



Below is a summary of the issues and concerns related to gasoline service stations in the City:

- Proliferation of service station uses
- Impacts on adjacent residential and other sensitive uses (e.g., schools, parks, etc.)
- Inconsistency with community character and future development pattern of City
- Limit or prevent more preferable/desirable uses at key locations
- Lost opportunity for neighborhood scale commercial development
- Potential to become brownfield sites due to contaminated soils
- Environmental Justice concerns due to unequal distribution and overconcentration
- Negative impacts: noise; air quality; litter; crime; trash; traffic; lighting
- Ancillary use impacts: car wash; convenience store/alcohol sales; repair service; fast food establishments
- Limited and inconsistent discretionary action required for approval – allowed “by-right”, site development permit, or conditional use permit depending on the zone.
- No development or performance standards in zoning code

## **ANALYSIS**

**Objectives:** The following objectives should be considered in order to address the issues and concerns outlined above and to form the basis for potential development standards and review and processing requirements:

- Limit location of new service stations by zone (remove use from some zones)
- Limit concentration of services stations with separation, adjacency, and distance requirements
- Prohibit or limit use adjacent to residential and other sensitive uses
- Limit by minimum lot size and frontage standards
- Prohibit or limit use as part of shopping center development
- Develop physical development standards (setbacks, buffering, screening, landscaping, walls, trash enclosures and receptacles, signage, driveway number and location, ingress/egress locations, parking, queuing, loading, etc.)
- Develop Design Standards (streetscape, building architecture, pedestrian access)
- Develop operation and performance standards (e.g., hours of operation, noise, lighting, restrooms, air and water services, ATM's, propane tank sales, outdoor display, etc.)
- Develop use regulations and standards for typical ancillary uses (e.g., car wash, repair services, convenience store, fast food establishments, etc.)
- Require a Conditional Use Permit (CUP) for all zones permitting the use
- Develop specific CUP findings to address potential impacts and potential compatibility issues
- Create new definitions

- Create a “deemed approved” process for existing service stations and subject them to operation and performance standards

**Current Zoning:** The zoning code lists gasoline service stations by various terms including “gasoline service station,” “vehicle service station,” “automobile service station,” and “liquid petroleum service station.” None of these terms are defined in the zoning code. The use is allowed in various commercial, industrial and manufacturing zones either “by-right”, with approval of a Site Development Permit (issued by the Community Development Director), or approval of a Conditional Use Permit depending on the zone.

In order to provide clarity and consistency, the zoning code amendment will include appropriate definitions for gasoline and vehicle fueling uses. In addition, it is recommended that gasoline service stations should be eliminated from some zones where the use may not be appropriate due to compatibility issues with adjacent land uses such as residential uses, schools, and parks. Appropriate zones for gasoline service stations that minimize the issues and concerns outlined herein will be identified in the proposed zoning code amendment.

Further, it is recommended that in all instances a CUP be required for approval of a gasoline service station and any ancillary uses. A CUP would be subject to the City’s public noticing requirements and discretionary review and action by the Planning Commission at a public hearing. Requiring a CUP for gasoline service stations will provide the City discretion in approving gasoline service stations based on specific required findings related to compliance with adopted development, operational, and performance standards; compatibility with adjacent land uses; minimizing impacts to the health, safety and general welfare of the community; minimizing circulation, parking, and traffic impacts; and compatibility with the General Plan.

**New Zoning Code Chapter:** In order to provide objective standards, and review and approval process for gasoline service stations, it is recommended that a new chapter be added to the zoning code for gasoline service stations. The new chapter will include the following sections:

- Purpose
- Objectives
- Definitions
- Permit Requirements and Exemptions
- Location and Separation Requirements
- Development and Design Standards
- Access and Circulation
- Ancillary Uses
- Parking
- Signs
- Operational and Performance Standards
- Legal Nonconforming and Deemed Approved regulations
- Required CUP Findings

The following is a summary of each of the proposed sections:

**Purpose:** This section will outline the purpose of the chapter including the following:

- To ensure gasoline services stations are compatible with adjacent land uses
- To provide objective development, performance, and operational standards
- To outline review and approval processes
- To identify appropriate zones for the use
- To supplement the standards in the underlying zone

**Objectives:** This section will outline the objectives of the development, performance, and operational standards including the following:

- Minimize the potential impacts of gas station uses including noise; air quality; litter; crime; trash; traffic; lighting, etc.
- Ensure gasoline services stations are compatible with adjacent land uses
- Address impacts of ancillary uses such as car washes, vehicle repair, convenience stores, drive-thru facilities, etc.
- Provide objective site planning, architecture, and landscape standards to enhance the aesthetics of gas station uses

**Definitions:** This section will provide detailed definitions related to gasoline service stations and the development, design, performance, and operational standards to create clarity and consistency within the zoning code.

**Permit Requirements and Exemptions:** This section will outline the permit requirements (i.e., Conditional Use Permit) for gasoline service stations and any ancillary uses by zone, as well as any exemptions for existing uses.

**Locational and Separation Requirements:** This section will address issues related to overconcentration, proliferation, and adjacency to sensitive uses. The following requirements are recommended for consideration:

- Minimum 1,000-foot separation from other gasoline service stations, except at a single intersection where a maximum of two service stations are permitted and sited in such a manner as to serve different traffic flows.
- Prohibit gasoline service stations abutting property zoned or designated by the General Plan for residential uses, schools, or parks. This would eliminate many opportunities for new service stations on Mission Blvd., Jurupa Road, and Limonite Avenue where an abundance of gas stations currently existing (See Attachment No. 1, Gas Stations Sites Map). Existing gas stations in these areas would be considered legal non-conforming and be subject to legal non-conforming and deemed approved regulations discussed below.
- If the Planning Commission recommends that new gas station uses should be continued to be allowed next to residential, school, or park use (no prohibition in the code), then it is recommended that a minimum 10-foot wide landscape buffer with solid row of screening trees, and 8-foot-high solid decorative masonry wall between both the gasoline service station and the sensitive use be required.
- Prohibit as part of a shopping center development to address queuing, access, conflicting uses. Allow as a stand-alone use only unless otherwise permitted by a Specific Plan or

Overlay Zone so that site specific development standards related to integration of a gasoline service station use can be addressed.

**Development Standards:** The following are recommended development standards for consideration:

- **Minimum Lot Size and Minimum Lot Width:** Minimum lot size of 40,000 sq. ft. and lot frontage of 175-200 feet for service station use (with specific exceptions based on site constraints). Large lot size and frontage requirements will limit potential locations and provide for more efficient site layout to minimize potential negative impacts.
- **Maximum Lot Coverage:** Maximum lot coverage recommended for a service station (including canopy) is 30% percent of the total lot size. No more than 20% of the total lot area shall be covered by a canopy. This will limit large-scale gas stations as well as multiple ancillary uses such as car washes, convenience stores, fast food, etc.
- **Building Setbacks:** Street- 25 feet; Interior/Rear-15 Feet. To encourage a more pedestrian streetscape, a gas station with a convenience store may be located a minimum of fifteen 15 feet from the right-of-way to provide for direct pedestrian connection and enhanced streetscapes.
- **Landscaping:** To provide adequate buffering and screening from adjacent properties and public rights-of-way, as well as to soften the aesthetics of gas station sites, the following landscape standards are recommended:
  - Landscaping shall comprise at least 20% of all non-building area. Street frontage landscaping shall be a minimum of 15 feet in width and bermed to no less than 2 feet in height. Minimum 10 foot-wide landscape planter areas shall be provided adjacent to all other exterior property lines. Planter areas shall be landscaped with trees, shrubs, and ground cover.
  - Not less than 400 square feet of planting areas shall be installed and maintained at the intersection of two property lines at street or highway corners. This will create a landscape focal point and enhance street intersection aesthetics.
  - Trees along all street frontages shall be fast-growing evergreen species, a minimum of 36"-inch box in size.
  - Shrubs planted along all street frontages shall be designed and maintained to screen vehicles from view from adjacent roadways to a minimum continuous overall height of 30 inches, measured from the finished grade of on-site pavement abutting the planter.
- **Walls:** A minimum six-foot high (eight-foot high required adjacent to residential, school, or park use) decorative masonry wall shall be installed and maintained along all interior property lines to provide a buffer from adjacent land uses.
- **Building Placement and Orientation:** Service station buildings shall be placed close to the street and oriented to the public view to enhance streetscape aesthetics and provide for pedestrian connections. Canopies shall be located away from corners.
- **Building and Canopy Design:** The maximum height for all fueling station buildings shall be 25 feet. In order to reduce the visual impact of the canopy structure and corresponding lighting, the maximum height of the canopy clearance shall be 16 feet and the maximum width of the canopy fascia shall be 30 inches. Canopy fascia shall match the color and texture of the primary building.

**Access and Circulation:** The intent of the specific access and circulation standards below is to ensure safe and convenient internal circulation and access to and from the site, while minimizing the negative visual impact of multiple curb cuts, discontinuous landscape, and excessive pavement.

- No more than two driveways or means of access shall be provided to any one street or highway. No more than 35% of any street frontage shall be devoted to curb cuts. Driveway widths will be determined based on site location and site layout subject to review by the City's Public Works Department.
- The internal circulation system shall allow for vehicle stacking without blocking ingress and egress on and off the site. The pump island shall be situated to provide stacking space for a minimum of two (2) vehicles behind the vehicle parked at the pump closest to the entrance and/or exit driveway.
- Pedestrian Access to Convenience Store/ Fast Food Establishment. A minimum of one (1) continuous four foot-wide internal decorative pedestrian walkway shall be provided from the perimeter public sidewalk of each abutting street to the nearest entrance to the convenience market or other commercial buildings on the site. Internal pedestrian walkways shall be distinguished from driving surfaces with raised sidewalks, special pavers, bricks, and/or scored/stamped concrete.

**Ancillary Uses:** This section will provide standards for ancillary uses that are typically associated with gasoline service stations to ensure compatibility and minimize impacts:

- Convenience Stores
- Alcoholic Beverage Sales
- Fast Food Establishments with drive-throughs
- Car Wash and vacuum area/use
- Vehicle Repair Services

**Parking and Circulation:** This section will outline specific parking and circulation requirements to ensure adequate on-site parking to meet the demands of ancillary uses, to provide adequate circulation and queuing, to prevent back-up into the right-of-way, and to provide adequate circulation for gas tanker and delivery trucks and include the following:

- Number of parking spaces required
- Parking space and aisle width dimensions
- Location of spaces on the site
- Loading requirements
- Queuing standards

**Signs:** This section will address the unique sign requirements for service stations and include the following:

- Master Sign Program to be approved as part of the CUP
- Standards for on-site advertising
- Standards for pricing signs
- Standards for canopy signs

- Standards for freestanding (pylon and monument) signs
- Standards for window signs
- Standards for temporary signs
- Standards for pumps signs
- Standards for car wash and vacuum area signs

**Operational and Performance Standards:** This section will include standards to address the following:

- Outdoor Display
- Repair Services
- Car Washes
- Noise
- Security
- Lighting
- Loading
- Deliveries
- Public Restrooms
- Air and Water Services
- Vacuum service areas
- Vapor Recovery Units
- Trash Receptacles and Enclosures
- Prohibition of vehicles sales and rentals on site

**Legal Nonconforming and Deemed Approved Regulations:** This section will include procedures for existing services stations that would become nonconforming due to the potential adoption of new standards from this code amendment including the following:

- Define development and operations standards that need to be brought into compliance and timeframes for said compliance.
- Develop “Deemed Approved” procedures for existing service stations to ensure compliance with applicable new development and performance standards.

**Required CUP Findings:** This section will include the specific required findings for the approval of the conditional use permit. The findings will require the following:

- Compatibility with surrounding uses
- Consistent with adopted development, design, operational, and performance standards
- Health, safety and general welfare
- Reduce impacts to traffic, circulation, and parking
- Limit noise and lighting impacts
- Consistency with the General Plan policies, goals, and objectives

## NEXT STEPS

Prepare a draft zoning code amendment ordinance. The draft ordinance will provide specific development standards and review and processing requirements for gasoline service station as outlined in this report. Then, public hearings by the Planning Commission and City Council will be scheduled to consider the proposed ordinance.

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## Attachments:

1. Existing, Proposed and Potential Gas Station Location Map