

REVISED LEGISLATIVE DIGEST

(9/4/2012, Substituted in Board)

[Planning Code - Mechanical Car Wash Facilities on 19th Avenue]

Ordinance amending the San Francisco Planning Code by adding Section 187.2 to permit existing gasoline and service stations located on 19th Avenue to provide a mechanical car wash on the same site; making environmental findings and findings of consistency with the General Plan.

Existing Law

Existing automobile service stations on 19th Avenue operate as nonconforming uses subject to Planning Code Sections 223(f) and 223(g), which limit automobile washing and polishing to those operations of an incidental nature performed primarily by hand and not including use of any mechanical devices.

Amendments to Current Law

The proposed ordinance would add a new Section 187.2 to the Planning Code to authorize existing automobile service stations on 19th Avenue, between Lincoln Way and Junipera Serra Boulevard to offer car wash facilities using mechanical devices, provided that the facilities have sufficient space for vehicle storage and customer waiting, adequately control noise and traffic effects, minimize water use, operate the wash facilities in an enclosed space and satisfy minimum lot size requirements.

Amendment of the Whole

The amendment of the whole additionally would require the facilities to obtain a conditional use permit. Further, Section 1 of the ordinance finds that the ordinance is consistent with the general plan for the reasons stated in Planning Commission Resolution 18659 except that the Board finds that requiring a conditional use will ensure that even facilities involving a lot merger will be compatible with neighborhood character and will not adversely affect nearby businesses.

Background Information

This legislation, by allowing existing automobile service stations on 19th Avenue to offer mechanical car washing facilities, would assist these stations in their efforts to remain in business in San Francisco.