

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

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

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

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

17 Section 1. Environmental and Land Use Findings.

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

23 (b) On \_\_\_\_\_, the Planning Commission, in Resolution No. \_\_\_\_\_,  
24 adopted findings that the actions contemplated in this ordinance are consistent, on balance,  
25 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 <u>(6)</u>      | NP  | NP  |
| * * * *                            |                         |                   |     |     |

\* \* \* \*

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

\* \* \* \*

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

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

APPROVED AS TO FORM:  
DAVID CHIU, City Attorney

By: /s/ Kristen A. Jensen  
KRISTEN A. JENSEN  
Deputy City Attorney

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