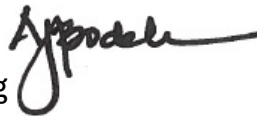


April 23, 2026

TO: Staff

FROM: Amy J. Bodek, AICP
Director of Regional Planning



REVISED SUBDIVISION AND ZONING ORDINANCE INTERPRETATION MEMO NO. 2026-(04) HYDROGEN-FUELING STATIONS AND ELECTRIC VEHICLE CHARGING STATIONS

PURPOSE

This memorandum provides guidance on the application of Senate Bill (SB) 1418 (Archuleta), which provides definitions, zoning limitations, and entitlement and appeal procedures for hydrogen-fueling stations and electric vehicle charging stations. On September 25, 2024, the Governor signed SB 1418, which became effective on January 1, 2025. SB 1418 that is linked here for reference: https://leginfo.legislature.ca.gov/faces/billTextClient.xhtml?bill_id=202320240SB1418.

This memo supersedes any conflicting provision in the County Zoning Code (Title 22) and shall apply until such time when Title 22 is amended.

BACKGROUND

Currently, Title 22 does not define or regulate hydrogen-fueling stations or electric vehicle charging stations as land use. LA County Planning will incorporate SB 1418's provisions into Title 22's existing development standards for Automobile Service Stations until permanent amendments are adopted. SB 1418 streamlines the siting and permitting of hydrogen-fueling stations and electric vehicle charging stations. It adds Section 65850.7 to Title 7, Division 1, Chapter 4, Article 2 of the California Government Code and includes the following key provisions:

DEFINITIONS

- "Electric vehicle charging station" means any level of electric vehicle supply equipment station that is designed and built in compliance with Article 625 of the California Electrical Code, as it reads on the effective date of this section, and delivers electricity from a source outside an electric vehicle into a plug-in electric vehicle. (Cal. Gov. Code § 65850.7(i)(3)).
- "Hydrogen-fueling station" means the equipment and structural design components necessary to ensure the safety of the fueling station, including hydrogen-refueling canopies, that are used to store and dispense hydrogen fuel to vehicles according to

industry codes and standards that are open to the public. (Cal. Gov. Code § 65850.7(i)(4))

- “Service station” for purposes of these streamline permitting procedures means any establishment which offers for sale or sells gasoline or other motor vehicle fuel to the public. (Cal. Gov. Code § 65850.7(b)(2)(B))
- “Specific, adverse impact” means a significant, quantifiable, direct, and unavoidable impact, based on objective, identified, and written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete. (Cal. Gov. Code § 65850.7(i)(5))

PROCEDURES

- A city, county, or city and county shall administratively approve an application to install electric vehicle charging stations through the issuance of a building permit or similar nondiscretionary permit. (Cal. Gov. Code § 65850.7(b)(1))
- A city, county, or city and county shall administratively approve an application to install hydrogen-fueling stations through the issuance of a building permit or similar nondiscretionary permit. This paragraph shall only apply to an application to install hydrogen-fueling stations on a parcel that satisfies either of the following:
 - It is zoned for industrial or commercial development and does not contain any residential units. (Cal. Gov. Code § 65850.7(b)(2)(A))
 - It was previously developed with service station. For purposes of this subparagraph, “service station” means any establishment which offers for sale or sells gasoline or other motor vehicle fuel to the public. (Cal. Gov. Code § 65850.7(b)(2)(B))
- Review of an application to install an electric vehicle charging station or a hydrogen-fueling station shall be limited to the building official’s review of whether it meets all health and safety requirements of local, state, and federal law. The requirements of local law shall be limited to those standards and regulations necessary to ensure that the electric vehicle charging station or hydrogen-fueling station will not have a specific, adverse impact upon public health or safety. However, if the building official of the city, county, or city and county makes a finding, based on substantial evidence, that the electric vehicle charging station or hydrogen-fueling station could have a specific, adverse impact upon the public health or safety, the city, county, or city and county may require the applicant to apply for a use permit. (Cal. Gov. Code § 65850.7(b)(3))
 - Any conditions imposed on an application to install an electric vehicle charging station or a hydrogen-fueling station shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible. (Cal. Gov. Code § 65850.7(e))
 - A city, county, or city and county may not deny an application for a use permit to install an electric vehicle charging station or hydrogen-fueling station unless
 - It makes written findings based upon substantial evidence in the record that the proposed installation 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 for preventing the adverse impact. (Cal. Gov. Code § 65850.7(c))

- The administrative decision of an application may be appealed to the Planning Commission of the city, county, or city and county. (Cal. Gov. Code § 65850.7(d))

INTERPRETATION

Notwithstanding the requirements in SB 1418 and the provisions below, electric vehicle charging stations and hydrogen-fueling stations shall be subject to existing regulations for Automobile Service Stations in Title 22.

ZONING

Electric vehicle charging stations are authorized in Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-2.5.

Hydrogen-fueling stations are authorized:

- In Zones C-H, C-1, C-2, C-3, C-M, C-MJ, C-R, C-RU, MXD-RU, M-1, M-1.5, M-2, and M-2.5, provided the property does not have residential units; or
- On a parcel previously developed with a service station.

DEVELOPMENT STANDARDS

Development standards in other applicable sections of Title 22 shall only apply to the station's signage and amenities, such as restrooms and lounges.

ENTITLEMENTS

Except as stated below, electric vehicle charging stations and hydrogen-fueling stations shall require a Ministerial Site Plan Review ("SPR"). Hydrogen-fueling stations located in Very High Fire Hazard Severity Zones, and hydrogen-fueling stations located within parcels zoned -GZ, or within a 50-foot radius from a sensitive use, shall require a Conditional Use Permit ("CUP").

APPEALS

The Director's decision regarding an SPR for these stations, and the Hearing Officer's decision regarding a CUP for these stations, may be appealed to the Regional Planning Commission whose decision shall be final and not subject to further appeal.

APPLICABILITY

This memorandum applies to new applications for electric vehicle charging stations as primary uses, and hydrogen-fueling stations as primary or accessory uses and will remain in effect until permanent amendments to Title 22 are adopted.

If you have any questions regarding this memo, please contact Dean Edwards at deedwards@planning.lacounty.gov.

AB:CC:ER:BD:DE: lj