



Gas Station Regulation Discussion

Climate Action Subcommittee

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Presentation Outline

Purpose

Existing City Gas Station regulations

Gas Station Locations

Local & State Context

Local Gas Station Prohibition Example

City Policy Options

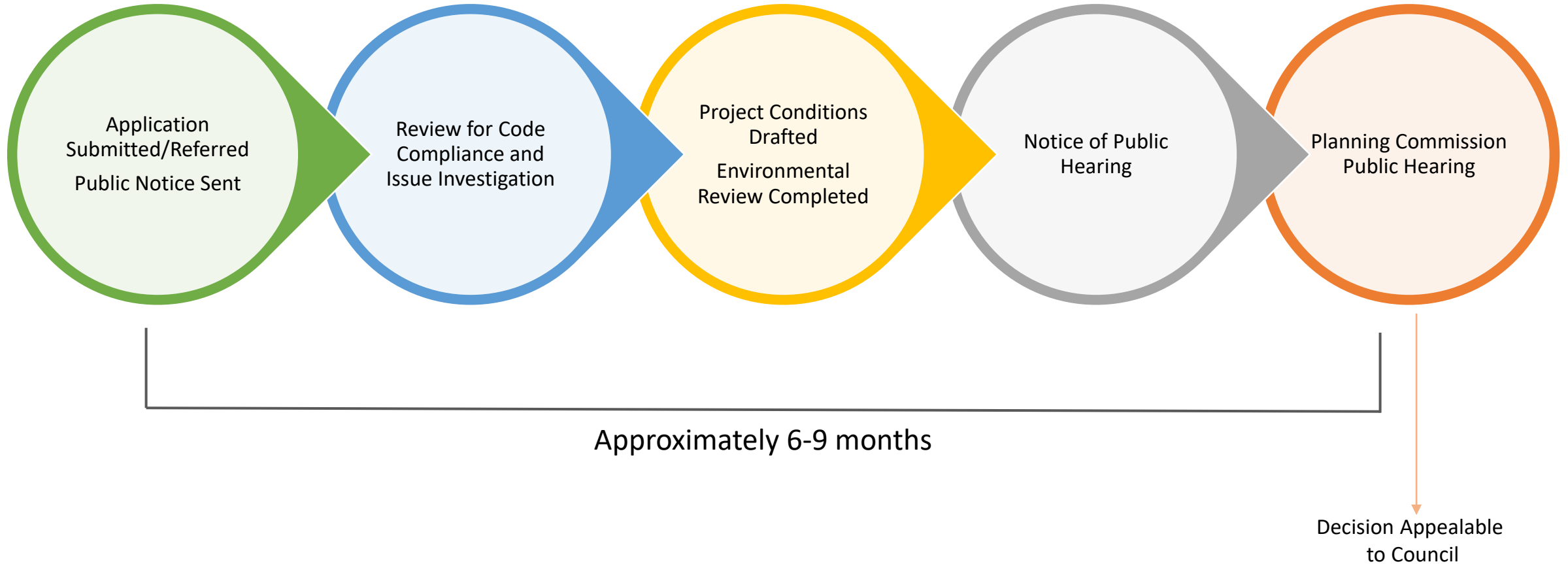
Current Regulations

Gas Station. A retail business selling gasoline and/or other motor vehicle fuels, and related products.



Allowed by Conditional Use Permit
in Office Commercial, Neighborhood Commercial, General Commercial, Motor Vehicle Sales, Station Mixed Use, Maker Mixed Use, Community Shopping Center, Light Industrial, General Industrial zoning districts

Conditional Use Permit Process

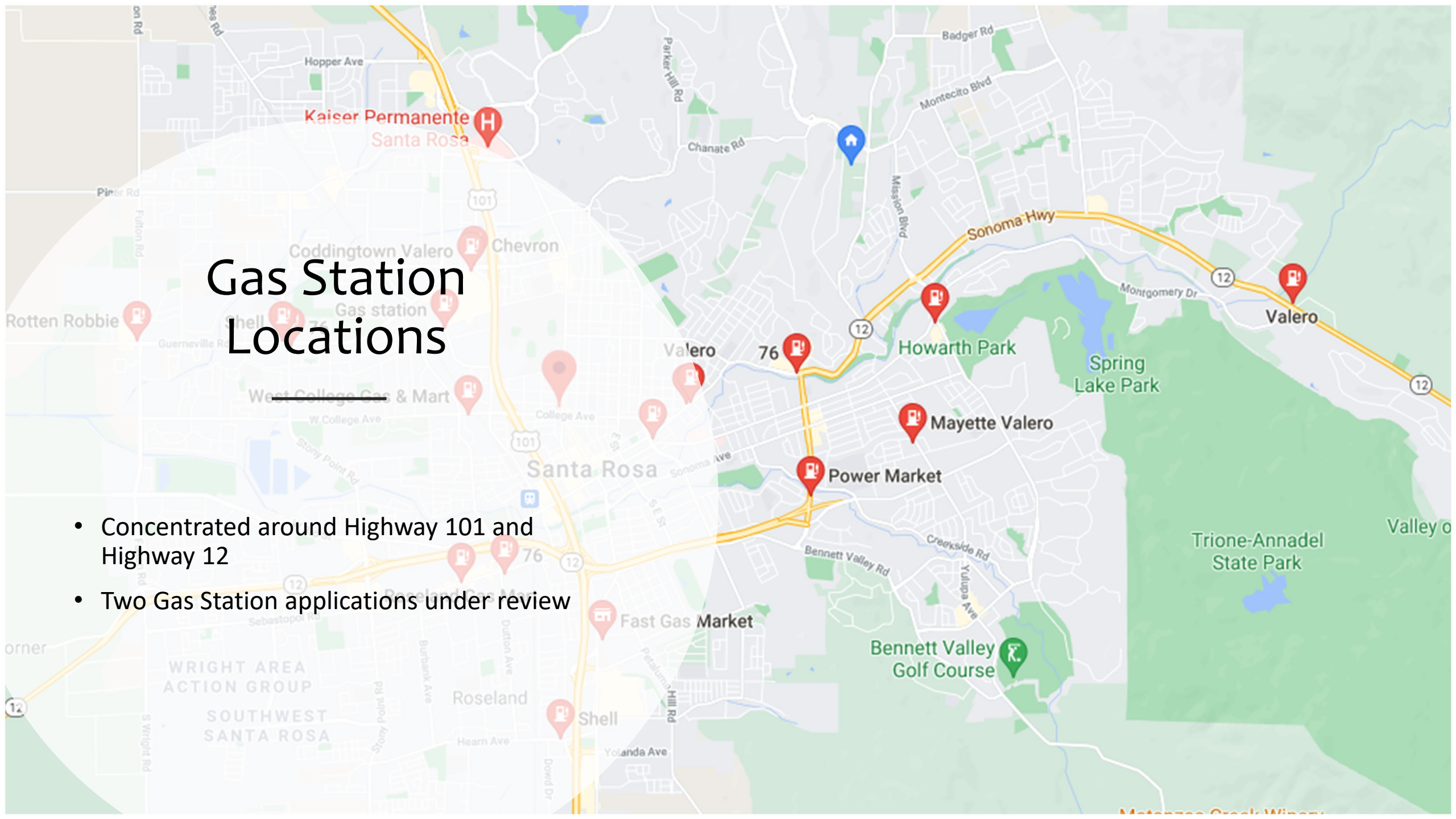


Current Standards for Gas Stations

- Site area and dimensions
- Cannot adjoin most residential zoning districts or single-family or two-family residential uses
- Minimum of 500 feet from any other service station site, unless:
 - Within 50 feet of the Highway 101 intersections and Highway 12 intersections
 - Gas Station incorporated into a PD project
- Physical removal required by the owner if Gas Station becomes nonconforming and is abandoned for 6 months, or 365 days in a two-year period

Gas Station Locations

- Concentrated around Highway 101 and Highway 12
- Two Gas Station applications under review




Local & State Context

- State Executive Order banning gas powered cars by 2035
- State Executive Order to reach carbon neutrality by 2045
- Climate Action Plan – Focus on renewable energy generation and use and reducing transportation emissions
- Local goal to reach carbon neutrality by 2030
 - Climate Emergency Resolution



Gas Station Regulations - City of Petaluma

Petaluma adopted Ordinance to Prohibit New Gas Stations

- March 2021
 - First known jurisdiction in Country to prohibit the construction of new gas stations
 - Allows for continued operation of existing gas stations
 - No expansion
 - Transition to serve zero emission vehicles allowed
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Santa Rosa Policy Options



Prohibit new Gas
Stations within City limits



Modify existing
regulations



No regulation change –
market driven



Questions & Discussion

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