



SAN FRANCISCO PLANNING DEPARTMENT

New Planning Code Summary:

19th Avenue – Mechanical Carwashes

Code Changes: Sections 187.2
Case Number: Board File No. 12-0353
Planning Case #2012.0665T
Initiated by: Supervisor Olague
Effective Date: October 26, 2012

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The Way It Was:

Automotive Washes and Automotive Service Stations are considered two separate uses in the Planning Code; therefore, establishing an Automotive Wash in conjunction with an existing Automotive Service Station is not an expansion of the use, but rather the establishment of a new use. In zoning districts where Automotive Washes are prohibited, such as R Districts and NC-1 and NC-2 Districts, they cannot be established in conjunction with Automotive Service Stations.

The Way It Is Now:

Planning Code 187.2 was added to the Planning Code, which allows existing Automotive Service Stations along 19th Avenue from Lincoln Avenue to Junipero Serra Boulevard to add an Automotive Wash with conditional use authorization subject to the following criteria:

1. A vehicle storage and standing area is provided on the premises outside the washing facility of sufficient size to accommodate at least one-quarter of the hourly capacity in vehicles of the facility.
2. Noise from the facility complies with Article 29 of the San Francisco Police Code and in no event shall noise from mechanical equipment exceed 65 dBA, as defined in Article 29, from 7:00 am to 10:00 pm, or 60 dBA from 10:00 pm to 7:00 AM, when measured at any location adjoining residential property.
3. Automobile washing and drying occurs entirely within an enclosed building.
4. Water use and reclamation meets criteria established by the Zoning Administrator in consultation with staff from the SF Public Utilities Commission.
5. A traffic study demonstrates that the operation will not cause a new significant impact on traffic on adjacent streets.
6. The facility is located on a lot equal to or greater than 12,000 sq. ft.

Link to signed legislation:

Board File No. 12-0353	Ord. No. 0201-12	Planning Code - Mechanical Car Wash Facilities on 19th Avenue: http://www.sfbos.org/index.aspx?page=12653
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