



Office of Zoning Administration

City Hall • 200 N. Spring Street, Room 763 • Los Angeles, CA 90012



CITY OF LOS ANGELES

**LANDSCAPE
ORDINANCE**

ORDINANCE NO. 170,978

EFFECTIVE MAY 12, 1996, OPERATIONAL JULY 12, 1996.

CPC 92-0043 CA, CF 96-0039.

(as amended through April 10, 2005)

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LANDSCAPE ORDINANCE

ORDINANCE NO. 170,978

EFFECTIVE MAY 12, 1996, OPERATIONAL JULY 12, 1996.
CPC 92-0043 CA, CF 96-0039.
(as amended April 10, 2005)

An ordinance regulating the issuance of permits by adding Sections 12.40, 12.41, 12.42 and 12.43 and by amending Sections 19.01, 91.6209, 91.6210, 123.01 and 123.05 through 123.06 of the Los Angeles Municipal Code to establish consistent landscape standards for projects.

WHEREAS, various State mandates ("AB 325") require local agencies adopt certain water conservation strategies no later than January 1, 1993; and

WHEREAS, the waters of the City of Los Angeles are of limited supply and are subject to ever increasing demands;

WHEREAS, the continuation of the City of Los Angeles' economic prosperity is dependent on adequate supplies of water being available for future uses; and

WHEREAS, it is the policy of the City of Los Angeles to promote the management and efficient use of water and to prevent the waste of this valuable resource; and

WHEREAS, landscapes are essential to the quality of life in the City of Los Angeles, by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and water, preventing erosion, and offering fire protection; and

WHEREAS, landscape design, installation and maintenance can and should be water efficient; and

WHEREAS, the City seeks to improve the physical, social, economic, and aesthetic environment by proper design and construction of landscape appurtenant to all land uses; and

WHEREAS, trees and other vegetation have been demonstrated to relieve human stress and anxiety and enhance people's sense of connection to nature and history; and

WHEREAS, appropriate landscaping aids in stabilizing the environment's ecological balance by contributing to the processes of air purification, oxygen regeneration, ground-water recharge, storm water runoff retardation, mitigation of the urban heat island effect, erosion control, and conservation of soil, energy and water; and

WHEREAS, appropriate landscaping aids in noise, high wind, heat, smog and glare abatement; and

WHEREAS, appropriate landscaping safeguards and enhances property values and protects public and private investment; and

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WHEREAS, appropriate landscaping provides a foundation for the travel, tourism and outdoor recreation industries and enhances the City's success in competing for new business and jobs; and

WHEREAS, covering the land with structures increases the urban heat island and increases runoff, and should be mitigated; and

WHEREAS, it is desirable to bring greater order and certainty to the development process; and

WHEREAS, landscape-generated yard debris is a major factor in landfill volume, and source reduction of waste is mandated by State law ("AB 939");

NOW THEREFORE,

THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:

Section 1. A new Section 12.40 is hereby added to the Los Angeles Municipal Code to read:

SEC. 12.40. LANDSCAPE—GENERAL REQUIREMENTS

A. Purpose.

1. To bring greater order and certainty to the development process.
2. To respond to State-level mandates for action in such areas as water conservation, energy conservation, enhancement of water quality, and amelioration of air quality.
3. To increase the amount and quality of appropriate landscaping appurtenant to all land uses in the City.
4. To establish a minimum level of regulation that protects the public and at the same time allows for design flexibility.

B. Prohibitions. Notwithstanding any provisions of Chapter 1 of this Code to the contrary, the Department of Building and Safety shall not issue any building, grading or use of land permit for any Project unless the Department of City Planning determines that the proposed landscaping will meet the provisions of Sections 12.40 through 12.43 of this Code and has been assured that any proposed landscaping will be installed.

C. Exceptions. The provisions of Sections 12.40 through 12.43 of this Code shall not apply to: [Guidelines J]

1. Any Project involving replacement of an earthquake hazardous building demolished as a result of an enforcement of the Earthquake Safety Ordinance (Division 88, Article 1, Chapter IX) of the Los Angeles Municipal Code.
2. Any Project for which a building permit is required (a) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or (b) in order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.

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3. Any Project regulated by Subparagraph (i) of Section 12.04.05 B 1 (a) of this Code.
4. Any Project which has obtained a still-valid discretionary land use approval from the City prior to the operative date of this section, and which also required approval of landscape documents.
5. Any Project where plans were accepted by the Department of Building and Safety for plan check prior to the operative date of this ordinance. This exception does not apply to any Project where changes were later made to the Project which increase the gross square footage or number of parking spaces by more than five percent. This exception shall no longer be valid if construction is not commenced within one year of the date of issuance of the permit.
6. Any landscape that is designated a Historic Cultural Monument.
7. Cemeteries.

D. Definitions. Whenever the following terms are used in Sections 12.40 through 12.43 they shall be construed as defined below. Words and phrases not defined herein shall be construed as defined in Section 12.03, and in the guidelines adopted by the City Planning Commission pursuant to Subsection F below.

Grass—Any relatively low-growing living groundcover of the family Poaceae (Graminae), usually mown. Includes, but is not limited to, members of the species *Agropyron* (Wheat Grass), *Agrostis* (Bent Grass, Redtop), *Bouteloua* (Blue Grama Grass), *Buchloe* (Buffalo Grass), *Cynodon* (Bermudagrass), *Festuca* (Fescue), *Lolium* (Ryegrass), *Poa* (Bluegrass), *Stenotaphrum* (St. Augustine Grass), *Zoysia* (Korean Grass). Does not include members of the family Poaceae (Graminae) that are usually not mown, such as members of the species *Aristida* (Triple-Awned Grass), *Miscanthus* (Eulalia Grass), *Muhlenbergia* (Deer Grass).

Landscape Practitioner—Any person licensed by the State of California to design, install or maintain landscape or irrigation systems. Any person specifically exempted by the State from the licensing requirements in the field of landscape or land management. Any owner who designs, installs or maintains landscaping or irrigation systems on his or her own property.

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* species.)

Native (Plant)—Any (plant) species indigenous to the Los Angeles area existing before European settlement, as identified in James 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 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.

Permeable—A 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 collectively comprising less than two-thirds of the total surface area, or

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loosely laid material such as crushed stone or gravel. [Taken to mean a coefficient of runoff ≤ 0.6 , calculated by the rational formula ($Q = ACI$)]

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.

Stream—Any perennial or intermittent stream or river identified on United States Geological Survey Maps.

Wetland—Any natural lake, intermittent lake, pond, intermittent pond, marsh, swamp, seep or spring identified on United States Geological Survey Maps.

E. Landscape Point System. The Department of City Planning shall not approve proposed landscape for any Project unless the landscape satisfies the requirements of the landscape point system, as established by the City Planning Commission. A project that satisfies any landscape requirements of Sections 12.40 through 12.43 of this Code, or any other sections of this Code, may accrue points. [Guidelines O]

F. Approvals. The Director of Planning shall have the authority to issue approvals under Sections 12.40 through 12.43 of this Code. The Director shall review and approve or disapprove the proposed landscape. These decisions shall be based on the requirements for application submittal established by the City Planning Commission. [Guidelines N] The City Planning Commission shall adopt and revise, as necessary, guidelines to implement the provisions of Sections 12.40 through 12.43. The Director may also grant exemptions from Sections 12.40 through 12.43 if he or she finds that these landscaping requirements are inappropriate due to the temporary nature of the Project.

G. Certificate of Substantial Completion.

1. When the approved landscape has been substantially installed, a landscape practitioner shall file a certificate of substantial completion certifying to the Department of City Planning that the proposed landscape required in Sections 12.40 through 12.43 this Code has been substantially provided on the Project.

2. 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, shall be posted with the City to ensure satisfactory completion of the landscape.

3. Nothing in this subsection shall be construed to prevent the Department of Building and Safety from issuing a certificate of occupancy when otherwise permitted or required.

H. Relationship to the Provisions of the Los Angeles Municipal Code.

1. Existing “Q” conditions, “D” development limitations or “F” funded improvement classifications. In the case of conflicts between Sections 12.40 through 12.43 of this Code with existing “Q” conditions, “D” development limitations or “F” funded

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improvements classifications, the existing “Q” conditions, “D” development limitations or “F” funded improvement classifications shall control.

2. Existing Specific Plans. In the case of conflicts between Sections 12.40, 12.42 and 12.43 of this Code with existing specific plans, the provisions of the following existing specific plans shall control: Central City West Specific Plan, Colorado Boulevard Specific Plan, Devonshire–Topanga Specific Plan, Granada Hills Specific Plan, Mulholland Scenic Parkway Specific Plan (controls over Section 12.42 only), Pacific Palisades Commercial Village Specific Plan, Park Mile Specific Plan, Playa Vista Specific Plan, Porter Ranch Specific Plan (controls over Section 12.43 only), Reseda Central Business District Specific Plan, San Vicente Scenic Corridor Specific Plan, Valley Village Specific Plan, the Venice Coastal Zone regulations; [Ordinance 164,937]*, Ventura–Cahuenga Boulevard Corridor Specific Plan, Warner Center Specific Plan, and Wilshire–Westwood Scenic Corridor Specific Plan. In the case of conflicts between Sections 12.40 through 12.43 of this Code with the provisions of the Mount Washington–Glassell Park Specific Plan or the Foothill Boulevard Corridor Specific Plan, the more restrictive provisions shall control. [As amended by Ordinance 171,694, effective September 25, 1997.***Now Venice Specific Plan, Ord. 172,897.**

3. Future Specific Plans. “Q” conditions, “D” development limitations or “F” funded improvement classifications. Future specific plans, “Q” conditions, “D” development limitations or “F” funded improvement classifications may impose alternate landscape requirements if they expressly state that the specific plans’, “Q” conditions’, “D” development limitation’s or “F” funded improvement classification’s landscape requirements are intended to supersede the standards set forth in Sections 12.40 through 12.43 of this Code.

I. If any provision of Sections 12.40 through 12.43 conflicts with Article 7, Chapter V [the Fire Code] of this Code, Article 7, Chapter V shall control.

J. Unless specifically prohibited by this Code, any existing features and techniques that fulfill the requirements of Sections 12.40 through 12.43 of this Code may be used to satisfy the requirements of these sections. The provisions of Sections 12.40 through 12.43 of this Code shall not require the removal of any existing structures or features, nor prohibit any existing, installed landscape techniques. Where conflicts arise, all efforts shall be made to conform to the provisions of Sections 12.40 through 12.43 of this Code in a reasonable and practical manner.

Sec. 2. A new Section 12.41 is hereby added to the Los Angeles Municipal Code, to read:

SEC. 12.41. LANDSCAPE—WATER MANAGEMENT

A. Purpose. To contribute to conservation of the City’s imported water resources mandated by state law by setting minimum standards for water delivery systems to landscapes.

B. Requirements and Prohibitions.

1. No building permit, use of land permit, or grading permit for which landscape is required or for which landscape is provided shall be issued, except for one-family dwellings, unless the Department of City Planning first determines that the required Water Management features and techniques, established by the City Planning Commission will be installed on the subject lot. [Guidelines 12.41 B 1] No water management approval shall be required or issued for these permits unless a landscape approval required for the permits has first been issued by the Department of City Planning.

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2. All permanent irrigation systems required under the provisions of this Code that use potable water shall meet the minimum specifications for features and techniques established by the City Planning Commission. [Guidelines BB]

3. No irrigation system shall be required for undisturbed native or undisturbed natural vegetation, provided that the overall hydrologic regime that supported the vegetation remains unaltered. At the discretion of the Department of City Planning, an irrigation system may be required when the applicant proposes to establish native plantings, designed to take advantage of natural rainfall.

4. No portion of this section shall be construed to mandate any specific type of irrigation equipment, either existing or to be developed, except backflow preventers, nor any specific method of application of water, either existing or to be developed, provided it meets the criteria set forth in this section, unless specifically required by other sections of this Code. The provision of hose bibs or quick coupler valves shall be considered the provision of an irrigation system, provided all points of the irrigated area are less than 50 feet from a hose bib or quick coupler valve; no portion of the irrigated area slopes at more than a 5:1 grade; and the total area to be irrigated does not exceed 500 square feet.

5. Irrigation Maintenance. All portions of every irrigation system shall be continuously maintained in a condition such that the intent of the irrigation design is fulfilled. Uncontrolled emission of water from any pipe, valve, head, emitter, or other irrigation device shall be considered evidence of non-maintenance.

6. For the purposes of this section only, Landscape Practitioner is as defined in Section 12.40 D also includes any person certified by a professional organization in the field of water management, or any person with a bachelor's degree or equivalent from a California college or university, in the field of water management, when not in conflict with applicable State licensing laws and guidelines adopted by the Director of Planning. The Director is hereby authorized to adopt guidelines and procedures necessary to implement the provisions of this section.

7. Mulch. Owners of landscaping shall be encouraged to provide for plant mulching with planted areas provided with a layer of mulch a minimum of three inches deep, to aid the growth of the plants.

Sec. 3. A new Section 12.42 is hereby added to the Los Angeles Municipal Code, to read:

SEC. 12.42. LANDSCAPE

A. Conservation of Energy.

1. Purpose. To contribute to mitigation of increasing urban temperatures, thereby reducing the need for new power generating facilities, the following regulations shall apply.

2. Tree Planting. Applications for landscape approval shall contain a proposal for shading of walls of structures in accordance with the guidelines established by the City Planning Commission. [Guidelines L]

B. Heat and Glare Reduction.

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1. Purpose. To contribute to the mitigation of increasing urban temperatures, thereby reducing the need for new power generating facilities, to reduce stormwater runoff, and to increase ground water recharge, the following regulations shall apply.

2. Vehicular Use Areas. Notwithstanding any other provisions of this Code to the contrary, applications for landscape approval shall contain a proposal for heat and glare reduction in vehicular use areas in accordance with guidelines established by the City Planning Commission. [Guidelines K]

C. Air Quality Enhancement.

1. Purpose. To ensure coordination between landscape and other features of the urban environment and to contribute to the processes of oxygen regeneration, clearing the air of harmful pollutants, and removal of air-borne particulates, the following regulations shall apply.

2. Procedure. Applications for landscape approval shall contain a proposal for air quality enhancement in accordance with the guidelines established by the City Planning Commission. [Guidelines C]

D. Soil and Watershed Conservation.

1. Purpose. To conserve the unique character of the City which is largely determined by its landforms; and to encourage the restoration of such native areas as are unavoidably disturbed by development; to conserve soil and accumulated organic litter and reduce erosion by utilization of a variety of methods; and to increase residence time of precipitation in the watershed, the following regulations shall apply.

2. General Requirements.

(a) The Department of Building and Safety shall not issue any building permits for a Project where soil and watershed conservation techniques, as provided for herein and in the guidelines established by the City Planning Commission, have not been used, as determined by the Department of City Planning. Notwithstanding the provisions of Article 1 of Chapter IX of this Code, all cut and fill slopes in Hillside Areas determined under the provisions of that article of this Code to be subject to erosion, shall be planted and irrigated pursuant to the provisions of this subdivision.

(b) All cut and fill slopes in Hillside Areas shall be landform graded and landform planted to the maximum extent feasible where such techniques do not affect the stability of the graded slopes. Where landform grading is unsuitable for the entire graded area, portions of the graded area may be required by the Department of City Planning to be landform graded and landform planted, consistent with public safety. Nothing in this paragraph shall prohibit the Department of Building and Safety from enforcing the planting and irrigation provisions of the Grading Division of Chapter IX of this Code.

(c) The Director shall take measures to ensure that the planting of slopes shall take into consideration such factors as degree of slope, slope orientation, type of soil, rooting depth of plants, fire dangers, availability of water, original native communities, depth of soil, and other relevant design factors.

(d) Non-native plants, when used, shall compliment native communities in growth habit, foliage color, cultural requirements and flowering behavior.

3. Required Vegetation. Manufactured slopes shall be planted in accordance with the guidelines established by the City Planning Commission. [Guidelines I]

E. Landscape Techniques.

1. Turf Block. Turf block, turf stone or similar materials shall be considered non-planted areas, whenever used, except in planted portions of emergency accessways when permitted by the Fire Department. [Ordinance 171,530, "Permeable Paving Ordinance," effective April 4, 1997]

2. Coordination with Signs and Lighting. All planting shall be coordinated with all signs and lighting on the Project site, both upon installation of the planting and upon the planting reaching its maximum designed size. All shall be designed such that one will not interfere with the other, nor require excessive maintenance.

3. Planting Techniques. All planting shall be accomplished in accordance with the guidelines established by the City Planning Commission. [Guidelines D]

F. Walls. 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.

Sec. 4. A new Section 12.43 is hereby added to the Los Angeles Municipal Code to read:

SEC. 12.43. SOURCE REDUCTION OF WASTE

A. If any landscape includes grass, all grass clippings shall be recycled on- or off-site, and shall not be introduced into the off-site waste stream.

B. If a lot is 7500 square feet or greater, all vegetative waste, except that which is not appropriate to recycle, shall be recycled on- or off-site and shall not be introduced into the off-site waste stream.

C. In any landscape with lawn area greater than 15 percent of the planted area, all lawn area waste shall be recycled on- or off-site.

D. Exceptions shall be made when the waste is produced by installation of the landscape, as a result of fulfilling the requirements of Division 88, Article 1 of Chapter IX of this Code [Earthquake Safety Ordinance], or as a result of fulfilling the requirements of Article 7 Chapter V of this Code [Fire Code].

E. Notwithstanding any other provision of this Code, except for Subsection A, the provisions of this section shall take effect only at the time and in the manner that the Board of Public Works, after a public hearing, certifies to the Director that sufficient off-site facilities exist to handle the expected volume of recycled vegetative waste.

Sec. 5. Subsection I of Section 19.01 of the Los Angeles Municipal Code is hereby amended to read:

I. Fees For Plan Approvals.

FILING FEE

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TYPE OF APPLICATION	FILING FEE
Miscellaneous Plan Approval	\$467.00
Landscape Plan Approval	\$50.00
Landscape Plan Part of a Discretionary Approval, Including Water Management Approval	\$107.00

Sec. 6. Subsection L of Section 19.01 of the Los Angeles Municipal Code is hereby repealed.

Sec. 7. A new subsection (g) is hereby added to Section 91.6209 of the Los Angeles Municipal Code, to read:

(g) Parking Lots. Where a parking lot exists between a wall sign and the street, and there is a wall between the parking lot and the street, a portion of the total sign area permitted by this section may be used on the wall located between the parking lot and the street, so long as the sign does not project beyond the lot line. In such case, the sign shall be restricted to that portion of the wall between two feet six inches and three feet six inches in height above the finished grade at the base of the wall generally facing the street.

Sec. 8. A new Subsection (h) is hereby added to Section 91.6210 of the Los Angeles Municipal Code, to read:

(h) Parking Lots. Where a parking lot exists between an illuminated architectural canopy sign and the street, and there is a wall between the parking lot and the street, a portion of the total sign area permitted by this section may be used on the wall located between the parking lot and the street so long as the sign does not project beyond the lot line. In such case, the sign shall be restricted to that portion of the wall between two feet six inches and three feet six inches in height above the finished grade at the base of the wall generally facing the street.

Sec. 9. The definitions in subsections (d) and (f) of Section 123.01 of the Los Angeles Municipal Code are hereby deleted and subsection (e) is hereby renumbered as (d).

Sec. 10. Sections 123.05 and 123.06 of the Los Angeles Municipal Code are hereby repealed. [Xeriscape]

Sec. 11. Operative Date. The provisions of this ordinance shall not become operative until 60 days after the effective date of this ordinance. [July 12, 1996]

Sec. 12. Severability. If any provisions of this ordinance or the application thereof to any person or circumstance is held to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect other provisions, clauses, or applications of this ordinance which can be implemented without the invalid provision, clause or application, and, to this end, the provisions and clauses of this ordinance are declared to be severable.

Sec. 13. The City Clerk shall certify to the passage of this ordinance and cause the same to be published in some daily newspaper printed and published in the City of Los Angeles.

I hereby certify that the foregoing ordinance was passed by the Council of the City of Los Angeles, at its meeting of April 3, 1996.

ELIAS MARTINEZ, City Clerk

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By _____
Deputy

Approved April 8, 1996

Mayor

As amended April 10, 2005

AMENDED

GUIDELINES

TO IMPLEMENT THE

LANDSCAPE ORDINANCE

adopted by the City Planning Commission May 20, 1993
amended by the City Planning Commission February 10, 2005,
operational April 10, 2005

- 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.
- The Ordinance and Guidelines have goals of environmental mitigation, not aesthetics. 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.

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GUIDELINES A—TABLE OF ALBEDOS

(% means; angle of incidence = 90%)

[Refer to Guidelines K, O]

Surface	Albedo
plaster, smooth white	.80
cementitious coating	
white, on granular surface	.78
porcelain enamel	.65-.90
paint	
white, new	.75
other colors	see next page
glass, white structural	.75-.80
brick, white	.75
terra-cotta, white	.65-.80
aluminum	
polished	.70-.85
brush	.55-.58
stainless steel	.55-.65
marble, white	.45
brick, light buff	.48
aluminum	
roof coating	.50

brick	
dark buff	.40
red	.40
dark red glazed	.30
concrete	.25
yellow ochre	.15
plaster, white	
rough	.40
stippled	.40
copper	.40
concrete, natural color	
rough	.20
smooth	.30
cement	.27
sand	
dry	.25-.30
wet	.20-.25
sandstone, bluestone	.18
asphalt	
macadam	.18
clean, dry	.07
gravel	.13-.20
slate, dark clay	.08
glass, black structural	.05

For materials not listed above, or as an alternative,
use the reflectances of mat board (next page) as a guide.

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Guidelines A—Table Of Albedos

Reflectances of Mat Board

Color	Color No.	(%)	Color	Color No.	(%)
san vicente orange	1069	45.4	sandstone	1061	61.0
burnt orange	1077	33.5	sand	948a	57.1
colonial orange	1070	30.5	camel	1059	39.5
persimmon	1087	26.4	suntan	1062	45.8
oriental red	990	26.2	oak brown	984	36.1
chinese red	3214	15.4	tampico brown	986	21.1
russet	996	15.7	pyro brown	985	22.0
wine	907a	12.6	chocolate	1083	18.1
madeira red	1075	19.4	antique buff	1095	85.5
las cruces purple	1076	16.1	cinnamon	1064	34.2
madagascar pink	1078	73.7	redstone	1065	28.2
cameo rose	973	56.0	redwood	1057	17.5
riviera rose	982	24.1	rust	1085	24.6
bimini blue	1073	43.3	pompeian red	981	26.1
azure	1092	29.2	sepia	1096	14.0
biscay blue	1073	36.0	french gray	962a	75.0
diamond blue	1068	86.5	stone gray	975	48.5
french blue	972	54.2	pewter	1090	44.0
bar harbor gray	976	38.5	oliver gray	1091	35.6
storm blue	1067	27.7	malay gray	952a	20.0
baltic blue	1054	15.4	mist	1088	76.3
marine blue	1082	16.5	pearl	934a	61.1
volcano blue	1081	15.5	covert gray	913a	36.6
delft blue	1053	7.8	gilbraltar gray	1074	28.5
newport blue	977	9.1	copley gray	935a	28.1
kelly green	993	29.6	dark gray	924a	14.3
dusk	979	24.9	extra light gray	928a	49.0
dark green	939a	23.1	mist gray	1002	43.5
ivy green	919a	20.1	light gray	923a	27.0
williamsburg green	988	12.7	raven black	989	6.7
congo green	978	40.2	smooth black	921a	7.5
lime	910a	59.7			
avocado	1084	21.6	Mat Board		
las palmas green	1072	33.3	arctic white	3297	91.4
celery	992	44.0	thin silver foil	1020	93.0
cypress	1094	38.4	gold	970	83.0
yellow	902a	93.1			
naples yellow	1055	84.6	Linen Board		
daffodil	971	88.8	cream linen	2961a	91.0
moss point green	1001	35.0	french gray	2962a	76.6
limestone	1066	70.0			
sauterne	1089	59.4	Museum Board		
chamois gold	994	62.2	2-ply white	1150	96.5
inca gold	1063	59.4	2-ply antique	1157	91.5
sable	997	9.5	2-ply cream	1152	94.2

Chart taken from Claude L. Robbins, *Daylighting: Design and Analysis*, page 751.

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. 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.
 - (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 one mile 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 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.
5. 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.
6. 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. All projects constructed by the City of Los Angeles shall employ water-conserving design and techniques utilizing native plants in appropriate microclimates. 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 above. Projects that extend or complete an existing culturally important design of project, or projects which recreate or rehabilitate a previously designated cultural landscape, as determined by the Director, 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 drainage shall be provided for planters, tree wells and at-surface plantings.
6. Tree Edging. Where trees are planted in lawn area, a 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

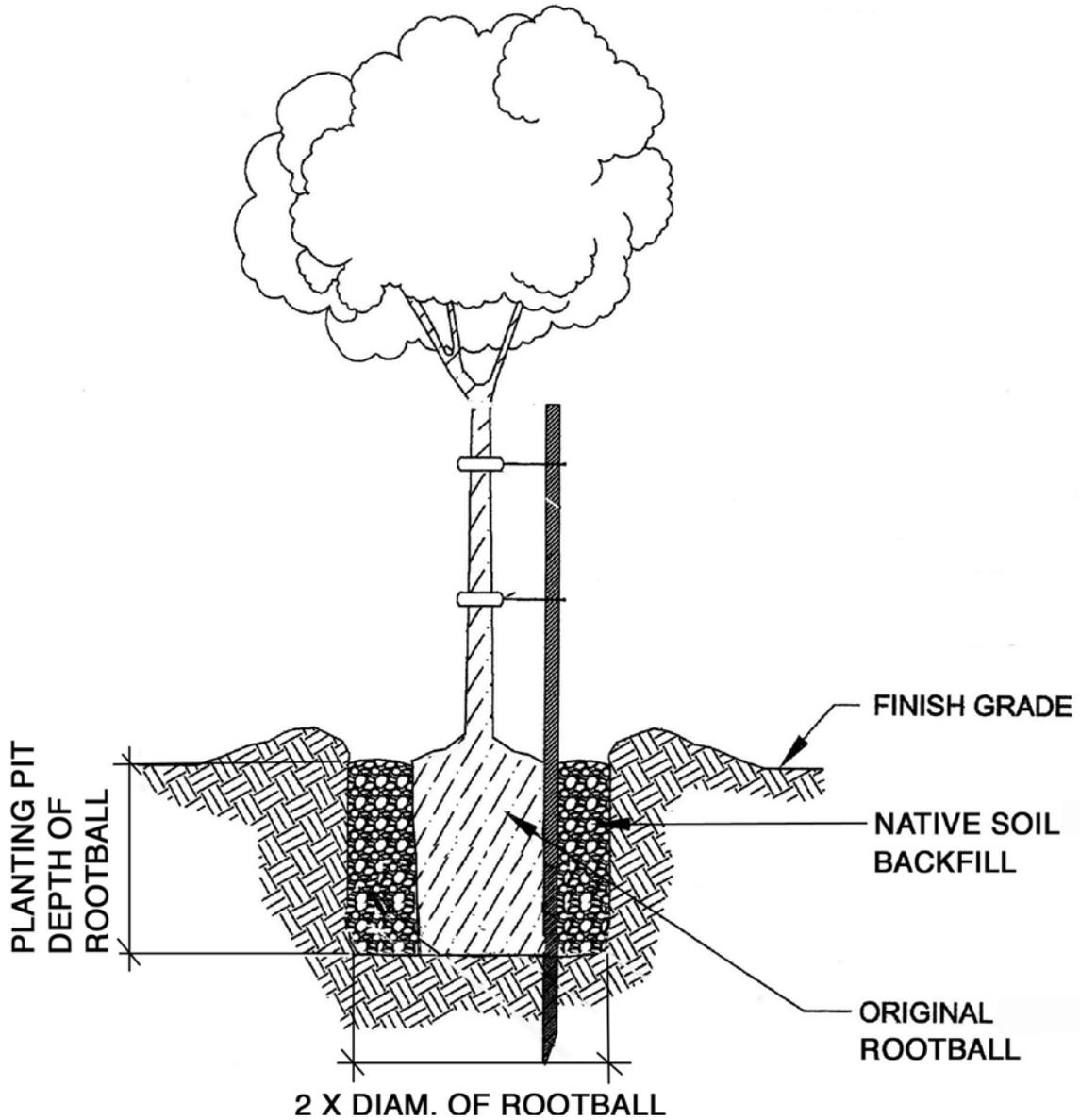
CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines D—Planting Techniques

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.
 - (d) Soil amendments shall 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, mulch shall not be required when its use is contrary to good horticultural practices. Examples are: in some ground cover areas, hydromulch 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.

Guidelines D—Planting Techniques



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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.
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 200 square feet of slope area. The trees and shrubs shall be planted according to landform planting criteria. There shall be a mix of various sizes 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, slip, 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 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

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines J—Exceptions To “Project”

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.

14. Public roadways or sidewalks.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

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 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.
- (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.

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Guidelines K—Vehicular Use Areas

- (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.
 - (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.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines K—Vehicular Use Areas

- (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.

- 4. Residual Areas. All areas not used for parking spaces, access ways, display areas, or other vehicular use, or trash 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, 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)	<i>Location of Buffer</i>	<i>Buffer to Lot Lines of Uses (Not Streets)</i>	<i>Buffer to Streets</i>	<i>Trees per Linear Feet</i>
	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.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines K—Vehicular Use Areas

- (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.
 - (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) Minimum Landscape Abutting Alley. Except for required driveways and trash 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 tree requirement 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. No palms may serve as substitutes.

+ 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)

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines K—Vehicular Use Areas

FORM GEN. 150 (REV. 6.80)

**CITY OF LOS ANGELES
INTERDEPARTMENTAL CORRESPONDENCE**

DATE: January 20, 2000

TO: Department of Building and Safety, Plan Check and Inspection Staff
Department of City Planning, Office of Zoning Administration

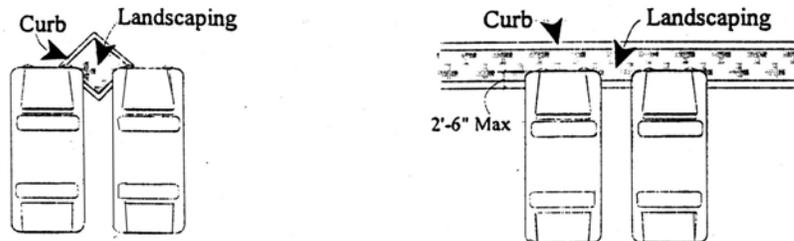
FROM: Jeff McIntyre, Zoning Engineer
Robert Janovici, Chief Zoning Administrator

SUBJECT: PARKING LOT LANDSCAPING

In a memo to LADBS staff dated April 7, 1998 it was determined that a raised landscape strip or curb in front of required parking spaces was permitted only under certain circumstances and layouts. After further discussions between LADBS and Planning staff it has been determined that a raised curb and planter area may be permitted within the required parking stall dimensions provided it complies with the following:

1. The raised curb shall not exceed 6 inches above the height of the parking surface.
2. The raised curb shall not project more than 2 feet 6 inches into the required depth of the stall.

When these conditions are followed, there shall be no limit to the amount of landscaping that may project into the required depth of the stall.



Both of the above layouts are permitted provided the landscaping complies with conditions 1 and 2 above.

GUIDELINES L—SHADING OF WALLS OF STRUCTURES

[Refer to 12.42 A LAMC]

1. No evergreen plant, whose designed height is over 15 feet, shall be planted on any project such that its shadow at the winter solstice between 10 a.m. and 2 p.m. local solar time will shade any solar energy system.

Solar Energy System—1. Any solar collector or other solar energy device whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, or for water heating; or 2. Any structural design feature of a building, whose primary purpose is to provide for the collection, storage, and distribution of solar energy for space heating or cooling, or for water heating.

2. Except in climate Zone 24 of the *Sunset Western Garden Book*, in order to minimize summer heat gain, and allow winter solar access to the walls of a structure, deciduous trees shall be provided on the east and west exposures of all structures in the OS, A, and R Zones. A minimum of one tree, or equivalent, shall be required per each 25 feet of exposure. If street trees that are otherwise required can provide the summer shading of this guideline, they may be counted as satisfying this requirement; however, street trees shall not be required by the Department to be deciduous. [See maps at Public Counters for the administrative boundaries of Sunset Zone 24.

3. Alternatives.

- (a) As an alternative, deciduous vines may be planted on the east and west exposures of structures, either directly on the building, or on devices such as trellises or arbors.
- (b) As an alternative, sufficient deciduous shrubs may be planted on the east and west exposures of structures to shade the exposures.
- (c) Architectural devices such as eaves, brises-soleil, canopies, architectural screens, low-e glazing systems spectrally selective against infrared, etc. may be substituted for any portion or all of the vegetation required by this guideline. Such devices shall be approved by the appropriate department, such as Building and Safety, or the Fire Department, before application to the Department for approval under this guideline.
- (d) Any combination of techniques in guidelines 2 and 3 may be employed on any project.

4. Trees, devices, or vines shall not be required on any exposure of a structure constructed with no setback. Trees shall not be required on any exposure of a structure abutting a Standard Hillside Street or Substandard Hillside Limited Street, where the driveway occupies an area extending along the length of the exposure. Trees or vines shall not be required on any exposure in the RZ Zones where their provision is impossible.

5. Existing plants may be used to satisfy the requirements of this guideline, even if evergreen or unfoliated in summer. However, replacement plants shall conform to the criteria of this guideline, except that those required by Sections 46.00 through 46.05 of the Los Angeles Municipal Code may be used to satisfy the requirements of this guideline.

6. Exceptions. The requirements of these guidelines shall be waived in the following circumstances:

- (a) If a recorded covenant and agreement, of a form acceptable to the Department, between the neighboring property owners, is submitted to the Department, allowing such shading; or,

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines L—Shading of Walls of Structures

- (b) If the applicant submits evidence of approval of application for a solar permit, and the required trees would intrude on the solar energy system's skyspace. Such solar systems or solar structures, constituting a Solar Energy System, shall be approved by the appropriate department, such as Building and Safety, Plumbing, Electrical, Mechanical etc., before application to the Department for approval under this guideline; or,
 - (c) If the applicant submits evidence that the structure itself is a passive solar collector, and the provisions of trees or devices would adversely affect the solar performance of the structure. Such solar systems or solar structures, constituting a Solar Energy System, shall be approved by the appropriate department, such as Building and Safety, Plumbing, Electrical, Mechanical, etc., before application to the Department for approval under this guideline.
7. The provision of Chapter 12 (commencing with Public Resources Code Section 25980) Division 15 of the Public Resources Code, known as the Solar Shade Control Act, shall not be construed to mandate the removal, pruning or other alteration of any tree, existing at the time of installation of a solar energy system or solar design, that intrudes or comes to intrude into the skyspace of a solar collector, or that prevents solar design. This guideline shall not be construed to prohibit individual property owners from establishing and maintaining skyspaces, by easement, contract or other means.
8. Substitution. Trees for shading of structures may substitute for any other kind of required tree, providing trees for shading of structures are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

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. Unless specifically prohibited by the Los Angeles Municipal Code, any existing features and techniques that fulfill the requirements of Sections 12.40 through 12.43 of the Code may be used to satisfy the requirements of Sections 12.40 through 12.43 of the Code.
11. Documents submitted shall show the entire site, including driveways, and also abutting streets, including parkways and street trees.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

GUIDELINES O—LANDSCAPE POINT SYSTEM

[Refer to 12.40 E LAMC]

Albedo—The reflectance of a material, averaged across diurnal and seasonal lighting conditions.

Decorative Paving—Any paving material, color, texture, etc., except for laterally scored, natural color poured concrete, and except for poured asphalt.

Handicap Accessible—Conforming to the regulations in Title 24, Part 2 of the California Code of Regulations. Conforming to the regulations in the Americans with Disabilities Act.

Large Tree—Any tree more than 60 feet tall at maturity.

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.)

Main Finish Elevation—The Finish Elevation of the building or a structure closest to the Finish Elevation of the sidewalk on the primary facade.

Maturity—The maximum expectable height of a plant, as determined by the figures given in the current *Sunset Western Garden Book*. Where a specific height is not given the definitions of small, medium and large tree in this guideline shall apply. Where the plant is not listed in the current *Sunset Western Garden Book*, the figures given in the current *Hortus* shall apply.

Medium Tree—Any tree 30 feet to 60 feet in height at maturity.

Overhead—Any full or partial covering of the sidewalk, or immediately abutting it, one of whose principal purposes is the protection of pedestrians from the elements. Examples include, but are not limited to: canopies, awnings, trellises, marquees, pergolas, arbors, arcades, etc.

Pedestrian Safe-Cross—A portion of the sidewalk widened and extended into the parking lane of the roadway at a crosswalk.

Slip-Resistant—Having at least the texture, when wet, designed to minimize pedestrian slipping as that of a medium salt finish concrete surface.

Small Tree—Any tree less than 30 feet in height at maturity.

- Features and Techniques required by any Section of the Los Angeles, Municipal Code, or by guidelines or policies adopted by the Planning Commission, may earn points. Those features and techniques regulated by any Section of the Los Angeles Municipal Code shall conform to the provisions of that Section.

Guidelines O—Landscape Point System

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 Project Site	Points Required
< 7,500	10
7,501–15,000	15
15,001–40,000	20
40,001–86,000	30
86,001–120,000	50
120,001–150,000	60
> 150,000 square feet or fraction thereof	60 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.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines O—Landscape Point System

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
• 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
• 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 tree) (in new tracts, per block)	1
• double file (allee) of street trees, in addition to points earned above (per tree) (in new tracts, per block)	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

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- 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) 7
- No points are awarded for *Ficus microcarpa nitida*, or for palms, except when that plant continues an existing planting pattern.

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 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 LAMC 40% of landscape points

3. Paving

(commercial zones)

(paving on public property must be approved by the Bureau of Engineering before paving points can be claimed)

- pervious paving in sidewalks and/or parking lots (per 100 square feet) 3
- widened sidewalk at bus shelter (24" minimum width of widening) (per bus shelter) 1
- pedestrian safe-cross 5

4. Walls/Fences

(C, M, and P Zones only)

(and appurtenant piers, pilasters, niches, caps etc.)

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- 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
- 6. *Setbacks*
 - of setback line at least 18" beyond what is legally required, or of that typical for the frontage, to provide planted space (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 10

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines O—Landscape Point System

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 to trees shading east or west sides of building 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
- 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

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines O—Landscape Point System

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) as determined by the Director

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

12 Bonus Points

(in addition to any points earned above)

- free-flowering street trees or free-flowering vines or espaliered plants on walls/fences 5
- planting of street trees in street adjacent to or opposite a park or recreation center 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 tree taxon that does not exist within a 1000-foot radius of the project boundaries (per tree) 5 points, up to 50% of required landscape points, for Los Angeles area native plants
5 points, up to 25% of required landscape points, for non-Los Angeles area native plants
- plants 100% Los Angeles area natives that will remain in good health on natural rainfall after three years establishment 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, mixed use, 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 amphitheatres 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

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines O—Landscape Point System

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

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

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	25
1,501–3,000	50
3,001–7,500	100
7,501–15,000	200
15,001–40,000	300
40,001–86,000	400
86,001–120,000	600
120,001–150,000	800
> 150,000	800 per each 150,000 square feet or fraction thereof

- Any project that is not required by the Los Angeles Municipal Code to have yards, and that is constructed with no plantings, is not required to accrue water management points.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines AA—Water Management Point System

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
1.	Drip/trickle/micro irrigation/low precipitation sprinkler heads 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 (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)	
	(a) Plant	2 per plant (as specified in gallon or box quantity on the drawings)

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines AA—Water Management Point System

- | | |
|-------------------|--|
| (b) Hydroseed. | 7 per 5,000 square feet of
fraction thereof
10 per 5,000 square feet or
fraction thereof on slopes \geq 30% |
| (c) Flatted plant | 3 per flat, up to 5 flats per
1,000 square feet or fraction
thereof |
-
- | | |
|---|--|
| 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 |
|---|--|

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines AA—Water Management Point System

Table II (cont'd)
Points Awarded per Project

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	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 WUCOLSIII list, maintained by the California Department of Water Resources (www.owue.water.ca.gov/wucols00.pdf), Region 3, Evaluation VL or L, depending on the site.
- 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 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.

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

GUIDELINES BB—IRRIGATION SPECIFICATIONS (POTABLE WATER)

[Refer to § 12.41 B 2 LAMC]

1. All irrigation systems shall be zoned to take into account prevailing winds, degree of slope, type of soil, orientation of the site, season, insolation, type of vegetation to be irrigated, type of irrigation application equipment and such other design information as the Department may require. These design constraints, and any others that may be specific to the site, shall be clearly indicated on all irrigation documents.
2. All irrigation systems shall be designed to minimize irrigation of any unplanted surface, and to minimize drainage of water onto any paved surface.
3. All equipment irrigating walkable surfaces shall be installed flush with grade.
4. No equipment shall be installed closer than 12 inches to any paved surface, unless separated from the paved surface by a wall, fence, curb, or similar barrier, or installed underground.
5. Any head located lower than the elevation of its controlling valve and draining more than 20 feet of pipe shall be equipped with a device that prevents drainage of water through the head.
6. Systems shall be designed to the lowest residual pressure available, and such pressure shall be indicated in the irrigation documents.
7. Pressure at any point within a section shall not vary more than 20 percent or 20 psi from the design outlet operating pressure, unless pressure compensating devices are used.
8. In slope installations over 5 percent, irrigation systems shall be designed to provide no more than 3/10 inch water per hour at any point on the planted slope, or not more than the soil infiltration rate, whichever is less. Systems may achieve this rate by cycling, but in any case the operating cycle shall not be of such length that water is allowed to run off the slope.
9. Adequate backflow protection shall be installed in each irrigation system.
10. A functional test of the irrigation system shall be performed by the installer for every irrigation system prior to approval by the designer.
11. Requirements by the Department of City Planning for irrigation systems shall not be construed as prohibiting other City departments from requiring approval of irrigation systems. In the case of conflicts between these requirements, the more restrictive shall control.
12. Management Plan.
 - a. A management plan for the system, as specified by the Department of City Planning, emphasizing water conservation, shall be included with all irrigation systems documentation, and if an automatic controller is used, a copy of the plan shall be permanently affixed to the controller or to a surface immediately adjacent to it.
 - b. The water management plan shall include at least the following for all circuits in the irrigation system:
 - recommended watering during plant establishment

CITY OF LOS ANGELES LANDSCAPE ORDINANCE

Guidelines BB—Irrigation Specifications (Potable Water)

- recommended summer watering after plant establishment
 - recommended winter watering after plant establishment.
13. Existing natural plant communities, maintained in a natural state, shall not normally be required to be irrigated. New natural plant communities may be required to be irrigated during establishment.
 14. All automatically controlled irrigation systems shall include a rain sensing device.
 15. When the actual measured or calculated minimum static pressure downstream of any control valve is below 40 psi, irrigation systems except for drip or other low flow systems shall include compensating design or equipment modifications.
 16. For all areas over 5 percent in slope, globe or ball valves shall be located on the mainline upstream from the control valve and adjacent to the slope area. Valves shall be marked "Emergency Shutoff."
 17. Sprinkler, rotor and impact head spacing shall be designed to achieve uniformity of coverage.
 18. Any application for discretionary approval of a project larger than 40,000 square feet of Floor Area as defined in Section 12.03 of the Los Angeles Municipal Code shall be required to consider the use of reclaimed water for irrigation purposes.
 19. Pressure regulators shall be installed when the actual measured or calculated maximum static pressure downstream of any control valve exceeds 80 psi.
 20. 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 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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