

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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