

BLUE FOLDER ITEM

Blue folder items are additional back up material to administrative reports and/or public comments received after the printing and distribution of the agenda packet for receive and file.

PLANNING COMMISSION MEETING May 20, 2021

J.1. PUBLIC HEARING FOR CONSIDERATION OF AN EXEMPTION DECLARATION, CONDITIONAL USE PERMIT, PLANNING COMMISSION DESIGN REVIEW, AND VARIANCE TO ALLOW THE INSTALLATION AND OPERATION OF A HYDROGEN FUELING STATION WITH A REDUCTION IN THE PARKING REQUIREMENT FOR AN EXISTING AUTOMOBILE SERVICE STATION ON PROPERTY LOCATED WITHIN A COMMERCIAL (C-2) ZONE.

**APPLICANT: FIELDER GROUP
ADDRESS: 2714 ARTESIA BOULEVARD
CASE NOS: CUP-2021-01; PCDR-2021-01; VAR-2021-01**

CONTACT: STACEY KINSELLA, ASSOCIATE PLANNER

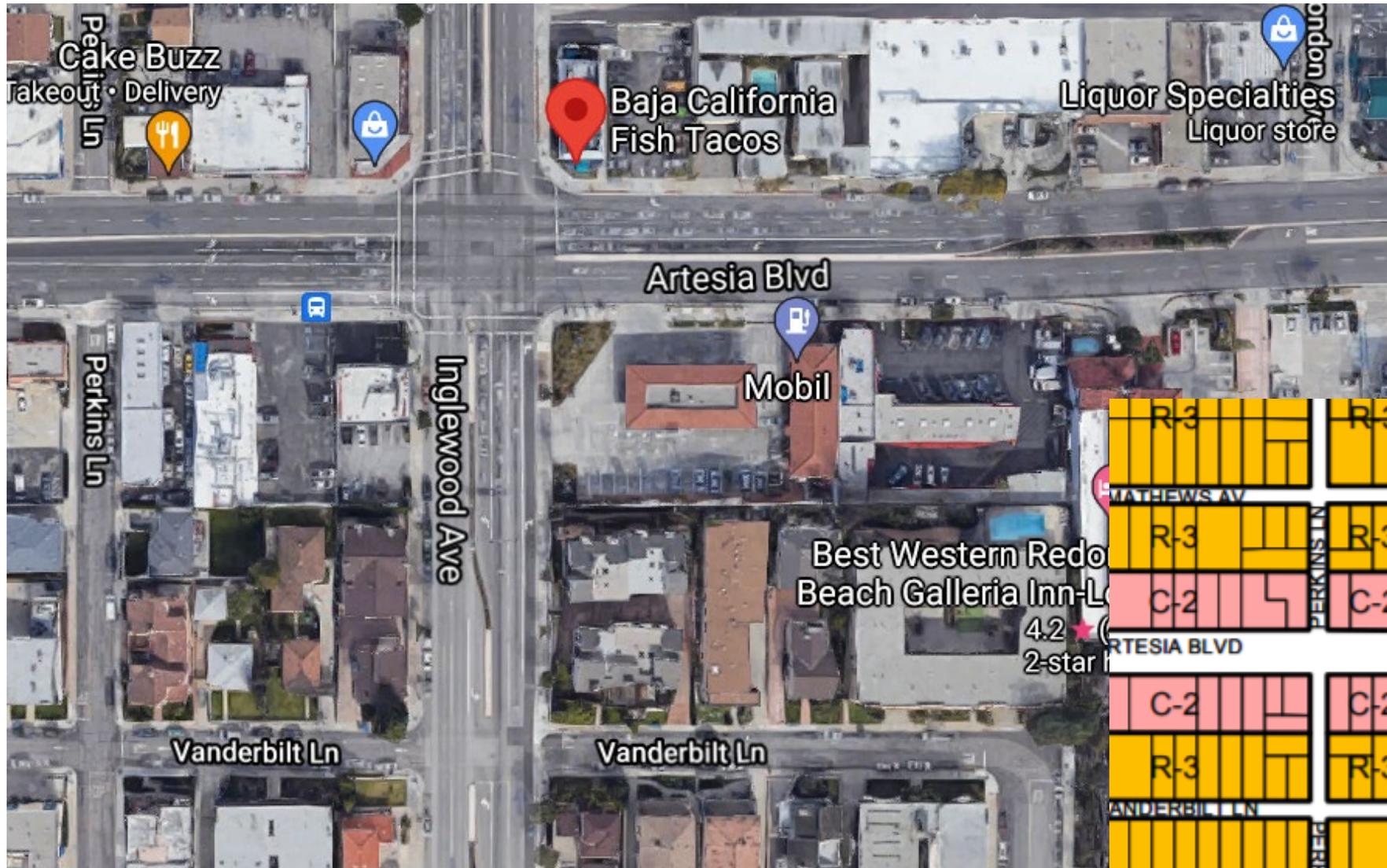
- PowerPoint Presentation

CONSIDERATION OF AN EXEMPTION
DECLARATION, CONDITIONAL USE PERMIT,
PLANNING COMMISSION DESIGN REVIEW,
AND VARIANCE FOR A HYDROGEN FUELING
STATION AT AN EXISTING SERVICE STATION

2714 ARTESIA BOULEVARD

SUBJECT SITE

- Located at the corner of Inglewood and Artesia Boulevards
- Site is Zoned C-2 Commercial
- Properties to the east and west are also C-2, retail and office uses
- Property to the north is quick-service restaurant (Lawndale)
- Property to the south is R-3 Multi-Family Residential, facing Vanderbilt Lane



BACKGROUND

- Site developed as a service station in 1969
- CUP granted in 1987 for the removal/rebuilding of a new station
- Another CUP in 1994 – Remediation for the petroleum-impacted soil



PROPOSED ISLAND & EQUIPMENT

- Pump island to be located near the northwestern corner
- Two dispensers, vent stacks, and a canopy 21 feet in height
- Equipment storage area towards the southern property line
- 8-foot high fence enclosure
- Station modules at 12 feet in height with vent stacks
- Awning for screening approximately 16.5 feet in height
- Grade change between station and residential
- 6-foot grade difference at sidewalk, but increases eastward
- Rear property line wall varies in height - Approximately 11.5 to 14.5 feet

New Pump Island

Driveway

Driveway

Parking

(E) Convenience Store

(E) Islands/Canopy with 12 temporary parking spaces

(E) Service Bays

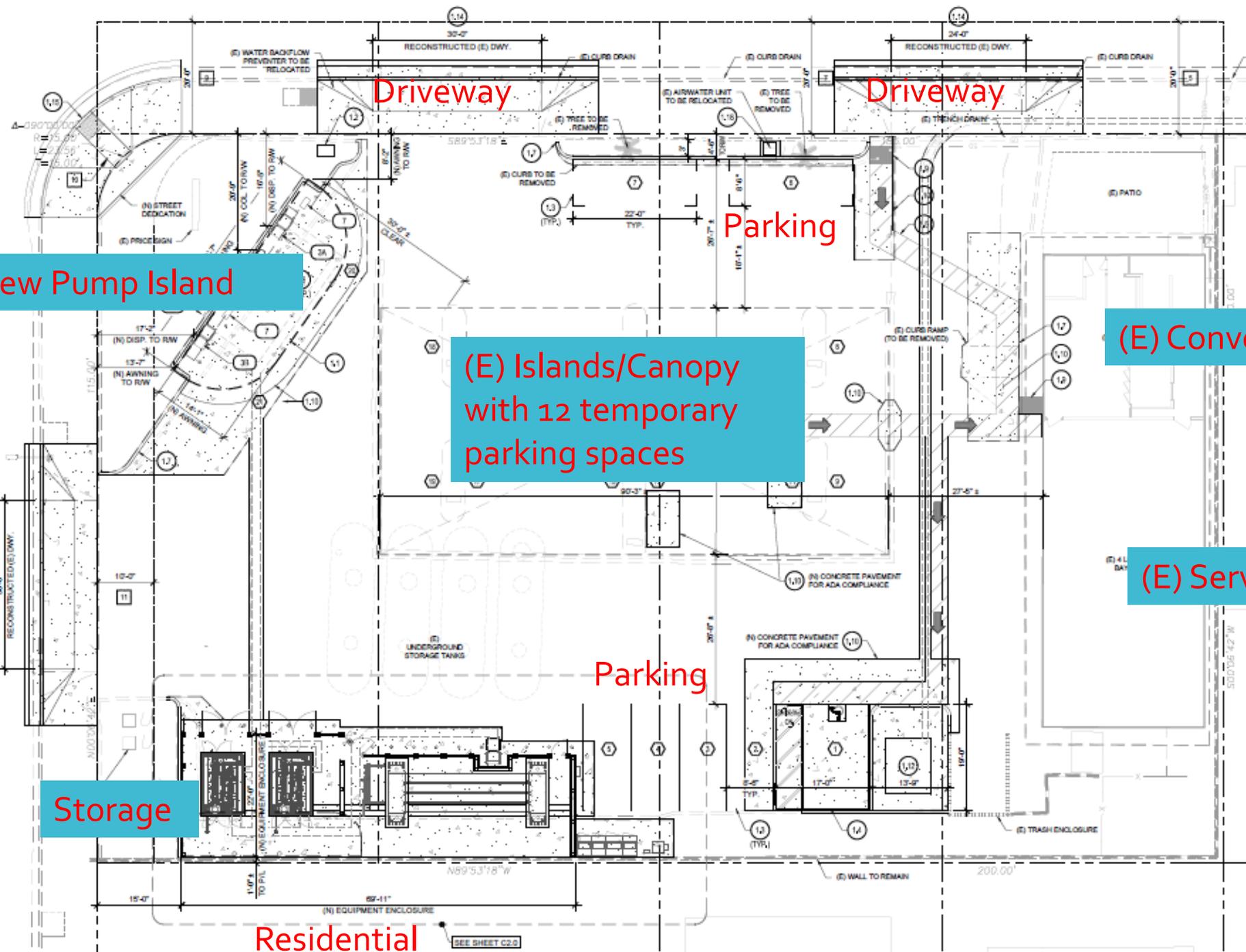
Driveway

Storage

Parking

Residential

INGLEWOOD AVE.





Mobil

Cash/Debit card Credit/Debit

3.39 Regular Gasoline 3.45

3.49 Extra Gasoline 3.59

3.59 Supreme Gasoline 3.69

3.69 Diesel 3.79

Car Care

Iwatani

H₂ Hydrogen Station

FOOD MART





Examples of equipment enclosures in San Francisco

CONDITIONAL USE PERMIT

- General Plan, resident-serving commercial services along main commercial corridor
- Pump island meets 16-foot setback
- Canopy below 30-foot building height limit
- Equipment enclosure meets allowable 8-foot fencing
- Three driveway access points
- Parking study notes adequate parking
- No foreseeable impacts to adjacent commercial properties
- Grade change with residential – little to no visual impact
- Acoustical analysis – Increase of only one (1) dB

PLANNING COMMISSION DESIGN REVIEW

- Maintain 18-foot min. driveway aisles for two-way traffic
- No natural terrain, but condition to improve landscaping
- Futuristic in design with green and white colors
- While in contrast to existing gas station, the contrast highlights the new environmentally-friendly fuel option
- Equipment enclosure is in earth tones
- Awning is green to match pump island

VARIANCE FOR PARKING

- Service Stations – 3 parking spaces per service bay
- 4 bays means 12 parking spaces total
- 13 existing spaces – Only 5 to remain plus 2 proposed parking spaces parallel to Artesia – 7 parking spaces
- Parking study – Two weekdays and Two weekend days
- Max. 6 spaces utilized, not including the 12 temporary parking spaces at the pump islands
- 7 proposed parking spaces sufficient
- Study reviewed and approved by the City Traffic Engineer

VARIANCE FINDINGS

- There are special circumstances applicable to the property, including size, shape, topography, location, or surrounding:
 - The location and site configuration of the existing station with fixed driveway locations, two way driveway aisles for vehicle and fuel tanker trucks significantly limits the ability to accommodate the additional pump island and associated hydrogen fueling equipment while maintaining required driveway aisles and adequate parking.
- The parking adjustment does not constitute a granting of special privileges. Parking adjustments are accommodated for businesses when parking studies demonstrate adequate parking is maintained. This approval is specific to the special circumstances of this site.
- The granting of this Variance in parking still supports the General Plan to have resident-serving commercial uses along this major corridor. Alternative fuel options serves the whole community.

COORDINATION

- Pre-Application meeting in April 2020
- Following September application submittal, materials routed to City Departments
- Fire Department - Comments regarding emergency stuff off, leak detection, etc.
- Engineering Division – Comments regarding ADA curb ramp, corner easement, all driveways to be reconstructed with pedestrian pathways
- All of these elements are conditions of approval within the proposed Resolution

STAFF RECOMMENDATION

Staff recommends that the Planning Commission adopt the Exemption Declaration, approve the Conditional Use Permit, approve the Planning Commission Design Review, and approve the Variance for a new Hydrogen Fueling Station and related equipment at 2714 Artesia Boulevard