

File No. 250716

Committee Item No. 1

Board Item No. _____

COMMITTEE/BOARD OF SUPERVISORS

AGENDA PACKET CONTENTS LIST

Committee: Land Use and Transportation

Date: October 6, 2025

Board of Supervisors Meeting:

Date: _____

Cmte Board

<input type="checkbox"/>	<input type="checkbox"/>	Motion
<input type="checkbox"/>	<input type="checkbox"/>	Resolution
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Ordinance - VERSION 2
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Legislative Digest - VERSION 2
<input type="checkbox"/>	<input type="checkbox"/>	Budget and Legislative Analyst Report
<input type="checkbox"/>	<input type="checkbox"/>	Youth Commission Report
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	Introduction Form
<input type="checkbox"/>	<input type="checkbox"/>	Department/Agency Cover Letter and/or Report
<input type="checkbox"/>	<input type="checkbox"/>	MOU
<input type="checkbox"/>	<input type="checkbox"/>	Grant Information Form
<input type="checkbox"/>	<input type="checkbox"/>	Grant Budget
<input type="checkbox"/>	<input type="checkbox"/>	Subcontract Budget
<input type="checkbox"/>	<input type="checkbox"/>	Contract / DRAFT Mills Act Agreement
<input type="checkbox"/>	<input type="checkbox"/>	Form 126 – Ethics Commission
<input type="checkbox"/>	<input type="checkbox"/>	Award Letter
<input type="checkbox"/>	<input type="checkbox"/>	Application
<input type="checkbox"/>	<input type="checkbox"/>	Public Correspondence

OTHER

<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>PC Transmittal – September 25, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>CEQA Determination – July 3, 2025</u>
<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<u>Referrals CEQA, Planning Commission, SBC – July 3, 2025</u>
<input type="checkbox"/>	<input type="checkbox"/>	_____
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Prepared by: John Carroll

Date: October 3, 2025

Prepared by: _____

Date: _____

Prepared by: _____

Date: _____

[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 ; and making findings of public necessity, convenience, and welfare pursuant to Planning Code, Section 302.

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

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

Section 1. Environmental and Land Use Findings.

(a) The Planning Department has determined that the actions contemplated in this ordinance comply with the California Environmental Quality Act (California Public Resources Code Sections 21000 et seq.). Said determination is on file with the Clerk of the Board of Supervisors in File No. 250716 and is incorporated herein by reference. The Board affirms this determination.

(b) On September 18, 2025, the Planning Commission, in Resolution No. 21816, 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. 250716, 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. 21816, 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. 250716.

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~~
3 ~~effective date of the ordinance in Board File No. 250716.~~ Such use may occupy no more than 5
4 onsite parking spots. The addition of such limited outdoor handwashing, vacuuming, and detailing of
5 automobiles is not subject to the location and operational restrictions in Section 202.2(b)(3) and shall
6 not constitute 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
Deputy City Attorney

25 n:\legana\as2025\2500346\01872181.docx

REVISED LEGISLATIVE DIGEST
(Amended in Committee – September 29, 2025)

[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 ; 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”). 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, whether or not in existence at the time the ordinance is adopted.

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September 25, 2025

Ms. Angela Calvillo, Clerk
Honorable Supervisor Chan
Board of Supervisors
City and County of San Francisco
City Hall, Room 244
1 Dr. Carlton B. Goodlett Place
San Francisco, CA 94102

Re: **Transmittal of Planning Department Case Number 2025-006251PCA:**
Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD
Board File No. 250716

Planning Commission Recommendation: Approval with Modification

Dear Ms. Calvillo and Supervisor Chan,

On September 18, 2025, the Planning Commission conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance, introduced by Supervisor Chan that would amend Planning Code Sections 102 and 739. At the hearing the Planning Commission adopted a recommendation for approval with modifications.

The Commission's proposed modifications were as follows:

Modify the Ordinance so that ANY Automotive Service Station is allowed to have outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use.

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c) and 15378 because they do not result in a physical change in the environment.

Supervisor, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission.

Please find attached documents relating to the actions of the Commission. If you have any questions or require further information please do not hesitate to contact me.

Transmittal Materials CASE NO. 2025-006251PCA

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

A handwritten signature in black ink, appearing to read 'Aaron D. Starr', with a long horizontal flourish extending to the right.

Sincerely,

Aaron D. Starr

Manager of Legislative Affairs

cc: Kristen Jensen, Deputy City Attorney
Calvin Ho, Aide to Supervisor Chan
John Carroll, Office of the Clerk of the Board

ATTACHMENTS :

Planning Commission Resolution
Planning Department Executive Summary



PLANNING COMMISSION RESOLUTION NO. 21816

HEARING DATE: September 18, 2025

Project Name: Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD

Case Number: 2025-006251PCA [Board File No. 250716]

Initiated by: Supervisor Chan / Introduced July 1, 2025

Staff Contact: Lisa Gluckstein

Lisa.Gluckstein@sfgov.org, 628-652-7475

Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533

RESOLUTION ADOPTING A RECOMMENDATION FOR APPROVAL OF A PROPOSED 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; AFFIRMING THE PLANNING DEPARTMENT'S DETERMINATION UNDER THE CALIFORNIA ENVIRONMENTAL QUALITY ACT; 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 UNDER PLANNING CODE, SECTION 302.

WHEREAS, on July 1, 2025 Supervisor Chan introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 250716, which would amend Sections 102 and 739 of the Planning Code to authorize outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use in certain Automotive Service Stations;

WHEREAS, the Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance on September 18, 2025; and,

WHEREAS, the proposed Ordinance has been determined to be categorically exempt from environmental review under the California Environmental Quality Act Sections 15378 and 15060(c); and

WHEREAS, the Planning Commission has heard and considered the testimony presented to it at the public hearing and has further considered written materials and oral testimony presented on behalf of Department staff and other interested parties; and

WHEREAS, all pertinent documents may be found in the files of the Department, as the Custodian of Records, at 49 South Van Ness Avenue, Suite 1400, San Francisco; and

WHEREAS, the Planning Commission has reviewed the proposed Ordinance; and

WHEREAS, the Planning Commission finds from the facts presented that the public necessity, convenience, and general welfare require the proposed amendment; and

MOVED, that the Planning Commission hereby adopts a **recommendation for approval with modifications** of the proposed ordinance. The Commission's proposed recommendation is as follows:

- **Modify the Ordinance so that ANY Automotive Service Station is allowed to have outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use.**

Findings

Having reviewed the materials identified in the preamble above, and having heard all testimony and arguments, this Commission finds, concludes, and determines as follows:

The Commission finds that proposed ordinance supports the continued operation of local businesses, which is consistent with the General Plan's goals to retain commercial activity and foster a favorable business climate. The proposed accessory use is compatible with the existing profile of the Geary Boulevard NCD, and potential environmental impacts are addressed through the requirement for a Mobile Washer Permit from the San Francisco Public Utilities Commission.

The Commission recommends a modification to expand the ordinance's applicability to any Automotive Service Station, not only those in operation as of the ordinance's effective date, including those in districts other than the Geary Boulevard NCD. This proposed modification would align the ordinance with the best practice of creating generally applicable land use regulations rather than ones that apply to just one site. This modification would provide a clear and equitable regulatory path for similar businesses.

General Plan Compliance

The proposed Ordinance and the Commission's recommended modifications are consistent with the following Objectives and Policies of the General Plan:

COMMERCE AND INDUSTRY ELEMENT

OBJECTIVE 2

MAINTAIN AND ENHANCE A SOUND AND DIVERSE ECONOMIC BASE AND FISCAL STRUCTURE FOR THE CITY.

Policy 2.1

Seek to retain existing commercial and industrial activity and to attract new such activity to the city.

Policy 2.3

Maintain a favorable social and cultural climate in the city in order to enhance its attractiveness as a firm location.

OBJECTIVE 4

IMPROVE THE VIABILITY OF EXISTING INDUSTRY IN THE CITY, THE EQUITABLE DISTRIBUTION OF INFRASTRUCTURE, AND THE ATTRACTIVENESS OF THE CITY AS A LOCATION FOR NEW INDUSTRY.

POLICY 4.1

Maintain and enhance a favorable business climate in the city.

The proposed Ordinance allows new commercial activity in the Geary NCT. This added commercial activity will help maintain a favorable social, cultural, and business climate in San Francisco as it creates new business opportunities and serves customer needs. This enhances San Francisco as a location for firms and new businesses.

Planning Code Section 101 Findings

The proposed amendments to the Planning Code are consistent with the eight Priority Policies set forth in Section 101.1(b) of the Planning Code in that:

1. That existing neighborhood-serving retail uses be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses enhanced;

The proposed Ordinance would not have a negative effect on neighborhood serving retail uses and will not have a negative effect on opportunities for resident employment in and ownership of neighborhood-serving retail.

2. That existing housing and neighborhood character be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods;

The proposed Ordinance would not have a negative effect on housing or neighborhood character.

3. That the City's supply of affordable housing be preserved and enhanced;

The proposed Ordinance would not have an adverse effect on the City's supply of affordable housing.

4. That commuter traffic not impede MUNI transit service or overburden our streets or neighborhood parking;

The proposed Ordinance would not result in commuter traffic impeding MUNI transit service or overburdening the streets or neighborhood parking.

5. That a diverse economic base be maintained by protecting our industrial and service sectors from

displacement due to commercial office development, and that future opportunities for resident employment and ownership in these sectors be enhanced;

The proposed Ordinance would not cause displacement of the industrial or service sectors due to office development, and future opportunities for resident employment or ownership in these sectors would not be impaired.

6. That the City achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake;

The proposed Ordinance would not have an adverse effect on City's preparedness against injury and loss of life in an earthquake.

7. That the landmarks and historic buildings be preserved;

The proposed Ordinance would not have an adverse effect on the City's Landmarks and historic buildings.

8. That our parks and open space and their access to sunlight and vistas be protected from development;

The proposed Ordinance would not have an adverse effect on the City's parks and open space and their access to sunlight and vistas.

Planning Code Section 302 Findings.

The Planning Commission finds from the facts presented that the public necessity, convenience and general welfare require the proposed amendments to the Planning Code as set forth in Section 302.

NOW THEREFORE BE IT RESOLVED that the Commission hereby ADOPTS A RECOMMENDATION FOR APPROVAL WITH MODIFICATIONS the proposed Ordinance as described in this Resolution.

I hereby certify that the foregoing Resolution was adopted by the Commission at its meeting on September 18, 2025.



Jonas P. Ionin
Commission Secretary

AYES: Williams, Braun, Imperial, McGarry, Moore, So
NOES: None
ABSENT: Campbell
ADOPTED: September 18, 2025



EXECUTIVE SUMMARY

PLANNING CODE TEXT AMENDMENT

HEARING DATE: September 18, 2025

90-Day Deadline: September 29, 2025

Project Name: Permitting Outdoor Handwashing, Vacuuming, and Detailing of Automobiles in the Geary Boulevard NCD
Case Number: 2025-006251PCA [Board File No. 250716]
Initiated by: Supervisor Chan / Introduced July 1, 2025
Staff Contact: Lisa Gluckstein
Lisa.Gluckstein@sfgov.org, 628-652-7475
Reviewed by: Aaron Starr, Manager of Legislative Affairs
aaron.starr@sfgov.org, 628-652-7533
Environmental Review: Not a Project Under CEQA

RECOMMENDATION: Adopt a Recommendation for Approval with Modifications

Planning Code Amendment

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.

The Way It Is Now:

Currently, the Planning Code does not permit outdoor car washing facilities. Commercial car washing facilities, defined as Automotive Wash uses in the Code, must be conducted in an enclosed building. Additionally, Automotive Wash uses require a conditional use authorization in the Geary Boulevard NCD.

The Way It Would Be:

A facility that provides outdoor handwashing, vacuuming, and detailing of automobiles as of the effective date of this ordinance will be permitted as an Accessory Use at Automotive Service Stations in the Geary Boulevard NCD, provided that the use does not occupy more than 5 on-site parking spaces.

Background

An existing gas station located at 4501 Geary Boulevard has been offering on-site outdoor hand car washing services. The ordinance would legalize this hand car washing use as an accessory use. This is the only known hand car wash use on an existing Automotive Service Station use in the Geary NCD and thus is likely the only business impacted by the ordinance as currently drafted.

Issues and Considerations

Limited Applicability of Ordinance

The applicability of this Ordinance is very limited, applying only to existing hand car wash uses located on an existing gas station in the Geary Boulevard NCD. The ordinance was drafted this way specifically to permit the existing car wash at 4501 Geary without permitting similar uses elsewhere. It is a best practice to allow use types generally wherever possible instead of adopting code changes that exclusively apply to a single property. Other region-serving NCs that accommodate automotive uses may also benefit from the proposed changes.

Automotive Use Compatibility with the Geary NCD

Generally, the Planning Code closely restricts automotive uses in Neighborhood Commercial Districts due to their associated noise, pollution, and adverse impacts to safety and pedestrian-oriented commercial activity. The Geary NCD conditionally permits many Automotive Use types, and many such businesses are present within the Geary NCD, including repair shops and multiple other gas stations. Allowing outdoor handwashing, vacuuming, and detailing of automobiles on an existing Automotive Service Station use would be compatible with the characteristics of the Geary NCD.

Mobile Washer Permit

The outdoor handwashing, vacuuming, and detailing of automobiles is subject to Mobile Washer Permits issued by the San Francisco Public Utilities Commission. These permits require the use of less toxic cleaning products and require the containment of any wastewater discharged from the site to ensure it does not enter the sewer system. This change to the Planning Code to permit the proposed use at 4515 Geary and other Automotive Service Stations in the Geary NCD does not alter the obligation for car washing uses to receive a Mobile Washer permit to operate legally.

General Plan Compliance

The proposed ordinance is consistent with Policies 2.1 and 4.1 of the Commerce and Industry Element of the General Plan. In alignment with Policy 2.1's goal to retain existing commercial activity, the ordinance supports the continued operation of local car washing business. This action is also consistent with Policy 4.1, as it demonstrates the City's responsiveness to business needs, thereby fostering a favorable business climate.

Racial and Social Equity Analysis

The Ordinance is not anticipated to have significant direct effects on racial and social equity, as it is focused on existing businesses within a specific commercial district. The primary beneficiaries of this ordinance are the owners and employees of the existing Automotive Service Stations within the Geary Boulevard NCD, who may see increased business activity by being allowed to offer additional services. Potential burdens related to increased activity are likely to be minor and are not expected to disproportionately impact marginalized communities, as the affected businesses are located along a major, high-traffic commercial thoroughfare. To ensure there are not unintended environmental impacts to adjacent communities, businesses that operate under this Ordinance must receive a "Mobile Washer Permit" from the San Francisco Public Utilities Commission to avoid toxic cleaning products and ensure that water discharged from the use is properly managed.

Implementation

The Department has determined that this ordinance will not impact our current implementation procedures.

Recommendation

The Department recommends that the Commission ***adopt a recommendation for approval with modifications*** of the proposed Ordinance and adopt the attached Draft Resolution to that effect. The Department's proposed recommendations are as follows:

1. Modify the Ordinance so that **ANY** Automotive Service Station is allowed to have outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use.

Basis for Recommendation

The Department supports the overall goal of the proposed ordinance as it supports the continued operation of local businesses, which is consistent with the General Plan's goals to retain commercial activity and foster a favorable business climate. The proposed accessory use is compatible with the existing profile of the Geary Boulevard NCD, and potential environmental impacts are addressed through the requirement for a Mobile Washer Permit from the San Francisco Public Utilities Commission.

Recommendation 1: Modify the Ordinance so that ANY Automotive Service Station is allowed to have outdoor handwashing, vacuuming, and detailing of automobiles as an Accessory Use. The Department

recommends a modification to expand the ordinance's applicability to any Automotive Service Station, not only those in operation as of the ordinance's effective date, including those in districts other than the Geary Boulevard NCD. This proposed modification would align the ordinance with the best practice of creating generally applicable land use regulations rather than ones that apply to just one site. This modification would provide a clear and equitable regulatory path for similar businesses.

Required Commission Action

The proposed Ordinance is before the Commission so that it may adopt a recommendation of approval, disapproval, or approval with modifications.

Environmental Review

The proposed amendments are not defined as a project under CEQA Guidelines Section 15060(c)(2) and 15378 because they do not result in a physical change in the environment.

Public Comment

As of the date of this report, the Planning Department has not received any public comment regarding the proposed Ordinance.

ATTACHMENTS:

Exhibit A: Draft Planning Commission Resolution
Exhibit B: Board of Supervisors File No. 250716

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

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

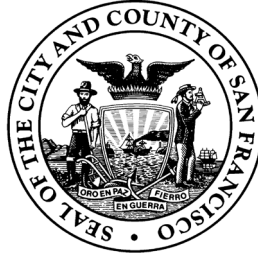
- ☒ California Environmental Quality Act (CEQA) Determination
(*California Public Resources Code, Sections 21000 et seq.*)
 - ☒ Ordinance / Resolution
 - ☐ Ballot Measure

Not defined as a project under CEQA Guidelines Sections 15378 and 15060(c)(2) because it would not result in a direct or indirect physical change in the environment.
7/3/2025
- ☒ 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*)

Joy Navarrete

Please send the Planning Department/Commission recommendation/determination to John Carroll at john.carroll@sfgov.org.

BOARD of SUPERVISORS



City Hall
1 Dr. Carlton B. Goodlett Place, Room 244
San Francisco, CA 94102-4689
Tel. No. (415) 554-5184
Fax No. (415) 554-5163
TDD/TTY No. (415) 554-5227

MEMORANDUM

TO: Katy Tang, Director
Small Business Commission, City Hall, Room 448

FROM: John Carroll, Assistant Clerk, Land Use and Transportation Committee

DATE: July 3, 2025

SUBJECT: REFERRAL FROM BOARD OF SUPERVISORS
Land Use and Transportation Committee

The Board of Supervisors' Land Use and Transportation Committee has received the following legislation, which is being referred to the Small Business Commission for comment and recommendation. The Commission may provide any response it deems appropriate within 12 days from the date of this referral.

File No. 250716

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.

Please return this cover sheet with the Commission's response to me at the Board of Supervisors, City Hall, Room 244, 1 Dr. Carlton B. Goodlett Place, San Francisco, CA 94102.

c:
Office of Chair Melgar and Supervisor Chan
Kerry Birnbach, Senior Policy Analyst/Commission Secretary

RESPONSE FROM SMALL BUSINESS COMMISSION - Date: _____

____ No Comment

____ Recommendation Attached

Introduction Form

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

RECEIVED
BOARD OF SUPERVISORS
SAN FRANCISCO
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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