



SAN FRANCISCO PLANNING DEPARTMENT

July 16, 2012

Honorable Supervisors Olague, Chu and Elsbernd
Ms. Angela Calvillo, Clerk
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 Case Number 2012.0665T
BF No. 12-0353: Mechanical Car Wash Facilities on 19th Avenue**

Recommendation: Approval with Modifications

Dear Honorable Supervisors and Ms. Calvillo,

On July 12, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearings at a regularly scheduled meeting to consider the proposed Ordinance under Board of Supervisors File Number 12-0353.

At the June 14th hearing, the Commission voted 6-0 to recommend approval with modifications of the proposed Ordinance which would regulate mechanical car wash facilities on 19th Avenue. Pursuant to San Francisco's Administrative Code Section 8.12.5 "Electronic Distribution of Multi-page Documents", the Department is sending electronic documents and one hard copy. Additional hard copies may be requested by contacting Aaron Starr at 558-6362.

Supervisors, please advise the City Attorney at your earliest convenience if you wish to incorporate the changes recommended by the Commission. The attached resolution and exhibit provides more detail about the Commission's action. If you have any questions or require further information please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "AM-Rodgers".

AnMarie Rodgers
Manager of Legislative Affairs

Cc: City Attorneys Elaine Warren and Cheryl Adams

Attachment: Planning Commission Resolution No. 18659

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SAN FRANCISCO PLANNING DEPARTMENT

Planning Commission Resolution No. 18659

HEARING DATE: JULY 12, 2012

Project Name: **Mechanical Car Wash Facilities on 19th Avenue**
Case Number: 2012.0665T [Board File No. 12-0353]
Initiated by: Supervisors Olague, Chu and Elsbernd
Introduced on: April 10, 2012
Staff Contact: Aaron Starr, Legislative Affairs
aaron.starr@sfgov.org, 415-558-6362
Reviewed by: AnMarie Rodgers, Manager Legislative Affairs
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RECOMMENDING THAT THE BOARD OF SUPERVISORS APPROVE WITH MODIFICATIONS A PROPOSED ORDINANCE THAT WOULD AMEND THE SAN FRANCISCO PLANNING CODE BY ADDING SECTION 187.2 TO PERMIT EXISTING AUTOMOTIVE SERVICE STATIONS AND AUTOMOTIVE GAS STATION LOCATED ON 19TH AVENUE TO PROVIDE A MECHANICAL CAR WASHES ON THE SAME SITE; MAKING ENVIRONMENTAL FINDINGS AND FINDINGS OF CONSISTENCY WITH THE GENERAL PLAN.

PREAMBLE

Whereas, on April 10, 2012, Supervisor Olague introduced a proposed Ordinance under Board of Supervisors (hereinafter "Board") File Number 12-0353 which amend the San Francisco Planning Code by adding Section 187.2 to permit existing automotive service stations and automotive gas station located on 19th Avenue to provide a mechanical car washes on the same site; and make environmental findings and findings of consistency with the General Plan; and

Whereas, on June 28, 2012, the San Francisco Planning Commission (hereinafter "Commission") conducted a duly noticed public hearing at a regularly scheduled meeting to consider the proposed Ordinance; and

Whereas, the proposed zoning changes have been determined to be categorically exempt from environmental review under the California Environmental Quality Act Section 15060(c)(2); and

Whereas, the 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 the applicant, Department staff, and other interested parties; and

Whereas, the all pertinent documents may be found in the files of the Department, as the custodian of records, at 1650 Mission Street, Suite 400, San Francisco; and

Whereas, the Commission has reviewed the proposed Ordinance; and

MOVED, that the Commission hereby recommends that the Board of Supervisors recommends *approval with modifications of the proposed Ordinance* and adopts the attached Draft Resolution to that effect.

- Amend the proposed Ordinance to enable to permit existing automotive service stations and automotive gas station located on 19th avenue to provide a mechanical car washes on the same site via Conditional Use authorization *provided* that a lot merger or lot assembly is not included in the project.

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:

1. As drafted, the proposed Ordinance would allow Automotive Washes in Residential and Neighborhood Commercial Cluster Districts.
2. **General Plan Compliance.** The proposed Ordinance is consistent with the following Objectives and Policies of the General Plan:

I. COMMERCE & INDUSTRY ELEMENT

THE COMMERCE AND INDUSTRY ELEMENT OF THE GENERAL PLAN SETS FORTH OBJECTIVES AND POLICIES THAT ADDRESS THE BROAD RANGE OF ECONOMIC ACTIVITIES, FACILITIES, AND SUPPORT SYSTEMS THAT CONSTITUTE SAN FRANCISCO'S EMPLOYMENT AND SERVICE BASE.

OBJECTIVE 1

MANAGE ECONOMIC GROWTH AND CHANGE TO ENSURE ENHANCEMENT OF THE TOTAL CITY LIVING AND WORKING ENVIRONMENT.

Policy 1.1

Encourage development which provides substantial net benefits and minimizes undesirable consequences. Discourage development which has substantial undesirable consequences that cannot be mitigated.

Policy 1.3

Locate commercial and industrial activities according to a generalized commercial and industrial land use plan.

As amended by the Planning Commission, the proposed Ordinance would limit gas stations and car washes to a limited area and would prohibit lot mergers or assembles in conjunction with such uses that may be out of character with the neighborhood.

3. The proposed replacement project is consistent with the eight General Plan priority policies set forth in Section 101.1 in that:

- A) The existing neighborhood-serving retail uses will be preserved and enhanced and future opportunities for resident employment in and ownership of such businesses will be enhanced:

As amended by the Planning Commission, the proposed Ordinance would not have a negative impact on existing neighborhood serving retail uses. Only existing Automotive Service Stations without lot mergers would be allowed to have Automotive Washes.

- B) The existing housing and neighborhood character will be conserved and protected in order to preserve the cultural and economic diversity of our neighborhoods:

As amended by the Planning Commission, the proposed Ordinance would not negatively impact existing housing or neighborhood character. Each proposal would be reviewed on its merits by the Planning Commission as part of a Conditional Use authorization.

- C) The City's supply of affordable housing will be preserved and enhanced:

The proposed Ordinance will have no adverse effect on the City's supply of affordable housing.

- D) The commuter traffic will not impede MUNI transit service or overburden our streets or neighborhood parking:

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

- E) A diverse economic base will be maintained by protecting our industrial and service sectors from displacement due to commercial office development. And future opportunities for resident employment and ownership in these sectors will be enhanced:

The proposed Ordinance would not adversely affect the industrial or service sectors or future opportunities for resident employment or ownership in these sectors.

- F) The City will achieve the greatest possible preparedness to protect against injury and loss of life in an earthquake.

Preparedness against injury and loss of life in an earthquake is unaffected by the proposed Ordinance. Any new construction or alteration associated with a use would be executed in compliance with all applicable construction and safety measures.

- G) That landmark and historic buildings will be preserved:

Landmarks and historic buildings would be unaffected by the proposed Ordinance. Should a proposed use be located within a landmark or historic building, such site would be evaluated under typical Planning Code provisions and comprehensive Planning Department policies.

- H) Parks and open space and their access to sunlight and vistas will be protected from development:

The City's parks and open space and their access to sunlight and vistas would be unaffected by the proposed amendments. It is not anticipated that permits would be such that sunlight access, to public or private property, would be adversely impacted.

I hereby certify that the Planning Commission ADOPTED the foregoing Resolution on July 12, 2012.



Linda Avery
Commission Secretary

AYES: Wu, Antonini, Borden, Miguel, Moore, and Sugaya

NAYS:

ABSENT: Fong

ADOPTED: July 12, 2012