



LANDSCAPE PLAN (Chapter 1 Zoning)

Related Code Sections

This form applies to properties subject to zoning established in Chapter 1 of the Los Angeles Municipal Code (LAMC). For properties subject to zoning established in Chapter 1A of the LAMC, please use form [CP-6730.A](#). For more information on a property's applied zoning, visit <https://zimas.lacity.org/>.

Landscape Plans submitted to Los Angeles City Planning shall be prepared in accordance with Los Angeles Municipal Code (LAMC) Sections 12.40 through 12.43 of Chapter 1. Additional materials or information may be required according to each type of application. If the project is located within a Specific Plan or Overlay Zone, check with the assigned planner prior to preparing these plans, as some have additional or different landscaping requirements. An [Assignment List](#) can be found on the City Planning website at <http://planning.lacity.org> under the "About" tab. Additional guidance is available in the [Landscape Guidelines](#).

Landscape Plans shall be of sufficient clarity to indicate the nature and extent of the proposed work and to demonstrate conformance with the provisions of all applicable regulations. Applications filed with Landscape Plans that do not substantially conform with these instructions, or are unclear or illegible, will result in delays in application processing.

General Requirements

Preliminary Landscape Plans are required at the time of case filing and must be developed into Final Landscape Plans after project approval and prior to the issuance of any building permits. All Landscape Plans shall comply with the specifications identified below:

Boundaries

- The Landscape Plan shall include the entire area of the proposed project. If the project is located on a portion of a larger site, indicate those portions of the site that are not a part of the project.

Size and Number of Copies

- If filing a City Planning application, Landscape Plans shall be included as part of the required project plan sets if deemed applicable by City Planning Development Services Center (DSC) staff. See the Department of City Planning Application Filing Instructions ([CP13-7810](#)) for applicable requirements.

- For standalone Landscape Plan review and approval, which may be required for by-right projects and when specified in the LAMC, submit two 11" x 17" hardcopies to the DSC.

Technical Requirements

Internal Consistency of Submittals

- All plan submittals, including architectural and landscape plans, shall be coordinated with each other and shall be consistent with all other documents submitted as part of the entitlement application. Note that submittals that are internally inconsistent may be determined to be incomplete.

Scale

- All plans shall be drawn to scale, with the scale indicated and graphically displayed.

Orientation

- North shall be shown and oriented towards the top of the page. True north shall also be indicated.

Location

- Include the site address(es) and legal description(s), including Arb number(s), and all Assessor Parcel Numbers.

Landscape Professional Information

- The plans shall be certified by one or more Landscape Practitioners, as defined in LAMC Section 12.40 D of Chapter 1.
- The name, address, phone number, and e-mail address of the Landscape Practitioner (Landscape Architect, Architect, Landscape Contractor, Landscape Designer) who prepared the Landscape Plan shall be listed.
- When prepared by a licensed individual, the Landscape Professional shall stamp the Landscape Plan and include their license number.

Boundary Line

- The site boundary and parcel boundaries shall be shown by a heavy broken line and clearly labeled.

Abutting Streets

- Label names of streets surrounding the project site.

Dimensions

- Dimensions shall be provided for all important measurements, including setbacks, building or structure height, building footprints, open space areas, landscape (planting) areas, hardscape areas, and other key features, including Low Impact Development features, as applicable to the request. Refer to Plot Plan Instructions (CP-7752) for an example of how to properly dimension a site.

Topography

- Where there is more than a five-foot elevation difference in slope, the Plot Plan shall be superimposed on a contour map showing site topography prepared by a State of California registered Civil Engineer or Licensed Surveyor.

Existing and Proposed Conditions

Identify the location and use of the following existing conditions to remain and/or proposed:

- Parking areas, loading areas, driveways, walkways, horse-keeping areas/trails
- Buildings and structures (including walls and fences)
- Alleys, sidewalks, and other public rights-of-way and easements
- Bus stops/shelters, street trees, overhead utility lines, public rights-of-way utilities and other infrastructure (i.e., bike racks, utility boxes)
- Existing landscaping, including but not limited to, trees, shrubs, and grasses

Landscape, Hardscape, and Open Space Areas

- Depict landscape and hardscape areas not covered by buildings or structures and any qualifying required Open Space pursuant to LAMC Section 12.21 G of Chapter 1.
- Illustrate conceptual locations of plant materials with a plant legend referencing the common and scientific names of plants, quantities of plant materials, and spacing and size at the time of planting.
- Indicate in the plant legend the category of anticipated water use, per Water Use Classification of Landscape Species (WUCOLS) IV, Region 3 for each plant species and whether it is considered indigenous to Los Angeles¹.

¹ Information on drought-tolerant and native landscaping can be found at the [Los Angeles Department of Water and Power](#), [the Bureau of Street Services](#), and the [Los Angeles County Waterworks District](#). Additional resources include [Calscape \(native plants\)](#), [Cal Poly Urban Forestry \(tree species\)](#), [Watershed Health \(River Improvement Overlay \[RIO\] landscaping\)](#), and [UC Davis \(water usage\)](#).

- Specify the general type of irrigation system and any water-conservation features proposed.

Open Space Plan

For projects which includes six or more residential units, provide a diagram identifying usable open space areas required pursuant to LAMC Section 12.21 G and any applicable open space requirement in a Specific Plan, Overlay Zone, and/or Q Conditions.

- Provide minimum dimensions for common and typical private open spaces areas.
- Demonstrate compliance with the minimum 25 percent landscaping requirement for common open space, showing that these are planted with ground cover, shrubs, or trees.
- Indicate in the plant legend the minimum one 24” box tree provided for every four dwelling units and include their expected mature height and canopy diameter.
- Provide both depth and horizontal dimensions for all planters and planting areas not located directly on finished grade, as may be found above parking or on upper levels.
- See [Soil Depths.pdf \(lacity.org\)](#) for the minimum soil volume needed to support the growth of all required trees. Note that the ultimate height and canopy diameter of trees are largely constrained by how much soil is provided, irrespective of their species.
- Street trees may be used to satisfy on-site tree requirements, but any new trees shown in the public right-of-way in Exhibit “A” shall be preliminarily reviewed and approved by the Urban Forestry Division prior to building permit issuance.
- If any street trees counted toward fulfilling 12.21 G requirements are subsequently determined to be infeasible due to City determined physical constraints and these may not be accommodated on site, the applicant shall pay the appropriate tree guarantee (in-lieu) fee.
- Open Space Summary Table.** Indicate proposed and maximum permitted area for usable open space, including private open space, common open space, and recreation rooms (if proposed) and similar interior common amenities, and landscaping of common open space areas. Refer to Plot Plan Instructions ([CP-7752](#)) for an example of a Project Summary Table to include such metrics.

Area Calculations

- Provide area calculations for individual and total landscaped, and landscaped open space areas for the entire project site.

Trees and Shrubs

- Identify the location of all protected trees and shrubs which measure 4 inches or more in cumulative diameter, consistent with LAMC Section 46.00, and non-protected trees 8 inches or more in diameter, located onsite or within the adjacent right-of-way (street trees).

Protected Southern California native tree species include:

- Oak trees including Valley Oak (*Quercus lobata*) and California Live Oak (*Quercus agrifolia*), or any other tree of the oak genus indigenous to California, but excluding the Scrub Oak (*Quercus dumosa*)
- Southern California Black Walnut (*Juglans californica*)
- Western Sycamore (*Platanus racemosa*)
- California Bay (*Umbellularia californica*)

Protected Southern California native shrub species include:

- Toyon (*Heteromeles arbutifolia*)
- Mexican Elderberry (*Sambucus mexicana*)

- Include the common name and size, and delineate which are existing to be removed, existing to be retained, or new and/or replacement trees or shrubs. All protected trees and shrubs shall be replaced at a ratio of 4:1 or, in consultation with the City's Urban Forestry Chief Forester, to approximate the value of each tree or shrub to be removed. Protected trees shall only be replaced by other protected tree varieties, with each replacement at least 15 gallons, one inch or more in diameter one foot above the base, and at least 7 feet in height above the base; and, protected shrubs shall only be replaced by other protected shrub varieties.

Additional Requirements

Citywide Tree Documentation Requirements and Forms

The City requires documentation of existing trees on private and public property with varying requirements dependent on whether the property has Protected Trees or Shrubs and/or Significant Trees. Please review the [Citywide Tree Documentation Requirements Flowchart](#) to determine if a Tree Disclosure Form ([CP-4067](#)) is required, and whether additional documentation such as a Tree Survey, Tree Letter, or Tree Report must be provided.

- **Tree Disclosure Statement and Tree Letter** ([CP-4067](#)) – LAMC Section 46.00 requires disclosure and protection of certain trees located on private and public property, and that they be shown on submitted and approved site plans. Any discretionary application that includes changes to the building footprint, including demolition or grading permit applications, shall provide a Tree Disclosure Statement ([CP-4067](#)) completed and signed by the Property Owner. If the Tree Disclosure Statement indicates the presence of protected trees/shrubs on the project site, including within the public right-of-way, that will not be removed or impacted by the project, then a Tree Letter is required to be completed by a Tree Expert.

- ❑ **Tree Survey** ([CP-4093](#)) – If there are any Significant Trees on the project site that may be impacted or removed as a result of the project, a Tree Survey will be required to be completed by a Tree Expert or Landscape Practitioner.
- ❑ **Tree Report** ([CP-4068](#)) – If there are any protected trees or protected shrubs on the project site and/or any trees within the adjacent public right-of-way that may be impacted or removed as a result of the project, a Tree Report will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.
- ❑ **Urban Forestry Referral Form** ([CP-4070](#)) – For ALL eligible projects on a property and/or adjacent to a public right-of-way with Protected Trees and/or Shrubs that may be impacted or removed as a result of the project (e.g. any modifications to building footprint, construction, demolition, and/or grading), and the project meets one or more of the following criteria: located within the Mt. Washington / Glassell Park Specific Plan; SB 9 Urban Lot Splits, Parcel Maps, or Tentative Tract Maps located within the Valley geography; projects which qualify for the Executive Directive 1 (ED 1) Ministerial Approval Process or utilize the Transit Oriented Communities (TOC) Affordable Housing Incentive Program; or other projects as determined by City Planning. This form requires a signature from the Urban Forestry Division.

Grading Plan

- ❑ For projects proposing grading activities, provide a Grading Plan indicating cubic yards of cut and fill, and quantities of export or import. If more than 1,000 cubic yards, provide a copy of the Haul Route Form ([CP-6119](#)).

Colored Building Elevations and Colored Renderings

- ❑ Colored Building Elevations showing the proposed project in conjunction with proposed landscaping is required for development projects which require compliance with the [Citywide Design Guidelines](#).
- ❑ Colored Renderings showing the proposed project in conjunction with proposed landscaping is submitted for development projects which require Area or City Planning Commission review.

Specialized Requirements

Final Landscape Plans

Final Landscape Plans shall be submitted for development projects which require a Landscape Plan per the LAMC, an Ordinance, or by Condition of Approval for a discretionary action. Final Landscape Plans shall be submitted to DSC Staff for review and approval prior to the issuance of any building permits. In addition to the General Requirements specified above, Final Landscape Plans shall include the following:

Case Number

- The Final Landscape Plan shall include the relevant case number(s) and entitlements for which the Landscape Plan is being reviewed.

Landscape Point System Certification

- Landscape Plan shall be prepared consistent with LAMC Section 12.40 E of Chapter 1 and the Landscape Guidelines ([Ordinance No. 170,978](#)).
- For any surface parking or other vehicular use areas, comply with all shading and buffer requirements detailed in Guidelines K.

To determine the points required per project, refer to Table I in Guidelines O, *Landscape Point System* and clearly tabulate the specific features/techniques and points claimed.

Irrigation Plan with Water Management Point System Certification

- Irrigation Plans shall be prepared consistent with LAMC Sections 12.41 B.1, 12.41 B.2 of Chapter 1 and the Landscape Guidelines ([Ordinance No. 170,978](#)). All irrigation shall be automatic and include water conservation features.
- For all landscaped areas using potable water, the irrigation system shall comply with all specifications listed in Guidelines B-B.

To determine the points required per project, refer to Table I in Guidelines A-A, Water Management Point System and clearly tabulate the specific techniques and points claimed.

Management Plan

- Instructions for the maintenance of the landscape and irrigation system shall be provided, including recommended watering schedules covering the initial three- to five-year plant establishment period as specified by the Landscape Practitioner and for summer and winter watering thereafter.

Certificate of Completion

- When the approved project has been completed, the architect of record and the Landscape Practitioner shall file a Certificate of Completion ([CP-7813](#)) attesting to Los Angeles City Planning that the project design features required in LAMC Sections 12.40 through 12.43 have been implemented on the project.

Related Definitions

Tree

Any woody plant (exhibiting secondary growth), including those identified as Native and/or Protected Trees, with a primary/leading trunk and supporting branches and leaves. Trees shall not include palms or succulent species. Tree sizes are differentiated by their canopy at maturity as follows:

TREE SIZE	CANOPY (DIAMETER AT MATURITY)
Small	15 feet
Medium	30 feet
Large	50 feet

Protected Tree

See LAMC Section 46.01 for definition of Protected Tree or Shrub.

Significant Tree

Any tree with a trunk that measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree or is more than 35 feet in height.

Street Tree

Any tree or landscape feature located within the public right-of-way, including but not limited to any sidewalk, median, alley, refuge island, or embankment on City-owned land.

Native Plant

Any native plant species listed by the California Native Plant Society (Calscape).

Landscape Practitioner

A professional responsible for the design, installation or maintenance of landscape and irrigation systems who is a certified arborist, or licensed by the State of California as a landscape architect or landscape contractor.

Tree Expert

See LAMC Section 17.02 (Definitions) of Chapter 1 or LAMC Division 14.2 (Glossary) of Chapter 1A.