MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN

Design And Preservation Guidelines

Approved by the City Planning Commission on May 22, 2003
as part of Ordinance No. 167,943

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http://cityplanning.lacity.org (General Plan - Community Plans/Guidelines)

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN
DESIGN AND PRESERVATION GUIDELINES

TABLE OF CONTENTS

MULHOLLAND SCENIC PARKWAY SPECIFIC PLAN DESIGN AND PRESERVATION GUIDELINES

SECTION 1. INTRODUCTION.

Mulholland Drive was conceived in 1913 by William Mulholland, Chief Engineer of the Los Angeles Water Department, as a great scenic road along the crest of the Santa Monica Mountains. Constructed in 1922, Mulholland Drive was designed to offer the public scenic views of the terrain, open space, and natural character of its mountain setting. In 1992, the Mulholland Scenic Parkway Specific Plan, Ordinance No. 167,943, was adopted by the Los Angeles City Council in response to public concerns that the majestic views and natural character of the Mulholland Drive setting were threatened by unrestricted development. The ordinance created the Mulholland Scenic Parkway, including both the Inner and Outer Corridors, which established land use controls and a design review process tailored to ensure that development within the Parkway is compatible with the unique character of the Santa Monica Mountains.

The Specific Plan encourages environmentally and aesthetically sensitive development in the Scenic Parkway and seeks to ensure that all projects, both public and private, are compatible with the Scenic Parkway environment. The Specific Plan provides regulations regarding the design, landscaping, and placement of private projects in order to preserve, complement and enhance the views from Mulholland Drive, as well as preserve the natural, hillside character of the entire Parkway. The Specific Plan also includes standards that apply to public projects along Mulholland Drive, such as utility construction and roadway design, so that the intended character of Mulholland Drive as a low-density, low-volume, slow-speed roadway in a hillside parkway-type setting is preserved.

In general, the Specific Plan sets standards for projects proposed for the Scenic Parkway. These standards include environmental protection measures, grading limits, and building standards applicable to the Inner and Outer Corridors of the Parkway, as well as regulations affecting landscaping, Mulholland Drive and its right-of-way, the Core Trail, major vista points, and utility construction.

In addition to these standards, the Specific Plan also provides for a design review process, sets forth general design criteria, and establishes a Design Review Board (DRB). In the design review process, the DRB and the Director of Planning apply the standards and criteria in the Specific Plan to ensure that all proposed projects within the Parkway preserve the natural environment and terrain of the Santa Monica Mountains, protect the hillside character of the Parkway, are compatible with the Parkway environment, and do not obstruct the views from Mulholland Drive.

These design guidelines, prepared pursuant to the Mulholland Scenic Parkway Specific Plan, state the policies, interpretations, and precedents used by the DRB in implementing the Specific Plan. The intent of this document is to guide applicants in designing projects that will be compatible with the Scenic Parkway environment, the Department of City Planning

personnel in counseling applicants and evaluating application files, and the Departments of Public Works and Transportation, utility companies and others regarding projects proposed for construction in the right-of-way of Mulholland Drive, including the creation of the Core Trail.

These guidelines do not create entitlements, nor are they mandatory requirements. They provide direction on how the Mulholland Scenic Parkway can best be preserved while allowing appropriate development, and clarify what can be expected when a project is reviewed by the DRB and the Director. They recognize that individual projects and sites are different and present numerous and different design challenges. The guidelines do not require or expect every project applicant to address all the guidelines. An applicant should address the guidelines that are applicable to the proposed project and site conditions.

The guidelines anticipate that flexibility and judgment will be used to balance the goals of the Specific Plan with the rights of property owners. The application of the guidelines should take into consideration whether a project is in the inner or outer corridor and whether a project is visible or not visible from Mulholland Drive. The guidelines use words such as “should”, “avoid”, “as possible” or “preferred” to expressed preferences or recommendations. The guidelines do not express mandatory requirements unless the Specific Plan ordinance does. For example, the “Preferred Plant List”, Exhibit C, contains plants deemed appropriate for the Santa Monica Mountains environment, but it is not an exclusive list.

To ensure that approved projects continue to comply with the Specific Plan and follow these guidelines after they are constructed, the Board may recommend that the applicant record legal covenants to run with the land requiring the maintenance of the project as approved, including exterior appearance, landscaping, and other features of the project.

The symbol ✍ located throughout these guidelines indicates a required submittal as part of the design review application package.

SECTION 2. SITE PLANNING.

GOAL 1: PRESERVE AND ENHANCE THE NATURAL CHARACTER OF THE SANTA MONICA MOUNTAINS AND THE SCENIC, HILLSIDE CHARACTER OF THE MULHOLLAND SCENIC PARKWAY.

Objective 1.1. *Design projects to minimize the visibility of the project as seen from Mulholland Drive, and to create a natural appearance compatible with the hillside characteristics of the Santa Monica Mountains.*

- ❑ **Guideline 1:** **Natural topography.** Minimize the amount of grading and the use of retaining walls. Design structures and grading to fit the natural topography and existing conditions of the site, rather than making changes in the topography to accommodate the structure. Incorporate natural slopes and deep-rooted native plants in the project to control erosion and undermining of slopes.

  - ❑ **Geotechnical issues.** The Department of Building and Safety is directly responsible for determinations concerning slope stability and other geotechnical issues. However, a geology and soils report may be requested of applicants and considered where such information is relevant to considering the configuration of architectural and landscape elements on the site, e.g., location of structures, retaining walls, hardscape features and plant material.

- ❑ **Guideline 2:** **Sloping site profile.** Where a building is situated on a site with a slope greater than 25 percent, the building should utilize a stepped-profile in which no portion of the building exceeds 25 feet in height, as measured from adjacent natural grade to the top of the roof or parapet wall directly above. Minimal grading and cut foundations should be utilized instead of extensive grading, filling, and retaining walls to create a building pad. Design the roof to follow the predominant slope of the land (see Figure 1).

✍ **Site Section.** A site section showing the structure(s) profile needs to be submitted.

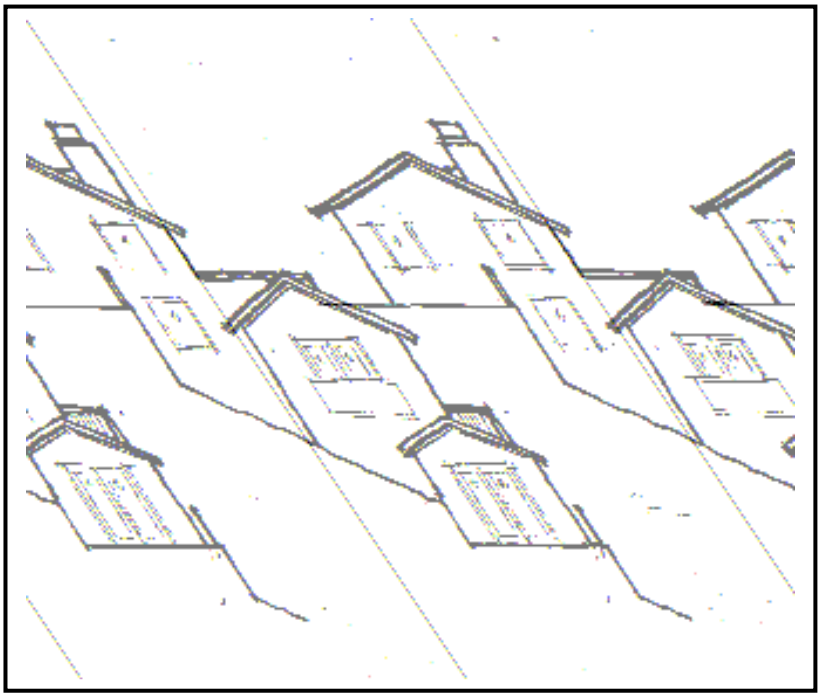


Figure 1 - Stepped Profile

❑ **Guideline 3:** **Silhouetting.** Structures on the slopes of ridges should be designed and sited so that they are not "skylighted" or silhouetted against the sky when seen from Mulholland Drive.

❑ **Guideline 4:** **Site drainage.** Although drainage controls are determined by the Department of Public Works, the design review process may include consideration of grading and landscaping to control erosion. Runoff should be dispersed on the project site or should be diverted to a drainage facility. Drainage structures (terraces, drains, benches and intervening devices) should be placed on graded slopes as inconspicuously as possible and be constructed from natural-colored materials. Down drains should be placed in swales. Drainage structures or swales that are visible from a public way should be bermed and/or landscaped to blend into the background. Water retention basins should be well camouflaged with landscaping. The concrete in any drain or retention basin that is visible from a public way should be tinted an appropriate earth tone to blend in closely with the

surrounding natural materials. Exposed pvc pipes should be painted an earthen or green color.

❑ **Guideline 5:** **Site permeability**. The total non-permeable surfaces (driveways, patios, pool decks and the building footprint) should be minimized and should not exceed 50 percent of the lot area. Project design should incorporate features such as fire-resistant wooden decks, driveway pavers, grass-crete and other permeable surfaces in order to maximize the amount of water that can percolate into the soil on-site and minimize overland runoff onto adjoining properties, streets, and watercourses.

❑ **Guideline 6:** **Site fencing.** Fences and walls should not obstruct the right-of-way of Mulholland Drive or the views from Mulholland Drive. Where site fencing or gates are proposed, rough-cut, unfinished wood, native-type stone, stained concrete, split face concrete block, textured plaster surface walls, black or dark green chain link or wrought iron, or a combination thereof should be utilized.

✍ **Fence/Wall Plan.** The location, height, proposed materials and proposed lighting for any fence, wall or gate should be shown on the site plan for the project, and section drawings should also be provided.

❑ **Guideline 7:** **Additional on-site parking.** Where additional onsite parking is required, it should be located within an enclosed garage, or within a covered carport which is screened from the street with landscaping.

Objective 1.2. *Preserve the Parkway's scenic features, existing ecological balance and wildlife corridors, and conform the project to the character of the Parkway environment.*

❑ **Guideline 8:** **Prominent Ridges.** Grading, alteration or removal of designated Prominent Ridges is not permitted unless five findings can be made, and is limited to a maximum of 1,000 cubic yards. Construction on top of designated Prominent Ridges is prohibited by the

Specific Plan, and construction within 50 vertical feet of a Prominent Ridge is not permitted unless four findings can be made. Prominent Ridges are identified on maps available for viewing at the Department of City Planning's Van Nuys office, and the Department's web site.

❑ **Guideline 9: Ridge top construction.** Construction and grading on a ridge, whether or not the ridge is designated as a Prominent Ridge, should be avoided.

❑ **Guideline 10: Site grading.** Grading and structures should be designed to fit the project to the natural topography and existing site conditions, rather than altering the site to fit the project. The plan should minimize grading and preserve the existing topographic features. Grading should be limited to the building footprint, plus a 5-foot apron. Grading should not extend into the right-of-way of Mulholland Drive. (Design review of grading is in addition to the review of grading conducted by the Department of Building and Safety and is more sensitive to aesthetics rather than engineering. Design review addresses the appearance of a grading project and its compatibility with the appearance of natural slopes in the Santa Monica Mountains; the Department of Building and Safety addresses the technical competence and safety aspects of the grading project.)

✍ **Grading Plan.** The applicant needs to submit a grading plan or a combined grading/site plan with topographic elevations for any project which requires the submittal of a grading plan in order to receive a grading permit.

❑ **Grading limits.** The Specific Plan limits the maximum quantity of grading that can be approved without a Specific Plan Exception. Proposed grading projects that are within these limits may still be recommended for disapproval if the amount and/or design of grading impacts the scenic resources of Mulholland Drive, is incompatible with the natural contours of the mountain terrain, or is incompatible with the Parkway environment.

❑ **Guideline 11: Landform grading.** In order to create slopes that reflect as closely as possible the surrounding natural hills, graded hillsides should have a variety of slope ratios, should not exceed a ratio of 2:1, and should transition to the natural slope in a manner that produces a natural appearance. Graded slopes should be landform graded in accordance with the provisions of the Department of City Planning's Landform Grading Manual (see Figure 2).

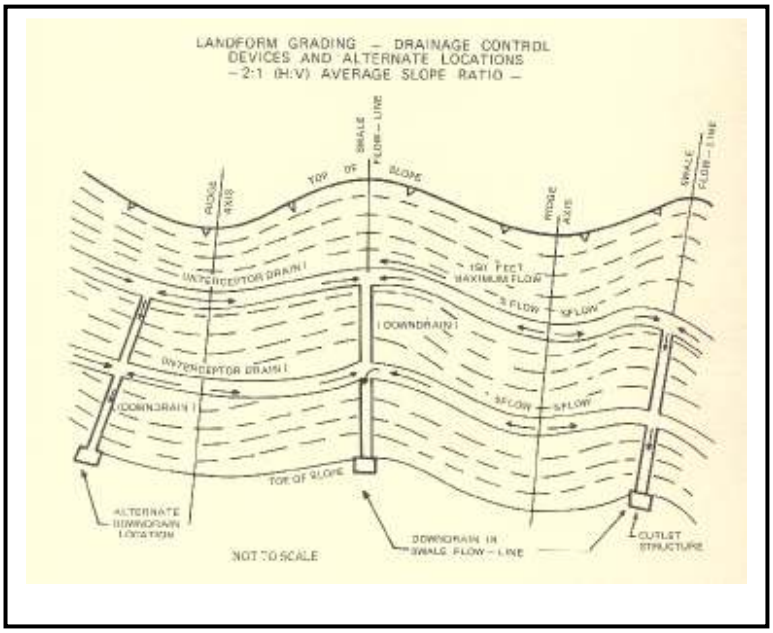


Figure 2 - Landform Grading

❑ **Guideline 12: Trees.** Oak trees and other native tree species of the Santa Monica Mountains have special protection under the Specific Plan, and should be preserved.

❑ **Guideline 13: Wildlife.** Projects that are near parks and wildlife corridors should be sensitive to preserving wildlife habitats and the ecology of the Scenic Parkway. Fencing should be placed to not interfere with wildlife movement. In some cases, the recording of a Covenant and Agreement affecting wildlife protection may be recommended as a condition of project implementation.

❑ **Guideline 14: Natural drainage patterns.** Natural drainage patterns should not be obstructed or significantly altered as a result of grading.

Objective 1.3. *Ensure that projects located near parklands and streams are especially sensitive to native plants, wildlife corridors, recreational resources, minimal grading and alteration of the terrain, and visibility from the parkland.*

- ❑ **Guideline 15: Streams.** In accordance with the purposes of the Plan to protect streams, the DRB will be carefully reviewing all projects near streams. No project is to be constructed and no more than 100 cubic yards of earth shall be moved within 100 feet of either a stream bank without the Director making the five specific findings required by the Specific Plan Ordinance. Avoid construction activities - building or grading - that would adversely affect the aquatic, biologic, or other existing features or characteristics of a stream. The streams protected by the Specific Plan are those water courses designated by the U.S. Geological Survey and shown on the maps available for viewing at the Department of City Planning's Van Nuys office and the Department's web site. A stream may include a water course having a surface or subsurface flow that supports or has supported riparian vegetation.

- ❑ **Guideline 16: Parkland.** In accordance with the purposes of the Plan to protect environmentally sensitive areas and topographic features, the DRB will be carefully reviewing all projects near any public parkland. No project is to be erected and no earth shall be graded within 200 feet of the boundaries of any public parkland without the Director making the five specific findings required by the Specific Plan Ordinance. Avoid construction activities that would adversely affect the use and enjoyment of parkland by the public. A parkland is any publicly-owned or publicly-operated property that is used by the public for recreational, open space or preservation purposes. Parklands specifically include city parks, state parks, Santa Monica Mountains Conservancy lands and public trails, and the Santa Monica Mountains National Recreation Area of the National Park Service, as shown on maps available for viewing at the Department of City Planning's Van Nuys office and the Department's web site.

Objective 1.4. *Preserve views of the Parkway's scenic features and resources.*

❑ **Guideline 17: Visibility Study.** To determine project visibility from Mulholland Drive, all lines of sight from Mulholland Drive toward the project within a ¾ mile radius of the project should be included in the visibility study. The study should not be limited to an angle of view that is perpendicular to the roadway (see Figure 3).

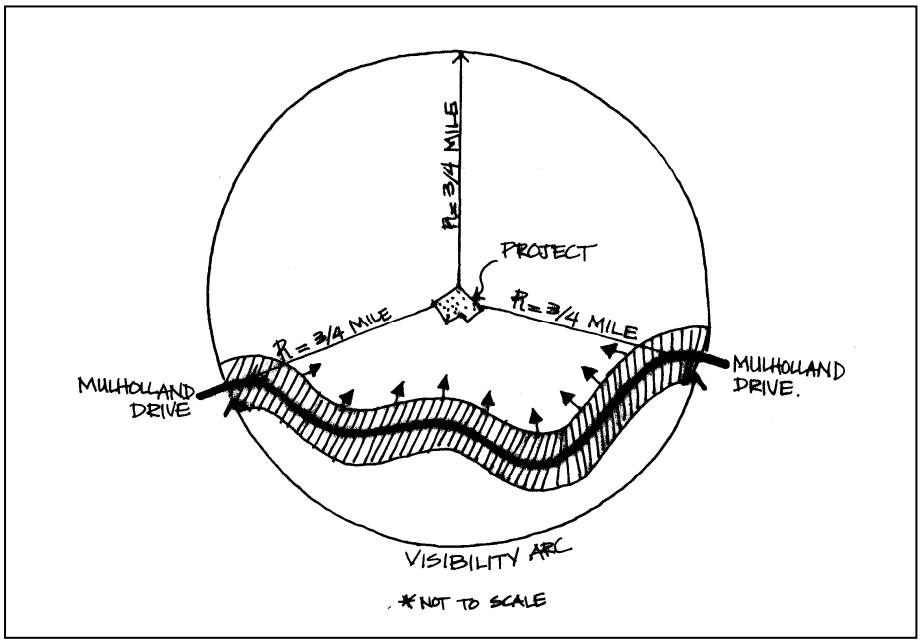


Figure 3 - Visibility Study

❑ **Guideline 18: Viewshed protection**. Projects located within the Inner Corridor and visible from Mulholland Drive are not permitted to extend into the viewshed, as defined by the Specific Plan, unless the project is approved by the Director after a finding that the project complements the view from Mulholland Drive, or the applicant obtains a Specific Plan Exception. To be found complementary, a project should not block any scenic view, should be completely screened with native vegetation, and the architecture should be designed to fit and blend into the site.

❑ **Guideline 19:** ✍ **Viewshed analysis.** A viewshed analysis should be prepared for any project, whether upslope or downslope, that is located within the Inner Corridor

and that is visible from Mulholland Drive. The viewshed analysis aids in determining the maximum building height which would not negatively impact the view. Project height which is as far beneath the viewshed limit as possible is preferred.

❑ **Downslope lots.** For projects located on downslope lots, conduct the viewshed analysis from the side of Mulholland Drive nearest the project, beginning at a point four feet above the edge of the paved roadway. Curbs, berms and similiar structures are not considered part of the roadway, and do not affect the location of the point of origin for the viewshed analysis. (The four-foot height was derived as the approximate sight line of someone driving or walking along Mulholland Drive.)(see Figure 4).

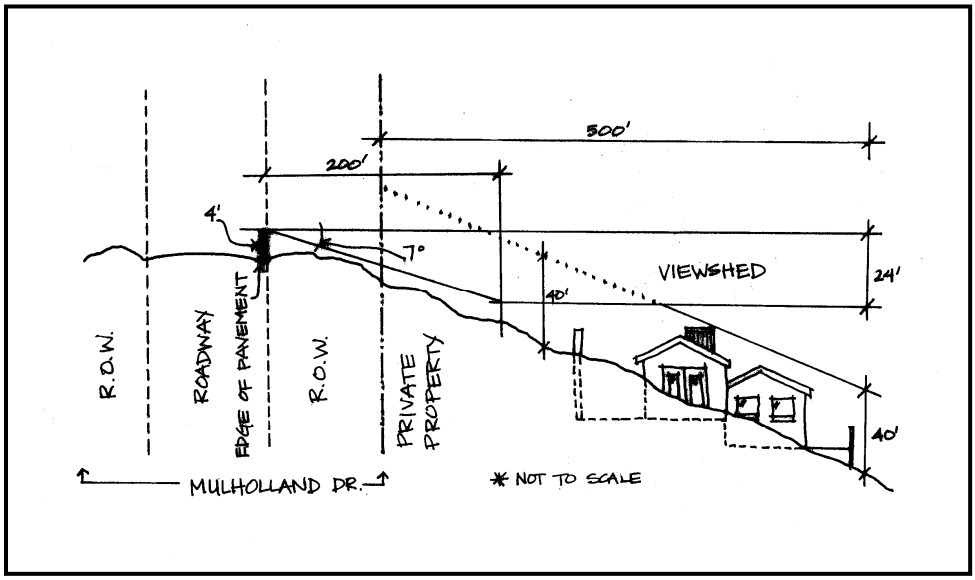


Figure 4 - Viewshed Analysis (Downslope Lot)

❑ **Upslope Lots.** For projects located on upslope lots, conduct the viewshed analysis from the side of Mulholland Drive furthest from the project, beginning at a point four feet above the edge of the paved roadway (see Figure 5).

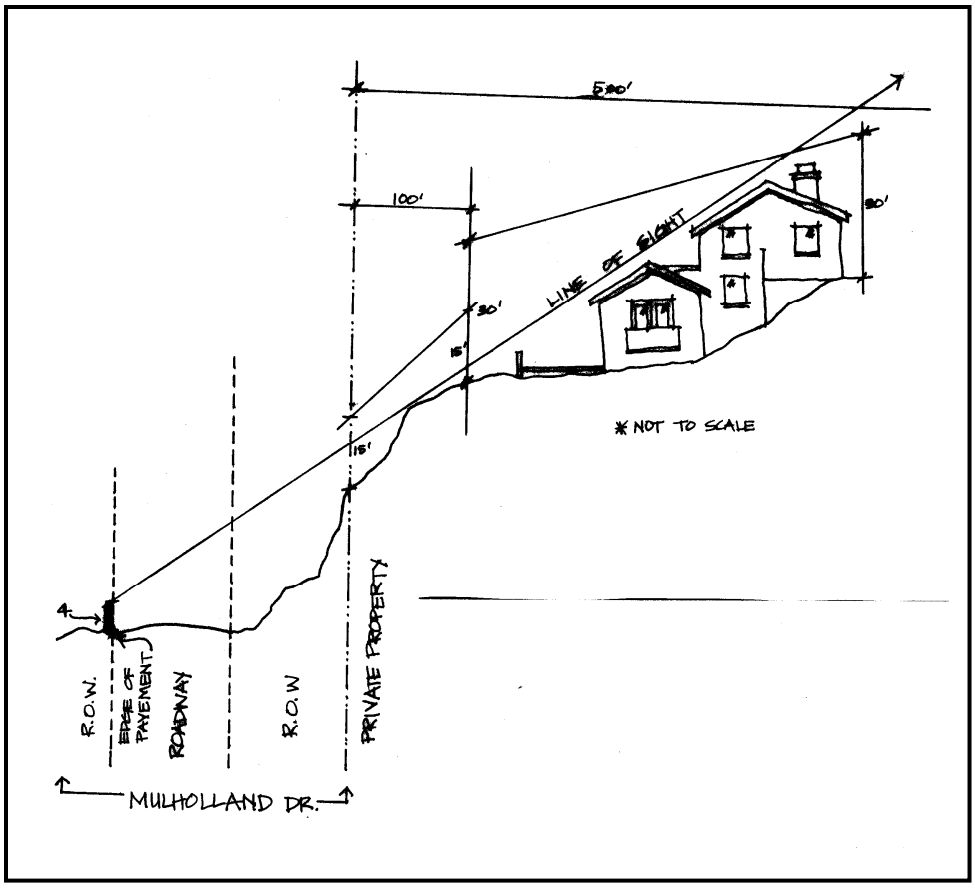


Figure 5 - Viewshed Analysis (Upslope Lot)

- ❑ **Upslope/Downslope Lots.** In the event that a property contains elevations that are both upslope and downslope from the Mulholland Drive right-of-way, the highest elevation of the building pad should be compared to the lowest elevation of the Mulholland Drive right-of-way contiguous to the property, in order to afford the greatest viewshed protection.

- ❑ **"Dirt Mulholland"**. For those portions of Mulholland Drive where no paved roadway exists, the viewshed analysis should be conducted from the outermost level portion of the Mulholland Drive right-of-way which can be traveled by vehicles. For projects located on downslope lots, conduct the viewshed analysis from the side of dirt Mulholland Drive nearest the project, beginning at a point four feet above the edge of the ground level. For projects located on upslope lots, conduct the viewshed analysis from the side of dirt Mulholland Drive furthest from the project, beginning at a point four feet above the edge of the ground level.

Objective 1.5. *Limit unnecessary access to and construction within the Mulholland Drive right-of-way.*

- ❑ **Guideline 20: Right-of-way construction.** Placement of structures, walls, fences, light fixtures, trees, plants or other landscaping and irrigation systems in the right-of-way of Mulholland Drive should be avoided. The right-of-way of Mulholland Drive is 100 feet wide east of Laurel Canyon and 200 feet wide west of Laurel Canyon. Landscaping and structures in the Mulholland Drive right-of-way, if approved through a Revocable Permit issued by the Board of Public Works, should be designed to be consistent with the natural appearance of the Santa Monica Mountains and should avoid blocking or obscuring the view from Mulholland Drive. Locate structures at the edge of the right-of-way, as far from the Mulholland Drive roadway as possible.

- ❑ **Guideline 21: Core Trail.** Design projects, including walls, driveways, gateways, entryways and other structures, to provide for the future placement and use of the Core Trail in the Mulholland Drive right-of-way, as shown on the Specific Plan's maps. Construction in the right-of-way requires first design review and then the issuance of a Revocable Permit by the Board of Public Works.

- ❑ **Guideline 22: Right-of-way grading.** Existing slopes adjoining the roadway of Mulholland Drive that show no signs of instability should not be graded, except as otherwise permitted by the Specific Plan. Natural rock formations in the right-of-way should be preserved.

- ❑ **Guideline 23: Right-of-way landscaping.** Preserve and maintain existing native-type trees and plants in the right of way. Model new or modified landscaping after existing landscaping in design and materials. Landscaping in the right-of-way requires first design review and then the issuance of a Revocable Permit issued by the Board of Public Works.

- ❑ **Guideline 24: Entry gateways.** Gateways, entryways, guardhouses, signs and similar structures should not penetrate the viewshed, and should be compatible in design and appearance with other structures in the vicinity. Structures should be located outside the right-of-way of Mulholland Drive.

- ❑ **Guideline 25: Driveways.** Design driveways so that they do not enter or intersect Mulholland Drive if other options are available.

- ❑ **Guideline 26: Obstructions**. Provide adequate visibility and site distance for oncoming traffic where any driveway meets the road. A visibility study may need to be provided, which would be subject to the review and approval of the Department of Transportation.

- ❑ **Guideline 27: "Dirt Mulholland".** It is recognized that the unpaved portion of Mulholland Drive is considered to be an outstanding and unique feature of the Mulholland Scenic Parkway.

SECTION 3. ARCHITECTURE.

GOAL 2: DESIGN PROJECTS TO BE COMPATIBLE WITH THE SCENIC PARKWAY ENVIRONMENT AND WITH THE SURROUNDING NEIGHBORHOOD IN ORDER TO PRESERVE AND ENHANCE THE RANGE OF VISUAL EXPERIENCES WITHIN THE PARKWAY

Objective 2.1. *Minimize the appearance of site retaining walls.*

❑ **Guideline 28: Retaining wall height.** Except for those required for public street improvements or walls contained within the building structure, retaining walls should not exceed 10 feet in height, as measured from finished grade. Retaining walls which exceed 6'-0" in height, as measured from finished grade, and any stepped retaining walls should be offset by a minimum of 3'-0", measured horizontally. Areas between stepped retaining walls should be fully landscaped in accordance with the landscaping guidelines.

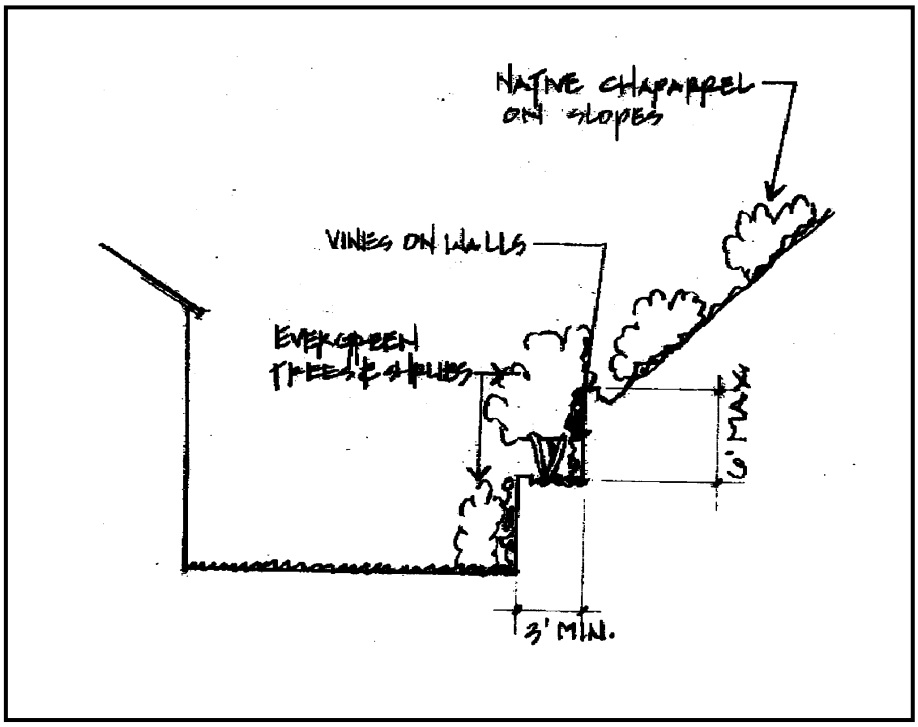


Figure 6 - Retaining Wall Profile

✍ **Site Sections.** The applicant needs to provide site sections showing retaining walls and all other structures (see Figure 6)

❑ **Guideline 29: Retaining wall materials.** Where freestanding site retaining walls are proposed, all visible retaining walls should be stucco coated or constructed of stone, brick or decorative block. Decorative block includes slumpstone, split face, battered and other blocks in earth tone colors other than standard gray block or concrete. Color should match or be compatible with the residence and the site.

❑ **Guideline 30: Retaining wall landscaping.** Where exposed site or building retaining walls are proposed, the visual impact should be diminished by the use of dense landscaping in accordance with the landscape guidelines contained in Section 4.

Objective 2.2: *Ensure that the size, scale, bulk, massing, exterior design, color, materials and textures, placement, siting and the overall appearance of projects blend with and complement the scenic, hillside character of the Mulholland Scenic Parkway.*

❑ **Guideline 31: Building height.** The Specific Plan limits the maximum height of a project that can be approved without an exception to the Specific Plan. Projects that are within these height limits may still be recommended for disapproval if the building height would result in a project that impacts views from Mulholland Drive, or that is incompatible with the parkway environment, including the surrounding neighborhood.

✍ **Topographic Survey.** The applicant needs to provide a certified topographic survey for any project which proposes new home construction, or increases an existing home's footprint or height.

❑ **Other building height restrictions.** Applicants should be aware that building height may be subject to legal restrictions in the Los Angeles Municipal

Code other than those of the Specific Plan, such as the Hillside Ordinance. In addition, the project may be subject to other requirements, such as subdivision covenants, rights of way, prevailing setback requirements, and the conditions of tract approval adopted under the Subdivision Map Act. In instances where these requirements may overlap, the more stringent requirement prevails.

❑ **Guideline 32: Massing.** The main building should combine three or more building elements, each within its own associated roof form. A building element can be a major horizontal mass, a setback or a projection from the face of the other masses.

❑ **Guideline 33: Lot coverage.** The building footprint, including all structures 6'-0" or more above grade, should have a low ratio to the total lot area, and should cover less than 60 percent of the area within the first 15'-0" from the front yard property line.

❑ **Guideline 34: Building articulation.** Design the exterior surface (building elevations) of any structure to be articulated, presenting a variety of surfaces, textures and angles. Avoid designs that include exterior walls or retaining walls that are characterized by large, flat surfaces. Boxy houses with flat sides are not considered acceptable.

✍ **Architectural Elevations.** The applicant needs to provide elevations of all façades.

❑ **Guideline 35: Roof form.** Flat roofs should not be utilized, particularly on downslope lots. Roofs should be designed to follow the predominant slope of the land. Where a flat roof must be proposed, a secondary roof form should also be utilized, covering at least 30 percent of the total roof area and offset a minimum of 4'-0" from the flat portion, measured vertically.

✍ **Roof Plan.** The applicant needs to provide a roof plan.

❑ **Guideline 36:** **Roof material.** Where built-up or membrane roof conditions are visible, the roofing system should consist of a gravel (non-granular) surface in an earth tone color, compatible with the overall house color.

❑ **Guideline 37:** **Roof-top equipment**. The Specific Plan prohibits roof-mounted equipment within the Inner Corridor (with the exception of solar energy devices) on any roof which is visible from Mulholland Drive, and should be avoided for all projects if alternative locations are available. Any permitted roof-mounted equipment should be screened from the view of neighboring properties or higher elevation vantage points.

❑ **Guideline 38:** **Exterior colors.** Colors for residences, walls, fences, and all other exterior structures should complement or be consistent with the naturally-occurring colors of the Santa Monica Mountains, as shown on the Color Wheel (Appendix A). Visible roof coverings and deck surfaces should consist of non-reflective, earth tone colors.

✍ **Color Samples.** The applicant needs to provide color samples.

❑ **Guideline 39:** **Exterior materials.** Emphasize the use of natural materials such as stone and unfinished wood for exterior surfaces wherever possible. Reflective exterior material finishes or glazing should not be utilized.

✍ **Materials Samples.** The applicant needs to provide material samples.

❑ **Guideline 40:** **Exterior lighting**. Minimize the visual impact of lighting to preserve the Scenic Parkway's park-like setting, avoid the creation of an urban street environment, and protect the movement of wildlife. Lighting sources should be white light. Direct lighting fixtures downward to

illuminate only the project property. Avoid up-lighting into trees, exterior illumination of buildings and structures, and floodlighting. Shield exterior lighting fixtures to screen the light source.

✍ **Lighting Plan.** All exterior/outdoor lighting needs to be shown on the project's elevations and landscape plan.

❑ **Guideline 41: Skylights.** Rooftop skylights visible from Mulholland Drive should not be used.

❑ Where rooftop skylights are proposed, they should utilize dark tinted, non-reflective glazing and be recessed. Individual skylights should not excess four (4) square feet.

✍ **Skylight Details.** The applicant needs to provide the proposed skylight manufacturer, model and specify glazing.

❑ **Guideline 42: Windows.** Wood, vinyl or metal windows with a minimum overall frame profile of 2 inches should be utilized.

❑ **Guideline 43: Garages.** The project should avoid utilizing more than one double or two single garage doors in the same plane visible from the public right-of-way.

❑ **Guideline 44: Mechanical equipment.** Heating, air-conditioning and utility equipment and ducts should be completely concealed within the structure. In addition, any exterior mechanical equipment should be screened with landscaping and/or permanent, solid fencing. The location of all exterior equipment should be shown on the site and landscape plans.

❑ **Guideline 45: Pool equipment.** Pool equipment should be screened by means of landscaping and/or permanent, solid fencing.

❑ **Guideline 46:** **Trash receptacles.** All trash and recycling receptacles should be stored inside the building or within an enclosed structure. Where receptacles are stored in any visible yard area, screening should be provided by means of landscaping and/or permanent, solid fencing. The proposed location should be identified on the site plan.

❑ **Guideline 47:** **Prefabricated chimneys.** Where prefabricated chimneys are utilized, the termination cap should be covered with a shroud and/or painted to match the building exterior color.

❑ **Guideline 48:** **Satellite antenna.** Satellite antenna in excess of 4'-0" in diameter or radio receiving and/or transmitting tower should be completely screened from view.

❑ **Guideline 49:** **Utility connections.** All utility connections, including cable and telephone, should be installed below grade.

Objective 2.3: *Ensure projects are compatible with the immediate surrounding neighborhood.*

❑ **Guideline 50:** **Neighborhood Compatibility.** The size (total square footage, including garage, and height), appearance, color and setback of existing homes, as well as the grading and landscaping of the lots on which they are constructed, will be considered for purposes of project compatibility with the existing neighborhood.

✍ **Building Footprint Radius Map.** The applicant needs to provide a radius map showing lot lines, street names, the building footprints and the square footages of the closest ten (10) homes (plus the proposed project) surrounding the project site, or all homes within a 100-foot radius, whichever results in the greater number of existing homes being shown (see Figure 7).

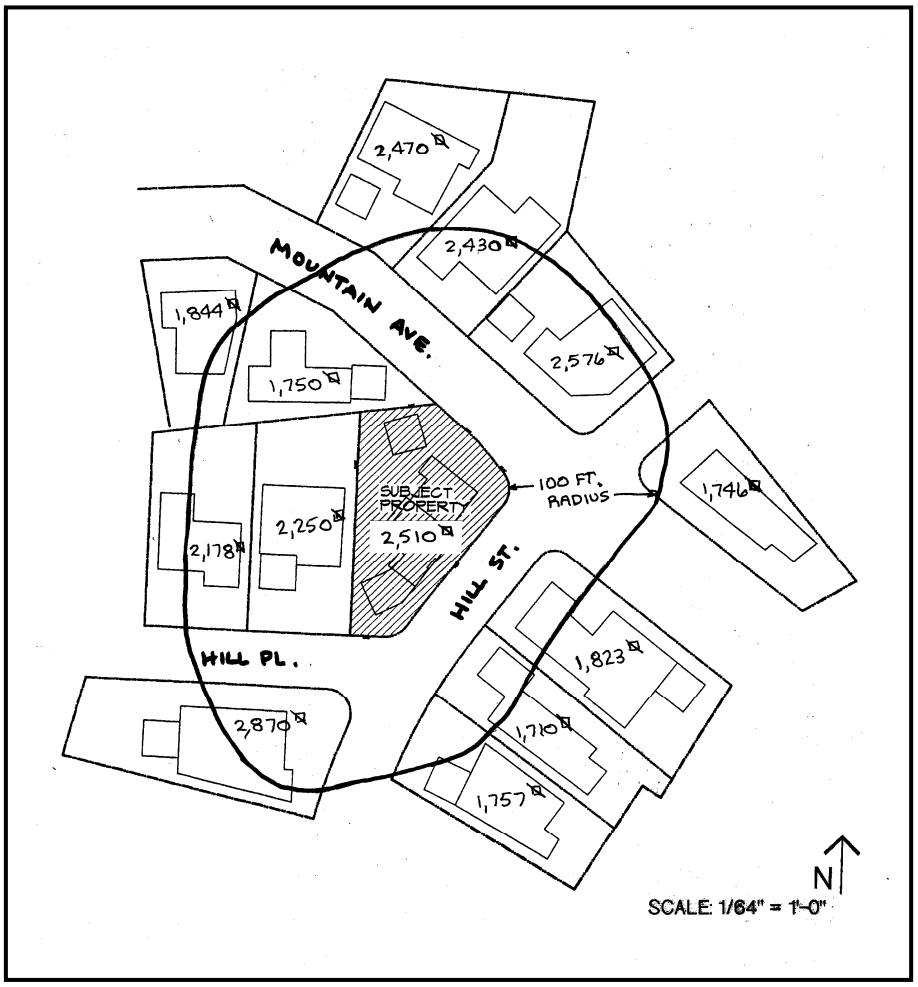


Figure 7 - Neighborhood Compatibly Radius Map

- ❑ **Guideline 51: Height adjacent to neighboring homes.** No portion of the proposed project located within 15 feet of the side property line should exceed any portion of an existing main structure on an abutting lot within 15 feet of the property line by more than 10 feet in height.

- ❑ **Guideline 52**: **Modifications to existing structures**. When existing structures are to be modified, design the modifications to be compatible with the existing structure(s) on the site and other houses in the neighborhood as to height, massing, size, color and setback.

- ❑ **Viewshed penetration.** Some structures built prior to the adoption of the Mulholland Scenic Parkway Specific Plan in 1992 may have penetrated the viewshed. If these structures are being modified, the height or the extent of the viewshed penetration should not be further increased.

- ❑ **Building height limits**. When modifying an existing structure, design the modified structure to comply with the current building height requirements.

SECTION 4. LANDSCAPE.

GOAL 3: PRESERVE AND COMPLEMENT THE EXISTING NATIVE VEGETATION AND NATURAL HILLSIDE APPEARANCE.

Objective 3.1. *Protect significant existing landscape features.*

- ❑ **Guideline 53:** **Tree survey.** All existing oak trees and other significant native and non-native trees should be identified on the project landscape planting plan.

  ✍ **Arborist's Report.** A report on oak trees and other native trees on the project site prepared by a certified arborist may be required if any such trees are proposed to be removed or potentially impacted.

- ❑ **Guideline 54:** **Protection of native and/or significant trees.** Existing native trees and distinctive or significant non-native trees located on the project site should be protected from destruction or damage, to the greatest extent possible. Actual or potential destruction or damage to native trees may be adequate justification for recommending disapproval of a project application.

- ❑ **Guideline 55:** **Replacement of native trees.** If the loss of any significant native trees is determined unavoidable, the Specific Plan requires that they be replaced by new trees of the same species at a ratio of two-to-one. Additional replacement trees may be recommended to mitigate the loss of native trees.

Objective 3.2. *Ensure that landscape planting plans blend with the existing native vegetation and topography.*

- ❑ **Guideline 56:** **Landform planting.** Landscape graded slopes to create a visual appearance

consistent with the characteristics of the surrounding hillsides, such as described in the Department of City Planning's Landform Grading Manual (see Figure 8).

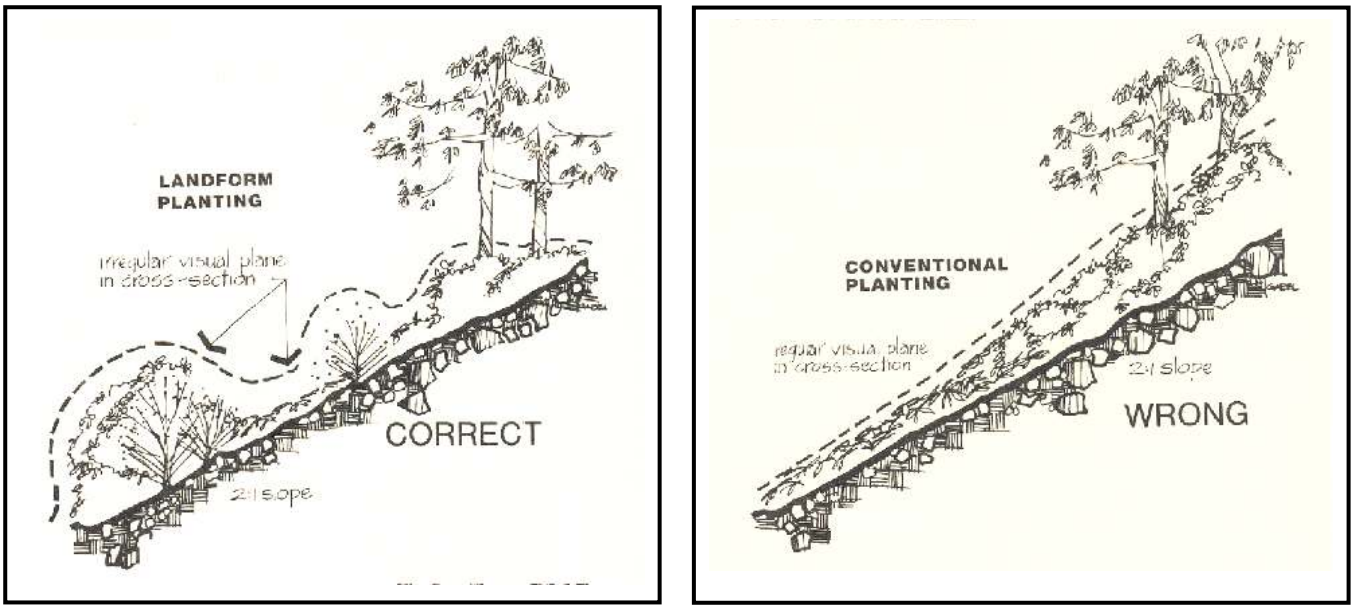


Figure 8 - Landform Planting

- ❑ **Guideline 57: New plants.** Emphasize a variety of native or native-type plants in the landscape design for the project (see Appendix B, Preferred Plant List); retain existing native plants whenever and wherever possible.

- ❑ **Guideline 58: Plant colors.** Plant colors should be consistent with the naturally-occurring colors of the Santa Monica Mountains, as shown on the Color Wheel, Appendix A. Brightly colored flowering plants are not considered acceptable on hillside slopes.

- ❑ **Guideline 59: Landscape arrangement**. Informal/natural groupings of trees, shrubs and ground covers should be emphasized and should constitute at least 50% of the landscaping for a project.

- ❑ **Guideline 60: Prohibited plant material.** Existing prohibited plant material, as defined in the Specific Plan, as well as non-preferred plant material (see Appendix C, Non-preferred Plant List) may be requested to be removed and replaced with

preferred plant material (see Appendix B, Preferred Plant List).

❑ **Guideline 61: Erosion control.** Plant material should be used as a hillside erosion control device.

Objective 3.3. *Use landscaping to soften and shield structures from view, to camouflage retaining and other walls, and to complement views.*

❑ **Guideline 62: Project visibility.** Landscaping is not permanent, and changes to the landscaping around a project that is "not visible" may suddenly render it highly visible. Therefore, a project that is screened from view from Mulholland Drive by existing intervening landscaping should still be considered "visible", depending on the type and density of plant material.

❑ **Guideline 63: Landscape screening.** Informal/natural groupings of plant material should be used as screening whenever possible instead of walls or fences. A minimum of 50% of all screening plant material should be evergreen. Landscaping should be used to screen structures, while permitting views out in a "peek-a-boo" fashion (see Figure 9).

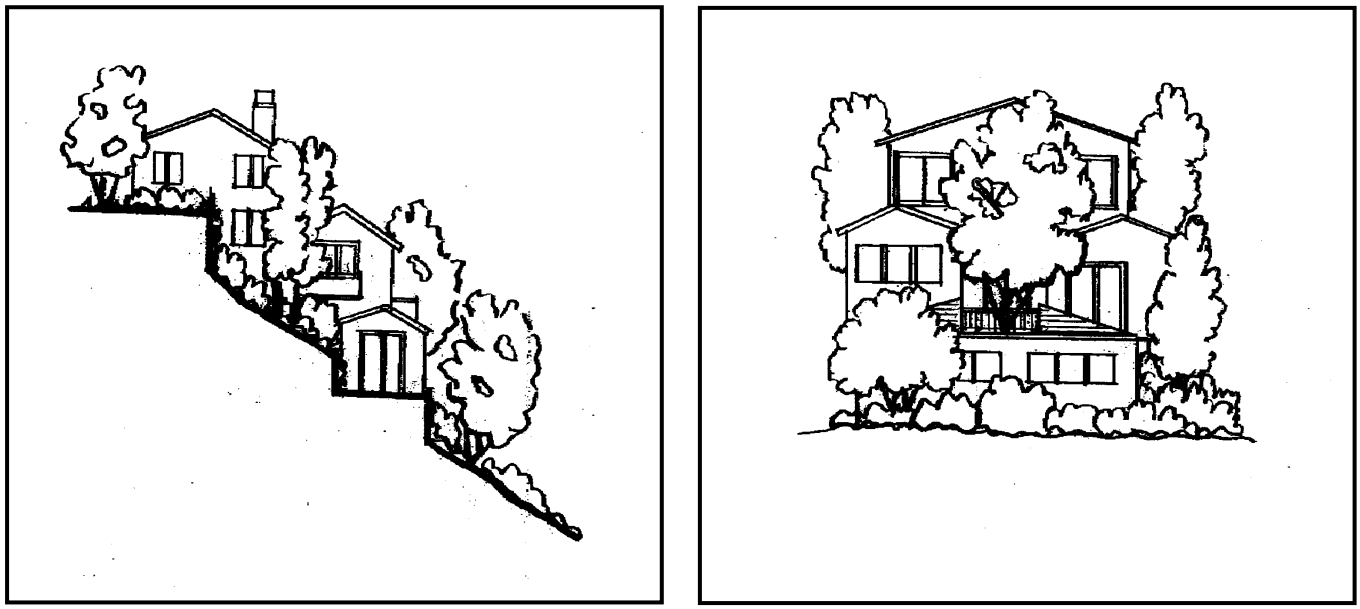


Figure 9 - Landscape Screening

- ❑ **Guideline 64: Screening maturity.** The combination of all existing and proposed plant material should provide 100% coverage of landscaped areas within three years (all areas undisturbed or disturbed that are not hardscape).

- ❑ **Guideline 65: Maintenance of screening.** Any significant tree or other landscape element that dies or is damaged due to accident, disease, weather, or other cause should be replaced by a tree that provides equivalent screening. A Covenant and Agreement may be recommended to be recorded to maintain landscaping in some cases.

- ❑ **Guideline 66: Viewshed protection.** Landscaping should not penetrate the viewshed from Mulholland Drive. Anticipate the mature height of landscaping to ensure that plants will not grow into the viewshed.

  - ❑ Project design may include landscaping to mitigate or eliminate the visual impact of a project from Mulholland Drive, but may not include landscaping that penetrates the viewshed or adversely affects the scenic resources of the Mulholland Scenic Parkway, or that obstructs, obscures, or detracts from any scenic feature or resource. The viewshed analysis

should ignore proposed landscaping that shields the project.

- ❑ The closer a fence or wall is to Mulholland Drive, the lower the fence or wall should be. Landscaping and walls can be located downslope from Mulholland Drive and/or the project to avoid obstructing views.

❑ **Guideline 67: Existing landscape modifications.** When existing landscaping is to be modified, design the modifications to be compatible with both the existing landscaping and with other existing landscaping in the neighborhood.

Objective 3.4. *The design of fences, gates, walls, accessory structures, and lighting elements should blend with the natural aspects of the landscaped and natural environment.*

❑ **Guideline 68: Fencing and walls.** Fencing and all walls should be a minimum 75% screened with plant material.

❑ **Guideline 69: Landscape lighting.** Outdoor lighting should be downward-facing and emit low illumination.

❑ **Guideline 70: ✍ Landscape planting/irrigation plan detail.** For all new home construction and additions to existing homes which enlarge the building footprint, submit a complete landscape planting plan, with a plant legend keyed to the plan using symbols and listing the quantity, botanical name, common name, size at planting, size at maturity and time to maturity of all proposed plantings, and a complete irrigation plan. Show fencing, gates, pool and other mechanical equipment enclosures, stairs, patios, and all other exterior structures on the landscaping plan (see Sample Landscape Planting Plan, Figure 10).

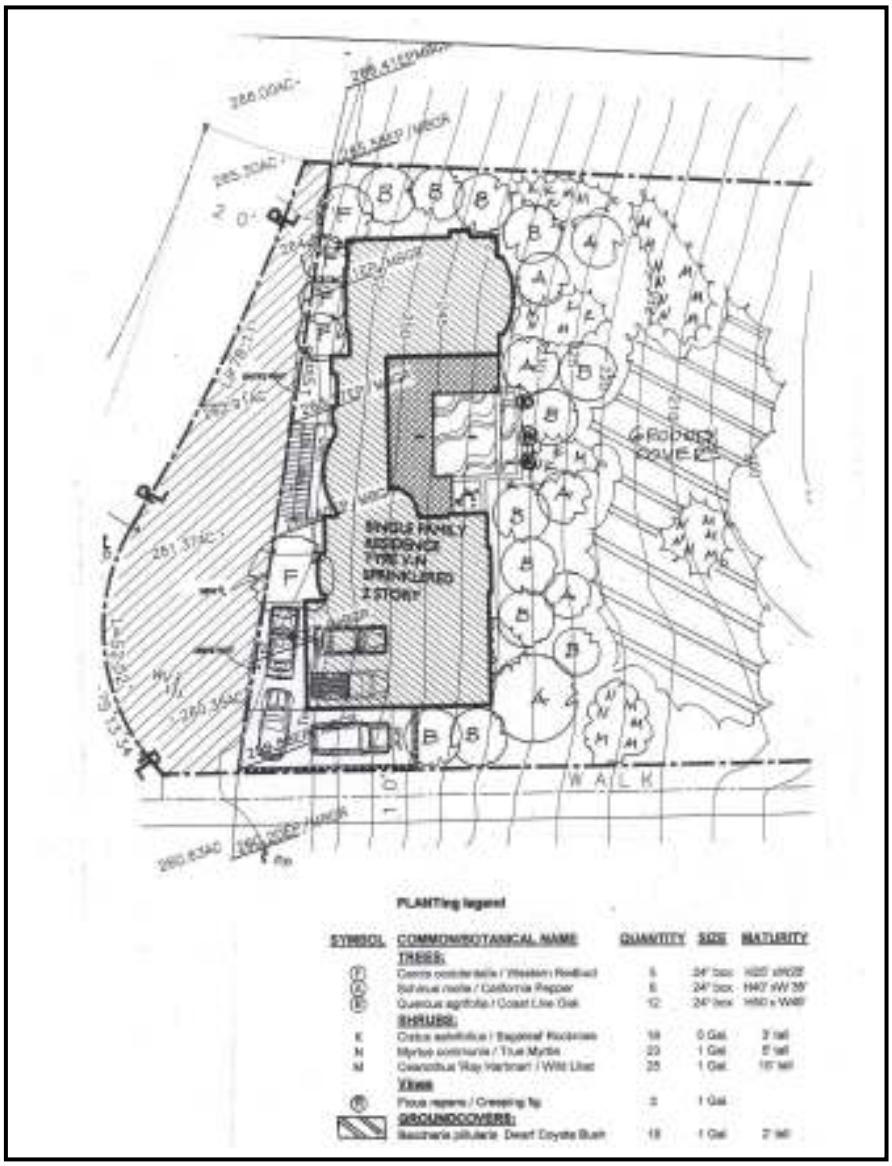


Figure 10 - Sample Landscape Planting Plan

SECTION 5. SUSTAINABLE BUILDING PRACTICES.

GOAL 4: DESIGN PROJECTS TO ENHANCE THE SUSTAINABILITY OF DEVELOPMENT AND PRESERVE THE EXISTING ECOLOGICAL BALANCE OF THE SANTA MONICA MOUNTAINS AND THE SCENIC PARKWAY.

Objective 4.1: *Ensure that the design, construction, renovation, operation, and maintenance of projects preserve the parkway's natural environment, while maximizing energy and resource efficiency.*

- **Guideline 71:** **Planning & Design.** Projects should utilize an innovative and integrated design approach, employing the best "green" building practices as they relate to Storm water and Site Management, Water Efficiency, Energy Usage, Construction Practices and Building Materials and Implementing Sustainability. These "green" home-building strategies and technologies should be fully integrated into a home's design.

  ✍ All applicants need to submit a LEED for Homes Project Checklist or other documentation indicating which best "green" building practices shall be employed.

- **Guideline 72:** **Storm water and Site Management.** Projects need to efficiently manage water run-off from irrigation, as well as storm water run-off from roofs and throughout the site. Project should maximize the permeability of the site, minimize the disturbed area of the site and incorporate native shade trees and other native, non-invasive, drought-tolerant landscaping. Projects should utilize an innovative and integrated design approach, employing the best "green" building practices as they relate to Storm water and Site Management, Water Efficiency, Energy Usage, Construction Practices and Building Materials and Implementing Sustainability. These "green" home-building strategies and technologies should be fully integrated into a home's design.

Applicants should consult with the Bureau of Sanitation for information and recommendations on the best methods to reduce storm water run-off.

- ❑ **Guideline 73:** **Water Efficiency.** All projects should limit the amount of water required for the use and maintenance of the site. Applicants should consider the different uses for potable and non-potable water, and should implement grey-water and black-water systems when and where appropriate.

  All projects should have a Water Management Plan and should document in detail which features/measures will be implemented in order to limit water demand. Water Management Plans include, but are not limited to, point systems (City of Los Angeles, Landscape Ordinance) and demand reduction calculations.

  Efficient water distribution systems, low-flow appliances, dish and clothes washers refrigerators/freezers, etc., and low-flow showerheads, toilets and faucets can reduce the project's demand on the City's potable water and should be utilized when and where appropriate.

  Efficient water distribution systems can reduce energy use for water heating.

- ❑ **Guideline 74:** **Energy Usage.** All projects should exceed the energy efficiency performance of a home built to the Title-24 requirements by at least 15%. Projects should minimize the amount of energy required for the operation of the site. Projects can minimize the amount of energy used by installing energy-efficient systems, such as Energy Star appliances, as well as by minimizing the amount of energy lost as a result of the building envelope.

  All projects should have an Energy Usage Plan and should document in detail which

features/measures will be implemented in order to limit energy usage. Energy Usage Plans should correspond to the requirements of Title-24.

Installation of renewable energy systems, including solar photovoltaics, solar water-heaters, wind energy and other alternative energy systems are strongly encouraged

Shading the home, by means of a well-planned landscape plan, can temper the home's indoor environment and reduce heating and cooling loads.

- ❑ **Guideline 75:** **Materials Conservation & Resource Efficiency.** All projects should use environmentally preferred materials and minimize the amount of waste during construction. Applicants should consider using durable, reusable and/or reclaimed building materials, materials with recycled content. The design of the project should enable building elements to serve a dual purpose as structural and finished material.

  Renovation projects should aim to reuse the existing building structure and shell to the greatest extent feasible.

  All projects should use local products in order to reduce the amount of energy used in transporting materials from product manufacturing plants to home construction sites.

- ❑ **Guideline 76:** **Implementing Sustainability.** To ensure the implementation of sustainable building practices, projects may undergo a third-party verification process, such as the United States Green Building Council's (USGBC) LEED® Certification process, Build-It-Green® or other similar certification provider.

SECTION 5. SUSTAIBABLE BUILDING PRACTICES

Projects seeking to utilize this Guideline should submit:

1. Documentation that the project has been registered with a third-party certification provider, and that the required fees have been paid;

2. Preliminary checklist of a third-party certification provider, which demonstrates that the project can be registered with that third-party certification provider with a target of certification at the “Certified” or higher level;

3. A signed declaration from a third-party certification provider stating that the plans and plan details have been reviewed, confirming that the project can be registered with that third-party certification provider with a target certification at the “Certified” or higher level; and

4. A complete set of plans stamped and signed by a licensed architect or engineer that include a copy of the preliminary checklist and signed declaration identified in Subparagraphs (2) and (3) of this paragraph and identifies the measures being provided for certification. Each plan sheet must also be signed by a third-party certification provider verifying that the plans are consistent with the submitted preliminary checklist.

SECTION 6. UTILITIES AND UTILITY-RELATED STRUCTURES (INCLUDING ABOVE-GROUND TELECOMMUNICATIONS OR CELLULAR TELEPHONE FACILITIES).

GOAL 5: PRESERVE AND PROTECT VIEWS FROM MULHOLLAND DRIVE THROUGH THE CAREFUL AND SENSITIVE DESIGN OF ABOVE-GROUND UTILITY-RELATED STRUCTURES.

Objective 5.1: *Ensure that all necessary utility-related structures (URS), including above-ground facilities, are designed to be as inconspicuous as possible, including any such structures designated for private property.*

- ❑ **Guideline 77:** ✍ **Application Submittals.** The applicant should submit color chips, site, landscape and irrigation design plans (see Specific Plan Ordinance Section 11.I), a viewshed study for Inner Corridor locations, and a written statement of the purpose of each URS.

- ❑ **Guideline 78:** URS should be set as far back from the shoulder of the road as the depth of the right-of-way permits and designed to minimize their visual impact.

- ❑ **Guideline 79:** URS should be painted to blend with surrounding vegetation in the immediate area.

- ❑ **Guideline 80:** All URS at one site should be painted the same color or in harmonious colors to match the background and landscaping of the particular site.

- ❑ **Guideline 81:** All URS should be landscaped with vegetation which is native/indigenous to the Santa Monica Mountains.

- ❑ **Guideline 82:** Landscaping should be planted so that it screens all at-grade equipment from view.

❑ **Guideline 83:** ✍ **Watering Period Irrigation Plan.** A schedule and plans for appropriate, plant-specific watering, consistent with the season, of all newly landscaped vegetation, which should be administrated until plants have taken hold and will survive, should be submitted for approval.

❑ **Guideline 84:** Any plants that do not survive the watering period should be replaced.

❑ **Guideline 85:** If retaining walls, fences or integrated color concrete pads are used, they should be painted and landscaped to blend with the surrounding area.

❑ **Guideline 86:** All fencing should be identified on the plan and made of either wood, stone or black or green chain link.

❑ **Guideline 87:** Landscaping for retaining walls should include recumbent or spreading, low-growing plants that will spread around the top and sides of the wall to soften and eventually cover the whole retaining wall.

❑ **Guideline 88:** Cellular installations or other similar equipment to be place on buildings should be the same color as the roof or painted to blend in with the building.

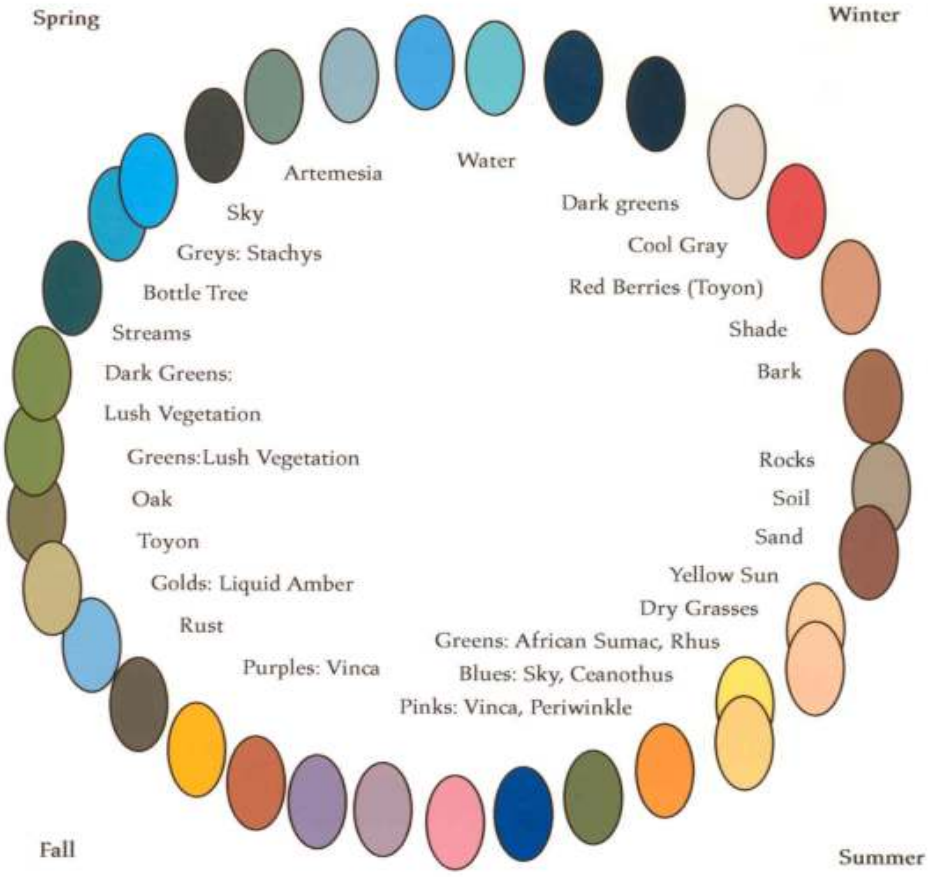
❑ **Guideline 89:** Risers, telephone boxes, and electrical meter boxes (excluding glass meters) on utility poles should be painted brown to match the pole.

❑ **Guideline 90:** If an above-ground facility is granted a hardship waiver by the Department of Public Works, the applicant should have exhausted all other site possibilities.

❑ **Guideline 91:** Plans to clean the URS area after construction should be submitted with the application.

❑ **Guideline 92:** The applicant should submit plans for removal of URS, all of which should be removed when the technology is obsolete.

APPENDIX A
SANTA MONICA MOUNTAINS COLOR WHEEL



PREFERRED PLANT LIST

Following is a list of plants that are considered to be compatible with the scenic vistas along Mulholland Drive. In addition to the physical characteristics of these plants (such as size, shape and color), species have been selected for their habitat value and for their ability to withstand prolonged periods of drought with minimal irrigation (exceptions noted in ***bold***). For more information, including a list of nurseries in Southern California that carry preferred plant species, please see the *Addendum Folder* available through the City Planning office.

SPECIAL DESIGNATIONS & FOOTNOTES

(*) The water use classifications listed beside preferred plant species were obtained from the *WUCOLS IV* (*Water Use Classification of Landscape Species*) rating system for the city of Beverly Hills (South Coastal Region). ***Applicants are required to include the water use classification of plant species specified in landscape plans*** they provide as part of the design review application package. In addition to Beverly Hills, applicants may also refer to areas such as West Hollywood (South Coastal Region) or Woodland Hills (South Coastal Region) if they are closer to the applicant's project site when researching water use classifications.

Bold A species that performs best with access to a reliable source of groundwater (such as would be found within a canyon bottom) or other consistent source of water (such as a naturally occurring spring or seep) and that should not be planted in dry upland areas.

(**!**) A species with an aggressive root system that should not be planted near water supply lines, sewer lines or structural foundations (buildings, walls, etc.).

(^{B}) A species that has thorns or spiny leaves that can be utilized as an effective barrier.

(^{C}) A species that can tolerate clay soils.

(^{D}) A deciduous species that will lose its leaves in winter (also used for species that may lose leaves in summer in response to drought stress).

(^{E}) A species that is useful for erosion control.

(^{F}) A species considered to be particularly flammable by the Los Angeles County Fire Department that should be planted a minimum of forty feet (40') away from structures.

(^{S}) A species that performs best in part or full shade.

(^{T}) A species that can be pruned as a small or medium specimen tree or patio tree.

PREFERRED TREES
(DRY EXPOSED RIDGES, SOUTH/WEST FACING SLOPES)

The following tree species are considered to be appropriate for dry upland areas, including dry ridges and south or west facing slopes, in full sun where drought tolerance is a primary consideration. Species marked with a ([W]), while drought-tolerant once established, perform best with reliable access to groundwater when planted in dry upland areas.

Botanical Name	Common Name	WUCOLS*
Adenostoma sparsifolium [C E F T]	Red Shanks	Very Low
Heteromeles arbutifolia [C E T]	Toyon	Very Low
Juglans californica var. californica [C D T W]	Southern California Walnut	Low
Juniperus californica [T]	California Juniper	Very Low
Lyonothamnus floribundus ssp. aspleniifolius [E T]	Santa Cruz Island Ironwood	Low
Quercus agrifolia [C E W]	Coast Live Oak	Very Low
Quercus berberidifolia [B E T]	Scrub Oak	Very Low
Sambucus nigra ssp. caerulea [C D E T W]	Blue Elderberry	Low

PREFERRED TREES
(CANYONS, VALLEYS, NORTH/EAST FACING SLOPES)

The following tree species are considered to be appropriate for cool, protected areas including canyons, valleys and north or east facing slopes.

Botanical Name	Common Name	WUCOLS*
Acer macrophyllum **!** [D E]	**Big Leaf Maple**	**Moderate**
Alnus rhombifolia **!** [C D E]	**White Alder**	**High**
Fraxinus dipetala [C D T]	California Ash	Low
Fraxinus velutina **!** [D T]	**Velvet Ash**	**Moderate**
Heteromeles arbutifolia [C E T]	Toyon	Very Low
Juglans californica var. californica [C D T]	Southern California Walnut	Low
Platanus racemosa [C D]	**Western Sycamore**	**Moderate**
Populus fremontii **!** [C D E]	**Fremont Cottonwood**	**Moderate**
Populus balsamifera ssp. trichocarpa **!** [D E]	**Black Cottonwood**	**Moderate**
Quercus agrifolia [C E]	Coast Live Oak	Very Low
Quercus chrysolepis [C E T]	Canyon Live Oak	Low
Quercus lobata [D E]	**Valley Oak**	**Moderate**
Quercus wislizeni [E]	Interior Live Oak	Very Low
Salix lasiolepis **!** [D E T]	**Arroyo Willow**	**High**
Sambucus nigra ssp. caerulea [C D E T]	Blue Elderberry	Low
Umbellularia californica [C E]	California Bay Laurel	Low

PREFERRED SPECIES FOR SCREENS & HEDGES

The following shrub species are considered to be appropriate for use as screens or hedges in full sun (unless otherwise noted). Species marked with a ([N]) can be maintained as a narrow hedge no less than three feet (3') wide.

Botanical Name	Common Name	WUCOLS*
Adenostoma fasciculatum [C E F]	Chamise	Very Low
Adenostoma sparsifolium [C E F T]	Red Shanks	Very Low
Arctostaphylos glandulosa [E]	Eastwood Manzanita	Very Low
Arctostaphylos glauca [E T]	Big Berry Manzanita	Very Low
Arctostaphylos refugioensis [E T]	Refugio Manzanita	Very Low
Atriplex lentiformis [C E]	Quail Bush	Very Low
Baccharis pilularis [C E]	Coyote Brush	Low
Berberis nevinii [B C]	Nevin's Barberry	Very Low
Ceanothus crassifolius [E]	Hoaryleaf Ceanothus	Very Low
Ceanothus cuneatus [E]	Buckbrush	Very Low
Ceanothus integerrimus [E]	Deerbrush	Low
Ceanothus leucodermis [C E]	Chaparral Whitethorn	Very Low
Ceanothus megacarpus [E N]	Big Pod Ceanothus	Very Low
Ceanothus oliganthus [C E]	Hairyleaf Ceanothus	Very Low
Ceanothus spinosus [E]	Greenbark Ceanothus	Very Low
Ceanothus tomentosus [E]	Woolyleaf Ceanothus	Very Low
Cercis occidentalis [D E T]	Western Redbud	Low
Cercocarpus betuloides [C E N T]	Mountain Mahogany	Very Low
Comarostaphylis diversifolia [T]	Summer Holly	Very Low
Frangula (Rhamnus) californica [C E]	Coffeeberry	Very Low
Hesperocyparis (Cupressus) forbesii [C N]	Tecate Cypress	Very Low
Heteromeles arbutifolia [C E T]	Toyon	Very Low
Lyonothamnus floribundus ssp. aspleniifolius [E T]	Santa Cruz Island Ironwood	Low
Malacothamnus fasciculatus [E N]	Chaparral Mallow	Very Low
Malosma laurina [C E F T]	Laurel Sumac	Very Low
Morella (Myrica) californica [C S T]	**Pacific Wax Myrtle**	**Low**
Prunus ilicifolia ssp. ilicifolia [E]	Hollyleaf Cherry	Very Low
Quercus berberidifolia [B E T]	Scrub Oak	Very Low
Quercus dumosa [B E]	Nuttall's Scrub Oak	Very Low
Rhamnus crocea [C E]	Redberry	Very Low
Rhamnus ilicifolia [B E]	Hollyleaf Redberry	Very Low
Rhus integrifolia [C E F N]	Lemonade Berry	Very Low
Rhus ovata [C E F]	Sugar Bush	Very Low

PREFERRED SHRUBS & PERENNIALS
(DRY EXPOSED AREAS IN FULL SUN)

The following shrub and perennial species are considered to be appropriate for dry upland areas, including south or west facing slopes, in full sun where drought tolerance is a primary consideration.

Botanical Name	Common Name	WUCOLS*
Acmispon glaber (Lotus scoparius) C D	Deerweed	Very Low
Artemisia californica C E F	California Sagebrush	Very Low
Artemisia ludoviciana	Silver Wormwood	Low
Asclepias californica C	California Milkweed	Very Low
Asclepias eriocarpa C	Indian Milkweed	Very Low
Asclepias fascicularis C	Narrow-Leaf Milkweed	Very Low
Asclepias speciosa C	Showy Milkweed	Very Low
Brickellia californica	California Brickellbush	Very Low
Dendromecon rigida E	Bush Poppy	Very Low
Encelia californica C E	Coast Sunflower	Very Low
Ericameria linearifolia	Narrowleaf Goldenbush	Very Low
Eriodictyon crassifolium E	Felt-Leaved Yerba Santa	Very Low
Eriodictyon trichocalyx E	Hairy Yerba Santa	Very Low
Eriogonum arborescens C E	Santa Cruz Island Buchwheat	Very Low
Eriogonum cinereum C E	Ashy-Leaf Buchwheat	Very Low
Eriogonum crocatum C E	Conejo Buchwheat	Very Low
Eriogonum fasciculatum C E F	California Buckwheat	Very Low
Eriogonum giganteum E	St. Catherine's Lace	Very Low
Eriogonum grande var. rubescens C E	Red Buchwheat	Very Low
Eriophyllum confertiflorum	Golden Yarrow	Very Low
Garrya veatchii	Canyon Silktassel	Very Low
Hazardia squarrosa	Sawtooth Goldenbush	Very Low
Isocoma menziesii	Coast Golden Bush	Very Low
Lupinus longifolius	Bush Lupine	N/A
Mirabilis laevis var crassifolia (M. californica)	Wishbone Bush	Very Low
Penstemon centranthifolius	Scarlet Bugler	Low
Penstemon heterophyllus	Foothill Penstemon	Low
Penstemon spectabilis	Showy Penstemon	Low
Peritoma (Isomeris) arborea E	Bladder Pod	Very Low
Rhus aromatica (trilobata) D E	Basket Bush	Low
Romneya coulteri C E	Matalija Poppy	Very Low
Salvia apiana C E	White Sage	Very Low
Salvia leucophylla C E	Purple Sage	Very Low
Salvia mellifera C E	Black Sage	Very Low
Silene lacinata ssp. major	Indian Pink	Low
Solidago velutina ssp. californica C E	California Goldenrod	Low
Trichostema lanatum	Wooly Blue Curls	Very Low

PREFERRED SHRUBS & PERENNIALS
(SHELTERED AREAS IN PARTIAL OR FULL SHADE)

The following shrub and perennial species are considered to be appropriate for cool areas that are sheltered from the sun, including canyon bottoms and north or east facing slopes.

Botanical Name	Common Name	WUCOLS*
Amorpha californica D S	False Indigo	Low
Diplacus longiflorus (Mimulus aurantiacus)	Bush Monkeyflower	Very Low
Dryopteris arguta S	Coastal Wood Fern	Low
Epilobium canum C E	California Fuchsia	Very Low
Frangula (Rhamnus) californica C E	Coffeeberry	Very Low
Gambelia (Galvezia) speciosa C E	Island Snapdragon	Very Low
Iris douglasiana C E S	Douglas Iris	Low
Heuchera maxima C S	Island Alum Root	Low
Holodiscus discolor D S	**Ocean Spray**	**Low**
Lepechinia fragrans C	Fragrant Pitcher Sage	Low
Polypodium californicum D S	California Polypody Fern	Very Low
Ribes aureum C D E	Golden Currant	Very Low
Ribes californicum B C D E S	Hillside Gooseberry	Low
Ribes indecorum D E S	White-Flowering Currant	Very Low
Ribes malvaceum D E	Chaparral Currant	Very Low
Ribes speciosum B C D E	Fuchsia-Flowered Gooseberry	Very Low
Ribes viburnifolium C E S	Evergreen Currant	Very Low
Rosa californica B C D E	California Wild Rose	Low
Salvia spathacea C E S	Hummingbird Sage	Low
Sidalcea malviflora D	Checkerbloom	Low
Solanum xanti C D	Purple Nightshade	Very Low
Symphoricarpos mollis C E S	Creeping Snowberry	Low
Thalictrum fendleri D S	**Meadow Rue**	**Moderate**
Venegasia carpesioides	Canyon Sunflower	Low

PREFERRED VINES & VINE-LIKE SHRUBS

Botanical Name	Common Name	WUCOLS*
Calystegia macrostegia	Island Morning Glory	Low
Clematis lasiantha D S	Chaparral Clematis	Very Low
Clematis ligusticifolia D S	**Virgin's Bower**	**Low**
Clematis pauciflora D S	Ropevine	Very Low
Keckiella cordifolia C D	Climbing Penstemon	Very Low
Lathyrus vestitus var. vestitus C D S	Wild Sweetpea	N/A
Lonicera hispidula C D S	Pink Honeysuckle	Low
Lonicera interrupta D	Chaparral Honeysuckle	Low
Lonicera subspicata C	Chaparral Honeysuckle	Low
Marah macrocarpa D	Wild Cucumber	N/A
Vitis girdiana C D E	Desert Grape	Low

APPENDIX A

PREFERRED GROUNDCOVERS

Botanical Name	Common Name	WUCOLS*
Artemisia 'Canyon Grey' C E	Canyon Grey Sagebrush	Low
Baccharis pilularis 'Pigeon Point' C E	Dwarf Coyote Brush	Low
Ceanothus thyrsiflorus 'Yankee Point' C E	Yankee Point Ceanothus	Low
Corethrogyne (Lessingia) filaginifolia	California Aster	Low
Iris douglasiana C E S	Douglas Iris	Low
Iva hayesiana C E	Poverty Weed	Very Low
Ribes viburnifolium C E S	Evergreen Currant	Very Low
Salvia leucophylla 'Bee's Bliss' C E	Bee's Bliss Sage	Low
Salvia spathacea C E S	Hummingbird Sage	Low
Symphoricarpos mollis C D E S	Creeping Snowberry	Low

PREFERRED SPECIES FOR LAWNS & MEADOWS

The following grasses and perennials are considered appropriate for dry meadows and/or as drought-tolerant substitutes for traditional lawn species. Species marked with a plus symbol (+) are available in sod. Species marked with an equal symbol (=) can accept varying degrees of foot traffic.

Botanical Name	Common Name	WUCOLS*
Agrostis pallens + =	Dune Bent Grass	N/A
Aristida purpurea C E	Purple Three-Awn	Very Low
Bouteloua curtipendula C	Side Oats Grama	Very Low
Bouteloua gracilis = C	Blue Grama	Low
Bouteloua (Buchloe) dactyloides =	Buffalo Grass	N/A
Carex pansa = C E	**Dune Sedge**	**Moderate**
Carex praegracilis = C E	**Slender Sedge**	**Moderate**
Carex spissa C E	**San Diego Sedge**	**Moderate**
Distichlis spicata E	Salt Grass	Low
Festuca rubra/F. idahoensis/F. occidentalis + = C	Native Mow Free Blend™	N/A
Festuca rubra/Stipa cernua/S. pulchra + C	Native Preservation Mix™	N/A
Elymus (Leymus) condensatus C	Giant Wild Rye	Low
Elymus (Leymus) triticoides = C E	Creeping Wild Rye	Low
Juncus patens B C E	**Spreading Rush**	**Low**
Melica imperfecta C E	Onion Grass	Very Low
Muhlenbergia rigens C E	Deer Grass	Low
Phyla (Lippia) nodiflora + =	Turkey Tangle Fogfruit	Low
Sidalcea malviflora D	Checkerbloom	Low
Sporobolus airoides C E	Alkali Sacaton	Low
Stipa (Nassella) cernua C E	Nodding Needlegrass	Very Low
Stipa (Nassella) lepida C E	Foothill Needlegrass	Very Low
Stipa (Nassella) pulchra C E	Purple Needlegrass	Very Low
Symphyotrichum chilense (Aster chilensis) C E	Pacific Aster	Low

PREFERRED SPECIES FOR WET LOCATIONS

The following shrubs and perennials are considered to be appropriate for perennially and/or seasonally wet locations such as canyon bottoms, seeps, rain gardens, greywater gardens and low impact development (L.I.D.) planters. Species marked with a (~) can tolerate periodic flooding/inundation. Species marked with a (G) may be well-suited to greywater gardens due to their salt tolerance and their ability to thrive in consistently moist soil.

Botanical Name	Common Name	WUCOLS*
***Alnus rhombifolia* ~ ! C D E**	**White Alder**	**High**
***Anemopsis californica* ~ D E G**	**Yerba Mansa**	**Moderate**
***Artemsia douglasiana* ~**	**Mugwort**	**Moderate**
***Baccharis salicifolia* ~ E G**	**Mulefat**	**High**
***Carex pansa* ~ C E**	**Dune Sedge**	**Moderate**
***Carex praegracilis* ~ C E**	**Slender Sedge**	**Moderate**
***Carex spissa* ~ C E**	**San Diego Sedge**	**Moderate**
Distichlis spicata E G	Salt Grass	Low
Elymus (Leymus) triticoides C E	Creeping Wild Rye	Low
***Epipactis gigantea* ~ D**	**Stream Orchid**	**N/A**
***Erythranthe (Mimulus) cardinalis* ~**	**Scarlet Monkeyflower**	**High**
***Erythranthe (Mimulus) guttatus* ~**	**Seep Monkeyflower**	**High**
***Fraxinus velutina* ! D T**	**Velvet Ash**	**Moderate**
Heliotropium curassavicum	**Salt Heliotrope**	**N/A**
Iva hayesiana C E G	Poverty Weed	Very Low
***Juncus patens* ~ B C E**	**Spreading Rush**	**Low**
***Juncus textilis* ~ C E**	**Basket Rush**	**Moderate**
Limnanthes douglasii ~ C	Meadowfoam	N/A
Lonicera hispidula C	Pink Honeysuckle	Low
Muhlenbergia rigens ~ C	Deer Grass	Low
***Oenothera elata* ~**	**Hooker's Evening Primrose**	**Low**
***Platanus racemosa* ~ C D**	**Western Sycamore**	**Moderate**
***Pluchea sericea* ~ E G**	**Arrow Weed**	**Moderate**
***Populus fremontii* ~ ! C D E**	**Fremont Cottonwood**	**Moderate**
Ribes aureum C D E	Golden Currant	Very Low
Rosa californica B C D E	California Wild Rose	Low
***Salix exigua* ~ ! D E**	**Sandbar Willow**	**High**
***Salix lasiolepis* ~ ! D E T**	**Arroyo Willow**	**High**
Sambucus nigra ssp. caerulea D E T	Blue Elderberry	Low
Sisyrinchium bellum C D	Blue Eyed Grass	Low
Sidalcea malviflora D	Checkerbloom	Low
Sporobolus airoides ~ C E G	Alkali Sacaton	Low
Stachys bullata D	California Hedge Nettle	Low
***Thalictrum fendleri* D S**	**Meadow Rue**	**Moderate**
Umbellularia californica ~ C E	California Bay Laurel	Low
***Verbena lasiostachys* D**	**Western Verbena**	**N/A**
***Woodwardia fimbriata* ~ C S**	**Giant Chain Fern**	**Moderate**

PREFERRED SUCCULENTS

Botanical Name	Common Name	WUCOLS*
Dudleya cymosa S	Canyon Dudleya	Very Low
Dudleya lanceolata S	Lance-Leaved Dudleya	Very Low
Dudleya pulverulenta S	Chalk Dudleya	Very Low
Hesperoyucca (Yucca) whipplei B E	Chaparral Yucca	Very Low
Opuntia littoralis B	Coast Prickly Pear	Very Low

PREFERRED ANNUALS

Botanical Name	Common Name	WUCOLS*
Argemone munita B	Prickly Poppy	Very Low
Castilleja exserta	Purple Owl's Clover	N/A
Clarkia bottae	Punchbowl Godetia	N/A
Clarkia purpurea	Winecup Clarkia	N/A
Clarkia unguiculata C	Elegant Clarkia	N/A
Collinsia heterophylla S	Chinese Houses	N/A
Dodecatheon clevelandii	Padre's Shootingstar	Very Low
Eschscholzia caespitosa	Foothill Poppy	Very Low
Eschscholzia californica	California Poppy	Very Low
Lasthenia californica	California Goldfields	N/A
Lasthenia glabrata	Yellow-Rayed Goldfields	N/A
Layia platyglossa	Tidy Tips	N/A
Lupinus bicolor	Miniature Lupine	N/A
Lupinus hirsutissimus	Stinging Lupine	N/A
Lupinus nanus	Sky Lupine	N/A
Lupinus succulentus	Arroyo Lupine	N/A
Mentzelia laevicaulis	Blazing Star	N/A
Nemophila menziesii S	Baby Blue Eyes	N/A
Phacelia grandiflora	Large-Flowered Phacelia	N/A
Phacelia tanacetifolia	Lacy Phacelia	N/A
Platystemon californicus	Creamcups	N/A

NON-PREFERRED PLANT LIST

While not explicitly prohibited by the Mulholland Scenic Parkway Specific Plan, the plant species below ***are not*** considered to be compatible with the environment of the Mulholland Scenic Parkway. Many of the following species have been identified as being potentially invasive by the California Invasive Plant Council (Cal-IPC) and/or the PlantRight database. A limited number of species have been included in the list due to brightly-colored flowers and/or foliage which are deemed to be visually incompatible with the Mulholland Scenic Parkway. Plant species with a WUCOLS classification of ***Moderate*** or ***High*** are also considered to be incompatible (with very few exceptions), even if they do not appear in the *Non-Preferred Plant List*.

NON-PREFERRED TREES

Botanical Name	Common Name
Acacia baileyana	Bailey Acacia
Albizia species	ALL Albizia
Callistemon viminalis	Weeping Bottlebrush
Casuarina equisetifolia	Coast She-Oak
Catalpa bignonioides	Southern Catalpa
Cupaniopsis anacardioides	Carrot Wood
Eriobotrya japonica	Loquat
Ficus species	ALL Figs (including edible figs)
Fraxinus uhdei	Evergreen Ash, Shamel Ash
Gleditsia triacanthos	Honey Locust
Grevillea robusta	Silk Oak
Jacaranda mimosifolia	Jacaranda
Koelreuteria paniculata	Golden Raintree
Leptospermum laevigatum	Australian Tea Tree
Maytenus boaria	Mayten Tree (including cultivars)
Melaleuca quinquenervia	Cajeput Tree
Olea europaea	Olive (fruiting varieties)
Parkinsonia aculeata	Mexican Palo Verde
Pistacia species	ALL Pistache
Pittosporum undulatum	Victorian Box
Platanus X acerifolia	London Plane
Populus alba	White Poplar
Populus nigra	Black Poplar
Prunus caroliniana	Carolina Cherry
Prunus cerasifera	Cherry Plum (including cultivars)
Prunus ilicifolia ssp. lyonii	Catalina Cherry
Pyrus calleriana	Callery Pear
Schinus species	ALL Pepper Trees
Tamarix species	ALL Tamarisk Trees, Saltcedar

NON-PREFERRED TREES (Continued)

Botanical Name	Common Name
Triadica sebifera (Sapium sebiferum)	Chinese Tallow Tree
Ulmus parvifolia	Chinese Elm Tree
Ulmus pumila	Siberian Elm Tree

NON-PREFERRED SHRUBS & PERENNIALS

Botanical Name	Common Name
Acacia cultriformis	Knife-Leaf Wattle
Acacia cyclops	Silver Wattle
Acacia dealbata	Coastal Wattle
Acacia elata	Cedar Wattle
Acacia longifolia	Golden Wattle
Acacia mearnsii	Black Wattle
Acacia redolens	Desert Carpet (including cultivars)
Arctotheca calendula	Capeweed
Asclepias species (non-native)	ALL non-native Milkweed
Asparagus species	ALL Asparagus Ferns
Arundo donax	Giant Reed
Berberis darwinii	Darwin's Barberry
Bougainvillea species	ALL Bougainvilleas
Buddleja davidii	Butterfly Bush
Calendula arvensis	Field Marigold
Catharanthus roseus	Madagascar Periwinkle
Centranthus ruber	Red Valerian
Chasmanthe floribunda	African Cornflag
Cistus species	ALL Rock Roses
Coreopsis lanceolata	Lance-Leaved Coreopsis
Crataegus monogyna	Hawthorn
Cyperus species	ALL Papyrus Sedges
Coprosma species	ALL Mirror Bushes (including cultivars)
Cordyline species	ALL Cabbage Trees
Cotoneaster species	ALL Cotoneaster
Digitalis purpurea	Foxglove
Dimporphotheca (Osteospermum) sp.	ALL African Daisies
Dodonaea viscosa	Hopbush (including cultivars)
Echium species	ALL Echium (Pride of Madeira, etc.)
Eichhornia crassipes	Water Hyacinth
Elaeagnus species	ALL Silverberry/Oleaster/Russian Olive
Erigeron karvinskianus	Santa Barbara Daisy
Foeniculum vulgare	Fennel
Fuchsia magellanica	Hardy Fuchsia

NON-PREFERRED SHRUBS & PERENNIALS (Continued)

Botanical Name	Common Name
Gaura species	ALL Beeblossom
Gazania species	ALL Gazanias
Genista species	ALL Brooms
Geranium species	ALL Geranium
Grevillea rosmarinifolia	Rosemary Grevillea (including cultivars)
Hedera species	ALL Ivy
Helichrysum petiolare	Licorice Plant (including cultivars)
Heliotropium species	ALL Heliotrope
Hypericum species	ALL St. John's Wort
Ilex species	ALL Holly
Ipomoea species	ALL Morning Glory
Lamiastrum galeobdolon	Yellow Archangel
Leucanthemum vulgare	Ox-Eye Daisy
Ligustrum species	ALL Privets
Limonium perezii / L. sinuatum	Sea Lavender / Statice
Lonicera japonica	Japanese Honeysuckle
Melianthus major	Honey Bush
Melissa officinalis	Lemon Balm
Mentha species	ALL Mint
Mirabilis jalapa	Four O'Clock
Myoporum species	ALL Myoporum
Nerium oleander	Oleander
Oenothera speciosa	Pink Evening Primrose
Passiflora species	ALL Passion Flowers
Pelargonium species	Common Geranium
Photinia species	ALL Photinia
Pittosporum tobira	Mock Orange (including cultivars)
Plecostachys serpyllifolia	Petite Licorice, Cobweb Bush
Pyracantha species	ALL Firethorn
Retama monosperma	Bridal Veil Broom
Rhamnus alaternus	Italian Buckthorn
Scabiosa species	ALL Pincushion Flowers
Senna (Cassia) didymobotrya	Popcorn Senna
Sesbania punicea	Scarlet Wisteria
Spartium juceum	Spanish Broom
Tropaeolum majus	Nasturtium
Verbena bonariensis	Purple Top Vervain
Verbena litoralis	Seashore Vervain
Vinca species	ALL Periwinkles
Vitis vinifera	Wine Grape (including cultivars)
Zantedeschia (Calla) aethiopica	Calla Lily

APPENDIX B

NON-PREFERRED GRASSES & GRASS-LIKE SPECIES

Botanical Name	Common Name
Butomus umbellatus	Flowering Rush
Carex divulsa	Grassland Sedge
Cortaderia selloana	Pampas Grass
Cynodon dactylon	Bermuda Grass
Iris pseudacorus	Yellow Flag Iris
Miscanthus species	ALL Miscanthus (includng cultivars)
Paspalum species	ALL Paspalum (includng cultivars)
Pennisetum species	ALL Fountain Grasses (includng cultivars)
Phalaris species	ALL Canary Grasses (includng cultivars)
Stipa (Nassella) tenuissima	Mexican Feather Grass
Zoysia species	ALL Zoysia (includng cultivars)

NON-PREFERRED SUCCULENTS

Botanical Name	Common Name
Aeonium species	ALL Aeonium
Aptenia cordifolia	Red Apple
Carpobrotus species	ALL Ice Plant
Crassula ovata (C. argentea)	Jade Plant
Drosanthemum species	ALL Ice Plant
Mesembryanthemun species	ALL Ice Plant
Opuntia ficus-indica	Indian Fig, Mission Prickly Pear

PROHIBITED PLANT LIST

(Specific Plan Section 10.B)

Botanical Name	Common Name
Acacia decurrens	Green Wattle
Acacia melanoxylon	Blackwood Acacia
Achillea millefolium	Common Yarrow
Ailanthus altissima	Tree-Of-Heaven
Albizia distachya	Plume Albizia
Atriplex semibaccata	Australian Saltbush
Bambusoideae family	ALL Bamboo
Brassicaceae family	ALL Mustards
Calocedrus decurrens	Incense Cedar
Centranthus ruber	Jupiter's Beard, Red Valerian
Cirsium species	ALL Thistles
Cortaderia jubata	Jubata Grass
Cotoneaster lacteus	Red Clusterberry
Cupressus sempervirens	Italian Cypress
Cytisus species	ALL Brooms
Eucalyptus species	ALL Eucalyptus
Hirschfeldia incana	Mediterranean Mustard
Lantana camara	Lantana
Lobularia maritima	Sweet Alyssum
Nicotiana glauca	Tree Tobacco
Oxalis pes-caprae	Bermuda Buttercup
Palmae family	ALL Palm Trees
Pennisetum setaceum	Fountain Grass
Podocarpus species	ALL Podocarpus
Rhus species	ALL Non-Native Sumacs
Ricinus communis	Castor Bean
Robinia pseudoacacia	Black Locust
Schinus terebinthifolius	Brazilian Pepper
Tamarix aphylla	Athel Tree

APPENDIX D

PROHIBITED PLANT LIST

(Specific Plan Section 10.B)

Acacia decurrens (GREEN WATTLE)
Acacia melanoxylon (BLACKWOOD ACACIA)
Achillea millefolium (COMMON YARROW)
Ailanthus altissima (TREE-OF-HEAVEN)
Albizia distachya (PLUME ALBIZIA)
Atriplex semibaccata (AUSTRALIAN SALTBUSH)
Bamboo sp.
Brassica sp.
Calocedrus decurrens (INCENSE CEDAR)
Centranthus ruber (JUPITER'S BEARD, READ VALERIAN)
Cirsium valgare and all other thistles
Cortaderia jubata (A GRASS SIMILAR TO PAMPUS GRASS)
Cotoneaster lacteus
Cupressus sempervirens (ITALIAN CYPRESS)
Cytisus (BROOM)
Eucalyptus sp.
Hirschfeldia incana (WILD MUSTARD)
Lantana camara
Lobularia maritima (SWEET ALYSSUM)
Nicotiana glauca (TREE TOBACCO)
Oxalis pes-caprae (BERMUDA BUTTERCUP)
Palmae (PALM)
Pennisetum setaceum (FOUNTAIN GRASS)
Podocarpus
Rhus
Ricinus communis (CASTER BEAN)
Robinia pseudoacacia (BLACK LOCUST)
Schinus terebinthifolius (BRAZILIAN PEPPER)
Tamarix aphylla (ATHEL TREE)

APPENDIX E

ADDITIONAL RESOURCES

Applicants may wish to seek guidance, information, or professional consultation. The following list offers some suggested resources:

Public Agencies

Department of City Planning
6262 Van Nuys Blvd., Room 351
Van Nuys, CA 91411
www.planning.lacity.org

Department of Building and Safety
6262 Van Nuys Blvd., Room 251
Van Nuys, CA 91401
www.ladbs.org

Bureau of Engineering
6262 Van Nuys Blvd., Suite 251
Van Nuys, CA 91401-2615
(818) 374-5090
www.eng.lacity.org

Bureau of Engineering, Urban Forestry Division
1149 South Broadway Street, 4th Floor
Los Angeles, CA 90015
(213) 847-3077
www.lacity.org/boss/urbanforestrydivision

California Department of Water Resources
www.water.ca.gov

Sustainable Building Organizations

United States Green Building Council (USGBC)
www.usgbc.org

USGBC-LA *(Los Angeles Chapter)*
444 S Flower St., Suite 525
Los Angeles, CA 90071
(213) 689-9707
www.usgbc-la.org

Build It Green
1434 University Ave.
Berkeley, CA 94702
(510) 845-0472
www.builditgreen.org

Architecture
The American Institute of Architects (AIA)
AIA Los Angles
3780 Wilshire Blvd., Suite 800
Los Angeles, CA 90010
(213) 639-0777
www.aialosangeles.org

AIA San Fernando Valley
15840 Ventura Blvd., Suite 130
Encino, CA 91436
(818) 907-7151
www.aiasfv.org

Landscape Architecture
American Society of Landscape Architects (ASLA)
1100 Irvine Blvd., Suite 371
Tustin, CA 92780
(714) 838-3615
http://host.asla.org/chapters/southca

Plant/Tree Organizations
Tree Care Industry Association *(formerly the National Arborist Association)*
136 Harvey Rd., Suite 101
Londonderry, NH 03053
(603) 314-5380
www.treecareindustry.org

International Society of Arboriculture
P.O. Box 3129
Champaign, IL 61826
(217) 355-9411
www.isa-arbor.com

Tree People
12201 Mulholland Dr.
Los Angeles, CA 90210
(818) 753-4600
www.treepeople.org

California Native Plant Society
2707 K St., Suite 1
Sacramento, CA 95816
(916) 447-2677
www.cnps.org

Los Angeles/Santa Monica Mountains Chapter
(818) 881-3706
www.lasmmcnps.org

Theodore Payne Foundation
10459 Tuxford St.
Sun Valley, CA 91352
(818) 768-1802
www.theodorepayne.org

Other Organizations
International Dark-Sky Association
3225 N. First Ave.
Tucson, AZ 85719
(520) 293-3198
www.darksky.org