

REVISED LEGISLATIVE DIGEST
(Amended in Committee, 10/25/2021)

[Planning Code - Requirements for Laundromats and On-site Laundry Services]

Ordinance amending the Planning Code to add Laundromat as a defined term, to require conditional use authorization for uses replacing Laundromats, and to prohibit Accessory Dwelling Units that reduce on-site laundry services unless replaced; 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 findings of public necessity, convenience, and welfare under Planning Code, Section 302.

Existing Law

Currently, the Planning Code considers laundromats and laundry services as a General Retail Sales and Service use, and does not define laundromats as a separate use category. When a laundromat changes to a new use, the new use may be principally or conditionally permitted. Finally, there is no prohibition on using on-site laundry space in residential buildings for accessory dwelling units (ADUs) under the City’s discretionary ADU program.

Amendments to Current Law

This ordinance amends the Planning Code to separately define laundromats. The ordinance requires that, for three years from the effective date of the ordinance, any use that demolishes or changes the use of a laundromat obtain conditional use authorization from the Planning Commission. Finally, the ordinance precludes the use of the City’s discretionary ADU program if the ADU would remove on-site laundry services, unless those services were replaced with similar on-site services.

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