

## ORDINANCE NO

An ordinance amending the Los Angeles County Code, Title 22 – Planning and Zoning to comply with state law for the permitting of hydrogen vehicle fueling stations, and to clarify and define other vehicle fueling stations including compressed natural gas, gasoline and electricity.

The Board of Supervisors of the County of Los Angeles ordains as follows:

**SECTION 1.** Section 22.14 is hereby amended to read as follows:

**22.14.010 - A.**

...

~~Automobile service station~~maintenance shop. Any premises ~~where gasoline, other petroleum products, and other vehicle fuel are sold or~~that is not a vehicle fueling station where light vehicle maintenance ~~activities such as engine tune-ups, oil changes, lubrication and other minor repairs are~~ is conducted as a primary use. ~~Automobile service stations shall not include heavy automobile maintenance activities, such as engine overhauls, paint and body and fender work.~~

...

**22.14.030 - C.**

...

~~Compressed natural gas fueling station. A vehicle service station that dispenses compressed natural gas.~~

...

**22.14.120 – L .**

...

Light vehicle maintenance. Vehicle maintenance operations that typically can be completed on the same day and do not require overnight vehicle storage such as engine tune-ups, oil changes, lubrication, and other minor vehicle maintenance; and repair work done within an enclosed building and excludes heavy maintenance activities, such as engine overhauls, paint, and body work.

...

#### **22.14.220 – V.**

...

Vehicle fueling. The following terms are defined for the purposes of Section 22.140.604 (Vehicle Fueling Stations): Compressed natural gas fueling station. A vehicle fueling station that is a principal use, where vehicles are fueled with compressed natural gas.

Electric fleet charging facility. A vehicle fueling station where a fleet of electric vehicles are charged as a principal use and light vehicle maintenance is allowed as an auxiliary use.

Electric vehicle charging station. A vehicle fueling station that is a principal use, where privately owned electric vehicles are charged.

Gasoline fueling station. A vehicle fueling station that is a principal use, where vehicles are fueled with gasoline and where electric vehicles may be charged as an accessory use.

Hydrogen vehicle fueling station. A vehicle fueling station that is a principal use, where vehicles are fueled with hydrogen and where electric vehicles may be charged as an accessory use.

Travel center. A regional large-scale vehicle fueling station that has appurtenant facilities and services for travelers such as lounges, retail stores, restaurants, restrooms, and showers.

Vehicle fueling station. Any premises where vehicles are fueled with compressed natural gas, gasoline, or hydrogen, or where electric vehicles are charged by equipment that is designed and built in compliance with Article 625 of the California Electrical Code; and where light vehicle maintenance may be conducted as an accessory use.

...

**SECTION 6.** Section 22.20.030 is hereby amended to read as follows:

**22.16.030 - Land Use Regulations for Zones A-1, A-2, O-S, R-R, and W.**

...

<b>TABLE 22.16.030-B: PRINCIPAL USE REGULATIONS FOR AGRICULTURAL, OPEN SPACE, RESORT AND RECREATION, AND WATERSHED ZONES</b>						
	<b>A-1</b>	<b>A-2</b>	<b>O-S</b>	<b>R-R</b>	<b>W</b>	<b>Additional Regulations</b>
...						
<u>Automobile-service</u>	-	-	-	CUP <sup>4,9</sup>	-	
<u>Compressed natural gas vehicle fueling station</u>	=	=	=	CUP <sup>4,9</sup>	=	<u>Section 22.140.604</u>
<u>Electric vehicle charging station</u>	=	=	=	SPR <sup>4,9</sup>	=	<u>Section 22.140.604</u>
<u>Gasoline vehicle fueling station</u>	=	=	=	CUP	=	<u>Section 22.140.604</u>
<u>Hydrogen vehicle fueling station</u>	=	=	=	SPR <sup>4,9,12</sup> /CUP <sup>4,9,11</sup>	=	<u>Section 22.140.604</u>
Notes:						
...						
4. Minimum lot size is one acre.						
...						
9. Use shall be located within 600 feet of, or be in conjunction with, and intended to serve						

any use listed as permitted for the zone under the Recreational Uses category in Table 22.16.030-B, above.

...

11. Applies to a new use on parcels in a Very High Fire Severity Zone, except for parcels that were previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).

12. In cases not described in Note 11, above, including a new use on a parcel that was previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).

...

**SECTION 7.** Section 22.20.030 is hereby amended to read as follows:

**22.20.030 - Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R.**

...

**TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES**

	<b>C-H</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-M</b>	<b>C-MJ</b>	<b>C-R</b>	<b>Additional Regulations</b>
...								
<u>Automobile service-stations maintenance shop</u>	-	SPR <sup>33</sup> / CUP <sub>31</sub>	SPR <sup>33</sup> / CUP <sub>31</sub>	SPR <sup>33</sup> / CUP <sub>31</sub>	SPR <sup>33</sup> / CUP <sub>31</sub>	SPR <sup>33</sup> / CUP <sub>31</sub>	CUP <sub>34</sub>	Section 22.140.100
...								
<u>CNG fueling station</u>	-	CUP <sub>34</sub>	CUP <sub>34</sub>	CUP <sub>34</sub>	CUP <sub>34</sub>	CUP <sub>34</sub>	CUP <sub>34</sub>	
...								
<u>Vehicle fueling stations</u>								
<u>Compressed natural gas vehicle fueling station</u>	=	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.604
<u>Electric fleet charging facilities</u>	=	=	=	=	SPR	=	=	Section 22.140.210
<u>Electric vehicle charging station</u>	SPR	SPR	SPR	SPR	SPR	SPR	SPR	Section 22.140.604
<u>Gasoline vehicle fueling station</u>	=	CUP	CUP	CUP	CUP	CUP	CUP	Section 22.140.604

<b>TABLE 22.20.030-B: PRINCIPAL USE REGULATIONS FOR COMMERCIAL ZONES</b>								
	<b>C-H</b>	<b>C-1</b>	<b>C-2</b>	<b>C-3</b>	<b>C-M</b>	<b>C-MJ</b>	<b>C-R</b>	<b>Additional Regulations</b>
<u>Hydrogen vehicle fueling station</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>SPR<sup>38</sup></u> <u>/ CUP</u> <u>37</u>	<u>Section 22.140.604</u>
Notes:								
...								
31. Applies to <u>a new use on parcels in a Very High Fire Severity Zone and parcels within a 500-foot radius of a lot containing an existing sensitive use in the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens-Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria.</u>								
...								
37. Applies to a new use on parcels in a Very High Fire Hazard Severity Zone and parcels within a 500-foot radius of a lot containing an existing sensitive use in the unincorporated communities of Avocado Heights, East Los Angeles, East Rancho Dominguez, Florence-Firestone, South San Jose Hills, West Whittier-Los Nietos, Walnut Park, West Athens- Westmont, Willowbrook, West Carson, and West Rancho Dominguez-Victoria, except for parcels that were previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).								
38. In cases not described in Note 37, above, including a new use on a parcel that was previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).								

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**SECTION 8.** Section 22.22.030 is hereby amended to read as follows:

**22.22.030 - Land Use Regulations for Zones M-1, M-1.5, M-2, and M-2.5.**

...

<b>TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<b>M-1</b>	<b>M-1.5</b>	<b>M-2</b>	<b>M-2.5</b>	<b>Additional Regulations</b>
...					
<u>Automobile service-stations</u> <u>main tenance shops</u>	SPR <sup>19</sup>	SPR	SPR	CUP	
...					
<u>CNG fueling-stations</u>	CUP	CUP	CUP	CUP	
...					

**TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES**

	<b>M-1</b>	<b>M-1.5</b>	<b>M-2</b>	<b>M-2.5</b>	<b>Additional Regulations</b>
<u>Electric fleet charging facilities</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.210</u>
...					
<u>Travel centers</u>	<u>SPR<sup>23</sup>/CUP<sub>22</sub></u>	<u>SPR<sup>23</sup>/CUP<sub>22</sub></u>	<u>SPR<sup>23</sup>/CUP<sup>22</sup></u>	<u>SPR<sup>23</sup>/CUP<sub>22</sub></u>	<u>Section 22.140.602</u>
...					
<u>Vehicle fueling stations</u>					
<u>Compressed natural gas vehicle fueling station</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.604</u>
<u>Electric fleet charging facilities</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.210</u>
<u>Electric vehicle charging station</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.604</u>
<u>Gasoline vehicle fueling station</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.604</u>
<u>Hydrogen vehicle fueling station</u>	<u>SPR<sup>27</sup>/CUP<sub>26</sub></u>	<u>SPR<sup>27</sup>/CUP<sub>26</sub></u>	<u>SPR<sup>27</sup>/CUP<sup>26</sup></u>	<u>SPR<sup>27</sup>/CUP<sub>26</sub></u>	<u>Section 22.140.604</u>
<u>Travel centers</u>	<u>SPR<sup>23</sup>/CUP<sub>22</sub></u>	<u>SPR<sup>23</sup>/CUP<sub>22</sub></u>	<u>SPR<sup>23</sup>/CUP<sup>22</sup></u>	<u>SPR<sup>23</sup>/CUP<sub>22</sub></u>	<u>Section 22.140.602</u>
<u>Notes:</u>					
...					
<u>22. Applies to a new use on parcels in a Very High Fire Hazard Severity Zone, except for a new use that only dispenses electricity as vehicle fuel, and parcels that were previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).</u>					
<u>23. In cases not described in Note 22, above, including a new use on a parcel that was previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).</u>					
<u>24. Applies to a new use on parcels in a Very High Fire Severity Zone.</u>					
<u>25. In cases not described in Note 24, above.</u>					
<u>26. Applies to a new use on parcels in a Very High Fire Severity Zone, except for parcels that were previously developed with a gasoline vehicle fueling station, in accordance with</u>					

<b>TABLE 22.22.030-B: PRINCIPAL USE REGULATIONS FOR INDUSTRIAL ZONES</b>					
	<b>M-1</b>	<b>M-1.5</b>	<b>M-2</b>	<b>M-2.5</b>	<b>Additional Regulations</b>
<u>Government Code section 65850.7(b)(2)(B).</u>					
<u>27. In cases not described in Note 26, above, including a new use on a parcel that was previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).</u>					

...

**SECTION 9.** Section 22.24.030 is hereby amended to read as follows:

**22.24.030 - Land Use Regulations for Rural Zones.**

...

<b>TABLE 22.24.030-B: PRINCIPAL USE REGULATIONS FOR RURAL ZONES</b>			
	<b>C-RU</b>	<b>MXD-RU</b>	<b>Additional Regulations</b>
...			
<u>Automobile service-stations</u> <u>maintenance shops</u>	SPR	SPR	Section 22.140.100
...			
<u>Vehicle fueling stations</u>			
<u>Compressed natural gas vehicle fueling station</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.604</u>
<u>Electric vehicle fueling station</u>	<u>SPR</u>	<u>SPR</u>	<u>Section 22.140.604</u>
<u>Gasoline vehicle fueling station</u>	<u>CUP</u>	<u>CUP</u>	<u>Section 22.140.604</u>
<u>Hydrogen vehicle fueling station</u>	<u>SPR<sup>20</sup>/CUP<sup>19</sup></u>	<u>SPR<sup>20</sup>/CUP<sup>19</sup></u>	<u>Section 22.140.604</u>
Notes:			
...			
<u>17. Applies to new use on parcels in a Very High Fire Severity Zone.</u>			
<u>18. In cases not described in Note 17, above.</u>			
<u>19. Applies to new use on parcels in a Very High Fire Severity Zone, except for parcels that were previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).</u>			
<u>20. In cases not described in Note 19, above, including a new use on a parcel that was previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).</u>			

**SECTION 10.** Section 22.84.020 is hereby amended to read as follows:

**22.84.020 - Applicability.** A. General Applicability. Except as specified otherwise in this Title 22, this Chapter applies to parcels that are zoned ( )-GZ and contain a new or legally-established existing use that is one of the following:

...

5. A new automobile maintenance shop or a vehicle fueling service station ~~or a new CNG fueling station~~, established on or after July 14, 2022.

...

**SECTION 10.** Section 22.84.040 is hereby amended to read as follows:

**22.84.040 – Standards and Requirements for Specific Uses.**

A. Application Requirements.

1. The following uses shall be subject to a Conditional Use Permit (Chapter 22.158) in Zone ( )-GZ.

...

c. Vehicle-related uses:

...

vii. Vehicle services, new automobile ~~service stations~~ maintenance shops.

ix. Vehicle services, new ~~CNG~~ vehicle fueling stations:

(a). Compressed natural gas fueling stations.

(b). Gasoline vehicle fueling stations.

(c). Hydrogen vehicle fueling stations, except for parcels that were previously developed with a gasoline vehicle fueling station, in accordance with Government Code section 65850.7(b)(2)(B).

...

C. Development Standards.

1. Development Standards for All Permitted and Conditionally Permitted Uses

Subject to this Chapter, except as noted in Subsection k, below.

...

k. Exception. These development standards shall not apply to new hydrogen vehicle fueling stations, although they shall apply to accessory uses, such as lounges, retail stores, restaurants, restrooms, showers, signage, and buildings where light vehicle maintenance occurs.

...

3. Standards for Specific Uses. In addition to Subsection C.1 and C.2, above, the following standards shall apply to the uses listed below, unless otherwise specified:

...

a. Automobile maintenance shops, automobile and vehicle repair shops, and vehicle fueling stations. No open vehicle hood is permitted outside of the building.

b. New automobile ~~service stations~~ maintenance shops or new ~~CNG~~ vehicle fueling stations:

...

ii. Compressed natural gas and gasoline fueling equipment shall be located at least 50 feet from sensitive uses.

...

**SECTION 11.** Section 22.140.030 is hereby amended to read as follows:

**22.140.030 – Alcoholic Beverage Sales**

...

E. Operating Regulations for Uses Subject to Conditional Use Permit. The following operating regulations shall apply to any use selling alcoholic beverages for off-site consumption, which is the subject of a Conditional Use Permit (Chapter 22.158) application filed on or after October 19, 2017, the effective date of this Section:

...

4. The following operating regulations shall ~~also apply if the use is an automobile service to vehicle fueling stations~~ that sell alcoholic beverages for off-site consumption:

...

**SECTION 12.** 22.140.100 is hereby amended to read as follows:

**22.140.100 - Automobile and Vehicle Sales and Rentals, Automobile ~~Service Stations~~Maintenance Shops, and Automobile Supply Stores.**

...

A. Zones C-1, C-2, and C-RU. This Subsection A applies to accessory uses to automobile and vehicle sales and rentals, automobile ~~service stations~~maintenance shops, and automobile supply stores in Zones C-1, C-2, and C-RU.

1. Incidental Repair and Installation of Parts. Incidental repair and installation of parts is permitted as an accessory use to the sale of new automobiles, automobile ~~service stations~~maintenance shops, and automobile supply stores, subject to the following standards:

...

2. Incidental Washing, Waxing, and Polishing. Incidental washing, waxing, and polishing is permitted as an accessory use to new automobile sales and automobile maintenance shops, subject to the following standards:

...

3. Trailer Rentals. Rental of trailers, box and utility only, is permitted as an accessory use at automobile maintenance shops only, subject to the following standards:

...

B. Zone MXD-RU. In Zone MXD-RU:

1. Incidental repair and installation of parts is permitted as an accessory use to automobile ~~service stations~~ maintenance shops in compliance with the following:

...

2. Automobile washing, waxing and polishing, is permitted as an accessory use to the sale of new automobiles and automobile ~~service stations~~ maintenance shops.

...

D. Development Standards for Certain New Automobile ~~Service Stations~~ Maintenance Shops and ~~CNG Fueling Stations~~.

1. Development standards in this Subsection D shall apply to ~~the following~~:

a. ~~A~~ a new automobile ~~service station~~ maintenance shop that is subject to a Conditional Use Permit (Chapter 22.158) in Zones C-1, C-2, C-3, C-M, C-MJ, or C-R; or

b. ~~A new CNG fueling station~~ within a 500-foot radius of a sensitive use in certain communities, as specified in Table 22.20.030-B (Principal Use Regulations for Commercial Zones).

~~2. General. New automobile service stations or CNG fueling stations subject to this Subsection D shall locate the gasoline or fuel dispensing areas at least 50 feet from the nearest sensitive uses.~~

32. Additional Standards for New Automobile Service Stations Maintenance Shops or CNG Fueling Stations Adjacent to or Adjoining Sensitive Uses.

**SECTION 13.** Section 22.140.210 is hereby added to read:

**22.140.210 - Electric Fleet Charging Facilities.**

A. Applicability. This Section applies to electric fleet charging facilities in Zones C-M, M-1, M-1.5, M-2, and M-2.5.

B. Landscaping in Zone C-M. Electric fleet charging facilities in Zone C-M shall comply with the landscaping requirements in Section 22.20.040.

C. Development Standards in Zones C-M, M-1, M-1.5, M-2, and M-2.5. Electric fleet charging facilities in Zones C-M, M-1, M-1.5, M-2, and M-2.5 shall comply with the development standards in Section 22.84.040.C, subject to the modification procedures in Section 22.84.040.D, regardless of whether such facilities are in Combining Zone ( )-GZ. However, the development standards for solid walls in Section 22.84.040.C.1.a shall not apply, and the development standards for fences and walls in Section 22.140.430.C.2.) pursuant to Section 22.84.040.D (Modification), shall apply instead. Where a Planning Area or Community Standards District (Division 10) regulates the same development standards as those in Section 22.84.040.D or Section 22.140.430.C.2, those regulations shall apply if they are more restrictive, as determined by the Director.

**SECTION 14.** Section 22.140.780 is hereby added to read:

**22.140.780 - Travel Centers.**

A. Applicability. This Section applies to travel centers in Zones M-1, M-1.5, M-2, and M-2.5.

B. Prohibition. Travel centers shall not be located on property containing residential uses, regardless of whether those uses are nonconforming.

C. Electric and Hydrogen Travel Centers. Travel centers with electric vehicle charging stations and travel centers with hydrogen vehicle fueling stations are not subject to the development standards of this Title 22. However, all applicable development standards shall apply to accessory uses, such as lounges, retail stores, restaurants, restrooms, showers, signage, and buildings where light vehicle maintenance occurs.

D. Development Standards.

1. Fuel Dispensing Buffer. Compressed natural gas fuel dispensing equipment and gasoline fuel dispensing equipment shall be located at least 50 feet from a sensitive use. Electric charging areas and hydrogen fuel dispensing areas are exempt from this standard.

2. Building Setback. A minimum 10-foot setback shall be required along the property lines adjacent to or adjoining sensitive uses.

3. Building Height. If the property is adjacent to a sensitive use, any portion of a building or structure that exceeds 35 feet, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment, including HVAC units, air purifiers, etc., shall set back one additional foot for every foot above 35 feet in height up to a maximum height of 45 feet.

E. Conditional Use Permit.

1. Where this Title 22 requires a Conditional Use Permit (Chapter 22.158) to establish a travel center that dispenses hydrogen as vehicle fuel as a principal use:

a. Denial. The denial of an application requires written findings based upon substantial evidence in the record that the proposed land use would have a specific, adverse impact upon the public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the

basis for the rejection of potential feasible alternatives preventing the adverse impact.

b. Conditions. Conditions pertaining to dispensing hydrogen as vehicle fuel are limited to those that mitigate specific and adverse impacts upon public health or safety, as defined in Government Code section 65850.4(i)(5).

2. Where this Title 22 requires a Conditional Use Permit (Chapter 22.158) to establish a travel center that includes electric vehicle charging as an accessory use, conditions are limited to those that mitigate specific and adverse impacts upon public health or safety, as defined in Government Code section 65850.4(i)(5).

**SECTION 15.** Section 22.140.790 is hereby added to read:

**22.140.790 - Vehicle Fueling Stations.**

A. Applicability. This Section applies to vehicle fueling stations in Zones R-R, C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, M-1, M-1.5, M-2, and M-2.5.

B. Prohibition. Vehicle fueling stations shall not be located on property containing residential uses, including those uses that are nonconforming in accordance with [reference non-conforming section].

C. Electric Vehicle Charging and Hydrogen Vehicle Fueling Stations. Electric vehicle charging stations and hydrogen vehicle fueling stations are not subject to the development standards of this Title 22. However, all applicable development standards shall apply to accessory uses, such as lounges, retail stores, restaurants, restrooms, showers, signage, and buildings where light vehicle maintenance occurs.

D. Accessory Uses.

1. Zones C-H, C-1, C-2, and C-RU. Incidental repair and installation of parts, incidental washing, waxing, and polishing, and trailer rentals shall comply with Section 22.140.100.A.

2. Zone MXD-RU. Incidental repair and installation of parts shall comply with Section 22.140.100.B.

E. Development Standards.

1. Fuel Dispensing and Charging Areas. Compressed natural gas fuel dispensing areas and gasoline fuel dispensing areas shall be located at least 50 feet from a sensitive use. Electric charging areas and hydrogen fuel dispensing areas are exempt from this standard.

2. Building Setback. A minimum 10-foot setback shall be required along the property lines adjacent to or adjoining sensitive uses.

3. Building Height. If the property is adjacent to a sensitive use and its zoning allows buildings or structures that exceed 35 feet in height, any portion of a building or structure that exceeds 35 feet in height, excluding chimneys, rooftop antennas, roof-mounted solar panels, or other rooftop equipment, including HVAC units, air purifiers, etc., shall set back one additional foot for every foot above 35 feet in height up to a maximum height of 45 feet.

F. Conditional Use Permit.

1. Where this Title 22 requires a Conditional Use Permit (Chapter 22.158) to establish a hydrogen vehicle fueling station:

a. Denial. The denial of an application requires written findings based upon substantial evidence in the record that the proposed land use would have a specific, adverse impact upon public health or safety, and there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact. The findings shall include the basis for the rejection of potential feasible alternatives preventing the adverse impact.

b. Conditions. Conditions pertaining to dispensing hydrogen as vehicle

fuel are limited to those that mitigate specific and adverse impacts upon public health or safety, as defined in Government Code section 65850.4(i)(5).

2. Where this Title 22 requires a Conditional Use Permit to establish an electric vehicle charging station as an accessory use, conditions are limited to those that mitigate specific and adverse impacts upon public health or safety, as defined in Government Code section 65850.4(i)(5).

...

## **SECTION 16.**

### **Chapter 22.416 - CONNECT SOUTHWEST LA: A TOD SPECIFIC PLAN FOR WEST ATHENS-WESTMONT.**

Section 22.416.080 is hereby added to read:

...

#### **22.416.080 - CSLA Neighborhood Commercial (CSLA NC) Zone.**

...

B. Use Regulations for CSLA NC Zone. The land use regulations for the Neighborhood Business (C-2) Zone contained in Chapter 22.20 (Commercial Zones) shall apply to all development in the CSLA NC Zone, unless otherwise specified in this Subsection B.

1. Principal Uses. Table 22.416.080-A, below, identifies the principal uses generally permitted, conditionally permitted, or prohibited in the CSLA NC Zone. All other permitted and conditionally permitted uses shall be subject to the same permit or review application as those in Zone C-2, pursuant to Section 22.20.030 (Land Use Regulations for Zones C-H, C-1, C-2, C-3, C-M, C-MJ, and C-R).

**TABLE 22.416.080-A: REGULATIONS ON PRINCIPAL USES FOR CSLA NC ZONE**

Use	<u>Regulation</u>
...	
<b>Service Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services <u>and fueling station</u>	Prohibited
...	

...

**22.416.090 - CSLA Civic Center (CSLA CC) Zone.**

B. Use Regulations for CSLA CC Zone.

1. Principal Uses. Table 22.416.090-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA CC Zone.

**TABLE 22.416.090-A: REGULATIONS ON PRINCIPAL USES FOR CSLA CC ZONE**

Use	Regulation
...	
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited

**TABLE 22.416.090-A: REGULATIONS ON PRINCIPAL USES FOR CSLA CC ZONE**

Use	Regulation
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services <u>and fueling station</u>	Prohibited
...	

**22.416.100 - CSLA Mixed Use Development 1 (CSLA MXD-1) Zone.**

...

B. Use Regulations for CSLA MXD-1 Zone.

1. Principal Uses. Table 22.416.100-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-1 Zone.

**TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE**

Use	Regulation
...	Conditional
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services <u>and fueling station</u>	Prohibited
...	

**22.416.110 - CSLA Mixed Use Development 2 (CSLA MXD-2) Zone.**

...

**B. Use Regulations for CSLA MXD-2 Zone.**

1. Principal Uses. Table 22.416.110-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-2 Zone.

<b>TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE</b>	
<b>Use</b>	<b>Regulation</b>
...	
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
...	

...

**22.416.090 - CSLA Civic Center (CSLA CC) Zone.**

...

**B. Use Regulations for CSLA CC Zone.**

1. Principal Uses. Table 22.416.090-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA CC Zone.

**TABLE 22.416.090-A: REGULATIONS ON PRINCIPAL USES FOR CSLA CC ZONE**

Use	Regulation
...	
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
...	

...

**22.416.100 - CSLA Mixed Use Development 1 (CSLA MXD-1) Zone.**

...

B. Use Regulations for CSLA MXD-1 Zone.

1. Principal Uses. Table 22.416.100-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-1 Zone.

**TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE**

Use	Regulation
...	
<b>Service / Retail Commercial</b>	
...	

**TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE**

Use	Regulation
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
...	

...

**22.416.110 - CSLA Mixed Use Development 2 (CSLA MXD-2) Zone.**

...

B. Use Regulations for CSLA MXD-2 Zone.

1. Principal Uses. Table 22.416.110-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-2 Zone.

**TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE**

Use	Regulation
...	
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and	Prohibited

**TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE**

Use	Regulation
services	
...	

...

**22.416.100 - CSLA Mixed Use Development 1 (CSLA MXD-1) Zone.**

...

**B. Use Regulations for CSLA MXD-1 Zone.**

1. Principal Uses. Table 22.416.100-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-1 Zone.

**TABLE 22.416.100-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-1 ZONE**

Use	Regulation
...	
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
...	

...

**22.416.110 - CSLA Mixed Use Development 2 (CSLA MXD-2) Zone.**

...

B. Use Regulations for CSLA MXD-2 Zone.

1. Principal Uses. Table 22.416.110-A, below, identifies the principal uses permitted, conditionally permitted, or prohibited in the CSLA MXD-2 Zone.

<b>TABLE 22.416.110-A: REGULATIONS ON PRINCIPAL USES FOR CSLA MXD-2 ZONE</b>	
<b>Use</b>	<b>Regulation</b>
...	
<b>Service / Retail Commercial</b>	
...	
Automobile <del>service station</del> <u>maintenance shop</u>	Prohibited
...	
Vehicle-related uses, including sales, rentals, storage, washing, and services	Prohibited
...	