

**LOS ANGELES CITY PLANNING DEPARTMENT
RECOMMENDATION REPORT**

CITY PLANNING COMMISSION	CASE NO:	CPC-1992-0043-CA
	CEQA:	ENV-2003-7106-CE
	LOCATION:	Citywide
DATE: February 10, 2005	COUNCIL DISTRICTS:	All
TIME: after 9:30a.m. *	PLAN AREAS:	All
PLACE: Room 1010 City Hall 200 North Spring St. Los Angeles, CA 90012	RELATED FILE:	Council File No. 03-1091

PUBLIC HEARING REQUIRED

REQUEST: Amendment to Sections 12.03, 12.17.5, 12.17.6, 12.18, 12.19, 12.21, 12.40 and 56.08 of the Los Angeles Municipal Code, and revisions to the Landscape Guidelines.

SUMMARY: A proposed ordinance (Appendix A) amending the Los Angeles Municipal Code to streamline the landscaping ordinance, and revise the Landscape Guidelines (Exhibit 1) to respond to changes in landscape practices.

RECOMMENDATION:

1. Adopt the staff report as its report on the subject.
2. Adopt the attached findings.
3. Adopt the proposed ordinance (Appendix A) and recommend its adoption by the City Council.
4. Adopt the proposed revisions to the Landscape Guidelines (Exhibit 1).

CONTACT INFORMATION: Michael O'Brien, City Planning Associate, 213-482-7077

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Appendix A	Proposed Ordinance
Exhibit 1	Landscape Guidelines

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the Commission Secretariat, 200 North Main Street, Room 532, Los Angeles, CA 90012 (Phone No.213/978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to the week prior to the Commission's meeting date. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agenda herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assisting listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure availability of services, please make your request no later than three working days (72 hours) prior to the meeting by calling the Commission Secretariat at 213/978-1300.

SUMMARY

Ordinance 170,978 (the Landscape Ordinance) became effective on May 12, 1996, and the City Planning Commission-adopted Guidelines implementing it became operational on July 12, 1996. Experience over the past 8 years has shown some changes to the Guidelines are appropriate to make them more efficient, and to respond to changes in landscape practices.

On May 30, 2003, the City Council directed the Department of City Planning to review the Guidelines to make them a more effective tool for reducing landscape water use, to mitigate the urban heat island effect, to reduce the dependence on fossil fuels to heat and cool buildings, to address surface erosion, and to improve ground water recharge (CF 03-1091).

A task force of Green Industry representatives convened for several meetings, reviewed both the Zoning and Planning Code sections, and made recommendations for amendments to the Los Angeles Municipal Code (Proposed ordinance, Appendix A) and to the Landscape Guidelines, (Exhibit 1).

FINDINGS

1. In accordance with Charter Section 556, the proposed ordinance (Appendix A) and revisions to the Landscape Guidelines amendments (Exhibit 1) are in substantial conformance with the purposes, intent, and provisions of the General Plan.

General Plan Framework. The proposed amendments are in conformity with Policy 9.9.1 (Water Supply) of the City's General Plan Framework to pursue all economically efficient water conservation methods at the local level, and Policy 9.9.7, to incorporate water conservation practices in the design of new projects; Policy 9.41.2 (Urban Forest), to encourage the use of permeable paving wherever possible, and Policy 9.43.2, to adopt planting standards which provide for sufficient quantity and quality of soil to help trees reach their optimum size; Policy 7.4.1 (Economic Development), to maintain a streamlined development review process, and Policy 7.4.2 to maximize opportunities for "by-right" development.

Urban Water Management Plan, and FY2001-2002 Annual Update. The proposed amendments to the Guidelines are in conformity with the Year 2000 Urban Water Management Plan (Water Conservation) as they strengthen the City's water conservation standards for landscaping; and

2. In accordance with Charter Section 558 (b) (2), that the subject ordinance (Appendix A) and the revisions to the Landscape Guidelines (Exhibit 1) will have no adverse effect upon the General Plan, specific plans, or any other plans being created by the Department of City Planning because the proposed ordinance is consistent with the General Plan and carries out the General Plan goals, policies and objectives discussed above. There will be no substantive changes made to the existing Municipal Code and therefore there will be no effects on any above-referenced plan; and
3. In accordance with Charter Section 558 (b) (2), the proposed ordinance (Appendix A) and revisions to the Landscape Guidelines (Exhibit 1) will be in conformity with the public necessity, convenience, general welfare and good zoning practice. The Guidelines continue to coordinate landscape practices that are already required on a case by case basis during project review.

They recognize that the water supply situation for the city of Los Angeles has changed over the years, and brings landscape practice in conformity with the existing and projected reduced water supplies available to the City. The proposed ordinance (Appendix A) will reduce redundancies and eliminate conflicts in the Zoning Code; and

4. The proposed ordinance (Appendix A) and the revisions to the Landscape Guidelines (Exhibit 1) are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2, Subsection m of the City's CEQA Guidelines (ordinances which do not of themselves have an impact on the physical environment). The proposed ordinance (Appendix A) and the revisions to the Landscape Guidelines (Exhibit 1) simplifies the approval and appeal processes for development projects. The revisions to the Landscape Guidelines (Exhibit 1) apply only to future development projects. The proposed ordinance (Appendix A) merely simplifies and clarifies existing provisions of the Code. All projects are still subject to zoning, environmental, and land use laws that regulate development throughout the City at the time the applications are filed. Each individual project will have its own environmental review.

CON HOWE
Director of Planning

APPROVED BY:

ROBERT JANOVICI
Chief Zoning Administrator

REVIEWED BY:

CORA SMITH
Senior City Planner

PREPARED BY:

MICHAEL O'BRIEN
City Planning Associate

STAFF REPORT

REQUEST

On May 30, 2003, the City Council directed the Department of City Planning to review the Guidelines to the City's Landscape Ordinance (Ord. 170,978, effective May 12, 1996, Sections 12.40 through 12.43 of the Zoning Code) to make them a more effective tool for reducing landscape water use, to mitigate the urban heat island effect, to reduce the dependence on fossil fuels to heat and cool buildings, to address surface erosion, and to improve ground water recharge (CF 03-1091).

DISCUSSION

Per Council direction, a task force of Green Industry representatives convened for several meetings from October 2003 through April 2004, and reviewed both the Landscape Guidelines and Municipal Code Sections regarding landscape. Participating were the American Society of Landscape Architects, the California Landscape Contractors Association, the Los Angeles & San Gabriel Rivers Watershed Council, the California Native Plant Society, the Mountains Recreation and Conservation Authority, The River Project, interested professionals, and affected City Departments. The representatives agreed on changes to the Municipal Code and the Guidelines, to implement Council's direction.

The representatives agreed that the existing landscaping guidelines were "too easy" to meet, and therefore proposed strengthening the requirements. Some outmoded Guidelines were removed, and some new Guidelines were included in the light of experience and changing professional standards and practices.

An application of the proposed Guidelines to several representative projects indicates that typical projects should be able to comply with the Guidelines, although some lax practices in the Green Industry might have to be changed to effect compliance.

The representatives also identified several Municipal Code sections (proposed ordinance, Appendix A) that could easily be amended to remove conflicts and confusions that presently exist in the Code. The representatives recommend that the Commission adopt these Planning and Zoning Code changes for transmittal to the City Council for adoption.

The representatives also recommend that the Commission adopt the Landscape Guidelines (Exhibit 1) as implementing the Council's direction. It is also recommended that the operational date of the adoption be postponed for 60 days in order to allow time for promulgation of the new Guidelines to the landscape industry.

Guidelines

Guidelines C, Air Quality Enhancement. The only substantive change is to reduce the radius of off-site mitigation from five miles to one mile. This is in accordance with good environmental practice that mitigation should occur on the project site, or as close to the project site as feasible. This Guideline was examined in order to respond to the Council charge concerning mitigating the urban

heat island effect.

Guidelines D, Planting Techniques. Minor corrections to resolve ambiguities and to recognize current state of the art planting techniques.

Guidelines I, Slope Planting. Minor corrections to resolve ambiguities. This Guideline was examined in order to respond to the Council charge to address surface erosion.

Guidelines J, Exceptions to "Project". Minor corrections to resolve ambiguities.

Guidelines K, Vehicular Use Areas. Minor corrections to resolve ambiguities. One deleted paragraph is inserted in Guidelines O. This Guideline was examined in order to respond to the Council charge concerning mitigating the urban heat island effect and to improve ground water recharge.

Guidelines L, Shading of Walls of Structures. The representatives examined this Guideline and found that no corrections or improvements were required. This Guideline was examined in order to respond to the Council charge to reduce the dependence on fossil fuels to heat and cool buildings.

Guidelines N, Document Submittal Requirements. Minor deletion. Sentence unnecessary as it is implied by provisions of the State Business and Professions Code regulating the practice of landscape.

Guidelines O, Landscape Point System. Experience with hundreds of projects has demonstrated that almost any project can successfully accumulate more than enough points. Therefore, the representatives agreed that enhancement of points required was appropriate, to make the Guidelines more than an academic exercise. To counterbalance the increased number of points, increased opportunities to accrue points were provided. This Guideline was examined in order to respond to the Council charge concerning mitigating the urban heat island effect and to improve ground water recharge.

Guidelines O, Alternatives 1. Expanded to include the RAS zones, to enhance their desirability for development.

Guidelines O, Alternatives 2. Deleted. The representatives felt that this alternative wound up allowing no landscape at all to be provided, and felt that this was inappropriate.

Guidelines O, Alternatives 3. Since the original Guidelines were written, opportunities for restoration have diminished, and the problem of invasive non-native plants has increased. To recognize this change in circumstances, restoration was eliminated, and credit for weed abatement was substituted.

Guidelines AA, Water Management Point System. Experience with hundreds of projects has demonstrated that almost any project can successfully accumulate more than enough points. In addition, when the Guideline was adopted, it was realized that part of its purpose was to educate the industry in the importance of water conservation, and not necessarily to greatly impact water use in the landscape. Therefore, the representatives agreed that enhancement of points required was appropriate, to make the Guidelines more than an academic exercise.

In addition, the water supplies of the West and the City of Los Angeles in particular have diminished in the years since the Guidelines were originally adopted. The Department of Water and Power has had to reduce intake from Mono Lake, and supplies from the Owens Valley have been reduced as part of settlement of a lawsuit to mitigate damage to Owens Valley, reducing by about one-third the City's historical supply from that source. Potential water supplies from the State Water Project through the Metropolitan Water District have diminished in the wake of the CALFED accord, which provides for increased water supplies for the environment, and hence less for urban water users. Recent reductions in Colorado River supply, as "surplus" water will no longer be available for California's water needs through the MWD also impact the potential water supply available to the City. Notwithstanding recent agreements, such as that between the MWD and the Palo Verde Irrigation District, total supplies of Colorado River water are not expected to increase. Also, the West is experiencing a years-long drought, with no sign of it breaking. Finally, considerations of global warming indicate that water supplies will be far outstripped by demand in the West. All of these factors indicate that enhanced requirements for water conservation in the landscape are appropriate.

Staff recommends that the revisions to the Guidelines be made operative 60 days after their date of adoption, in order to give time for their dissemination to the landscape industry and to the public.

Amendments to the Municipal Code

The representatives endorsed the proposed ordinance (Appendix A) to the Municipal Code, The purpose of these amendments is to remove errors, ambiguities, and conflicts from the Code, which will help the public more easily understand the Code, and reduce public confusion. The practice of Building and Safety in referring projects for landscape review to the Department of City Planning is consistent with these Code revisions.

CONCLUSION

The proposed ordinance (Appendix A) and the revisions to the Landscape Guidelines (Exhibit 1) are in accordance with the instructions of the City Council to prepare the necessary amendments to the Planning and Zoning Code, thereby, clarifying various sections of the Code and eliminate redundancies and also to review the Landscape Guidelines to make them a more effective tool for reducing landscape water use, to mitigate the urban heat island effect, to reduce the dependence on fossil fuels to heat and cool buildings, to address surface erosion, and to improve ground water recharge.

ENVIRONMENTAL IMPACT

The attached proposed ordinance (Appendix A) and the Landscape Guidelines (Exhibit 1) are exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to Article II, Section 2, Subsection m of the City of Los Angeles CEQA Guidelines (ordinances which have no negative impact on the physical environment). Individual development projects will be examined under CEQA for environmental impacts stemming from the project.

PROPOSED ORDINANCE FOR DISCUSSION

An ordinance amending Sections 12.17.5, 12.17.6, 12.18, 12.19, 12.21, 12.40 and 56.08 of the Los Angeles Municipal Code to amend the Landscape Ordinance.

THE PEOPLE OF THE CITY OF LOS ANGELES

DO ORDAIN AS FOLLOWS:

Section 1. Subdivision 1 of Subsection D of Section 12.17.5 of the Los Angeles Municipal Code is hereby amended to read:

1. **Front Yard** - On all lots 100 feet in depth or less, 5 feet; on all lots in excess of 100 feet in depth, 15 feet. All front yards shall be suitably landscaped and maintained except for necessary driveways and walkways, in addition to the provisions of Sections 12.40 through 12.43 of this Code.

Sec. 2. Paragraph (d) of Subdivision 8 of Subsection A of Section 12.17.6 of the Los Angeles Municipal Code is hereby amended to read:

(d) all property adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street, and extending the full length of property contiguous to the street except for areas necessary for ingress and egress, in addition to the provisions of Sections 12.40 through 12.43 of this Code; and;

Sec. 3. Subdivision 1 of Subsection C of Section 12.18 of the Los Angeles Municipal Code is hereby amended to read:

1. **Front Yard** - On all lots 100 feet in depth or less, 5 feet; on all lots in excess of 100 feet in depth, 15 feet. All front yards shall be suitably landscaped and maintained except for necessary driveways and walkways, in addition to the provisions of Sections 12.40 through 12.43 of this Code.

Sec. 4. Subparagraph (5) of Paragraph (b) of Subdivision 4 of Subsection A of Section 12.19 of the Los Angeles Municipal Code is hereby amended to read:

(5) In the event the use is conducted in an area enclosed by a wall or fence as hereinabove provided, all property adjacent to any street is landscaped to a minimum depth of two feet measured at a right angle from the adjacent street and extending the full length of the property contiguous to such street except for areas necessary for ingress and egress, in addition to the provisions of Sections 12.40 through 12.43 of this Code.

Sec. 5. Sub-Subparagraph (i) of Subparagraph (2) of Paragraph (u) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

(i) Sufficient open space shall be provided to permit surface parking meeting the requirements of this subdivision and Subdivision 5 of this subsection. Such open space shall be developed only with landscaping or with recreational or similar facilities which would not prevent conversion of such open space to surface parking, in accordance with the

landscape requirements of Section 12.21 G of this Code; or

Sec. 6. Sub-Subparagraph (ii) of Subparagraph (2) of Paragraph (u) of Subdivision 4 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

(ii) Sufficient open space shall be provided to permit the future construction of a parking structure which would provide the additional number of parking spaces necessary to meet the requirements of this subdivision and Subdivision 5 of this subsection. Such open space shall be developed only with landscaping or with recreational or similar facilities which would not prevent use of such open space to erect a parking structure. There shall also be provided at least 10 square feet of indoor recreation space and at least 50 square feet of usable open space, for each dwelling unit in the development, such space to be available and accessible to all residents of the development. Such open space may be located on the ground, on terraces or on rooftops, shall be landscaped or developed for active or passive recreation and may include roofed recreation areas, swimming pools, or where not otherwise prohibited, unenclosed porches and summerhouses enclosed on not more than one side, all in accordance with the landscape requirements of Section 12.21 G of this Code. Such open space shall not include land used for required front or side yards, private streets, driveways, passageways, or for parking, loading or service areas, but may include walkways.

Sec. 7. Paragraphs (e) and (f) of Subdivision 6 of Subsection A of Section 12.21 of the Los Angeles Municipal Code are hereby deleted as follows:

~~(e) **Wall Height.** The wall required by Paragraph (d) hereof or constructed in~~

~~compliance with Paragraphs (g) or (h) hereof, shall be not less than five feet nine inches in height, except under the following circumstances:~~

~~(1) The wall shall not be less than four feet in height in any lot where the surface of the parking area is raised one foot nine inches or more above the natural ground, said wall to be measured from the finished grade of the parking area. Provided, however, that where the wall requirements here specified would exceed those specified in Section 12.22 C 20 (f), the provisions of Section 12.22 C 20 (f) shall control.~~

~~(2) The wall shall not be less than three feet in height under the following circumstances:~~

~~(ii-a) On that portion of a lot in the A or R Zone which extends into the required front yard;~~

~~(ii-b) On that portion of a lot in a P (not including the A or R Zones), PB, C or M1 Zone within 15 feet of the front lot line.~~

~~(ii-c) On that portion of a corner lot within five feet of the side street lot line.~~

~~(ii-d) Along any lot line abutting a street.~~

~~(f) **Wall Construction and Maintenance.** Walls required by this subdivision or~~

~~constructed in compliance with Paragraphs (g) and (h) hereof, when located along the lot lines of parking areas and said lot lines abut a street, shall be of concrete or masonry construction, but need not be solid walls, provided that any open areas in said walls shall be designed for architectural effect. Walls, or portions of walls, abutting a street and constructed above the minimum three-foot height required by this subdivision shall be designed to permit visibility into the parking area from the street and shall be constructed of wrought iron, vista-type masonry or other materials as approved by the Department of Building and Safety.~~

~~All other walls required by this subdivision shall be without openings, and shall be of concrete or masonry provided, however, that other materials may be used in the construction of the wall enclosing a private parking area containing not more than four parking spaces. All concrete or masonry walls shall have a minimum nominal thickness of six inches unless designed to withstand lateral force and constructed pursuant to plans approved by the Department of Building and Safety.~~

~~All walls shall be maintained in good condition.~~

Sec. 8. Paragraphs (h) and (i) of Subdivision 6 of Subsection A of Section 12.21 of the Los Angeles Municipal Code are hereby deleted as follows:

~~(h) **Improvement.** Where a lot located in either an A, R, or A or R in combination with a P Zone, or is serving as a parking area for the primary use of as specific building or buildings, and said lot is used for a public or private parking area for more than 20 vehicles, at least four percent of the parking area shall be devoted to improvements as follows:~~

~~(1) One-fourth of the required four percent improvement shall be credited for street trees planted in accordance with plans approved by the Street Tree Division. Approval shall be granted for any plan which complies with the Master Plan for Street Trees. Existing street trees shall be considered in satisfying this provision;~~

~~(2) One-fourth of the required four percent improvement shall be credited for walls, provided that walls are constructed along all lot lines abutting a street. Existing walls shall be credited;~~

~~(3) Up to and including three-fourths of the four percent improvement shall be credited for landscaped setback areas, provided that the total of said setback area is equal to the percent of the total parking area credited;~~

~~(4) Up to and including three-fourths of the four percent improvement shall be credited for interior landscaping, provided that the total of such landscaped area is equal to that percent of the total parking area being credited;~~

~~(5) On those lots having no street frontage, four percent improvement shall be credited for interior landscaping provided the total of such landscaped area is equal to that percent of the total parking area being credited.~~

~~(i) **Landscaping.** Those portions of a lot developed as a public parking area on which automobile parking is prohibited by Paragraph (a) above, or otherwise not improved, shall be fully landscaped with lawn, trees, shrubs or suitable groundcover, and no portion~~

~~except the access driveways shall be paved.~~

~~Where a wall is not required along any lot line of an automobile sales area abutting a street, said sales area shall incorporate a landscaped area or areas in the amount of at least three percent of said sales areas.~~

~~All landscaping required by the provisions of this subsection or provided in compliance with Paragraphs (g) or (h) hereof shall be installed in accordance with a plan approved by the City Planning Department. Approval shall be granted for any wherein the design and materials proposed therein are reasonably appropriate for the use and appearance of the parking area. Such landscaped areas shall be equipped with a water sprinkler system and shall be maintained free of weeds and debris.~~

Sec. 9. Subparagraph (2) of Paragraph (b) of Subdivision 20 of Subsection A of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

(2) Landscape and Irrigation Plan. A Landscaping and Irrigation Plan, drawn to scale, and elevation drawings including “before” and “after” photographs indicating size, spacing and type of plantings required in Subparagraph (6) of Paragraph (a) (Landscaping), and indicating steps to be taken to provide screening as required in Subparagraph (5) of Paragraph (a) (Screening) to meet the visual impact standard of Subparagraph (4) of Paragraph (a) (Visual Impact) of this subdivision, and in accordance with Sections 12.40 through 12.43 of this Code.

Sec. 10. The third unnumbered paragraph of Paragraph (g) of Subdivision 1 of Subsection C of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

All portions of the required front yard of two family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RD, R3, RAS3, R4, RAS4, R5, or C Zones not used for necessary driveways and walkways, including decorative walkways, shall be landscaped, and shall not otherwise be paved. This landscaping shall be in accordance with a landscape plan prepared by a ~~licensed landscape architect, licensed architect, or landscape contractor~~ landscape practitioner as defined in Subsection 12.40 G of this Code to the satisfaction of the Department of City Planning. At least one tree shall be provided for each 500 square feet of unpaved area. ~~These trees shall be at least 15-gallon in size and at least six feet in height at the time of planting.~~ All landscaped areas shall be ~~equipped with an automatic irrigation system~~ irrigated in accordance with Section 12.41 B of this Code, and shall be properly maintained.

Sec. 11. Subparagraph (3) of Paragraph (a) of Subdivision 2 of Subsection G of Section 12.21 of the Los Angeles Municipal Code is hereby amended to read:

(3) In addition to the requirements of Sections 12.40 through 12.43 of this Code, ~~a~~ A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway. For a surface area not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level, shrubs and/or trees shall be contained within permanent planters

at least 30-inches in depth, and lawn or ground cover shall be at least 12-inches in depth. All required landscaped areas shall be equipped with an automatic irrigation system and be properly drained.

Sec. 12. Subsection D of Section 12.40 of the Los Angeles Municipal Code is hereby amended by amending the following definitions:

Native (Plant) - Any (plant) species indigenous to the Los Angeles area existing before European settlement, as identified in James Hendrickson's Hickman's "The Jepson Manual", or its successor standard reference, that are not invasive, as adopted by the Director of Planning.

Native (Plant) Community - A recurring combination of native (plant) species that reflects parallel responses to similar combinations of environmental conditions, as identified in ~~Robert F. Holland's "Preliminary Descriptions of the Terrestrial Natural Communities of California,"~~ John O. Sawyer and Todd Keeler-Wolf's "A Manual of California Vegetation," or its successor standard reference, as adopted by the Director of Planning.

Project - Any use of land, construction or addition which includes more than 2,000 gross square feet of impermeable surface. A Project shall include new parking areas and additions to existing parking areas constructed with impermeable paving, and new parking buildings. A Project shall not include construction of or addition to one-family dwellings, nor shall a Project include any structure or use of land which is permeable. A project includes two-family dwellings.

Sec. 13. A new Subsection (g) is hereby added to Section 56.08 of the Los Angeles Municipal

Code to read:

(g) Parkway in residential districts shall be planted, and shall not be paved, except as provided in Subdivision 3 of Subsection (e) of this section.

Sec. 15. The City Clerk shall certify.....

AMENDED

GUIDELINES

TO IMPLEMENT THE

LANDSCAPE ORDINANCE

adopted by the City Planning Commission May 20, 1993
amended by the City Planning Commission, 2005; operational , 2005

- In cases where the strict application of these Guidelines causes inconsistent with the purpose and intent of the Landscape Ordinance, and particularly with the Ordinance's goals of efficient and equitable processing of approvals, substantial compliance with the Guidelines shall be allowed.
- The Ordinance and Guidelines have goals of environmental, not. Aesthetics alone shall not be considered sufficient justification for deviations from the Guidelines.
- There are no Guidelines B, E, F, G, H, M, P, etc., nor Guidelines CC, etc. The original numbering has been retained for the convenience of stakeholders who have followed the ordinance from its inception.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

GUIDELINES C—AIR QUALITY ENHANCEMENT

[Refer to 12.42 C LAMC]

1. Trees
 - (a) At least one tree, which shall not be a palm, shall be provided in the project for each 500 square feet of landscaped area in the project. ~~To the extent feasible, a~~ minimum of 100 square feet of unpaved area shall be provided at the base of each tree, the shortest dimension of which shall be 4 feet minimum, to allow for water infiltration and gas exchange. ~~Such unpaved areas may overlap.~~
 - (b) Tree planting shall be done in the following order of priority:
 - (1) On the project.
 - (2) Off-site mitigation.
 - (i) On private property, or along public streets (with the prior approval of the Street Tree Division), within ~~five~~ one miles of the site of the Project.
 - (ii) On public or private land or along public streets or the Los Angeles River anywhere within the City of Los Angeles, with the prior approval of the controlling agency, jurisdiction or owner.
2. Vines. The use of vines, especially flowering vines, is encouraged on walls, buildings, and structures. The provisions of Section 62.179 of the Los Angeles Municipal Code shall be followed for the provision of vine pockets in the sidewalk (with the prior approval of the Street Tree Division).
3. Open Space in Multi-Family Residential Structures. Open space in multi-family residential structures ~~shall be provided in accordance with~~ is governed by Section 12.21 G of the LAMC, ~~effective November 16, 1997.~~
4. Front Yard landscaping is governed by Section 12.21 C 1 (g) of the LAMC.
45. Substitutions. Trees required by other Commission-adopted guidelines or the Los Angeles Municipal Code may be substituted on a one-to-one basis for those required by this guideline, providing they are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.
56. Standards for trees in parking lots are governed by Guidelines K.

GUIDELINES D—PLANTING TECHNIQUES

[Refer to 12.42 E 3 LAMC]

Compost—The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and processes to reduce pathogens and is stabilized to the point that it is beneficial to plant growth.

Lawn Area—Any relatively low-growing living ground cover, typically (but not necessarily) mown, that will withstand foot traffic, and that requires dry-season irrigation greater than that required by Common Bermudagrass (*Cynodon dactylon*). Includes Dichondra and Clovers (*Trifolium* spp.)

Small Tree—Tree up to 30 feet in height at maturity.

1. To the extent feasible, all Projects shall use water conserving plants and techniques in landscape design, and especially water conserving native plants.
2. ~~To the extent feasible, a~~All projects constructed by the City of Los Angeles shall employ water-conserving design and techniques utilizing native plants in appropriate microclimates ~~use water-conserving plants and techniques in landscape design, especially water-conserving native plants.~~ The City shall bring these water-conserving plants and techniques to the attention of the public.
3. Exception. Projects that extend or complete an existing design or project, or projects which recreate or rehabilitate a previously designated historic landscape, shall be exempt from the provisions of Guidelines 1 and 2. Projects that extend or complete an existing culturally important design or project, or projects which recreate or rehabilitate a previously designated cultural landscape, as determined by the Director of Planning, shall be exempt from the provisions of Guidelines 1 and 2.
4. Planting on a site shall not interfere with the designed spread at maturity or spacing of street trees, whether existing or to be provided. Existing planting shall be exempt from this criterion.
5. On-slab/rooftop planting.
 - (a) No provision of Sections 12.40 through 12.43 of the Los Angeles Municipal Code shall be waived or modified solely by reason that the landscape is on slab or on roof.
 - (b) Appropriate shall be provided for planters tree wells and at-surface plantings.
6. Tree Edging. Where trees are planted in Lawn Area, a ~~minimum 3-foot diameter circle~~ circle 2 feet from the trunk around each tree shall be maintained free of Lawn Area, to avoid the growth-reducing effects of Lawn Area on trees. Mulch or compatible plants shall be used in the circle. This circle shall be kept clear of lawn area for a three year plant establishment period
7. Soil Preparation.
 - (a) Plants shall be chosen whenever possible that are matched to the properties of on-site soils such as tilth, pH, friability, depth, particle size, moisture-holding capacity, fertility, permeability, mycorrhizal associations, and so forth.
 - (b) In those situations where soil amendments are used, they shall be tailored to the specific needs of the plants being installed and be organic. In particular, amendments shall contribute to the conservation of water by providing the physical, chemical and electrical properties conducive to holding water in the area and in the form in which it is most available to the installed plants. Use of compost as a soil amendment is encouraged.
 - (c) When used to have an effect on soil tilth, organic amendments should be incorporated at least 50 percent by volume into existing site soils, in a sufficient volume to accommodate the expectable root growth of the plant.

Guidelines D—Planting Techniques

- (d) Soil amendments should not be used with native plants appropriate to the site.
8. Tree Size. Any tree, except for those regulated by Chapters V and VI of the Los Angeles Municipal Code, that is planted under overhead utilities, or within ten feet of the centerline of such utilities, shall be a Small Tree.
 9. Mulch is encouraged. However, mMulch. shall not be required when its use is contrary to good horticultural practices. Examples are: in some ground cover areas, hydromulch areas, ~~with certain native plantings such as restoration areas,~~ etc.
 10. Planting pits shall be excavated no deeper, or slightly shallower, than the depth of the rootball (planting “high” or “proud”), in order to avoid the plant settling with the crown below the soil surface, leading to crown rot and other diseases.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

GUIDELINES I—SLOPE PLANTING

[Refer to 12.42 D 3 LAMC]

Ground Cover—Any permeable substance, natural or man-made, living or non-living, that is designed to substantially cover the ground of a planting area or any portion thereof or any feature so designated in the documents required to be submitted by Section 12.40 of the Los Angeles Municipal Code. Includes mulch.

Lawn Area—Any relatively low-growing living ground cover, typically (but not necessarily) mown, that will withstand foot traffic, and that requires dry-season irrigation equal to or greater than that required by Common Bermudagrass (*Cynodon dactylon*). Includes Dichondra and Clovers (*Trifolium* spp.)

1. Trees and Shrubs: Manufactured slopes shall have a mixture of plants of varied root depths and above ground height to assure soil stabilization and to promote varying height and mass of landscaping. ~~However, sloped areas within privately owned single family lots which are less than eight feet in height are not required to be planted with shrubs, and less than five feet in height are not required to be planted with trees.~~
2. There shall be a minimum of one tree for every 500 square feet of slope area. If permanent plantings are hydroseeded there shall be a minimum of one shrub for every 125 square feet of slope area. If cuttings are utilized as ground cover, there shall be one shrub for every ~~2~~300 square feet of slope area. The trees and shrubs shall be planted according to landform planting criteria. There shall be a mix of various size of trees and shrubs to promote varying height and mass of landscaping. Trees and shrubs may be hydroseeded or planted from containers or cuttings.
3. Irrigated Living Ground Cover: Irrigated living ground covers may be planted from cuttings, applied as hydromulch, or planted from containers. The Department may not require ground cover for slopes less than five (5) feet in height if requested in writing by a registered soils engineer. Lawn Areas shall not be installed on slopes greater than 5:1 in slope.
4. Non-irrigated Living Ground Cover: In certain situations, plantings may be required where irrigation is neither economically feasible nor desirable. Hydroseeding may be utilized. If the natural rainfall fails to provide adequate moisture for germination, supplemental irrigation may be required.
5. Topsoil. On-site topsoil and accumulated organic litter shall be conserved, and stockpiled either on- or off-site during grading operations, according to a plan filed with the Department of Building and Safety. They shall be returned to the site during fine grading operations, to help provide a suitable medium for subsequent planting.
6. Substitutions. Trees for slope planting may substitute for any other kind of required tree, providing trees for slope planting are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.

GUIDELINES J—EXCEPTIONS TO “PROJECT”

[Refer to 12.40 C LAMC]

The following structures or activities shall not be considered a project:

1. Athletic fields, courts, etc., and any features directly required by the sport, e.g., backstops, goalposts, nets, etc, and including facilities not directly required by the sport: e.g., stadia, ~~driveways~~, bleachers, box offices, locker facilities, rest rooms, fences, lighting, arenas, etc.
2. Community Gardens.
3. Arboreta or botanic gardens
4. Any bona-fide agricultural use.
5. Prescribed burns, but not revegetation projects after natural or man-caused wildfires
6. Those portions of airports, such as runways, approach paths, taxiways, etc., where the public safety could be endangered by the provision of landscape. In such cases a minimum area equal to 5 percent of such areas shall be transferred to the buffer of the area. Such area shall be landscaped in accordance with the requirements for buffer landscaping, consistent with the requirements of public safety.
7. Those portions of water-dependent structures, such as piers, wharves, docks, slips, berths, etc., which are constructed over water. Those portions of such structures not constructed over water shall be landscaped. In such cases a minimum area equal to 5 percent of such areas may be transferred to the buffer of the area or adjacent to any building in the area, or both. Such area shall be landscaped in accordance with the requirements for buffer landscaping.
8. Insufficient Area for Landscape. When existing improvements occupy such area of a project that there is insufficient room for landscape required by Sections 12.40 through 12.43 of the Los Angeles Municipal Code, the Department may modify the landscape requirements. To modify the landscape requirements, the Department shall determine that:
 - (a) All existing improvements were legally permitted and
 - (b) The applicant has made every reasonable effort to comply with the landscape requirements.
9. Construction whose nature is normal maintenance, examples of which include, but are not limited to, reroofing, change of building skin, replacements of HVAC, retrofitting any building system, restriping ~~of existing stripes~~ or ~~resurfacing sealing~~ of existing parking lots or streets, normal landscape maintenance, etc.
10. Any work whose principal aim is the provision of handicap accessibility.
11. Foundation permit, except as such permits may be regulated by Chapter 70 of the Los Angeles Building Code.
12. Any alterations, tenant improvements, or changes of use.
13. Any previously-designated City Historic Cultural Monument, County Point of Historic Interest, State Historic Landmark, or resource on the National Register of Historic Places, provided that the resource's landscape was a specific part of the designation. The applicant shall provide a copy of the documents submitted for nomination to substantiate any claim that the resource's landscape was a specific part of the designation.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines J—Exceptions To “Project”

14. Public roadways or sidewalks.

GUIDELINES K—VEHICULAR USE AREAS

[Refer to 12.42 B LAMC]

Pervious Concrete—A portland cement concrete mix characterized by lack of fine aggregates, resulting in voids that allow percolation of water through the pavements.

Street Yard—The area of a lot between the street and the street wall line of a building.

1. Parking lots appurtenant to other land uses

Commission policy is that these regulations govern parking lots required by other uses, such as providing parking for retail stores. Stand-alone parking lots (for which a “use of land permit” is required) tend to be “temporary” land uses: the parking lot will continue in operation only until an economically more valuable use is found for the property. The lot and its landscape will typically be changed to a new use before the landscape has had a chance to mature and provide environmental benefits. Stand-alone parking lots continue to be governed by § 12.21 A 6 (f)–(j) LAMC.

- (a) All lots appurtenant to other land uses shall be planted with trees at a ratio of **no less than** one tree for every four surface parking spaces. The trees shall be located in such a manner and be of such a size that the trees are capable of producing an overhead canopy that will shade at least 50 percent of the parking stall area in summer after 10 years growth when the sun is at its zenith at local solar time at the summer solstice. Placement of trees shall be coordinated with lighting, as required by the Los Angeles Municipal Code. A minimum of 50 square feet of unpaved area shall be provided at the base of each tree, the minimum dimension of which shall be 5 feet, to allow for water infiltration, gas exchange, and to avoid conflicts between car door swings and bumpers, and trees. The planted area under bumper overhangs may be utilized as part of the unpaved area.
- (b) In parking lots of 50 or more spaces, maximum of fifty percent of the trees in paragraph (a) of this guideline may be substituted by vine-covered ramadas, whose placement, together with required trees, will shade at least 50 percent of the parking stall area in summer after 10 years growth when the sun is at its zenith at local solar time at the summer solstice. A ramada is a freestanding overhead structure, open on all sides, designed to shade parking spaces.
- (c) All trees required by this guideline shall be a minimum of 24" box in size, except for existing trees, ~~and except~~ for trees whose planting in such size would be horticulturally inappropriate. In order to encourage botanical diversity, unusual trees available only in smaller sizes may be planted, **as approved by the Director**.
- (d) The area under bumper overhangs shall be landscaped. Such areas shall be a minimum of 24" deep, and shall contain no plant, irrigation device, or other object higher than 6" above the top of the curb.
- (e) In any planting area adjacent to the side of a parking stall, starting at a distance 4 feet from the head of the parking stall, no tree may be planted within 4 feet of the parking stall, to allow for door swings of parked cars.
- (f) Ground Water Recharge/[Filtration](#).
 - (1) Continuous curbs that may be otherwise required shall not be required when their presence would impede the flow of surface water to any ground water recharge area [and/or filtration area](#).

Guidelines K—Vehicular Use Areas

- (2) Parking spaces in excess of those required by the Los Angeles Municipal Code may be incorporated into ground water recharge areas, by means of such devices as pervious concrete. However, even if planted by means of such devices as turf block, turf stone or similar materials, such parking spaces shall not be counted toward satisfying the planting requirements of this guideline.
 - (3) All ground water recharge areas shall be approved by the City Engineer.
 - (g) Any parking building having a level open to the sky shall be regulated by this guideline, provided that the lowest finish surface elevation of such level open to the sky is:
 - (1) Less than 5 feet higher in elevation than the highest adjacent top of curb elevation when the building abuts a street.
 - (2) Less than 5 feet higher in elevation than the highest finish grade or exterior finish surface elevation of abutting properties when the building does not abut a street.
 - (h) Provision of trees may negatively impact vehicles in certain situations. At the applicant's sole discretion, such trees in the interior of the parking lot shall not be required to be provided. In such case, the average albedo of all surfaces of the entire project (including buildings, walls, surfaces, building roofs, etc., not limited to landscape) shall be 0.45 or greater.
2. Vehicular Sales Areas
- (a) Interiors of vehicular sales areas shall not be required to be landscaped.
 - (b) All vehicular sales areas shall be buffered in accordance with the provisions of guideline 7. However, a maximum of 100 linear feet of street yard of such sales areas, or 50 percent of the street yard, whichever is less, shall not be required to be provided with the durable barriers of this guideline, in order to allow the vehicles themselves to be the “signage” for the sales area.
 - (c) For the purposes of this guideline vehicular sales areas shall include exterior areas used for the display and sale or rental of vehicles, boats, trailers, construction equipment, manufactured homes, or similar uses.
3. Other Vehicular Use Areas
- (a) Vehicular use areas, such as loading docks, service bays, repair yards, bus bays, trucking terminals, rail yards, transit platforms, motor home storage areas, etc., not normally open to public vehicular use, shall not be required to have landscaping in the interior of the vehicular use area. In such cases a minimum area equal to 5 percent of such areas shall be transferred to the buffer of the area or adjacent to any building in the area, or both. Such area shall be landscaped in accordance with the requirements for landscaping of Subdivision 12.42 C 2 (Guidelines C) of the Los Angeles Municipal Code.
 - (b) Vehicular use areas, such as drive-ins, car washes, gasoline stations, drive-thrus, etc., normally open to public vehicular use, shall have landscaping in the interior of the vehicular use area equal to a minimum of 5 percent of the use area, in addition to the buffer. Such area shall be landscaped with one 24 inch size tree for each 250 square feet of interior landscaped area or fraction thereof. Smaller sizes may be allowed if horticulturally more appropriate. Such interior landscaped area may be located anywhere in the vehicular use area of this guideline.

Guidelines K—Vehicular Use Areas

4. Residual Areas. All areas not used for parking spaces, access ways, display areas, or other vehicular use, or trash/[recycling container](#) areas, shall be landscaped, over and above any required interior or buffer landscape.
5. Durable Barriers.
 - (a) All vehicular use areas shall contain in the buffer a wall, **opaque** fence, berm, hedge, or other durable barrier, or any combination thereof, except across necessary driveways or walkways, and required openings, except as provided for in section 2 of this guideline and except where they adjoin commercial or manufacturing uses, parking structures, or parking lots.
 - (b) In the street yard, the durable barrier shall be 3 feet 6 inches in height and be opaque, provided that any portion of the durable barrier above 3 feet 6 inches remain open to public view.
 - (c) In the street yard, the durable barrier may exceed 3 feet 6 inches in height, provided that such portion of the durable barrier above 3 feet 6 inches remain open to public view.
 - (d) In all other buffers, the durable barrier shall be at least 6 feet in height above the vehicular use area, and shall be opaque.
 - (e) In lieu of a durable barrier along any street, the parking lot may be depressed a minimum of 3 feet 6 inches below the top of curb elevation of the street.
6. All planted areas shall be irrigated in accordance with the provisions of Section 12.41 of the Los Angeles Municipal Code.

7. Buffers.

(a)	Location of Buffer	Buffer to Lot Lines of Uses (Not Streets)	Buffer to Streets	Trees per Linear Feet
	vehicular use area	commercial (5'), residential (7'), alley (5')	5' (less than 50' of frontage) 10' (50'–150' of frontage) 15' (over 150' of frontage)	1 per 25'

- (b) In the case of conflicts between these Guidelines and provisions of the Code, such as required yards, setbacks, building lines, specific plans, Q Conditions, etc., the provisions of the Code shall control.
- (c) If a parking lot is located more than 50 feet from the Project property line, then the buffer planting may be distributed throughout the Project.
- (d) Buffers are a minimum of 5 feet wide. If for any reason buffer width is reduced in individual cases, required planting shall not automatically be reduced.
- (e) No buffer requirement shall be construed as mandating the demolition, alteration or removal of any existing structures. However, demolition or removal of any structure occupying a buffer area shall cause the full buffer requirement to be applied to the space so vacated.

Guidelines K—Vehicular Use Areas

~~(f) —When buffer landscaping abuts an existing wall on an adjacent lot, and with the written permission of the owner of the wall, vines on the wall may be substituted for up to one-third of any required trees.~~

~~(g)~~(f) Minimum Landscape Abutting Alley. Except for required driveways and trash/[recycling container](#) areas, all portions of any required yard in the multi-family residential zones abutting an alley shall be landscaped. A minimum of one tree per each 25 linear feet of landscaped area shall be provided. Any tree required by other provisions of the Los Angeles Municipal Code may be used to satisfy the treerequirement of this Guideline.

8. Trees for vehicular use areas may substitute for any other kind of required tree, providing trees for vehicular use areas are so situated that they can perform the functions of the trees substituted for.

<p>• In cases where the strict application of these Guidelines causes hardships inconsistent with the purpose and intent of the Landscape Ordinance, and particularly with the Ordinance's goals of efficient and equitable processing of approvals, substantial compliance with the Guidelines shall be allowed. (from page 10)</p>
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GUIDELINES N—Document SUBMITTAL REQUIREMENTS

[Refer to 12.40 F LAMC]

1. Documents shall be of such a nature as to clearly and completely describe the design and any techniques and features proposed to implement the design.
2. In all graphic documents, sufficient portions of the area neighboring the project shall be shown to place the design in its context.
3. When perspective drawings are submitted at least one shall be drawn from a vantage point located across the street from the principal elevations(s) of the project, 5 feet above the sidewalk. When this is impossible, any other physically possible vantage point that fulfills the intent of this paragraph shall be selected.
4. Documents shall indicate plant names, both Latin and common, referred to those listed in the current *Sunset Western Garden Book*. When the plant is not listed in the current *Sunset Western Garden Book*, the names in the current *Hortus* shall be used. Other, more specific, references may be used if they are necessary to adequately describe the plant. In such a case, these references shall be in the documents, and may be required by the Department to be submitted in order to adequately identify the plant.
5. Documents shall be certified by one or more Landscape Practitioners.
6. Documents submitted shall be coordinated with each other and shall be internally consistent.
7. Requests for landscape approvals shall not be processed until the applicant submits all documentation required.
8. Any features, techniques, materials, or practices shall be allowed unless specifically prohibited by this Code.
9. All documents submitted, except those for a project on a lot with two or fewer dwelling units, shall include a long-term management plan, which shall be coordinated with the management plan of subsection 12.41 B 2 (Guidelines BB) of the Los Angeles Municipal Code.
- ~~10. The Department shall not require submittal formats for two-family dwelling projects that are so complex that the Owner of the Project cannot complete them without professional assistance.~~
11. Documents submitted shall show the entire site, including driveways, and also abutting streets, including parkways and street trees.

GUIDELINES O—LANDSCAPE POINT SYSTEM

[Refer to 12.40 E LAMC]

Compost—The product resulting from the controlled biological decomposition of organic material that has been sanitized through the generation of heat and processes to reduce pathogens and is stabilized to the point that it is beneficial to plant growth.

Class I—Fully composted, stabilized and mature product that is generally made from non-manure feed stocks. Will germinate and sustain plants without much risk due to over-application or poor incorporation. May be lower in total nutrient values than traditional or chemical based fertilizers.

Class II—Fully composted, stabilized and mature product that is generally made from manure based feed stocks. Proper application quantity and incorporation is important to plant germination and sustainability. Normally has increased level of nutrients and can be used to supplement fertilizer yields.

Class III—Partially composted or dehydrated product. May be shredded or screened, but is not mature or stable.

Class IV—Raw feedstock materials, such as manure or chipped yard trimmings.

Table I
Points Required per Project

Square Footage of	Points Required
< 7,500	210
7,501–15,000	415
15,001–40,000	820
40,001–86,000	1530
86,001–120,000	2550
120,001–150,000	3060
> 150,000 square	3060 per each 150,000 square feet of fraction thereof

- Table II shall be used to determine the number of points awarded for various features and techniques. Existing features and techniques that will remain after the project is constructed may be awarded points.
- The applicant may choose any combination of points, from any category, to accrue the total number of points required for the project.

Table II
Points Awarded per Feature/Technique

Features/Techniques	Points Awarded
1. <i>Street Trees</i> to shade the street (street tree design must be pre-approved by the Street Tree Division before Street Tree Points can be claimed)	
• grouping of street trees in planting area, in lieu of regular file of street trees (C zones only) (minimum of 1 tree per 25' linear feet of frontage) (minimum of 50 square feet unpaved, planted area per tree) (per tree)	2

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines O—Landscape Point System

- understory trees (per tree) 1
- large tree, per tree 2
- 40' on center maximum, per tree 1
- 30' on center maximum, per tree 2
- parkway planting, including medians, not otherwise credited, not Lawn Area (per each 50 square feet or fraction thereof) 3

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- street trees planted larger than 15 gallon size (per tree in addition to points earned above)
 - 24" box 1
 - 36" box 3
 - larger than 36" box 4
 - street tree pattern continued in the median, in addition to points earned above for each tree (per ~~project frontage tree~~) (in new tracts, per block) ~~5~~ 1
 - double file (alley) of street trees, in addition to points earned above (per ~~project frontage tree~~) (in new tracts, per block) ~~5~~ 1
 - provision of more than 50 square feet unpaved, planted, parkway, per street tree (per tree) 2
 - continuously planted parkway (per linear foot of parkway) 1
 - provisions of street tree shading bus shelter or bus bench on the nonapproach side (shelter/bench must have final approval from Cultural Affairs, Bureau of Engineering and Street Tree Division before points can be claimed) (per tree) 2
 - in residential zones, extension of the planted parkway into the parking lane of the roadway to provide space for street trees (must have final approval from Bureau of Engineering before points can be claimed) (per tree) ~~5~~ 7
- No points are awarded for *Ficus microcarpa nitida*, or for palms, except when that plant continues an existing planting ~~pattern, or for palms~~.

2. *Grading*

(grading plans must have final approval by Grading Division before grading points can be claimed)

- no grading (cut and fill) except required for required accessways, or equestrian corrals, in Tracts and Parcel Maps requiring dedication of new public ways or private streets in Hillside areas of Section 12.03 LAMC ~~100~~ 80% of landscape points
- any amount of grading, all landform graded and landform planted, in Tracts and Parcel maps requiring dedication of new public ways or private streets in Hillside areas of Section 12.03 ~~50~~ 40% of landscape points

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LAMC

3. *Paving*
(commercial zones)
(paving on public property must be approved by the Bureau of Engineering before paving points can be claimed)
- ~~slip-resistant pervious~~ paving in sidewalks and/or parking lots ~~with albedo of 0.45 or greater~~ (per 100 square feet) ~~(for albedos, see Guidelines A)~~ 2 3
 - widened sidewalk at bus shelter (24" minimum width of widening) (per bus shelter) 1
 - ~~slip-resistant paving in handicap accessible pedestrian crosswalk with albedo of 0.45 or greater (per crosswalk) (for albedos, see Guidelines A)~~ 5
 - pedestrian safe-cross 5
4. *Walls/Fences*
(C, M, and P Zones only)
(and appurtenant piers, pilasters, niches, caps etc.)
- ~~retaining or freestanding walls/fences surfaces open to public view—any finish with an albedo greater than or equal to 0.45 (per 100 square feet of surface) (for albedos, see Guidelines A)~~ 4
 - vines or espaliered plants on walls/fences (per 50 linear feet of wall/fence) 2
5. *Street Furniture*
(plans must have final approval from Cultural Affairs and the Bureau of Engineering before points can be claimed)
- bus shelter planted with vines (per shelter) 2

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Guidelines O—Landscape Point System

- 6. *Setbacks*
(C, M, and P zones only)
 - of setback line at least 18" beyond what is legally required, or of that typical for the frontage, to provide planted space ~~for planting~~ (per 100 square feet) 1

- 7. *Overheads*
(plan must have final approval from Building and Safety, and Cultural Affairs (if appropriate), before points can be claimed)
 - per 100 square feet 2

- 8. *Utilities*
(Commercial zones)
(undergrounding must be pre-approved by, and necessary fees paid to, utilities before utilities points can be claimed)
 - in public right of way undergrounded (per 100 linear feet), when undergrounding not otherwise required ~~5~~ 10

- 9. *Site Design*
 - provision of permeable driveway 5
 - except in Zone 24 of the *Sunset Western Garden Book*, deciduous trees on south exposures of structures in OS, A, and R Zones (per 25' of exposure or fraction thereof) 2
 - provision of trees shading east or west sides of buildings in other than the A, R or OS zones (per 25' of exposure or fraction thereof) 2
 - conservation of existing trees (per tree not street trees) 2
 - conservation of existing native trees (per tree, not street trees) 3
 - use of 100% California native plants throughout the project 50% of landscape points
 - main finish elevation of structure, at an elevation above or below the finish elevation of the sidewalk, such that a straight line perpendicular to a straight street or radially to a curved street, leading directly to the main pedestrian entrance of the structure, is handicap accessible 5
 - vines on existing wall abutting new buffer 2

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- provision for on- or off-site recycling of *all* vegetative waste (Section 12.43 G of the Los Angeles Municipal Code) 5
 - [Use of Class I or Class II compost as a soil amendment in all landscaped areas](#) 3
 - [Use of Class I or Class II compost produced using City organic materials \(TOPGRO®\) in a majority of landscaped areas](#) 5
 - [Use of Class III or Class IV compost in a majority of landscaped areas](#) 1
- 10 *Art*
 (art must be pre-approved by Cultural Affairs Commission before % for Art (Arts Development Fee) points can be claimed)
- 1% for **ecological** art (Arts Development Fee) (Section 91.107.2.11 of the Los Angeles Municipal Code and Section 22.118 of the Los Angeles Administrative Code) as determined by the Director **of Planning**
- 11 *Other Features and Techniques*
- other features and techniques that provide environmental mitigation, as proposed by the applicant, may be considered by the Director as determined by the Director **of Planning**
- 12 *Bonus Points*
 (in addition to any points earned above)
- free-flowering street trees or free-flowering vines or espaliered plants on walls/fences ~~double the number of points~~ 5
 - planting of street trees in street adjacent to or opposite a park or recreation center ~~double the number of points~~ 2
 - in an R or A zone, any design that physically prevents the parking of any vehicle in the frontage, except in an allowed driveway 5
 - in parking structures, landscaped light wells that are open to the sky through a minimum of one level of parking (minimum size 250 square feet) (per light well) 10
 - planting of any tree, of a treetaxon that does not exist within a 1000-foot radius of the project boundaries 5 points, up to 50% of required landscape points, **for Los Angeles**

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(per tree)

area native plants

5 points, up to 25% of
required landscape
points, for non-Los
Angeles area native
plants

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- plants 100% Los Angeles area natives that will remain in good health on natural rainfall after three years establishment ~~400~~ 75% of required landscape points

Guidelines O—Landscape Point System

Alternatives to Tables I and II:

Any commercial use, industrial use or mixed commercial/industrial use, or residential/commercial use, or residential/industrial use, in which buildings are allowed to cover the entire project area, or any project in the RAS zones.

1. As an alternative, one pocket park per 1000 feet of frontage, or fraction thereof, may be provided. The pocket park shall have the following minimum features:
 - be located in the same Community Plan area as the Project
 - 500 square feet in size minimum, with a minimum width of 20 feet
 - width must not be less than one-third of its length
 - 1 deciduous tree, of 36 inch box size, per each 500 square feet of park or fraction thereof, although the City shall not require that more than 70 percent of the park trees be deciduous
 - southern exposure is preferred whenever possible
 - open to the public for 12 hours a day, on regular business days
 - 1 linear foot of seating for each 30 square feet of park area the seating shall have a minimum depth of sixteen inches, and a minimum height of fifteen inches
 - illumination shall be provided with an overall minimum average level of illumination of not less than 2 horizontal foot candles (lumens per foot), to be maintained throughout the hours of darkness
 - a plaque or other permanent sign, of no more than four square feet in size, listing the number of trees required, the amount of seating required, the name of the owner, and the name of the person or firm the owner has designated to maintain the park
 - unobstructed from its lowest level to the sky except for trees may contain any features, equipment and appurtenances normally found in public parks and playgrounds, and street furniture. Open air cafes and open air amphitheaters and open air skating rinks which charge admission may be placed in the park as conditional uses approved by the Planning Commission
 - a perpetual maintenance agreement, satisfactory to the City
 - handicap accessible
 - have direct access from an adjoining public sidewalk along at least 50 percent of the frontage. Along the remaining frontage, no wall may be constructed averaging higher than 36 inches above, nor at any point higher than 5 feet above, the top of curb elevation of the adjoining street
 - paving shall be pervious and limited to accessible paths of travel
 - the level of the park shall be no more than 3 feet above, nor more than 1 foot below, the elevation of the top of curb of the nearest adjoining street
 - open to public view
 - the Certificate of Occupancy for the Project shall not be issued until the Certificate of Occupancy for the pocket park is issued. Substantial completion may be guaranteed by the applicant, in lieu of actual installation. A performance bond, certificate of deposit letter of credit, surety deposit, or other instrument satisfactory to the City Attorney, in an amount equal to the cost of the landscape, or \$10,000, whichever is greater, shall be posted with the City to ensure satisfactory completion of the landscape.

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- For projects having more than 1000 feet of frontage, the applicant may provide more than one pocket park per each 1000 feet or fraction thereof, or may provide one larger park in size increments of 500 square feet.

~~2. A post-occupancy evaluation of any landscape design installed on the site may be provided by the applicant. Such an evaluation shall have the following minimum features:~~

- ~~• be conducted a minimum of 1 year and a maximum of 2 years after issuance of the Certificate of Occupancy~~
- ~~• not be conducted by the City, the applicant, any designer involved in the Project, or their agents or assigns~~
- ~~• be conducted under auspices of a governmental entity, an accredited institution of higher education, or a private firm with experience in post-occupancy evaluation of landscapes and site design~~
- ~~• be guaranteed by a performance bond, certificate of deposit, letter of credit, surety deposit, or other instrument satisfactory to the City Attorney~~
- ~~• be addressed and delivered to the director of Planning no later than thirty months after the issuance of the Certificate of Occupancy~~

~~32. Restoration of any Endangered, Threatened or Rare Species or community. Such restoration shall have the following minimum features:~~

- ~~• be restricted to those species native to Los Angeles County that fall into one more of the following categories:~~
 - ~~• officially listed by the State of California and/or Federal Government as Endangered, Threatened or Rare~~
 - ~~• a candidate for State or Federal listing as Endangered, Threatened or Rare~~
 - ~~• species that may be considered Endangered, Threatened or Rare under Section 15380 (d) of the State CEQA Guidelines~~
- ~~• for plants, include such animals as are necessary to ensure the continuance of the plant community~~
- ~~• for animals, include such plants as are necessary to ensure the continuance of the animal~~
- ~~• be located on the project site, or at an off site location within Los Angeles County~~
- ~~• be conducted under the auspices of a bona fide scientific institution or scientific society~~
- ~~• be guaranteed by a performance bond, certificate of deposit, letter of credit, surety deposit, or other instrument satisfactory to the City Attorney.~~

~~Contribution of 2% of the Project gross costs to the local Weed Management Area.~~

GUIDELINES AA—WATER MANAGEMENT POINT SYSTEM

[Refer to § 12.41 B 1 LAMC]

Excess Flow Meter—Any device that senses excess water flow through the irrigation system (indicative of broken pipes or heads) and prevents activation of the affected part of the system.

Landscape Meter—A water meter approved by the local water agency, installed in addition to the meter serving building uses, which meters water for landscape irrigation, as permitted by the local water agency.

Permeable Paving—

1. Paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area, and loosely laid material, such as crushed stone or gravel.
2. Any pervious paving, provided that the coefficient of runoff is 0.6 or less.

Reclaimed Water—Water which, as a result of treatment as wastewater, is suitable for a direct beneficial use that would not otherwise occur. It is delivered through a reclaimed water distribution system.

Table I
Points Required per Project

Square Footage of Project Site	Points Required
< 1,501	1225
1,501–3,000	2550
3,001–7,500	50100
7,501–15,000	100200
15,001–40,000	150300
40,001–86,000	200400
86,001–120,000	300600
120,001–150,000	400800
> 150,000	400800 per each 150,000 square feet or fraction thereof

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The following point system in Table II shall be used to determine the number of points awarded for various features and techniques. Existing features and techniques that will remain after the project is constructed may be awarded points.

Table II
Points Awarded per Project

	Technique	Points
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1.	Drip/trickle/micro irrigation/low precipitation sprinklerheads with flow-control device	5 per circuit
2.	Lawn area or swimming pools 0% to 15% of the landscape area	10
3.	Automatic irrigation controller with cycling capacity, and with watering schedule (minimum summer/winter schedules) (any number)	5
4.	Soil moisture sensor/anemometer/rain measuring device or sensing system/evapotranspiration data used with automatic controller	2 per device/ technique; minimum 10 points
5.	Permeable paving (minimum 100 square feet)	5
6.	Plants on site those that will, in the designed location, and properly established for 3 years, remain in good health with no more than monthly watering in summer <u>(existing plants that comply may be counted) (plants included on the list maintained by the local chapter of the California Native Plant Society may not be counted— http://www.lacnps.org/invasive.html)</u>	
	(a) Plant	2 per plant (as specified in gallon or box quantity on the drawings)
	(b) Hydroseed	40 per 5,000 square feet or fraction thereof <u>10 per 5,000 square feet or fraction thereof on slopes ≥ 30%</u>
	(c) Flatted plant	5 per flat, up to 5 flats per 2,000 <u>1,000</u> square feet or fraction thereof

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GUIDELINES AA—WATER MANAGEMENT POINT SYSTEM

Table II (cont'd)
Points Awarded per Project

7.	All plants on site those that will, in the designed location, and properly established for 3 years, remain in good health on natural rainfall (existing plants that comply may be counted)	100% of required water management points
8.	Reclaimed water:	
	(a) Use of reclaimed water (any amount)	50% of required water management points
	(b) All plants on project irrigated with reclaimed water	100 75% of required water management points
9.	Landscape meter	25% of required water management points
10.	Excess flow meter	2 per device
11.	Rainfall recharge areas used for irrigation water source (must be pre-approved by the City Engineer)	100% of required water management points
12.	Other features and techniques	as determined by the Director of Planning

- No points are awarded for street trees.
- [A list of plants that comply with number 7 above may be found in the WUCOLS III list, maintained by the California Department of Water Resources \(www.owue.water.ca.gov/docs/wucols00.pdf\), Region 3, Evaluation VL or L, depending on the site.](http://www.owue.water.ca.gov/docs/wucols00.pdf)
- Exceptions: Exceptions to water management requirements may be made in those instances where it is physically impossible to accrue the points required. In such instances, the applicant shall demonstrate that all physically possible water management techniques and features allowed by the site were used. The ~~Department~~Director may require minor, inexpensive and easy design improvements if they allow the applicant to meet the point totals. Exceptions shall not be made solely by reason that the proposed landscape is on slab, or in containers.

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