



LANDSCAPE PLAN

Related Code Sections

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. 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 ([CP-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.
- 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.
- 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.

Additional Requirements

Tree Disclosure Statement

- 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.

Tree Report

- 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 ([CP-4068](#)) will be required, and the field visit must be conducted by a qualified Tree Expert, prepared and conducted within the last 12 months.

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 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 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.

Landscape Plan Instructions

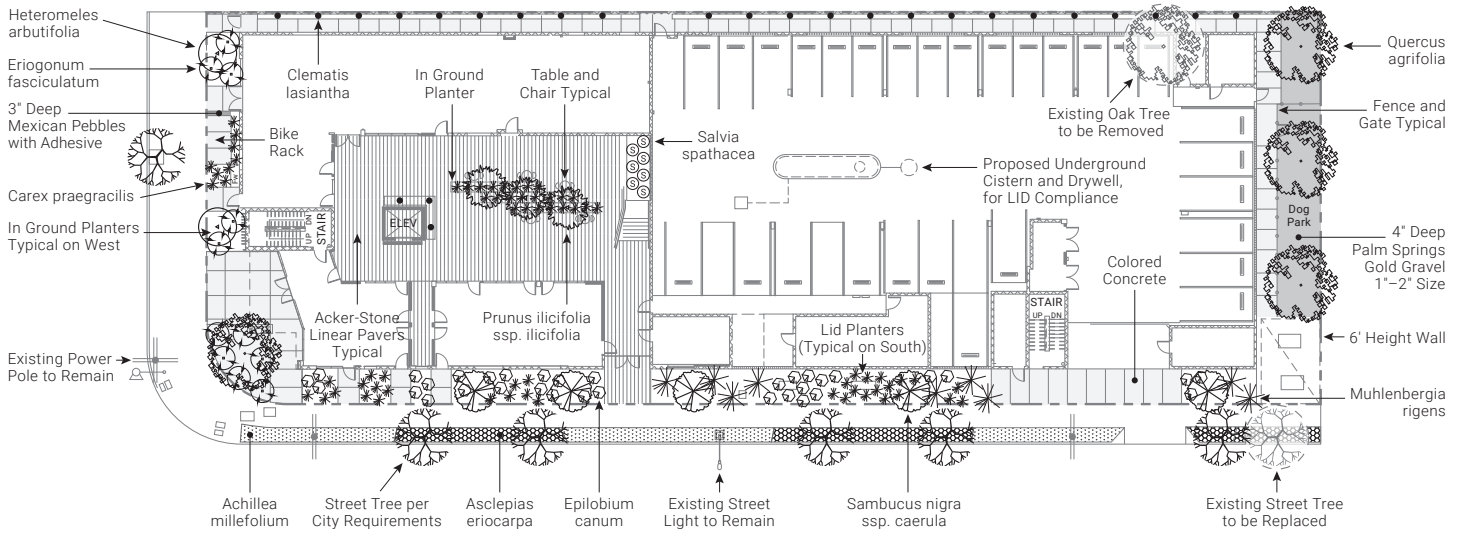
Landscape Plan, Planting Legend and Trees Table Examples



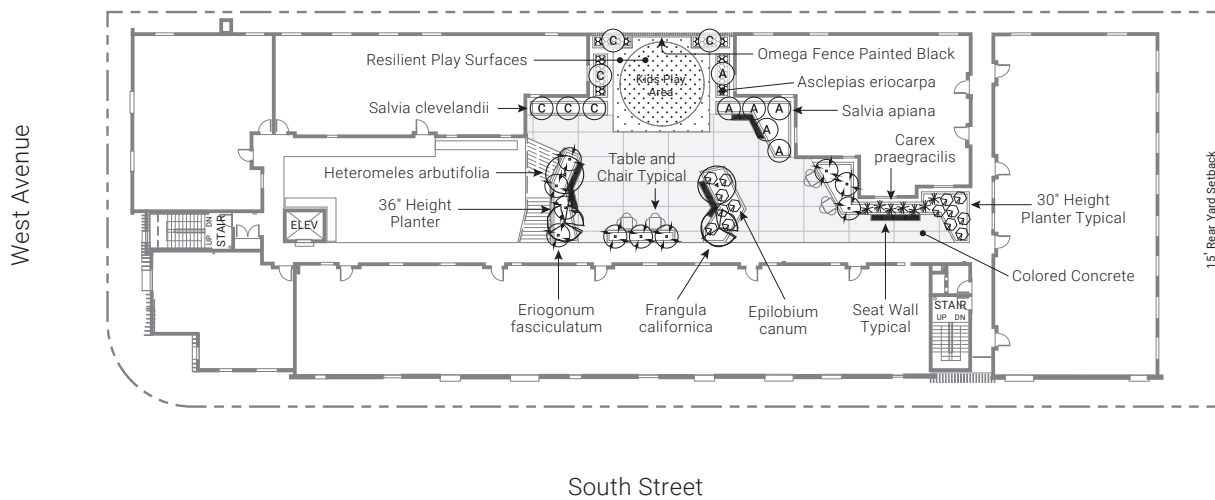
These examples are provided to illustrate a complete landscape plan submission. Including key project information will help applicants avoid delays in processing their project.

Landscape Plan

















Level 1



Level 2



Planting Legend (Example)

Symbol	Scientific Name	Common Name	Size	Quantity	City of Los Angeles Native Y/N	WUCOLS IV Region 3, Plant Factor	Expected Height x Canopy Diameter	Planter Dimension (if applicable)
	<i>Heteromeles arbutifolia</i>	toyon	15-Gal	4	Y	Very Low, 0.1	10' x 15'	4'-0" x 16'-0" x 3'-6" Deep (224 cu.ft. on Roof Deck)
	<i>Prunus ilicifolia</i> ssp. <i>ilicifolia</i>	holly-leaf cherry	24" Box	3	Y	Very Low, 0.1	20' x 15'	N/A
	<i>Quercus agrifolia</i>	coast live oak	24" Box	4	Y	Very Low, 0.1	40' x 40' (Quercus)	N/A
	<i>Sambucus nigra</i> ssp. <i>caerulea</i>	blue elderberry	15-Gal	5	Y	Low, 0.3 (Lid Planter)	20' x 15' (Sambucus)	N/A
	Street Tree, Species TBD	per City's Urban Forestry Division	24" Box	6	N/A	TBD (Typ. 0.3–0.6)		N/A
	<i>Achillea millefolium</i>	common yarrow	1-Gal	125	Y	Low, 0.3		
	<i>Asclepias eriocarpa</i>	Indian milkweed	1-Gal	150	Y	Very Low, 0.1		
	<i>Carex praegracilis</i>	clustered field sedge	1-Gal	75	Y	Moderate, 0.4 (Lid Planter)		
	<i>Clematis lasiantha</i>	virgin's bower	5-Gal	26	Y	Very Low, 0.1		
	<i>Epilobium canum</i>	California fuchsia	1-Gal	48	Y	Low, 0.3 (Lid Planter)		
	<i>Eriogonum fasciculatum</i>	California buckwheat	1-Gal	21	Y	Very Low, 0.1		
	<i>Frangula californica</i>	coffeeberry	5-Gal	2	Y	Very Low, 0.1		
	<i>Muhlenbergia rigens</i>	deergrass	5-Gal	9	Y	Low, 0.3 (Lid Planter)		
	<i>Salvia apiana</i>	white sage	1-Gal	6	Y	Very Low, 0.1		
	<i>Salvia clevelandii</i>	Cleveland sage	1-Gal	5	Y	Very Low, 0.1		
	<i>Salvia spathacea</i>	hummingbird	1-Gal	7	Y	Low, 0.2 (In Shade)		



Heteromeles arbutifolia



Street Tree, Species TBD



Clematis lasiantha



Muhlenbergia rigens



Prunus ilicifolia ssp. *ilicifolia*



Achillea millefolium



Epilobium canum



Salvia apiana



Quercus agrifolia



Asclepias eriocarpa



Eriogonum fasciculatum



Salvia clevelandii



Sambucus nigra ssp. *caerulea*



Carex praegracilis



Frangula californica



Salvia spathacea

Required and Provided Trees Table (Example)

Required Trees	Quantity	Ratio	Required	Comments
Existing:				
Existing Protected Trees or Shrubs on Site, LAMC Section 17.05 R	1	4:1 Minimum ¹	4	1 Healthy quercus agrifolia Removed
Existing Trees in Parkway, Tree Wells or Other Public Rights-of-Way ²	1	2:1	2 ³	Removal Required per LADWP
Existing Significant Trees on Site, > 8" Diameter	4	N/A ⁴	0	12"-24" Diameter, Center of Development Site
Total Trees to be Replaced	2		6	
Other Required Trees:				
Open Space Required for Six or More Dwelling Units, LAMC Section 12.21 G.2	38 Units	1:4 Units	10	Rounded Up to Next Whole Number
Total Required Trees			16	
Provided Trees	Quantity	Size	Location	Comments
Ground Floor, In-Ground Planting Areas	7	24" Box	Varies	Includes New Oaks
Ground Floor, In-Ground Planting Areas	2	15-Gal	Front Yard	24" Box Not Available
Ground Floor, LID Planters	5	15-Gal	South Side Yard	Open to Finished Grade, Not Structure
Second Floor Podium Planters	2	15-Gal	Courtyard	42" Deep, 224 cu.ft. ⁵
Public Rights-of-Way	5	24" Box	Parkway	Existing Width, 4'-0"
Public Rights-of-Way	1	24" Box	New Tree Well	Type 1b, 6' x 10', as per S-450-4 Plan ⁶
Total Trees Provided	22	Varies		24" Box Where Available

Please note: Should any required trees be determined to be infeasible by Streets LA's Urban Forestry Division (UFD) or any other City department(s), these must be provided elsewhere on the private property. If incorporating these additional trees on-site is not possible, applicant agrees to pay the in-lieu/Guaranteed Tree Fee into the Public Works Trust Fund at Board of Public Works' Accounting, prior to building permit issuance.

¹ All Protected Trees or Shrubs require Urban Forestry Division (UFD) approval of any proposed removal and replanting plan and issuance of a Protected Tree Removal permit by UFD; in addition any replacement must be feasible on-site, as the Guaranteed Tree Fee may not be used for Protected Tree Ordinance compliance.

² Any removal of trees within the Public Rights of Way requires Board of Public Works approval and issuance of a Street Tree Removal Permit by Urban Forestry Division (UFD).

³ Species selection, spacing and planting site approval of any new Street Trees or other Public Rights-of-Way locations is at the discretion of Urban Forestry Division (UFD); UFD must approve and Engineering issue an A-Permit for this work.

⁴ Certain Specific Plan areas and other overlays have different tree replacement requirements; e.g., the Mt. Washington/Glassell Park Specific Plan requires 1:1 replacement of Significant Trees removed.

⁵ 42" minimum planter depth for all required trees; see Urban Design Studio Resource Soil Depths for soil volume required to support planned tree canopy spread and note that these guidelines are requirements under new Zoning Code, once adopted.

⁶ Public sidewalk adjacent to this project site is > 12'-wide; as per the updated S-450-4 standard plan referenced, always construct the new tree well as wide as possible within the available sidewalk width(s), so that Urban Forestry Division (UFD) may select the species of street tree with the largest canopy possible.