

**CITY OF ANGELS
CITY COUNCIL
ORDINANCE No. 556**

**AMENDING ANGELS MUNICIPAL CODE SECTION 17.06.240 ADDRESSING STATE
REQUIREMENTS STREAMLINING PERMITTING FOR ELECTRICAL VEHICLE
CHARGING STATIONS (EVCS) AND HYDROGEN FUELING STATIONS (HFS)**

WHEREAS, the City of Angels Planning Commission is authorized by City of Angels Municipal Code Section 17.85.020 generally to assist and advise the city council and the public in matters pertaining to planning so as to protect and promote the public health, safety, and general welfare; and

WHEREAS, the Planning Commission held a duly noticed public hearing on July 9, 2026, and received public input on the proposed code amendments and associated supporting documents and recommended to the City Council adoption of the proposed changes pursuant to Resolution of Intent 26-09 on a vote of 4-0 (Tiscornia absent); and

WHEREAS, the proposed code amendments and supporting documents are consistent with the City of Angels General Plan; and

WHEREAS, The proposed code amendments and supporting documents are consistent with the City of Angels Municipal Code; and

WHEREAS, the proposed code amendments and supporting documents will not be substantially detrimental to the health, safety, or general welfare of the city; and

WHEREAS, pursuant to the state and City guidelines for implementing the California Environmental Quality Act (CEQA), the proposed amendment is exempt from further review, pursuant to Section 15303, Class 3 (New Construction of small structures) of the City and State Guidelines for the implementation of CEQA.

WHEREAS, the proposed code amendments are included herein in **Attachment A** to this ordinance; and

WHEREAS, the City Council introduced the ordinance at its meeting of August 4, 2026, and August 18, 2026, for a second reading;

NOW, THEREFORE BE IT RESOLVED that the City Council of the City of Angels does hereby approve amending Angels Municipal Code Section 17.06.240 addressing state requirements streamlining permitting for Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS).

PASSED AND ADOPTED this 18th day of August 2026, by the following vote:

AYES:
NOES:
ABSTAIN:
ABSENT:

Caroline Schirato, Mayor

Haley Bugarin, City Clerk



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Exhibit A to Ordinance 556

Add a new Section 17.06.240 as follows:

17.06.240 Electrical Vehicle Charging Stations (EVCS) and Hydrogen Fueling Stations (HFS)

A. Definitions

For the purposes of this section, the following definitions apply:

- i. "A feasible method to satisfactorily mitigate or avoid the specific, adverse impact" includes, but is not limited to, any cost-effective method, condition, or mitigation imposed by the city on another similarly situated application in a prior successful application for a permit.
- ii. "Electronic submittal" means the utilization of one or more of the following: email, internet, or facsimile.
- iii. "Electric vehicle charging station" or "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.
- iv. "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.
- v. "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.

B. Building Permit Required

- i. An EVCS shall be administratively approved through the issuance of a building permit except as provided in Paragraph D.
- ii. A HFS shall be administratively approved through the issuance of a building permit on a parcel that satisfies either of the following:
 - a) It is zoned for industrial or commercial development and does not contain any residential units; or



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- b) 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;

except as provided in Paragraph D.

C. Building inspector review

- i. The building inspector’s review shall be limited to whether the EVCS or HFS 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 EVCS or HFS will not have a specific, adverse impact upon the public health or safety.
- ii. An EVCS shall meet all applicable safety and performance standards established by the California Electrical Code, the Society of Automotive Engineers, the National Electrical Manufacturers Association, and accredited testing laboratories such as Underwriters Laboratories and, where applicable, rules of the Public Utilities Commission regarding safety and reliability, or rules of the Department of Food and Agriculture regarding safety, reliability, weights, and measures.

Installation of electric vehicle charging stations and associated wiring, bonding, disconnecting means and overcurrent protective devices shall meet the requirements of Article 625 and all applicable provisions of the California Electrical Code.

Installation of electric vehicle charging stations shall be incorporated into the load calculations of all new or existing electrical services and shall meet the requirements of the California Electrical Code. Electric vehicle charging equipment shall be considered a continuous load.

Anchorage of either floor-mounted or wall-mounted electric vehicle charging stations shall meet the requirements of the current California Building or Residential Code as applicable per occupancy, and the provisions of the manufacturer’s installation instructions. Mounting of charging stations shall not adversely affect building elements.

- iii. A HFS shall meet all of the following, as applicable:
 - a) Safety and performance standards established by the Society of Automotive Engineers and accredited nationally recognized testing laboratories.
 - b) All applicable state laws and regulations pertaining to hydrogen fueling, including any rules established by the State Air Resources Board, Energy



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Commission, or Department of Food and Agriculture regarding safety, reliability, weights, and measures.

- c) Guidance established by the Governor's Office of Business and Economic Development, as outlined in the Hydrogen Station Permitting Guidebook.

D. Finding of specific adverse impact

It is the intent of this Section to encourage the installation of electric vehicle charging stations by removing obstacles to permitting for charging stations so long as the action does not supersede the building inspector's authority to address higher priority life-safety situations. If the building official makes a finding based on substantial evidence that the EVCS or HFS could have a specific adverse impact upon the public health or safety, as defined in this Section, the city may require the applicant to apply for a use permit. The decision of the building inspector may be appealed to the Planning Commission in accordance with Section 17.81.020.

E. Findings for denial of a conditional use permit

If a conditional use permit is required pursuant to **Paragraph D**, denial shall require written findings based upon substantial evidence in the record that:

- i. the proposed installation would have a specific, adverse impact upon the public health or safety, and
- ii. there is no feasible method to satisfactorily mitigate or avoid the specific, adverse impact.

Findings shall include the basis for the rejection of potential feasible alternatives for preventing the adverse impact. Any conditions imposed on an application to install an EVCS or HFS shall be designed to mitigate the specific, adverse impact upon the public health or safety at the lowest cost possible.

F. Conditions of approval

In addition to limitations establish in **Paragraph E**, the city shall not condition approval of an EVCS or HFS on the approval of the station by an association, as that term is defined in Section 4080 of the California Civil Code (i.e., a nonprofit corporation or unincorporated association created for the purpose of managing a common interest development).

G. Application, Review and Streamlined Permitting

i. Checklist

The City shall maintain a checklist of all requirements that qualify an EVCS (or HFS for streamlined review in accordance with **Paragraph H**.

ii. Complete application



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Prior to submitting an application for processing, the applicant shall verify that the installation of an electric vehicle charging station will not have a specific, adverse impact to public health and safety and building occupants. Verification by the applicant includes but is not limited to electrical system capacity and loads; electrical system wiring, bonding and overcurrent protection; building infrastructure affected by charging station equipment and associated conduits; areas of charging station equipment and vehicle parking.

Upon confirmation by the building official that the permit application and supporting documents meet the requirements of the city's adopted checklist, and are consistent with all applicable laws and health and safety standards, the building official shall, consistent with Government Code Section [65850.7](#), approve the application and issue all necessary permits. Such approval does not authorize an applicant to energize or use the electric vehicle charging station until approval is granted by the city.

iii. Incomplete application

If the building inspector determines that the permit application is incomplete, he or she shall issue a written correction notice to the applicant, detailing all deficiencies in the application and any additional information required to be eligible for expedited permit issuance.

H. Checklists and Permit Submittal

i. Checklists

Checklists, including required permitting documentation, shall be published and maintained on the city's website. Checklists shall contain the recommendations of the "Electric Vehicle Charging Station Permitting Guidebook" and the "Hydrogen Station Permitting Guidebook" published by the Governor's Office of Business and Economic Development, as applicable and as modified due to unique climactic, geological, and topographical conditions.

ii. Electronic submittal and signature

Electronic permit submittal shall be available. Electronic signatures on all forms, applications, and other documentation are permitted.

I. Sunset

This Section shall remain in effect through January 1, 2030, unless legislation is adopted to extend the deadline.



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