

VEHICLE FUELING ORDINANCE



Dean Edwards, Ordinance Studies

This is a presentation of an overview of the County's draft Vehicle Fueling Ordinance.

Specifically, I'll cover:

- The purpose of the ordinance
- Requirements of State Senate Bill 1418
- Other vehicle fueling code updates
- Next Steps for the project
- And then we'll close the meeting with questions and answers.

The purpose of the ordinance is two-fold:

First, its to implement SB1418 that streamlines and expedites the permitting of Electric Vehicle Charging Stations and Hydrogen Vehicle Fueling Station; and
Second, it is to update the Planning and Zoning code for vehicle fueling uses generally.

SENATE BILL 1418 REQUIREMENTS

- Administrative approval for electric vehicle charging stations.
- Administrative approval for hydrogen stations if the site:
 - Is zoned industrial or commercial and does not contain residential units; or
 - Was previously developed with a service station.

SB 1418 was enacted on September 25, 2024, and became effective one year later. Currently, Planning implements the regulations with an interpretation memo until this ordinance is adopted.

The bill requires:

- Administrative approval for electric vehicle charging stations; and
- Administrative approval for hydrogen-fueling stations if the site:
 - Is zoned industrial or commercial and does not contain residential units; or
 - Was previously developed with a service station.

Administrative approval means that no public hearing for the projects are required.

SENATE BILL 1418 LIMITS

- Administrative appeals to the planning commission only.
- Development standards and conditions to those that mitigate specific adverse impacts upon public health or safety. Such conditions must be kept to “the lowest cost possible”.

Additionally, the bill limits administrative appeals to the planning commission only. It also limits development standards and conditions to those that mitigate specific adverse impacts upon public health or safety. Such conditions must be kept to “the lowest cost possible” according to the law.

GASOLINE FUELING STATIONS



Currently the County code defines Automobile Service Station, or what is commonly referred to as a gas station, as any premises where gasoline, other petroleum products, and other vehicle fuel are sold or where light vehicle maintenance activities are conducted. The combination of gas sales and vehicle maintenance is an outdated business model. Currently, gas stations are likely to be paired with convenience stores and light vehicle maintenance is a stand alone use such as Jiffy Lubes. The ordinance reflects the current business models by splitting Automobile Service Station into the two separate uses of Gasoline Fueling Station and Automobile Maintenance Shop with the latter offering Light Vehicle Maintenance.

TRAVEL CENTERS



Additionally, the County Code lacks a definition and use for Travel Centers, commonly known as truck-stops. The ordinance defines travel centers as a regional large-scale vehicle fueling station that has facilities and services for travelers such as lounges, retail stores, restaurants, restrooms, and showers.

**VEHICLE
FUELING
DEFINITIONS**

Current

Proposed

CNG Fueling Station	CNG Fueling Station
Automobile Service Station	Gasoline Fueling Station
Automobile Service Station	Automobile Maintenance Shop
None	Light Automobile Maintenance
None	Travel Center
None	Electric Vehicle Charging Station
None	Electric Fleet Charging Facility
None	Hydrogen Vehicle Fueling Station
None	Vehicle Fueling Station

This table compares current and proposed definitions for vehicle fueling uses so that you can better identify the changes.

VEHICLE FUELING PROVISIONS

- Requires gasoline fueling equipment to be located at least 50 feet from sensitive uses.
- Applies existing operating regulations to vehicle fueling stations that sell alcoholic beverages for off-site consumption.

For health and safety, the ordinance requires gasoline fueling equipment to be located at least 50 feet from sensitive uses, such as residences and places where children congregate. This is consistent with the current requirement with CNG stations which are similar in terms of safety hazards.

The ordinance also applies existing operating regulations to vehicle fueling stations that sell alcoholic beverages for off-site consumption.

CONDITION USE PERMIT REQUIREMENTS

- Gasoline fueling stations.
- Automobile maintenance shops, compressed natural gas (CNG) and hydrogen and travel centers located in green zones.
- CNG and hydrogen stations, and Travel Centers located in Very High Fire Hazard Severity zones.

A conditional use permit allows the County to mitigate impacts of a use by applying project specific restrictions on the use, and requires a public hearing.

A CUP is required to authorize gasoline fueling stations to minimize over-concentration of the stations in support of the County's Climate Action Plan that seeks to reduce greenhouse gas emissions that contribute to global warming.

Additionally, a CUP is required for automobile maintenance shops, CNG stations, hydrogen stations and travel centers located in the green zone. This zone promotes environmental justice for communities that are disproportionately affected by toxic pollutants and contaminants generated by land uses.

Finally, CNG and hydrogen stations, and Travel Centers located in the Very High Fire Hazard Severity zone require a CUP. This zone applies to areas identified by the State to be of high risk for wildfires.

NEXT STEPS

1. Public Review and Comment

Ordinance: planning.lacounty.gov/long-range-planning/vfo/

Comments: dedwards@planning.lacounty.gov.

2. RPC Public Hearing: TBD

3. Board of Supervisors Public Hearing: TBD

A copy of the ordinance is currently on the project website for your review. Planning is requesting that the public review ordinance prior to commencement of the public hearing process so that the comments can be adequately addressed.

The Regional Planning Commission will likely consider the ordinance late summer 2026. They will provide a recommendation to the Board of Supervisors who will likely consider the case at the end year.

You will be noticed of the hearings. Public testimony is welcomed at both hearings.

ADDITIONAL INFORMATION

planning.lacounty.gov/long-range-planning/vfo/

Dean Edwards

dedwards@planning.lacounty.gov

If you have questions or would like to discuss the ordinance after further review, please contact Dean Edwards.