commercial District Zoning Control Table) to permit outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use at existing Automotive Service Stations in the NCD, and exempt such Accessory Use from the location and operational restrictions in Sections 202.2(eb) and 701. In addition, the ordinance would make conforming amendments to Sections 102 and 202.2 of the Code.

### **Background Information**

This ordinance is intended permit outdoor automobile washing and related services as an Accessory Use in existing Automotive Service Stations in the NCD, including the station located at 4501 Geary Boulevard.

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## Introduction Form

(by a Member of the Board of Supervisors or the Mayor)

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BOARD OF SUPERVISORS  
SAN FRANCISCO  
2025 JUL 01 PM03:08

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I hereby submit the following item for introduction (select only one):

- ☒ 1. For reference to Committee (Ordinance, Resolution, Motion or Charter Amendment)
- ☐ 2. Request for next printed agenda (For Adoption Without Committee Reference)  
(Routine, non-controversial and/or commendatory matters only)
- ☐ 3. Request for Hearing on a subject matter at Committee
- ☐ 4. Request for Letter beginning with "Supervisor \_\_\_\_\_ inquires..."
- ☐ 5. City Attorney Request
- ☐ 6. Call File No. \_\_\_\_\_ from Committee.
- ☐ 7. Budget and Legislative Analyst Request (attached written Motion)
- ☐ 8. Substitute Legislation File No. \_\_\_\_\_
- ☐ 9. Reactivate File No. \_\_\_\_\_
- ☐ 10. Topic submitted for Mayoral Appearance before the Board on \_\_\_\_\_

The proposed legislation should be forwarded to the following (please check all appropriate boxes):

- ☐ Small Business Commission    ☐ Youth Commission    ☐ Ethics Commission
- ☒ Planning Commission    ☐ Building Inspection Commission    ☐ Human Resources Department

General Plan Referral sent to the Planning Department (proposed legislation subject to Charter 4.105 & Admin 2A.53):

- ☒ Yes    ☐ No

(Note: For Imperative Agenda items (a Resolution not on the printed agenda), use the Imperative Agenda Form.)

Sponsor(s):

Chan

Subject:

Planning Code - Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD

Long Title or text listed:

Ordinance modifying the Geary Boulevard Neighborhood Commercial District (NCD) to authorize outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use in certain Automotive Service Stations; and affirming the Planning Department's determination under the California Environmental Quality Act; and making findings of consistency with the General Plan and the eight priority policies of Planning Code, Section 101.1 and ; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

Signature of Sponsoring Supervisor:

*Lo Chan*