DEPARTMENT OF CITY PLANNING
RECOMMENDATION REPORT

City Planning Commission

Date: October 24, 2024
Time: **After 8:30 am**
Place: Van Nuys City Hall
Council Chamber, 2nd Floor
14410 Sylvan Street
Van Nuys, CA 91401

Case No.: CPC-2022-4856-CA
CEQA No.: ENV-2022-4857-ND

Council File Nos: 15-0103-S3
15-0499-S2
21-1230-S2
22-1476
Council District: ALL
Plan Area: ALL; Except those areas covered by the new Zoning Code (Chapter 1A)

The meeting's telephone number and access code access number for the hybrid meeting will be provided no later than 72 hours before the meeting on the meeting agenda published at: https://planning.lacity.org/about/commissions-boards-hearings#commissions and/or by contacting cpc@lacity.org

Public Hearing: July 31, 2024

PROJECT LOCATION: Citywide, except in areas covered by the new Zoning Code (Chapter 1A).

PROPOSED PROJECT: The Landscape and Site Design Ordinance would replace the City's Landscape Ordinance (Ordinance No. 170,978), comprising Sections 12.40-12.43 of the Los Angeles Municipal Code and Landscape Guidelines. The update will replace the current Landscape Ordinance and Guidelines with objective design standards through the Landscape and Site Design Point System. The Ordinance also proposes a new Outdoor Amenity Area definition to allow greater flexibility for partially covered or enclosed outdoor spaces within private or shared open space amenity areas. Additionally, the Ordinance proposes related code amendments to sections of the Los Angeles Municipal Code (LAMC) concerning street tree requirements, common open space, landscape maintenance, and site amenities.

RECOMMENDED ACTIONS:

1. **Recommend** that the City Council adopt the following amendments to Chapter 1 of the Los Angeles Municipal Code (LAMC):

    a. Amendments to Sections 12.03 12.22, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, and 19.04 to replace the current 1996 Landscape Ordinance with the Landscape and Site Design Ordinance and associated Point System;
    b. Amendments to Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, and 12.22 to define Outdoor Amenity Areas and establish development standards;

2. **Recommend** that the City Council adopt related amendments to Section 62.177 of Chapter 6 (Establishment of Tree Replacement and Planting In-Lieu Fee) of Article 2 (Streets and Sidewalks) of the Los Angeles Municipal Code (LAMC) and amendments to Section 91.7012 of Chapter 9 (Planting and Irrigation of Cut and Fill Slopes in Hillside Areas) of Division 70: Grading,

Excavations, and Fills, of Article 1 of the Los Angeles Municipal Code (LAMC) necessary for the implementation of the the Landscape and Site Design Ordinance;

3. Pursuant to CEQA Guidelines Section 15074(a), the City Planning Commission considered the draft negative declaration (No. ENV-2022-4857) and makes a recommendation to the City Council to:

   Recommend that the City Council find in its independent judgment, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2022-4857-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment and the negative declaration reflects the lead agency's independent judgment and analysis;

4. **Adopt** the staff report as the Commission's report on the subject; and

5. **Adopt** the attached Findings;

VINCENT P. BERTONI, AICP
Director of Planning

Ken Bernstein, Principal City Planner	Michelle Levy, Senior City Planner
Danai Zaire, City Planner	Dorothy Qian, Planning Assistant

ADVICE TO PUBLIC: *The exact time this report will be considered during the meeting is uncertain since there may be several other items on the agenda. Written communications may be mailed to the City Planning Commission Secretariat, 200 North Spring Street, Room 272, Los Angeles, CA 90012 (Phone No. 213-978-1300). While all written communications are given to the Commission for consideration, the initial packets are sent to them the week prior to the Commission's meeting date. These submissions are governed by the City Planning Commission Rules and Operating Procedures posted online at https://planning.lacity.org. If you challenge these agenda items in court, you may be limited to raising only those issues you or someone else raised at the public hearing agendized herein, or in written correspondence on these matters delivered to this agency at or prior to the public hearing. As a covered entity under Title II of the Americans with Disabilities Act, the City of Los Angeles does not discriminate on the basis of disability, and upon request, will provide reasonable accommodation to ensure equal access to this programs, services and activities. Sign language interpreters, assistive listening devices, or other auxiliary aids and/or other services may be provided upon request. To ensure

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PROJECT ANALYSIS

Project Summary

This report recommends the adoption of the proposed Landscape and Site Design Ordinance, to replace the City's current Landscape Ordinance, last updated in 1996, with new Landscape and Site Design objective standards. The proposed Ordinance responds to emerging research linking public health outcomes with the built environment by using a performance-based point system that recalibrates the point-based system currently in place to better link site design, climate resilience, livability, and strategies for environmental design.The purpose of the amendment is to establish a more streamlined implementation process that integrates site design, climate resilience, urban forest and biodiversity efforts, and healthy building design best practices.

The current Landscape Ordinance (**Exhibit F**) in effect today is primarily implemented through a point system that relies upon Design Guidelines, contained within a 52-page document, with out-of-date requirements that have resulted in redundancies and gaps in implementation. Despite the existing point-based system, the requirements vary based upon the size of the lot. The current ordinance is implemented through a ministerial process, with compliance verified at the Development Services Center at the time of Los Angeles Department of Building and Safety (LADBS) permit clearance or through condition clearance for projects with Planning entitlements. The current Landscape Ordinance applies to projects involving two-family dwellings and higher densities, and exempts single-family homes and land uses with surfaces of a permeable quality, such as ball fields and cemeteries.

Initially launched as the Healthy Buildings, Healthy Places Initiative[1] in 2020, in response to the social and environmental health inequities uncovered during the pandemic, this program implements several goals, policies, and programs identified in the Plan for a Healthy Los Angeles and the 2021-2029 Housing Element. In 2021, LA City Planning developed a StoryMap during the first year of the program to help visualize how these overlapping crises of socio-economic inequities, lack of open space, and other environmental factors translate to disproportionately worse health outcomes in our most vulnerable communities. In 2022, Planning staff held a series of public listening sessions to share the findings of the StoryMap and recommended a strategy that would create a framework for strengthening the City's approach to healthy building design and community well-being. The listening sessions led to the development of a new approach that leverages the update of the City's existing Landscape Ordinance and includes more sweeping amendments to City objective design standards to address not only landscape design, but also site design in a manner that better connects buildings to the public realm and the community setting. The proposed Ordinance includes an easy-to-use Landscape and Site Design Point System (**Exhibit B**) that can be adapted to a wide variety of uses, project scales, and settings citywide, rather than a one-size-fits-all approach.

The Landscape and Site Design Ordinance presents an opportunity to update and enhance the current Landscape Ordinance, implementing process improvements while simultaneously addressing pressing policy issues related to climate, health and equity in site design across our Los Angeles communities. The new ordinance responds to and complements Mayor Bass' Executive Directive 7[2] aimed at streamlining housing production and directing the Planning Department to develop objective design standards for multi-family housing projects to enhance the City's standard of review. While efforts are underway to reduce discretionary reviews and processing times for new housing, this new ordinance will supplement these efforts by establishing clear, achievable design standards, ensuring design quality and sustainability for all projects.

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[1] Health Buildings, Healthy Places Initiative: https://storymaps.arcgis.com/stories/fd221bd31cc14048b41e0a5d3362da68

[2] Executive Directive No. 7: https://mayor.lacity.gov/sites/g/files/wph2066/files/2023-11/ED%207%20-%20Streamlining%20and%20Accelerating%20Housing%20Production%20%281%29.pdf

State housing laws, such as Senate Bill 330 (2019) (SB 330), now require California cities to apply objective development standards that are fixed and measurable, instead of relying upon subjective design guidelines. To this end, the proposed Landscape and Site Design Ordinance replaces the Landscape Ordinance and its lengthy implementation document last updated in 1996 with measurable, verifiable, and knowable objective standards to ensure that buildings and sites support the long-term health of our communities. As with the current Landscape Ordinance, project applications will be reviewed by Planning staff entirely administratively and will not require a public hearing. A user-friendly application portal (**Exhibit D**) is under development that will provide predictability for applicants, expedite review of ministerial applications and clearances, and improve enforcement.

The Landscape and Site Design Ordinance includes technical amendments to sections of the Zoning Code that would be rendered obsolete by the enactment of the ordinance, thereby consolidating project clearances related to landscaping. The Ordinance also proposes a new Outdoor Amenity Area definition to allow greater flexibility for partially covered or enclosed outdoor spaces within private or shared open space amenity areas such as balconies, terraces, and courtyards that will help create functional, usable outdoor spaces, and provide shade and comfort for building occupants. Additionally, related code amendments to sections of the LAMC concerning street tree requirements, common open space, landscape maintenance, and site amenities are proposed.

Proposed Ordinance

The proposed Ordinance amends Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to update the existing Landscape Ordinance, to establish Landscape and Site Design Standards, and to define and streamline provisions related to Outdoor Amenity Areas. The proposed Landscape and Site Design Standards support development patterns that promote physical activity, enhance pedestrian safety and comfort; address climate change and improve air quality through the protection of sensitive uses and inclusion of drought-tolerant, shade-producing, and locally native plant species, all of which, when taken together, help to foster healthy communities. The new Outdoor Amenity Area definition and standards will also help to create functional outdoor spaces that integrate open space into the built environment, provide shade, and promote social interaction.

This transition to objective design standards builds upon the Citywide Design Guidelines[3] (adopted by the City Planning Commission in 2019), which are organized under the same three design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design. These overarching objectives have culminated in the development of the Landscape and Site Design Ordinance, which includes numerous ways to elevate design quality throughout the City.

Landscape and Site Design Ordinance Project Types

The Landscape and Site Design Ordinance is similar in scope to the current Landscape Ordinance and will apply to new construction projects involving:

- Residential/mixed-use with five units or more.
- Division of land creating five lots or more.
- Non-residential buildings.
- Industrial or hybrid-industrial buildings.
- Surface parking area construction or reconfiguration.

[3] Citywide Design Guidelines: https://planning.lacity.gov/odocument/f6608be7-d5fe-4187-bea6-20618eec5049/Citywide_Design_Guidelines.pdf

Projects exempted from the proposed Ordinance include building additions, alterations, changes of use, interior tenant improvements, Outdoor Dining Areas, projects primarily consisting of permeable ground surfaces, temporary uses, surface parking restriping (or other changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance if the project includes less than eight parking stalls), and Historic-Cultural Monuments.

The Landscape and Site Design Ordinance will apply to both discretionary and ministerial projects. The Landscape and Site Design Point System has been developed to adjust different point targets to achieve compliance based upon the project type. For instance, residential (including mixed-use) and non-residential projects may employ any of the standards in each category to obtain a required total of 27 points, with a minimum of three points in each category. Of the 27 points, at least eight are required to be standards that are identified as “Designing for Health” standards, which include specific design interventions that can positively contribute to better health outcomes. Industrial or hybrid-Industrial projects and surface parking lot projects must meet a total of 15 points. As there are fewer design interventions available for these types of land uses, industrial or hybrid-industrial projects have been assigned a lower total point target with an emphasis on greening such sites and improving their appearance along street frontages.

Since the public hearing, and in response to public comment, a new incentive has been added to encourage the protection and expansion of tree canopy, reduce urban heat island effects, and improve air quality in environmental justice communities. With the latest revision to the ordinance, Projects located in a mapped “Health and Urban Forest Equity Priority” areas, per the draft Zoning Information (ZI) file that accompanies the Proposed Ordinance (**Exhibit C**), will be required to meet two additional health-related standards in the Point System. These projects will also be eligible for up to five additional bonus points if certain standards related to tree canopy preservation or planting and reduction of climate impacts are selected. This will be further discussed in the **Key Issues** section of this report.

Table 1 - Landscape and Site Design Point System Requirements by Project Type

Project Type	Minimum Points Required per Category	Minimum Required Designing for Health Standards	Total Points Required
Type a or b: Residential/Mixed-Use or Non-Residential Projects	3	8 or 10 if Project is within Priority Area ZI	27 points (See Note below)
Type c: Industrial/Hybrid Industrial Projects	N/A	0 or 2 if Project is within Priority Area ZI	15 points
Type d: Surface Parking Area Construction or Reconfiguration	N/A	0 or 2 if Project is within Priority Area ZI	15 points

Note: Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program may require 30 points in lieu of the 27 points higher points than otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard Not on the Menu. Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance under certain conditions. [See Draft Citywide Housing Incentive Program Ordinance[4]]

The proposed Ordinance also includes a number of process streamlining measures to improve upon the current Landscape Ordinance. These include:

- An Administrative Review process utilizing Article 13 of the New Zoning Code.
- Improvement in internal City workflow and interdepartmental coordination on issues affecting public right-of way trees and driveway design, which in the past have contributed to conflicting project requirements resulting in bottlenecks for Projects seeking approvals from multiple City agencies.
- Mandatory and Elective Standards that support creativity in design while providing many pathways to achieve compliance.
- Built-in relief through the point system to allow applicants to substitute up to three Mandatory Standards with self-selected Elective standards, where compliance may pose a hardship, without the need for entitlements.

Organization of the Landscape and Site Design Point System

As described above, the City's already-adopted Citywide Design Guidelines underpins the structure of the Landscape and Site Design Point System. The three strategic design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design are then broken down into nine topic-specific Categories that each address the broader Citywide policy goals of climate resilience, designing for health and the protection and enhancement of the City's urban forest and biodiversity. The nine Categories are:

- Pedestrian Circulation
- Quality Public Space Linkages
- Air Quality Improvement, Noise Reduction and Quality Ambient Environment
- Screened or Reduced Vehicle Parking
- Climate Resilient Buildings
- Site Amenities
- Conservation
- Healthy Soil and Water Quality, and
- Biodiversity and Habitat.

Each of the nine topic-specific Categories listed above is accompanied by corresponding standards that are identified as Mandatory, Mandatory if Applicable, or Elective, each with an assigned point value. Each Category includes a priority Mandatory Standard that every project must meet.[5] 'Mandatory if Applicable' Standards only apply if a specific condition is met e.g. if a project is freeway adjacent. These Mandatory Standards contribute directly to the three required points in each category, ensuring that projects meet foundational requirements. In contrast, the remaining Elective Standards are voluntary and can be self-selected by the Project Applicant to meet point targets. Certain high-performance features that exceed the minimum requirements offer higher point values. For standards that provide multiple point options, projects must select one, further emphasizing a structured approach to compliance.

[4] Draft Citywide Housing Incentive Program Ordinance: https://planning.lacity.gov/odocument/925a0e64-bfa7-4e41-8abb-968ba8a6e26d/FD_CHIP%20Ordinance_Strike-Out%20062724.pdf

[5] The only category that does not include a Mandatory Standard is the Reduced Vehicle Parking category. This category is not mandatory in order to consider projects that will not be providing parking.

Several strategies in the Point System are specifically tied to positive health outcomes, these are described as "Designing for Health" Strategies. All residential (including mixed-use) and non-residential projects will be required to achieve at least eight Designing for Health Standards.

Each standard is assigned a weighted point value, depending upon the value or significance of the standard to the project design outcome. More intensive project design interventions that meet the purpose and intent of the Category will earn a higher number points. There are 100 points available in total in the Point System, with an additional five bonus points available for projects within mapped Health and Urban Forest Equity Priority areas as an incentive to achieve greater tree canopy equity. There are two elements in the Point System – namely, Significant Tree Removal and the inclusion of artificial turf in the project — which will result in the deduction points as a disincentive, since the loss of tree canopy and the use of artificial turf are known to have negative environmental consequences.

The proposed Point System reflects the draft Citywide Housing Incentive Program, which ties certain affordable housing development incentives to higher performance requirements under the Landscape and Site Design Ordinance. Projects seeking incentives pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program Menu of Incentives to reduce Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard will require 30 points instead of 27 points required for base projects; and projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program will be required to meet 35 points instead of 27 points required for base projects.

If a project cannot meet a particular Mandatory Standard due to a physical hardship, at least three additional points must be selected from within the Point System to substitute for each unmet Mandatory Standard, raising the point target by up to nine points. A maximum of three Mandatory Standards can be substituted, an update from previous versions of the Ordinance that allowed for up to five Mandatory points to be unmet.

Points in Environmental Justice Priority Areas

Residential and non-residential projects located within Health and Urban Forest Equity Priority Areas (**Exhibit C**) will be required to provide at least ten Designing for Health Standards; Industrial/hybrid-industrial and surface parking lot projects within these Priority Areas will be required to provide at least two Designing for Health Standards which may be counted toward the total point target. Additional bonus points will be available for projects within one of the Health and Urban Forest Equity Priority Areas to incentivize design solutions aimed at improving health and climate. In the Landscape and Site Design Point System, certain positive design interventions may be used to meet multiple strategies.

Point Verification and Compliance

Through this effort, LA City Planning has been building out a Landscape and Site Design Point System Online Calculator (**Exhibit D**). The Calculator will allow applicants to pre-calculate the project's point value prior to submittal, upload documents to demonstrate compliance with selected standards, and receive approvals at our Development Services Centers. This online tool will provide upfront information to applicants and save several hours of staff time on compliance verification. It allows the applicant to assess their compliance and make iterative changes to the design to achieve the targeted point values. Once the requisite number of points have been selected and plans uploaded to confirm the selections, a Planner will check the plans against the checklist and issue an administrative clearance.

Verification and Compliance will be a two-part process:

<u>Preliminary Approval</u>: During preliminary approval, the Project will be reviewed through an Administrative Review procedure (LAMC Section 13B.3.1)for compliance with the required number of points and standards, dependent upon the project type. An application will be submitted either at the time of filing with City Planning for discretionary projects or at the time of a building permit for by-right projects. During this time, the applicant will work with other city departments, such as the Department of Transportation, Urban Forestry, and the Bureau of Engineering to achieve preliminary approval for the plans and obtain required clearances consistent with plans submitted to LA City Planning.

Final Compliance Verification: In the final steps of compliance verification, the applicant will submit their completed checklist, along with corresponding plan sheets that show evidence of compliance and will receive an Administrative (ADM) approval and planning clearance of their building permit. Similar to the process in place today a Certificate of Completion will be required, along with two new required documents: a Landscape Maintenance Agreement, and a Covenant agreeing to the selected strategies. Proof of Tree Planting In-Lieu Fee Payment (if applicable) may be required for any required street trees that cannot be planted. All documents will need to be submitted to the City prior to the issuance of an Administrative (ADM) Approval.

Outdoor Amenity Areas

Another important component of the Landscape and Site Design Ordinance is the introduction of Outdoor Amenity Area Definition and Standards in Chapter 1 of the Zoning Code. Post-pandemic changes in the use of shared spaces along with climate change have highlighted the importance of well-designed outdoor areas. The current Zoning Code impedes the creation of usable shared outdoor space. Under current regulations any type of overhead covering defines a space as “floor area”. This has had the ripple effect of counting outdoor spaces such as balconies, walkways, pergolas, and other covered building elements towards the building’s maximum floor area and height, and at the same time disqualifying such areas as open space. This element of the Zoning Code has often disincentivized building designs that take advantage of passive cooling and connect indoor and outdoor uses, and has resulted in building volumes that appear bulky with limited access to the outdoors for building occupants.

To address this long-standing issue, the proposed code amendment, which complements the goals and strategies of the Landscape and Site Design Ordinance, includes a definition for Outdoor Amenity Areas as a new type of partially covered or enclosed outdoor space that can be excluded from the calculation of floor area and height. In recognition of this type of indoor/outdoor space that is becoming increasingly more desirable in our hotter climate, this code amendment is being introduced to define and set parameters for such spaces. This new standard can be used on both new construction projects and to retrofit existing buildings to add Outdoor Amenity Areas. It is important to note that this proposed amendment is not mandating Outdoor Amenity Areas, but instead enabling a way to identify these unique types of spaces and regulate them with modest Development Standards.

The Development Standards are intended to allow for amenity areas to facilitate passive or active recreation, located in an outdoor environment. Outdoor Amenity Areas will be permitted in all zones except RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2 and A zones and can be covered with a solid, impermeable covering. Examples of spaces that can qualify are areas located on terraces, rooftops, courtyard, and schoolyards or spaces located at the ground floor of buildings and include some covering for shade. Outdoor Amenity Areas that are covered can be also partially enclosed and are not considered floor area. When located on the rooftop, Outdoor Amenity Areas do not count towards the total building height as long as they do not exceed 12 feet in height. Additional Development Standards have been developed in collaboration with the Los Angeles Department of Building and Safety with an emphasis on high quality, outdoor spaces that allow access to light and air.

Public Engagement

The work program was originally initiated by the Planning Director as the Healthy Buildings Healthy Places Initiative in 2021. Staff spent the next year identifying the issues, researching health-design best practices and developing an implementation approach. In order to ensure the comprehensive development of the strategy and included topics the Department held extensive outreach with other City departments, design and development professionals and community organizations that regularly interact with project development teams. From the early stages of developing the implementation strategy, staff engaged with, and received input from, different City departments including; Building and Safety, Bureau of Engineering, Office of Forest Management (OFM), StreetsLA,the Department of Transportation, the Fire Department, LA Sanitation, the Climate Emergency Mobilization Office of the Board of Public Works and the Mayor’s Office. In April 2022, the Department held initial concept meetings and workshops with the public to crystalize the selection of topics to

be included and inform the development of the selected approach. The feedback received from the concept meetings and workshops helped to further shape the development of standards and the point system.

Over the course of 2022 and 2023, the Department, working with the reconvened Plan for A Healthy LA Expert Panel, a Panel with some of the same health related experts that participated in the creation of the Plan for a Healthy Los Angeles and with design professionals, and other stakeholders, developed a comprehensive list of Landscape and Site Design priorities. These priorities would ultimately be translated into objective standards reflective of the latest CalGreen Statewide green building code and well-researched best practices in the areas of healthy building design, sustainability, resilience and biodiversity. The proposed standards built upon the goals and policies of the Plan for a Healthy Los Angeles, the City's adopted Housing and Mobility Elements, and the Citywide Design Guidelines that were formally adopted in 2019.

Planning staff released initial drafts of the Ordinance and Point System in April 2024. Upon release of these initial drafts, staff gave presentations and hosted working sessions with various groups such as the Community Forestry Advisory Council (CFAC), PlanCheck NC, Valley Industry & Commerce Association (VICA), American Institute of Architects Los Angeles (AIA|LA), Central City Association (CCA), and American Society of Landscape Architects Southern California (ASLA SoCal). At these sessions, staff provided an overview of the ordinance, a breakdown and summary of the point system, and details on how the verification and compliance process work. These presentations were followed by Q&A sessions.

Simultaneously, staff continued to coordinate and collect feedback both internally within Planning and across other City departments. This included regular meetings with LA City Planning's Community Planning and Project Planning Bureau, as well as across departments e.g. Office of Forest Management (OFM), Department of Public Works Bureau of Street Services, Department of Building and Safety, and LA Sanitation and Environment. Coordination with the Office of Forest Management played a large role in the development of an equity lens in response to a recurring theme from the public feedback provided at the aforementioned working sessions with groups such as AIA|LA. This would result in the ongoing development of the Health and Urban Forest Equity Priority Areas ZI (**Exhibit C**). Other coordination with OFM involved working on definitions for the Landscape and Site Design Ordinance including a Significant Tree definition in collaboration with Planning's Wildlife Ordinance team. An inventory of terms resulted from this collaborative effort in order to be added to general definitions in the Code that may be used in future ordinances.

Numerous refinements have been made to the Ordinance and Point System text, in response to the outreach conducted subsequent to the release of the initial draft Ordinance in April 2024. In the next section key issues heard during the public engagement process will be described in greater detail.

Discussion of Key Issues

Public feedback on the draft Ordinance and Point System has been generally positive as the Ordinance responds to long-standing concerns about the quality of development, particularly as Los Angeles aims to meet its ambitious housing targets. The majority of stakeholders have expressed support for the Ordinance's efforts to establish clear, achievable design standards while ensuring design quality and sustainability for all projects.

A key point of support has been the Ordinance's emphasis on prioritizing nature-based solutions, particularly by reallocating point values towards the 'Climate Adapted Design' approach in the Point System. The addition of a mapped Health and Urban Forest Equity Priority Area (**Exhibit C**) ties Designing for Health standards to environmental justice priorities and responds to feedback received through public engagement about the need for a more targeted urban forest investment in neighborhoods identified as sorely lacking in tree canopy in addition to facing other social and health impacts. Staff heard from numerous individuals stressing the importance of incorporating an equity and environmental justice component at various working sessions with the American Society of Landscape Architects Southern California (ASLA SoCal) and at a roundtable discussion with the American Institute of Architects Los Angeles (AIA|LA).Designing for Health Standards align with the Ordinance's environmental justice priorities, creating geographically specific incentives for identified high-priority areas. In these areas, health and climate-adapted strategies are incentivized through the addition

of two “Designing for Health Standards” and up to five additional “bonus points” available to projects selecting tree-canopy and heat mitigation related strategies.

Numerous refinements and clarifications have been made to the Ordinance and Point System text, in response to the outreach conducted subsequent to the release of the initial draft ordinance in April 2024. After the initial draft was released, Planning staff thoroughly reviewed each public comment whether submitted by email or provided verbally during a webinar, public hearing, or Q&A session. Upon review of each comment, staff determined appropriate strategies to address concerns. At times this involved consultation with the American Society of Landscape Architects Southern California Chapter, the City’s Community Forest Advisory Committee, Office of Forest Management, and Bureau of Street Services, Urban Forestry Division, to provide input and recommendations on best practices to refine the ordinance and point system.

While the majority of public comments received have been addressed through sequential revisions to the draft ordinance, there remain some key policy issues for further consideration, based upon public comments during working group discussions, the Public Hearing, and written communications.

1. Addressing Key Concerns around Tree Canopy: Tree Protection, Planting, and Removals

The Landscape and Site Design Ordinance makes significant advancements towards protecting and expanding the City’s urban forest, in addition to advancing more cohesive, higher-quality project design.

First and foremost, the Ordinance introduced a street tree planting requirement which does not exist in the current Zoning Code. This has resulted in the inconsistent placement of street trees along project frontages, creating a missed opportunity for much-needed improvements in the condition of the pedestrian realm. The lack of a formal street tree planting requirement tied to new development has been a source of frustration to project applicants, community members, and City staff, when tree planting requirements cannot be properly implemented or enforced. Through many consultations with the Office of Forest Management, the Bureau of Engineering and the Urban Forestry Division of the Department of Public Works, a policy has been drafted to require one street tree for every 30 linear feet of a project’s street frontage. This will apply across the board to all projects that are subject to the Ordinance. If a tree cannot be placed, due to physical constraints verified by the City, the project may pay the Guaranteed Tree Fee (LAMC Section 62.177), an in-lieu fee, to the Department of Public Works. In lieu-fees collected are then used for street tree planting in priority areas identified by the Department of Public Works and approved by City Council, which may be updated in the near future to reflect current needs.

The Proposed Ordinance not only focuses on new tree planting and landscaping provisions but also prioritizes tree preservation with several Mandatory and Elective Standards under the Category of “Conservation”. A new Mandatory Standard requires a Tree Disclosure Statement (CP-4067) to disclose whether existing Protected and/or Significant Trees are located on site, which would apply not only to discretionary projects but also projects that would otherwise be by-right. In doing so, the Tree Disclosure Statement avoids late hits that may add additional discretionary review and improves interdepartmental coordination between Planning and Urban Forestry Division. If the Tree Disclosure Statement identifies existing Street Trees, Protected Trees or Significant Trees proposed for removal, another Mandatory Standard requires a Tree Report (CP-4068) prepared by a certified Arborist, with recommendations for retention or replacement. An Urban Forestry Division stamped copy of the Tree Report will be submitted to Planning. If no Protected Trees or Street Trees are proposed for removal, but the Tree Disclosure Statement identifies Significant Trees proposed for removal, then a tree survey produced by a Landscape Practitioner is required.

Additionally, to address conditions where one or more Significant Trees are proposed for removal, an Elective Standard has been added to create replacement standards for any Significant Trees removed based on the value of trees to be removed. Using a ratio of tree canopy sizes the standard includes replacement values proportional to the loss of tree canopy.

To ensure that trees and landscaping are not only installed but also properly maintained, the proposed Ordinance also introduced the Landscape Management Plan requirement to consolidate and clarify landscape maintenance requirements across multiple code sections. The Landscape Management Plan will be required to be provided and signed by the project's Landscape Practitioner after substantial completion of project landscape improvements, as part of the Covenant and Agreement. Where public improvements are required, a landscape management plan for landscape installation will be required to be provided by the project's Landscape Practitioner to the Department of Public Works Bureau of Contract Administration prior to the issuance of the project statement of completion.

Since the release of the initial public draft of the ordinance, additional measures have been taken to ensure the protection of existing trees considered to be significant due to their maturity, stature, and canopy size. The current Landscape Ordinance does not define terms such as Tree, Significant Tree, Street Tree, and Native Plant. Numerous stakeholders voiced concerns about preventing subjective interpretations of aforementioned terms, leading to the development of these definitions in collaboration with Planning's Wildlife Ordinance team. Defining terms such as Tree, Street Tree, Native Plants, Protected Tree and Significant Tree, as the draft ordinance now includes, is vital for implementation and enforcement.

To further discourage the removal of significant trees and the use of artificial turf, the Point System has also introduced negative point values, or point deductions. The latest draft of the Point System includes a tiered deduction system regarding removal of significant trees: removing 1-5 significant trees results in a -1 point deduction, 6-10 trees leads to a -2 point deduction, and 11 or more trees incurs a -3 point deduction. This tiered approach, absent in the initial draft, further disincentivizes tree removals and takes into account the number of Significant Trees impacted by removal. Additionally, the Point System discourages the use of artificial turf by implementing a negative point deduction for projects that include 100 square feet or more of this material. These measures collectively aim to promote nature-based solutions, encouraging applicants to prioritize tree preservation and avoid the use of artificial turf.

Additionally, in response to public feedback emphasizing the importance of nature-based solutions, weighted point values have been adjusted in the Point System to prioritize the "Climate Adapted Design" approach. Among the three design approaches–Pedestrian First Design, 360 Degree Design, and Climate Adapted Design–Climate Adapted Design now earns a substantial 50 points, which constitutes half of the total Point System.

Another refinement based on public feedback includes strengthening enforcement of front yard paving. Currently, the Zoning Code requires not more than 50 percent of a required front yard to be designed, improved or used for access driveways but does not include any restrictions regarding front yard paving. Planning staff have coordinated with the Department of Building and Safety's Code Enforcement Bureau to include amended code provisions that strengthen the planted area requirement as part of the Landscape and Site Design Ordinance. With the proposed amendment a minimum of 50 percent of front yard areas will now need to be comprised of planted areas.

Finally, a comment letter from the Community Forest Advisory Council (CFAC) expressed a desire to see a penalty for preemptive tree removals by property owners to avoid City procedures. CFAC's letter highlighted the risk of trees being removed during demolition activities since the Department of Building and Safety does not typically address tree preservation. CFAC requested that stand-alone demolitions be added as a project type subject to the Landscape and Site Design Ordinance, as a possible solution to better manage and protect street trees during the transitional period between demolition activities and approval of new construction plans. Planning staff did not categorize demolitions as an applicable project type because the Point System is intended to evaluate new, ground-up construction. The current Point System does not accommodate the unique nature of demolitions, which typically do not involve the same scope of activities that the Point System is meant to evaluate. This long-standing issue regarding tree preservation during demolitions is the only remaining concern regarding trees in the current framework of the proposed ordinance. These concerns have been raised citywide with other departments such as Urban Forestry and Building and Safety and would

ultimately require ongoing interdepartmental coordination and additional resources for inspection and enforcement in order to address.

2. Additional Costs to New Development and Potential Delays in Approvals

Concerns about the Ordinance potentially adding costs to new development and delays in approvals also came up during the public comment period. One comment letter stated that some of the Mandatory Standards in the Landscape and Site Design Point System are costly. The Mandatory Standard referred to in the organization's comment letter is listed in the Point System under Category 3.2: Site Amenities that requires applicants to provide site amenities from a menu of options listed in the Director's List of Site Amenities[6]. Residential projects must provide at least three amenities for building residents and non-residential projects must provide one amenity. The inclusion of site amenities in new development is a requirement in the City's New Zoning Code, and the addition of a Site Amenities requirement through the Landscape and Site Design ordinance (amending the current Zone Code) ensures that this important policy is equitably and consistently implemented citywide. The menu of common open space amenities provides more than a dozen amenity options, with many available options being relatively low-cost such as providing raised planter beds for urban farming or compost bins to reduce waste. The list of amenities also includes the option of including amenities not listed in the Director's List as long as they are of equivalent value, accessible to all occupants of the building, and contribute to the well-being and physical health of occupants. Finally, although this requirement is identified as one of the nine Mandatory Standards, in the event there are site constraints making it infeasible to provide these amenities, the Point System offers an alternative compliance pathway. In lieu of this Mandatory Standard, the Project applicant must select three Elective Standards to be substituted in its place.

Additionally, the Landscape and Site Design Ordinance will help to expedite the review of plans for both applicants and City staff. The current Landscape Ordinance in effect today is accompanied by an extensive and outdated list of design guidelines that applicants must implement via a point system whose point targets vary based on the proposed project's use and size. Verification of Landscape Ordinance compliance comes at the final stage of the design process, usually when a landscape plan is presented to Planning staff during the permit clearance stage. By this time the building, parking, open space and setback areas have been planned and designed, making it difficult for the City to uphold design guidelines, or to implement any meaningful changes. To resolve this issue, the proposed Ordinance overhauls the process using a two-step verification process including a Preliminary Approval and Final Approval process. During the Preliminary Approval phase, the Project applicant reviews their project against the Point System to determine the Mandatory and Elective strategies that will be selected to comply with the required number of points and standards. This presents the requirements upfront, allowing applicants to incorporate design standards earlier in the design process, upfront instead of the end of the multi-agency clearance process. Applicants will then be able to vet their project with other City agencies based upon the Landscape and Site Design Ordinance requirements, essentially flipping the order in which City requirements, that can have a significant impact on design, are factored into the project's overall design, and reducing delays and potential conflicts during the permitting stage.

To further streamline the approval process, the Proposed Ordinance is accompanied by the online Landscape and Site Design Calculator, an online tool designed to allow applicants to pre-calculate their point values prior to submittal, upload documents with references to specific plan sheet pages to demonstrate compliance with selected standards, and receive Preliminary Approval early in the design process. The calculator also simplifies the verification process for City staff reviewing plans and generates a list of the standards selected by the project applicant that will later be used during the Final Approval stage of the application process.

3. Amendments to Code-required Common Open Space

[6] Director's List of Site Amenities: https://planning.lacity.gov/odocument/f9ada1a9-2f98-4e3d-b50c-b493bbb49ddb/Directors_List_of_Site_Amenities.pdf

Comments were submitted by a land use firm that proposed several other amendments related to common open space requirements, including the treatment of outdoor amenity areas and the inclusion of gyms as common open spaces. The proposed Landscape and Site Design Ordinance is focused on addressing specific policy areas and development standards that do not encompass the broader scope of suggested amendments. Many of the proposed changes, such as counting gyms as open space, making adjustments to the R3, RAS3, R4, RAS4, and R5 zone open space provisions would require more extensive policy considerations and further analysis. Any substantial amendments to open space requirements will likely need to be addressed in a more comprehensive update to the City's zoning and open space regulations.The latest draft of the proposed Landscape and Site Design Ordinance has responded to comments requesting to add bridges/walkways to the definition of types of structures that could be defined as Outdoor Amenity Areas. The Ordinance also responds to the request to modify code standards to allow landscape planters within the dimensional requirements for common open space areas, for the purpose of planting required trees in above-ground open space areas, provided that planter areas are no taller than 42 inches in height.

4. Testing and Potential Future Refinements to the Point System

Various stakeholders have asked about testing the Point System and adding potential refinements. Staff has been working to develop a Landscape and Site Design Point System Online Calculator (**Exhibit D**) that will allow applicants to pre-calculate their points prior to submittal, upload documents to demonstrate compliance with selected standards, and receive over-the-counter approval. As the Calculator becomes available for testing, potential refinements may apply based on the feedback received.

As the Landscape and Site Design Ordinance and accompanying Point System go into effect, over time it will be important to monitor their effectiveness, to make adjustments, and revise the Point System if needed. For this reason, the Landscape and Site Design Ordinance establishes a separate Point System, under the authority of the City Planning Commission. This approach gives the City Planning Commission authority to adopt and make future revisions to the Landscape and Site Design Point System. This will enable the Point System to be revised periodically, as needed, to adjust point values, refine language for Mandatory and Elective Standards, and even replace standards if deemed necessary, without the need for a legislative approval process.

5. Department Coordination

Stakeholders expressed general support for improvement in internal City workflow and interdepartmental coordination on issues affecting public right-of-way trees and driveway design, which in the past have contributed to conflicting project requirements resulting in bottlenecks for projects seeking approvals from multiple City agencies. A comment letter called for Planning staff to work with the Department of Public Works and update Urban Forestry's street tree spacing guidelines to allow for more street trees to be planted closer together and in closer proximity to utility infrastructure. The letter also requested that the Planning Department continue to work with the Department of Water and Power to update standards and regulations to allow for landscaping and trees to be in closer proximity to transformers and other utility infrastructure.

In the past two years, Planning staff have had numerous meetings with the aforementioned departments regarding tree spacing and transformer placement and will continue to lead interdepartmental discussions to help update existing guidelines and regulations. The Urban Forestry Division will need to update spacing standards; however, the proposed Landscape and Site Design Ordinance has updated current drafts to prioritize vegetated parkways over tree wells.

Conclusion

As discussed in this report, updating and expanding the current Landscape Ordinance is an important step toward achieving the interrelated goals of improving site planning and landscaping in proposed projects. The proposed Ordinance will help meet multiple General Plan objectives through urban cooling, the expansion of the City's tree canopy, improving air quality, biodiversity, access to site amenities, and active ground floor uses.

It will rewrite the existing ordinance to bring citywide standards into closer alignment with the New Zoning Code and the CalGreen code, thereby achieving many of the objectives set out in the City's established Citywide Design Guidelines. Rooted in best practices, the objective design standards balance predictability and flexibility, and will ensure that new projects incrementally contribute toward creating healthy communities by providing developers multiple pathways to meet the City's design and sustainability targets. Through this comprehensive update to multiple code sections, the new Landscape and Site Design Ordinance and accompanying Point System will have a significant impact in elevating the design quality of both private and public space, creating more equitable design and health outcomes across the City.

FINDINGS

General Plan/Charter Findings

1. City Charter Findings

Charter Sections 556 and 558 - The City Charter was adopted by voters at the General Municipal Election held June 8, 1999, and sets forth various provisions related to City Departments. Charter Sections 556 and 558 require the City Planning Commission and City Council to adopt the following findings when taking any action to (i) create or change a zone or zoning district created for the purpose of regulating the use of land, or (ii) zoning the permissible uses, height, density, bulk, location or use of buildings or structures, size of yards, open space, setbacks, building line requirements, and other similar requirements, including specific plan ordinances:

(1) The zoning ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan. (Charter Sec. 556.)

(2) The zoning ordinance is in conformity with public necessity, convenience, general welfare, and good zoning practice. (Charter Sec. 558.)

In accordance with City Charter Section 556, the proposed Landscape and Site Design Ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan in that it would further accomplish the goals, objectives, and policies of the General plan as outlined below. (For Charter Section 558 findings, see discussion below titled, “Zoning Code Amendment and Specific Plan Amendment Finding.”

2. General Plan Findings

This section provides relevant goals, objectives, policies, and programs that are established in the General Plan that form the basis for Staff’s recommended actions for the Proposed Ordinance. The Proposed Ordinance is in substantial conformance with the purposes, intent, and provisions of the General Plan, as noted below.

The City of Los Angeles’ General Plan consists of the Framework Element, seven (7) required Elements that are mandated by State law, including Land Use, Mobility, Housing, Conservation, Noise, Safety, and Open Space, and optional Elements including Air Quality, Service Systems, and Plan for a Healthy Los Angeles. Thirty-five individual community plans comprise the Land Use Element.

General Plan Framework Element

The proposed Landscape and Site Design Ordinance will meet the intent and purposes of the General Plan Framework Element which advocates that good neighborhood design is key to creating a livable City. In particular, the proposed ordinance would further the intent and purpose of the following relevant goals, objectives, and policies of the Framework Element:

Goal 5A: A liveable City for existing and future residents and one that is attractive to future investment. A City of interconnected, diverse neighborhoods that builds on the strengths of those neighborhoods and functions at both the neighborhood and citywide scales.

> *Objective 5.5*: Enhance the liveability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm.

Policy 5.5.1: Plant and/or facilitate the planting of street trees, which provide shade and give scale to residential and commercial streets in all neighborhoods in the City.

Policy 5.5.2: Install "slow residential streets" where requested by residents and feasible within the established street hierarchy. Techniques include speed bumps, diagonal parking, widened sidewalks and narrowed streets.

Policy 5.5.3: Formulate and adopt building and site design standards and guidelines to raise the quality of design Citywide.

Policy 5.5.4: Determine the appropriate urban design elements at the neighborhood level, such as sidewalk width and materials, street lights and trees, bus shelters and benches, and other street furniture.

Policy 5.5.7: Promote the undergrounding of utilities throughout the City's neighborhoods, districts, and centers.

Housing Element

The proposed Landscape and Site Design Ordinance addresses pressing policy issues related to climate, health and equity in site design across Los Angeles. The new Ordinance aligns with Executive Directive 7, aimed at streamlining housing production and directing the Planning Department to develop objective design standards for multi-family housing projects to enhance the City' standard of review. The Ordinance aims to advance environmental justice and urban forest equity in identified Health and Urban Forest Equity Priority Areas (**Exhibit C**) that will help address climate needs and health and social factors. As such, it is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the goals, objectives, policies and programs of the Housing Element outlined below:

Goal 2: A City that preserves and enhances the quality of housing and provides greater housing stability for households of all income levels.

Objective 2.3: Preserve, conserve and improve the quality of housing.

Policy 2.3.2: Rehabilitate and/or replace substandard housing with housing that is decent, safe, healthy and affordable.

Goal 3: A City in which housing creates healthy, livable, sustainable, and resilient communities that improve the lives of all Angelenos.

Objective 3.1: Use design to create a sense of place, promote health, foster community belonging, and promote racially and socially inclusive neighborhoods.

Policy 3.1.4: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.5: Develop and implement environmentally sustainable urban design standards and pedestrian-centered improvements in development of a project and within the public and private realm such as shade trees, parkways and comfortable sidewalks.

Policy 3.1.6: Establish plans and development standards that promote positive health outcomes for the most vulnerable communities and populations.

Policy 3.1.7: Promote complete neighborhoods by planning for housing that includes open space, and other amenities.

Policy 3.1.9: Encourage “convertible design” of above ground parking structures in transit- rich areas so they can later be converted to housing

Objective 3.2: Promote environmentally sustainable buildings and land use patterns that support a mix of uses, housing for various income levels and provide access to jobs, amenities, services and transportation options.

Policy 3.2.4: Provide streamlining, incentives and flexibility for residential buildings that promote energy and resource conservation particularly those that exceed existing green building standards.

Policy 3.2.5: Promote and facilitate the reduction of water, energy, carbon and waste consumption in new and existing housing.

Program 74: Building Design and Materials for Sustainability. Ensure guidelines are developed and updated. Integrate guidelines into all project reviews.

Policy 3.2.7: Provide environmentally sustainable development standards and incorporate sustainable best practices in building and zoning code updates.

Mobility Plan 2035

The proposed Landscape and Site Design Ordinance reflects best practices in addressing climate needs and social factors, and provides multiple pathways to advance site design principles that make our streets and sidewalks more walkable, support healthy communities, provide spaces for nature and biodiversity to flourish, and create buildings and places that support positive community interaction. It establishes a Citywide street tree planting requirement of at least one street tree for every thirty linear feet of street frontage for new development projects, directly contributing toward creating complete streets and improving the public realm experience. Additionally, the Point System includes numerous standards aimed at reducing pedestrian and vehicular conflicts through careful driveway planning and design, and includes standards to encourage the activation of ground floor uses, which promote safer and more walkable streets. As such, the Ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the objectives, policies and programs of the Mobility Plan outlined below:

Chapter 1: Safety First. People want streets to be safe, stress-free places for all ages and modes of travel.

Policy 1.2: Complete Streets. Implement a balanced transportation system on all streets, tunnels and bridges using complete streets principles to ensure the safety and mobility of all users.

Program SF-26: Tree Canopy. Continue to expand the City’s tree canopy using tree species that are appropriate for the location, climate, water supply, planting conditions and existing street infrastructure.

Chapter 2: World Class Infrastructure

Policy 2.3: Pedestrian Infrastructure: Recognize walking as a component of every trip, and ensure high quality pedestrian access in all site planning and public right-of-way modifications to provide a safe and comfortable walking environment.

Policy 2.10: Loading Areas: Facilitate the provision of adequate on and off-street loading areas.

Chapter 5: Clean Environments and Healthy Communities

Objective: Reduce the number of unhealthy air quality days to zero by 2025.

Objective: Reduce the pollutant load of stormwater runoff to meet Total Maximum Daily Load standards.

Policy: 5.5 Green Streets: Maximize opportunities to capture and infiltrate stormwater within the City's public right-of-ways.

Plan for a Healthy Los Angeles

The proposed Landscape and Site Design Ordinance promotes health and environmental justice as a priority for the City's future growth and development. The Ordinance emanated from the Healthy Buildings, Healthy Places initiative launched in 2020 at the height of the pandemic, which underscored the glaring health inequities communities in Los Angeles are confronted with, which are closely linked to our built environment and the enduring legacy of past zoning decisions. The proposed Ordinance responds to emerging research linking public health outcomes with the built environment, encouraging projects that better connect site design, climate resilience, walkability, and livability. The accompanying Point System directly includes 'Designing for Health' standards to help ensure projects meet the required points via health and site design related strategies.

The proposed Ordinance will support the policies and programs of the Plan for a Healthy Los Angeles, such as reduced vehicle use and idling (Policy 5.1); increasing the number of trees and green spaces (Policy 3.8); improving energy efficiency (Policy 5.6); reducing noxious activities (Policy 5.4); promoting design that reduce per capita GHG emissions (Policy 5.7); and increasing the City's resilience to risks resulting from climate change (Policy 5.6).

Additionally, the proposed Ordinance encourages the design and rehabilitation of buildings and sites for healthy living and working conditions (Program 1), by promoting pedestrian circulation, healthy building materials, access to natural light and ventilation, and the use of stairs. It will also satisfy the Implementation Program 36 which calls for streamlining and updating the City of Los Angeles Landscape Guidelines and Ordinance to promote climate adaptation and sustainability.

The Landscape and Site Design Ordinance is expected to protect the health of buildings users and to indirectly improve air quality by promoting walkability through design standards that encourage pedestrian and bicyclist amenities, protection of on-site significant trees, and the planting of new trees. Individual future projects will have the potential to prioritize pedestrian circulation over the use of vehicles to generate fewer vehicular trips than existing conditions and therefore could potentially lessen cumulative long-term air quality impacts in excess of current conditions (Policy 5.1). Future projects located near freeways will have to comply with standards to protect building users from air pollution (Policy 5.2) and all developments subject to the Ordinance will be incentivized to provide shade trees on private property and in the public realm to promote passive cooling and cleaner air (Policy 5.6).

Finally, the Landscape and Site Design Ordinance will meet the objectives of the Plan's "Chapter 5: An Environment the life thrives" by promoting conservation, soil and water quality and biodiversity and habitat through strategies that protect existing trees, preserve existing and further encourage native and drought tolerant landscaping, promote biodiversity and habitat, and the protection of the environment. As such, it is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the goals, objectives, policies and a program of the Plan for Healthy Los Angeles as outlined below:

Chapter 1: Los Angeles, a Leader in Health and Equity

In Los Angeles, where a person lives often determines their health destiny, geographic location is such an important indicator of health that a person born and raised in Watts can expect to live 12 years less than a person born and raised in Brentwood. To some degree, every community in the City is impacted by poor health outcomes. However, the stark health disparities that are primarily seen in the City's low-income communities illustrate the implications of historic economic, environmental, and social disinvestment.

Policy 1.1 Leadership. Position Los Angeles as a regional leader by collaborating across departments, agencies, sectors, and jurisdictions to incorporate health, equity, and sustainability considerations into policies, programs, and procedures.

Policy 1.2 Collaboration. Develop intentional strategic partnerships with public, private, and nonprofit entities to improve health outcomes by leveraging capacity, resources, and programs around mutually beneficial initiatives that promote health, equity, and sustainability.

Policy 1.3 Prevention. Promote healthy communities by focusing on prevention, interventions, and by addressing the root causes of health disparities and inequities in Los Angeles.

Policy 1.5 Plan for Health. Improve Angelenos' health and well-being by incorporating a health perspective into land use, design, policy, and zoning decisions through existing tools, practices, and programs.

Program 1: Healthy Building Design Guidelines: Work in collaboration with organizations such as the American Institute of Architects, the American Planning Association, Urban Land Institute, Green Building Council, and local universities to develop, adopt, and train staff to implement Healthy Building Design Guidelines (HBDG) that establish guidelines and quantifiable parameters to promote healthy living and working conditions in new and rehabilitated sites and structures.

Program 36: Landscape guidelines and ordinance: Update the City of Los Angeles landscape guidelines and ordinance to streamline and update the requirements to promote climate adaptation, sustainability, and increase healthy food access and perennial crops across the City. Include a section on public property including parks, open spaces, and the public right of way.

Program 58: Healthy communities implementation program: Create a cross-departmental committee staffed by City and as appropriate Los Angeles County departments (such as Department of Public Health, Environmental Health, Mental Health, and Metro) to promote coordinated implementation of the Plan for a Healthy Los Angeles and other health-promoting general plan elements and plans; such as the Mobility Plan 2035 and the Housing Element. Implementation should be executed using a 'Health in all Policies' lens by geographically-focused cross-departmental teams. Efforts should specifically target reducing health disparities and advancing health, equity, and sustainability in Los Angeles

Chapter 2: A City Built for Health

A city that is built for health uses design, construction, and public services to promote the physical, mental, and social well-being of its residents. A healthy city has neighborhoods where health-promoting goods and services are abundant and accessible, so that the healthy choice is the easy choice for all residents.

Policy 2.2: Healthy building design and construction. Promote a healthy built environment by encouraging the design and rehabilitation of buildings and sites for healthy living and working conditions, including promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility using existing tools, practices, and programs.

Policy 2.5: Schools as centers of health and well-being. Support strategies that make schools centers of health and well-being by creating economic, environmental, social, and physical conditions in and around local schools that are safe, abundant in healthy goods and services, and offer opportunities for physical activity and recreation.

Policy 2.6: Repurpose underutilized spaces for health. Work proactively with residents to identify and remove barriers to leverage and repurpose vacant and underutilized spaces as a strategy to improve community health.

Policy 2.10: Social connectedness. Acknowledge the mental and physical health benefits of social connectedness by promoting and valuing public spaces, social interaction, relationship building, and resilience in community and urban design.

Policy 2.11: Foundation for health. Lay the foundation for healthy communities and healthy living by promoting infrastructure improvements that support active transportation with safe, attractive, and comfortable facilities that meet community needs; prioritize implementation in communities with the greatest infrastructure deficiencies that threaten the health, safety, and well-being of the most vulnerable users.

Chapter 3: Bountiful Parks and Open Spaces

Abundant and accessible parks and beautified open spaces are fundamental components of healthy neighborhoods. Parks and open spaces should support opportunities for physical activity, offer safe havens for families and children, provide spaces for social interaction, provide access to nature, and offer mental respite.

Policy 3.8: Active spaces. Support public, private, and nonprofit partners in the ongoing development of new and innovative active spaces and strategies to increase the number of Angelenos who engage in physical activity across ages and level of abilities.

Chapter 5: An Environment Where Life Thrives

Los Angeles is committed to green and sustainable growth that provides a healthy environment for all Angelenos.

Policy 5.1: Air pollution and respiratory health. Reduce air pollution from stationary and mobile sources; protect human health and welfare and promote improved respiratory health.

Policy 5.2: People. Reduce negative health impacts for people who live and work in close proximity to industrial uses and freeways through health promoting land uses and design solutions.

Policy 5.3: Smoke-free environments. Reduce exposure to second-hand smoke by promoting smoke-free environments and market and support public, private, and nonprofit cessation programs and services.

Policy 5.4: Noxious activities Protect communities' health and well-being from exposure to noxious activities (for example, oil and gas extraction) that emit odors, noise, toxic, hazardous, or contaminant substances, materials, vapors, and others.

Policy 5.6: Resilience In collaboration with public, private, and nonprofit partners, increase the city's resilience to risks (increasing temperatures and heat related effects, wildfires, reduced water supply, poor air quality, and sea level rise) resulting from climate change, and target resilience in the most vulnerable communities.

Policy 5.7: Land use planning for public health and GHG emission reduction. Promote land use policies that reduce per capita greenhouse gas emissions, result in improved air quality and decreased air pollution, especially for children, seniors and others susceptible to respiratory diseases.

Safety Element

The proposed Landscape and Site Design Ordinance addresses climate vulnerability by utilizing multiple healthy design and sustainability focused strategies such as tree canopy preservation and expansion,passive cooling strategies, and the conservation of water and energy resources, aimed at reducing climate impacts. As such, it is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would further accomplish the goals, objectives, policies and a program of the Safety Element outlined below:

Goal 1: Hazard Mitigations. A city where potential injury, loss of life, property damage and disruption of the social and economic life of the City due to hazards is minimized.

Objective 1.2: Confront the global climate emergency by setting measurable targets for carbon reduction that are consistent with the best available methods and data, center equity and environmental justice, secure fossil free jobs, and foster broader environmental sustainability and resiliency

Policy: 1.2.1 Environmental Justice. In keeping with the Plan for a Healthy LA, build a fair, just and prosperous city where everyone experiences the benefits of a sustainable future by correcting the long running disproportionate impact of environmental burdens faced by low income families and communities of color.

Policy 1.2.2 Renewable Energy. Aggressively pursue renewable energy sources, transitioning away from fossil based sources of energy and toward 100% renewable energy sources.

Policy 1.2.3 Local Water. Continue to lead in water conservation and smart water policy through improvements to per capita water use, watershed management, and wastewater and stormwater recycling, incorporating more ecological, systems-based approaches to water management.

Policy 1.2.4 Clean and Healthy Buildings. Design, build and rebuild buildings using passive energy principals, advanced efficiency and safety measures, and on-site renewable energy.

3.City Charter Finding 558, LAMC Section 12.32 (Public Necessity, Convenience, General Welfare, Good Zoning Practice) and LAMC Section 13.B.1.3 Zoning Code Amendment

In accordance with City Charter Section 558 (b)(2) and LAMC Section 12.32 C.2 and C.7, the proposed Ordinance is in substantial conformance with public necessity, convenience, general welfare, and good zoning practice by promoting economic development, public safety, and community vibrancy. In accordance with LAMC Section 13.B.1.3 in approving a Zoning Code Amendment, the City Planning Commission and City Council shall find that:

a. the action substantially conforms to the purposes, intent and provisions of the General Plan; and

b. the proposed ordinance is in conformity with public necessity, convenience, general welfare and good zoning practice

As made evident by the list of General Plan goals, objectives and policies above, the proposed ordinance is in conformance with a range of General Plan goals related to promoting healthy design, walkability, sustainability and resilience. Specifically, the Plan for a Healthy Los Angeles clearly recognizes the City's vision to elevate health and environmental justice as a priority for the City's future growth and development and the City should promote policies and programs to create healthy and vibrant communities. The proposed amendment responds to the General Plan by utilizing objective design standards to represent a more comprehensive approach to site design that aligns with the broader Citywide policy goals of climate resilience, designing for health and the protection and enhancement of the City's urban forest and biodiversity.

The proposed amendment not only responds to goals in the Framework Element and the Plan for a Healthy Los Angeles, the City's Health Element, but to goals found in the Mobility Plan, Housing and Safety Elements, by enhancing livability, sustainability and resilience.

Health, housing, transportation, and safety are inextricably linked. Los Angeles is a city with deep health disparities and where a person lives influences their health and future. Chronic health conditions such as asthma, diabetes, and heart disease are concentrated in the same neighborhoods as poverty, environmental hazards, lack of access to parks and unemployment. At the same time, better site planning that promotes physical activity and the use of transit, a focus on healthy building design with amenities that allow for social interaction and access to greenery and shade can help achieve the goal of creating a healthy and sustainable City. The links between design, landscaping and health are clear, and research indicates that health-driven policies and better design can increase opportunities for good health.

For all these reasons and the Findings described above, the proposed Ordinance is in substantial conformance with the purpose, intent and provisions of the General Plan in that it would also further accomplish the goals, objectives, policies and programs of the following citywide elements: Framework, Housing, Mobility, Plan for a Healthy Los Angeles, and Safety Element.

The proposed ordinance is in conformity with public necessity, convenience, general welfare and good zoning practice, as noted below:

<u>Public Necessity</u>. The City of Los Angeles faces overlapping crises of environmental injustice, a global pandemic, and climate change that demonstrate that steps must be taken to create healthy communities at all levels of City Planning, from the General Plan to Community Plans, to the Zoning Code, and at the granular level of project review with the thoughtful design of places for living. The proposed Ordinance is one of many strategies to address the need for better designed, healthier and greener communities.

<u>Convenience</u>. One of the purposes of the proposed Ordinance is to establish a more streamlined implementation process that integrates site design, climate resilience, urban forest and biodiversity efforts, and healthy building design best practices. By including an easy to use implementation tool, the online Calculator, applicants will know the City's project design expectations early on and staff will save time on compliance verification.

<u>General Welfare</u>. Planning decisions have a long-term impact on community development, health, and wellness. The absence of a strong and easy to implement Landscape Ordinance

limits staff and decision-makers' ability to shape projects to specifically improve health and well-being. This proposed Ordinance fosters a built environment that promotes health and well-being, a zoning code that removes barriers and incentivizes health-promoting activities, and the ongoing consideration of landscaping and site design as projects are reviewed and shaped by staff and considered by decision-makers.

Good Zoning Practice. The proposed Ordinance is going to be implemented via an Administrative Review process utilizing Article 13 of the New Zoning Code, taking steps towards aligning the existing and new Zoning Code (Chapter 1A). Additionally, the proposed Ordinance is improving the internal City workflow and interdepartmental coordination on issues affecting public right-of way trees, site and driveway design, which in the past have contributed to conflicting project outcomes.

CEQA Finding

In accordance with the California Environmental Quality Act (CEQA), LA City Planning, as the lead agency, prepared a draft Negative Declaration, Case No. ENV-2022-4857-ND (**Exhibit E**), pursuant to CEQA Guidelines Section 15074(a), which will be published and circulated for comment on October 24, 2024.

The initial study analyzed the impact categories and found that the adoption of the Landscape and Site Design Ordinance would have no impact on the environment. To the extent that an individual development project may affect the environment, the project-specific analysis will be analyzed separately through a subsequent CEQA clearance; any effects associated with the landscape component is, however, expected to be beneficial and projects completed in compliance with the proposed Ordinance are expected to have fewer environmental impacts than those presently being constructed. Projects subject to the Ordinance will be of a higher quality overall and will include outdoor amenities and spaces that encourage social interaction, high quality improvements to the public realm, an emphasis on landscaping and green spaces with native plants, shade trees and an overall sustainable and health-oriented design.

Therefore, Los Angeles City Planning recommends that the City Planning Commission recommend that the City Council find in its independent judgment, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2022-4857-ND ("Negative Declaration"), and all comments received, that there is no substantial evidence that the project will have a significant effect on the environment and the negative declaration reflects the lead agency's independent judgment and analysis.

PUBLIC HEARING AND COMMUNICATIONS

Public Outreach and Public Comment Summary

Comments Received on the Initial Draft Ordinance

The first draft of the proposed Landscape and Site Design Ordinance was released in April 2024 in advance of an informational webinar conducted on Zoom, on the evening of April 16th. The webinar was attended by 48 members of the public.

Through these interactions, LA City Planning heard input that many parts of the existing Landscape Ordinance required expansion and clarification. State housing laws now require California cities to apply objective development standards that are fixed and measurable, instead of using design guidelines. By creating a point-based system for design review that expands the existing Landscape Ordinance, this update would allow for considerable design flexibility, with multiple pathways for approval, and will create a user-friendly process that will not require new discretionary review or a public hearing. A second draft of the Landscape and Site Design Ordinance was released on July 2, 2024 in advance of the Public Hearing.

Public Hearing

A Notice of Public Hearing notice was published in the Daily Journal on June 27, 2024 and distributed to interested parties via an e-blast from Planning's Media Relations unit on July 2, 2024, more than 24 days prior to the staff-level Public Hearing, in fulfillment of Code-required public noticing procedures.

The Virtual Public Hearing provided a formal opportunity to provide public comment on the proposed Landscape and Site Design Ordinance. This meeting took place on July 31, 2024 with 32 people in attendance. Planning staff provided an overview of the ordinance and hosted a Q&A session followed by the formal public hearing. Individuals were able to join the public hearing either online or by phone to offer testimony.

After the public hearing, 20 individuals and groups submitted feedback by way of email. The original deadline for written comments was August 16. Due to numerous requests for an additional comment period, the deadline was extended to August 31. This feedback included comments, questions, endorsements, or formal comment letters. All comments received during both the public hearing and in writing were reviewed by Planning staff and informed this recommendation report.

Thirteen speakers provided public testimony during the Public Hearing. Comments were generally supportive of the proposed ordinance, but some requested modifications. Suggested modifications received as verbal testimony during the Ordinance's Public Hearing include:

- Demolition permits need to be addressed as one of the prohibitions because that is when clear cutting of trees occurs.
- LADBS officials lack expertise regarding landscaping, making enforcement challenging.
- Setbacks are not large enough to plant a tree, specifically in the front of the property, unless there are existing street trees. It is preferable to require trees in the front yard over the backyard.
- When a developer is paying in lieu fees, the fee should cover five years of watering and maintenance of any trees that are planted, and that the trees planted are located nearby.

- Required trees in previous projects have died; the ordinance should require replacing trees that die.
- To deter removals of trees, the ordinance should subtract a point per tree removed rather than a point for tree removal in general.
- CalGreen appendix states shaded surfaces reduce heat, and there should be a city level standard to provide achievable metrics to reduce surface heat.
- Native plantings should be prioritized.
- All elements of the ordinance should be mandatory, not a point system.
- Standards should avoid and restrict uses of artificial turf.
- Prioritize shade trees on west-facing facades.
- Conditions should exist or be reinforced that these improvements should be enforceable over the life of the entire project, not just upon construction. Existing enforcement does not run with the land.
- Focus on public right of way and decrease the unit number threshold for requirements.
- The ordinance should make it easier for applicants to install trees in front yards.

Other general comments:

- Native trees and shade are particularly needed in underserved communities that do not have existing shade structures or shaded surfaces. Some of these communities have hardly any shade for pedestrians, cyclists, and transit users. Maintenance and care is equally as important as planting trees.
- Concerns over draft ordinance not covering health and safety - specifically on slopes and no mitigation of fire danger or fuel modifications.

Staff received the following written communications via email:

SoLa Impact, a for-profit social-enterprise real estate developer submitted the following comments, following the Public Hearing:

- Initial inspection is unnecessary and should be aligned with Site Plan Review. Otherwise, it would be “site plan review for all projects”. Only final inspection is necessary.

- Some of the mandatory points are expensive and do not lead to meeting some of California’s environmental goals like the water features on properties which are water intensive and expensive.

The Community Forest Advisory Council (CFAC), made up of community representatives from each Council District and a Mayor’s representative submitted a formal comment letter:

- Tree roots need more space than what is currently in the code. Trees will not grow as big and strong without room for the roots to grow, larger setbacks if no street trees.

- Remove trees from the demolition process, add parkways and tree wells, provide more tree protections from demolition.

- Bike racks in the public right-of-way should not be preventing the placement of street trees. Regulations for street trees by the Bureau of Engineering (BOE) are outdated and need to be updated for proper trees to be planted. Standard plan S-450 is not sufficient, we need parkways and not small tree wells that lead to broken sidewalks. Investigate why Public Works makes it challenging to place

street trees and reconsider how close trees can be from driveway or intersection. Change bioswale street design standard to specify less concrete.

- Underground parking should not intrude on space for trees and setbacks surrounding a building.
- There should be a penalty for preemptive tree removals by property owners to avoid City procedures.

A representative from the University of California Los Angeles (UCLA) Landscape Architecture program provided a comment letter:

- Consider stormwater measures especially for parking lots.
- Consider cool roofs.
- Consider other native hedges to avoid disease wick.
- Include MWELO's plant rating system.
- Include 'single trunk' and 'trunk' in native plant definition.
- Define 'multi-stem.'
- Define a reasonable amount of time for a tree to grow.

EXHIBIT A

A-1 Proposed Landscape and Site Design Ordinance (October 2024) Clean

A-2 Proposed Landscape and Site Design Ordinance (October 2024) Strikeout

Blue text indicates changes made since the public hearing draft was released.

LANDSCAPE AND SITE DESIGN ORDINANCE
DRAFT ORDINANCE

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to update the existing Landscape Ordinance, to establish Landscape and Site Design Standards, and to define and streamline provisions related to Outdoor Amenity Areas. The addition of Landscape and Site Design Development Standards will support development patterns that promote physical activity and healthy communities; address climate change and improve air quality through the inclusion of drought-tolerant, shade-producing, and locally native plant species; and provide a comfortable and safe walking environment in the public realm. The addition of an Outdoor Amenity Area definition and standards will help create functional outdoor spaces that support user needs, integrate nature into the built environment, provide shade, and promote social interaction.

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

Sec. 1. The table of contents preceding Article 2 of the Los Angeles Municipal Code is amended to read as follows:

Section

12.00 Title.

12.01 Continuation of Existing Regulations.

12.02 Purpose.

12.03 Definitions.

12.04 Zones - Districts - Symbols.

12.04.01 Violations of Specific Plans.

12.04.05 “OS” Open Space Zone.

12.04.09 “PF” Public Facilities Zone.

12.05 “A1” Agriculture Zone.

12.06 “A2” Agricultural Zone.

12.07 “RA” Suburban Zone.

12.07.01 “RE” Residential Estate Zone.

12.07.1 “RS” Suburban Zone.

12.08 “R1” One-family-Zone.

12.08.1 “RU” Residential Urban Zone.

12.08.3 RZ Residential Zero Side Yard Zone.

12.08.5 “RW1” Residential Waterways Zone.

12.09 “R2” Two-Family Zone.

12.09.1 “RD” Restricted Density Multiple Dwelling Zone.

12.09.3 “RMP” Mobilehome Park Zone.

12.09.5 “RW2” Residential Waterways Zone.

12.10 “R3” Multiple Dwelling Zone.

12.10.5 RAS3 Residential/Accessory Services Zone Purpose Statement.

12.11 “R4” Multiple Dwelling Zone.

12.11.5 RAS4 Residential/Accessory Service Zone Purpose Statement.

12.12 “R5” Multiple Dwelling Zone.

12.12.1 “P” Automobile Parking Zone.

12.12.1.5 “PB” Parking Building Zone.

12.12.2 “CR” Limited Commercial Zone.

12.13 “C1” Limited Commercial Zone.

12.13.5 “C1.5” Limited Commercial Zone.

12.14 “C2” Commercial Zone.

12.16.1 “CW” Central City West Specific Plan Zone.

12.16.2 ADP Alameda District Specific Plan Zone.

12.16.3 LASED Los Angeles Sports and Entertainment District Specific Plan Zone.

12.16.4 CEC Convention and Event Center Specific Plan Zone.

12.16.5 USC-1A University of Southern California University Park Campus

Specific Plan Subarea 1A Zone.

12.16.6 USC-1B University of Southern California University Park Campus Specific Plan Subarea 1B Zone.

12.16.7 USC-2 University of Southern California University Park Campus Specific Plan Subarea 2 Zone.

12.16.8 USC-3 University of Southern California University Park Campus Specific Plan Subarea 3 Zone.

12.16.9 PVSP Ponte Vista at San pedro Specific Plan Zone.

12.17 “C5” Commercial Zone.

12.17.1 “CM” Commercial Manufacturing Zone.

12.17.2 “CM(GM)” Commercial Manufacturing (Glencoe/Maxella) Specific Plan Zone.

12.17.5 “MR1” Restricted Industrial Zone.

12.17.5.5 “CCS” Century City South Specific Plan Studio Zone.

12.17.6 “M1” Limited Industrial Zone.

12.18 “MR2” Restricted Light Industrial Zone.

12.18.1 “WC” Warner Center Specific Plan Zone.

12.19 “M2” Light Industrial Zone.

12.19.1 LAX Los Angeles International Airport Zone.

12.20 “M3” Heavy Industrial Zone.

12.20.1 SL Ocean – Submerged Land Zone.

12.20.2 Coastal Development Permits (Prior to Certification of the Local Coastal Program.)

12.20.2.1 Coastal Development Permit Procedures After Certification of the Local Coastal Program.

12.20.3 “HP” Historic Preservation Overlay Zone.

12.21 General Provisions.

12.21.1 Height of Building or Structures.

12.21.2 Height of Building or Structures in Century City.

12.21.3 Height of Building or Structures in Community Redevelopment Plan Areas.

12.21.4 Height of Building or Structures in Enterprise Zones.

12.21.5 Height of Building or Structures in Centers Study Areas.

12.21.6 Height of Building or Structures in All R1V, R1F, and R1R One-Family Zone Variations.

12.22 Exceptions.

12.22.1 City of Los Angeles Safer Filming Ordinance.

12.23 Nonconforming Building and Uses.

12.24 Conditional Use Permits and Other Similar Quasi-Judicial Approvals.

12.24.1 Land Use Determination by City Planning Commission.

12.25 Time Limitations.

12.26 Department of Building and Safety.

12.27 Variances.

12.27.1 Administrative Nuisance Abatement Proceedings.

12.28 Adjustments and Sight Modifications.

12.29 Violation of Conditions – Penalty.

12.30 Boundaries of Zones.

12.31 Interpretation – Purpose – Conflict.

12.32 Land Use Legislative Actions.

12.33 Park Fees and Land Dedication.

12.34 Application of Provisions.

12.35 Zoning of Annexed or Unzoned Areas.

12.36 Projects Requiring Multiple Approvals. (Charter § 564).

12.37 Highway and Collector Street Dedication and Improvements.

12.38 Dedication of Streets by Long Term Leases.

12.40 Landscape and Site Design Ordinance

12.50 Airport Approach Zoning Regulations.

12.70 Adult Entertainment Zoning.

12.80 Homeless Shelters – Emergencies – City Owned and Leased Property.

12.81 Homeless Shelters – Emergencies – Charitable Organizations.

12.82 Homeless Shelters – Emergencies – El Niño 2016.

Sec. 2. Section 12.03 of Article 2 of Chapter 1 of the LAMC is amended to modify and add the following definitions in alphabetical order and to read as follows:

FLOOR AREA. The area in square feet confined within the exterior walls of a Building but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, Outdoor Dining Areas, Outdoor Amenity Areas, and basement storage areas.

Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated as Hillside Area, are subject to the definition of Residential Floor Area.

OUTDOOR AMENITY AREA. An outdoor space that may be covered or enclosed, in whole or in part, intended for the purpose of providing outdoor spaces used for private or public active or passive recreation that may be shaded and protected from the natural elements. Such areas may include outdoor spaces covered with overhead structures, such as awnings, balconies, outdoor passages and walkways or other similar areas. Outdoor Amenity Areas may be located at-grade or any level of the building, provided that the Outdoor Amenity Area standards are met, pursuant to Section 12.21 A.25.

Outdoor Amenity Areas may be permitted in all zones except RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2 and A zones. All or portions of Outdoor Amenity Areas that satisfy development standards in Section 12.21 A.25. shall be excluded from the calculation of floor area and height. Outdoor Dining Areas are not Outdoor Amenity Areas and shall be regulated pursuant to Sections 12.03 and 12.21 A.24. Outdoor Amenity Areas shall exclude areas used for storage, vehicle parking or circulation, utility or mechanical areas, and trash enclosures or any similar ancillary use on the lot. Structures proposed as Outdoor Amenity Areas may require a building permit and are subject to applicable provisions in the Los Angeles Municipal Code.

NATIVE PLANT. Any plant species listed on Calscape as occurring in the South Coast region.

STREAM. Any perennial or intermittent watercourse having a surface or subsurface flow that supports or has supported riparian vegetation.

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

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

TREE, PROTECTED. See LAMC Section 46.01 for definition of Protected Tree or Shrub**.**

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

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

WETLAND. Any natural lake, intermittent lake, pond, intermittent pond, marsh, swamp, seep or spring.

Sec. 3. (RAS3) Subdivision 2. of Subsection B. of Section 12.10.5 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

2. All use activities are conducted wholly within an enclosed building, except that restaurants may have Outdoor Dining Areas, and Outdoor Amenity Areas shall be permitted.

Sec. 4. (RAS4) Subdivision 2 of Subsection B. of Section 12.11.5 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

2. All use activities are conducted wholly within an enclosed building, except that restaurants may have Outdoor Dining Areas, and Outdoor Amenity Areas shall be permitted.

Sec. 5. (C1) Subparagraph 2 of Paragraph b of Subdivision 2 of Subsection A. of Section 12.13 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

(2) All use activities are conducted wholly within an enclosed building, except that except that restaurants may have Outdoor Dining Areas, and Outdoor Amenity Areas shall be permitted.

Sec. 6. Subdivision 25 of Subsection A. of Section 12.21 of Article 2 of Chapter 1 of the LAMC shall be added to read as follows:

25. Outdoor Amenity Area Applicability and Standards.

(a) **Intent.** To allow for amenity areas, intended to facilitate passive or active recreation, located in an outdoor environment.

(b) **Eligibility.** To meet the requirement for Outdoor Amenity Area as defined in Section 12.03, each area must meet all of the following criteria:

(1) **Covering of Outdoor Amenity Area.** An Outdoor Amenity Area can be covered with a solid, impermeable covering. Permeable covering areas such as lattice roofs, pergolas, perforated panels and shade sails are not considered covered if the overhead roof material or gaps are at least 50% open to the sky. Covered Outdoor Amenity Areas may be attached to a building or entirely detached.

(2) **Enclosure of Outdoor Amenity Area.** If an Outdoor Amenity Area is covered as defined above, then the area may be enclosed by less than two-thirds of the surface area of the projected perimeter walls. Perforated or slatted materials shall be considered solid perimeter walls for purposes of calculating enclosure. Examples of enclosure elements may include vertical walls, retractable wall systems, sliding doors, and/or temporary or permanent fences.

Figure 1: This diagram illustrates a Covered Outdoor Amenity Area whose solid area is less than two-thirds of the perimeter walls (perspective view).

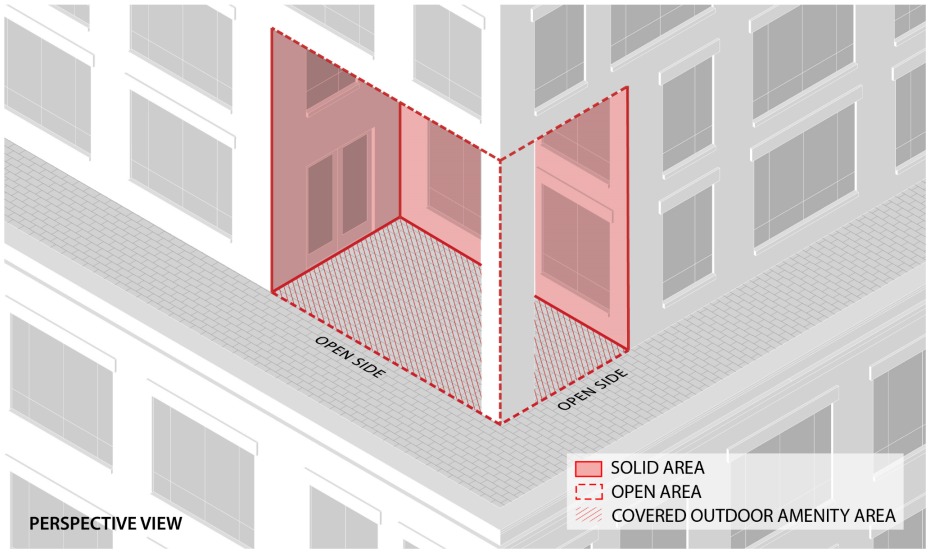
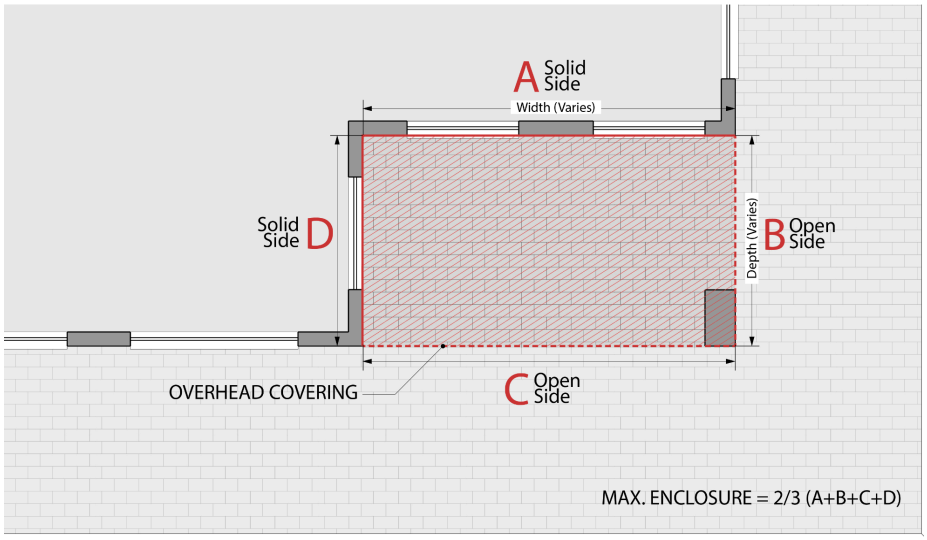


Figure 2: The diagram illustrates the same condition in plan view.



PLAN VIEW

(i) **Exemptions from Enclosure.** The following components shall be exempt from the calculation of enclosure: Any required guard rails 42 inches in height or less, measured from finished floor elevation, do not count toward solid wall area; nor do any structural components such as beams and columns.

(3) **Use.** Outdoor Amenity Areas shall be used for the purpose of providing outdoor spaces for active or passive recreation. Should

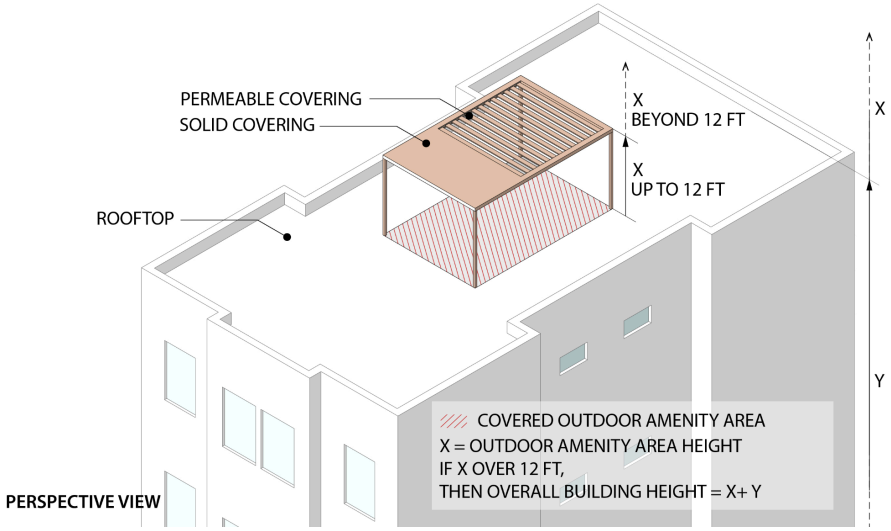
the Outdoor Amenity Area be converted to another use or otherwise be physically modified such that it no longer complies with the Outdoor Amenity Area Design Standards pursuant to Section 5 below, it must conform to the current regulations of the zone, which may require discretionary entitlements required under the LAMC, and other applicable current land use regulations.

Where Outdoor Amenity Areas are proposed within 100 feet of residential uses, no amplified sound shall be permitted after 10:00 pm.

(4) **Relationship to Floor Area.** New or existing Outdoor Amenity Areas satisfying the following development standards shall not be considered as floor area, as long as the Outdoor Amenity Areas meet all other applicable Los Angeles Municipal Code requirements.

(5) **Relationship to Height.** Rooftop Outdoor Amenity Area structures shall not be counted towards the total building height provided they do not exceed 12 feet in height from the building rooftop finish floor elevation to the top of the Outdoor Amenity Area structure; if the structure extends more than 12 feet in height above the roof of the main structure, the entire Outdoor Amenity Area will count towards the overall building height and floor area.

Figure 3: This diagram illustrates the relationship of rooftop covered Outdoor Amenity Area to building height.



(6) **Relationship to Required Yards**. A Covered Outdoor Amenity Area within a required front or rear yard may be attached

to the primary building or structure or completely detached. Both attached and detached Outdoor Amenity Areas may take up to a cumulative maximum area of 25 percent of the required front or rear yard area in which they are located. Outdoor Amenity Areas shall not be permitted within the required side yard area.

Covered Outdoor Amenity Areas shall not be considered accessory buildings. Where provisions herein conflict with regulations in Sections 12.21 C.1 through 12.21 C.3 or in Section 12.22 C.20 related to placement on a lot, this code section shall prevail. Outdoor Amenity Area structure placement shall not block passageways required for fire access.

Figure 4: This diagram illustrates the relationship of an attached Covered Outdoor Amenity Area to Required Yards.

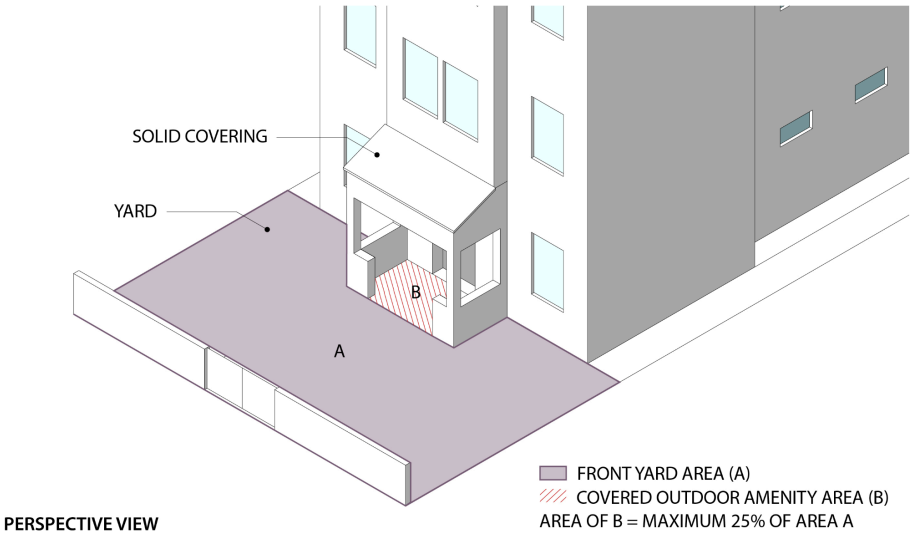
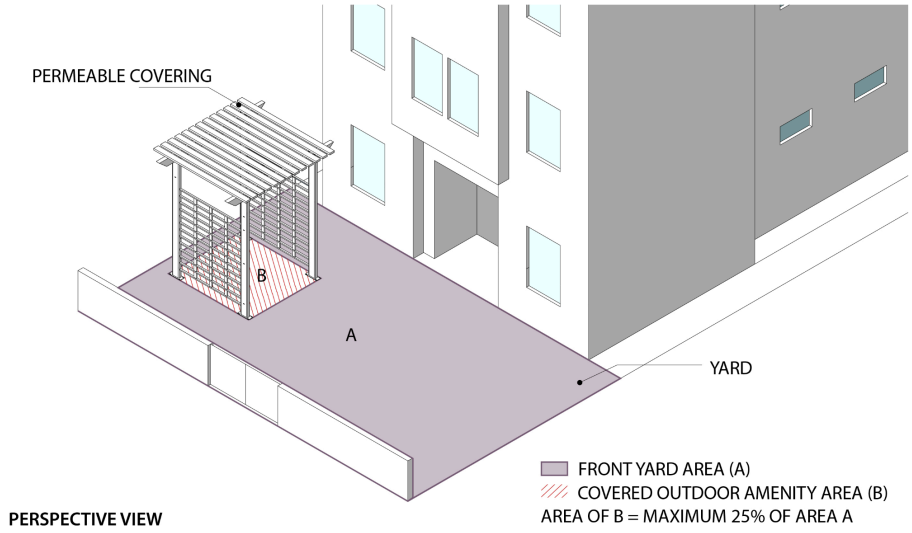


Figure 5: This diagram illustrates the relationship of a detached Covered Outdoor Amenity Area to Required Yards.



(7) **Relationship to Common Open Space.**To ensure that a portion of the outdoor areas used for common open space on a lot remain open to sky, the square footage of the Outdoor Amenity Area underneath all covered structures shall not exceed 50% of the cumulative total square footage of required outdoor common open space. Outdoor Amenity Areas that are not within required common open space (LAMC Section 12.21 G.2) shall not be subject to this requirement.

(c) **Outdoor Amenity Area Design Standards.**

(1) **Minimum Clear Height for covered Outdoor Amenity Areas**. Covered Outdoor Amenity Areas that are enclosed by 50 percent or more of the surface area of the projected perimeter walls, must have a minimum clear height of 1.5 times the average depth of the covered area (Height = 1.5 x Average Depth). The height shall be a minimum of 7.5 feet, as measured from finished floor elevation to the underside of the covering.

Figure 6: This diagram illustrates the minimum clear height required for a Covered Outdoor Amenity Area that is enclosed by 50 percent or more of the surface area of the projected perimeter walls.

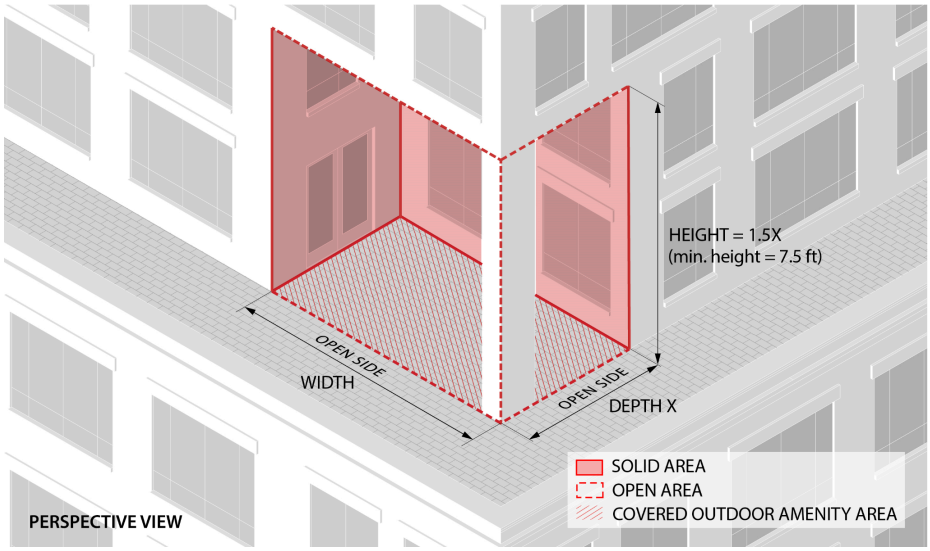
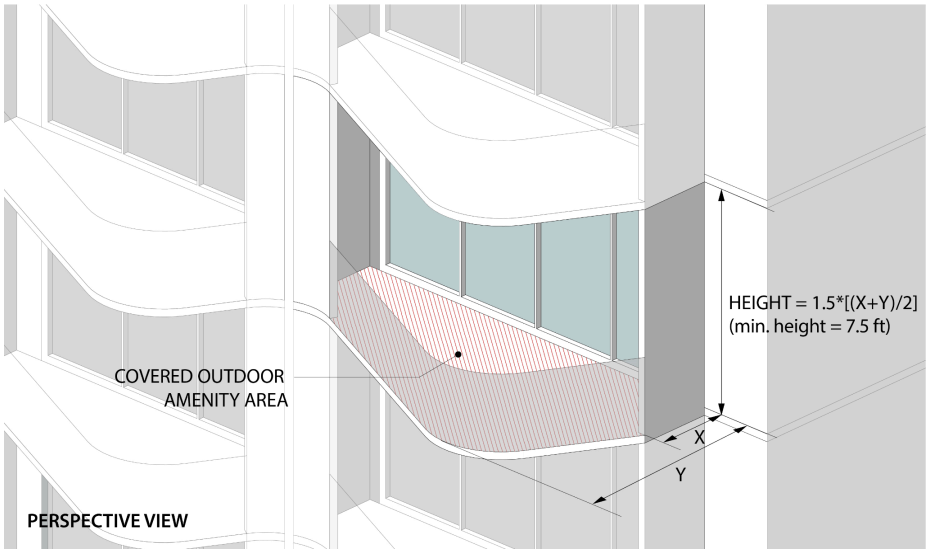


Figure 7: This diagram illustrates the way in which minimum clear height required is calculated when a Covered Outdoor Amenity Area has variable depths.



(2) **Above-Ground Outdoor Amenity Areas**. Outdoor Amenity Areas may be located within or below allowable architectural projections, rooftop structures, recessed areas, or other outdoor spaces attached to the primary structure.

Rooftop Outdoor Amenity Area structures, if covered, shall not exceed two-thirds of the total square footage of the rooftop.

(3) **Outdoor Amenity Areas in Required Yards.** Outdoor Amenity Area structures in required front or rear yards may be covered but shall not be enclosed by perimeter walls, excluding guardrails up to 42 inches in height. In addition:

(i) When attached to a main building the perimeter of covered Outdoor Amenity Area structures may be excluded from the building perimeter when establishing grade for purposes of determining building height and number of stories for the main building.

(ii) The maximum height of a covered Outdoor Amenity Area structure in a required front or rear yard shall be 12 feet in height, where height is measured from lowest adjacent grade within a five-foot perimeter of the Outdoor Amenity Area structure, to the top of structure.

(d) **Relief.** A deviation from Outdoor Amenity Area standards in Section 12.21 A.25 may be requested in accordance with Sec. 13 B.5.1. (Alternative Compliance) of Chapter 1A of this Code.

Sec. 7. Subdivision 1 of Subsection C. of 12.21 of Article 2 of Chapter of the LAMC shall be amended to read as follows:

(g) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for those projections permitted by Sections 12.08.5, 12.09.5 and 12.22.

No automobile parking space shall be provided or maintained within a required front yard.

A minimum of 50 percent of front yard areas of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be comprised of planted areas; front yard paved areas outside of planted areas shall be limited to necessary driveways and walkways, including decorative walkways.

The planted areas in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall include at least one tree, which shall be at least 15 gallon in size and at

least six feet in height at the time of planting, for each 500 square feet of planted area (rounded up, if resulting in a fractional number) and shall be equipped with an automatic irrigation system, which shall be properly maintained. The front yard shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning.

A fee pursuant to Section 19.01 I. shall be paid to the Department of City Planning for the checking of landscape plans, pursuant to this paragraph. However, the fee shall be waived if any other fee has been paid for checking of landscape plans for the same property.

No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required yard space in which fences over 3-1/2 feet in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.

Sec. 8. Subdivision 8 of Subsection C. of Section 12.21 of Article 2 of Chapter 1 of the LAMC, "Retaining Walls in Hillside Areas," is hereby amended to read as follows:

(b) Landscaping. For retaining walls of eight feet or greater in height, the applicant must submit a landscape plan designed to completely hide the retaining wall from view within a ten year time period from the time of planting. The landscape plan shall be subject to the approval of the Director of Planning.

Sec. 9. Subdivision 2 of Subsection G. of 12.21 of Article 2 of Chapter of the LAMC shall be amended to read as follows:

(a) **Common Open Space:**

(1) Common open space shall meet each of the following requirements:

(i) Be open to the sky and have no structures that project into the common open space area, except for Outdoor Amenity Areas as provided in Sec. 12.21 A.25 and except for Projections Into Yards, as provided in Section 12.22 C.20.(b).

(ii) Be readily accessible to all the residents of the site.

(iii) Have a minimum area of 400 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area, except that planters used for Medium or Large Trees may be placed within this area provided that the top of the planter is no taller than 42 inches in height.

(iv) Constitute at least 50% of the total required usable open space in developments built at an RD, R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(v) Be located at the grade level or first habitable room level, except in developments built at an RD, R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas or other site amenities listed on the Director's List of Site Amenities. (Amended by Ord. No. 184,505, Eff. 1/11/17.)

(3) A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include existing on-site Significant Trees guaranteed to be protected during construction (pursuant to Landscape and Site Design Ordinance Standard 3.3 (e) Tree Conservation) and existing or new public right-of-way Street Trees. For a common open space areas located in a building courtyard, terrace, rooftop, or other such area located above the ground floor elevation and not in natural soil, shrubs and/or trees shall be contained within permanent planters at least 30 inches in depth, or ground cover shall be at least 12-inches in depth. All required planted areas shall be equipped with an automatic irrigation system and be properly drained.

The Director of Planning or the Director's designee shall have the authority to review and approve or disapprove all proposed landscape and/or open space plans submitted in compliance with this paragraph and with LAMC Section 12.40.

(4) Notwithstanding the provisions set forth in this paragraph:

(i) Recreation rooms at least 600 square feet in area for a development of 16 or more dwelling units, or at least 400 square feet in area for a development of fewer than 16 dwelling units, may qualify as common open space, but shall not qualify for more than 25 percent of the total required usable open space.

(ii) Roof decks in developments built at an R3 or an RAS3 density, regardless of the underlying zone, may be used as common open space, excluding that portion of the roof within ten feet from the parapet wall. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(iii) Roof decks in developments built at an R4, RAS4, and/or R5 density, regardless of the underlying zone, may be used in their entirety as common open space. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

Sec. 10. Subdivisions 5 through 7 of Subsection A. of Section 12.21.1 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

5. In computing the total floor area within a building, the gross area confined within the exterior walls within a building shall be considered as the floor area of that building, except for the space devoted to bicycle parking, stairways, elevator shafts, light courts, rooms housing mechanical equipment incidental to the operation of buildings, Outdoor Dining Areas, and Outdoor Amenity Areas.

6. Whenever any unusual situation or design of building exists so that it is difficult to determine the precise application of those provisions, the Department of Building and Safety shall make such determinations in a manner to carry out the indicated purpose and intent hereof.

7. In computing the total height of a building, rooftop covered Outdoor Amenity Areas shall not be counted provided they are less than 12 feet in height measured from roof elevation.

Sec. 11. Subdivision 20 of Subsection C. of 12.22 (Exceptions) of Article 2 of Chapter of the LAMC shall be amended to read as follows:

20. **Projections Into Yards.**

(e) Open, unenclosed porches, platforms, or landing places (including access stairways thereto) not covered by a roof or canopy, which do not extend above the level of the first floor of the building, may extend or project into the required front yard, side yard, rear yard, passageway, or other open space, not more than six feet in depth as measured from the vertical plane of the building, provided that in no event shall any such porch, platform or landing space be more than six feet above the natural ground level adjacent thereto. And further provided that the linear width of such projections is limited to a cumulative total of 25 percent of the building frontage on each side. For provisions concerning Outdoor Amenity Areas in required yards, refer to Section 12.21 A.25(b)(6) (Relationship to Required Yards).

Sec. 12. Subdivision 23 of Subsection A of Section 12.22 (Exceptions) of Article 2 of Chapter 1 of the LAMC are hereby amended to read as follows:

23. Mini-Shopping Centers and Commercial Corner Development.

(a) Development Standards.

(10) Landscaping. All landscaping shall comply with Section 12.40 of this Code and the following requirements:

(i) Landscaping - Setback. A landscaped, planted area having a minimum inside width of five feet shall be required along all street frontages of the lot and on the perimeters of al parking areas of the lot or lots which abut a residential zone or use. Notwithstanding the above, in the Downtown Business District as defined in Section 12.21 A.4.(i) of this Code, a landscape (planted) area having a minimum inside width of five feet shall be required on the perimeters of al parking areas of the lot which abut a residential zone or use.

(ii) Irrigation System. An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy. A Landscape

Management Plan shall be submitted pursuant to 12.40H.1(b)(iii).

(b) Conditions of Operation. A mini-shopping center of a commercial corner development shall comply with the following conditions:

4. Landscape Maintenance. Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth. All trees, shrubs, and ground cover shall be maintained as healthy and vigorous at all times. Irrigation systems, installed pursuant to the requirements in subsubparagraph (a)(10)(ii) above shall be continuously maintained in accordance with Section 12.40 of this Code.

Sec. 13. Subdivision 28 of Subsection A. of Section 12.22 (Exceptions) of Article 2 of Chapter 1 of the LAMC are hereby amended to read as follows:

28. Automotive Use.

(a) Development Standards.

(9) Landscaping. All landscaping shall comply with Section 12.40 of this Code and the following requirements:

(i) Landscaping - Setback. A landscaped, planted area having a minimum width of five feet shall be required along all street frontages of the lot or lots, except for that portion of the lot lines where an access driveway is required by the City as determined by the Department of Building and Safety, and on the perimeters of all parking areas of the lot or lots that abut a residential zone or use.

(ii) Irrigation System. An automatic irrigation system shall be provided for all landscaped, planted areas. The system shall be installed and operational prior to the issuance of any certificate

of occupancy. A Landscape Management Plan shall be submitted pursuant to 12.40H.1(b)(iii).

Sec. 14. Section 12.40 of Article 2 of Chapter 1 of the LAMC is hereby amended to read as follows:

Section 12.40 Landscape and Site Design Development Standards

A. Purpose. The general purpose of this section is to ensure that new residential and non-residential developments include objective design standards that address climate resilience, urban cooling, tree canopy and nature-based strategies for landscape and site design. The specific purposes of this ordinance are as follows:

1. To encourage the development of safe, functional, and attractive development projects, consistent with Los Angeles' urban environment, ecology, and the local neighborhood context.

2. To create attractive and walkable public streets and spaces that combat extreme heat by promoting shade coverage and urban cooling.

3. To respond to State, regional, and local mandates for action in such areas as water conservation and stormwater capture, amelioration of air quality, energy conservation, soil health and conservation, public health and environmental justice.

4. To reduce reliance on vehicle trips by supporting site design features that prioritize pedestrian safety, and local amenities such as parkways, street trees, street furniture and bicycle infrastructure that support active transportation.

5. To increase the amount and quality of landscaping appropriate to Los Angeles' regional climate, topography, and micro-climates, preserving existing and increasing new tree canopy coverage as a means of addressing climate change citywide and to support biodiversity, year-long habitat and promote beneficial native landscaping.

6. To establish regulations that meet multiple Citywide policy objectives addressing open space, sustainability, conservation, and mobility based upon Los Angeles' Framework Element, Plan for a Healthy Los Angeles, Mobility Plan 2035, Conservation Element, and Sustainability pLAn, and successive updates to these policies, while allowing for design flexibility and innovation.

7. To address health considerations in design and promote physical activity and amenities that support well-being in all daily activities, by providing an inviting and comfortable experience for occupants within and around the site.

8. To establish objective design standards for landscaping and site design.

B. Prohibitions.

1. Notwithstanding any provisions of Chapter 1 of this Code to the contrary, the Department of Building and Safety shall not issue any building, grading, or use of land permit(s) for any Project, unless the Department of City Planning determines that (a) the proposed landscape and site design will meet the provisions of this Section and (b) that any proposed landscape and site design standards selected by the Applicant will meet the requirements of this ordinance as indicated on the project plans.

C. Applicability.

1. **Project.** The provisions of this Section shall apply to the following, subject to the exclusions listed below in Subsection C.2.:

(a) The construction of any new residential or mixed-use building with five or more dwelling units or guest rooms/efficiency dwelling units, and/or division of land creating five or more lots in conjunction with new construction.
(b) The construction of any new non-residential building for commercial, institutional, or public use. This includes infill of new, detached buildings on-site with existing buildings.
(c) The construction of any new industrial use building listed in the Subject Use list in LAMC Section 13.18, or hybrid-industrial use building; and
(d) Parking area construction or reconfiguration projects, specifically projects involving resurfacing or regrading of existing surface parking areas and/or the creation of new surface parking areas for any size parking area.

The re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, are also considered a “Project” when they involve a surface parking area with eight (8) or more parking stalls.

2. **Exceptions.** The provisions of this Section shall not apply to:

(a) Projects consisting exclusively of additions of floor area, alterations, or changes of use, or interior tenant improvements to existing residential or non-residential buildings.
(b) Projects consisting of new construction of accessory buildings incidental to the main use and Outdoor Dining Areas.
(c) New construction, addition, or remodel of buildings consisting of four or fewer dwelling units, inclusive of accessory dwelling units.

(d) Any structure or use of land that is primarily comprised of permeable ground surfaces as defined in Subsection D or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like.To qualify for this exemption, at least 60 percent of the lot or lots must be permeable. Artificial turf areas shall not be deemed permeable for purposes of this exemption.

(e) Use of land for temporary uses (construction staging, seasonal uses like Christmas tree lots, pumpkin patch lots, and farmer's market lots, and other similar uses, excluding surface parking lots).

(f) Reconfiguration or resurfacing of existing surface parking areas referenced in Subsection C.1 (d) shall not include re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, provided that such changes to existing surface parking areas involve fewer than eight parking stalls.

(g) Sites designated as Historic-Cultural Monuments, if the site includes landscape features that have been identified as a character-defining feature, subject to review by the Office of Historic Resources.

D. Definitions. Whenever the following terms are used in this Section, they shall be construed as defined below. Words and phrases not defined herein shall be construed as defined in Sections 12.03.

Elective Standard - An optional objective design standard that is measurable, verifiable, and knowable to all parties prior to project submittal, that can be selected to meet minimum point requirements.

Ground Floor Frontage - The lowest story within a building which is accessible to the street, the floor level of which is within three feet above or below curb level, is parallel to or primarily facing any public street, and which is at least 15 feet in depth of the total depth of the structure, whichever is less.

Designing for Health Standard - An objective design standard addressing healthy considerations that is measurable, verifiable, and knowable to all parties prior to project submittal, that can be selected to meet minimum point requirements.

Landscape Practitioner - Any person responsible for the design, installation or maintenance of landscape and irrigation systems who is a certified arborist or licensed by the State of California as a landscape architect, or landscape contractor.

Landscape and Site Design Point System - A flexible, performance-based point system comprised of objective design standards with point values assigned based on effectiveness in addressing health, equity, and sustainability goals identified in the Purpose statement above.

Mandatory Standard - A required objective design standard as identified in the Landscape and Site Design Point System that is measurable, verifiable, and knowable to all parties prior to project submittal.

Mandatory if Applicable Standard- An objective design standard that applies in limited circumstances, and that is measurable, verifiable, and knowable to all parties prior to project submittal.

Permeable - A material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area of loosely laid material such as crushed stone or gravel.

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

Stream - Any perennial or intermittent stream or river identified on United State Geological Survey Maps.

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

E. Landscape and Site Design Point System. The Department of City Planning shall not approve any Project unless the requirements of the Landscape and Site Design Point System, as established by the City Planning Commission, are satisfied. A Project that satisfies requirements of this Code Section and other sections of this Code, may accrue points, as set forth in the Landscape and Site Design Ordinance.

1. Administration.

(a) Content of the Landscape and Site Design Point System. Upon enactment of this Ordinance, the Director of Planning or designee shall have authority to approve or disapprove projects in accordance with the Landscape and Site Design Point System pursuant to Section 13B.3.1 (Administrative Review) of Chapter 1A of this Code.

(b) Updates to the Landscape and Site Design Ordinance Point System. The City Planning Commission shall have the authority to update and modify the Landscape and Site Design Ordinance Point System to: (1) Revise Mandatory and Elective Standards and their associated point values in order to provide feasible options to applicants to meet program goals and outcomes and (2) reflect

best practices, emerging technologies, and to respond to lessons learned from program evaluation.

F. Development Regulations. No building permit or Certificate of Occupancy for any Project, as defined by Subsection C.1, shall be issued that is not in compliance with the requirements of the Landscape and Site Design Standards and the Landscape and Site Design Points System, pursuant to Subsection E.

1. **The Landscape and Site Design Points System Conformance.** The Director of Planning shall determine conformance with the Landscape and Site Design Point System, which enumerates Mandatory and Elective objective development standards. For each project type listed in Section C., the following total points shall be required to satisfy the Landscape and Site Design Point System, which may be achieved through a combination of Mandatory and Elective Standards.

   (a) **Residential or Mixed-Use Projects.** A residential or mixed-use Project must meet a total of 27 points. A minimum of three points are required in each category.

   Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program shall require 30 points in lieu of the 27 points otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard.

   Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance.

   (b) **Non-Residential Projects (excluding projects subject to subsection c and d below).** A Project must meet a total of 27 points. A minimum of 3 points are required in each category.

   (c) **Industrial/Hybrid Industrial Projects.** Industrial or hybrid-Industrial projects listed in the Subject Use list in LAMC Section 13.18 must meet a total of 15 points.

   (d) **Surface Parking Area Construction or Reconfiguration.** Reconfiguration Projects involving resurfacing or regrading of existing surface parking areas and/or creation of new surface parking areas must meet a total of 15 points.

   (e) **Designing for Health Standards** Residential and Non-Residential Projects (a. and b. above) must also meet a minimum of eight (8) required Designing for Health Standards, which may be counted towards the total number of points.

   Residential/Mixed-Use and Non-Residential Projects (a. and b. above) within mapped Health and Urban Forest Equity Priority

Areas must meet 10 required Designing for Health Standards; Industrial and Surface Parking Area Projects (types c and d) within mapped Health and Urban Forest Equity Priority Area must meet 2 required Designing for Health Standards.

Table 1 - Landscape and Site Design Point System Requirements by Project Type.

Project Type	Minimum Points Required per Category	Minimum Required Designing for Health Standards	Total Points Required
Type a or b: Residential/Mixed-Use or Non-Residential Projects	3	8 10 if Project is within Priority Area ZI	27 points(See Note)
Type c: Industrial/Hybrid Industrial Projects	N/A	0 2 if Project is within Priority Area ZI	15 points
Type d: Surface Parking Area Construction or Reconfiguration	N/A	0 2 if Project is within Priority Area ZI	15 points
Note: Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program may require 30 points in lieu of the 27 points otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard Not on the Menu. Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance.			

2. **Mandatory Point Equivalency.** In the Landscape and Site Design Point System, if a project is unable to satisfy a Mandatory or Mandatory if Applicable Standard due to a physical hardship, at least three additional points must be selected to substitute for each unmet Mandatory Standard. A maximum of three (3) Mandatory Standards can be substituted. No relief from the total required points shall be permitted.

G. Procedures.

1. **Administrative Review - Authority of the Director.** The Director or their designee shall review plans for compliance with the Landscape and Site

Design Ordinance pursuant to Sec. 13 B.3.1. (Administrative Review) of Chapter 1A of this Code.

H. Verification of Points and Certificate of Substantial Completion.

1. **Approvals.** The Director of Planning or designee will review each Project through a two-part verification process.

(a) Preliminary Approval. During preliminary approval, the Project shall be reviewed per Chapter 1A, Sec. 13 B.3.1. (Administrative Review) for compliance with the required number of points and standards as applicable to the Project at the time of land-use application filing with City Planning for discretionary projects or building permit clearance for by-right projects.

(b) Final Compliance Verification. A final approval will require the filing of a Certificate of Completion, a Covenant and Agreement and a Landscape Management Plan demonstrating completion of installation as per approved plans in Subsection (a), prior to issuance of a Certificate of Occupancy as described in Sections (i), (ii) and (iii) below.

(i) Certificate of Completion. ~~Prior to a final approval,~~ when the approved project has been constructed, the architect of record and the landscape practitioner shall file a Certificate of Completion attesting to the Department of City Planning that the project design features required by this checklist and the approved plans have been implemented on the project in substantial conformance with the preliminary approval in subsection G.1.

(ii) Covenant and Agreement. Prior to a final approval, the applicant shall record a Covenant and Agreement listing the selected Landscape and Site Design Ordinance Mandatory and Elective Standards, including any required maintenance of landscaping associated with the standards, as verified by the Department of City Planning in order to guarantee compliance.

(iii) Landscape Management Plan. As part of the Covenant and Agreement, a landscape management plan for landscape installation on public and private property shall be provided to the Director of Planning by the project's Landscape Practitioner after substantial completion of project landscape improvements. Where public improvements are required, a landscape management plan for landscape installation shall be provided by the project's Landscape Practitioner to the Department of Public Works

Bureau of Contract Administration prior to the issuance of the project statement of completion.

The landscape management plan shall include:

1. Plans showing landscape installation, irrigation, and drainage.
2. Recommended irrigation for each hydrozone during the initial five- year plant establishment period to ensure that newly planted trees and landscape are healthy, vigorous, and fully established.
3. Recommended summer and winter irrigation schedules after the five-year plant establishment period.
4. A statement acknowledging that pruning of any required parking lot trees, once they are established, shall not reduce tree shading to less than 50% of its summer canopy prior to pruning.
5. A guarantee of maintenance of any installed plant material, on public or private property, and replacement in-kind of any such plant material that must be removed for any reason. The landscape management plan shall be in effect for the life of the building.

(iv) Tree Planting In-Lieu Fee. Prior to final approval, the applicant shall provide evidence of payment of tree planting in-lieu fees, for any Development Tree Planting Requirement under the provisions of this ordinance and LAMC Section 62.177.

2. Modification of Approved Plans. If after final approval, a change to the Project occurs during permitting or construction that results in a recalculation of points or substitution of points, approval of a new Administrative Review application shall be required.

I. Relationship To Other Provisions of The Los Angeles Municipal Code.

1. Specific Plans and Supplemental Use Districts. Where development standards in Specific Plans, Supplemental Use Districts or other overlays contain similar landscaping regulations, these standards may be used to satisfy Mandatory and Elective Standards in the Landscape and Site Design Point System. In instances where the provisions of this Section 12.40 of this Code or the Landscape and Site Design Point System conflict with any provisions of any Specific Plan, Supplemental Use District, or other overlay, the more restrictive provisions shall prevail.

2. Relationship to LAMC Section 12.37. Notwithstanding LAMC Section 12.37 A, all projects subject to the Landscape and Site Design Ordinance shall be required to provide street trees pursuant to the Landscape and Site Design Point System regardless of the street classification of the abutting street

frontages of the lot(s). Where complete roadway, curb, gutter and sidewalk improvements exist within the present dedication contiguous to a lot, all by-right and discretionary projects subject to the Landscape and Site Design Ordinance shall provide street trees located in tree wells or parkways or some combination thereof pursuant to this Section and the Mandatory Standard addressing "Public Realm Improvements and New Street Trees" in the Landscape and Site Design Point System.

Sec. 15. Section 12.41 of Article 2 of Chapter 1 of the LAMC is hereby repealed.

Sec. 16. Section 12.42 of Article 2 of Chapter 1 of the LAMC is hereby repealed.

Sec. 17. Section 12.43 of Article 2 of Chapter 1 of the LAMC is hereby repealed.

Sec. 18. Subsection F. of Section 13.18 ("CUGU" Clean Up Green Up District) of Article 3 of Chapter 1 of the LAMC is hereby amended to read as follows:

F. Development Regulations.

2. Subject Use Adjacent to Publicly Habitable Spaces.

(i) Landscaping (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE of USE).

(1) Setbacks. All required side and back yard setbacks in Section 13.18 F.2.(h) abutting a Publicly Habitable Space shall be landscaped to provide a buffer.

(2) Planting. A Landscape Practitioner shall select trees or hedges that are between 6 and 8 feet high, low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities, and retain foliage for most months of the year. Trees shall be limited to selections from the Department of Public Works Bureau of Street Services, Street Tree Selection Guide, except non-drought tolerant trees and Palms shall be prohibited. A minimum of one tree shall be planted and maintained every 10 linear feet within the setback. A list of preferred trees is also provided in the CUGU application packet available at the Planning Department's Development Services Counter. Landscape Plans shall be submitted to the Department of City Planning for approval.

(3) Irrigation. Project applicants shall design and install irrigation systems pursuant to the Landscape and Site

Design Ordinance, Section 12.40 of this Code. A Landscape Management Plan shall be submitted pursuant to 12.40 H.1(b)(iii).

Sec. 19. Subsection F. of Section 13.09 (Mixed-Use District) of Article 3 of Chapter 1 of the LAMC is hereby amended to read as follows:

F. Development Standards. Notwithstanding the requirements of any other provision of this chapter to the contrary, all Projects shall comply with the following development standards.

1. Landscaping and Surface Parking Lots. Landscaping of Projects and surface parking lots shall be provided in accordance with the requirements set forth in the Landscape and Site Design Ordinance, Section 12.40 of the Code, and 12.22 A.23.(10)(ii) (mini-shopping centers and commercial corner developments) of the Code. Projects must also comply with the following additional requirements:

(a) Open Areas. All open areas not used for buildings, driveways, parking, recreational facilities, or Pedestrian Amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, or fountains.

(b) Pavement. Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

(c) Street Trees. At least one 24-inch box street tree shall be planted where determined feasible in the public right-of-way on center, or in a pattern satisfactory to the Bureau of Street Services, for every 30 feet of street frontage.

(d) Landscape Management Plan. A Landscape Management Plan shall be submitted pursuant to 12.40 H.1(b)(iii).

Sec. 20. Subsection A. of Section 14.00 (Public Benefit Projects) of Article 4 of Chapter 1 of the LAMC is hereby amended to read as follows:

A. Public Benefit Projects and Performance Standards.

13. Density Bonus for Qualified Permanent Supportive Housing.

(e) Additional Concessions or Incentives. The project shall be eligible for any combination of up to five concessions or incentives described below, as applicable. Incentives shall not be used to exempt

compliance with the performance standards described in Paragraph (g) below.

(1) Yard/Setback. A Qualified Permanent Supportive Housing Project may only qualify for this incentive when the landscaping project qualifies for the number of landscape points equivalent to 10% or more than otherwise required by Section 12.40 of this Code and the Landscape and Site Design Point System. All adjustments to individual yards or setbacks may be combined to count as one concession or incentive.

(i) Up to 20% decrease in the required width or depth of any individual yard or setback, except along a property line that abuts an R1 or more restrictive zoned property, in which case no reduction is permitted.

(ii) In residential zones, however, the resulting front yard setback may not be less than the average of the front yards, as measured to the main building, or adjoining lots along the same street Frontage. If located on a corner lot adjacent to a vacant lot, the front yard setback may align with the facade of the adjacent building along the same front lot line, and may result in more or less than a 20% decrease in the required setback. If there are no adjacent buildings, no reduction is permitted.

(2) Lot Coverage. Up to 20% increase in lot coverage limits, provided that the landscaping for the Qualified Permanent Supportive Housing Project qualifies for the number of landscape points equivalent to 10% or more than otherwise required by Section 12.40 of this Code and the Landscape and Site Design Point System.

(3) Floor Area Ratio.

(i) Up to 35% increase in the allowable Floor Area Ratio.

(ii) In the RD1.5 Zone, up to a 20% increase in the allowable Floor Area Ratio.

(iii) In lieu of the otherwise applicable Floor Area Ratio, a Floor Area Ratio not to exceed 3:1, provided the parcel is in a commercial zone.

(4) Height. Up to 35% increase in the maximum allowable height in feet, applicable over the entire parcel regardless of any of the lower underlying height limits. For purposes of this Subparagraph, Section 12.21.1 A.10. of this Code shall not apply. In its place, the following transitional height requirements shall be applied:

(i) In any zone in which the height or number of stories is limited, this provision shall permit a maximum height increase of one additional story up to eleven feet.

(ii) When adjacent to or across an alley from an R2 or more restrictive zone, the building's transitional height shall be stepped- back within a 45 degree angle as measured from a point 25 feet above grade at the property line.

(iii) In the RD1.5 Zone, when adjacent to or across an alley from an R2 or more restrictive zone, the building's transitional height shall be stepped-back within a 45 degree angle as measured from a point 20 feet above grade at the property line.

(5) Open Space. Up to 20% decrease in the required open space, provided that the landscaping for the Qualified Permanent Supportive Housing Project qualifies for the number of landscape points equivalent to 10% or more than otherwise required by Section 12.40 of this Code and the Landscape and Site Design Point System.

Sec. 21. The "Fees for Sign-Off or Clearance Requests" Table in Section 19.04 of Article 2 of Chapter 1 of the LAMC is hereby amended to read as follows:

The following fees and charges shall be paid to the Department of City Planning in connection with sign-off or clearance requests:

Type of Application	Base Fee
Public Benefit Project Clearance for by-right project (Section 14.00 A.)	$603
Miscellaneous Clearance - ZA (Section 12.24 and all other projects)	$2,347
Miscellaneous Clearance - ZA SF dwellings with no exceptions (Section 12.24 and all other projects)	$842
Request for Approval to erect temporary Subdivision Directional Signs (First Sign) (Section 12.21 A.7.)	$452
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign) (Section 12.21 A.7.)	$400
Miscellaneous Clearance - Director	$2,132
Miscellaneous Clearance - Commission	$2,522
Landscape Plan Approval as part of a Subdivision	$1,005
Miscellaneous Clearance - Advisory Agency	$713
Miscellaneous Clearance - Approval of plans for Substantial Conformance	$2,681
Building Permit Clearance - Minor	$313
Administrative Review - Minor	$1,408
Administrative Review - Major	$4,173
Administrative Review - Landscape and Site Design Approval and Verification (Section 12.40)	$418

Administrative Clearance - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$2,347
Monitoring - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$1,878
Inspection and Field Compliance Review - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$816

Sec. 22. Section 62.177 Establishment of Tree Replacement and Planting In-Lieu Fee of Chapter VI of Article 2 (Streets and Sidewalks) of the LAMC is hereby amended to read as follows**:**

(Added by Ord. No. 185,573, Eff. 7/5/18.)

(a) Definitions. The definitions provided in Section 62.00 of this Code along with the definitions contained in this subsection shall govern the construction, meaning and application of words and phrases used in this section.

(1) "Board" shall mean the Board of Public Works or its designee.

(2) "Development Tree Planting Requirement" shall mean the tree planting requirement under Sections 12.21 G.2.(a)(3) and 12.40 of this Code.

Sec. 23. Section 91.7012 Planting and Irrigation of Cut and Fill Slopes in Hillside Areas of Chapter IX, Division 70: Grading, Excavations, and Fills, of Article 1 of the LAMC is hereby amended to read as follows**:**

91.7012.1. General. All fill and cut slopes in designated hillside areas shall be planted and irrigated to promote the growth of ground cover plants to promote slope stability and protect the slopes against erosion, as required in this section. When selecting plant species, applicants shall refer to the Wildlife Ordinance Preferred and Prohibited Plant Lists (see proposed Wildlife District Ordinance Council File 14-0518). The owner shall be responsible for planting and maintaining all slopes where such is required in this Section.

Sec. 24. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of_____.

_____, City Clerk

By _____

Deputy

Approved _____

_____

Mayor

Pursuant to Sec. 559 of the City Charter,

I approve this ordinance on behalf of the City Planning Commission and recommend that it not be adopted….

(Month, Year)

File No. _____

CPC-2022-4856-CA

_____

Vincent P. Bertoni,

Director of Planning

Blue text indicates changes made since the public hearing draft was released.

LANDSCAPE AND SITE DESIGN ORDINANCE
DRAFT ORDINANCE

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to update the existing Landscape Ordinance, to establish Landscape and Site Design Standards, and to define and streamline provisions related to Outdoor Amenity Areas. The addition of Landscape and Site Design Development Standards will support development patterns that promote physical activity and healthy communities; address climate change and improve air quality through the inclusion of drought-tolerant, shade-producing, and locally native plant species; and provide a comfortable and safe walking environment in the public realm. The addition of an Outdoor Amenity Area definition and standards will help create functional outdoor spaces that support user needs, integrate nature into the built environment, provide shade, and promote social interaction.

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

Sec. 1. The table of contents preceding Article 2 of the Los Angeles Municipal Code is amended to read as follows:

Section

12.00 Title.

12.01 Continuation of Existing Regulations.

12.02 Purpose.

12.03 Definitions.

12.04 Zones - Districts - Symbols.

12.04.01 Violations of Specific Plans.

12.04.05 “OS” Open Space Zone.

12.04.09 “PF” Public Facilities Zone.

12.05 “A1” Agriculture Zone.

12.06 “A2” Agricultural Zone.

12.07 “RA” Suburban Zone.

12.07.01 “RE” Residential Estate Zone.

12.07.1 “RS” Suburban Zone.

12.08 “R1” One-family-Zone.

12.08.1 “RU” Residential Urban Zone.

12.08.3 RZ Residential Zero Side Yard Zone.

12.08.5 “RW1” Residential Waterways Zone.

12.09 “R2” Two-Family Zone.

12.09.1 “RD” Restricted Density Multiple Dwelling Zone.

12.09.3 “RMP” Mobilehome Park Zone.

12.09.5 “RW2” Residential Waterways Zone.

12.10 “R3” Multiple Dwelling Zone.

12.10.5 RAS3 Residential/Accessory Services Zone Purpose Statement.

12.11 “R4” Multiple Dwelling Zone.

12.11.5 RAS4 Residential/Accessory Service Zone Purpose Statement.

12.12 “R5” Multiple Dwelling Zone.

12.12.1 “P” Automobile Parking Zone.

12.12.1.5 “PB” Parking Building Zone.

12.12.2 “CR” Limited Commercial Zone.

12.13 “C1” Limited Commercial Zone.

12.13.5 “C1.5” Limited Commercial Zone.

12.14 “C2” Commercial Zone.

12.16.1 “CW” Central City West Specific Plan Zone.

12.16.2 ADP Alameda District Specific Plan Zone.

12.16.3 LASED Los Angeles Sports and Entertainment District Specific Plan Zone.

12.16.4 CEC Convention and Event Center Specific Plan Zone.

12.16.5 USC-1A University of Southern California University Park Campus Specific Plan Subarea 1A Zone.

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12.16.6 USC-1B University of Southern California University Park Campus Specific Plan Subarea 1B Zone.

12.16.7 USC-2 University of Southern California University Park Campus Specific Plan Subarea 2 Zone.

12.16.8 USC-3 University of Southern California University Park Campus Specific Plan Subarea 3 Zone.

12.16.9 PVSP Ponte Vista at San pedro Specific Plan Zone.

12.17 “C5” Commercial Zone.

12.17.1 “CM” Commercial Manufacturing Zone.

12.17.2 “CM(GM)” Commercial Manufacturing (Glencoe/Maxella) Specific Plan Zone.

12.17.5 “MR1” Restricted Industrial Zone.

12.17.5.5 “CCS” Century City South Specific Plan Studio Zone.

12.17.6 “M1” Limited Industrial Zone.

12.18 “MR2” Restricted Light Industrial Zone.

12.18.1 “WC” Warner Center Specific Plan Zone.

12.19 “M2” Light Industrial Zone.

12.19.1 LAX Los Angeles International Airport Zone.

12.20 “M3” Heavy Industrial Zone.

12.20.1 SL Ocean – Submerged Land Zone.

12.20.2 Coastal Development Permits (Prior to Certification of the Local Coastal Program.)

12.20.2.1 Coastal Development Permit Procedures After Certification of the Local Coastal Program.

12.20.3 “HP” Historic Preservation Overlay Zone.

12.21 General Provisions.

12.21.1 Height of Building or Structures.

12.21.2 Height of Building or Structures in Century City.

12.21.3 Height of Building or Structures in Community Redevelopment Plan Areas.

12.21.4 Height of Building or Structures in Enterprise Zones.

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12.21.5 Height of Building or Structures in Centers Study Areas.

12.21.6 Height of Building or Structures in All R1V, R1F, and R1R One-Family Zone Variations.

12.22 Exceptions.

12.22.1 City of Los Angeles Safer Filming Ordinance.

12.23 Nonconforming Building and Uses.

12.24 Conditional Use Permits and Other Similar Quasi-Judicial Approvals.

12.24.1 Land Use Determination by City Planning Commission.

12.25 Time Limitations.

12.26 Department of Building and Safety.

12.27 Variances.

12.27.1 Administrative Nuisance Abatement Proceedings.

12.28 Adjustments and Sight Modifications.

12.29 Violation of Conditions – Penalty.

12.30 Boundaries of Zones.

12.31 Interpretation – Purpose – Conflict.

12.32 Land Use Legislative Actions.

12.33 Park Fees and Land Dedication.

12.34 Application of Provisions.

12.35 Zoning of Annexed or Unzoned Areas.

12.36 Projects Requiring Multiple Approvals. (Charter § 564).

12.37 Highway and Collector Street Dedication and Improvements.

12.38 Dedication of Streets by Long Term Leases.

12.40 Landscape and Site Design Ordinance

12.50 Airport Approach Zoning Regulations.

12.70 Adult Entertainment Zoning.

12.80 Homeless Shelters – Emergencies – City Owned and Leased Property.

12.81 Homeless Shelters – Emergencies – Charitable Organizations.

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12.82 Homeless Shelters – Emergencies – El Niño 2016.

Sec. 2. Section 12.03 of Article 2 of Chapter 1 of the LAMC is amended to modify and add the following definitions in alphabetical order and to read as follows:

FLOOR AREA. The area in square feet confined within the exterior walls of a Building but not including the area of the following: exterior walls, stairways, shafts, rooms housing building-operating equipment or machinery, parking areas with associated driveways and ramps, space dedicated to bicycle parking, space for the landing and storage of helicopters, Outdoor Dining Areas, Outdoor Amenity Areas, and basement storage areas.

Buildings on properties zoned RA, RE, RS, and R1, except properties in the Coastal Zone which are not designated as Hillside Area, are subject to the definition of Residential Floor Area.

OUTDOOR AMENITY AREA. An outdoor space that may be covered or enclosed, in whole or in part, intended for the purpose of providing outdoor spaces used for private or public active or passive recreation that may be shaded and protected from the natural elements. Such areas may include outdoor spaces covered with overhead structures, such as awnings, balconies, outdoor passages and walkways, or other similar areas. Outdoor Amenity Areas may be located at-grade or any level of the building, provided that the Outdoor Amenity Area standards are met, pursuant to Section 12.21 A.25.

Outdoor Amenity Areas may be permitted in all zones except RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2 and A zones. All or portions of Outdoor Amenity Areas that satisfy development standards in Section 12.21 A.25. shall be excluded from the calculation of floor area and height. Outdoor Dining Areas are not Outdoor Amenity Areas and shall be regulated pursuant to Sections 12.03 and 12.21 A.24. Outdoor Amenity Areas shall exclude areas used for storage, vehicle parking or circulation, utility or mechanical areas, and trash enclosures or any similar ancillary use on the lot. Structures proposed as Outdoor Amenity Areas may require a building permit and are subject to applicable provisions in the Los Angeles Municipal Code.

NATIVE PLANT. Any plant species listed on Calscape as occurring in the South Coast region.

STREAM. Any perennial or intermittent watercourse having a surface or subsurface flow that supports or has supported riparian vegetation.

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

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

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

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

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

WETLAND. Any natural lake, intermittent lake, pond, intermittent pond, marsh, swamp, seep or spring.

Sec. 3. (RAS3) Subdivision 2. of Subsection B. of Section 12.10.5 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

2. All use activities are conducted wholly within an enclosed building, except that restaurants may have Outdoor Dining Areas, and Outdoor Amenity Areas shall be permitted.

Sec. 4. (RAS4) Subdivision 2 of Subsection B. of Section 12.11.5 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

2. All use activities are conducted wholly within an enclosed building, except that restaurants may have Outdoor Dining Areas, and Outdoor Amenity Areas shall be permitted.

Sec. 5. (C1) Subparagraph 2 of Paragraph b of Subdivision 2 of Subsection A. of Section 12.13 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

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(2) All use activities are conducted wholly within an enclosed building, except that except that restaurants may have Outdoor Dining Areas, and Outdoor Amenity Areas shall be permitted.

Sec. 6. Subdivision 25 of Subsection A. of Section 12.21 of Article 2 of Chapter 1 of the LAMC shall be added to read as follows:

25. Outdoor Amenity Area Applicability and Standards.

(a) **Intent.** To allow for amenity areas, intended to facilitate passive or active recreation, located in an outdoor environment.

(b) **Eligibility.** To meet the requirement for Outdoor Amenity Area as defined in Section 12.03, each area must meet all of the following criteria:

(1) **Covering of Outdoor Amenity Area.** An Outdoor Amenity Area can be covered with a solid, impermeable covering. Permeable covering areas such as lattice roofs, pergolas, perforated panels and shade sails are not considered covered if the overhead roof material or gaps are at least 50% open to the sky. Covered Outdoor Amenity Areas may be attached to a building or entirely detached.

(2) **Enclosure of Outdoor Amenity Area.** If an Outdoor Amenity Area is covered as defined above, then the area may be enclosed by less than two-thirds of the surface area of the projected perimeter walls. Perforated or slatted materials shall be considered solid perimeter walls for purposes of calculating enclosure. Examples of enclosure elements may include vertical walls, retractable wall systems, sliding doors, and/or temporary or permanent fences.

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Figure 1: This diagram illustrates a Covered Outdoor Amenity Area whose solid area is less than two-thirds of the perimeter walls (perspective view).

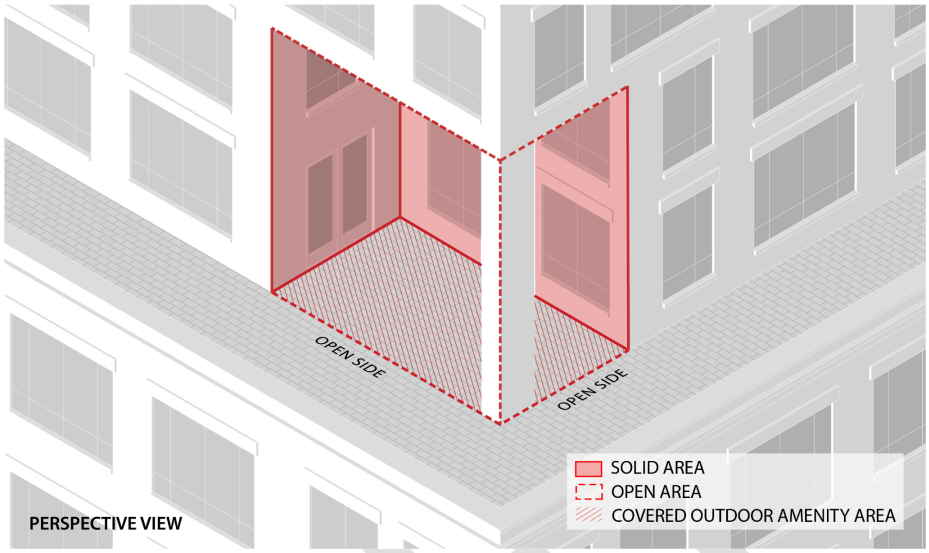
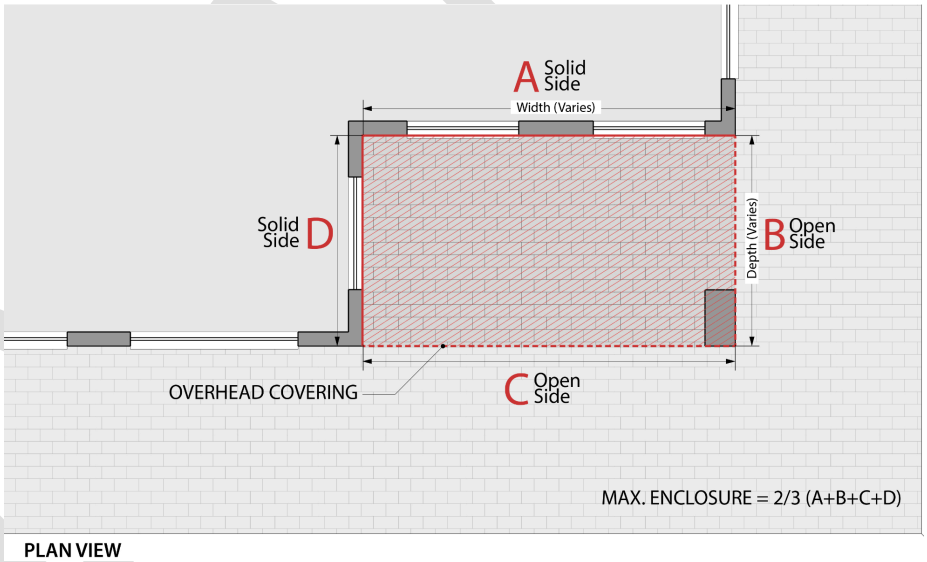


Figure 2: The diagram illustrates the same condition in plan view.



(i) **Exemptions from Enclosure.** The following components shall be exempt from the calculation of enclosure: Any required guard rails 42 inches in height or less, measured from finished floor elevation, do not count toward solid wall area; nor do any structural components such as beams and columns.

(3) **Use.** Outdoor Amenity Areas shall be used for the purpose of providing outdoor spaces for active or passive recreation. Should

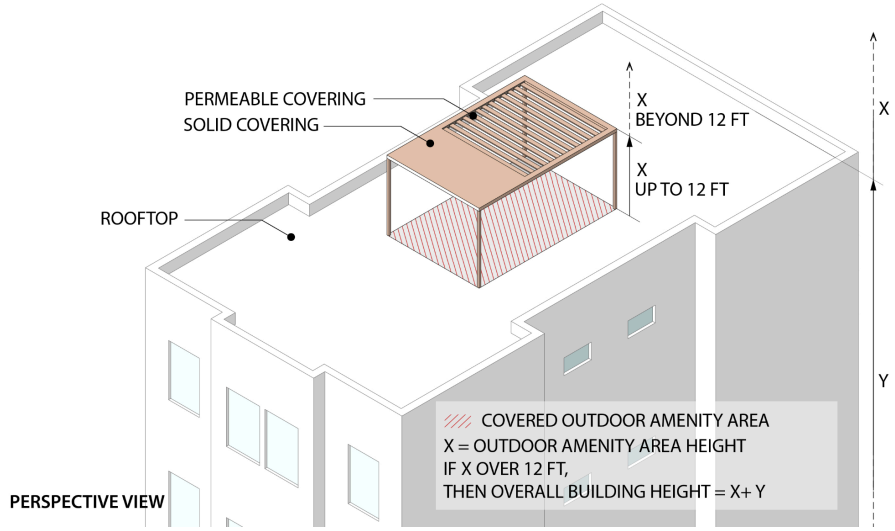
the Outdoor Amenity Area be converted to another use or otherwise be physically modified such that it no longer complies with the Outdoor Amenity Area Design Standards pursuant to Section 5 below, it must conform to the current regulations of the zone, which may require discretionary entitlements required under the LAMC, and other applicable current land use regulations.

Where Outdoor Amenity Areas are proposed within 100 feet of residential uses, no amplified sound shall be permitted after 10:00 pm.

(4) **Relationship to Floor Area.** New or existing Outdoor Amenity Areas satisfying the following development standards shall not be considered as floor area, as long as the Outdoor Amenity Areas meet all other applicable Los Angeles Municipal Code requirements.

(5) **Relationship to Height.** Rooftop Outdoor Amenity Area structures shall not be counted towards the total building height provided they do not exceed 12 feet in height from the building rooftop finish floor elevation to the top of the Outdoor Amenity Area structure; if the structure extends more than 12 feet in height above the roof of the main structure, the entire Outdoor Amenity Area will count towards the overall building height and floor area.

Figure 3: This diagram illustrates the relationship of rooftop covered Outdoor Amenity Area to building height.



(6) **Relationship to Required Yards**. A Covered Outdoor Amenity Area within a required front or rear yard may be attached

to the primary building or structure or completely detached. Both attached and detached Outdoor Amenity Areas may take up to a cumulative maximum area of 25 percent of the required front or rear yard area in which they are located. Outdoor Amenity Areas shall not be permitted within the required side yard area.

Covered Outdoor Amenity Areas shall not be considered accessory buildings. Where provisions herein conflict with regulations in Sections 12.21 C.1 through 12.21 C.3 or in Section 12.22 C.20 related to placement on a lot, this code section shall prevail. Outdoor Amenity Area structure placement shall not block passageways required for fire access.

Figure 4: This diagram illustrates the relationship of an attached Covered Outdoor Amenity Area to Required Yards.

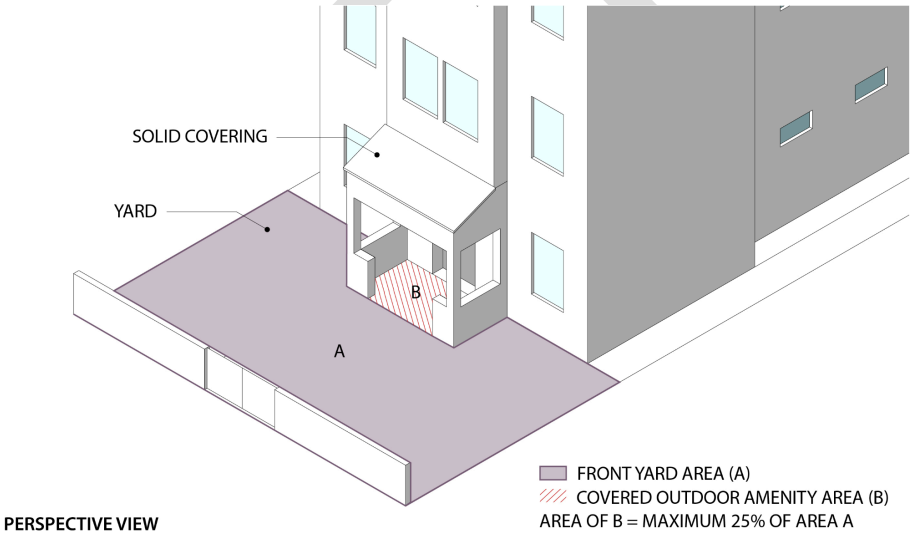
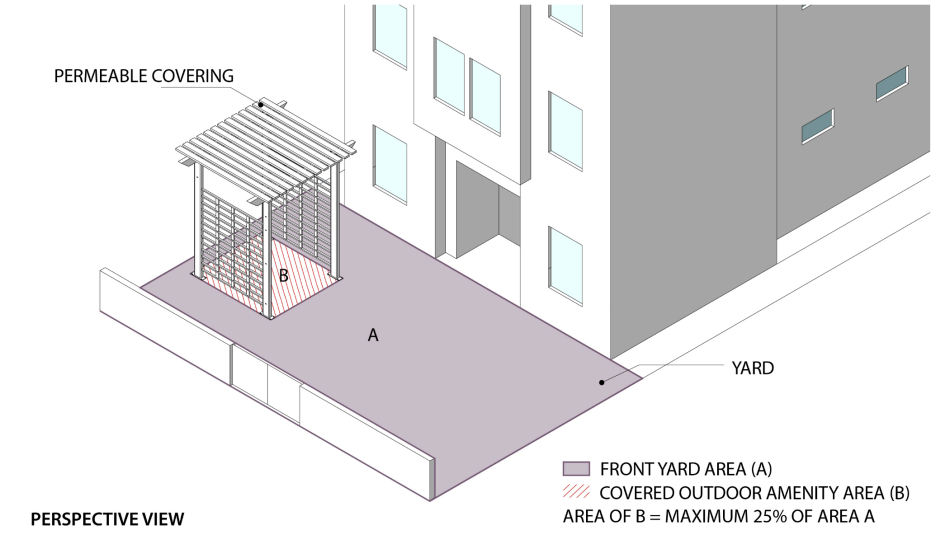


Figure 5: This diagram illustrates the relationship of a detached Covered Outdoor Amenity Area to Required Yards.



(7) **Relationship to Common Open Space.** To ensure that a portion of the outdoor areas used for common open space on a lot remain open to sky, the square footage of the Outdoor Amenity Area underneath all covered structures shall not exceed 50% of the cumulative total square footage of required outdoor common open space. Outdoor Amenity Areas that are not within required common open space (LAMC Section 12.21 G.2) shall not be subject to this requirement.

(c) **Outdoor Amenity Area Design Standards.**

(1) **Minimum Clear Height for covered Outdoor Amenity Areas**. Covered Outdoor Amenity Areas that are enclosed by 50 percent or more of the surface area of the projected perimeter walls, must have a minimum clear height of 1.5 times the average depth of the covered area (Height = 1.5 x Average Depth). The height shall be a minimum of 7.5 feet, as measured from finished floor elevation to the underside of the covering.

Figure 6: This diagram illustrates the minimum clear height required for a Covered Outdoor Amenity Area that is enclosed by 50 percent or more of the surface area of the projected perimeter walls.

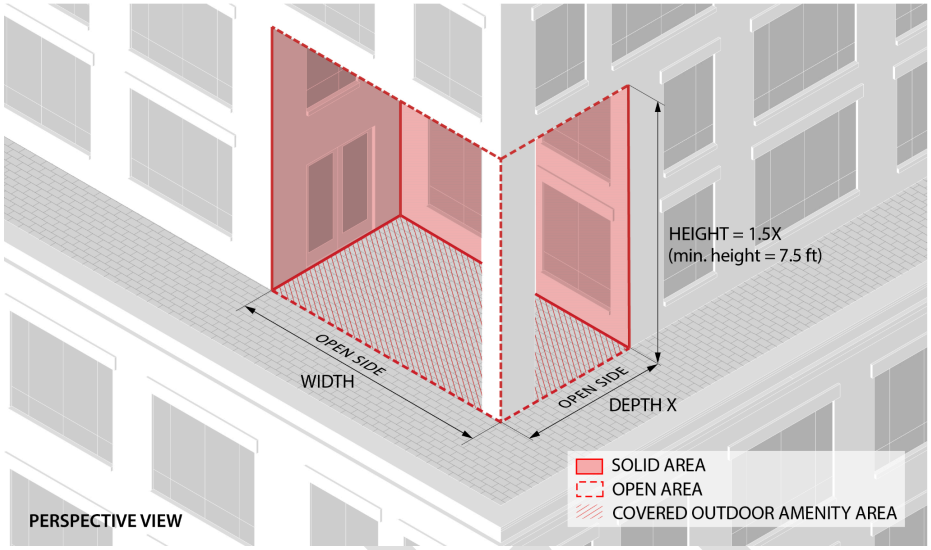
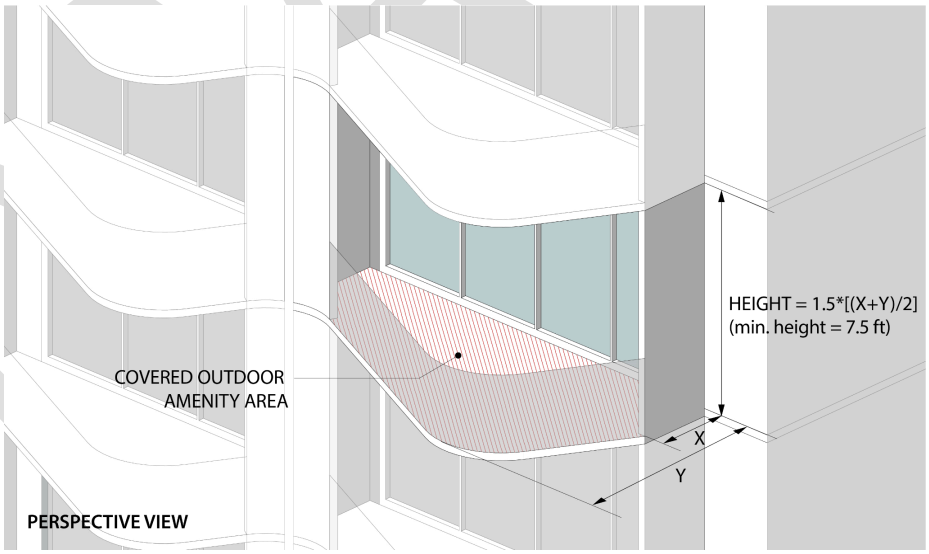


Figure 7: This diagram illustrates the way in which minimum clear height required is calculated when a Covered Outdoor Amenity Area has variable depths.



(2) **Above-Ground Outdoor Amenity Areas**. Outdoor Amenity Areas may be located within or below allowable architectural projections, rooftop structures, recessed areas, or other outdoor spaces attached to the primary structure.

Rooftop Outdoor Amenity Area structures, if covered, shall not exceed two-thirds of the total square footage of the rooftop.

(3) **Outdoor Amenity Areas in Required Yards.** Outdoor Amenity Area structures in required front or rear yards may be covered but shall not be enclosed by perimeter walls, excluding guardrails up to 42 inches in height. In addition:

(i) When attached to a main building the perimeter of covered Outdoor Amenity Area structures may be excluded from the building perimeter when establishing grade for purposes of determining building height and number of stories for the main building.

(ii) The maximum height of a covered Outdoor Amenity Area structure in a required front or rear yard shall be 12 feet in height, where height is measured from lowest adjacent grade within a five-foot perimeter of the Outdoor Amenity Area structure, to the top of structure.

(d) **Relief.** A deviation from Outdoor Amenity Area standards in Section 12.21 A.25 may be requested in accordance with Sec. 13 B.5.1. (Alternative Compliance) of Chapter 1A of this Code.

Sec. 7. Subdivision 1 of Subsection C. of 12.21 of Article 2 of Chapter of the LAMC shall be amended to read as follows:

(g) **(Amended by Ord. No. 173,492, Eff. 10/10/00.)** Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for those projections permitted by Sections 12.08.5, 12.09.5 and 12.22.

No automobile parking space shall be provided or maintained within a required front yard. ~~Except where a lot is developed with a building meeting the requirements of Section 12.08.3 B.1., not more than 50 percent of a required front yard shall be designed, improved or used for access driveways.~~

~~All portions of the required front yard of~~ A minimum of 50 percent of front yard areas of one-family dwellings, two-family dwellings, multiple dwellings or group dwellings, apartment houses, hotels, motels, apartment hotels and retirement hotels in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones shall be comprised of planted areas; front yard paved areas outside of planted areas shall be limited to ~~not used for~~

necessary driveways and walkways, including decorative walkways.~~, shall be used for planting, and shall not otherwise be paved~~.

The planted areas in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area (rounded up, if resulting in a fractional number) and shall be equipped with an automatic irrigation system, which shall be properly maintained. The front yard shall be planted in accordance with a landscape plan prepared by a licensed landscape architect, licensed architect, or landscape contractor to the satisfaction of the Department of City Planning. ~~The planted area shall include at least one tree, which shall be at least 15 gallon in size and at least six feet in height at the time of planting, for each 500 square feet of planted area and shall be equipped with an automatic irrigation system, which shall be properly maintained.~~

A fee pursuant to Section 19.01 I. shall be paid to the Department of City Planning for the checking of landscape plans, pursuant to this paragraph. However, the fee shall be waived if any other fee has been paid for checking of landscape plans for the same property.

No swimming pool, fish pond or other body of water which is designed or used to contain water 18 inches or more in depth shall be permitted in any required yard space in which fences over 3-1/2 feet in height are prohibited, even though the pool, pond or body of water extends below the adjacent natural ground level.

Sec. 8. Subdivision 8 of Subsection C. of Section 12.21 of Article 2 of Chapter 1 of the LAMC, "Retaining Walls in Hillside Areas," is hereby amended to read as follows:

(b) Landscaping. For retaining walls of eight feet or greater in height, the applicant must submit a landscape plan designed to completely hide the retaining wall from view within a ten year time period from the time of planting ~~a reasonable amount of time~~. The landscape plan shall be subject to the approval of the Director of Planning. ~~in accordance with Sections 12.40 through 12.43 of this Code and any Landscape Guidelines established by the City Planning Commission.~~

Sec. 9. Subdivision 2 of Subsection G. of 12.21 of Article 2 of Chapter of the LAMC shall be amended to read as follows:

(a) **Common Open Space:**

(1) Common open space shall meet each of the following requirements:

(i) Be open to the sky and have no structures that project into the common open space area, except for Outdoor Amenity Areas as provided in Sec. 12.21 A.25 and except for Projections Into Yards, as provided in Section 12.22 C.20.(b).

(ii) Be readily accessible to all the residents of the site.

(iii) Have a minimum area of 400 square feet with no horizontal dimension less than 15 feet when measured perpendicular from any point on each of the boundaries of the open space area, except that planters used for Medium or Large trees may be placed within this area provided that the top of the planter is no taller than 42 inches in height.

(iv) Constitute at least 50% of the total required usable open space in developments built at an RD, R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(v) Be located at the grade level or first habitable room level, except in developments built at an RD, R3, RAS3, R4, RAS4, and/or R5 density regardless of the underlying zone. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(2) Common open space areas shall incorporate recreational amenities such as swimming pools, spas, picnic tables, benches, children's play areas, ball courts, barbecue areas and sitting areas or other site amenities listed on the Director's List of Site Amenities. (Amended by Ord. No. 184,505, Eff. 1/11/17.)

(3) A minimum of 25 percent of the common open space area shall be planted with ground cover, shrubs or trees. At least one 24-inch box tree for every four dwelling units shall be provided on site and may include existing on-site Significant Trees guaranteed to be protected during construction (pursuant to Landscape and Site Design Ordinance Standard 3.3 (e) Tree Conservation) and existing or new public right-of-way Street Trees. For ~~a~~ common open space areas located in a building courtyard, terrace, rooftop,

or other such area located above the ground floor elevation and not in natural soil, ~~surface area~~ ~~not located directly on finished grade that is used for common open space, and located at ground level or the first habitable room level~~, shrubs and/or trees shall be contained within permanent planters at least 30 inches in depth, or ground cover shall be at least 12-inches in depth. All required planted ~~landscaped~~ areas shall be equipped with an automatic irrigation system and be properly drained.

The Director of Planning or the Director's designee shall have the authority to review and approve or disapprove all proposed landscape and/or open space plans submitted in compliance with this paragraph and with LAMC Section 12.40.

(4) Notwithstanding the provisions set forth in this paragraph:

(i) Recreation rooms at least 600 square feet in area for a development of 16 or more dwelling units, or at least 400 square feet in area for a development of fewer than 16 dwelling units, may qualify as common open space, but shall not qualify for more than 25 percent of the total required usable open space.

(ii) Roof decks in developments built at an R3 or an RAS3 density, regardless of the underlying zone, may be used as common open space, excluding that portion of the roof within ten feet from the parapet wall. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

(iii) Roof decks in developments built at an R4, RAS4, and/or R5 density, regardless of the underlying zone, may be used in their entirety as common open space. (Amended by Ord. No. 174,999, Eff. 1/15/03.)

Sec. 10. Subdivisions 5 through 7 of Subsection A. of Section 12.21.1 of Article 2 of Chapter 1 of the LAMC shall be amended to read as follows:

5. In computing the total floor area within a building, the gross area confined within the exterior walls within a building shall be considered as the floor area of that building, except for the space devoted to bicycle parking, stairways, elevator shafts, light courts, rooms housing mechanical equipment incidental to the operation of buildings, Outdoor Dining Areas, and Outdoor Amenity Areas, ~~outdoor eating areas of ground floor restaurants.~~

6. Whenever any unusual situation or design of building exists so that it is difficult to determine the precise application of those provisions, the Department of Building and Safety shall make such determinations in a manner to carry out the indicated purpose and intent hereof.

7. ~~(None)~~ In computing the total height of a building, rooftop covered Outdoor Amenity Areas shall not be counted provided they are less than 12 feet in height measured from roof elevation.

Sec. 11. Subdivision 20 of Subsection C. of 12.22 (Exceptions) of Article 2 of Chapter of the LAMC shall be amended to read as follows:

20. **Projections Into Yards.**

(e) Open, unenclosed porches, platforms, or landing places (including access stairways thereto) not covered by a roof or canopy, which do not extend above the level of the first floor of the building, may extend or project into the required front yard, side yard, rear yard, passageway, or other open space, not more than six feet in depth as measured from the vertical plane of the building, provided that in no event shall any such porch, platform or landing space be more than six feet above the natural ground level adjacent thereto. And further provided that the linear width of such projections is limited to a cumulative total of 50 percent of the building frontage on each side. For provisions concerning Outdoor Amenity Areas in required yards, refer to Section 12.21 A.25(b)(6) (Relationship to Required Yards).

Sec. 12. Subdivision 23 of Subsection A of Section 12.22 (Exceptions) of Article 2 of Chapter 1 of the LAMC are hereby amended to read as follows:

23. Mini-Shopping Centers and Commercial Corner Development.

(a) Development Standards.

(10) Landscaping. All landscaping shall comply with Sections 12.40 ~~12.41, 12.42, and 12.43~~ of this Code and the following requirements:

(i) Landscaping - Setback. A landscaped, planted area having a minimum inside width of five feet shall be required along all street frontages of the lot and on the perimeters of al parking areas of the lot or lots which abut a residential zone or use. Notwithstanding the above, in the Downtown Business District as defined in Section 12.21 A.4.(i) of this Code, a landscape (planted) area having a

minimum inside width of five feet shall be required on the perimeters of al parking areas of the lot which abut a residential zone or use.

(ii) Irrigation System. An automatic irrigation system shall be provided for all landscaped areas. This system shall be installed prior to the issuance of any certificate of occupancy. A Landscape Management Plan shall be submitted pursuant to 12.40 H.1(b)(iii).

(b) Conditions of Operation. A mini-shopping center of a commercial corner development shall comply with the following conditions:

4. Landscape Maintenance. Maintenance of landscaped areas shall include continuous operations of watering, removal of weeds, mowing, trimming, edging, cultivation, reseeding, plant replacement, fertilization, spraying, control of pests, insects, and rodents, or other operations necessary to assure normal plant growth. All trees, shrubs, and ground cover shall be maintained as healthy and vigorous at all times. Irrigation systems, installed pursuant to the requirements in subsubparagraph (a)(10)(ii) above shall be continuously maintained in accordance with Section 12.40 ~~12.41 B.5.~~ of this Code.

Sec. 13. Subdivision 28 of Subsection A. of Section 12.22 (Exceptions) of Article 2 of Chapter 1 of the LAMC are hereby amended to read as follows:

28. Automotive Use.

(a) Development Standards.

(9) Landscaping. All landscaping shall comply with Section~~s~~ 12.40 ~~12.41, 12.42, and 12.43~~ of this Code and the following requirements:

(i) Landscaping - Setback. A landscaped, planted area having a minimum width of five feet shall be required along all street frontages of the lot or lots, except for that portion of the lot lines where an access driveway is required by the City

as determined by the Department of Building and Safety, and on the perimeters of all parking areas of the lot or lots that abut a residential zone or use.

(ii) Irrigation System. An automatic irrigation system shall be provided for all landscaped, planted areas. The system shall be installed and operational prior to the issuance of any certificate of occupancy. A Landscape Management Plan shall be submitted pursuant to 12.40 H.1(b)(iii).

Sec. 14. Section 12.40 of Article 2 of Chapter 1 of the LAMC is hereby amended to read as follows:

Section 12.40 Landscape and Site Design Development Standards ~~- General Requirements~~ ~~(Added by Ord. No. 170,978, Eff. 5/13/96, Oper. 7/13/96.)~~

A. Purpose. The general purpose of this section is to ensure that new residential and non-residential developments include objective design standards that address climate resilience, urban cooling, tree canopy and nature-based strategies for landscape and site design. The specific purposes of this ordinance are as follows:

~~1. To bring greater order and certainty to the development process.~~

~~2. To respond to State-level mandates for action in such areas as water conservation, energy conservation, enhancement of water quality, and amelioration of air quality.~~

~~3. To increase the amount and quality of appropriate landscaping appurtenant to all land uses in the City.~~

~~4. To establish a minimum level of regulation that protects the public and at the same time allows for design flexibility.~~

1. To encourage the development of safe, functional, and attractive development projects, consistent with Los Angeles' urban environment, ecology, and the local neighborhood context.

2. To create attractive and walkable public streets and spaces that combat extreme heat by promoting shade coverage and urban cooling.

3. To respond to State, regional, and local mandates for action in such areas as water conservation and stormwater capture, amelioration of air quality, energy conservation, soil health and conservation, public health and environmental justice.

4. To reduce reliance on vehicle trips by supporting site design features that prioritize pedestrian safety, and local amenities such as parkways, street trees, street furniture and bicycle infrastructure that support active transportation.

5. To increase the amount and quality of landscaping appropriate to Los Angeles' regional climate, topography, and micro-climates, preserving existing and increasing new tree canopy coverage as a means of addressing climate change citywide and to support biodiversity, year-long habitat and promote beneficial native landscaping.

6. To establish regulations that meet multiple Citywide policy objectives addressing open space, sustainability, conservation, and mobility based upon Los Angeles' Framework Element, Plan for a Healthy Los Angeles, Mobility Plan 2035, Conservation Element, and Sustainability pLAn, and successive updates to these policies, while allowing for design flexibility and innovation.

7. To address health considerations in design and promote physical activity and amenities that support well-being in all daily activities, by providing an inviting and comfortable experience for occupants within and around the site.

8. To establish objective design standards for landscaping and site design.

B. Prohibitions.

1. Notwithstanding any provisions of Chapter 1 of this Code to the contrary, the Department of Building and Safety shall not issue any building, grading, or use of land permit(s) for any Project, unless the Department of City Planning determines that (a) the proposed landscape and site design ~~landscaping~~ will meet the provisions of this Section~~s~~ 12.40 ~~through 12.43 of this Code.~~ and (b) that any proposed landscape and site design standards selected by the Applicant will meet the requirements of this ordinance as indicated on the project plans.

~~**C.** Exceptions. The provisions of Sections 12.40 through 12.43 of this Code shall not apply to:~~

~~1. Any Project involving replacement of an earthquake hazardous building demolished as a result of an enforcement of the Earthquake Safety Ordinance (Division 88, Article 1, Chapter IX of the Los Angeles Municipal Code.)~~

~~2. Any Project for which a building permit is required~~

~~(a) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or~~

~~(b) in order to rebuilding as a result of destruction by fire, earthquake, or other natural disaster.~~

~~3. Any Project regulated by Subparagraph (i) of Section 12.04.05 B 1 (a) of this Code.~~

~~4. Any Project which has obtained a still valid discretionary land use approval from the City prior to the operative date of this section, and which also required approval of landscape documents.~~

~~5. Any Project where plans were accepted by the Department of Building and Safety for plan check prior to the operative date of this ordinance. This exception does not apply to any Project where changes were later made to the Project which increase the gross square footage or number of parking spaces by more than five percent. This exception shall no longer be valid if construction is not commenced within one year of the date of issuance of the permit.~~

~~6. Any landscape that is designated a Historical Cultural Monument.~~

~~7. Cemeteries~~

C. Applicability.

1. **Project.** The provisions of this Section shall apply to the following, subject to the exclusions listed below in Subsection C.2.:

(a) The construction of any new residential or mixed-use building with five or more dwelling units or guest rooms/efficiency dwelling units, and/or division of land creating five or more lots in conjunction with new construction.
(b) The construction of any new non-residential building for commercial, institutional, or public use. This includes infill of new, detached buildings on-site with existing buildings.
(c) The construction of any new industrial use building listed in the Subject Use list in LAMC Section 13.18, or hybrid-industrial use building; and
(d) Parking area construction or reconfiguration projects, specifically projects involving resurfacing or regrading of existing surface parking areas and/or the creation of new surface parking areas for any size parking area.

The re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, are also considered a “Project” when they involve a surface parking area with 8 or more parking stalls.

2. **Exceptions.** The provisions of this Section shall not apply to:

(a) Projects consisting exclusively of additions of floor area, alterations, or changes of use, or interior tenant improvements to existing residential or non-residential buildings.
(b) Projects consisting of new construction of accessory buildings incidental to the main use and Outdoor Dining Areas.
(c) New construction, addition, or remodel of buildings consisting of four or fewer dwelling units, inclusive of accessory dwelling units.
(d) Any structure or use of land that is primarily comprised of permeable ground surfaces as defined in Subsection D or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like. To qualify for this exemption, at least 60 percent of the lot or lots must be permeable. Artificial turf areas shall not be deemed permeable for purposes of this exemption.
(e) Use of land for temporary uses (construction staging, seasonal uses like Christmas tree lots, pumpkin patch lots, and farmer's market lots, and other similar uses, excluding surface parking areas).
(f) Reconfiguration or resurfacing of existing surface parking areas referenced in Subsection C.1 (d) shall not include re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, provided that such changes to existing surface parking areas involve fewer than eight parking stalls.
(g) Sites designated as Historic-Cultural Monuments, if the site includes landscape features that have been identified as a character-defining feature, subject to review by the Office of Historic Resources.

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

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

Elective Standard - An optional objective design standard that is measurable, verifiable, and knowable to all parties prior to project submittal, that can be selected to meet minimum point requirements.

Ground Floor Frontage - The lowest story within a building which is accessible to the street, the floor level of which is within three feet above or below curb level, is parallel to or primarily facing any public street, and which is at least 15 feet in depth of the total depth of the structure,whichever is less.

Designing for Health Standard - An objective design standard addressing healthy considerations that is measurable, verifiable, and knowable to all parties prior to project submittal, that can be selected to meet minimum point requirements.

Landscape Practitioner - Any person responsible for the design, installation or maintenance of landscape and irrigation systems who is a certified arborist or licensed by the State of California as a landscape architect, or landscape contractor. ~~install or maintain landscape or irrigation systems. Any person specifically exempted by the State from the licensing requirements in the field of landscape or land management. Any owner who designs, installs or maintains landscaping or irrigation systems on his or her own property.~~

Landscape and Site Design Point System - A flexible, performance-based point system comprised of objective design standards with point values assigned based on effectiveness in addressing health, equity, and sustainability goals identified in the Purpose statement above.

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

~~Native (Plant) - Any (plant) species indigenous to the Los Angeles area existing before European settlement, as identified in James Hendrickson's The Jepson Manual, or its successor standard reference, as adopted by the Director of Planning.~~

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

Mandatory Standard - A required objective design standard as identified in the Landscape and Site Design Point System that is measurable, verifiable, and knowable to all parties prior to project submittal.

Mandatory if Applicable Standard- An objective design standard that applies in limited circumstances, and that is measurable, verifiable, and knowable to all parties prior to project submittal.

Permeable - A material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area of loosely laid material such as crushed stone or gravel.

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

Stream - Any perennial or intermittent stream or river identified on United State Geological Survey Maps.

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

E. Landscape and Site Design Point System. ~~(Amended by Ord. No. 173,268,Eff. 7/1/00, Oper. 7/1/00.)~~ The Department of City Planning shall not approve ~~proposed landscape for~~ any Project unless ~~the landscape satisfies~~ the requirements of the Landscape and Site Design Point System, as established by the City Planning Commission, are satisfied. A Project that satisfies ~~any landscape~~ requirements of this Code Section~~s 12.40 through 12.43 of this Code~~ and ~~or any~~ other sections of this Code, may accrue points, as set forth in the Landscape and Site Design Ordinance.

1. Administration.

(a) Content of the Landscape and Site Design Point System. Upon enactment of this Ordinance, the Director of Planning or designee shall have authority to approve or disapprove projects in accordance with the Landscape and Site Design Point System pursuant to Section 13B.3.1 (Administrative Review) of Chapter 1A of this Code.

(b) Updates to the Landscape and Site Design Ordinance Point System. The City Planning Commission shall have the authority to update and modify the Landscape and Site Design Ordinance Point System to: (1) Revise Mandatory and Elective Standards and their associated point values in order to provide feasible options to applicants to meet program goals and outcomes and (2) reflect best practices, emerging technologies, and to respond to lessons learned from program evaluation.

~~**F. Approvals.** (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The Director of Planning shall have the authority to issue approvals under Sections 12.40 through 12.43 of this Code. The Director shall review and approve or disapprove the proposed landscape. These decisions shall be based on the requirements for application submittal established by the City Planning Commission. The City Planning Commission shall adopt and revise, as necessary, guidelines to implement the provisions of Sections 12.40 through 12.43. The Director may also grant exemptions from Sections 12.40 through 12.43 if he or she finds that these landscaping requirements are inappropriate due to the temporary nature of the Project.~~

F. Development Regulations. No building permit or Certificate of Occupancy for any Project, as defined by Subsection C.1, shall be issued that is not in compliance with the requirements of the Landscape and Site Design Standards and the Landscape and Site Design Points System, pursuant to Subsection E.

1. **The Landscape and Site Design Points System Conformance.** The Director of Planning shall determine conformance with the Landscape and Site Design Point System, which enumerates Mandatory and Elective objective development standards. For each project type listed in Section C., the following total points shall be required to satisfy the Landscape and Site Design Point System, which may be achieved through a combination of Mandatory and Elective Standards.

(a) **Residential or Mixed-Use Projects.** A residential or mixed-use Project must meet a total of 27 points.

Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program shall require 30 points in lieu of the 27 points otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard.

Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance.

(b) **Non-Residential Projects (excluding projects subject to subsection c and d below).** A Project must meet a total of 27 points. A minimum of 3 points are required in each category.

(c) **Industrial/Hybrid Industrial Projects.** Industrial or Hybrid-Industrial projects listed in the Subject Use list in LAMC Section 13.18 must meet a total of 15 points.

(d) **Surface Parking Area Construction or Reconfiguration.** Reconfiguration Projects involving resurfacing or regrading of existing surface parking areas and/or creation of new surface parking areas must meet a total of 15 points.

(e) **Designing for Health Standards.** Residential and Non-Residential Projects (a. and b. above) must meet a minimum of eight (8) required Designing for Health Standards which may be counted towards the total number of points.

Residential/Mixed-Use and Non-Residential Projects (a. and b. above) within mapped Health and Urban Forest Equity Priority Areas must meet 10 required Designing for Health Standards; Industrial and Surface Parking Area Projects (types c and d) within mapped Health and Urban Forest Equity Priority Area must meet 2 required Designing for Health Standards.

Table 1 - Landscape and Site Design Point System Requirements by Project Type.

Project Type	Minimum Points Required per Category	Minimum Required Designing for Health Standards	Total Points Required
Type a or b: Residential/Mixed-Use or Non-Residential Projects	3	8 10 if Project is within Priority Area ZI	27 points (See Note)
Type c: Industrial/Hybrid Industrial Projects	N/A	0 2 if Project is within Priority Area ZI	15 points
Type d: Surface Parking Area Construction or Reconfiguration	N/A	0 2 if Project is within Priority Area ZI	15 points
Note: Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program may require 30 points in lieu of the 27 points otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard Not on the Menu. Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance.			

2. **Mandatory Point Equivalency.** In the Landscape and Site Design Point System, if a project is unable to satisfy a Mandatory or Mandatory if Applicable Standard due to a physical hardship, at least three additional points must be selected to substitute for each unmet Mandatory Standard. A maximum of three (3) Mandatory Standards can be substituted. No relief from the total required points shall be permitted.

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G. Procedures.

1. **Administrative Review - Authority of the Director.** The Director or their designee shall review plans for compliance with the Landscape and Site Design Ordinance pursuant to Sec. 13 B.3.1. (Administrative Review) of Chapter 1A of this Code.

H. Verification of Points and Certificate of Substantial Completion.

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

1. Approvals. The Director of Planning or designee will review each Project through a two-part verification process.

(a) Preliminary Approval. During preliminary approval, the Project shall be reviewed per Chapter 1A, Sec. 13 B.3.1. (Administrative Review) for compliance with the required number of points and standards as applicable to the Project at the time of land-use application filing with City Planning for discretionary projects or building permit clearance for by-right projects.

(b) Final Compliance Verification. A final approval will require the filing of a Certificate of Completion, a Covenant and Agreement and a Landscape Management Plan demonstrating completion of installation as per approved plans in Subsection (a), prior to issuance of a Certificate of Occupancy as described in Sections (i), (ii) and (iii) below.

(i) Certificate of Completion. Prior to a final approval, when the approved project has been constructed, the architect of record and the landscape practitioner shall file a Certificate of Completion attesting to the Department of City Planning that the project design features required by this checklist and the approved plans have been implemented on the project in substantial conformance with the preliminary approval in subsection G.1.

(ii) Covenant and Agreement. Prior to a final approval, the applicant shall record a Covenant and Agreement listing the selected Landscape and Site Design Ordinance Mandatory and Elective Standards, including any required maintenance of landscaping associated with the standards, as verified by the Department of City Planning in order to guarantee compliance.

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(iii) Landscape Management Plan. As part of the Covenant and Agreement, a landscape management plan for landscape installation on public and private property shall be provided to the Director of Planning by the project's Landscape Practitioner after substantial completion of project landscape improvements Where public improvements are required, a landscape management plan for landscape installation shall be provided by the project's Landscape Practitioner to the Department of Public Works Bureau of Contract Administration prior to the issuance of the project statement of completion.

The landscape management plan shall include:

1. Plans showing landscape installation, irrigation, and drainage.
2. Recommended irrigation for each hydrozone during the initial five- year plant establishment period to ensure that newly planted trees and landscape are healthy, vigorous, and fully established.
3. Recommended summer and winter irrigation schedules after the five-year plant establishment period.
4. A statement acknowledging that pruning of any required parking lot trees, once they are established, shall not reduce the tree shading to less than 50% of its summer canopy prior to pruning.
5. A guarantee of maintenance of any installed plant material, on public or private property, and replacement in-kind of any such plant material that must be removed for any reason. The landscape management plan shall be in effect for the life of the building.

(iv) Tree Planting In-Lieu Fee. Prior to final approval, the applicant shall provide evidence of payment of tree planting in-lieu fees, for any Development Tree Planting Requirement under the provisions of this ordinance and LAMC Section 62.177.

~~2. Substantial completion may be guaranteed by the applicant, in lieu of actual installation. A performance bond, certificate of deposit, letter of credit, surety deposit, or other instrument satisfactory to the City Attorney, in any amount equal to the cost of the landscape, shall be posted with the City to ensure satisfactory completion of the landscape.~~

2. Modification of Approved Plans. If after final approval, a change to the Project occurs during permitting or construction that results in a recalculation of points or substitution of points, approval of a new Administrative Review application shall be required.

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

I. Relationship To Other Provisions of The Los Angeles Municipal Code.

~~1. Existing "Q" Conditions, "D" Development Limitations or "F" Funded Improvement Classifications. In the case of conflicts between Sections 12.40 through 12.43 of this Code with existing "Q" conditions, "D" development limitations or "F" funded improvements classifications, the existing "Q" conditions, "D" development limitations or "F" funded improvement classifications shall control.~~

1. Specific Plans and Supplemental Use Districts. Where development standards in Specific Plans, Supplemental Use Districts or other overlays contain similar landscaping regulations, these standards may be used to satisfy Mandatory and Elective Standards in the Landscape and Site Design Point System. In instances where the provisions of this Section 12.40 of this Code or the Landscape and Site Design Point System conflict with any provisions of any Specific Plan, Supplemental Use District, or other overlay, the more restrictive provisions shall prevail.

~~2. Existing Specific Plans. In the case of conflicts between Sections 12.40, 12.42 and 12.43 of this Code with existing specific plans, the provisions of the following existing specific plans shall control: Central City West Specific Plan, Colorado Boulevard Specific Plan, Devonshire-Topanga Specific Plan, Granada Hills Specific Plan, Mulholland Scenic Parkway Specific Plan (controls over Section 12.42 only), Pacific Palisades Commercial Village Specific Plan, Park Mile Specific Plan, Playa Vista Specific Plan, Porter Ranch Specific Plan (controls over Section 12.43 only), Reseda Central Business District Specific Plan, San Vicente Scenic Corridor Specific Plan, Valley Village Specific Plan, the Venice Coastal Zone regulations, Ventura-Cahuenga Boulevard Corridor Specific Plan, Warner Center Specific Plan, and Wilshire-Westwood Scenic Corridor Specific Plan. In the case of conflicts between Sections 12.40 through 12.43 of this Code with the provisions of the Mount Washington Specific Plan or the Foothill Boulevard Corridor Specific Plan, the more restrictive provisions shall control. (Amended by Ord. No. 171,694, Eff. 9/26/97.)~~

2. Relationship to LAMC Section 12.37. Notwithstanding LAMC Section 12.37 A, all projects subject to the Landscape and Site Design Ordinance shall be required to provide street trees pursuant to the Landscape and Site Design Point System regardless of the street classification of the abutting street frontages of the lot(s). Where complete roadway, curb, gutter and sidewalk improvements exist within the present dedication contiguous to a lot, all by-right and discretionary projects subject to the Landscape and Site Design Ordinance shall provide street trees located in tree wells or parkways or some combination thereof pursuant to this Section and the Mandatory Standard

addressing "Public Realm Improvements and New Street Trees" in the Landscape and Site Design Point System.

~~3. Future Specific Plans, "Q" Conditions, "D" Development Limitations or "F" Funded Improvement Classifications. Future specific plans, "Q" conditions, "D" development limitations or "F" funded improvement classifications may impose alternate landscape requirements, if they expressly state that the specific plan's,'"Q" conditions's, "D" development limitation's or "F" funded improvement classification's landscape requirements are intended to supersede the standards set forth in Sections 12.40 through 12.43 of this Code.~~

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

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

Sec. 15. Section 12.41 of Article 2 of Chapter 1 of the LAMC is hereby repealed.

~~SEC. 12.41. LANDSCAPE - WATER MANAGEMENT.~~

~~(Added by Ord. No. 170,978, Eff. 5/13/96, Oper. 7/13/96.)~~

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

~~B. Requirements and Prohibitions.~~

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

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

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

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

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

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

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

Sec. 16. Section 12.42 of Article 2 of Chapter 1 of the LAMC is hereby repealed.

~~SEC. 12.42. LANDSCAPE.~~
~~(Added by Ord. No. 170,978, Eff. 5/13/96, Oper. 7/13/96.)~~

~~A. Conservation of Energy.~~

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

~~2. Tree Planting. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Applications for landscape approval shall contain a proposal for shading of walls of~~

~~structures in accordance with the guidelines established by the City Planning Commission.~~

~~B. Heat and Glare Reduction.~~

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

~~2. Vehicular Use Areas. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Notwithstanding any other provisions of this Code to the contrary, applications for landscape approval shall contain a proposal for heat and glare reduction in vehicular use areas in accordance with guidelines established by the City Planning Commission.~~
~~C. Air Quality Enhancement.~~

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

~~2. Procedure. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Applications for landscape approval shall contain a proposal for air quality enhancement, in accordance with the guidelines established by the City Planning Commission.~~

~~D. Soil and Watershed Conservation.~~

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

~~2. General Requirements.~~

~~(a) (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) The Department of Building and Safety shall not issue any building permits for a Project where soil and watershed conservation techniques, as provided in this section and in the guidelines established by the City Planning Commission, have not been used, as determined by the Department of City Planning. Notwithstanding the provisions of Article 1 of Chapter IX of this Code, all cut and fill slopes in Hillside Areas determined under the provisions of that article of this Code to be subject to erosion, shall be planted and irrigated pursuant to the provisions of this subdivision.~~

~~(b) All cut and fill slopes in Hillside Areas shall be landform graded and landform planted to the maximum extent feasible where such techniques do not affect the stability of the graded slopes. Where landform grading is unsuitable for the entire graded area, portions of the graded area may be required by the Department of City Planning to be landform graded and landform planted, consistent with public safety. Nothing in this~~

~~paragraph shall prohibit the Department of Building and Safety from enforcing the planting and irrigation provisions of the Grading Division of Chapter IX of this Code.~~

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

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

~~3. Required Vegetation. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) Manufactured slopes shall be planted in accordance with the guidelines established by the City Planning Commission.~~

~~E. Landscape Techniques.~~

~~1. Turf Block. Turf block, turf stone or similar materials shall be considered non-planted areas, except in planted portions of emergency access ways when permitted by the Fire Department. (Amended by Ord. No. 171,530, Eff. 4/4/97.)~~

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

~~3. Planting Techniques. (Amended by Ord. No. 173,268, Eff. 7/1/00, Oper. 7/1/00.) All planting shall be accomplished in accordance with the guidelines established by the City Planning Commission.~~

~~F. Walls. All concrete or masonry walls shall have a minimum nominal thickness of six inches unless designed to withstand lateral force and constructed pursuant to plans approved by the Department of Building and Safety.~~

Sec. 17. Section 12.43 of Article 2 of Chapter 1 of the LAMC is hereby repealed.

~~SEC. 12.43. SOURCE REDUCTION OF WASTE.~~
~~(Added by Ord. No. 170,978, Eff. 5/13/96, Oper. 7/13/96.)~~

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

~~B. If a lot is 7,500 square feet or greater, all vegetative waste, except that which is not appropriate to recycle, shall be recycled on- or off-site and shall not be introduced into the off-site waste stream.~~

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

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

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

Sec. 18. Subsection F. of Section 13.18 ("CUGU" Clean Up Green Up District) of Article 3 of Chapter 1 of the LAMC is hereby amended to read as follows:

F. Development Regulations.

2. Subject Use Adjacent to Publicly Habitable Spaces.

(i) Landscaping (applies to project types: NEW, MAJOR IMPROVEMENT, ADDITION, CHANGE of USE).

(1) Setbacks. All required side and back yard setbacks in Section 13.18 F.2.(h) abutting a Publicly Habitable Space shall be landscaped to provide a buffer.

(2) Planting. A Landscape Practitioner shall select trees or hedges that are between 6 and 8 feet high, low in water use, low in biogenic emissions, high in carbon and particulate matter filtration qualities, and retain foliage for most months of the year. Trees shall be limited to selections from the Department of Public Works Bureau of Street Services, Street Tree Selection Guide, except non-drought tolerant trees and Palms shall be prohibited. A minimum of one tree shall be planted and maintained every 10 linear feet within the setback. A list of preferred trees is also provided in the CUGU application packet available at the Planning Department's Development Services Counter. Landscape Plans shall be submitted to the Department of City Planning for approval.

(3) Irrigation. Project applicants shall design and install irrigation systems pursuant to <u>the Landscape and Site Design Ordinance, Section 12.40 of this Code. A</u>

Landscape Management Plan shall be submitted pursuant to 12.40 H.1(b)(iii).

Sec. 19. Subsection F. of Section 13.09 (Mixed-Use District) of Article 3 of Chapter 1 of the LAMC is hereby amended to read as follows:

F. Development Standards. Notwithstanding the requirements of any other provision of this chapter to the contrary, all Projects shall comply with the following development standards.

1. Landscaping and Surface Parking Lots. Landscaping of Projects and surface parking lots shall be provided in accordance with the requirements set forth in the Landscape and Site Design Ordinance, Section~~s~~ 12.40 of the Code, ~~12.41, 12.42, 12.43,~~ and 12.22 A.23.(10)(ii) (mini-shopping centers and commercial corner developments) of the Code. Projects must also comply with the following additional requirements:

(a) Open Areas. All open areas not used for buildings, driveways, parking, recreational facilities, or Pedestrian Amenities shall be landscaped by shrubs, trees, ground cover, lawns, planter boxes, flowers, or fountains.

(b) Pavement. Paved areas, excluding parking and driveway areas, shall consist of enhanced paving materials such as stamped concrete, permeable paved surfaces, tile, and/or brick pavers.

(c) Street Trees. At least one 24-inch box street tree shall be planted where determined feasible in the public right-of-way on center, or in a pattern satisfactory to the Bureau of Street Services ~~Maintenance~~, for every 30 ~~25~~ feet of street frontage.

(d) Landscape Management Plan. A Landscape Management Plan shall be submitted pursuant to 12.40 H.1(b)(iii).

Sec. 20. Subsection A. of Section 14.00 (Public Benefit Projects) of Article 4 of Chapter 1 of the LAMC is hereby amended to read as follows:

A. Public Benefit Projects and Performance Standards.

13. Density Bonus for Qualified Permanent Supportive Housing.

(e) Additional Concessions or Incentives. The project shall be eligible for any combination of up to five concessions or incentives described below, as applicable. Incentives shall not be used to exempt

compliance with the performance standards described in Paragraph (g) below.

(1) Yard/Setback. A Qualified Permanent Supportive Housing Project may only qualify for this incentive when the landscaping project qualifies for the number of landscape points equivalent to 10% or more than otherwise required by Section 12.40 ~~E.~~ of this Code and the Landscape and Site Design Point System. ~~Landscape Ordinance Guidelines "O."~~ All adjustments to individual yards or setbacks may be combined to count as one concession or incentive.

(i) Up to 20% decrease in the required width or depth of any individual yard or setback, except along ~~song~~ a property line that abuts an R1 or more restrictive zoned property, in which case no reduction is permitted.

(ii) In residential zones, however, the resulting front yard setback may not be less than the average of the front yards, as measured to the main building, or ~~of~~ adjoining lots along the same street Frontage. If located on a corner lot adjacent to a vacant lot, the front yard setback may align ~~sign~~ with the facade of the adjacent building along the same front lot line, and may result in more or less than a 20% decrease in the required setback. If there are no adjacent buildings, no reduction is permitted.

(2) Lot Coverage. Up to 20% increase in lot coverage limits, provided that the landscaping for the Qualified Permanent Supportive Housing Project qualifies for the number of landscape points equivalent to 10% or more than otherwise required by Section 12.40 ~~E.~~ of this Code and the Landscape and Site Design Point System. ~~Landscape Ordinance Guidelines "O."~~

(3) Floor Area Ratio.

(i) Up to 35% increase in the allowable Floor Area Ratio.

(ii) In the RD1.5 Zone, up to a 20% increase in the allowable Floor Area Ratio.

(iii) In lieu of the otherwise applicable Floor Area Ratio, a Floor Area Ratio not to exceed 3:1, provided the parcel is in a commercial zone.

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(4) Height. Up to 35% increase in the maximum allowable height in feet, applicable over the entire parcel regardless of any of the lower underlying height limits. For purposes of this Subparagraph, Section 12.21.1 A.10. of this Code shall not apply. In its place, the following transitional height requirements shall be applied:

(i) In any zone in which the height or number of stories is limited, this provision shall permit a maximum height increase of one additional story up to eleven feet.

(ii) When adjacent to or across an alley from an R2 or more restrictive zone, the building's transitional height shall be stepped- back within a 45 degree angle as measured from a point 25 feet above grade at the property line.

(iii) In the RD1.5 Zone, when adjacent to or across an alley from an R2 or more restrictive zone, the building's transitional height shall be stepped-back within a 45 degree angle as measured from a point 20 feet above grade at the property line.

(5) Open Space. Up to 20% decrease in the required open space, provided that the landscaping for the Qualified Permanent Supportive Housing Project qualifies for the number of landscape points equivalent to 10% or more than otherwise required by Section 12.40 ~~E.~~ of this Code and the Landscape and Site Design Point System. ~~Landscape Ordinance Guidelines "O."~~

Sec. 21. The "Fees for Sign-Off or Clearance Requests" Table in Section 19.04 of Article 2 of Chapter 1 of the LAMC is hereby amended to read as follows:

The following fees and charges shall be paid to the Department of City Planning in connection with sign-off or clearance requests:

Type of Application	Base Fee
Public Benefit Project Clearance for by-right project (Section 14.00 A.)	$603
Miscellaneous Clearance - ZA (Section 12.24 and all other projects)	$2,347
Miscellaneous Clearance - ZA SF dwellings with no exceptions (Section 12.24 and all other projects)	$842
Request for Approval to erect temporary Subdivision Directional Signs (First Sign) (Section 12.21 A.7.)	$452
Request for Approval to erect temporary Subdivision Directional Signs (Each Additional Sign) (Section 12.21 A.7.)	$400
Miscellaneous Clearance - Director	$2,132
Miscellaneous Clearance - Commission	$2,522
Landscape Plan Approval as part of a Subdivision ~~Discretionary Approval~~	$1,005
Miscellaneous Clearance - Advisory Agency	$713
Miscellaneous Clearance - Approval of plans for Substantial Conformance	$2,681
Building Permit Clearance - Minor	$313
Administrative Review - Minor	$1,408
Administrative Review - Major	$4,173

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Administrative Review - Landscape and Site Design Approval and Verification (Section 12.40)	$418
Administrative Clearance - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$2,347
Monitoring - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$1,878
Inspection and Field Compliance Review - Restaurant Beverage Program (Sections 12.22 A.34., 12.22 A.35.)	$816

Sec. 22. Section 62.177 Establishment of Tree Replacement and Planting In-Lieu Fee of Chapter VI of Article 2 (Streets and Sidewalks) of the LAMC is hereby amended to read as follows**:**

(Added by Ord. No. 185,573, Eff. 7/5/18.)

(a) Definitions. The definitions provided in Section 62.00 of this Code along with the definitions contained in this subsection shall govern the construction, meaning and application of words and phrases used in this section.

(1) "Board" shall mean the Board of Public Works or its designee.

(2) "Development Tree Planting Requirement" shall mean the tree planting requirement under Sections 12.21 G.2.(a)(3) and 12.40 of this Code.

Sec. 23. Section 91.7012 Planting and Irrigation of Cut and Fill Slopes in Hillside Areas of Chapter IX, Division 70: Grading, Excavations, and Fills, of Article 1 of the LAMC is hereby amended to read as follows**:**

91.7012.1. General. All fill and cut slopes in designated hillside areas shall be planted and irrigated to promote the growth of ground cover plants to promote slope stability and protect the slopes against erosion, as required in this section. When selecting plant species, applicants shall refer to the Wildlife Ordinance Preferred and Prohibited Plant Lists (see proposed Wildlife District Ordinance Council File 14-0518). The owner shall be responsible for planting and maintaining all slopes where such is required in this Section. ~~Planting and irrigation shall comply with the provisions of LAMC Sections 12.40, 12.41, and 12.42.~~

Sec. 24. The City Clerk shall certify to the passage of this ordinance and have it published in accordance with Council policy, either in a daily newspaper circulated in the City of Los Angeles or by posting for ten days in three public places in the City of Los Angeles: one copy on the bulletin board located at the Main Street entrance to the Los Angeles City Hall; one copy on the bulletin board located at the Main Street entrance to

the Los Angeles City Hall East; and one copy on the bulletin board located at the Temple Street entrance to the Los Angeles County Hall of Records.

I hereby certify that the foregoing ordinance was introduced at the Council of the City of Los Angeles, by a majority vote of all its members, at the meeting of_____.

_____, City Clerk

By _____

Deputy

Approved _____

_____

Mayor

Pursuant to Sec. 559 of the City Charter,

I approve this ordinance on behalf of the City Planning Commission and recommend that it not be adopted….

(Month, Year)

File No. _____

_____

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CPC-2022-4856-CA

Vincent P. Bertoni,

Director of Planning

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EXHIBIT B

B-1 Landscape and Site Design Point System

B-2 Landscape and Site Design Project Applicability Matrix

Landscape and Site Design Point System

Summary

The Landscape and Site Design Point System is organized into the following three Landscape and Site Design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design

Under each design approach, objective design standards are further organized under nine topic-specific categories, accompanied by corresponding weighted point values. To comply with the Landscape and Site Design ordinance, projects must meet a total of 27 points; nine of which are Mandatory Standards and the remaining 18 which may be self-selected from a menu of Elective Standards. Industrial/Hybrid-Industrial and Surface Parking Lot Projects are required to meet a total of 15 points. Additionally, a project must achieve three points in each of the nine categories listed below:

1. Pedestrian-First Design
   1.1 Pedestrian Circulation
   1.2 Quality Public Space Linkages

2. 360 Degree Design
   2.1 Air Quality Improvement, Noise Reduction and Quality Ambient Environment
   2.2 Screened or Reduced Vehicle Parking

3. Climate-Adapted Design
   3.1 Climate Resilient Buildings
   3.2 Site Amenities
   3.3 Conservation
   3.4 Healthy Soil and Water Quality
   3.5 Biodiversity and Habitat

Several strategies are specifically tied to positive health outcomes. All projects will be required to achieve at least eight Designing for Health Standards which may count toward the total required points. Projects located within mapped Health and Urban Forest Equity Priority Areas (ZI -xxxx) will be required to achieve 10 Designing for Health Standards in lieu of eight standards elsewhere. **In the Landscape and Site Design Point System certain design decisions may count toward multiple categories.**

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Project Applicability

Similar to the current Landscape Ordinance provisions, this program will continue to apply primarily to new construction of multi-family residential, commercial, and industrial projects, and the reconfiguration of surface parking lot areas. It will not apply to single-family homes and projects involving four units or less. All Projects subject to this ordinance will follow Administrative Review procedures, similar to current procedures under LAMC Section 12.40.

Projects subject to the proposed Landscape and Site Design Ordinance include:

(a) The construction of any new residential or mixed-use building with five or more dwelling units or guest rooms/efficiency dwelling units, and/or division of land creating five or more lots in conjunction with new construction.
(b) The construction of any new non-residential building for commercial, institutional, or public use. This includes infill of new, detached buildings on-site with existing buildings.
(c) The construction of any new industrial use building listed in the Subject Use list in LAMC Section 13.18, or hybrid-industrial use building; and
(d) Parking area construction or reconfiguration projects, specifically projects involving resurfacing or regrading of existing surface parking areas and/or the creation of new surface parking areas for any size parking area.
The re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, are also considered a “Project” when they involve a surface parking area with eight (8) or more parking stalls.

Projects <u>exempt</u> from the Landscape and Site Design Ordinance include:

(a) Projects consisting exclusively of additions of floor area, alterations, or changes of use, or interior tenant improvements to existing residential or non-residential buildings.
(b) Projects consisting of new construction of accessory buildings incidental to the main use and Outdoor Dining Areas.
(c) New construction, addition, or remodel of buildings consisting of four or fewer dwelling units, inclusive of accessory dwelling units.
(d) Any structure or use of land that is primarily comprised of permeable ground surfaces as defined in Subsection D or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like.To qualify for this exemption, at least 60 percent of the lot or lots must be permeable. Artificial turf areas shall not be deemed permeable for purposes of this exemption.
(e) Use of land for temporary uses (construction staging, seasonal uses like Christmas tree lots, pumpkin patch lots, and farmer’s market lots, and other similar uses).
(f) Reconfiguration or resurfacing of existing surface parking areas

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referenced in Subsection C.1 (d) shall not include re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, provided that such changes to existing surface parking areas involve fewer than eight parking stalls.

(g) Sites designated as Historic-Cultural Monuments, if the site includes landscape features that have been identified as a character-defining feature, subject to review by the Office of Historic Resources.

Table 1 - Landscape and Site Design Point System Requirements by Project Type

Project Type	Minimum Points Required per Category	Minimum Required Designing for Health Standards	Total Points Required
Type a or b: Residential/Mixed-Use or Non-Residential Projects	3	8 10 if Project is within Priority Area ZI	27 points (See Note below)
Type c: Industrial/Hybrid Industrial Projects	N/A	0 2 if Project is within Priority Area ZI	15 points
Type d: Surface Parking Area Construction or Reconfiguration	N/A	0 2 if Project is within Priority Area ZI	15 points
Note: Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program may require 30 points in lieu of the 27 points otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard Not on the Menu. Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance. [See Draft Citywide Housing Incentive Program ordinance]			

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Table 2 - Mandatory and Elective Standards and Points Available by Category

	Pedestrian First Design (25 points available)		360 Degree Design (25 points available)		Climate Adapted Design (50 points available)					
Types of Points	Pedestrian Circulation	Quality Public Space Linkages	Air Quality Improvement, Noise Reduction and Quality Ambient Environment	Screened or Reduced Vehicle Parking	Climate Resilient Buildings	Site Amenities	Conservation	Healthy Soil and Water Quality	Biodiversity and Habitat	Total
Mandatory Standards	1	1	1		1	1	1	1	2	9
Mandatory if Applicable Standards			3	2			1	2		8
Max. points Max. points in Health and Urban Forest Equity Priority Areas	12	13 14	13	12	13 14	5	11 12	10 12	11	100 105
Total Standards Available	9	10	12	8	8	2	7	9	6	72
Designing for Health Standards	4	3	5	1	4	2	4	1	2	26
Mandatory for All Projects Mandatory for Projects within Health and Urban Forest Equity Priority Areas										8 10
Point Deduction							-1 to -3	-1		-1 to -4

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Landscape and Site Design Point System - Mandatory and Elective Objective Standards

1. Pedestrian-First Design

1.1. Pedestrian Circulation

		Points Available	Mandatory[1]
a.	**Direct Path for Pedestrians**. Each of the following standards must be met: New buildings should be sited such that the ground floor frontage is parallel to or primarily facing a public street. The ground floor frontage may be set back up to a maximum of 20 feet from the public street to the extent necessary to accommodate pedestrian amenities; except that Industrial and hybrid-industrial projects shall not be subject to the maximum setback requirement. Additionally, a project must provide at least one building entrance along the ground floor frontage that serves as a primary pedestrian access point with a physical connection to the public sidewalk. Note: These requirements must satisfy California Building Code Chapter 11B requirements. For an existing commercial corner or mini-shopping center and previously developed sites involving infill development, only new detached buildings shall be required to meet the above requirement.	**1**	**Yes**
b.	**Curb Cut Reduction.** [2] Select one strategy: The project does not introduce new driveways beyond the existing number of driveways. or The project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way.	**1** **or** **2**	
c.	**Utilization of Curb for Rideshare/Loading.** In lieu of introducing an additional driveway for the purpose of passenger drop off/pick up within private property, the project site plan indicates the use of existing curb space in the public realm to be striped white as "Passenger Loading". Zones must comply with the public rights-of-way accessibility	**1**	

[1] Any landscape and site design standards marked "Mandatory" or "Mandatory if Applicable" are required for residential and non-residential projects. Mandatory and Mandatory if Applicable Standards are counted towards the 3 required points in each category. All other standards are Elective. Some Standards provide additional points for high performance features that go above and beyond minimum requirements; for standards where multiple point options are available, the project must make one selection. See Landscape and Site Design Applicability Matrix (attached) for Standards applicable to Projects involving Industrial/Hybrid-Industrial uses and Surface Parking Lots.

[2] Standards shown in blue background indicate Health Related Standards.

	guidelines (PROWAG) and are subject to approval by the Department of Transportation (LADOT).		
d.	**Use of Alleys or Side Streets for Vehicle Ingress/Egress.** Select one strategy: One or more alley(s) are used for vehicular ingress and/or egress, or loading areas. or The project does not include any driveways on streets where pedestrian and bicyclist volumes are likely to be higher due to any of the following three conditions: 1. Along streets identified as Boulevards or Avenues I and II in Mobility Plan 2035; 2. On existing or planned Metro rail and bus transit routes; and 3. Streets where existing bike lanes are present, or future bike lanes are identified in the Mobility Plan 2035 Bicycle Enhanced Network. If a project can only achieve vehicular access from a Collector or a Local street due to its mid-block location this strategy is not applicable.	**1** **or** **2**	
e.	**Minimized Driveway Widths and Access Lanes.** Select one strategy: Project utilizes the maximum driveway dimensions shown on the table below. (Maximum width dimension of driveway apron, in feet)	**1**	

	Driveway Operation	
	Two-Lane	**One-Lane**
Type of Development		
Industrial	30	-
Commercial, Multi-Family Residential and Mixed-Use		
More than 25 spaces	20	10
5 to 25 spaces	20	10
Less than 5 spaces	18	10
Single Family Residential		

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<table>
<tr><td></td><td>
<table>
<tr><td>1 or 2 car garage</td><td>18</td><td>9</td></tr>
<tr><td>3 or more car garage</td><td>18</td><td>-</td></tr>
</table>

or
Project utilizes the minimum allowed driveway access lane width, 9ft for Boulevards and Avenues and 8ft for Local and Collector streets, for all the driveways per Vehicle Access Package 1 in accordance with LAMC Chapter 1A, Div. 4C.2. (Automobile Access)</td><td>or 2</td><td></td></tr>
<tr><td>f.</td><td>Minimizing pedestrian and vehicular conflicts. The project employs one or more of the following treatments to make it clear to motorists that they must watch for pedestrians.

1. The sidewalk surface materials crossing the driveway shall be of a continuous treatment.
2. Where vehicular ingress/egress occurs and/or in instances when a project involves multiple buildings on a site, the design employs raised tables, special paving, striping, or other visually differentiated materials or surface treatments and lighting to identify areas of pedestrian crossing or pathways on site.
3. The project includes signage to watch for pedestrians crossing.</td><td>1</td><td></td></tr>
<tr><td>g.</td><td>Multi-purpose Fire Lanes.
The LAFD-required fire apparatus access lane is designed as a shared fire lane including stormwater capture elements such as an approved reinforced paving system with vegetation and/or planted materials outside the minimum required fire lane width clearances. (Resource guide pending)</td><td>1</td><td></td></tr>
<tr><td>h.</td><td>Location of Bicycle Parking.
The long-term bicycle parking is consistent with LAMC Section 12.21 A.16 and meets one or more of the following criteria:
1. Located at the ground floor level, with access to the main pedestrian building entrance or public sidewalk;
2. Located in a room with a source of natural light; or
3. For commercial projects, co-located with bike related amenities such as secure storage lockers, bike repair stations, showers or changing rooms.</td><td>1</td><td></td></tr>
<tr><td>i.</td><td>Physical Activity - Stairs. Select one strategy:</td><td>1</td><td></td></tr>
</table>

	A designated stair for everyday use directly accessible from the building lobby, such that its visibility is unobstructed to occupants. or The project's main interior stairwell is designed to be visible from the public right of way, or it is designed to be open-air.		

Total Points Available: 12

1.2 Quality Public Space Linkages

		Points Available	Mandatory
a.	**Public Realm Improvements - New Street Trees.** Each project shall provide at least one street tree per 30 linear feet of street frontage. Trees selected shall be Large Trees (as defined in LAMC Section 12.03) with a minimum box size of 24-inches and trunk size of 2 inch caliper at the time of planting, subject to approval by the Urban Forestry Division. Existing street trees to remain can be counted towards the total required street tree calculation. 1. Existing street tree canopy and landscaped parkways shall be preserved unless removal is permitted by the Urban Forestry Division. 2. Street trees shall be installed in the following order of priority, as determined by the Urban Forestry Division and in conformance with Public Works Street Design Manual standards and policies: a. Within a continuous, vegetated landscaped parkway, including intermittent house walks for accessibility; b. Within existing vacant tree wells or within newly created tree wells 3. When required street trees cannot be physically accommodated in the Public Right of Way, due to City-determined physical constraints, a Tree Planting Guarantee Fee pursuant to LAMC Section 62.177 (b), shall be paid to the Board of Public Works pursuant to "Development Tree Planting Requirements." Bicycle parking and electrical utilities such as transformer pads shall be placed so as not to conflict with street tree placement, and shall not be deemed a physical constraint that could preclude the planting of street trees. Notes: The tree planting area size should be the maximum allowed based upon the size of the sidewalk area with dimensions of at least 4 feet x 6 feet, or as	**1**	**Yes**

	approved by the Urban Forestry Division in coordination with the Bureau of Engineering (BOE). Please refer to Type 1 in S-450 Standard Plan. Street trees may count towards the project's required trees pursuant to LAMC Section 12.21.G.2 (3). Pursuant to LAMC Section 12.40H.1(b)(iii), the developer shall certify through a Covenant and Agreement that installed street trees will be irrigated for five years as required for establishment and to maintain ongoing tree health and viability, and shall provide a maintenance plan as part of the application. This strategy is required of all projects and is not eligible for substitution with alternative strategies. [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI -xxxx) and planting all street trees as required above, it shall be eligible for one additional point. See Environmental Justice and Health Equity section of the Calculator]	**2**	
b.	**Bus Stops.** Where a bus stop or transit shelter exists along the project frontage, the building has been designed to provide adequate space for the boarding and alighting of passengers, does not necessitate shelter, bus bench, or bus stop relocation during construction or post-occupancy, and improves the curb, gutter, and sidewalk improvements consistent with Department of Public Works requirements.	**1**	
c.	**Ground Floor Public Open Space.** The project provides a publicly accessible open space or a public amenity space, measuring a minimum of 1,000 square feet (such as a plaza, park or paseo or other Outdoor Amenity Area) as part of the development that remains ungated at all times.	**1**	
d.	**Creative Public Realm Improvements.** Non-standard street improvements are provided above minimum requirements. Improvements that increase tree canopy , improve pedestrian access , facilitate stormwater retention and/or enhance the public realm through public art installations may qualify. Examples of enhancements on public or private property include: • signalized crosswalks and other access related improvements • traffic calming improvements such as curb extensions or a slow point/corner radius treatment • protected bike lane • pedestrian lighting and/or public seating adjoining the sidewalk	**2**	

	• awnings that shade the sidewalk • publicly- accessible or in-street art installations • stormwater retention improvements such as green alleys or bioswales The applicant has provided evidence of consultation and/or application submission to City Departments having approval authority, such as BOE and/or LA Department of Transportation (LADOT) and/or LA Sanitation and Environment (LASAN) and/or Department of Cultural Affairs.		
e.	**Screening of Transformers/Utilities From View from the Public Right-of-Way.** Properly screened transformers and utilities are visually obscured from view from the public right-of-way using strategies that allow these elements to blend well with street frontage. Strategies can include landscaping, fencing, enclosures, or camouflage methods. Select one strategy: The site design takes advantage of existing alleys for placement of back-of-house uses, utilities and transformers; transformers and utilities are screened, and are not visible from street frontages. or The project installs utilities and transformers entirely below finished grade in a vault or encloses the transformers within the building.	**1** **or** **2**	
f.	**Security Fences.** Fences, walls, or parking gates fronting a public street shall be set back from the property line. A minimum two-foot wide vegetated buffer between the public right-of-way and the fence or wall along all building frontage(s) shall be indicated on plans. or Security fences or walls are set back a minimum of four feet from the property line establishing a landscaped buffer planted with shade trees.	**1** **or** **2**	
g.	**Active Ground Floor.** The ground-floor is directly accessible from a building's Ground Floor Frontage, has a minimum floor-to-structural ceiling height of 15 feet, and is dedicated to commercial uses, individual walk up residential or live/work units, residential lobbies, community rooms, or pedestrian amenities.	**1**	

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h.	**Individual Unit Entrances.** Street-fronting residential or commercial units on the ground floor each have a primary entrance facing the street. Covered entryways, porches, landing areas, patios and/or stoops are used to connect the building entrance to the sidewalk.	**1**	
i.	**Defined Ground Floor Entrances**. Ground floor lobbies, vestibules, atriums, and primary building entrances are defined by architectural features such as overhead awnings, front porches and/or stoops, columns, transparent windows and doors, recessed planes, or similar such architectural treatments.	**1**	
j.	**Transparency.** At least 50% of the ground floor building facade measured between 2 and 8 feet above the finished sidewalk grade shall consist of transparent openings, such as clear glass windows and doors.	**1**	

Total Points Available: 13

2. 360 Degree Design

2.1 Air Quality Improvement, Noise Reduction and Quality Ambient Environment

		Points Available	**Mandatory**
a.	**Site Context.** Project plans include relevant building and site context information, which includes at a minimum the following on-site and adjacent properties and public right-of-way information: ● All setbacks and yards clearly dimensioned. ● Existing and proposed building footprints. ● Height or number of stories, clearly indicated pedestrian and vehicular Circulation, public right-of-way dimensions, existing and proposed street trees. ● Building footprints, use, and building heights for properties adjacent to and abutting the site.	**1**	**Yes**
b.	**Site Context (Advanced).** The project's submittal includes an analysis of the existing built environment adjacent to the site, consistent with Plot Plan and Elevation Instructions. In addition, the project shall provide: ● Information about nearest public transit and open space; ● Information about historic and, if applicable, significant cultural or indigenous uses of the site; ● Elevations of surrounding buildings showing their height and massing relative to the project, architectural elements, and	**1**	

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	• 3D models/renderings depicting the building in its context as well as street-level views, which must also include projects under review or approved by the City, and those under construction.		
c.	**Sensitive Uses - Freeway Adjacent.** For residential projects of 100 units or more, or non-residential projects of 50,000 square feet or more, if the project is located within 1,000 feet of a Freeway, it must satisfy one or more of the following strategies: 1. Locate non-habitable uses, such as parking and building areas not calculated in floor area, nearest the freeway or 2. A landscape buffer area, at least 10 feet in width, is installed along the property line closest to the freeway. The buffer area must be comprised of tall evergreen trees (tree species that do not drop their leaves) shall be planted at a minimum ratio of 1 tree per 50 square feet, and a wall to shield building occupants from freeway noise and particulate matter. or 3. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) on the side of the site opposite (furthest from) the freeway. For all other projects within 1,000 feet of a Freeways, one or more of these strategies may be selected as an elective point.	**1**	**Yes; if applicable**
d.	**Sensitive Uses - Drive-thru uses and loading areas.** Loading areas and drive-thru uses adjacent to residential land uses, schools, parks, healthcare facilities, and other sensitive receptors[3] must include: 1. Drive-thru restaurants shall include a walk-up window and/or main entry door directly accessible to the public sidewalk as an alternative for those walking or biking to the location. 2. "No idling/Turn off engine" signage (at least 18 inches by 24 inches in dimension) at each vehicular drive thru entrance; and	**1**	**Yes; if applicable**

[3] According to the Environmental Protection Agency (EPA) Sensitive Receptors include, but are not limited to, hospitals, schools, daycare facilities, elderly housing and convalescent facilities. These are areas where the occupants are more susceptible to the adverse effects of exposure to toxic chemicals, pesticides, and other pollutants.

	3. Noise attenuation methods such as sound barriers to reduce spillover noise from loading areas or outdoor speakers onto neighboring properties to reduce noise to less than 50db at the property line. Specifications for signage and noise reduction methods and their location shall be included on the plans.		
e.	**Sensitive Uses - Industrial Uses, Storage.** Industrial uses with open air storage of merchandise or materials adjacent to residential land uses, schools, parks, healthcare facilities, and other sensitive receptors must meet the following standards: 1. Materials stored outdoors must be confined within a storage area enclosed by a solid, non-combustible wall with self-closing gates, except for construction equipment. 2. Materials that are subject to releasing dust or particulate matter shall be covered or completely enclosed 3. Barbed wire, chain linked and concertina wire fences are prohibited at the perimeter of the property.	**1**	**Yes; if applicable**
f.	**Trash and Recycling Areas.** 1. All trash collection and storage areas are located such that they are not visible from the public realm and/or public entrances. 2. Trash receptacles are stored in a fully enclosed building or structure. 3. If the trash enclosure is located outdoors, it is at least 20 feet away from adjacent residential uses.	**1**	
g.	**Low-Level Exterior Lighting.** All outdoor lighting systems shall use fixtures that are directed downward and away from the window of any residential uses. Lighting uses low-glare warm-colored bulbs, and energy-efficient smart dimming and timer systems. Outdoor lighting systems shall comply with the Light Pollution Reduction standards in the Green Building Code and shall automatically shut off from 12am to 6pm.	**1**	
h.	**Adaptive Reuse.** Existing building(s) on site are being adaptively reused, in whole or in part, in conjunction with a new development of the site. Adaptive Reuse involves the conversion from one use to another, while retaining one or more existing buildings.	**1**	
i.	**Historic/Cultural Resources**. If the project is located adjacent to or involves historic/cultural resources, an analysis of historic/cultural resources has been included in the submittal, including elements such as the project's height, bulk, massing and architectural treatment in relation to historic resources, and how the resources' existing features have informed the project design.	**1**	

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j.	**Blank Walls on Street Frontages.** The project does not propose any blank walls visible from the public right of way for the first 20 feet of building height. Wall treatments may include the use of varying materials, textures, and/or colors, the use of green or living walls, the use of modulated planes to create depth, or the use of murals. Murals must be in compliance with regulations per LAMC 22.119, as well as any application and approval processes administered by the Department of Cultural Affairs.	**1**	
k.	**Air Quality Monitoring.** The project provides a smart thermostat with indoor air quality monitoring capability within each dwelling unit.	**2**	
l.	**Air Quality, Reducing Exposure to Smoke.** The property owner and property manager shall implement one or both of the following smoke-free policies. Prior to initial occupancy, signage shall be posted stating that smoking is prohibited in: 1. Common spaces, which may include walkways, stairwells, parking lots, laundry rooms, playgrounds, swimming pools, and the like; and/or 2. The entire premises Examples of the signage and their location shall be included on the plans.	**1**	

Total Points Available: 13

2.2 Screened or Reduced Vehicle Parking

		Points Available	Points Mandatory
a.	**Surface Vehicle Parking.** If the project includes surface parking of more than 4 vehicle parking spaces, parking areas shall be screened from the public street or sidewalks (excluding alleys) by means of a minimum 4 foot wide buffer which includes ground cover, landscaping, and trees. Additional points are available when planting such areas with native plants. See section 3.5C	**1**	**Yes; if applicable**

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b.	**At-Grade or Above Grade Vehicle Parking Solutions.** For at-grade and/or above grade vehicle parking structures, the project shall meet one or more of the following. Select one strategy: Parking areas are screened to meet LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii standards; or Vehicle parking areas are screened to meet LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii standards and are designed to be adapted to other uses per LAMC Chapter 1A, Div. 4C.4.5.C.3.c.ii standards. A plan is provided to clearly detail the strategy and stages for future conversion; or Any vehicle parking areas facing the public right of way is wrapped with active uses per LAMC Chapter 1A, Div. 4C.4.5.C.3.d.ii.a-c standards	**1** **or** **2** **or** **2**	**Yes; if applicable**
c.	**Zero Visible Vehicle Parking.** Select one strategy: The project provides all parking below grade except for up to four convenience vehicular parking spaces at grade, for use by shuttles, rideshare services, passenger loading, and/or code-required disabled access or EV parking, provided that such spaces are screened from view from the sidewalk or public street. or The project provides zero vehicle parking or provides all vehicle parking below grade.	**2** **or** **3**	
d.	**Minimum Parking.** Select one strategy: The project provides only the minimum required vehicular parking consistent with development incentives and/or standards available to the project and utilizes available vehicle parking reductions strategies such as: 10% reduction in vehicle spaces per the Bike Parking ordinance, use of automated parking, tandem parking, and/or compact stalls to reduce physical space requirements for parking.	**1**	

e.	**Large Sites, Centralized Parking Location.** On larger sites with multiple buildings, provide parking in a shared parking structure rather than embedded within multiple buildings. The project site plan includes pedestrian design features guiding visitors to and from parking structures and parking areas using safe, clear paths of travel between parking areas and the associated buildings and/or uses. Pedestrian design features include shaded pathways, lighting, and wayfinding.	**1**	
f.	**Parking Garage Footprint.** Underground parking structures adhere to any required front, side, or rear yard setbacks that the building is subject to, such that no subterranean structures (aside from structural building footings) are located within the setback area.	**2**	
g.	**Shared-use Parking.** The project utilizes shared parking agreements either on-site or off-site, pursuant to 12.21.A.4(g) and subject to approval by the Los Angeles Department of Building and Safety.	**1**	
h.	**Parking Areas in Mixed-Use Projects.** Mixed-use project parking areas utilize a common access driveway for residential and commercial parking to avoid additional curb cuts.	**1**	

Total Points Available: 13

3. Climate-Adapted Design

3.1 Climate Resilient Buildings

		Points Available	Points Mandatory
a.	**Climate Responsive Design - Natural Ventilation and Passive Cooling.** Select one strategy: The project includes natural ventilation by means of operable windows, skylights or open-air elements in one or more of the following building areas: - Hallway corridor - Stairwell - Lobby or atrium For multi-family residential projects, indoor common open space areas that provide operable windows and/or access to outdoor areas, yards, or setbacks shall satisfy this requirement. Rooms with folding, movable or retracting doors or walls that open up to outdoors qualify. or	**1**	**Yes**

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	South and west facades incorporate one or more shading devices such as brise soleil systems, awnings, canopies, vertical or horizontal louvers, light trays, arcades or covered walkways, balconies, recessed windows or similar architectural features that reduce glare and heat gain, and provide protection from the elements. Shading devices shall be employed consistently throughout the south and west facades.		
b.	**Common and Private Outdoor Open Space.** Select one strategy: Balconies are provided for at least 50% of units in a residential project. Balconies should fulfill the dimension requirements per Private Open Space standards in LAMC Sec. 12.21.G.2(b) and LAMC Chapter 1A, Div. 2C.3.3.C.4.. If the project is directly adjacent to a freeway, balconies should only be placed on non-freeway facing sides. or The project dedicates 65% or more of its required open space per LAMC Sec. 12.21.G. as common open space instead of 50% as currently required.	**1** **or** **2**	
c.	**Energy Efficiency.** Project exceeds Title 24, Part 6, Building Energy Efficiency Standards by 15 percent or greater. Final Title 24 calculations must be included as a page in the building plans, clearly stating the project's compliance percentage above Title 24.	**1**	
d.	**Solar Orientation and Shade.** A minimum of one shade tree shall be planted every 25 linear feet along the south and west exposed sides of all structures. Existing street trees that shade the building can be used to satisfy this requirement. Additional points are available when planting such areas with native plants. See section 3.5C To qualify for this point, the project submittal must include a building energy model to determine the optimum orientation and dimensions for implemented architectural features designed to reduce glare and solar heat gain. [BONUS POINT -If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI -xxxx) and implementing one of the strategies above, it shall be eligible for one additional point. See Environmental Justice and Health Equity section of the Calculator]	**2**	

e.	**Light and Glare.** Buildings use materials with an external reflectance rating of less than 30 percent per LAMC Chapter 1A, Div. 4C.10.2.C. Material data shall be shown on plans.	**1**	
f.	**Cool Paving Materials.** The project's hardscape areas utilize cool pavements with a solar reflectance (SR) value of at least 40 percent. Examples of cool pavements include cement concrete, cool-colored coatings for asphalt, or using a clear binder that reveals light-color aggregate[4].	**1**	
g.	**Solar-ready Rooftop.** The project maximizes rooftop areas for photovoltaic panels by installing solar above the building's mechanical equipment or for surface parking areas photovoltaic panels are installed above parking stalls. Where solar is provided in parking areas, it shall not impede the parking lot shade tree planting requirement of one tree for every four parking stalls.	**1**	
h.	**Living Roofs.** The project's landscape plan specifies the installation of a continuous or tray modular living roof for at least 50% of areas located on rooftops and podium areas. The vegetated roof shall comply with LAMC Section 57.317.	**2**	
i.	**Natural Ventilation and Day-lighting.** Floor plan, elevations and/or door and window schedule demonstrate at least one of the following: 1. In residential buildings, the total depth of habitable spaces does not exceed 40 feet. or 2. The building incorporates a courtyard style arrangement, open corridors and/or corner units that promote cross-ventilation through the use of operable windows on two sides. or 3. The project includes operable skylights and/or clerestory windows if windows at a standard height are infeasible due to the nature of the building use or occupancy.	**2**	

Total Points Available: 13

[4] Lawrence Berkeley Lab Heat Island Group. https://heatisland.lbl.gov/coolscience/cool-pavements. Accessed on June 28, 2024.

3.2 Site Amenities

		Points Available	Points Mandatory
a.	**Site Amenities**. Select one of the applicable standards: **Residential Amenities.** A residential project or a mixed-use project with residential components provides at least 3 amenities from the Director's List of Site Amenities within the code required Open Space areas. or **Non-Residential Amenities.** A non-residential project shall provide at least one amenity from the Director's List of Site Amenities for non-residential projects.	**3**	**Yes**
b.	**Privately Owned Public Spaces (POPS).** The project provides and maintains publicly accessible open space located on private property (POPS). POPS are areas such as plazas, arcades, paseos, through-block pedestrian connections or open air concourses and similar public Outdoor Amenity Areas located in or around buildings. To ensure that such open spaces are available to the public, each space must meet all of the following criteria: 1. Open to the general public free of charge between the hours of sunrise to sunset, or during regular business hours, whichever is longer 2. The publicly accessible open space shall be equal to, or greater than the common open space required for the project pursuant to LAMC Section 12.21.G.2 (a) and shall have a minimum dimension of 15 feet in width. 3. Shall provide at least one tree (non-palm species) for every 625 square feet of POPS space. 4. At least one Privately Owned Public Space (POPS) sign shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with LAMC Chapter 1A, Div. 4C.11. (Signs). The sign shall include the hours of operation and amenities available to the public. Property owners of POPS shall maintain the required signs for the life of the building, and ensure their upkeep and maintenance. Property owners shall be responsible for the repair or replacement of such signs, as necessary.	**2**	

Total Points Available: 5

3.3 Conservation

		Points Available	Points Mandatory
a.	**Tree Disclosure.** The applicant has provided a Tree Disclosure Statement (CP-4067) to the Department of City Planning. If after providing the Tree Disclosure Statement it is determined that no Protected Trees, street trees, or Significant Trees are located on-site, no further action is needed.	**1**	**Yes**
b.	**Tree Report.** If the Tree Disclosure Statement identifies existing street trees, Protected Trees for removal as well as the presence of Significant Trees also proposed for removal, then the applicant must submit the required Tree Report (CP-4068) prepared by a certified Arborist, which includes recommendations for retention or replacement. The applicant needs to provide an Urban Forestry Division stamped copy to Planning. or **Tree Survey**. If no Protected Trees or street trees are proposed for removal, but the Tree Disclosure Statement identifies Significant Trees proposed for removal, then the applicant must provide a tree survey which can be a topographic map, or aerial produced by the Landscape Practitioner for Director of Planning review. The tree survey must show the location of all existing on-site trees, call out points of conflict with project plans, identify trees proposed for preservation or removal, and for each tree identify the diameter of trunk and canopy, and tree condition.	**1**	**Yes; if applicable**
c.	**Significant Tree Removal, Non-Protected Trees.** The project involves the removal of one or more Significant Trees, per the following table: Removal of 1-5 Significant Trees Removal of 6-10 or more Significant Trees Removal of 11 or more Significant Trees	 **-1** **-2** **-3**	
d.	**Minimum Significant Tree Replacement, Non-Protected Trees.** Select one strategy: Where Significant Trees are proposed for removal, as identified in the Tree Survey or Tree Report, the applicant provides a replacement for Significant Trees based on the tree canopy replacement ratio per the table below. Any required removal must be disclosed prior to grading and demolition.	**2**	

	<table><tr><th>**Canopy of the Removed Significant Tree** (Average diameter in feet across the canopy)</th><th>**Replacement Trees*** (Trees selected shall be equivalent to leaf coverage and shade canopy of removed tree within 10 years)</th></tr><tr><td>Less than 10'</td><td>Two 24" Box Size</td></tr><tr><td>10'-20'</td><td>Three 24" Box Size</td></tr><tr><td>20'-40'</td><td>Four 24" Box Size</td></tr><tr><td>40'-56'+</td><td>Six 24" Box Size</td></tr></table> *Measurements indicate minimum size requirements Additional points are available when planting such areas with native plants. See section 3.5C		
e.	**Tree Conservation. Select one of the following strategies.** 1) The project preserves 50% or more of existing healthy Protected and Significant Trees inclusive of all trees on private property or the Public Right-of-Way, as determined in the tree report or survey. 2) The project retains 100% of all existing healthy Protected and Significant Trees. [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI -xxxx) and implementing one of the strategies above, it shall be eligible for one additional point. See Environmental Justice and Health Equity section of the Calculator] To satisfy the Tree Conservation requirement, the project must guarantee a tree protection plan during demolition, grading, and construction with measures to protect the critical root zone and tree protection zone for every existing to remain Significant and/or Protected Tree identified on the Tree Survey or Tree Report (see **b.** above). Trees to be protected in place on the subject property, in the public right-of-way, and on adjacent property where 60% or more of the critical root zone falls within the project site shall be documented in a tree protection plan included in the project submittal. The tree protection plans shall demonstrate	**3** **or** **4** **4 or 5**	

	that the management of trees impacted by construction or demolition will follow current industry standards (ANSI A300 -Part 5) and best management practices.[5]		
f.	**Landscape Coverage.** Select one strategy: In lieu of 25% of required common open space area planted with ground cover, shrubs or trees per LAMC Sec. 12.21.G.2(a)(3), the project achieves a 50% landscape coverage of the required common open space which may include landscaping within above grade planters, provided that the soil depth requirements are met per LAMC Chapter 1A, Div. 4C.6.4.C.2.b.ii Additional points are available when planting such areas with native plants. See section 3.5C or A minimum of 25% of total lot area remains unpaved with plant material installed in-grade, as opposed to planting over slabs or subsurface structures (for example below grade parking does not extend into the side yards). Note: No species rated as "moderate" or "high" by California Invasive Plant Council's inventory shall be used in required landscape areas. (See: The Cal-IPC Inventory – California Invasive Plant Council)	**1** **or** **2**	
g.	**Native Soil Conservation During Construction.** On-site topsoil and accumulated organic litter will be conserved and stockpiled, either on- or off-site during grading operations and returned to the site during fine grading operations. Conserved soil should be covered and protected from the elements during construction to avoid releasing dust and particulate matter. A project employing this strategy shall provide a copy of the grading plan, showing the location and amounts of cut and/or fill and export/import amounts to demonstrate native soil conservation.	**1**	

Total Points Available: 11

[5] American National Standards Institute (ANSI) A300 Part 5: American National Standard for Tree Care Operations – Tree Shrub, and Other Woody Plant Management – Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction).
International Society of Arboriculture (ISA) Best Management Practice Companion Publications to ANSI A300 (Part 5).

3.4 Healthy Soil and Water Quality

<table>
<tr><th></th><th></th><th>Points
Available</th><th>Mandatory</th></tr>
<tr><td>a.</td><td>Landscape Management Plan. A long-term tree and landscape management plan shall be provided by the project's Landscape Practitioner at the time of building permit issuance to indicate:
• recommended watering during five-year plant establishment period
• recommended summer watering after plant establishment
• recommended winter watering after plant establishment
• once-yearly inspection for hazards and other emergent issues
• pruning is performed only for plant structure and health per the International Society of Arboriculture (ISA) standards.
The plan shall be provided to the building management and made available on site</td><td>1</td><td>Yes</td></tr>
<tr><td>b.</td><td>Minimum Soil Volume. Planting areas, both at-grade or above structures, shall meet the minimum soil requirements below. In addition, subterranean structures in required yards shall provide adequate soil depth and volumes to support irrigation and root growth for trees and shrubs:

Soil Volume Schedule:
<table>
<tr><th>Tree Canopy Diameter</th><th>Soil Volume</th></tr>
<tr><td>15' - 19'</td><td>220 cu. ft.</td></tr>
<tr><td>20' - 24'</td><td>400 cu. ft.</td></tr>
<tr><td>25' - 29'</td><td>620 cu. ft.</td></tr>
<tr><td>30' - 34'</td><td>900 cu. ft.</td></tr>
</table>
Soil depth based on plant size:
<table>
<tr><th>Plant Type</th><th>Minimum Soil Depth</th></tr>
<tr><td>GROUNDCOVER <1'</td><td>18"</td></tr>
<tr><td>SHRUB 1'-8'</td><td>24"</td></tr>
<tr><td>SMALL TREE 9'-15'</td><td>36"</td></tr>
<tr><td>MEDIUM TREE 15-30'</td><td>42"</td></tr>
<tr><td>LARGE TREE 30'-50'</td><td>42"</td></tr>
</table></td><td>1</td><td>Yes; if applicable</td></tr>
</table>

c.	**Surface Parking Lot Landscaping.** Trees are planted at a minimum ratio of one tree for every four parking spaces and dispersed throughout the parking area. All required trees shall have a minimum 24 inch box container size and a minimum caliper of 2 inches at the time of planting or as specified by ASNS (American Standard for Nursery Stock). Trees are to be located in such a manner and be of such a size that the trees are capable of producing an overhead canopy that will shade at least 50 percent of the parking stall area in summer after 10 years' growth. This strategy is required of all Surface Parking projects and is not eligible for substitution with alternative strategies. Note: If the number of trees required results in a fraction then the number of trees required shall be rounded up to the next whole number. Additional points are available when planting such areas with native plants. See section 3.5C [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI -xxxx) and implementing one of the strategies above, it shall be eligible for one additional point. See Environmental Justice and Health Equity section of the Calculator]	**1** **2**	**Yes; if applicable**
d.	**Permeable Materials.** The project proposes alternative (permeable) paving materials in driveways, pathways, and other circulation areas as identified in LAMC Sec.12.21.A.6.C in lieu of concrete, asphalt or other impervious surfaces. Acceptable materials are landscaping, soil, non-compacted or stabilized decomposed granite, gravel, mulch or permeable pavers.	**1**	
e.	**Stormwater Infiltration.** Select one strategy: The project includes yards, terraces, courtyards, pathways, and site circulation consisting of a minimum 70% permeable surfaces. To be considered permeable, such surfaces may not be located above structures or slabs. or The project captures and directs stormwater to bioswales or infiltration planted areas. or	**2**	

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	The project results in a net increase of 50% or more of unpaved area on the site compared to existing conditions. [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI -xxxx) and implementing one of the strategies above, it shall be eligible for one additional point. See Environmental Justice and Health Equity section of the Calculator]	**3**	
f.	**Greywater Irrigation.** An irrigation system that is supplied by a non-potable greywater system is shown on the Landscape Plan and will be installed and operated to meet at least 40% of the irrigation demand.	**2**	
g.	**Drought Tolerant Planting.** All plants proposed are those that are defined as "Low" or "Very Low" water-use by UC Riverside Water Use Classification of Landscape Species (https://ucanr.edu/sites/WUCOLS/) for Region 3. Species in all planting areas are grouped by the same level of supplemental irrigation required. Additional points are available when planting such areas with native plants. See section 3.5C	**1**	
h.	**Mulch.** All planted areas are provided with a layer of organic mulch a minimum of three inches deep, unless in such areas when its use is contrary to good horticultural practice per the International Society of Arboriculture (ISA) standards. Where appropriate, for example in vegetable gardens, compost shall be applied to improve soil health and reduce the need for chemical fertilizers.	**1**	
i.	**Use of Artificial Turf.** The project includes 100 sq.ft. or more of artificial turf.	**-1**	

Total Points Available: 10

3.5 Biodiversity and Habitat

		Points Available	**Mandatory**
a.	**Mandatory Trees in Open Space Areas.** Select one strategy: Trees shall be provided at a minimum ratio of one tree for each 500 square feet of the cumulative total of all landscaped areas in the project. Palms and succulents shall not qualify as trees. or	**1** **or**	**Yes**

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	Trees shall be provided at a minimum ratio of one tree for each 500 square feet of the cumulative total of all landscaped areas in the project and 50% or more of the on-site trees are located at-grade or between the building and the public right-of-way. Additional requirements: 1. These trees may be used to satisfy the open space tree requirements of LAMC Section 12.21.G.3. 2. All required trees shall have a minimum 24 inch box size and a minimum caliper of 2 inches at the time of planting or as specified by ASNS (American Standard for Nursery Stock). A minimum of one of the trees provided must be either a shade tree with canopy of 30 feet in diameter at maturity or a California native tree or shrub (see Soil Volume Schedule in 3.4 (b)) . 3. A minimum of 30 square feet of unpaved area shall be provided at the base of each tree with the shortest dimension to be 4 feet. 4. Understory shrubs, grasses and/or ground covers or organic mulch of 3-5" depth shall be provided, to shade soil and provide a more favorable microclimate at the the base of all trees. 5. No species rated as "moderate" or "high" by California Invasive Plant Council's inventory shall be used in required landscape areas. (See: The Cal-IPC Inventory – California Invasive Plant Council) Additional points are available when planting such areas with native plants. See section 3.5C	**3**	
b.	**Minimum Shade Coverage of Uncovered Areas**. Select one strategy: The project uses climate-adapted or locally native tree and shrub (see Soil Volume Schedule in 3.4 (b))species that achieve at least 30% shade cover of outdoor areas within 10 years from planting (measured on June 21st at noon). Where planting of trees cannot physically be accommodated on site, shade shall be provided by alternative means, such as shade sails, architectural features, and/or similar treatments. Additional points are available when planting such areas with native plants. See section 3.5C or	**1** **or**	**Yes**

	The project uses climate-adapted or locally native tree and tall shrub species that achieve at least 50% shade cover of outdoor areas, within 10 years from planting (measured on June 21st at noon). Where planting of trees is not feasible, shade shall be provided by alternative means. Shade coverage analysis must be demonstrated on landscape plans, prepared by a Landscape Practitioner.	**2**	
c.	**Native Plants.** The project utilizes at least 75% plants native to the South Coast region of the State of California (native cultivars may be acceptable) as measured by area coverage. The plan should identify whether the plant species are listed from CalScape (https://calscape.org/) for the project's specific location and environmental conditions. Species shall be selected based upon their suitability per the Sunset Climate Los Angeles Zone Region map and the project's location. No moderate or highly invasive species as identified by Cal-IPC are proposed.	**3**	
d.	**Bird-Safe Glass.** Windows, glass walls and façades, or balconies with segments of reflective or transparent building elements exceeding 24 square feet incorporate bird-safe treatment. Such treatments include glass that is fritted, angled, UV-reflective (e.g. Ornilux), or with patterns frosted, stenciled or sandblasted onto the surface. Architectural features that tilt, layer, recess, or otherwise structurally break up large expanses of reflective or transparent surfaces also qualify.	**1**	
e.	**Vertical Landscaping.** Irrigated vine pockets planted in soil measuring at least 2.5 square feet each are provided along the back of public sidewalks and/or alleys to cool and green south- and west-facing walls, at least one per every 10 linear feet of frontage, in compliance with the provisions of LAMC Sec 62.179. Vine pockets should be placed to allow a buffer of 2-3 feet and have a vertical support system to allow for growth and branching of foliage. Additional points are available when planting such areas with native plants. See section 3.5C	**1**	
f.	**Greening in the Public Realm**. Hedges or vertical green walls are provided along the edges of the structure(s) at property lines and yards, utilizing one or more of the following preferred species identified for their suitability and resilience in an urban context:	**1**	

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	Hedges: 1. Prunus ilicifolia and Prunus ilicifolia lyonii (holly-leaf and Catalina cherries) 2. Frangula/Rhamnus californica (California coffeeberry) 3. Rhus integrifolia (lemonadeberry) 4. Calliandra californica (Baja fairyduster) 5. Heteromeles arbutifolia (Toyon) 6. Arctostaphylos 'Lester Rowntree' (Lester Rowntree Manzanita or similar subspecies) Vine species: 1. Calystegia macrostegia (native morning glory) 2. Virgin's Bower (Clematis ligusticifolia) 3. Chaparral Honeysuckle (Lonicera interrupta) 4. Pink Honeysuckle (Lonicera hispidula) 5. California Blackberry (Rubus ursinus) 6. Clematis lasiantha (native chaparral Clematis) 7. Clytostoma callistegioides (lavender trumpet vine) 8. Distictus buccinatoria and cultivars (scarlet trumpet vine) 9. Hardenbergia violacea and cultivars (pea vine) 10. Rosa banksiae and cultivars (Lady Banks climbing rose) Any such areas must be irrigated to receive credit. Additional points are available when planting such areas with other native plants. See section 3.5C		

Total Points Available: 11

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		Health-Related Strategy	M = Mandatory Standard E = Elective Standard	Residential and Non-Residential Uses	Surface Parking	Industrial	Points
1	**PEDESTRIAN-FIRST DESIGN**						
1.1	*PEDESTRIAN CIRCULATION*						
a.	**Direct Path for Pedestrians** Each of the following standards must be met: New buildings should be sited such that the ground floor frontage is parallel to or primarily facing a public street. The ground floor frontage may be set back up to 20 feet from the public street to the extent necessary to accommodate pedestrian amenities. Additionally, a project must provide at least one building entrance along the ground floor frontage that serves as a primary pedestrian access point with a physical connection to the public sidewalk. Note: These requirements must satisfy California Building Code Chapter 11B requirements. For an existing commercial corner or mini-shopping center and previously developed sites involving infill development, only new detached buildings shall be required to meet the above requirement.		M	●		●	1
b.	**Curb Cut Reduction** Select one strategy: The project does not introduce new driveways beyond the existing number of driveways. or The project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way.	●	E	●	●	●	1 2
c.	**Utilization of Curb for Rideshare/Loading** In lieu of introducing an additional driveway for the purpose of passenger drop off/pick up within private property, the project site plan indicates the use of existing curb space in the public realm to be striped white as “Passenger Loading”. Zones must comply with the public rights-of-way accessibility guidelines (PROWAG) and are subject to approval by the Department of Transportation (LADOT).		E	●			1
d.	**Use of Alleys or Side Streets for Vehicle Ingress/Egress** Select one strategy: One or more alley(s) are used for vehicular ingress and/or egress, or loading areas. or The project does not include any driveways on streets where pedestrian and bicyclist volumes are likely to be higher due to any of the following three conditions: 1. Along streets identified as Boulevards or Avenues I and II in Mobility Plan 2035; 2. On existing or planned Metro rail and bus transit routes; and 3. Streets where existing bike lanes are present, or future bike lanes are identified in the Mobility Plan 2035 Bicycle Enhanced Network. If a project can only achieve vehicular access from a Collector or a Local street due to its mid-block location this strategy is not applicable.		E	●	●	●	1 2
e.	**Minimized Driveway Widths and Access Lanes** Select one strategy: Project utilizes the maximum driveway dimensions shown on the table below. **Driveway Operation** **Two-Lane** / **One-Lane** **Type of Development** Industrial: 30 / - Commercial, Multi-Family Residential and Mixed-Use More than 25 spaces: 20 / 10 5 to 25 spaces: 20 / 10 Less than 5 spaces: 18 / 10 Site Family Residential 1 or 2 car garage: 18 / 9 3 or more car garage: 18 / - or Project utilizes the minimum allowed driveway access lane width, 9ft for Boulevards and Avenues and 8ft for Local and Collector streets, for all the driveways per Vehicle Access Package 1 in accordance with LAMC Chapter 1A, Div. 4C.2. (Automobile Access)		E	●	●	●	1 2
f.	**Minimizing Pedestrian and Vehicular Conflicts** The project employs one or more of the following treatments to make it clear to motorists that they must watch for pedestrians. 1. The sidewalk surface materials crossing the driveway shall be of a continuous treatment. 2. Where vehicular ingress/egress occurs and/or in instances when a project involves multiple buildings on a site, the design employs raised tables, special paving, striping, or other visually differentiated materials or surface treatments and lighting to identify areas of pedestrian crossing or pathways on site. 3. The project includes signage to watch for pedestrians crossing.	●	E	●	●	●	1
g.	**Multi-Purpose Fire Lanes** The LAFD-required fire apparatus access lane is designed as a shared fire lane including stormwater capture elements such as an approved reinforced paving system with vegetation and/or planted materials outside the minimum required fire lane width clearances. (Resource guide pending)		E	●		●	1
h.	**Location of Bicycle Parking** The long-term bicycle parking is consistent with LAMC Section 12.21 A.16 and meets one or more of the following criteria: 1. Located at the ground floor level, with access to the main pedestrian building entrance or public sidewalk; 2. Located in a room with a source of natural light; or 3. For commercial projects, co-located with bike related amenities such as secure storage lockers, bike repair stations, showers or changing rooms.	●	E	●		●	1
i.	**Physical Activity - Stairs** Select one strategy: A designated stair for everyday use directly accessible from the building lobby, such that its visibility is unobstructed to occupants. or The project’s main interior stairwell is designed to be visible from the public right of way, or it is designed to be open-air.	●	E	●		●	1

KEY:
Project Applicability
● = Applicable

1.2	*QUALITY PUBLIC SPACE LINKAGES*						
	[BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-xxxx) and planting all street trees as required above, it shall be eligible for one additional point.]						2
b.	**Bus Stops** Where a bus stop or transit shelter exists along the project frontage, the building has been designed to provide adequate space for the boarding and alighting of passengers, does not necessitate shelter, bus bench, or bus stop relocation during construction or post-occupancy, and improves the curb, gutter, and sidewalk improvements consistent with Department of Public Works requirements.		E	●	●	●	1
c.	**Ground Floor Public Open Space** The project provides a publicly accessible open space or a public amenity space, measuring a minimum of 1,000 square feet (such as a plaza, park or paseo or other Outdoor Amenity Area) as part of the development that remains ungated at all times.	●	E	●	●	●	1
d.	**Creative Public Realm Improvements** Non-standard street improvements are provided above minimum requirements. Improvements that increase tree canopy , improve pedestrian access , facilitate stormwater retention and/or enhance the public realm through public art installations may qualify. Examples of enhancements on public or private property include: • signalized crosswalks and other access related improvements • traffic calming improvements such as curb extensions or a slow point/corner radius treatment • protected bike lane • pedestrian lighting and/or public seating adjoining the sidewalk • awnings that shade the sidewalk • publicly- accessible or in-street art installations • stormwater retention improvements such as green alleys or bioswales The applicant has provided evidence of consultation and/or application submission to City Departments having approval authority, such as BOE and/or LA Department of Transportation (LADOT) and/or LA Sanitation and Environment (LASAN) and/or Department of Cultural Affairs.	●	E	●	●	●	2
e.	**Screening of Transformers/Utilites from View from the Public Right-of-Way** Properly screened transformers and utilities are visually obscured from view from the public right-of-way using strategies that allow these elements to blend well with street frontage. Strategies can include landscaping, fencing, enclosures, or camouflage methods. Select one strategy: The site design takes advantage of existing alleys for placement of back-of-house uses, utilities and transformers; transformers and utilities are screened, and are not visible from street frontages. or The project installs utilities and transformers entirely below finished grade in a vault or encloses the transformers within the building.		E	●	●	●	1 2
f.	**Security Fences** Fences, walls, or parking gates fronting a public street shall be set back from the property line. A minimum two-foot wide vegetated buffer between the public right-of-way and the fence or wall along all building frontage(s) shall be indicated on plans. or Security fences or walls are set back a minimum of four feet from the property line establishing a landscaped buffer planted with shade trees.		E	●	●	●	1 2
g.	**Active Ground Floor** The ground-floor is directly accessible from a building's Ground Floor Frontage, has a minimum floor-to-structural ceiling height of 15 feet, and is dedicated to commercial uses, individual walk up residential or live/work units, residential lobbies, community rooms, or pedestrian amenities. \		E	●		●	1
h.	**Individual Unit Entrances** Street-fronting residential or commercial units on the ground floor each have a primary entrance facing the street. Covered entryways, porches, landing areas, patios and/or stoops are used to connect the building entrance to the sidewalk.		E	●		●	1
i.	**Defined Ground Floor Entrances** Ground floor lobbies, vestibules, atriums, and primary building entrances are defined by architectural features such as overhead awnings, front porches and/or stoops, columns, transparent windows and doors, recessed planes, or similar such architectural treatments.		E	●		●	1
j.	**Transparency** At least 50% of the ground floor building facade measured between 2 and 8 feet above the finished sidewalk grade shall consist of transparent openings, such as clear glass windows and doors.		E	●		●	1

		Health-Related Strategy	M = Mandatory Standard E = Elective Standard	Residential and Non-Residential Uses	Surface Parking	Industrial	Points
2	**360 DEGREE DESIGN**						
2.1	*AIR QUALITY IMPROVEMENT, NOISE REDUCTION AND QUALITY AMBIENT ENVIRONMENT*						
a.	**Site Context** Project plans include relevant building and site context information, which includes at a minimum the following on-site and adjacent properties and public right-of-way information: • All setbacks and yards clearly dimensioned. • Existing and proposed building footprints. • Height or number of stories, clearly indicated pedestrian and vehicular Circulation, public right-of-way dimensions, existing and proposed street trees. • Building footprints, use, and building heights for properties adjacent to and abutting the site.		M	●	●	●	1
b.	**Site Context (Advanced)** The project's submittal includes an analysis of the existing built environment adjacent to the site, consistent with Plot Plan and Elevation Instructions. In addition, the project shall provide: • Information about nearest public transit and open space; • Information about historic and, if applicable, significant cultural or indigenous uses of the site; • Elevations of surrounding buildings showing their height and massing relative to the project, architectural elements, and • 3D models/renderings depicting the building in its context as well as street-level views, which must also include projects under review or approved by the City, and those under construction.		E	●		●	1

c.	**Sensitive Uses - Freeway Adjacent** For residential projects of 100 units or more, or non-residential projects of 50,000 square feet or more, if the project is located within 1,000 feet of a Freeway, it must satisfy one or more of the following strategies: 1. Locate non-habitable uses, such as parking and building areas not calculated in floor area, nearest the freeway or 2. A landscape buffer area, at least 10 feet in width, is installed along the property line closest to the freeway. The buffer area must be comprised of tall evergreen trees (tree species that do not drop their leaves) shall be planted at a minimum ratio of 1 tree per 50 square feet, and a wall to shield building occupants from freeway noise and particulate matter. or 3. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) on the side of the site opposite (furthest from) the freeway. For all other projects within 1,000 feet of a Freeways, one or more of these strategies may be selected as an elective point.	●	**M (if applicable)**	●			**1**
d.	**Sensitive Uses - Drive-Through Uses and Loading Areas** Loading areas and drive-thru uses adjacent to residential land uses, schools, parks, healthcare facilities, and other sensitive receptors must include: 1. Drive-thru restaurants shall include a walk-up window and/or main entry door directly accessible to the public sidewalk as an alternative for those walking or biking to the location. 2. "No idling/Turn off engine" signage (at least 18 inches by 24 inches in dimension) at each vehicular drive thru entrance; and 3. Noise attenuation methods such as sound barriers to reduce spillover noise from loading areas or outdoor speakers onto neighboring properties to reduce noise to less than 50db at the property line. Specifications for signage and noise reduction methods and their location shall be included on the plans.	●	**M (if applicable)**	●		●	**1**
e.	**Sensitive Uses - Industrial Uses, Storage** Industrial uses with open air storage of merchandise or materials adjacent to residential land uses, schools, parks, healthcare facilities, and other sensitive receptors must meet the following standards: 1. Materials stored outdoors must be confined within a storage area enclosed by a solid, non-combustible wall with self-closing gates, except for construction equipment. 2. Materials that are subject to releasing dust or particulate matter shall be covered or completely enclosed 3. Barbed wire, chain linked and concertina wire fences are prohibited at the perimeter of the property.	●	**M (if applicable)**	●		●	**1**
f.	**Trash and Recycling Areas** 1. All trash collection and storage areas are located such that they are not visible from the public realm and/or public entrances. 2. Trash receptacles are stored in a fully enclosed building or structure. 3. If the trash enclosure is located outdoors, it is at least 20 feet away from adjacent residential uses.		**E**	●	●	●	**1**
g.	**Low-Level Exterior Lighting** All outdoor lighting systems shall use fixtures that are directed downward and away from the window of any residential uses. Lighting uses low-glare warm-colored bulbs, and energy-efficient smart dimming and timer systems. Outdoor lighting systems shall comply with the Light Pollution Reduction standards in the Green Building Code and shall automatically shut off from 12am to 6pm.		**E**	●	●	●	**1**
h.	**Adaptive Reuse** Existing building(s) on site are being adaptively reused, in whole or in part, in conjunction with a new development of the site. Adaptive Reuse involves the conversion from one use to another, while retaining one or more existing buildings.		**E**	●		●	**1**
i.	**Historic/Cultural Resources** If the project is located adjacent to or involves historic/cultural resources, an analysis of historic/cultural resources has been included in the submittal, including elements such as the project's height, bulk, massing and architectural treatment in relation to historic resources, and how the resources' existing features have informed the project design.		**E**	●		●	**1**
j.	**Blank Walls on Street Frontages** The project does not propose any blank walls visible from the public right of way for the first 20 feet of building height. Wall treatments may include the use of varying materials, textures, and/or colors, the use of green or living walls, the use of modulated planes to create depth, or the use of murals. Murals must be in compliance with regulations per LAMC 22.119, as well as any application and approval processes administered by the Department of Cultural Affairs.		**E**	●		●	**1**
k.	**Air Quality Monitoring** The project provides a smart thermostat with indoor air quality monitoring capability within each dwelling unit.	●	**E**	●			**2**
l.	**Air Quality, Reducing Exposure to Smoke** The property owner and property manager shall implement one or both of the following smoke-free policies. Prior to initial occupancy, signage shall be posted stating that smoking is prohibited in: 1. Common spaces, which may include walkways, stairwells, parking lots, laundry rooms, playgrounds, swimming pools, and the like; and/or 2. The entire premises Examples of the signage and their location shall be included on the plans.	●	**E**	●			**1**

2.2	*SCREENED OR REDUCED VEHICLE PARKING*						
a.	**Surface Vehicle Parking.** If the project includes surface parking of more than 4 vehicle parking spaces, parking areas shall be screened from the public street or sidewalks (excluding alleys) by means of a minimum 4 foot wide buffer which includes ground cover, landscaping, and trees. Additional points are available when planting such areas with native plants. See section 3.5C		**M (if applicable)**	●	●	●	**1**
b.	**At-Grade or Above Grade Vehicle Parking Solutions** For at-grade and/or above grade vehicle parking structures, the project shall meet one or more of the following. Select one strategy: Parking areas are screened to meet LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii standards; or Vehicle parking areas are screened to meet LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii standards and are designed to be adapted to other uses per LAMC Chapter 1A, Div. 4C.4.5.C.3.c.ii standards. A plan is provided to clearly detail the strategy and stages for future conversion; or Any vehicle parking areas facing the public right of way is wrapped with active uses per LAMC Chapter 1A, Div. 4C.4.5.C.3.d.ii.a-c standards		**M (if applicable)**	●		●	**1** **2** **2**
c.	**Zero Visible Vehicle Parking** Select one strategy: The project provides all parking below grade except for up to four convenience vehicular parking spaces at grade, for use by shuttles, rideshare services, passenger loading, and/or code-required disabled access or EV parking, provided that such spaces are screened from view from the sidewalk or public street. or The project provides zero vehicle parking or provides all vehicle parking below grade.	●	**E**	●		●	**2** **3**

d.	**Minimum Parking** Select one strategy: The project provides only the minimum required vehicular parking consistent with development incentives and/or standards available to the project and utilizes available vehicle parking reductions strategies such as: 10% reduction in vehicle spaces per the Bike Parking ordinance, use of automated parking, tandem parking, and/or compact stalls to reduce physical space requirements for parking.		E	●	●	●	1
e.	**Large Sites, Centralized Parking Location** On larger sites with multiple buildings, provide parking in a shared parking structure rather than embedded within multiple buildings. The project site plan includes pedestrian design features guiding visitors to and from parking structures and parking areas using safe, clear paths of travel between parking areas and the associated buildings and/or uses. Pedestrian design features include shaded pathways, lighting, and wayfinding.		E	●		●	1
f.	**Parking Garage Footprint** Underground parking structures adhere to any required front, side, or rear yard setbacks that the building is subject to, such that no subterranean structures (aside from structural building footings) are located within the setback area.		E	●		●	2
g.	**Shared-use Parking** The project utilizes shared parking agreements either on-site or off-site, pursuant to 12.21.A.4(g) and subject to approval by the Los Angeles Department of Building and Safety.		E	●	●	●	1
h.	**Parking Areas in Mixed-Use Projects** Mixed-use project parking areas utilize a common access driveway for residential and commercial parking to avoid additional curb cuts.		E	●	●	●	1

		Health-Related Strategy	M = Mandatory Standard E = Elective Standard	Residential and Non-Residential Uses	Surface Parking	Industrial	Points
3	**CLIMATE-ADAPTED DESIGN**						
3.1	*CLIMATE RESILIENT BUILDINGS*						
a.	**Climate Responsive Design - Natural Ventilation and Passive Cooling** Select one strategy: The project includes natural ventilation by means of operable windows, skylights or open-air elements in one or more of the following building areas: - Hallway corridor - Stairwell - Lobby or atrium For multi-family residential projects, indoor common open space areas that provide operable windows and/or access to outdoor areas, yards, or setbacks shall satisfy this requirement. Rooms with folding, movable or retracting doors or walls that open up to outdoors qualify. or South and west facades incorporate one or more shading devices such as brise soleil systems, awnings, canopies, vertical or horizontal louvers, light trays, arcades or covered walkways, balconies, recessed windows or similar architectural features that reduce glare and heat gain, and provide protection from the elements. Shading devices shall be employed consistently throughout the south and west facades.	●	M	●		●	1
b.	**Common and Private Outdoor Open Space** Select one strategy: Balconies are provided for at least 50% of units in a residential project. Balconies should fulfill the dimension requirements per Private Open Space standards in LAMC Sec. 12.21.G.2(b) and LAMC Chapter 1A, Div. 2C.3.3.C.4.. If the project is directly adjacent to a freeway, balconies should only be placed on non-freeway facing sides. or The project dedicates 65% or more of its required open space per LAMC Sec. 12.21.G. as common open space instead of 50% as currently required.	●	E			●	1 2
c.	**Energy Efficiency** Project exceeds Title 24, Part 6, Building Energy Efficiency Standards by 15 percent or greater. Final Title 24 calculations must be included as a page in the building plans, clearly stating the project's compliance percentage above Title 24.		E	●		●	1
d.	**Solar Orientation and Shade** A minimum of one shade tree shall be planted every 25 linear feet along the south and west exposed sides of all structures. Existing street trees that shade the building can be used to satisfy this requirement. Additional points are available when planting such areas with native plants. See section 3.5C To qualify for this point, the project submittal must include a building energy model to determine the optimum orientation and dimensions for implemented architectural features designed to reduce glare and solar heat gain. [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-xxxx) and planting all street trees as required above, it shall be eligible for one additional point.]	●	E	●		●	2 3
e.	**Light and Glare** Buildings use materials with an external reflectance rating of less than 30 percent per LAMC Chapter 1A, Div. 4C.10.2.C. Material data shall be shown on plans.		E	●		●	1
f.	**Cool Paving Materials** The project's hardscape areas utilize cool pavements with a solar reflectance (SR) value of at least 40 percent. Examples of cool pavements include cement concrete, cool-colored coatings for asphalt, or using a clear binder that reveals light-color aggregate						1
g.	**Solar-ready Rooftop** The project maximizes rooftop areas for photovoltaic panels by installing solar above the building's mechanical equipment or for surface parking areas photovoltaic panels are installed above parking stalls. Where solar is provided in parking areas, it shall not impede the parking lot shade tree planting requirement of one tree for every four parking stalls.		E	●	●	●	1
h.	**Living Roofs** The project's landscape plan specifies the installation of a continuous or tray modular living roof for at least 50% of areas located on rooftops and podium areas. The vegetated roof shall comply with LAMC Section 57.317.		E	●		●	2
i.	**Natural Ventilation and Day-lighting** Floor plan, elevations and/or door and window schedule demonstrate at least one of the following: 1. In residential buildings, the total depth of habitable spaces does not exceed 40 feet. or 2. The building incorporates a courtyard style arrangement, open corridors and/or corner units that promote cross-ventilation through the use of operable windows on two sides. or 3. The project includes operable skylights and/or clerestory windows if windows at a standard height are infeasible due to the nature of the building use or occupancy.	●	E	●		●	2

3.2	*SITE AMENITIES*						
a.	**Site Amenitites** Select one of the applicable standards: **Residential Amenities** A residential project or a mixed-use project with residential components provides at least 3 amenities from the Director's List of Site Amenities within the code required Open Space areas. or **Non-Residential Amenities** A non-residential project shall provide at least one amenity from the Director's List of Site Amenities for non-residential projects.	●	**M**	●		●	**3**
b.	**Privately Owned Public Space (POPS)** The project provides and maintains publicly accessible open space located on private property (POPS). POPS are areas such as plazas, arcades, paseos, through-block pedestrian connections or open air concourses and similar public Outdoor Amenity Areas located in or around buildings. To ensure that such open spaces are available to the public, each space must meet all of the following criteria: 1. Open to the general public free of charge between the hours of sunrise to sunset, or during regular business hours, whichever is longer 2. The publicly accessible open space shall be equal to, or greater than the common open space required for the project pursuant to LAMC Section 12.21.G.2 (a) and shall have a minimum dimension of 15 feet in width. 3. Shall provide at least one tree (non-palm species) for every 625 square feet of POPS space. 4. At least one Privately Owned Public Space (POPS) sign shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with LAMC Chapter 1A, Div. 4C.11. (Signs). The sign shall include the hours of operation and amenities available to the public. Property owners of POPS shall maintain the required signs for the life of the building, and ensure their upkeep and maintenance. Property owners shall be responsible for the repair or replacement of such signs, as necessary.	●	**E**	●	●	●	**2**

3.3	*CONSERVATION*						
a.	**Tree Disclosure** The applicant has provided a Tree Disclosure Statement (CP-4067) to the Department of City Planning. If after providing the Tree Disclosure Statement it is determined that no Protected Trees, street trees, or Significant Trees are located on-site, no further action is needed.	●	**M**	●	●	●	**1**
b.	**Tree Report** If the Tree Disclosure Statement identifies existing street trees, Protected Trees for removal as well as the presence of Significant Trees also proposed for removal, then the applicant must submit the required Tree Report (CP-4068) prepared by a certified Arborist, which includes recommendations for retention or replacement. The applicant needs to provide an Urban Forestry Division stamped copy to Planning. or **Tree Survey** If no Protected Trees or street trees are proposed for removal, but the Tree Disclosure Statement identifies Significant Trees proposed for removal, then the applicant must provide a tree survey which can be a topographic map, or aerial produced by the Landscape Practitioner for Director of Planning review. The tree survey must show the location of all existing on-site trees, call out points of conflict with project plans, identify trees proposed for preservation or removal, and for each tree identify the diameter of trunk and canopy, and tree condition.	●	**M** **(if applicable)**	●	●	●	**1**
c.	**Significant Tree Removal, Non-Protected Trees** The project involves the removal of one or more Significant Trees, per the following table: Removal of 1-5 Significant Trees Removal of 6-10 or more Significant Trees Removal of 11 or more Significant Trees		**E**	●	●	●	 **-1** **-2** **-3**
d.	**Minimum Significant Tree Replacement, Non-Protected Trees.** Select one strategy: Where Significant Trees are proposed for removal, as identified in the Tree Survey or Tree Report, the applicant provides a replacement for Significant Trees based on the tree canopy replacement ratio per the table below. Any required removal must be disclosed prior to grading and demolition. **Canopy of the Removed Significant Tree** (Average diameter in feet across the canopy) / **Replacement Trees*** (Trees selected shall be equivalent to leaf coverage and shade canopy of removed tree within 10 years) / **Alternative Replacement Ratio*** (Permitted alternative when there are space, design or soil volume limitations) Less than 10' / Two 24" Box Size / One 36" Box Size 10'-20' / Three 24" Box Size / Two 36" Box Size 20'-40' / Four 24" Box Size / Two 48" Box Size 40'-56' / Six 24" Box Size / Two 48" Box & Two 36" Box Size 56'-60'+ / Two 24" Box & Two 36" Box + Two 48" Box Size / N/A Additional points are available when planting such areas with native plants. See section 3.5C	●	**E**	●	●	●	**2**
e.	**Tree Conservation** The project preserves 50% or more of existing healthy Protected and Significant Trees inclusive of all trees on private property or the Public Right-of-Way, as determined in the tree report or survey. **Tree Protection During Construction** The project retains 100% of all existing healthy Protected and Significant Trees. To be eligible for this point, the project must guarantee a tree protection plan during demolition, grading, and construction with measures to protect the critical root zone and tree protection zone for every existing to remain Significant and/or Protected Tree identified on the Tree Survey or Tree Report (see b. above). Trees to be protected in place on the subject property, in the public right-of-way, and on adjacent property where 60% or more of the critical root zone falls within the project site shall be documented in a tree protection plan included in the project submittal. The tree protection plans shall demonstrate that the management of trees impacted by construction or demolition will follow current industry standards (ANSI A300 -Part 5) and best management practices. [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-xxxx) and planting all street trees as required above, it shall be eligible for one additional point.]		**E**	●	●	●	**3** **4** **5**

f.	**Landscape Coverage** Select one strategy: In lieu of 25% of required common open space area planted with ground cover, shrubs or trees per LAMC Sec. 12.21.G.2(a)(3), the project achieves a 50% landscape coverage of the required common open space which may include landscaping within above grade planters, provided that the soil depth requirements are met per LAMC Chapter 1A, Div. 4C.6.4.C.2.b.ii Additional points are available when planting such areas with native plants. See section 3.5C or A minimum of 25% of total lot area remains unpaved with plant material installed in-grade, as opposed to planting over slabs or subsurface structures (for example below grade parking does not extend into the side yards). Note: No species rated as “moderate” or “high” by California Invasive Plant Council’s inventory shall be used in required landscape areas. (See: The Cal-IPC Inventory – California Invasive Plant Council)		**E**	●		●	**1** **2**
g.	**Native Soil Conservation During Construction** On-site topsoil and accumulated organic litter will be conserved and stockpiled, either on- or off-site during grading operations and returned to the site during fine grading operations. Conserved soil should be covered and protected from the elements during construction to avoid releasing dust and particulate matter. A project employing this strategy shall provide a copy of the grading plan, showing the location and amounts of cut and/or fill and export/import amounts to demonstrate native soil conservation.		**E**	●	●	●	**1**

3.4	*HEALTHY SOIL AND WATER QUALITY*						
a.	**Landscape Management Plan** A long-term tree and landscape management plan shall be provided by the project’s Landscape Practitioner at the time of building permit issuance to indicate: • recommended watering during five-year plant establishment period • recommended summer watering after plant establishment • recommended winter watering after plant establishment • once-yearly inspection for hazards and other emergent issues • pruning is performed only for plant structure and health per the International Society of Arboriculture (ISA) standards. The plan shall be provided to the building management and made available on site.		**M**	●	●	●	**1**
b.	**Minimum Soil Volume** Planting areas, both at-grade or above structures, shall meet the minimum soil requirements below. In addition, subterranean structures in required yards shall provide adequate soil depth and volumes to support irrigation and root growth for trees and shrubs: Soil Volume Schedule: Canopy Diameter / Soil Volume 15’ - 19’ / 220 cu. ft. 20’ - 24’ / 400 cu. ft. 25’ - 29’ / 620 cu. ft 30’ - 34’ / 900 cu. ft Soil depth based on plant size: Height / Soil Depth <1’ / 18” 1’ - 8’ / 24” 9’ - 15’ / 36” 15’ - 40’ / 42”	●	**M** **(if applicable)**	●	●		**1**
c.	**Surface Parking Lot Landscaping.** Trees are planted at a minimum ratio of one tree for every four parking spaces and dispersed throughout the parking area. All required trees shall have a minimum 24 inch box container size and a minimum caliper of 2 inches at the time of planting or as specified by ASNS (American Standard for Nursery Stock). Trees are to be located in such a manner and be of such a size that the trees are capable of producing an overhead canopy that will shade at least 50 percent of the parking stall area in summer after 10 years' growth. This strategy is required of all Surface Parking projects and is not eligible for substitution with alternative strategies. Note: If the number of trees required results in a fraction then the number of trees required shall be rounded up to the next whole number. Additional points are available when planting such areas with native plants. See section 3.5C [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-xxxx) and planting all street trees as required above, it shall be eligible for one additional point.]	●	**M** **(if applicable)**	●	●	●	**1** **2**
d.	**Permeable Materials** The project proposes alternative (permeable) paving materials in driveways, pathways, and other circulation areas as identified in LAMC Sec.12.21.A.6.C in lieu of concrete, asphalt or other impervious surfaces. Acceptable materials are landscaping, soil, non-compacted or stabilized decomposed granite, gravel, mulch or permeable pavers.		**E**	●	●	●	**1**
e.	**Stormwater Infiltration** Select one strategy: The project includes yards, terraces, courtyards, pathways, and site circulation consisting of a minimum 70% permeable surfaces. To be considered permeable, such surfaces may not be located above structures or slabs. or The project meets or exceeds the LID requirements by means of directing stormwater to bioswales or infiltration planted areas. or The project results in a net increase of 50% or more of unpaved area on the site compared to existing conditions. [BONUS POINT - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-xxxx) and planting all street trees as required above, it shall be eligible for one additional point.]		**E**	●	●	●	**2** **3**
f.	**Greywater Irrigation** An irrigation system that is supplied by a non-potable greywater system is shown on the Landscape Plan and will be installed and operated to meet at least 40% of the irrigation demand.		**E**	●	●	●	**2**

g.	**Drought Tolerant Planting** All plants proposed are those that are defined as “Low” or “Very Low” water-use by UC Riverside Water Use Classification of Landscape Species (https://ucanr.edu/sites/WUCOLS/) for Region 3. Species in all planting areas are grouped by the same level of supplemental irrigation required. Additional points are available when planting such areas with native plants. See section 3.5C		E	●	●	●	1
h.	**Mulch** All planted areas are provided with a layer of organic mulch a minimum of three inches deep, unless in such areas when its use is contrary to good horticultural practice per the International Society of Arboriculture (ISA) standards. Where appropriate, for example in vegetable gardens, compost shall be applied to improve soil health and reduce the need for chemical fertilizers.		E	●	●	●	1
i.	**Use of Artificial turf.** The project includes 100 sq.ft. or more of artificial turf.		E	●	●		-1

3.5	*BIODIVERSITY AND HABITAT*						
a.	**Mandatory Trees in Open Space Areas** Select one strategy: Trees shall be provided at a minimum ratio of one tree for each 500 square feet of the cumulative total of all landscaped areas in the project. Palms and succulents shall not qualify as trees. or Trees shall be provided at a minimum ratio of one tree for each 500 square feet of the cumulative total of all landscaped areas in the project and 50% or more of the on-site trees are located at-grade or between the building and the public right-of-way. Additional requirements: 1. These trees may be used to satisfy the open space tree requirements of LAMC Section 12.21.G.3. 2. All required trees shall have a minimum 24 inch box size and a minimum caliper of 2 inches at the time of planting or as specified by ASNS (American Standard for Nursery Stock). A minimum of one of the trees provided must be either a shade tree with canopy of 30 feet in diameter at maturity or a California native tree or shrub (see Soil Volume Schedule in 3.4 (b)) . 3. A minimum of 30 square feet of unpaved area shall be provided at the base of each tree with the shortest dimension to be 4 feet. 4. Understory shrubs, grasses and/or ground covers or organic mulch of 3-5” depth shall be provided, to shade soil and provide a more favorable microclimate at the the base of all trees. 5. No species rated as “moderate” or “high” by California Invasive Plant Council’s inventory shall be used in required landscape areas. (See: The Cal-IPC Inventory – California Invasive Plant Council) Additional points are available when planting such areas with native plants. See section 3.5C	●	M	●	●	●	1 3
b.	**Minimum Shade Coverage of Uncovered Areas** Select one strategy: The project uses climate-adapted or locally native tree and shrub (see Soil Volume Schedule in 3.4 (b))species that achieve at least 30% shade cover of outdoor areas within 10 years from planting (measured on June 21st at noon). Where planting of trees is not feasible, shade shall be provided by alternative means, such as shade sails, architectural features, and/or similar treatments. Additional points are available when planting such areas with native plants. See section 3.5C or The project uses climate-adapted or locally native tree and tall shrub species that achieve at least 50% shade cover of outdoor areas, within 10 years from planting (measured on June 21st at noon). Where planting of trees is not feasible, shade shall be provided by alternative means. Shade coverage analysis must be demonstrated on landscape plans, prepared by a Landscape Practitioner.	●	M	●			1 2
c.	**Native Plants** The project utilizes at least 75% plants native to the region or to the State of California as measured by area coverage. The plan should identify whether the plant species are listed from CalScape (https://calscape.org/) for the project’s specific location and environmental conditions. Species shall be selected based upon their suitability per the Sunset Climate Los Angeles Zone Region map and the project’s location. No moderate or highly invasive species as identified by Cal-IPC are proposed.		E	●	●	●	3
d.	**Bird-Safe Glass.** Windows, glass walls and façades, or balconies with segments of reflective or transparent building elements exceeding 24 square feet incorporate bird-safe treatment. Such treatments include glass that is fritted, angled, UV-reflective (e.g. Ornilux), or with patterns frosted, stenciled or sandblasted onto the surface. Architectural features that tilt, layer, recess, or otherwise structurally break up large expanses of reflective or transparent surfaces also qualify.		E			●	1
e.	**Vertical Landscaping** Irrigated vine pockets planted in soil measuring at least 2.5 square feet each are provided along the back of public sidewalks and/or alleys to cool and green south- and west-facing walls, at least one per every 10 linear feet of frontage, in compliance with the provisions of LAMC Sec 62.179. Vine pockets should be placed to allow a buffer of 2-3 feet and have a vertical support system to allow for growth and branching of foliage. Additional points are available when planting such areas with native plants. See section 3.5C		E	●	●	●	1

f.	**Greening in the Public Realm** Hedges or vertical green walls are provided along the edges of the structure(s) at property lines and yards, utilizing one or more of the following preferred species identified for their suitability and resilience in an urban context: Hedges: 1. Prunus ilicifolia and Prunus ilicifolia lyonii (holly-leaf and Catalina cherries) 2. Frangula/Rhamnus californica (California coffeeberry) 3. Rhus integrifolia (lemonadeberry) 4. Calliandra californica (Baja fairyduster) 5. Heteromeles arbutifolia (Toyon) 5. Arctostaphylos 'Lester Rowntree' (Lester Rowntree Manzanita or similar subspecies) Vine species: 1. Calystegia macrostegia (native morning glory) 2. Virgin's Bower (Clematis ligusticifolia) 3. Chaparral Honeysuckle (Lonicera interrupta) 4. Pink Honeysuckle (Lonicera hispidula) 5. California Blackberry (Rubus ursinus) 6. Clematis lasiantha (native chaparral Clematis) 7. Clytostoma callistegioides (lavender trumpet vine) 8. Distictus buccinatoria and cultivars (scarlet trumpet vine) 9. Hardenbergia violacea and cultivars (pea vine) 10. Rosa banksiae and cultivars (Lady Banks climbing rose) Any such areas must be irrigated to receive credit. Additional points are available when planting such areas with other native plants. See section 3.5C		**E**	●	●	●	**1**

EXHIBIT C

Draft Health and Urban Forest Equity Priority Areas Zoning Information (ZI)

CITY OF LOS ANGELES
DEPARTMENT OF CITY PLANNING
ZONING INFORMATION (ZI) FILE

HEALTH AND URBAN FOREST EQUITY PRIORITY AREAS
LANDSCAPE AND SITE DESIGN ORDINANCE IMPLEMENTATION

Council District(s): Citywide

PURPOSE

Urban forestry studies show strong links between lack of access to green spaces and poor public health outcomes, among a host of related negative consequences impacting community livelihood ranging from heat exposure and poor air quality, to food insecurity and reduced ecosystem services. Patterns of tree canopy distribution and loss highlight spatial inequities in communities' access to trees, shade canopy, and green spaces.

Health and Urban Forest EquityPriority Areas are identified using quantitative factors such as existing canopy cover, impervious surface cover, income, exposure to urban heat and air pollution, and select socio-demographic indicators, and qualitative assessment of community readiness and feasibility. This selection process allowed the Urban Forest Equity Collective[1] (UFEC) to narrow down sites for high need of forestry interventions to 243 census tracts[2]in Los Angeles. The Department of City Planning is selecting these areas to address the inequitable distribution of the urban forest through tree canopy expansion efforts and Significant Tree preservation. In conjunction with the best practices put forward by the Landscape and Site Design Ordinance[3], advancing environmental justice and urban forest equity in the identified priority areas will help address climate needs and health and social factors.

INSTRUCTIONS

All applicants filing a Landscape and Site Design Ordinance administrative (ADM) application with the Department of City Planning, for a new project located on a parcel identified in the ZI area shall be required to meet two (2) additional Designing for Health Standards in the Landscape and Site Design Point System. Additionally, up to five (5) bonus points are available for projects within the ZI boundary if certain standards related to tree canopy preservation or planting and mitigation of climate impacts are selected.

Attached is a citywide map of Health and Urban Forest Equity Priority Areas in the City of Los Angeles. Department of City Planning (DCP) staff should use this citywide map in determining if a project is clearly within a priority area. Affected parcels within the ZI area will be identified in ZIMAS, however this map is to be referenced on an interim basis.

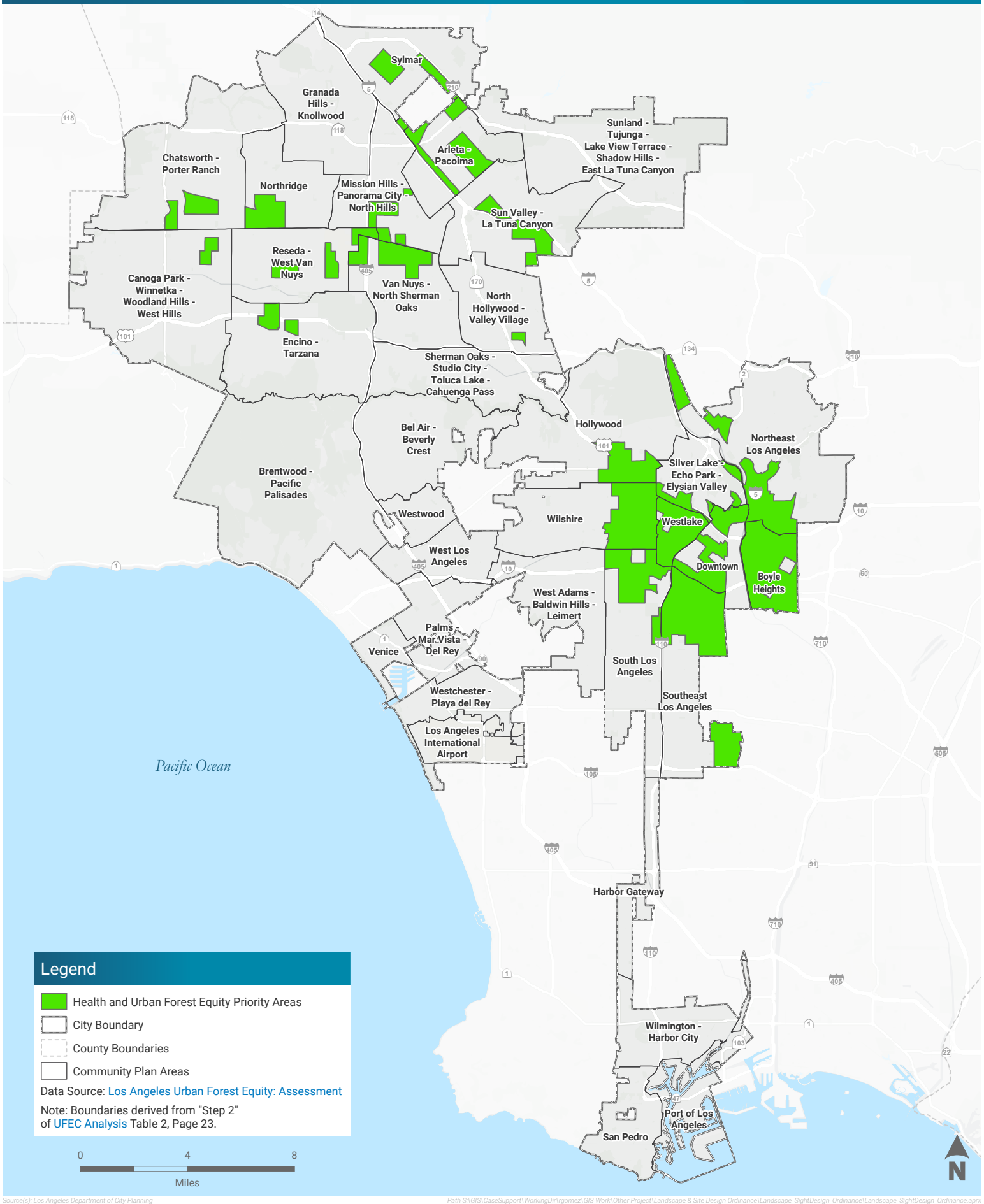
[1] UFEC is a consortium of forestry experts, Los Angeles City staff, community-based organizations, researchers, and consultants aiming to create holistic strategies to advance urban forest equity in the lowest-canopied neighborhoods.
[2] Tracts are selected based on physical and economic conditions, and experience high environmental exposure. They have <=20% canopy AND >=60% impervious surface cover AND median household income <=$67,418 AND they score in the upper 50th percentile (compared to other tracts under consideration based on prior criteria) for projected days over 90 degrees AND PM 2.5 AND/OR Diesel PM. See UFEC's report (2024) for details. [3] Landscape and Site Design Ordinance

Health and Urban Forest Equity Priority Areas

Landscape and Site Design Ordinance

DRAFT

LOS ANGELES CITY PLANNING



Source(s): Los Angeles Department of City Planning

Path: S:\GIS\CaseSupport\WorkingDir\rgomez\GIS Work\Other Project\Landscape & Site Design Ordinance\Landscape_SightDesign_Ordinance\Landscape_SightDesign_Ordinance.aprx
Date Exported 10/1/2024

Included Neighborhood Councils (total 54)

Arleta MacArthur Park
Arroyo Seco Mission Hills
Atwater Village NoHo
Boyle Heights North Hills East
Canoga Park Northridge East
Central Alameda Northridge South
Chatsworth Northridge West
Downtown Los Angeles Olympic Park
East Hollywood Pacoima
Echo Park Panorama City
Elysian Valley Riverside Pico Union
Empowerment Congress North Area Rampart Village
Encino Reseda
Foothill Trails District Silverlake Glassell Park South Central Greater Cypress Park Sun Valley Area
Greater Valley Glen Sylmar
Greater Wilshire Tarzana
Historic Cultural United Neighborhoods of the Historic Arlington Heights, West Adams, & Jefferson Park Community Historic Cultural North Van Nuys
Historic Highland Park Voices of 90037
Hollywood Studio District Watts
Hollywood United Westlake North
LA-32 Westlake South
Lake Balboa Wilshire Center - Koreatown
Lincoln Heights Winnetka
Los Feliz Zapata King

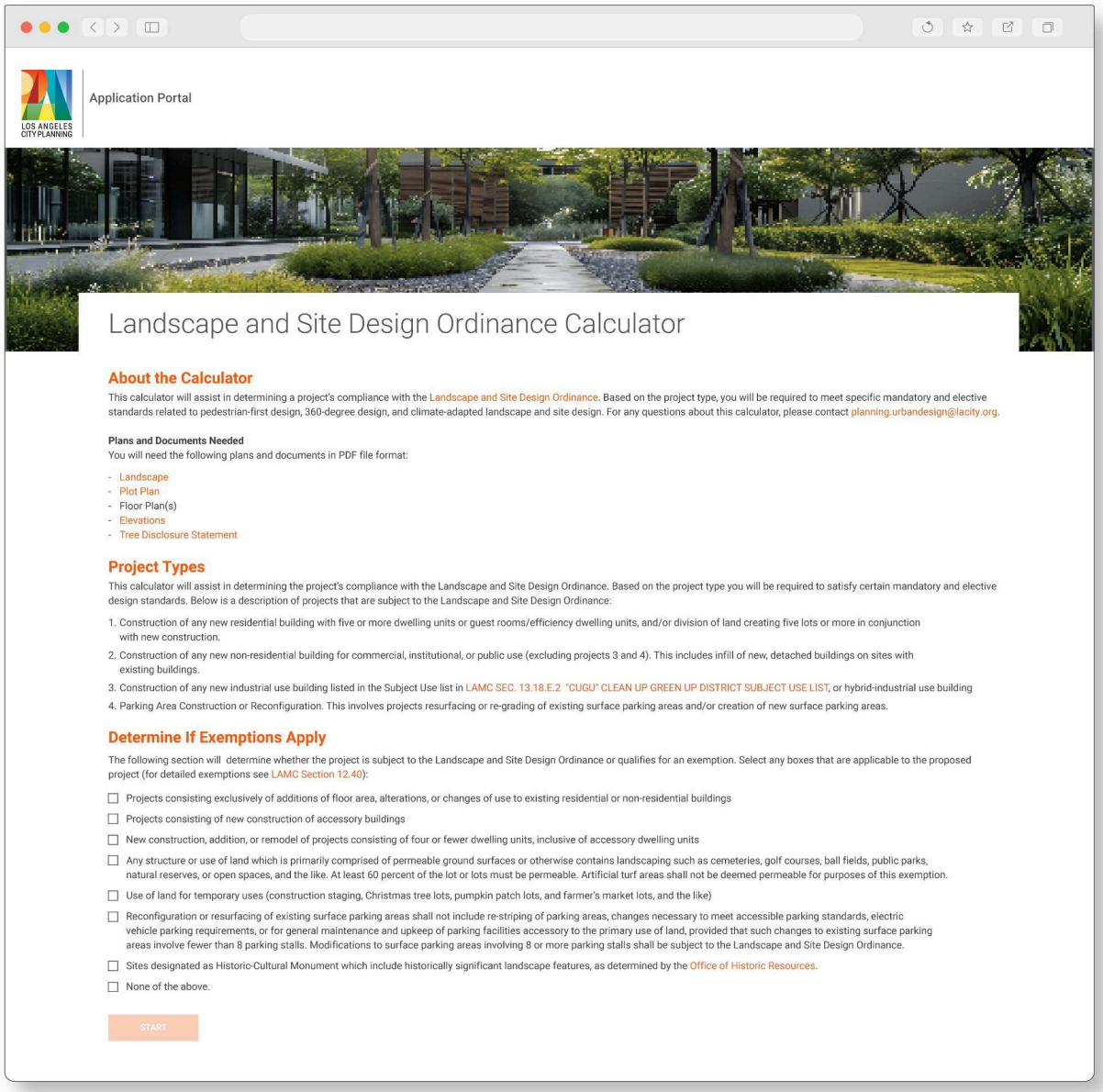
Further reference: [Los Angeles Urban Forest Equity Prioritization Map]

EXHIBIT D

Landscape and Site Design Calculator

Exhibit D

Landscape and Site Design Calculator



LOS ANGELES CITY PLANNING

Application Portal

Landscape and Site Design Ordinance Calculator

About the Calculator

This calculator will assist in determining a project's compliance with the Landscape and Site Design Ordinance. Based on the project type, you will be required to meet specific mandatory and elective standards related to pedestrian-first design, 360-degree design, and climate-adapted landscape and site design. For any questions about this calculator, please contact planning.urbandesign@lacity.org.

Plans and Documents Needed

You will need the following plans and documents in PDF file format:

- Landscape
- Plot Plan
- Floor Plan(s)
- Elevations
- Tree Disclosure Statement

Project Types

This calculator will assist in determining the project's compliance with the Landscape and Site Design Ordinance. Based on the project type you will be required to satisfy certain mandatory and elective design standards. Below is a description of projects that are subject to the Landscape and Site Design Ordinance:

1. Construction of any new residential building with five or more dwelling units or guest rooms/efficiency dwelling units, and/or division of land creating five lots or more in conjunction with new construction.
2. Construction of any new non-residential building for commercial, institutional, or public use (excluding projects 3 and 4). This includes infill of new, detached buildings on sites with existing buildings.
3. Construction of any new industrial use building listed in the Subject Use list in LAMC SEC. 13.18.E.2 "CUGU" CLEAN UP GREEN UP DISTRICT SUBJECT USE LIST, or hybrid-industrial use building
4. Parking Area Construction or Reconfiguration. This involves projects resurfacing or re-grading of existing surface parking areas and/or creation of new surface parking areas.

Determine If Exemptions Apply

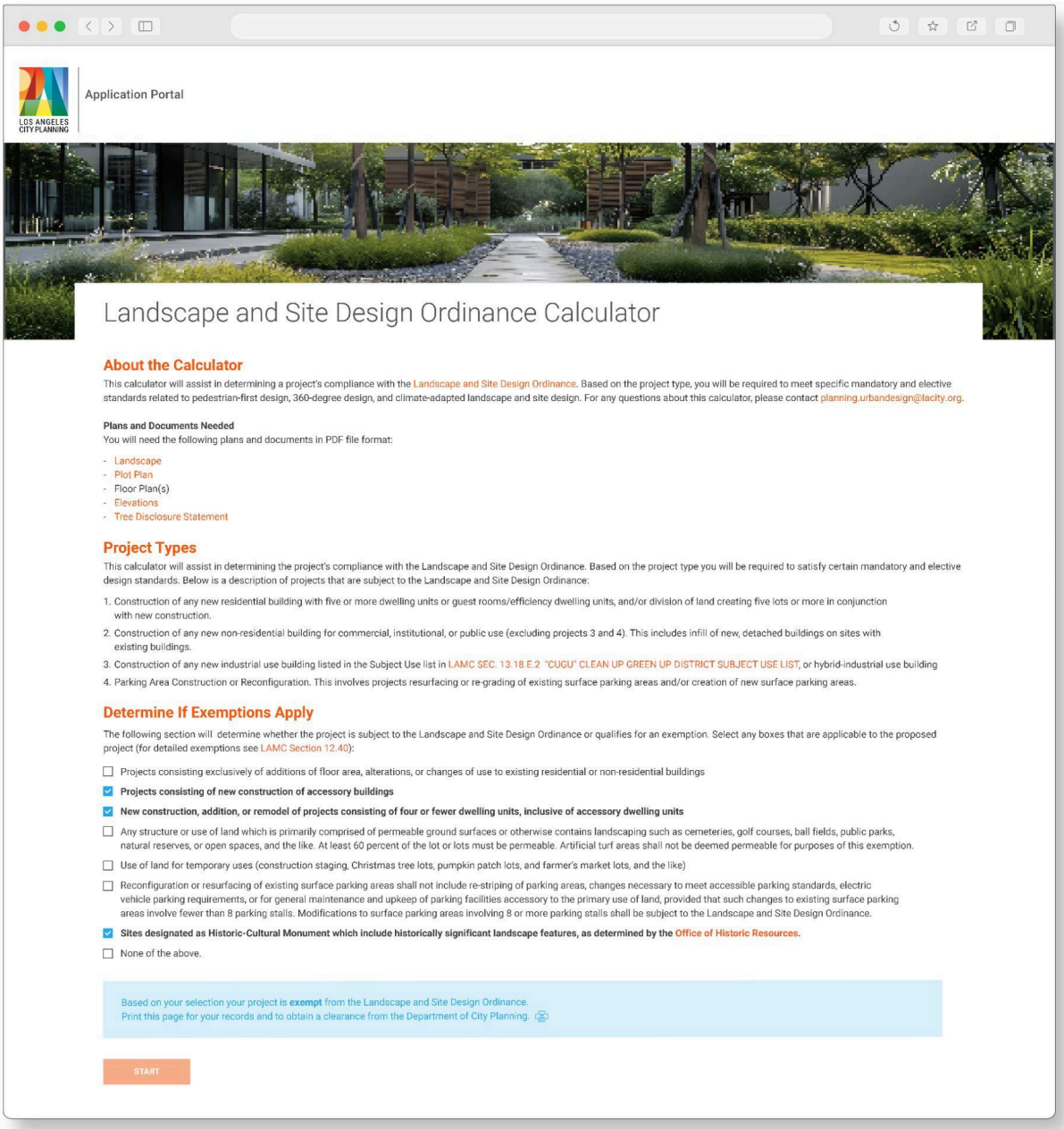
The following section will determine whether the project is subject to the Landscape and Site Design Ordinance or qualifies for an exemption. Select any boxes that are applicable to the proposed project (for detailed exemptions see LAMC Section 12.40):

- ☐ Projects consisting exclusively of additions of floor area, alterations, or changes of use to existing residential or non-residential buildings
- ☐ Projects consisting of new construction of accessory buildings
- ☐ New construction, addition, or remodel of projects consisting of four or fewer dwelling units, inclusive of accessory dwelling units
- ☐ Any structure or use of land which is primarily comprised of permeable ground surfaces or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like. At least 60 percent of the lot or lots must be permeable. Artificial turf areas shall not be deemed permeable for purposes of this exemption.
- ☐ Use of land for temporary uses (construction staging, Christmas tree lots, pumpkin patch lots, and farmer's market lots, and the like)
- ☐ Reconfiguration or resurfacing of existing surface parking areas shall not include re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, provided that such changes to existing surface parking areas involve fewer than 8 parking stalls. Modifications to surface parking areas involving 8 or more parking stalls shall be subject to the Landscape and Site Design Ordinance.
- ☐ Sites designated as Historic-Cultural Monument which include historically significant landscape features, as determined by the Office of Historic Resources.
- ☐ None of the above.

START

Determine if Exemptions Apply | Blank

- PAGE 1 serves as a landing page providing overall information about the Landscape and Site Design Ordinance and purpose of the calculator.
- Prompts users to first find out if the project is exempt or not.
- Page shown when loaded with no selection(s) having been made.
- Users are unable to click the orange "START" button at bottom.



LOS ANGELES CITY PLANNING

Application Portal

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Determine If Exemptions Apply

The following section will determine whether the project is subject to the Landscape and Site Design Ordinance or qualifies for an exemption. Select any boxes that are applicable to the proposed project (for detailed exemptions see LAMC Section 12.40):

- [ ] Projects consisting exclusively of additions of floor area, alterations, or changes of use to existing residential or non-residential buildings
- [x] **Projects consisting of new construction of accessory buildings**
- [x] **New construction, addition, or remodel of projects consisting of four or fewer dwelling units, inclusive of accessory dwelling units**
- [ ] Any structure or use of land which is primarily comprised of permeable ground surfaces or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like. At least 60 percent of the lot or lots must be permeable. Artificial turf areas shall not be deemed permeable for purposes of this exemption.
- [ ] Use of land for temporary uses (construction staging, Christmas tree lots, pumpkin patch lots, and farmer's market lots, and the like)
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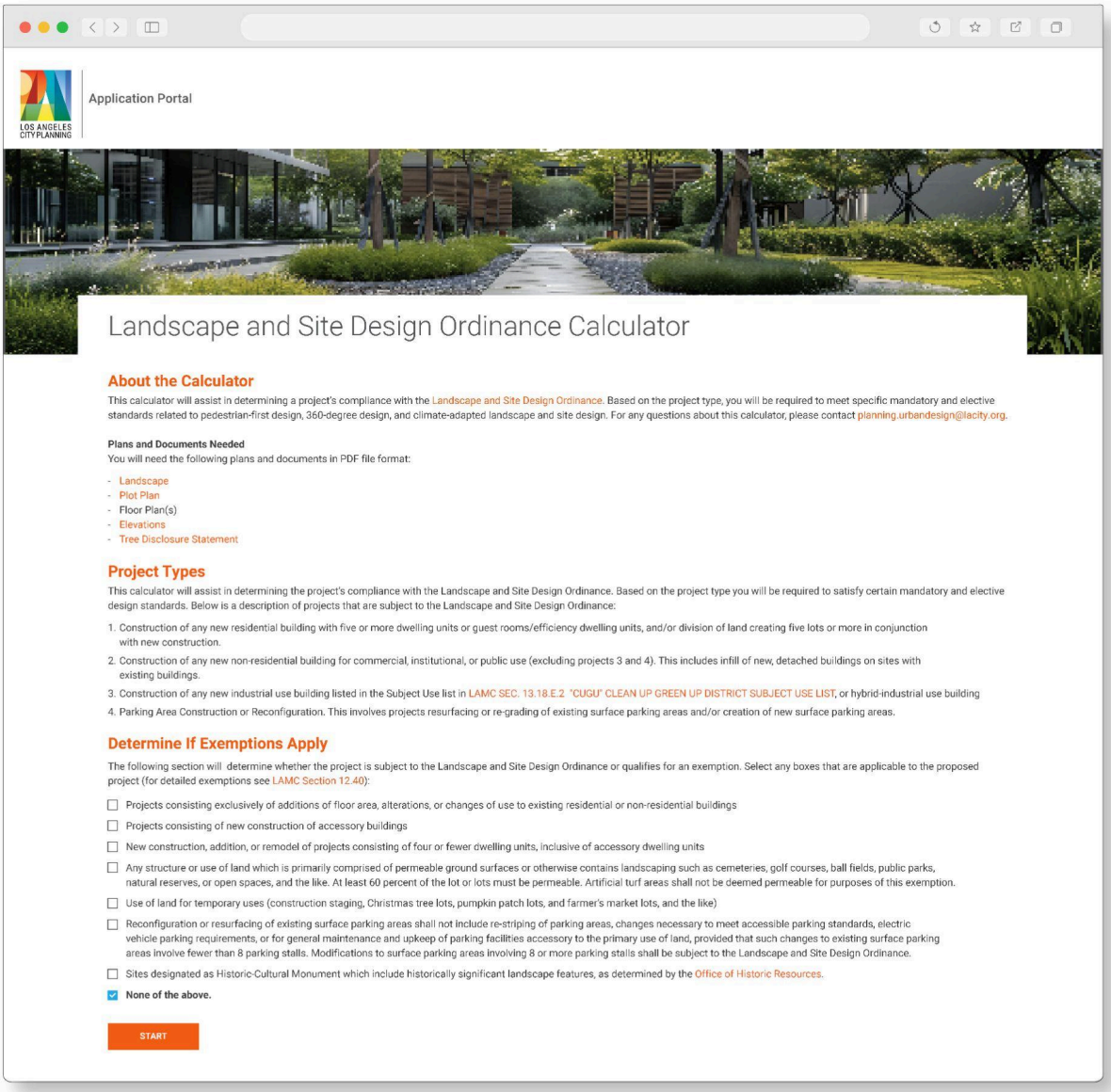
- [x] **Sites designated as Historic-Cultural Monument which include historically significant landscape features, as determined by the Office of Historic Resources.**
- [ ] None of the above.

Based on your selection your project is **exempt** from the Landscape and Site Design Ordinance.
Print this page for your records and to obtain a clearance from the Department of City Planning.

START

Determine if Exemptions Apply | Exempt

- Page shown with selection(s) that state the project is exempt.
- Blue popup box at bottom states that exemptions apply with option to print page.
- Users are unable to click orange "START" button at bottom to move to next page until completed.



LOS ANGELES CITY PLANNING

Application Portal

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Determine If Exemptions Apply

The following section will determine whether the project is subject to the Landscape and Site Design Ordinance or qualifies for an exemption. Select any boxes that are applicable to the proposed project (for detailed exemptions see LAMC Section 12.40):

- ☐ Projects consisting exclusively of additions of floor area, alterations, or changes of use to existing residential or non-residential buildings
- ☐ Projects consisting of new construction of accessory buildings
- ☐ New construction, addition, or remodel of projects consisting of four or fewer dwelling units, inclusive of accessory dwelling units
- ☐ Any structure or use of land which is primarily comprised of permeable ground surfaces or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like. At least 60 percent of the lot or lots must be permeable. Artificial turf areas shall not be deemed permeable for purposes of this exemption.
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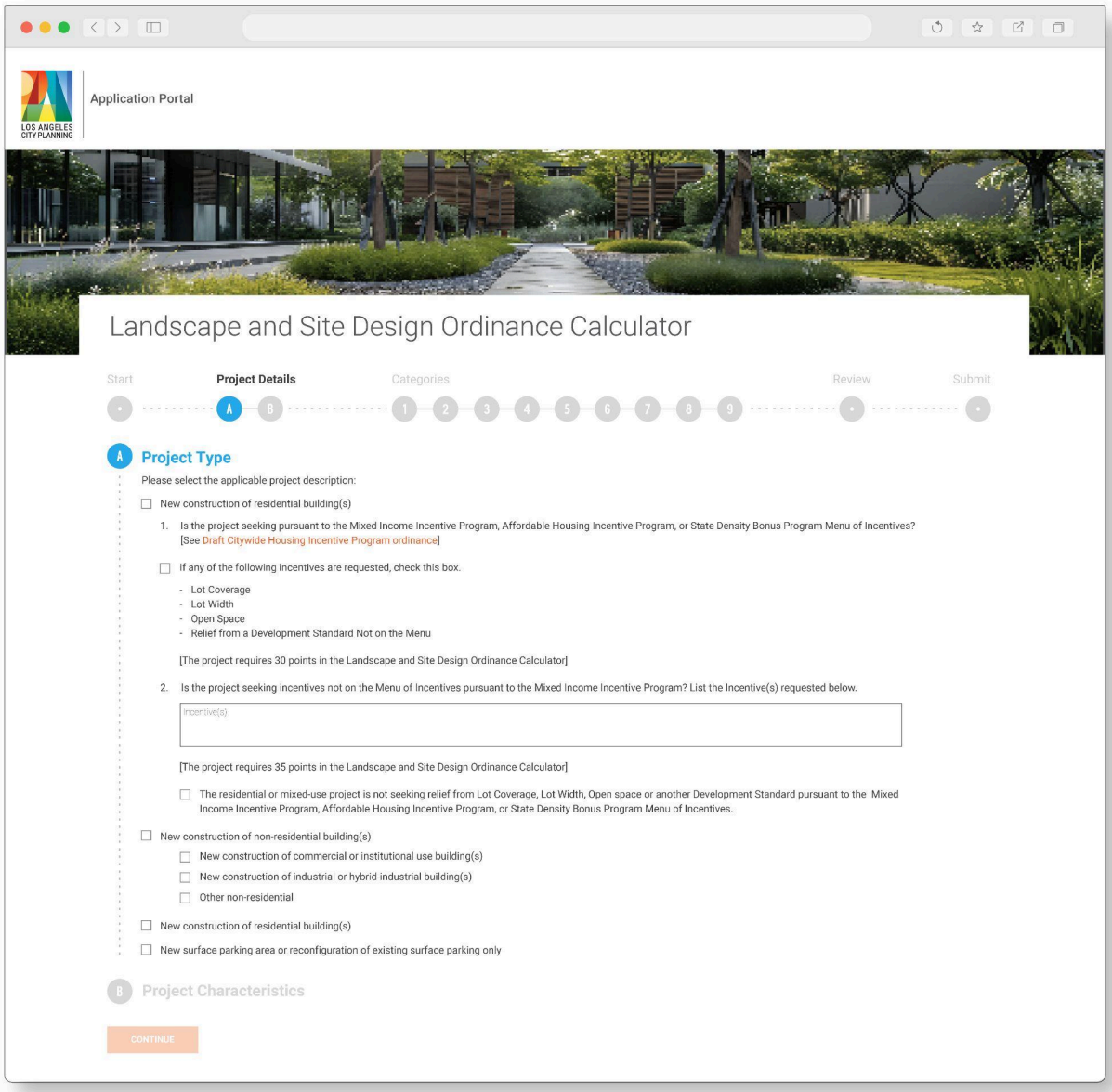
- ☐ Reconfiguration or resurfacing of existing surface parking areas shall not include re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, provided that such changes to existing surface parking areas involve fewer than 8 parking stalls. Modifications to surface parking areas involving 8 or more parking stalls shall be subject to the Landscape and Site Design Ordinance.
- ☐ Sites designated as Historic-Cultural Monument which include historically significant landscape features, as determined by the Office of Historic Resources.
- ☑ **None of the above.**

START

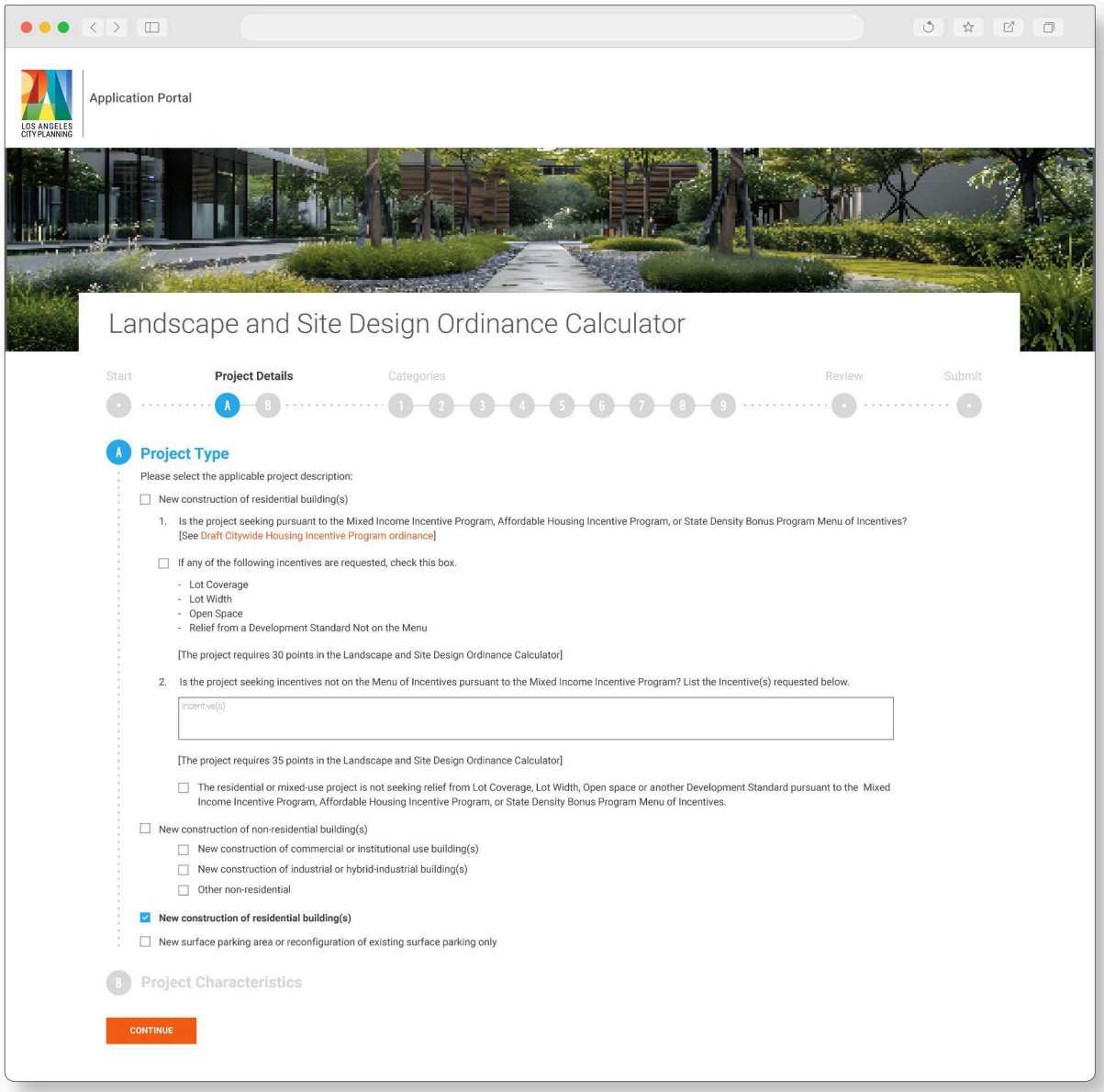
Determine if Exemptions Apply | No Exemptions

- Page showing selection where no exemptions apply.
- Users are able to click the orange "START" button at the bottom, leading to the next page.



Project Details | Project Type | Blank

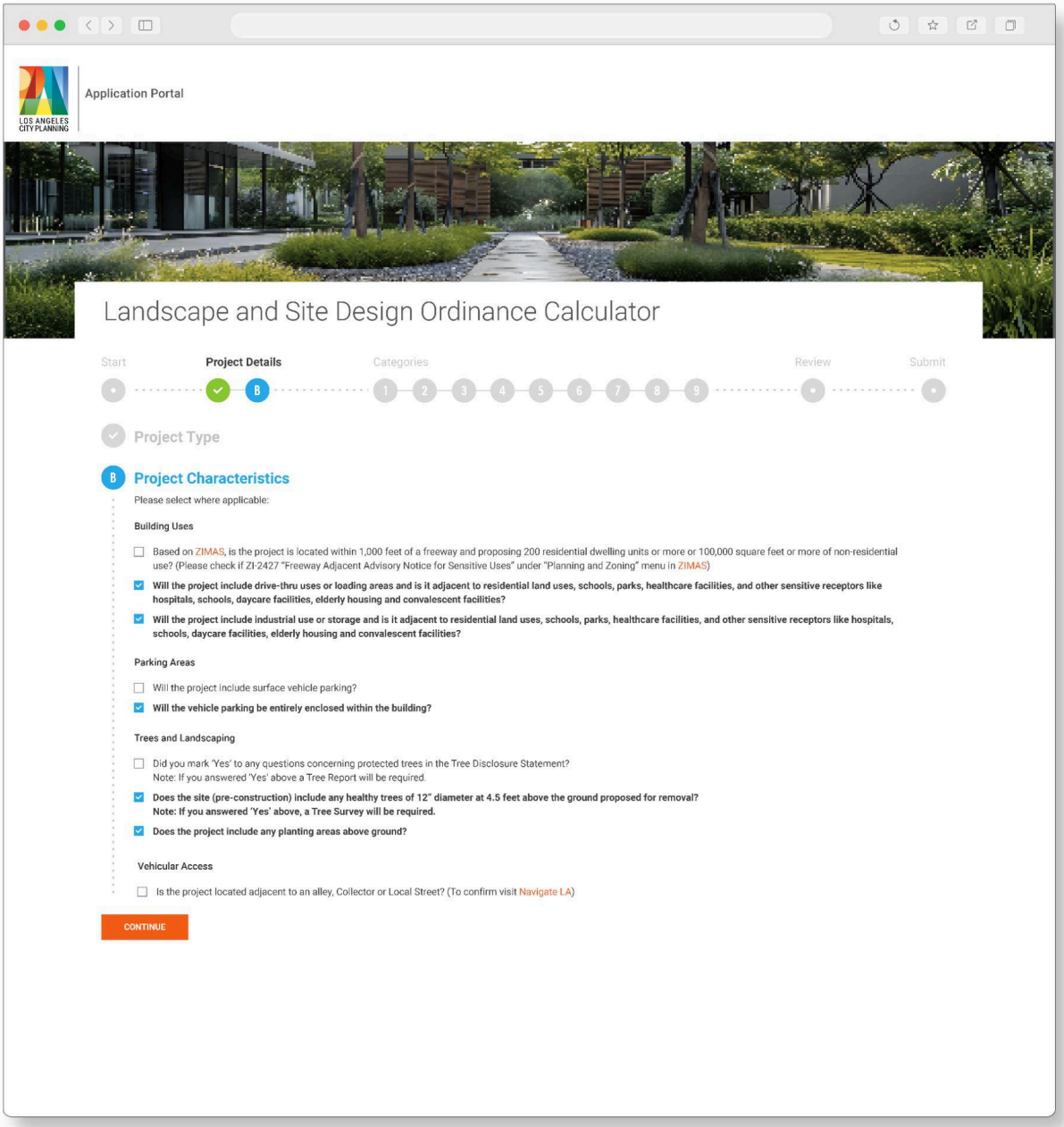
- PAGE 2 showing Project Details, with Project Type section expanded.
- Users must make selections to find out their project's unique minimum requirements.
- Top progress bar shows users where they are in the calculator.
- Users are unable to click the orange "CONTINUE" button at bottom to move to the next section until completed.



Project Details | Project Type | Selection

- PAGE 2, Project Type section with selection(s) made.
- Users are now able to click the orange “CONTINUE” button at bottom to move to the next section, Project Characteristics.

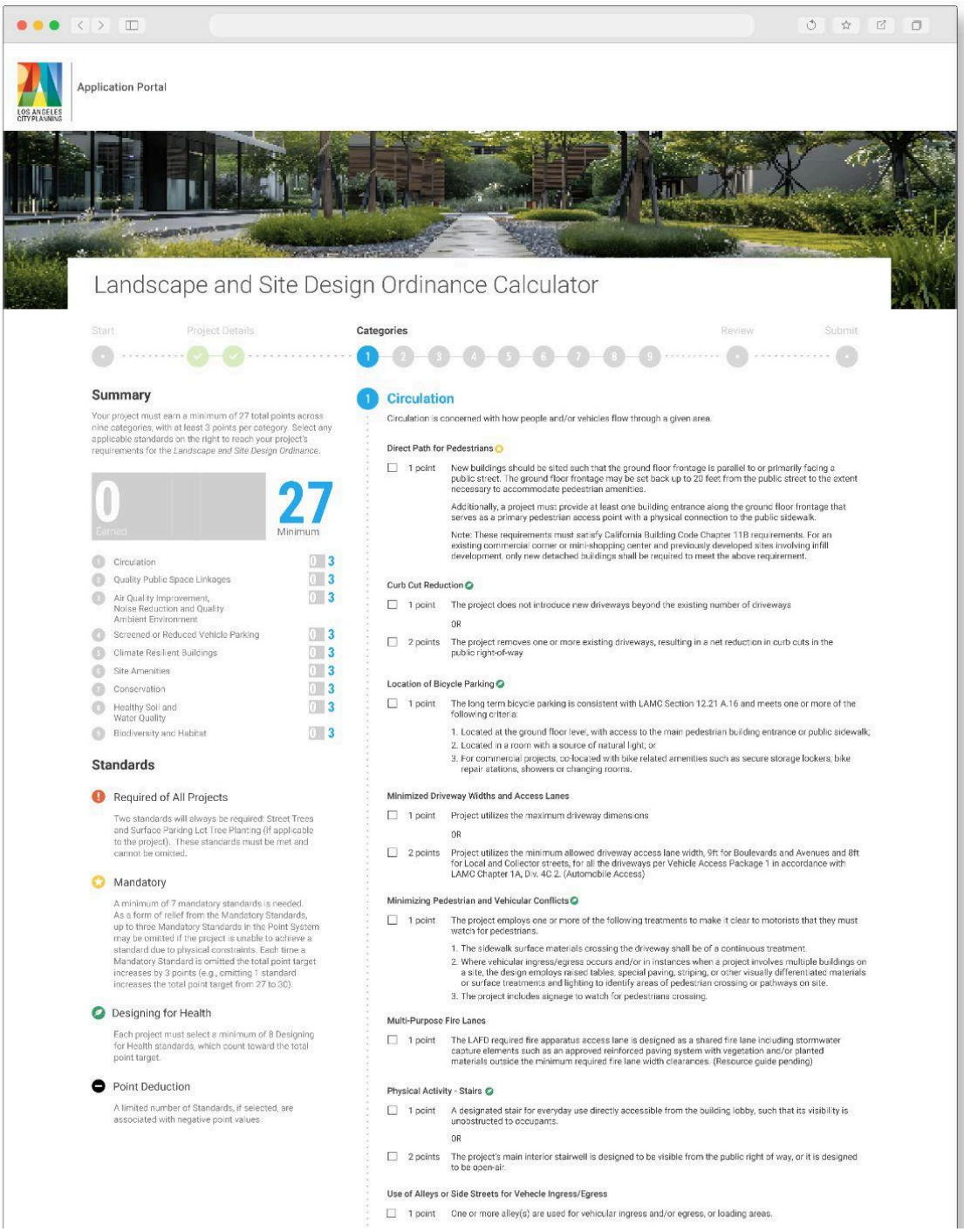
Exhibit D | Landscape and Site Design Calculator



Project Details | Project Characteristics | Selection

- PAGE 2 showing Project Characteristics with selection(s) made.
- Users are now able to click the orange "CONTINUE" button at bottom to move to the next section.

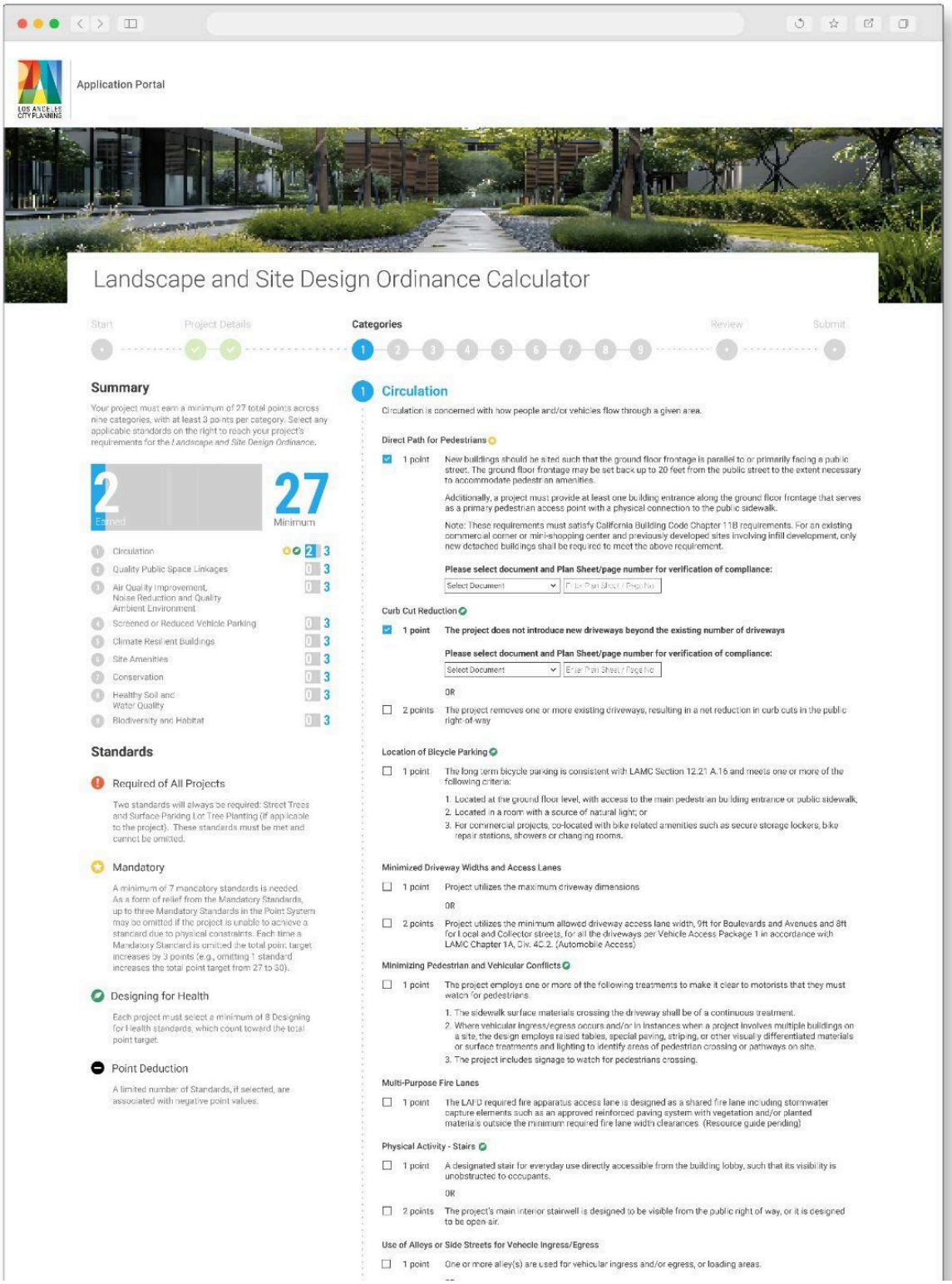
Exhibit D | Landscape and Site Design Calculator



Categories | Blank

- PAGE 3 showing calculator when loaded, with no selections made.
- Calculator consists of two columns: on the left there is a progress sidebar with standards legend, on the right all the standards are grouped by category, notice how completed sections (e.g., Project Details here) have check marks that are visually receded in color.
- Progress sidebar details minimum points needs, total and per category.
- Standards legend explains icon usage identifies those standards in right column

Exhibit D | Landscape and Site Design Calculator



Application Portal

LOS ANGELES CITY PLANNING

Landscape and Site Design Ordinance Calculator

Start | Project Details | Categories | Review | Submit

Summary

Your project must earn a minimum of 27 total points across nine categories, with at least 3 points per category. Select any applicable standards on the right to reach your project's requirements for the *Landscape and Site Design Ordinance*.

2 Earned

27 Minimum

1 Circulation	2	3
2 Quality Public Space Linkages	0	3
3 Air Quality Improvement, Noise Reduction and Quality Ambient Environment	0	3
4 Screened or Reduced Vehicle Parking	0	3
5 Climate Resilient Buildings	0	3
6 Site Amenities	0	3
7 Conservation	0	3
8 Healthy Soil and Water Quality	0	3
9 Biodiversity and Habitat	0	3

Standards

Required of All Projects

Two standards will always be required: Street Trees and Surface Parking Lot Tree Planting (if applicable to the project). These standards must be met and cannot be omitted.

Mandatory

A minimum of 7 mandatory standards is needed. As a form of relief from the Mandatory Standards, up to three Mandatory Standards in the Point System may be omitted if the project is unable to achieve a standard due to physical constraints. Each time a Mandatory Standard is omitted the total point target increases by 3 points (e.g., omitting 1 standard increases the total point target from 27 to 30).

Designing for Health

Each project must select a minimum of 8 Designing for Health standards, which count toward the total point target.

Point Deduction

A limited number of Standards, if selected, are associated with negative point values.

1 Circulation

Circulation is concerned with how people and/or vehicles flow through a given area.

Direct Path for Pedestrians

☑ 1 point — New buildings should be sited such that the ground floor frontage is parallel to or primarily facing a public street. The ground floor frontage may be set back up to 20 feet from the public street to the extent necessary to accommodate pedestrian amenities.

Additionally, a project must provide at least one building entrance along the ground floor frontage that serves as a primary pedestrian access point with a physical connection to the public sidewalk.

Note: These requirements must satisfy California Building Code Chapter 11B requirements. For an existing commercial corner or mini-shopping center and previously developed sites involving infill development, only new detached buildings shall be required to meet the above requirement.

Please select document and Plan Sheet/page number for verification of compliance:

Select Document | Enter Plan Sheet / Page No.

Curb Cut Reduction

☑ **1 point** — **The project does not introduce new driveways beyond the existing number of driveways**

Please select document and Plan Sheet/page number for verification of compliance:

Select Document | Enter Plan Sheet / Page No.

OR

☐ 2 points — The project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way

Location of Bicycle Parking

☐ 1 point — The long term bicycle parking is consistent with LAMC Section 12.21 A.16 and meets one or more of the following criteria:

1. Located at the ground floor level, with access to the main pedestrian building entrance or public sidewalk,
2. Located in a room with a source of natural light; or
3. For commercial projects, co-located with bike related amenities such as secure storage lockers, bike repair stations, showers or changing rooms.

Minimized Driveway Widths and Access Lanes

☐ 1 point — Project utilizes the maximum driveway dimensions

OR

☐ 2 points — Project utilizes the minimum allowed driveway access lane width, 9ft for Boulevards and Avenues and 8ft for Local and Collector streets, for all the driveways per Vehicle Access Package 1 in accordance with LAMC Chapter 1A, Div. 4C.2. (Automobile Access)

Minimizing Pedestrian and Vehicular Conflicts

☐ 1 point — The project employs one or more of the following treatments to make it clear to motorists that they must watch for pedestrians.

1. The sidewalk surface materials crossing the driveway shall be of a continuous treatment.
2. Where vehicular ingress/egress occurs and/or in instances when a project involves multiple buildings on a site, the design employs raised tables, special paving, striping, or other visually differentiated materials or surface treatments and lighting to identify areas of pedestrian crossing or pathways on site.
3. The project includes signage to watch for pedestrians crossing.

Multi-Purpose Fire Lanes

☐ 1 point — The LAFD required fire apparatus access lane is designed as a shared fire lane including stormwater capture elements such as an approved reinforced paving system with vegetation and/or planted materials outside the minimum required fire lane width clearances. (Resource guide pending)

Physical Activity - Stairs

☐ 1 point — A designated stair for everyday use directly accessible from the building lobby, such that its visibility is unobstructed to occupants.

OR

☐ 2 points — The project's main interior stairwell is designed to be visible from the public right of way, or it is designed to be open-air.

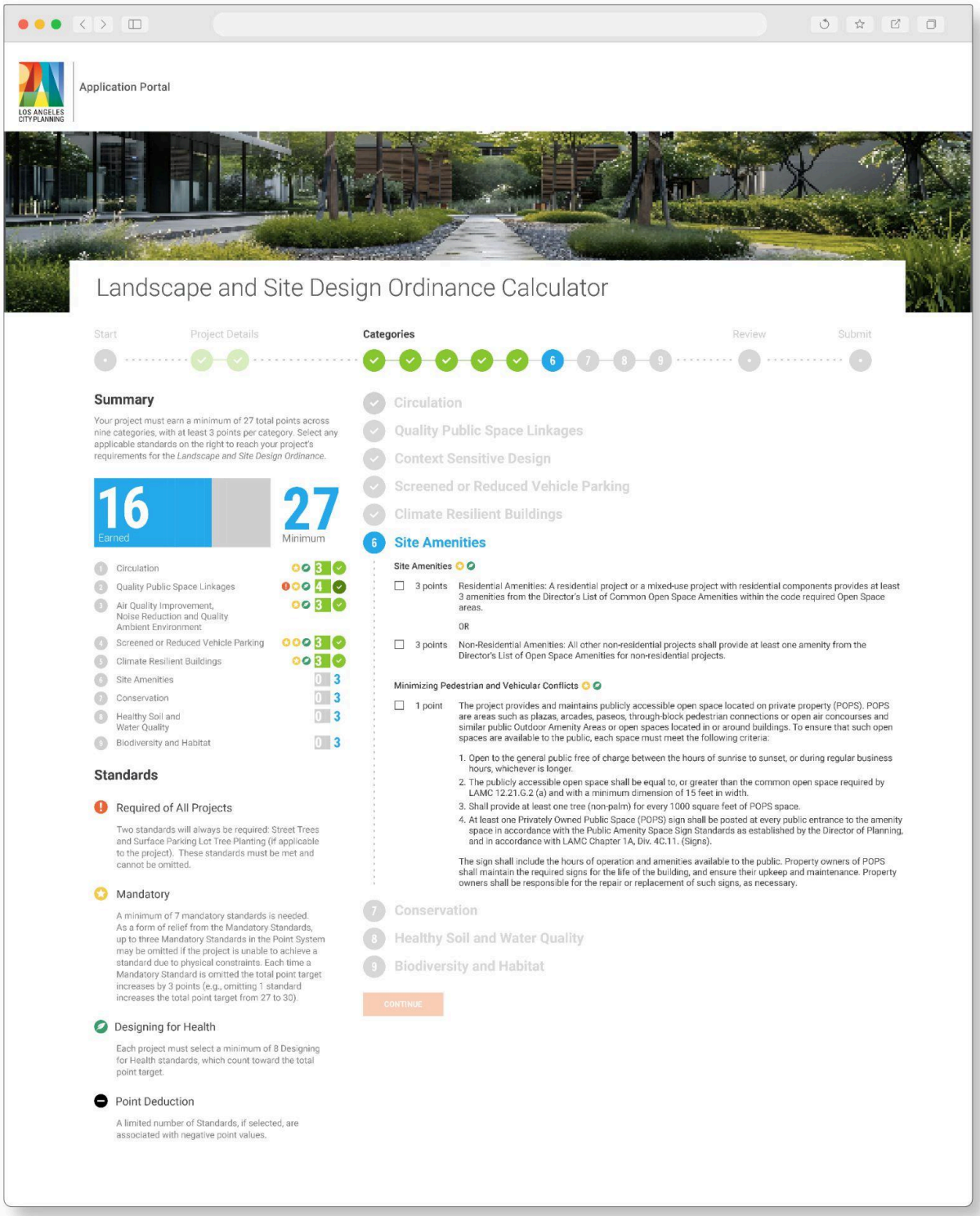
Use of Alleys or Side Streets for Vehicle Ingress/Egress

☐ 1 point — One or more alley(s) are used for vehicular ingress and/or egress, or loading areas.

Categories | Selection

- Page 3 when selection has been made.
- Selected standard text is bolded, with supplemental dropdown detailing need for verification of compliance with the accompanying form field.

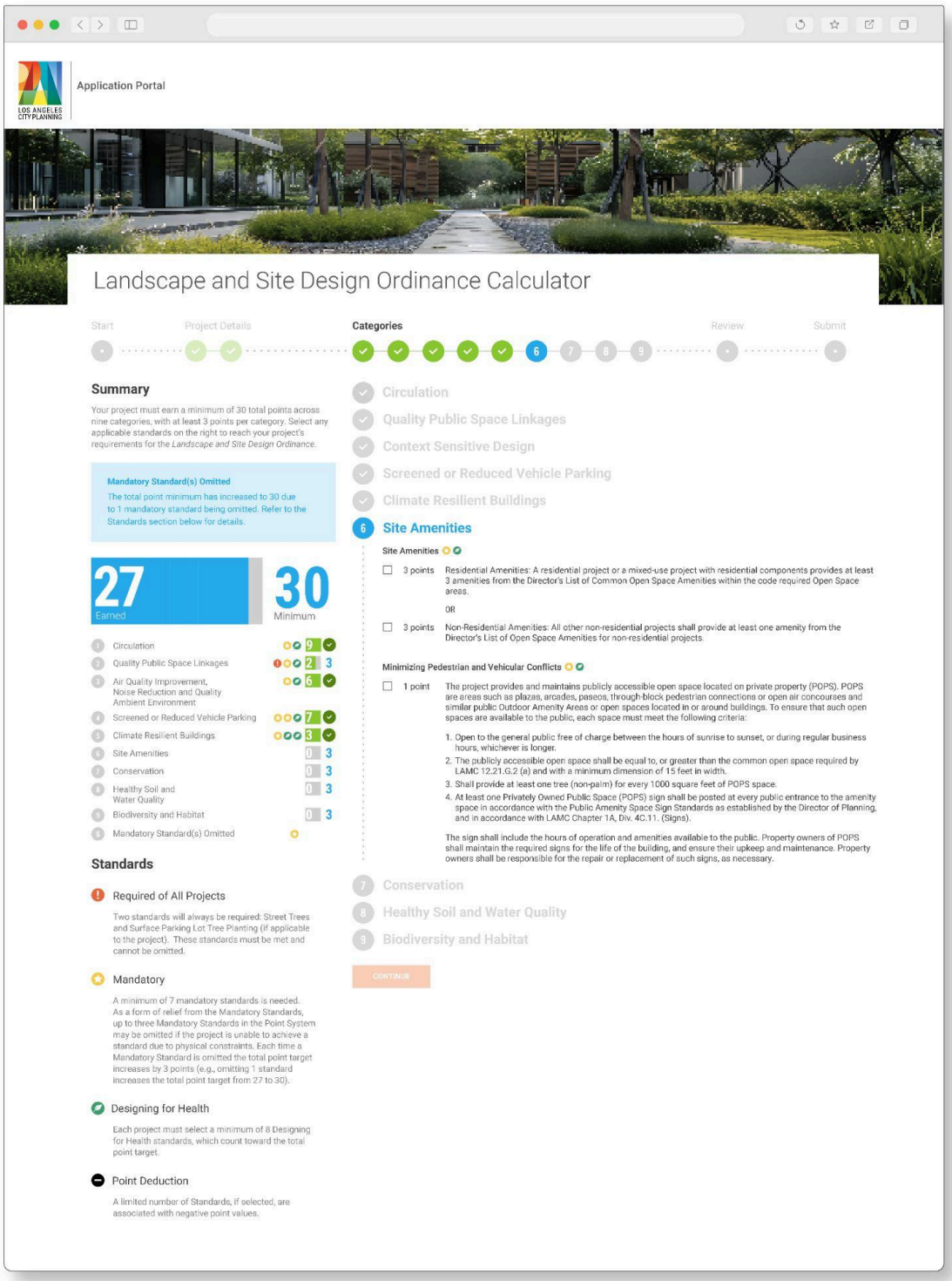
Exhibit D | Landscape and Site Design Calculator



Categories | In Progress

- Continued progress through categories.
- Notice all earned standards are shown on the left sidebar's category list.

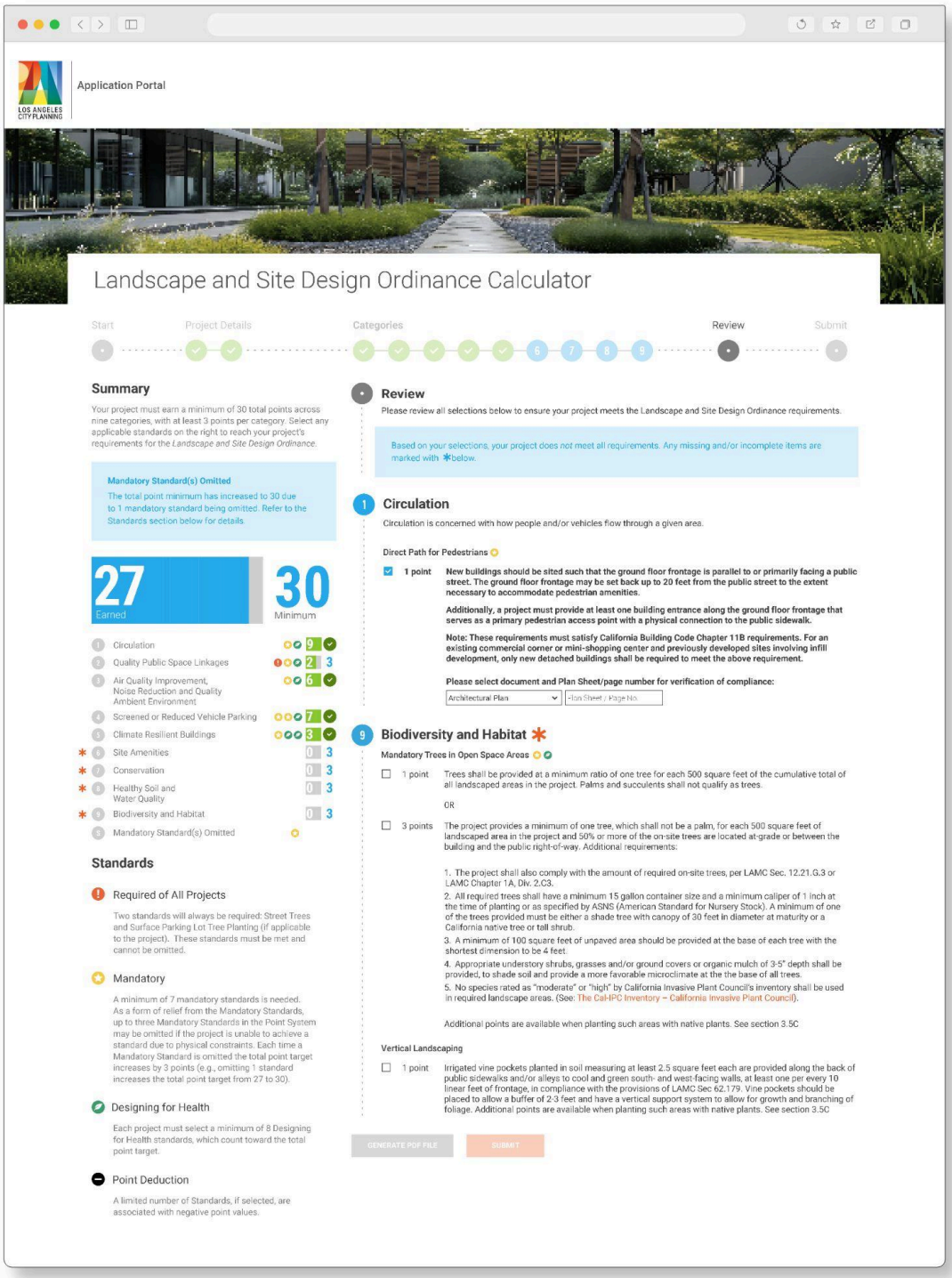
Exhibit D | Landscape and Site Design Calculator



Categories | 27 Points Earned, Mandatory Standards Omitted

- When 27 points have been earned AND standards requirements have not been met, users are prompted with a blue popup in the left sidebar that their total point minimum has been raised by 3 points for each missing mandatory standard (maximum of 3, adding a max of 9 points).

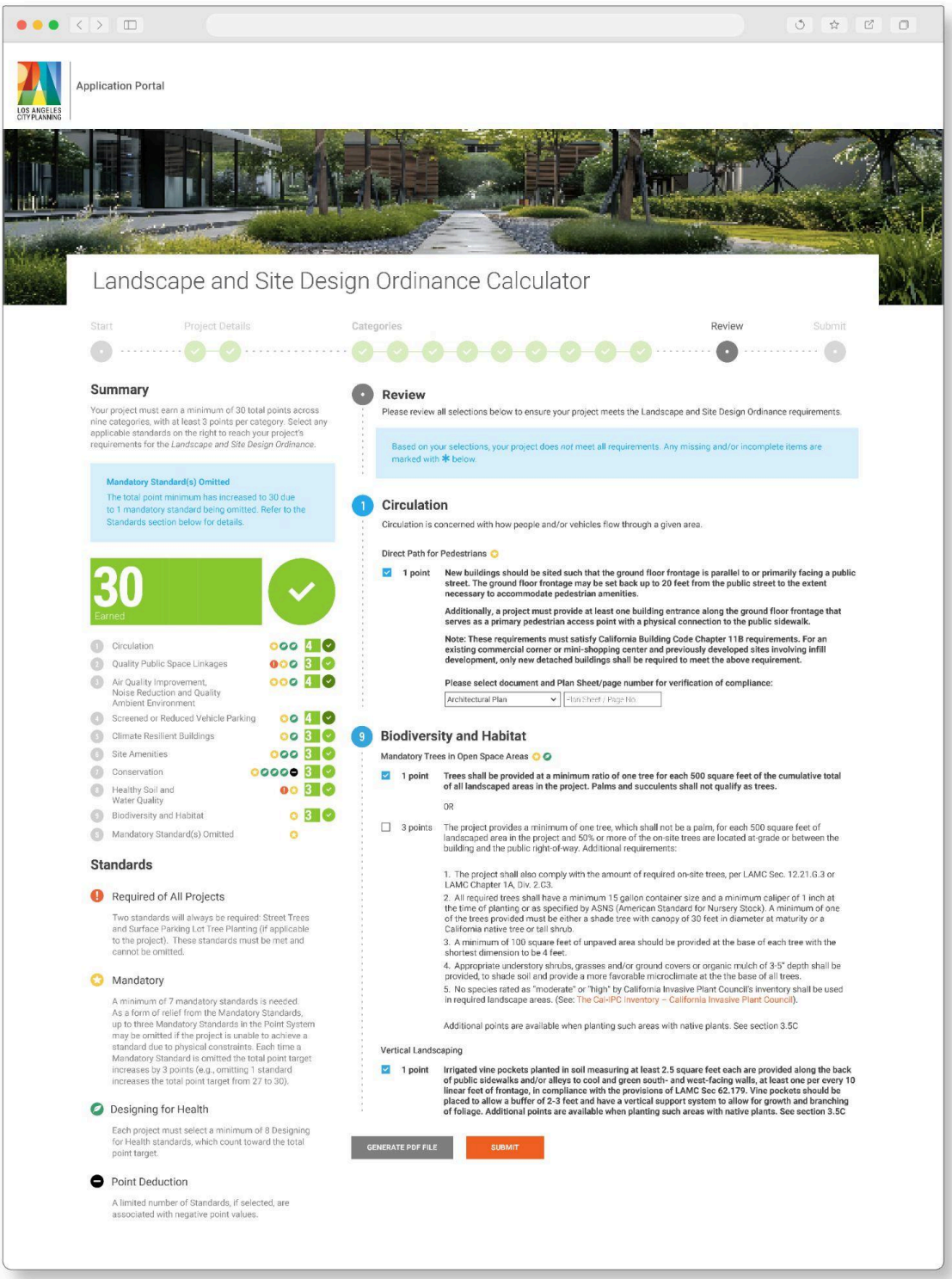
Exhibit D | Landscape and Site Design Calculator



Review | All Categories Expanded | Missing Items

- Once the user has made their way through all categories, they're able to "Review" all selections made, with all category sections expanded.
- Please note that the page is much longer than shown due to all category sections being expanded.
- Blue popup box at top notifies user that some items are missing, highlighting that on page with an asterisk *.

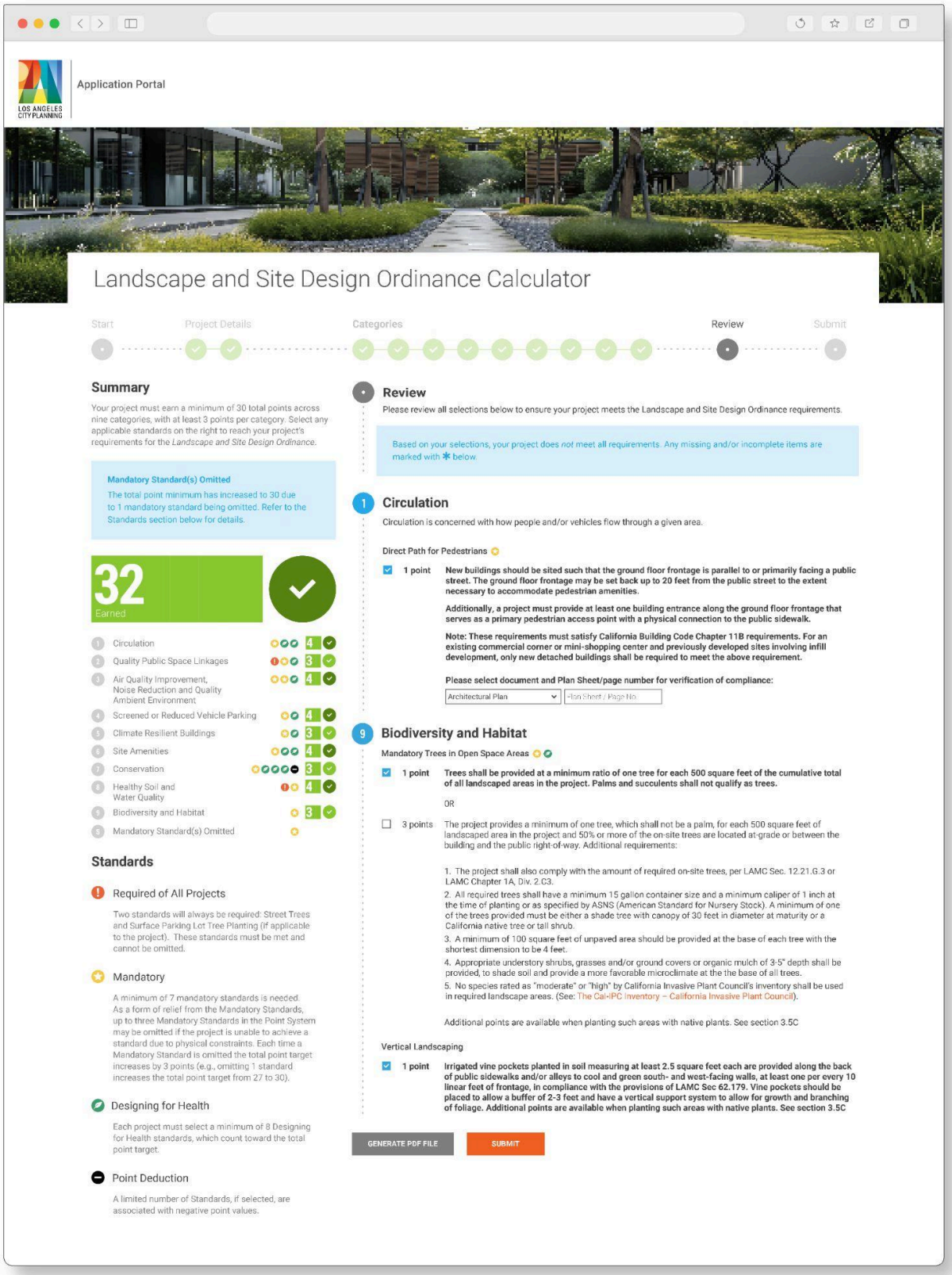
Exhibit D | Landscape and Site Design Calculator



Review | All Categories Expanded | Requirements Met

- Showing "Review" page when all requirements have been met.
- Notice that some individual categories have a darker green checkmark circle, showing that minimums were surpassed (e.g., categories 1, 3 and 4)
- Users are now able to click the buttons at bottom to generate a PDF and submit.

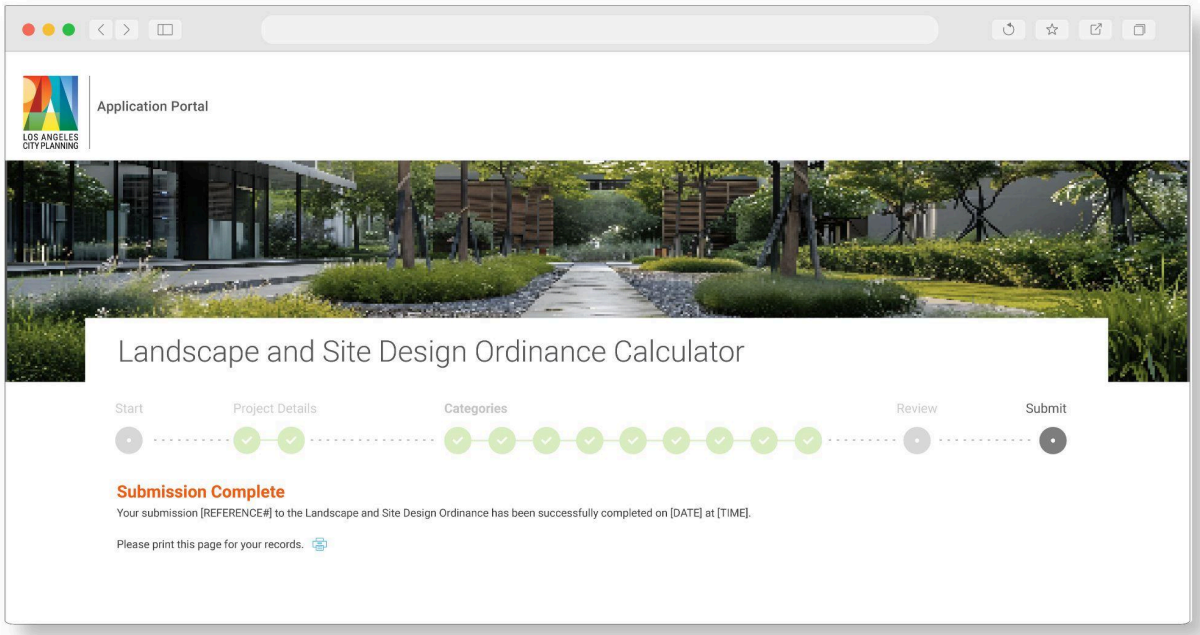
Exhibit D | Landscape and Site Design Calculator



Review | All Categories Expanded | Requirements Surpassed

— Shows review page when total points minimum has been surpassed with check mark circle in dark green.

Exhibit D | Landscape and Site Design Calculator



Submit | Complete

— PAGE 4 showing submission receipt with option to print for your records.

EXHIBIT E

Negative Declaration - ENV-2022-4857-ND

(Publication Period: October 24th - November 25th, 2024)

DEPARTMENT OF CITY PLANNING

COMMISSION OFFICE
(213) 978-1300

CITY PLANNING COMMISSION

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DEPUTY DIRECTOR

Initial Study / Negative Declaration
Landscape and Site Design Ordinance

Environmental Case Number: ENV-2022-4857-ND

Project Location: Citywide
Community Plan Area: Citywide
Council Districts: Citywide

Project Description: The Proposed Project involves the adoption of a new ordinance known as the "Landscape and Site Design Ordinance" (Proposed Ordinance) that will amend the City's current Landscape Ordinance (No. 170,978), Los Angeles Municipal Code (LAMC) Sections 12.40 through 12.43, previously adopted in May 1996 and amended in April 2005. The proposed amendment to LAMC Sections 12.40 through 12.43 will create new landscape and site design objective standards (Landscape and Site Design Point System) using a dynamic and flexible performance-based point system, in order to implement healthy building design and climate-adapted site design. Through established point targets dependent on project types, the Point System will establish a more efficient and effective implementation process. The objective design standards represent a more comprehensive approach to site design that aligns with broader Citywide policy goals of climate resilience, designing for health and the protection and enhancement of the City's urban forest and biodiversity. Related amendments to LAMC Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 are necessary in order to effectuate the Landscape and Site Design Ordinance and Point System.

The proposed Landscape and Site Design Ordinance will address pressing sustainability and health-related needs, building upon The Plan for a Healthy Los Angeles, the General Plan's Health and Wellness Element, and the Citywide Design Guidelines that are in effect today. Policy 2.2 of The Plan for a Healthy Los Angeles (Chapter 2.2) addresses healthy building design and construction and the relationship of health to the built environment. This policy encourages the design and rehabilitation of buildings and sites for healthy living and working conditions, promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility. Secondly, a future Implementation Program identified in the Plan for a Healthy Los Angeles (Program 36) speaks to streamlining

and updating the 1996 City of Los Angeles Landscape Guidelines and Ordinance to better respond to climate change and healthy communities.

The proposed Landscape and Site Design Point System implements Policy 2.2 of the Plan for a Healthy Los Angeles through a set of objective standards that are organized into the following three design approaches: (1) Pedestrian-First Design, (2) 360 Degree Design and (3) Climate-Adapted Landscape and Site Design, similar to the Citywide Design Guidelines. Under each design approach, the standards are further organized under topical categories accompanied by corresponding strategies that are identified as either Mandatory or Elective, each with an assigned point value. Residential and non-residential projects may employ any of the standards in each category to obtain a required total of points, some of which will be mandatory, with a minimum of three points in each category and at least eight Designing for Health standards. To encourage the protection and expansion of tree canopy and heat island reduction in climate-vulnerable communities, projects that are in a mapped “Health and Urban Forest Equity Priority” area, per the draft Zoning Information file that accompanies the Proposed Ordinance, will be required to meet two additional health-related standards in the Landscape and Site Design Point System. These projects will also be eligible for up to five additional bonus points if certain standards related to tree canopy conservation, tree planting, and reduction of climate impacts are selected. Industrial or hybrid-Industrial projects and surface parking lot projects must meet a total of 15 points, through a combination of Mandatory and Elective standards.

The proposed Landscape and Site Design Ordinance also includes a new definition for Outdoor Amenity Areas to support the integration of indoor and outdoor spaces. Outdoor Amenity Areas are outdoor spaces that are covered with overhead structures like patios, terraces, and courtyards and/or outdoor spaces that are only partially enclosed. This new definition and set of standards, allows for creative design solutions for outdoor areas that provide shade and comfort without counting these outdoor spaces toward the building’s floor area and height.

PREPARED BY:
City of Los Angeles
Department of City Planning
Citywide Policy Division, Urban Design Studio

INITIAL STUDY

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INITIAL STUDY

1 INTRODUCTION

This Initial Study (IS) document evaluates potential environmental effects resulting from construction and operation of the proposed **Landscape and Site Design Ordinance** project ("Project"). The Project is subject to the guidelines and regulations of the California Environmental Quality Act (CEQA). Therefore, this document has been prepared in compliance with the relevant provisions of CEQA and the State CEQA Guidelines as implemented by the City of Los Angeles (City). Based on the analysis provided within this Initial Study, the City has concluded that the Project will not result in significant impacts on the environment. This Initial Study and Negative Declaration are intended as informational documents and are ultimately required to be adopted by the decision maker prior to project approval by the City.

1.1 PURPOSE OF AN INITIAL STUDY

The California Environmental Quality Act was enacted in 1970 with several basic purposes: (1) to inform governmental decision makers and the public about the potential significant environmental effects of proposed projects; (2) to identify ways that environmental damage can be avoided or significantly reduced; (3) to prevent significant, avoidable damage to the environment by requiring changes in projects through the use of feasible alternatives or mitigation measures; and (4) to disclose to the public the reasons behind a project's approval even if significant environmental effects are anticipated.

The Department of City Planning, as Lead Agency, has determined that the Project is subject to CEQA, and the preparation of an Initial Study is required.

An Initial Study is a preliminary analysis conducted by the Lead Agency, in consultation with other agencies (responsible or trustee agencies, as applicable), to determine whether there is substantial evidence that a project may have a significant effect on the environment. If the Initial Study concludes that the Project, with mitigation, may have a significant effect on the environment, an Environmental Impact Report should be prepared; otherwise the Lead Agency may adopt a Negative Declaration or a Mitigated Negative Declaration.

This Initial Study has been prepared in accordance with CEQA (Public Resources Code §21000 et seq.), and the State CEQA Guidelines (Title 14, California Code of Regulations, §15000 et seq.).

1.2. ORGANIZATION OF THE INITIAL STUDY

This Initial Study is organized into four sections as follows:

1. INTRODUCTION

    Describes the purpose and content of the Initial Study, and provides an overview of the CEQA process.

2. EXECUTIVE SUMMARY

    Provides Project information, identifies key areas of environmental concern, and includes a determination whether the Project may have a significant effect on the environment.

3. PROJECT DESCRIPTION

    Provides a description of the environmental setting and the Project, including Project characteristics and a list of discretionary actions.

4. EVALUATION OF ENVIRONMENTAL IMPACTS

    Contains the completed Initial Study Checklist and discussion of the environmental factors that would be potentially affected by the Project.

1.3. CEQA PROCESS

In compliance with the State CEQA Guidelines, the City, as the Lead Agency for the Project, will provide opportunities for the public to participate in the environmental review process. As described below, throughout the CEQA process, an effort will be made to inform, contact, and solicit input on the Project from various government agencies and the general public, including stakeholders and other interested parties.

At the onset of the environmental review process, the City has prepared an Initial Study to identify the preliminary environmental impacts of the project. The Initial Study for the Project determined that the Project would not have significant environmental impacts. In compliance with the requirements of AB 52, the City provided formal notification of the Project on September 14, 2022 to California Native American tribes that have requested notification in the City of Los Angeles, and no tribes requested consultation.

If the Project is approved, then within five days of the action, the City will file a Notice of Determination with the County Clerk. The Notice of Determination is posted by the County Clerk within 24 hours of receipt. This begins a 30-day statute of limitations on legal challenges to the approval under CEQA. The ability to challenge the approval in court may be limited to those persons who objected to the approval of the Project, and to issues that were presented to the Lead Agency by any person, either orally or in writing, during the public comment period.

1.3.1 Initial Study

At the onset of the environmental review process, the City has prepared this Initial Study to determine if the Project may have a significant effect on the environment. This Initial Study determined that the Project would not have significant environmental impacts.

A Notice of Intent to Adopt a Negative Declaration (ND) is provided to inform the general public, responsible agencies, trustee agencies, and the county clerk of the availability of the document and the locations where the document can be reviewed. A 30-day review period is identified to allow the public and agencies to review the document. The notice is mailed to any interested parties and is noticed to the public through publication in a newspaper of general circulation.

The decision-making body then considers the Mitigated Negative Declaration or Negative Declaration, together with any comments received during the public review process, and may adopt the ND and approve the project. In addition, when approving a project for which an ND has been prepared, the decision-making body must find that there is no substantial evidence that the project will have a significant effect on the environment, and that the ND reflects the lead agency's independent judgment and analysis.

INITIAL STUDY

2 EXECUTIVE SUMMARY

PROJECT TITLE	**LANDSCAPE AND SITE DESIGN ORDINANCE**
ENVIRONMENTAL CASE NO.	**ENV-2022-4857-ND**
RELATED CASES	**CPC-2022-4856-CA**

PROJECT LOCATION	**CITYWIDE**
COMMUNITY PLAN AREA	**ALL**
GENERAL PLAN DESIGNATION	**VARIOUS**
ZONING	**VARIOUS**
COUNCIL DISTRICT	**ALL**

LEAD CITY AGENCY	**City of Los Angeles Department of City Planning**
STAFF CONTACT	**DANAI ZAIRE**
ADDRESS	**221 N. FIGUEROA STREET, ROOM 1450** **LOS ANGELES, CA 90012**
PHONE NUMBER	**213.847.3709**
EMAIL	**danai.zaire@lacity.org**

APPLICANT	**City of Los Angeles Department of City Planning**
ADDRESS	**221 N. FIGUEROA STREET, ROOM 1450** **LOS ANGELES, CA 90012**
PHONE NUMBER	**213.847.3709**

PROJECT DESCRIPTION

The Proposed Project involves the adoption of a new ordinance known as the "Landscape and Site Design Ordinance" (Proposed Ordinance) that will amend the City's current Landscape Ordinance (No. 170,978), Los Angeles Municipal Code (LAMC) Sections 12.40 through 12.43, previously adopted in May 1996 and amended in April 2005. The proposed amendment to LAMC Sections 12.40 through 12.43 will create new landscape and site design objective standards (Landscape and Site Design Point System) using a dynamic and flexible performance-based point system, in order to implement healthy building design and climate-adapted site design. Through established point targets dependent on project types, the Point System will establish a more efficient and effective implementation process. The objective design standards represent a more comprehensive approach to site design that aligns with broader Citywide policy goals of climate resilience, designing for health and the protection and enhancement of the City's urban forest and biodiversity. Related amendments to LAMC Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 are necessary in order to effectuate the Landscape and Site Design Ordinance and Point System.

The proposed Landscape and Site Design Ordinance will apply Citywide and will address pressing sustainability and health-related needs, building upon The Plan for a Healthy Los Angeles, the General Plan's Health and Wellness Element, and the Citywide Design Guidelines that are in effect today. Policy 2.2 of The Plan for a Healthy Los Angeles (Chapter 2.2) addresses healthy building design and construction and the relationship of health to the built environment. This policy encourages the design and rehabilitation of buildings and sites for healthy living and working conditions, promoting enhanced pedestrian-oriented circulation, lighting, attractive and open stairs, healthy building materials and universal accessibility. Secondly, a future Implementation Program identified in the Plan for a Healthy Los Angeles (Program 36) speaks to streamlining and updating the 1996 City of Los Angeles Landscape Guidelines and Ordinance to better respond to climate change and healthy communities.

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The proposed Landscape and Site Design Ordinance also includes a new definition for Outdoor Amenity Areas to support the integration of indoor and outdoor spaces. Outdoor Amenity Areas

are outdoor spaces that are covered with overhead structures like patios, terraces, and courtyards and/or outdoor spaces that are only partially enclosed. This new definition and set of standards, allows for creative design solutions for outdoor areas that provide shade and comfort without counting these outdoor spaces toward the building's floor area and height.

ENVIRONMENTAL SETTING

Citywide.

(For additional detail, see "Section 3. PROJECT DESCRIPTION").

OTHER PUBLIC AGENCIES WHOSE APPROVAL IS REQUIRED
(e.g. permits, financing approval, or participation agreement)

None

ENVIRONMENTAL FACTORS POTENTIALLY AFFECTED

The environmental factors checked below would be potentially affected by this project, involving at least one impact that is a "Potentially Significant Impact" as indicated by the checklist on the following pages.

- ☐ **Aesthetics**
- ☐ **Agriculture & Forestry Resources**
- ☐ **Air Quality**
- ☐ **Biological Resources**
- ☐ **Cultural Resources**
- ☐ **Energy**
- ☐ **Geology / Soils**
- ☐ **Greenhouse Gas Emissions**
- ☐ **Hazards & Hazardous Materials**
- ☐ **Hydrology / Water Quality**
- ☐ **Land Use / Planning**
- ☐ **Mineral Resources**
- ☐ **Noise**
- ☐ **Population / Housing**
- ☐ **Public Services**
- ☐ **Recreation**
- ☐ **Transportation**
- ☐ **Tribal Cultural Resources**
- ☐ **Utilities / Service Systems**
- ☐ **Wildfire**
- ☐ **Mandatory Findings of Significance**

DETERMINATION

(To be completed by the Lead Agency)

On the basis of this initial evaluation:

☒	**I find that the Project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.**
☐	**I find that although the Project could have a significant effect on the environment, there will not be a significant effect in this case because revisions on the project have been made by or agreed to by the project proponent. A MITIGATED NEGATIVE DECLARATION will be prepared.**
☐	**I find the Project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.**
☐	**I find the Project MAY have a "potentially significant impact" or "potentially significant unless mitigated" impact on the environment, but at least one effect 1) has been adequately analyzed in an earlier document pursuant to applicable legal standards, and 2) has been addressed by mitigation measures based on earlier analysis as described on attached sheets. An ENVIRONMENTAL IMPACT REPORT is required, but it must analyze only the effects that remain to be addressed.**
☐	**I find that although the Project could have a significant effect on the environment, because all potentially significant effects (a) have been analyzed adequately in an earlier EIR or NEGATIVE DECLARATION pursuant to applicable standards, and (b) have been avoided or mitigated pursuant to that earlier EIR or NEGATIVE DECLARATION, including revisions or mitigation measures that are imposed upon the Project, nothing further is required.**

Danai Zaire	**City Planner**
PRINTED NAME	**TITLE**
	10/18/2024
SIGNATURE	**DATE**

EVALUATION OF ENVIRONMENTAL IMPACTS

1) A brief explanation is required for all answers except "No Impact" answers that are adequately supported by the information sources a lead agency cites in the parentheses following each question. A "No Impact" answer is adequately supported if the referenced information sources show that the impact simply does not apply to projects like the one involved (e.g., the project falls outside a fault rupture zone). A "No Impact" answer should be explained where it is based on project-specific factors as well as general standards (e.g., the project will not expose sensitive receptors to pollutants, based on a project-specific screening analysis).

2) All answers must take account of the whole action involved, including off-site as well as on-site, cumulative as well as project-level, indirect as well as direct, and construction as well as operational impacts.

3) Once the lead agency has determined that a particular physical impact may occur, then the checklist answers must indicate whether the impact is potentially significant, less that significant with mitigation, or less than significant. "Potentially Significant Impact" is appropriate if there is substantial evidence that an effect may be significant. If there are one or more "Potentially Significant Impact" entries when the determination is made, an EIR is required.

4) "Negative Declaration: Less Than Significant With Mitigation Incorporated" applies where the incorporation of a mitigation measure has reduced an effect from "Potentially Significant Impact" to "Less Than Significant Impact." The lead agency must describe the mitigation measures, and briefly explain how they reduce the effect to a less than significant level (mitigation measures from "Earlier Analysis," as described in (5) below, may be cross referenced).

5) Earlier analysis must be used where, pursuant to the tiering, program EIR, or other CEQA process, an effect has been adequately analyzed in an earlier EIR, or negative declaration. Section 15063 (c)(3)(D). In this case, a brief discussion should identify the following:

a) Earlier Analysis Used. Identify and state where they are available for review.

b) Impacts Adequately Addressed. Identify which effects from the above checklist were within the scope of and adequately analyzed in an earlier document pursuant to applicable legal standards, and state whether such effects were addressed by mitigation measures based on the earlier analysis.

c) Mitigation Measures. For effects that are "Less Than Significant With Mitigation Measures Incorporated," describe the mitigation measures which were incorporated or refined from the earlier document and the extent to which they address site-specific conditions for the project.

6) Lead agencies are encouraged to incorporate into the checklist references to information sources for potential impacts (e.g., general plans, zoning ordinances). Reference to a previously prepared or outside document should, where appropriate, include a reference to the page or pages where the statement is substantiated

7) Supporting Information Sources: A sources list should be attached, and other sources used or individuals contacted should be cited in the discussion.

8) This is only a suggested form, and lead agencies are free to use different formats; however, lead agencies should normally address the questions from this checklist that are relevant to a project's environmental effects in whichever format is selected.

9) The explanation of each issue should identify:

a) The significance criteria or threshold, if any, used to evaluate each question; and

b) The mitigation measure identified, if any, to reduce the impact to less than significance.

INITIAL STUDY

3 PROJECT DESCRIPTION

3.1 PROJECT SUMMARY

The Proposed Project involves the adoption of a new ordinance called the “Landscape and Site Design Ordinance” that will replace the City's former Landscape Ordinance (No. 170,978), Los Angeles Municipal Code Sections 12.40-43 previously adopted in May 1996 and amended in April 2005. The proposed amendment to LAMC Sections 12.40-43 will create new landscape and site design objective standards through the Landscape and Site Design Point System in order to support healthier buildings and communities, and address climate change through design interventions. Through this effort, the amendment will establish clear objective design standards resulting in a more efficient and effective implementation process.

Through a comprehensive set of standards on topics ranging from site design, climate resilience, tree canopy coverage, and healthy building design best practices, the Landscape and Site Design Point System accompanying the Ordinance is organized into the following three design approaches:(1) Pedestrian-First Design, (2) 360 Degree Design and (3) Climate-Adapted Landscape and Site Design in alignment with the Citywide Design Guidelines adopted by the City Planning Commission in 2019. Under each design approach, the standards are further organized under topical categories accompanied by corresponding strategies identified as either Mandatory or Elective, each with an assigned point value. Residential and non-residential projects may employ any of the standards in each category to obtain a required total point target, with a minimum of three points required in each category and at least eight Designing for Health strategies selected, which may be used to satisfy the point target.

To encourage the protection and expansion of tree canopy and heat island reduction in climate-vulnerable communities, projects that are in a mapped “Health and Urban Forest Equity Priority” area, per the draft Zoning Information file that accompanies the Proposed Ordinance, will be required to meet two additional health-related standards in the Landscape and Site Design Point System. These projects will also be eligible for up to five additional bonus points if certain standards related to tree canopy conservation preservation or, tree planting, and reduction of climate impacts are selected. Industrial or hybrid-Industrial projects and surface parking lot projects must meet a total of 15 points, through a combination of Mandatory and Elective standards.

The proposed Landscape and Site Design Ordinance also includes a new definition for Outdoor Amenity Areas accompanied by a set of standards that allow for creative design solutions for outdoor areas that provide shade and comfort without counting these outdoor spaces toward the building’s floor area and height.

3.2 ENVIRONMENTAL SETTING

The Proposed Ordinance will apply Citywide, except in areas covered by the new Zoning Code, Chapter 1A. The Landscape and Site Design Ordinance is similar in scope to the current Landscape Ordinance and it will apply to the following project types:

a) the construction of any new residential or mixed-use building with five or more dwelling units or guest rooms/efficiency dwelling units, and/or division of land creating five or more lots in conjunction with new construction,
b) the construction of any new non-residential building for commercial, institutional, or public use. This includes infill of new, detached buildings on-site with existing buildings,
c) the construction of any new industrial use building listed in the Subject Use list in LAMC Section 13.18, or hybrid-industrial use building, and
d) parking area construction or reconfiguration projects, specifically projects involving resurfacing or regrading of existing surface parking areas and/or the creation of new surface parking areas for any size parking area. The re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or for general maintenance and upkeep of parking facilities accessory to the primary use of land, are also considered a “Project” unless they involve a surface parking area with less than 8 parking stalls. Modifications to existing surface parking areas involving eight or more parking stalls which involve restriping, resurfacing, or regrading shall be subject to the Landscape and Site Design Ordinance.

The Landscape and Site Design Ordinance will exempt:
a) projects consisting exclusively of additions of floor area, alterations, or changes of use, or interior tenant improvements to existing residential or non-residential buildings,
b) projects consisting of new construction of accessory buildings incidental to the main use and Outdoor Dining Areas,
c) new construction, addition, or remodel of buildings consisting of four or fewer dwelling units, inclusive of accessory dwelling units,
d) any structure or use of land that is primarily comprised of permeable ground surfaces as defined in the Landscape and Site Design Ordinance or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, or open spaces, and the like. To qualify for this exemption, at least 60 percent of the lot or lots must be permeable and artificial turf areas are not be deemed permeable for purposes of this exemption,
e) use of land for temporary uses (construction staging, seasonal uses like Christmas tree lots, pumpkin patch lots, and farmer’s market lots, and other similar uses),
f) reconfiguration or resurfacing of existing surface parking areas that do not include re-striping of parking areas, changes necessary to meet accessible parking standards, electric vehicle parking requirements, or general maintenance and upkeep of parking facilities accessory to the primary use of land, provided that such changes to existing surface parking areas involve fewer than eight parking stalls, and g) sites designated as Historic-Cultural Monuments that include landscape features that have been identified as a character-defining feature, subject to review by the Office of Historic Resources.

3.3 DESCRIPTION OF PROJECT

3.3.1 Project Overview

The Proposed Ordinance amends Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 of Chapter 1 of the Los Angeles Municipal Code (LAMC) to update the existing Landscape Ordinance, to establish Landscape and Site Design standards, and to define and streamline provisions related to Outdoor Amenity Areas. The proposed Landscape and Site Design standards support development patterns that promote physical activity, enhance pedestrian safety and comfort; address climate change and improve air quality through the protection of sensitive uses and inclusion of drought-tolerant, shade-producing, and locally native plant species, all of which, when taken together, help to foster healthy communities. The Proposed Ordinance addresses pressing sustainability and health-related needs, building upon The Plan for a Healthy Los Angeles, the General Plan's Health and Wellness Element, and the Citywide Design Guidelines in effect today. The new Outdoor Amenity Area definition and standards will also help to create functional outdoor spaces that integrate open space into the built environment, provide shade, and promote social interaction.

The proposed Landscape and Site Design Ordinance will be implemented through a point-based system similar to the one in the current Landscape Ordinance. The Landscape Ordinance in effect today is primarily implemented through a point system that relies upon Design Guidelines, contained within a 52-page document, with out-of-date requirements that have resulted in redundancies and gaps in implementation. At the existing point-based system, the requirements vary based upon the size of the lot. The proposed Landscape and Site Design Ordinance, will replace the City's current Landscape Ordinance with new Landscape and Site Design objective standards.

This transition to objective design standards builds upon the Citywide Design Guidelines (adopted by the City Planning Commission in 2019), which are organized under the same three design approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design. These overarching objectives have culminated in the development of the Landscape and Site Design Ordinance, which includes numerous ways to elevate design quality throughout the City. Under each design approach, the standards are further organized under topical categories accompanied by corresponding strategies that are identified as either Mandatory or Elective, each with an assigned point value. Residential and non-residential projects may employ any of the standards in each category to obtain a required total of points, some of which will be mandatory, with a minimum of three points in each category and at least eight Designing for Health standards.

To encourage the protection and expansion of tree canopy and heat island reduction in climate-vulnerable communities, projects that are in a mapped "Health and Urban Forest Equity Priority" area, per the draft Zoning Information file that accompanies the Proposed Ordinance, will be required to meet two (2) additional health-related standards in the Landscape and Site Design Point System. These projects will also be eligible for up to five additional bonus points if certain standards related to tree canopy conservation, tree planting, and reduction of climate impacts are selected. Industrial or hybrid-Industrial projects and surface parking lot projects must meet a total of 15 points, through a combination of Mandatory and Elective standards.

In an earlier proposal during initial concept development for the Landscape and Site Design Ordinance, an incentive was considered that would have allowed a waiver of Site Plan Review and Major Development Conditional Use for projects achieving high quality design by exceeding the required total point target by 30% or more. While this incentive ultimately was not included in the draft ordinance, the Landscape and Site Design Ordinance has been integrated with the proposed Citywide Housing Incentive Program. Projects pursuant to the Mixed Income Incentive Program, Affordable Housing Incentive Program, or State Density Bonus Program will require 30 points in lieu of the 27 points otherwise required by this Section if one or more of the following incentives are requested under the Menu of Incentives: Lot Coverage, Lot Width, Open Space, or Relief from a Development Standard Not on the Menu. Projects seeking incentives not on the Menu of Incentives pursuant to the Mixed Income Incentive Program will require 35 points for compliance with the Landscape and Site Design Ordinance.

The proposed Landscape and Site Design Ordinance also includes a new definition for Outdoor Amenity Areas to support the integration of indoor and outdoor spaces. The current Zoning Code impedes the creation of usable shared outdoor space and under current regulations any type of overhead covering defines a space as “floor area”. This element of the Zoning Code has often disincentivized building designs to take advantage of passive cooling and connect indoor and outdoor uses, and has resulted in building volumes that appear bulky with limited access to the outdoors for building occupants. To address this long-standing issue, the proposed code amendment, which complements the goals and strategies of the Landscape and Site Design Ordinance, includes a definition for Outdoor Amenity Areas as a new type of partially covered or enclosed outdoor space that can be excluded from the calculation of floor area and height. This new definition and set of standards, allows for creative design solutions for outdoor areas that provide shade and comfort without counting these outdoor spaces toward the building’s floor area and height. It is important to note that this proposed amendment is not mandating Outdoor Amenity Areas, but instead enabling a way to identify these unique types of spaces and regulate them with modest development standards.

The Landscape and Site Design Ordinance does not authorize or expand any development project or authorize any ground disturbing or construction activities. The Landscape and Site Design standards will shape the design of new development by addressing features such as the form and design of new development to encourage healthy building design, climate-adapted and pedestrian-oriented design, however the standards will not override the underlying zoning and as such are not anticipated to affect development potential. The Landscape and Site Design Ordinance will not induce population growth or displacement or result in any incentives that would alter existing or planned development patterns.

3.4 REQUESTED PERMITS AND APPROVALS

The list below includes the anticipated requests for approval of the Project. The Negative Declaration will analyze impacts associated with the Project and will provide environmental review sufficient for all necessary entitlements and public agency actions associated with the Project. The discretionary entitlements, reviews, permits and approvals required to implement the Project include, but are not necessarily limited to, the following:

- Pursuant to the California Environmental Quality Act (CEQA) Guidelines Section 15074(b), consideration and adoption of Negative Declaration, No. ENV-2022-4857-ND (“Negative Declaration”).
- Adoption of amendments to Chapter 1 of the Los Angeles Municipal Code (LAMC) Sections 12.03 12.22, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, and 19.04 to replace the

current 1996 Landscape Ordinance with the Landscape and Site Design Ordinance and associated Point System;

- Adoption of amendments to Chapter 1 of the Los Angeles Municipal Code (LAMC) Sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, and 12.22 to define Outdoor Amenity Areas and establish development standards;
- Adoption of amendments to Section 62.177 of Chapter 6 (Establishment of Tree Replacement and Planting In-Lieu Fee of Article 2 (Streets and Sidewalks) and amendments to Section 91.7012 of Chapter 9 (Planting and Irrigation of Cut and Fill Slopes in Hillside Areas) of Division 70: Grading, Excavations, and Fills, of Article 1 of the LAMC necessary for the implementation of the the Landscape and Site Design Ordinance.

INITIAL STUDY

4 ENVIRONMENTAL IMPACT ANALYSIS

I. AESTHETICS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Except as provided in Public Resources Code Section 21099 would the project:				
a. Have a substantial adverse effect on a scenic vista?	☐	☐	☐	☒
b. Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway?	☐	☐	☐	☒
c. In non-urbanized areas, substantially degrade the existing visual character or quality of public views the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?	☐	☐	☐	☒
d. Create a new source of substantial light or glare which would adversely affect day or nighttime views in the area?	☐	☐	☐	☒

a) Have a substantial adverse effect on a scenic vista?

b) Substantially damage scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural feature within a state scenic highway?

c) In non-urbanized areas, substantially degrade the existing visual character or quality of the site and its surroundings? (Public views are those that are experienced from publicly accessible vantage point). If the project is in an urbanized area, would the project conflict with applicable zoning and other regulations governing scenic quality?

d) Create a new source of substantial light or glare which would adversely affect daytime or nighttime views in the area?

No Impact

The proposed Landscape and Site Design Ordinance will not have a substantial adverse effect on a scenic vista because the Ordinance does not authorize any new construction and no changes are proposed that would indirectly increase building size or scale. There will be no direct or indirect impact to scenic vistas, or scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings, or other locally recognized desirable aesthetic natural features within a state scenic highway.

There are two designated state scenic highways within the City of Los Angeles: the Arroyo Seco Historic Parkway, (also known as the Pasadena Freeway SRO110) and Topanga Canyon State Scenic Highway (SR-27). Where scenic resources have been identified in the two designated state scenic highways within the City, existing policies are already in place to protect them and this proposal would not change any of those protections. As for any future development project, compliance with existing Scenic Highways Plans, Community Plans, and the Los Angeles Municipal Code, as well as other applicable specific plans, overlays, potential impacts to scenic vistas and viewsheds would be mitigated on a case-by-case basis. Nothing in the project is proposing to change any existing plans or policies that are intended to protect scenic resources.

The Landscape and Site Design Ordinance will also not substantially degrade the existing visual character or quality of the site and its surroundings. The Proposed Project will instead provide beneficial impacts since it will incentivize the screening of undesirable uses like parking and it will promote further analysis of existing building conditions, including elements such as the bulk, massing, and architectural treatment, in order for new proposed projects to respond to the local area context and the relationships with adjacent buildings.

The Proposed Ordinance will not create any new source of substantial light or glare which would adversely affect daytime or nighttime views in the area. Instead, the Proposed Project is expected to reduce the potential for new sources of light or glare that would adversely affect day or nighttime views by minimizing parking light visibility and by incentivizing the reduction of glass on south and west facades. Based on the above reasoning there are no reasonably foreseeable impacts from the Proposed Project. Any effect to the aesthetics deriving from the point system offered by the Landscape and Site Design Ordinance would be expected to be a beneficial aesthetic impact to improve and upgrade current and future conditions because it prompts proposed projects to be shaped to consider the quality and functionality of the City's urban fabric.

II. AGRICULTURE AND FORESTRY RESOURCES

In determining whether impacts to agricultural resources are significant environmental effects, lead agencies may refer to the California Agricultural Land Evaluation and Site Assessment Model (1997) prepared by the California Department of Conservation as an optional model to use in assessing impacts on agriculture and farmland. In determining whether impacts to forest resources, including timberland, are significant environmental effects, lead agencies may refer to information compiled by the California Department of Forestry and Fire Protection regarding the state's inventory of forest land, including the Forest and Range Assessment Project and the Forest Legacy Assessment Project; and forest carbon measurement methodology provided in Forest Protocols adopted by the California Air Resources Board.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?	☐	☐	☐	☒
b. Conflict with existing zoning for agricultural use, or a Williamson Act contract?	☐	☐	☐	☒
c. Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?	☐	☐	☐	☒
d. Result in the loss of forest land or conversion of forest land to non-forest use?	☐	☐	☐	☒
e. Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use or conversion of forest land to non-forest use?	☐	☐	☐	☒

a) Convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use?

b) Conflict with existing zoning for agricultural use, or a Williamson Act contract?

c) Conflict with existing zoning for, or cause rezoning of, forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

d) Result in the loss of forest land or conversion of forest land to non-forest use?

e) Involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland to non-agricultural use or conversion of forest land to non-forest use?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction or ground disturbing activities. The Ordinance would apply only to multifamily, commercial, and industrial projects and will not impact agricultural or forest land. No rezoning is proposed as part of this Project and therefore the Project would not result in the conversion of any existing agricultural or forest land uses. Existing uses permitted within agricultural zones would be unaffected. Moreover, the project is not anticipated to induce development or in any other way alter existing development patterns. The Landscape and Site Design Ordinance will not convert farmland to non-agricultural use, affect an agricultural preserve eligible for enrollment under a Williamson Act contract, or impact forest land or timber land. The Ordinance would not conflict with existing zoning for, or cause rezoning of, forest land or timberland. Therefore, the Proposed Ordinance would have no impact related to agricultural and forestry resources. No impact would occur, and no mitigation would be required.

Additionally, the Landscape and Site Design Ordinance would not conflict with any existing zoning for an agricultural use. Additionally, only land located within an agricultural preserve is eligible for enrollment under a Williamson Act contract, and since the project area does not contain any lands covered by a Williamson Act contract, the project does not conflict with the Williamson Act. As stated above, since the Project is not anticipated to induce development or in any other way alter existing development patterns, it will not directly or indirectly result in the loss or conversion of any forest land, timberland, timberland zoned Timberland Production, Prime Farmland, Unique Farmland, or Farmland of Statewide Importance or the conversion of Farmland to non-agricultural use. The Landscape and Site Design Ordinance would further promote conservation, soil and water quality and biodiversity and habitat by putting regulations in place that protect existing trees, preserve existing and further encourage native and drought tolerant landscaping, promote biodiversity and habitat, and the protection of the environment. Therefore, no impact would occur and no mitigation measures are required.

III. AIR QUALITY

Where available, the significance criteria established by the South Coast Air Quality Management District (SCAQMD) may be relied upon to make the following determinations.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with or obstruct implementation of the applicable air quality plan?	☐	☐	☐	☒
b. Result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard?	☐	☐	☐	☒
c. Expose sensitive receptors to substantial pollutant concentrations?	☐	☐	☐	☒
d. Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?	☐	☐	☐	☒

a) Conflict with or obstruct implementation of the applicable air quality plan?

b) Result in a cumulatively considerable net increase of any criteria pollutant for which the air basin is non-attainment under an applicable federal or state ambient air quality standard?

c) Expose sensitive receptors to substantial pollutant concentrations?

d) Result in other emissions (such as those leading to odors) adversely affecting a substantial number of people?

No Impact.

The Landscape and Site Design Ordinance will neither obstruct the implementation of South Coast Air Quality Management District plans, nor violate any air quality standard, nor contribute substantially to an existing or projected air quality violation. The Landscape and Site Design Ordinance does not propose any new construction or ground disturbing activities. Moreover, the project is not anticipated to induce or encourage development or in any other way alter the existing development patterns. No rezoning is proposed as part of the Proposed Ordinance and therefore it would not alter the density or intensity of any use. As no new construction is proposed and no excavation would occur as a result of the Proposed Project's adoption, the Landscape and Site Design Ordinance will not directly result in the cumulative net increase of any criteria pollutant, expose sensitive receptors to pollutants, or create objectionable odors.

The Landscape and Site Design Ordinance is expected to protect the health of buildings users and to indirectly improve air quality by promoting walkability through design standards that encourage pedestrian and bicyclist amenities, protection of on-site significant trees, and the planting of new trees. Trees are proven to affect the concentration of air pollutants by directly removing pollutants or avoiding emissions and secondary pollutant formation in the atmosphere. Individual future projects have the potential to prioritize pedestrian circulation over the use of vehicles to generate fewer vehicular trips than existing conditions and therefore could potentially lessen cumulative long-term air quality impacts in excess of current conditions. Future projects located near freeways will have to comply with standards to protect building users from air pollution and future projects will be incentivized to provide shade trees on private property and in the public realm to promote passive cooling and cleaner air. Since the Proposed Project will not result in an increase in construction activities; it would not result in new sources of objectionable odors affecting a substantial number of people. Therefore, no impact would occur and no mitigation measures are required.

IV. BIOLOGICAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?	☐	☐	☐	☒
b. Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or US Fish and Wildlife Service?	☐	☐	☐	☒
c. Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?	☐	☐	☐	☒
d. Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?	☐	☐	☐	☒

e. Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?	☐	☐	☐	☒
f. Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?	☐	☐	☐	☒

a) Have a substantial adverse effect, either directly or through habitat modifications, on any species identified as a candidate, sensitive, or special status species in local or regional plans, policies, or regulations, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

b) Have a substantial adverse effect on any riparian habitat or other sensitive natural community identified in local or regional plans, policies, regulations or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service?

c) Have a substantial adverse effect on state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.) through direct removal, filling, hydrological interruption, or other means?

d) Interfere substantially with the movement of any native resident or migratory fish or wildlife species or with established native resident or migratory wildlife corridors, or impede the use of native wildlife nursery sites?

e) Conflict with any local policies or ordinances protecting biological resources, such as a tree preservation policy or ordinance?

f) Conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction or ground disturbing activities. The Landscape and Site Design Ordinance will not impact existing zoning and land use designations. As the Proposed Ordinance will not directly or indirectly result in new development or any rezoning, it would not have a substantial adverse effect on any state or federally listed species, riparian habitat, state or federally protected wetlands (including, but not limited to, marsh, vernal pool, coastal, etc.), sensitive natural communities, migratory fish or wildlife species, established native resident or migratory wildlife corridors, native wildlife nursery sites, adopted Habitat Conservation Plan, Natural Community Plan, trees, or marine animals. The Project sets standards in place to conserve and protect the City's biodiversity and habitat and to expand the City's tree canopy. Conservation and expansion of the City's tree canopy will result in the maintenance of existing ecosystems and will provide additional bird and animal habitat.

Although there are vacant lots within the City that may contain remnant grassland habitat or natural drainage courses, they are generally located in a developed and urbanized region and

are mostly segmented and lack the continuity that is consistent with those known to support any candidate, sensitive, or special-status species. Therefore, the Proposed Ordinance would have no impacts on these resources.

The Landscape and Site Design Ordinance would not conflict with any local policies or ordinances protecting biological resources, such as the City's Protected Tree Ordinance. The proposed Landscape and Site Design Ordinance encourages the preservation of existing mature trees building upon the City's Green New Deal goal of increasing tree canopy in areas of greatest need by at least 50% by 2028. Under the "Conservation" category of the point system, the Project proposes that future project applicants provide a tree report prepared by a certified Arborist or a Tree Survey, with recommendations for retention of existing Protected trees, Significant trees and street trees. Individual future projects will remain subject to preservation, relocation and replacement of protected trees pursuant to the Los Angeles Municipal Code.

Furthermore, there are no adopted Habitat Conservation Plans, or Natural Community Conservation Plans, or other approved habitat conservation plans in the City. For future construction or improvements, each individual project will be subject to CEQA, when applicable, and evaluated for proximity to any potential designated Significant Ecological Area that may exist within a respective Community Plan Area. Therefore, no impact would occur and no mitigation measures are required.

V. CULTURAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Cause a substantial adverse change in the significance of a historical resource pursuant to § 15064.5?	☐	☐	☐	☒
b. Cause a substantial adverse change in the significance of an archaeological resource pursuant to § 15064.5?	☐	☐	☐	☒
c. Disturb any human remains, including those interred outside of dedicated cemeteries?	☐	☐	☐	☒

a) Cause a substantial adverse change in the significance of a historical resource as pursuant to State CEQA Guidelines §15064.5?

b) Cause a substantial adverse change in the significance of an archaeological resource pursuant to State CEQA Guidelines §15064.5?

c) Disturb any human remains, including those interred outside of dedicated cemeteries?

No Impact.

The Landscape and Site Design Ordinance does not authorize any physical modifications which would result will not induce new development or change development patterns. The Landscape and Site Design Ordinance would also involve no ground disturbing activities. The Proposed Ordinance would not impact existing zoning and land use designations and would not create any new development, produce any change of use, or affect the level of density. Therefore, the Landscape and Site Design Ordinance would not have a substantial adverse effect on any historical resource, archaeological resource, or human remains. Therefore, no impact would occur and no mitigation measures are required.

VI. ENERGY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?	☐	☐	☐	☒
b. Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?	☐	☐	☐	☒

a) **Result in potentially significant environmental impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation?**

b) **Conflict with or obstruct a state or local plan for renewable energy or energy efficiency?**

No Impact.

The Landscape and Site Design Ordinance does not authorize any new construction or any new operations, therefore there will be no impact due to wasteful, inefficient, or unnecessary consumption of energy resources, during project construction or operation.

The Landscape and Site Design Ordinance also does not conflict with or obstruct any state or local plan for renewable energy or energy efficiency. Instead, the Proposed Ordinance is expected to align with the direction of anticipated changes in State building energy codes, by supporting the use of renewable energy and increasing energy efficiency by promoting climate-adapted landscape and site design solutions. For instance, the Proposed Project encourages architectural shading devices to lower cooling demand and incentivizes the use of passive cooling strategies that reduce solar heat gain. Therefore, no impact would occur and no mitigation measures are required.

VII. GEOLOGY AND SOILS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Directly or indirectly cause substantial adverse effects, including the risk of loss, injury, or death involving:				
i. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.	☐	☐	☐	☒
ii. Strong seismic ground shaking?	☐	☐	☐	☒
iii. Seismic-related ground failure, including liquefaction?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
iv. Landslides?	☐	☐	☐	☒
b. Result in substantial soil erosion or the loss of topsoil?	☐	☐	☐	☒
c. Be located on a geologic unit that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?	☐	☐	☐	☒
d. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?	☐	☐	☐	☒
e. Have soils incapable of adequately supporting the use of septic tanks or alternative waste water disposal systems where sewers are not available for the disposal of waste water?	☐	☐	☐	☒
f. Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?	☐	☐	☐	☒

a) Directly or indirectly cause potential substantial adverse effects, including the risk of loss, injury, or death involving:

i) Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or based on other substantial evidence of a known fault? Refer to Division of Mines and Geology Special Publication 42.

ii) Strong seismic ground shaking?

iii) Seismic-related ground failure, including liquefaction?

iv) Landslides?

b) Result in substantial soil erosion or the loss of topsoil?

c) Be located on a geologic unit or soil that is unstable, or that would become unstable as a result of the project, and potentially result in on- or off-site landslide, lateral spreading, subsidence, liquefaction, or collapse?

d) Be located on expansive soil, as defined in Table 18 1 B of the Uniform Building Code (1994), creating substantial direct or indirect risks to life or property?

e) Have soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

f) . Directly or indirectly destroy a unique paleontological resource or site or unique geologic feature?

No Impact.

In 2015, the California Supreme Court in *California Building Industry Association v. Bay Area Air Quality Management District* (*CBIA v. BAAQMD*), held that CEQA generally does not require a lead agency to consider the impacts of the existing environment on the future residents or users of a project. However, if a project exacerbates a condition in the existing environment, the lead agency is required to analyze the impact of that exacerbated condition on future residents and users of a project, as well as other impacted individuals.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project, or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to the existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. As such, the Landscape and Site Design Ordinance does not exacerbate any condition in the existing environment related to any earthquake faults, seismic ground shaking, soil erosion, or contribute to the instability of any soils or improper use of any septic tanks or alternative wastewater disposal systems. Future development projects located within areas susceptible to surface landslides and liquefaction would be designed and constructed in conformance with all existing and applicable regulations designed to protect site occupants from risks related to unstable soil. Further, because the Landscape and Site Design Ordinance involves no ground disturbing activities, there would be no impact on any paleontological resources or unique geologic features.

The Landscape and Site Design Ordinance would have no impact related to seismic hazards, liquefaction, landslides, soil erosion, loss of topsoil, unstable geologic units, expansive soils, or wastewater disposal. In fact, the Proposed Project encourages the retention of on-site topsoil by incentivizing the retention of native soil to be conserved and stockpiled, either on- or off-site during grading operations of future projects and to be returned to the sites during fine grading operations. Therefore, no impact would occur and no mitigation measures are required

VIII. GREENHOUSE GAS EMISSIONS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?	☐	☐	☐	☒
b. Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?	☐	☐	☐	☒

a) Generate greenhouse gas emissions, either directly or indirectly, that may have a significant impact on the environment?

b) Conflict with an applicable plan, policy or regulation adopted for the purpose of reducing the emissions of greenhouse gases?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project, or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. The Proposed Ordinance will encourage future projects to consider the incorporation of more climate-adapted landscape and site design. Climate-adapted design focuses on solutions that respond to Los Angeles' exceptional Mediterranean climate as well as rapidly changing climatic conditions, by reducing the need for imported water, nourishing the local habitat and watershed and limiting greenhouse gas emissions.

The Landscape and Site Design Ordinance is expected to indirectly decrease levels of greenhouse gas emissions (GHGs) by promoting sustainable landscape and site design techniques and physical improvements that can encourage pedestrian and bicyclist amenities and the use of transit. The Proposed Project would not facilitate growth and does not propose any development projects that would conflict with the City's adopted Plan for a Healthy Los Angeles, the Mobility Plan 2035 or the City's Green New Deal (Sustainability Plan 2019). The City's Green New Deal establishes a target to cut greenhouse gas emissions to 50% below 1990 levels by 2025; 73% below 1990 levels by 2035; and becoming carbon neutral by 2050. The Mobility Plan 2035, accounts for the growth and development in the City as envisioned under the General Plan and targets for reductions in vehicle miles traveled (VMT) that will

reduce the amount of carbon emissions and improve the region's air quality. In addition, by supporting efforts to reduce GHGs, the Project would also support SCAG's RTP/SCS, which integrates land use, housing, and transportation strategies to achieve an eight percent reduction in GHGs from transportation sources by 2020 and a 19 percent reduction in GHGs from transportation sources by 2035. These regional targets are set by the California Air Resources Board (CARB) under Senate Bill 375, to help achieve significant additional GHG emission reductions from changed land use patterns and improved transportation in support of the State's climate goals, as well as in support of statewide public health and air quality objectives.

Finally the Landscape and Site Design Ordinance will support the policies and programs of the Plan for a Healthy Los Angeles, such as reduced vehicle use and idling (Policy 5.1); increasing the number of trees and green spaces (Policy 3.8); improving energy efficiency (Policy 5.6); reducing noxious activities (Policy 5.4); promoting land uses that reduce per capita GHG emissions (Policy 5.7); and increasing the City's resilience to risks resulting from climate change (Policy 5.6). These policies would aid in implementing the City's Green New Deal and would aid in reducing overall citywide GHG emissions.

As such, the Landscape and Site Design Ordinance is furthering policies aimed at greenhouse gas reduction and will not conflict with an applicable plan, policy, or regulation adopted for the purposes of reducing greenhouse gasses. Therefore, no impact would occur, and no mitigation measures are required.

IX. HAZARDS AND HAZARDOUS MATERIALS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?	☐	☐	☐	☒
b. Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?	☐	☐	☐	☒
c. Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
d. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or the environment?	☐	☐	☐	☒
e. For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?	☐	☐	☐	☒
f. Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
g. Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?	☐	☐	☐	☒

a) Create a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials?

b) Create a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment?

c) Emit hazardous emissions or handle hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?

d) Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

e) For a project located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project result in a safety hazard or excessive noise for people residing or working in the project area?

f) Impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?

g) Expose people or structures, either directly or indirectly, to a significant risk of loss, injury or death involving wildland fires?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project, or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to the existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. Because no physical construction is proposed, there would be no significant hazard to the public or the environment from the routine transport, use or disposal of hazardous materials or from wildfires. The Landscape and Site Design Ordinance is applicable to development of five units or more, therefore the Proposed Ordinance is primarily expected to apply to those projects located in highly urbanized areas. Since most projects subject to this Ordinance will be located in highly urbanized areas of the City, there will be no reasonably foreseeable impact to wildfire risk.

The Landscape and Site Design Ordinance would not result in any safety hazard or excessive noise. The Proposed Ordinance includes strategies that promote the protection of human health and the environment. The Landscape and Site Design Ordinance would not interfere with any adopted emergency response or emergency evacuation plans. Therefore, no impact would occur, and no mitigation measures are required.

X. HYDROLOGY AND WATER QUALITY

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?	☐	☐	☐	☒
b. Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would: **i. Result in substantial erosion or siltation on- or off-site;** **ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;** **iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or** **iv. Impede or redirect flood flows?**	☐	☐	☐	☒
d. In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?	☐	☐	☐	☒
e. Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?	☐	☐	☐	☒

a) Violate any water quality standards or waste discharge requirements or otherwise substantially degrade surface or ground water quality?

b) Substantially decrease groundwater supplies or interfere substantially with groundwater recharge such that the project may impede sustainable groundwater management of the basin?

c) Substantially alter the existing drainage pattern of the site or area, including through the alteration of the course of a stream or river or through the addition of impervious surfaces, in a manner which would:

i. Result in substantial erosion or siltation on- or off-site;

ii. Substantially increase the rate or amount of surface runoff in a manner which would result in flooding on- or off-site;

iii. Create or contribute runoff water which would exceed the capacity of existing or planned stormwater drainage systems or provide substantial additional sources of polluted runoff; or

iv. Impede or redirect flood flows?

d) In flood hazard, tsunami, or seiche zones, risk release of pollutants due to project inundation?

e) Conflict with or obstruct implementation of a water quality control plan or sustainable groundwater management plan?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project, or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to the existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. The Landscape and Site Design Ordinance contains standards that advance water conservation and reduce stormwater runoff. The Proposed Project encourages specific landscape features to increase opportunities to capture stormwater on-site and redirect it to planted areas on site when feasible, encourage the use of greywater for landscape irrigation, and promote biodiversity through native vegetation and habitat within parameters set forth by the city's building code.

The Landscape and Site Design Ordinance would not impact run-off, any surface water body, groundwater supplies, flood, tsunami or seiche zones, hydrology, or water quality. No water quality control plan or sustainable groundwater management plan would be impacted because any future development would be restricted to the existing allowable land uses and would continue to be subject to all applicable state or local water quality control plans or sustainable groundwater management plans. Therefore, no impact would occur, and no mitigation measures are required.

XI. LAND USE AND PLANNING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Physically divide an established community?	☐	☐	☐	☒
b. Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?	☐	☐	☐	☒

a) Physically divide an established community?

b) Cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding or mitigating an environmental effect?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. As such, the Landscape and Site Design Ordinance would not result in a physical division of an existing community. The Landscape and Site Design Ordinance is consistent with local land use plans, goals, and policies and in substantial conformance with the purpose, intent and provisions of the General Plan or any other plans, policies or regulations adopted for the purpose of avoiding or mitigating an environmental effect. The Landscape and Site Design Ordinance is intended to foster a sense of community by facilitating safe, functional, and attractive developments that are walkable and pedestrian-oriented.

The Landscape and Site Design Ordinance will address pressing sustainability and health-related needs, building upon The Plan for a Healthy Los Angeles, the General Plan's Health and Wellness Element, and the Citywide Design Guidelines in effect today. The Landscape and Site Design Ordinance will meet the policies of The Plan for a Healthy Los Angeles related to healthy building design and construction (Policy 2.2), in order to promote a healthy built environment. The Proposed Project encourages the design and rehabilitation of buildings and sites for healthy living and working conditions, promotes pedestrian circulation, healthy building materials, access to natural light and ventilation, and the use of stairs. It will also satisfy the Plan for a Healthy Los Angeles Implementation Program 36 which calls for streamlining and updating the City of Los Angeles Landscape Guidelines and Ordinance to promote climate adaptation and sustainability. The Proposed Ordinance will include various strategies to promote public health and safety, walkability and physical activity, context sensitive design, climate resilient buildings, biodiversity and habitat, integrated landscaping and horticulture, social interaction, and sustainable design.

The Landscape and Site Design Ordinance also meets the intent of the General Plan Framework Element to enhance the livability of all neighborhoods by upgrading the quality of development and improving the quality of the public realm (Objective 5.5). Additionally, the Ordinance meets the intent of Objective 5.8 of the Framework Element to "reinforce or encourage the establishment of a strong pedestrian orientation in designated neighborhood districts, community centers, and pedestrian-oriented subareas within regional centers, so that these districts and centers can serve as a focus of activity for the surrounding community and a focus for investment." The Proposed Project is expected to improve urban form and incrementally create more walkable neighborhoods. Therefore, no impact would occur and no mitigation measures are required.

XII. MINERAL RESOURCES

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?	☐	☐	☐	☒
b. Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?	☐	☐	☐	☒

a) Result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

b) Result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to the existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. The Proposed Project has no effect on mineral resources locally or regionally. The Landscape and Site Design Ordinance will not result in the loss of availability of a locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan. Therefore, no impact would occur and no mitigation measures are required.

XIII. NOISE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project result in:				
a. Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?	☐	☐	☒	☐
b. Generation of excessive groundborne vibration or groundborne noise levels?	☐	☐	☐	☒
c. For a project located within the vicinity of a private airstrip or an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?	☐	☐	☐	☒

a) Generation of a substantial temporary or permanent increase in ambient noise levels in the vicinity of the project in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies?

b) Generation of, excessive groundborne vibration or groundborne noise levels?

c) For a project located within the vicinity of a private airstrip or an airport land use plan, or, where such a plan has not been adopted, within two miles of a public airport or public use airport, would the project expose people residing or working in the project area to excessive noise levels?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to the existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. Because the Proposed Project will not foreseeably result in new construction or operations, there would be no change that would result in a substantial temporary or permanent increase in ambient noise levels, groundborne vibration levels, or result in a project that would the project expose people residing or working in the project area to excessive noise levels. The proposed Landscape and Site Design Ordinance will include various strategies to promote public health and safety. More specifically, the Project includes provisions for loading and drive-thru uses adjacent to residential land uses in order to reduce idling and spillover noise to

less than 50db at the property line. For purposes of operational impacts, the City is using the threshold in the Los Angeles 2006 CEQA threshold guide, of 40 db at night and 50 db during daytime hours as the Presumed Ambient Noise Levels (dBA) for residential projects, which is based upon the City's Noise Ordinance, LAMC Section 111.03.

The Landscape and Site Design Ordinance introduces a code amendment that will allow qualifying Outdoor Amenity Areas to not count toward the building's total floor area and height. The Outdoor Amenity Area provisions will likely result in the increased usage of outdoor spaces by allowing areas that would otherwise be entirely outdoors and exposed to direct sunlight and heat to be covered or partially enclosed. However, Outdoor Amenity Areas will only be permitted in residential, mixed-use, and commercial zones where rooftop open space and other types of common open space areas are currently allowed. The Outdoor Amenity Area development standards require that where Outdoor Amenity Areas are proposed within 100 feet of residential uses, no amplified sound is permitted after 10:00 pm. It is important to also note that per Assembly Bill 1307, noise generated by occupants of residential projects is not a significant effect on the environment under the California Environmental Quality Act. Outdoor Amenity Areas differ from areas that are entirely outdoors in that they are either partially covered overhead or partially enclosed on the sides, thereby further buffering sound from nearby uses. Occupancies will still be subject to regulatory limits established by building and fire/life safety codes. Finally, Outdoor Amenity Areas will remain subject to the City's Noise Ordinance. Therefore, no impact would occur and no mitigation measures are required.

XIV. POPULATION AND HOUSING

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	☐	☐	☐	☒
b. Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?	☐	☐	☐	☒

a) Induce substantial unplanned population growth in an area, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

b) Displace substantial numbers of existing people or housing, necessitating the construction of replacement housing elsewhere?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development of project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to the existing land uses or density and will not foreseeably induce development or otherwise alter existing development patterns. The Proposed Ordinance would neither induce population growth nor direct population growth to any new areas. Therefore, no impact would occur, and no mitigation measures are required.

The Landscape and Site Design Ordinance is not expected to increase the cost of construction and rental prices thereby indirectly causing displacement. With over 100 available points in the Point System, there are many pathways to achieve the required point targets to satisfy the Ordinance requirements, many of which are low cost or cost-neutral. Additionally, the State and the City have many policies and regulations in place aimed at protecting and replenishing housing units. These regulations will continue to apply since this project does not modify any of those regulations. Therefore, no impact would occur, and no further analysis is required.

XV. PUBLIC SERVICES

Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Fire protection?	☐	☐	☐	☒
b. Police protection?	☐	☐	☐	☒
c. Schools?	☐	☐	☐	☒
d. Parks?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
e. Other public facilities?	☐	☐	☐	☒

a) Fire protection?

b) Police protection?

c) Schools?

d) Parks?

e) Other public facilities?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development of project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. As such, the Proposed Project would not increase the number of residents in any given neighborhood and therefore, are not expected to result in an increased demand for parks, schools or other public facilities. Therefore, no impact would occur and no mitigation measures are required.

XVI. RECREATION

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Would the project increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated?	☐	☐	☐	☒
b. Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?	☐	☐	☐	☒

a) Would the project Increase the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facilities would occur or be accelerated?

b) Does the project include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. As discussed, the Proposed Ordinance is not expected to induce substantial population growth within the City. Since the Landscape and Site Design Ordinance does not increase density, the Proposed Project would not increase the number of residents in any given neighborhood and therefore, is not expected to result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated. Additionally, the inclusion of residential or non-residential amenities in proposed projects and the better use and programming of private open space as incentivized by the Proposed Project will potentially help counterbalance demand in neighborhood and regional parks. The Landscape and Site Design Ordinance does not include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment. However, the Landscape and Site Design Ordinance does include provisions that require future individual projects to include at least three site plan amenities for residential projects and one for non-residential projects with usable and accessible open space from a list of Common Open Space Amenities. Therefore, no impact would occur and no mitigation measures are required.

XVII. TRANSPORTATION[1]

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?	☐	☐	☐	☒

[1] Until the City has adopted new Transportation thresholds (or July 1, 2020, whichever is sooner), question b will remain unchanged. Once new thresholds have been adopted, the Initial Study will be updated to reflect the 2019 Appendix G for question b.

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
b. Conflict with an applicable congestion management program, including, but not limited to level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?	☐	☐	☐	☒
c. Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?	☐	☐	☐	☒
d. Result in inadequate emergency access?	☐	☐	☐	☒

a) Conflict with a program, plan, ordinance or policy addressing the circulation system, including transit, roadway, bicycle and pedestrian facilities?

b) Conflict with an applicable congestion management program, including, but not limited to, level of service standards and travel demand measures, or other standards established by the county congestion management agency for designated roads or highways?

c) Substantially increase hazards due to a geometric design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment)?

d) Result in inadequate emergency access?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. No direct or indirect impacts are expected on existing traffic patterns and road capacity. Adoption of the Landscape and Site Design Ordinance would improve the design and site planning of a variety of building types, including new housing projects, but would not impact population growth or capacity. The Landscape and Site Design Ordinance does not generate new housing units and therefore will not increase the number of individuals who would require vehicular transportation. Vehicular traffic congestion would not be impacted because the project does not involve any zone changes or changes to existing land use designations, which would increase population or employment density in the City. However, the Landscape and Site Design Ordinance does encourage use of active transportation and enhanced connectivity, and in improvement of street segments incrementally, and in doing so, could support reductions in

VMT. Therefore, the Proposed Project is not expected to increase the VMT within the City or to result in an increase in traffic.

Furthermore, the Landscape and Site Design Ordinance promotes the inclusion of bicycle facilities, better connections to transit stops, pedestrian oriented design, and a greater degree of walkability which could potentially reduce the amount of vehicular traffic and trip increases. As such, the Landscape and Site Design Ordinance would not exacerbate Vehicular Miles Traveled (VMT) or result in an increase in the number of vehicle trips.

The Landscape and Site Design Ordinance is intended to support adopted policies, plans and programs that support alternative modes of transportation.The Proposed Project encourages walkability, and improvements addressing pedestrian access, comfort and safety adhering to the goals of the Mobility Plan 2035 that aim to decrease VMT per capita by 5% every five years, to 20% by 2035. By encouraging more attractive non-vehicle alternatives, including the use of transit, walking, and bicycling, the Proposed Project supports ways to reduce vehicle miles traveled (VMT) per capita.

The Landscape and Site Design Ordinance does not increase hazards due to a geometric design feature or incompatible uses nor does it result in inadequate emergency access. Therefore, no impact would occur and no mitigation measures are required.

XVIII. TRIBAL CULTURAL RESOURCES

Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1(k), or	☐	☐	☐	☒
b. A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe.	☐	☐	☐	☒

a) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: Listed or eligible for listing in the California Register of Historical Resources, or in a local register of historical resources as defined in Public Resources Code section 5020.1 (k)?

b) Would the project cause a substantial adverse change in the significance of a tribal cultural resource, defined in Public Resources Code section 21074 as either a site, feature, place, cultural landscape that is geographically defined in terms of the size and scope of the landscape, sacred place, or object with cultural value to a California Native American tribe, and that is: A resource determined by the lead agency, in its discretion and supported by substantial evidence, to be significant pursuant to criteria set forth in subdivision (c) of Public Resources Code Section 5024.1. In applying the criteria set forth in subdivision (c) of Public Resource Code Section 5024.1, the lead agency shall consider the significance of the resource to a California Native American tribe?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. Assembly Bill 52 (AB 52) established a formal consultation process for California Native American Tribes to identify potential significant impacts to Tribal Cultural Resources, as defined in Public Resources Code §21074, as part of CEQA. As specified in AB 52, lead agencies must provide notice inviting consultation to California Native American tribes that are traditionally and culturally affiliated with the geographic area of a proposed project if the Tribe has submitted a request in writing to be notified of proposed ordinances. The Tribe must respond in writing within 30 days of the City's AB52 notice. The Native American Heritage Commission (NAHC) provided a list of Native American groups and individuals who might have knowledge of the religious and/or cultural significance of resources that may be in and near the project site.

In compliance with the requirements of AB 52, the City provided formal notification of the Project on September 14, 2022 to California Native American tribes that have requested notification in the City of Los Angeles, and no tribes requested consultation. Copies of the respective letters are in the administrative record. Most tribal cultural resources are anticipated with buried resources and land valued for association with tribal practices. The Proposed Project will not result in any excavation of soils or ground disturbance, and therefore, no related impacts would occur.

XIX. UTILITIES AND SERVICE SYSTEMS

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?	☐	☐	☐	☒
b. Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?	☐	☐	☐	☒

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
c. Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?	☐	☐	☐	☒
d. Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?	☐	☐	☐	☒
e. Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?	☐	☐	☐	☒

a) Require or result in the relocation or construction of new or expanded water, wastewater treatment or storm water drainage, electric power, natural gas, or telecommunications facilities, the construction or relocation of which could cause significant environmental effects?

b) Have sufficient water supplies available to serve the project and reasonably foreseeable future development during normal, dry and multiple dry years?

c) Result in a determination by the wastewater treatment provider which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments?

d) Generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals?

e) Comply with federal, state, and local management and reduction statutes and regulations related to solid waste?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. The Landscape and Site Design Ordinance does not intensify the demand on any public utilities.

Development in accordance with the Landscape and Site Design Ordinance would occur in urbanized areas and would be expected to connect to the existing sewer lines. Development in accordance with the Landscape and Site Design Ordinance would be required to comply with all

applicable City regulations. Based on the 2020 LADWP Urban Water Management Plan (UWMP), it is estimated that the City would not outgrow its wastewater treatment capacity by the year 2028 especially given aggressive water conservation strategies.

Additionally, the LADWP provides water service to the City. Water would be conveyed to proposed projects along existing circulating water mains of varying sizes. The LADWP has an ongoing program of facility replacement and upgrades to meet the anticipated water demands based upon the City's adopted General Plan Framework Element. The LADWP can supply water to development projects that are consistent with SCAG growth assumptions contained in the Urban Water Management Plan; development in accordance with the Landscape and Site Design standards would be consistent with SCAG's growth assumptions. Development in accordance with the Landscape and Site Design Ordinance would be required to comply with water conservation requirements and ensure that adequate infrastructure exists.

Furthermore, the Proposed Project encourages methods to decrease demands on water supplies during normal, dry, and drought conditions; for example, the Landscape and Site Design Ordinance incentivizes the use of drought-tolerant plant materials, the reintroduction of California native plant species in urban landscapes which tend to be drought tolerant, and installation of greywater systems in future projects to meet at least 25% of the irrigation demand. Other standards also require the installation of permeable paving materials which allow groundwater resources to be replenished and the use of composting facilities as potential site amenities in residential and mixed-use projects to reduce organic waste. Therefore, no impact would occur and no mitigation measures are required.

Development that occurs in accordance with the Landscape and Site Design Ordinance would occur in existing urbanized areas and is not anticipated to result in a significant increase in individual site runoff or changes to the local drainage patterns. Runoff from individual proposed projects would continue to be collected and directed towards existing storm drains. In addition, development in accordance with the Landscape and Site Design Ordinance would be required to comply with existing local, state, and federal regulations to mitigate potential stormwater impacts.

To comply with the City's Green Building Code, future development that disturbs less than one acre of land and is not part of a larger common plan of development which in total disturbs one acre or more, would be required to manage stormwater drainage during construction by implementing one or more of the following measures:

- Retention basins of sufficient size shall be utilized to retain stormwater on the site;
- Where stormwater is conveyed to a public drainage system, collection point, gutter, or similar disposal method, water shall be filtered by use of a barrier system, wattle or other method approved by the City
- Compliance with the City's stormwater management ordinance.

All proposed projects would comply with the City's grading permit regulations, which require the implementation of grading and dust control measures, including a wet weather erosion control plan if construction occurs during the rainy season, as well as inspections to ensure that sedimentation and erosion is minimized. Therefore, there would be no impact.

In accordance with the City's LID Ordinance, proposed projects would be required to incorporate appropriate stormwater pollution control measures into the design plans and submit these plans to the City's Department of Public Works, Bureau of Sanitation, Watershed Protection Division (WPD) for review and approval. Therefore, no impact would occur and no mitigation measures are required.

Solid waste collected throughout the City by private and public haulers is disposed of at facilities (e.g., landfills and incinerators) owned and operated by Los Angeles County (County), as well as in landfills located in surrounding counties. While the majority of the solid waste generated by local jurisdictions is disposed of at facilities owned, operated, and located in the County, the County has established importation agreements with several surrounding counties including, Kern, Orange, Riverside, San Bernardino, and Ventura. The Azusa Land Reclamation Landfill is the only facility owned and operated by the County that accepts inert waste. Further, several additional inert facilities are located throughout the County and operate under a state permit, including Durbin Landfill located in the City of Irwindale, Sun Valley Landfill located in the City of Los Angeles, and Chandler's Palos Verdes Sand and Gravel located in the City of Rolling Hills Estates. Inert waste collected in the County can be disposed of at these facilities.

In 2007, the City of Los Angeles initiated a Solid Waste Integrated Resource Plan (SWIRP) with goals of moving toward zero waste by 2030. Under the City's RENEW LA Plan, the City committed to reaching Zero Waste by diverting 70 percent of the solid waste generated in the City by 2013, diverting 90 percent by 2025, and becoming a zero waste city by 2030.

Construction waste materials of proposed projects are expected to be typical construction debris, including wood, paper, glass, plastic, metals, cardboard, and green wastes. Pursuant to the California Green Building Code, individual project applicants would be required to recycle/divert 65 percent of the construction waste. Construction and operation of proposed projects would be required to comply with all applicable regulations related to solid waste, including County and City General Plans, and goals and policies for recycling and diversion of solid waste to ensure compliance with the California Integrated Waste Management Act (AB 9393), the California Solid Waste Reuse and Recycling Act, and the Solid Waste Diversion Rule (AB 341).The remainder would be disposed of in a Class III landfill. Proposed projects would be required to comply with the CalGreen Building Code, which requires diversion and recycling of waste to the maximum extent feasible.

The County identifies landfill capacity in 15 year planning periods, the most recent of which ends in 2027. Recent landfill expansion approvals and proposal for expansion at existing County landfills indicate that solid waste disposal facilities and other waste management options

will be available beyond this date as new facilities and technologies are created to meet demand. Further, the County completes annual reviews of solid waste demand and existing capacity (of each facility) in each subsequent annual report, to ensure the solid waste generated in the County can be properly disposed of at existing solid waste facilities. There would be no impacts, and no mitigation would be required.

XX. WILDFIRE

If located in or near state responsibility areas or lands classified as very high fire hazard severity zones:

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
Would the project:				
a. Substantially impair an adopted emergency response plan or emergency evacuation plan?	☐	☐	☐	☒
b. Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?	☐	☐	☐	☒
c. Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?	☐	☐	☐	☒
d. Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?	☐	☐	☐	☒

a) Substantially impair an adopted emergency response plan or emergency evacuation plan?

b) Due to slope, prevailing winds, and other factors, exacerbate wildfire risks, and thereby expose project occupants to, pollutant concentrations from a wildfire or the uncontrolled spread of a wildfire?

c) Require the installation or maintenance of associated infrastructure (such as roads, fuel breaks, emergency water sources, power lines or other utilities) that may exacerbate fire risk or that may result in temporary or ongoing impacts to the environment?

d) Expose people or structures to significant risks, including downslope or downstream flooding or landslides, as a result of runoff, post-fire slope instability, or drainage changes?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or density and would not be anticipated to induce development or otherwise change development patterns. The Landscape and Site Design Ordinance does not impair any potential response or emergency evacuation plan. As no development is proposed as part of Project, the Landscape and Site Design Ordinance does not exacerbate any pre-fire or post-fire wildfire risks or require the need for the installation or maintenance of associated infrastructure.

Prior to the issuance of any building permits for any proposed project (e.g., demolition, addition to, new construction) projects are reviewed by the LAFD to ensure new development is designed and constructed in conformance with all applicable LAFD Fire Code policies applicable to wildfire protection. This would include project features such as the installation of an automatic sprinkler system, smoke detectors, and a fire alarm system, particularly in high fire severity zones.

Additionally, the Project promotes the use of native plants that often are superior when it comes to fire resistance. Based on tests conducted at the Las Pilitas Nursery in Santa Margarita, California-native buckwheat (Eriogonum spp. and cvs., Zones 7–11) varieties burn very slowly. Native California sagebrush (Artemisa californica, Zones 7–9), also ignited slowly and researchers concluded it can help shield against wildfire's spread. Even some of the larger natives, such as California lilac (Ceanothus spp. and cvs., Zones 7–10), when subjected to a direct flame test, took longer than sixty seconds to ignite. A lot of native plants from Southern California have small, hard, brittle leaves, often with a waxy coating. Their toughness protects the interior water content. That makes them naturally more resistant to fire (Jane Gates, All the Garden's a Stage: Choosing the Best Performing Plants for a Sustainable Garden). The project also promotes the use of mulch that helps retain moisture at the roots of your plants, elevates humidity close to the ground, and is not likely to flame up in a fire. Finally, to ensure that trees and landscaping are not only installed but also properly maintained, the Proposed Ordinance introduced a Landscape Management Plan requirement. Therefore, no impact would occur and no mitigation measures are required.

XXI. MANDATORY FINDINGS OF SIGNIFICANCE

	Potentially Significant Impact	Less Than Significant with Mitigation Incorporated	Less Than Significant Impact	No Impact
a. Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?	☐	☐	☐	☒
b. Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?	☐	☐	☐	☒
c. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	☐	☐	☐	☒

a) Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

b) Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

c) Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

No Impact.

The Landscape and Site Design Ordinance does not propose any new construction, any specific development project(s), or any ground disturbing activities. The Landscape and Site Design Ordinance does not involve any zone changes or changes to existing land uses or

density. The Landscape and Site Design Ordinance does not include any new construction, therefore it would not impact any endangered fauna or flora, modify any special status species habitat. The Landscape and Site Design Ordinance does not reduce or restrict the range of endangered plants or animals because they do not propose to rezone property such that a further increase in development in sensitive ecological areas would occur, thereby threatening rare or endangered flora or fauna.

The Landscape and Site Design Ordinance has no impacts, therefore, there are no cumulatively considerable impacts. Further, the Landscape and Site Design Ordinance will produce no environmental impact which will cause substantial adverse effects on human beings, either directly or indirectly. Rather, the environmental benefits of the Landscape and Site Design Ordinance are anticipated to be positive and projects completed in compliance with the proposed Ordinance are expected to have fewer environmental impacts than those presently being constructed. Projects subject to the Ordinance will be of a higher quality overall and will include outdoor amenities and spaces that encourage social interaction, high quality improvements to the public realm, an emphasis on landscaping and green spaces with native plants, shade trees and an overall sustainable and health-oriented design. Therefore, no impact would occur, and no mitigation measures are required.

CONCLUSION

Based upon the information set forth above, in the staff report related to this update and the substantial evidence contained in the whole of the record of proceedings, the City has determined that the adoption of the Landscape and Site Design Ordinance would have no impact on the environment and a negative declaration may be adopted.

EXHIBIT F

Current (1996) Landscape Ordinance and Guidelines

Office of Zoning Administration

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

CITY OF LOS ANGELES

LANDSCAPE ORDINANCE

ORDINANCE NO. 170,978

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

Landscape Ordinance §§ 12.40–12.43 L.A.M.C., operational July 12, 1996.
Ordinance 170,978, effective May 12, 1996. CPC 92-0043 CA, CF 96-0039. As amended through April 10. 2005.

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LANDSCAPE ORDINANCE

ORDINANCE NO. 170,978

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

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

WHEREAS, various State mandates (“AB 325”) require local agencies adopt certain water conservationstrategies no later than January 1, 1993; and

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

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

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

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

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

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

WHEREAS, treesand other vegetation have been demonstrated to relieve human stressand anxiety and enhance people's sense of connection to natureand history; and

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

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

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

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

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

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

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

NOW THEREFORE,

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

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

SEC. 12.40. LANDSCAPE—GENERAL REQUIREMENTS

A. Purpose.

1. To bring greater order and certainty to the development process.

2. To respond to State-level mandates for action in such areas as water conservation, energy conservation, enhancement of water quality, and amelioration of air quality.

3. To increase the amount and quality of appropriate landscaping appurtenant to all land uses in the City.

4. To establish a minimum level of regulation that protects the public and at the same time allows for design flexibility.

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

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

1. Any Project involving replacement of an earthquake hazardous building demolished as a result of an enforcement of the Earthquake Safety Ordinance (Division 88, Article 1, Chapter IX) of the Los Angeles Municipal Code.

2. Any Project for which a building permit is required (a) in order to comply with an order issued by the Department of Building and Safety to repair an unsafe or substandard condition, or (b) in order to rebuild as a result of destruction by fire, earthquake, or other natural disaster.

3. Any Project regulated by Subparagraph (i) of Section 12.04.05 B 1 (a) of this Code.

4. Any Project which has obtained a still-valid discretionary land use approval from the City prior to the operative date of this section, and which also required approval of landscape documents.

5. Any Project where plans were accepted by the Department of Building and Safety for plan check prior to the operative date of this ordinance. This exception does not apply to any Project where changes were later made to the Project which increase the gross square footage or number of parking spaces by more than five percent. This exception shall no longer be valid if construction is not commenced within one year of the date of issuance of the permit.

6. Any landscape that is designated a Historic Cultural Monument.

7. Cemeteries.

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

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

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

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

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

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

Permeable—A material that permits water penetration to a soil depth of 18 inches or more, including non porous surface material poured or laid in sections not exceeding one square foot in area and collectively comprising less than two-thirds of the total surface area, or

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

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

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

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

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

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

G. Certificate of Substantial Completion.

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

2. Substantial completion may be guaranteed by the applicant, in lieu of actual installation. A performance bond, certificate of deposit, letter of credit, surety deposit, or other instrument satisfactory to the City Attorney, in an amount equal to the cost of the landscape, shall be posted with the City to ensure satisfactory completion of the landscape.

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

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

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

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

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

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

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

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

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

SEC. 12.41. LANDSCAPE—WATER MANAGEMENT

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

B. Requirements and Prohibitions.

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

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

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

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

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

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

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

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

SEC. 12.42. LANDSCAPE

A. Conservation of Energy.

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

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

B. Heat and Glare Reduction.

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

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

C. Air Quality Enhancement.

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

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

D. Soil and Watershed Conservation.

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

2. General Requirements.

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

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

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

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

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

E. Landscape Techniques.

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

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

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

F. Walls. All concrete or masonry walls shall have a minimum nominal thickness of six inches unless designed to withstand lateral force and constructed pursuant to plans approved by the Department of Building and Safety.

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

SEC. 12.43. SOURCE REDUCTION OF WASTE

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

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

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

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

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

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

I. Fees For Plan Approvals.

FILING FEE

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

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

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

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

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

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

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

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

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

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

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

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

ELIAS MARTINEZ, City Clerk

By_____
Deputy

Approved April 8, 1996

_____
Mayor

As amended April 10, 2005

AMENDED

GUIDELINES

TO IMPLEMENT THE

LANDSCAPE ORDINANCE

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

- In cases where the strict application of these Guidelines causes hardships inconsistent with the purpose and intent of the Landscape Ordinance, and particularly with the Ordinance's goals of efficient and equitable processing of approvals, substantial compliance with the Guidelines shall be allowed.

- The Ordinance and Guidelines have goals of environmental mitigation, not aesthetics. Aesthetics alone shall not be considered sufficient justification for deviations from the Guidelines.

- There are no Guidelines B, E, F, G, H, M, P, etc., nor Guidelines CC, etc. The orginal numbering has been retained for the convenience of stakeholders who have followed the ordinance from its inception.

GUIDELINES A—TABLE OF ALBEDOS

(% means; angle of incidence = 90%)
[Refer to Guidelines K, O]

Surface	*Albedo*
plaster, smooth white	.80
cementitious coating	
white, on granular surface	.78
porcelain enamel	.65–.90
paint	
white, new	.75
other colors	see next page
glass, white structural	.75–.80
brick, white	.75
terra–cotta, white	.65–.80
aluminum	
polished	.70–.85
brush	.55–.58
stainless steel	.55–.65
marble, white	.45
brick, light buff	.48
aluminum	
roof coating	.50
brick	
dark buff	.40
red	.40
dark red glazed	.30
concrete	.25
yellow ochre	.15
plaster, white	
rough	.40
stippled	.40
copper	.40
concrete, natural color	
rough	.20
smooth	.30
cement	.27
sand	
dry	.25–.30
wet	.20–.25
sandstone, bluestone	.18
asphalt	
macadam	.18
clean, dry	.07
gravel	.13–.20
slate, dark clay	.08
glass, black structural	.05

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

Reflectances of Mat Board

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

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

GUIDELINES C—AIR QUALITY ENHANCEMENT

[Refer to 12.42 C LAMC]

1. Trees

   (a) At least one tree, which shall not be a palm, shall be provided in the project for each 500 square feet of landscaped area in the project. A minimum of 100 square feet of unpaved area shall be provided at the base of each tree, the shortest dimension of which shall be 4 feet minimum, to allow for water infiltration and gas exchange.

   (b) Tree planting shall be done in the following order of priority:

      (1) On the project.

      (2) Off-site mitigation.

         (i) On private property, or along public streets (with the prior approval of the Street Tree Division), within one mile of the site of the Project.

         (ii) On public or private land or along public streets or the Los Angeles River anywhere within the City of Los Angeles, with the prior approval of the controlling agency, jurisdiction or owner.

2. Vines. The use of vines, especially flowering vines, is encouraged on walls, buildings, and structures. The provisions of Section 62.179 of the Los Angeles Municipal Code shall be followed for the provision of vine pockets in the sidewalk (with the prior approval of the Street Tree Division).

3. Open Space in Multi-Family Residential Structures. Open space in multi-family residential structures is governed by Section 12.21 G of the LAMC, effective November 16, 1997.

4. Front yard landscaping is governed by Section 12.21 C 1 (g) of the LAMC.

5. Substitutions. Trees required by other Commission-adopted guidelines or the Los Angeles Municipal Code may be substituted on a one-to-one basis for those required by this guideline, providing they are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.

6. Standards for trees in parking lots are governed by Guidelines K.

GUIDELINES D—PLANTING TECHNIQUES

[Refer to 12.42 E 3 LAMC]

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

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

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

1. To the extent feasible, all projects shall use water conserving plants and techniques in landscape design, and especially water conserving native plants.

2. All projects constructed by the City of Los Angeles shall employ water-conserving design and techniques utilizing native plants in appropriate microclimates. The City shall bring these water-conserving plants and techniques to the attention of the public.

3. Exception. Projects that extend or complete an existingdesign or project, or projects which recreate or rehabilitate a previously designated historic landscape, shall be exempt from the provisions of Guidelines 1 and 2 above. Projects that extend or complete an existing culturally important design of project, or projects which recreate or rehabilitate a previously designated cultural landscape, as determined by the Director, shall be exempt from the provisions of Guidelines 1 and 2.

4. Planting on a site shall not interfere with the designed spread at maturityor spacing of street trees, whether existing or to be provided. Existing planting shall be exempt from this criterion.

5. On-slab/rooftop planting.
   (a) No provision of Sections 12.40 through 12.43 of the Los Angeles Municipal Code shall be waived or modified solely by reason that the landscape is on slab or on roof.

   (b) Appropriate drainageshall be provided for planters, tree wells and at-surface plantings.

6. Tree Edging. Where trees are planted in lawn area, a circle 2 feet from the trunk around each tree shall be maintained free of Lawn Area, to avoid the growth-reducing effects of Lawn Area on trees. Mulchor compatible plants shall be used in the circle. This circle shall be kept clear of lawn area for a three year plant establishment period.

7. Soil Preparation.

   (a) Plants shall be chosen whenever possible that are matched to the properties of on-site soils such as tilth, pH, friability, depth, particle size, moisture-holding capacity, fertility, permeability, mycorrhizal associations, and so forth.

   (b) In those situations where soil amendments are used, they shall be tailored to the specific needs of the plants being installed and be organic. In particular, amendments shall contribute to the conservation of water by providing the physical, chemical and electrical properties conducive to holding water in the area and in the form in which it is

most available to the installed plants. Use of compost as a soil amendment is encouraged.

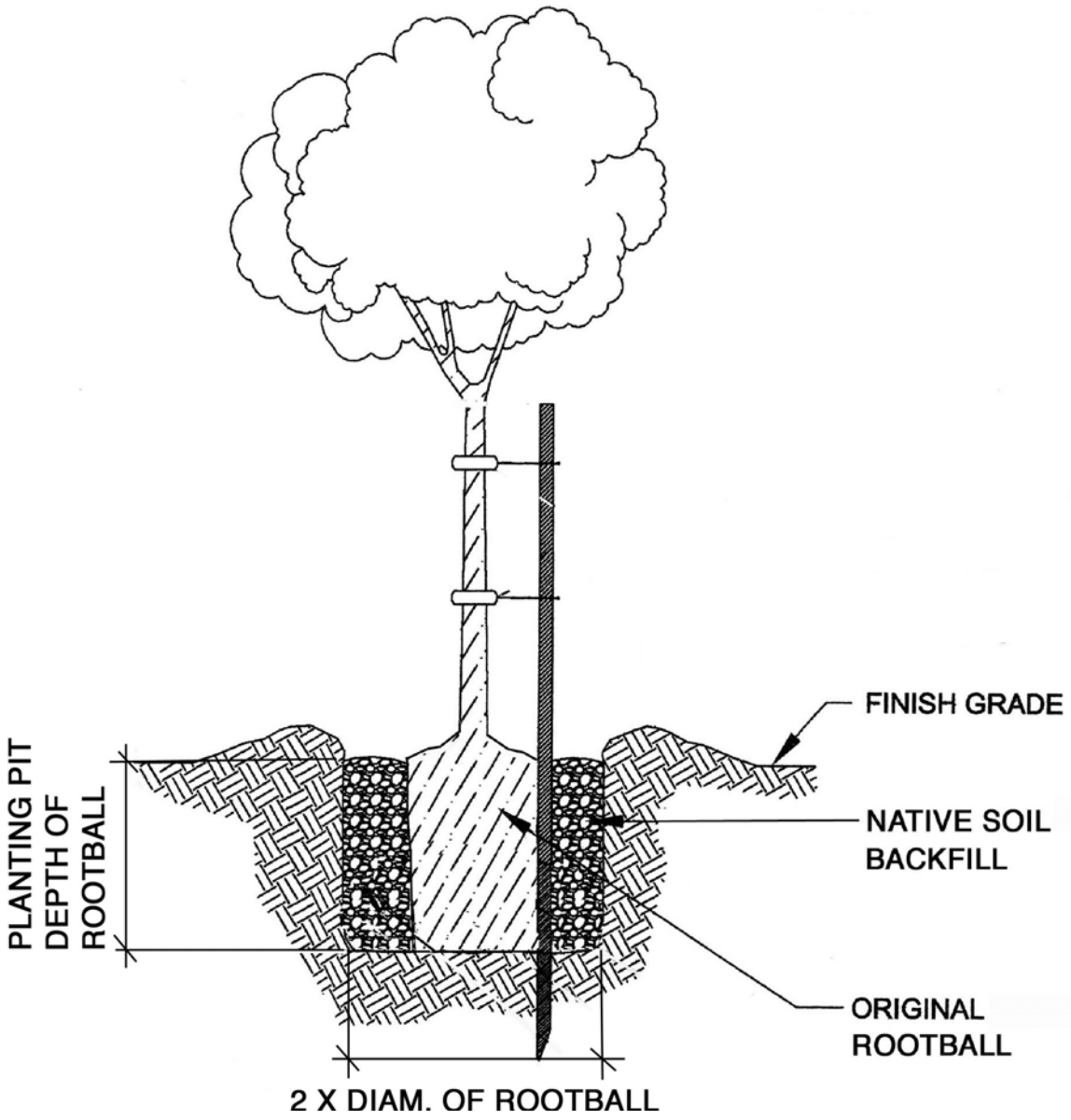
(c) When used to have an effect on soil tilth, organic amendments should be incorporated at least 50 percent by volume into existing site soils, in a sufficient volume to accommodate the expectable root growth of the plant.

(d) Soil amendments shall not be used with native plants appropriate to the site.

8. Tree Size. Any tree, except for those regulated by Chapters V and VI of the Los Angeles Municipal Code, that is planted under overhead utilities, or within ten feet of the centerline of such utilities, shall be a small tree.

9. Mulch is encouraged. However, mulch shall not be required when its use is contrary to good horticultural practices. Examples are: in some ground cover areas, hydromulchareas, etc.

10. Planting pits shall be excavated no deeper , or slightly shallower, that the depth of the rootball (planting “high” or “proud), in order to avoid the plant settling with the crown below the soil surface, leading to crown rot and other diseases.


FINISH GRADE
NATIVE SOIL BACKFILL
ORIGINAL ROOTBALL
PLANTING PIT DEPTH OF ROOTBALL
2 X DIAM. OF ROOTBALL

GUIDELINES I—SLOPE PLANTING

[Refer to 12.42 D 3 LAMC]

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

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

1. Trees and Shrubs: Manufactured slopes shall have a mixture of plants of varied root depths and above ground height to assure soil stabilization and to promote varying height and mass of landscaping.

2. There shall be a minimum of one tree for every 500 square feet of slope area. If permanent plantings are hydroseeded there shall be a minimum of one shrub for every 125 square feet of slope area. If cuttingsare utilized as ground cover, there shall be one shrub for every 200 square feet of slope area. The trees and shrubs shall be planted according to landform planting criteria. There shall be a mix of various sizes of trees and shrubs to promote varying height and mass of landscaping. Trees and shrubs may be hydroseeded or planted from containersor cuttings.

3. Irrigated Living Ground Cover: Irrigated living ground covers may be planted from cuttings, applied as hydromulch, or planted from containers. The Department may not require ground cover for slopes less than five (5) feet in height if requested in writing by a registered soils engineer. Lawn Areas shall not be installed on slopes greater than 5:1 in slope.

4. Non-irrigated Living Ground Cover: In certain situations, plantings may be required where irrigationis neither economically feasible nor desirable. Hydroseeding may be utilized. If the natural rainfall fails to provide adequate moisture for germination, supplemental irrigation may be required.

5. Topsoil. On-site topsoiland accumulated organic litter shall be conserved, and stockpiled either on- or off-site during grading operations, according to a plan filed with the Department of Building and Safety. They shall be returned to the site during fine grading operations, to help provide a suitable medium for subsequent planting.

6. Substitutions. Trees for slope planting may substitute for any other kind of required tree, providing trees for slope planting are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.

GUIDELINES J—EXCEPTIONS TO "PROJECT"

[Refer to 12.40 C LAMC]

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

1. Athletic fields, courts, etc., and any features directly required by the sport, e.g., backstops, goalposts, nets, etc, and including facilities not directly required by the sport: e.g., stadia, driveways, bleachers, box offices, locker facilities, rest rooms, fences, lighting, arenas, etc.

2. Community Gardens.

3. Arboreta or botanic gardens.

4. Any bona-fide agricultural use.

5. Prescribed burns, but not revegetation projects after natural or man-caused wildfires.

6. Those portions of airports, such as runways, approach paths, taxiways, etc., where the public safety could be endangered by the provision of landscape. In such cases a minimum area equal to 5 percent of such areas shall be transferred to the buffer of the area. Such area shall be landscaped in accordance with the requirements for buffer landscaping, consistent with the requirements of public safety.

7. Those portions of water-dependent structures, such as piers, wharves, docks, slip, berths, etc., which are constructed over water. Those portions of such structures not constructed over water shall be landscaped. In such cases a minimum area equal to 5 percent of such areas may be transferred to the bufferof the area or adjacent to any building in the area, or both. Such area shall be landscaped in accordance with the requirements for buffer landscaping.

8. Insufficient Area for Landscape. When existing improvements occupy such area of a project that there is insufficient room for landscape required by Sections 12.40 through 12.43 of the Los Angeles Municipal Code, the Department may modify the landscape requirements. To modify the landscape requirements, the Department shall determine that:

   (a) All existing improvements were legally permitted; and

   (b) The applicant has made every reasonable effort to comply with the landscape requirements.

9. Construction whose nature is normal maintenance, examples of which include, but are not limited to, reroofing, change of building skin, replacements of HVAC, retrofitting any building system, restriping of existing stripes or sealing of existing parking lots or streets, normal landscape maintenance, etc.

10. Any work whose principal aim is the provision of handicap accessibility.

11. Foundation permit, except as such permits may be regulated by Chapter 70 of the Los Angeles Building Code.

12. Any alterations, tenant improvements, or changes of use.

13. Any previously-designated City Historic Cultural Monument, County Point of Historic Interest, State Historic Landmark, or resource on the National Register of Historic Places, provided that the resource's landscape was a specific part of the designation. The applicant

shall provide a copy of the documents submitted for nomination to substantiate any claim that the resource's landscape was a specific part of the designation.

14. Public roadways or sidewalks.

GUIDELINES K—VEHICULAR USE AREAS

[Refer to 12.42 B LAMC]

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

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

1. Parking lots appurtenant to other land uses.

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

(a) All lots appurtenant to other land uses shall be planted with trees at a ratio of one tree for every four surface parking spaces. The trees shall be located in such a manner and be of such a size that the trees are capable of producing an overhead canopy that will shadeat least 50 percent of the parking stall area in summer after 10 years growth when the sun is at its zenith at local solar time at the summer solstice. Placement of trees shall be coordinated with lighting, as required by the Los Angeles Municipal Code. A minimum of 50 square feet of unpaved area shall be provided at the base of each tree, the minimum dimension of which shall be 5 feet, to allow for water infiltration, gas exchange, and to avoid conflicts between car door swings and bumpers, and trees. The planted area under bumper overhangs may be utilized as part of the unpaved area.

(b) In parking lots of 50 or more spaces, maximum of fifty percent of the trees in paragraph (a) of this guideline may be substituted by vine-covered ramadas, whose placement, together with required trees, will shade at least 50 percent of the parking stall area in summer after 10 years growth when the sun is at its zenith at local solar time at the summer solstice. A ramada is a freestanding overhead structure, open on all sides, designed to shade parking spaces.

(c) All trees required by this guideline shall be a minimum of 24" box in size, except for existing trees, and except for trees whose planting in such size would be horticulturally inappropriate. In order to encourage botanical diversity, unusual trees available only in smaller sizes may be planted.

(d) The area under bumper overhangs shall be landscaped. Such areas shall be a minimum of 24″ deep, and shall contain no plant, irrigation device, or other object higher than 6" above the top of the curb.

(e) In any planting area adjacent to the side of a parking stall, starting at a distance 4 feet from the head of the parking stall, no tree may be planted within 4 feet of the parking stall, to allow for door swings of parked cars.

(f) Ground Water Recharge.

(1) Continuous curbs that may be otherwise required shall not be required when their presence would impede the flow of surface water to any ground water recharge area.

(2) Parking spaces in excess of those required by the Los Angeles Municipal Code may be incorporated into ground water recharge areas, by means of such devices as pervious concrete. However, even if planted by means of such devices as turf block, turf stone or similar materials, such parking spaces shall not be counted toward satisfying the planting requirements of this guideline.

(3) All ground water recharge areas shall be approved by the City Engineer.

(g) Any parking buildinghaving a level open to the sky shall be regulated by this guideline, provided that the lowest finish surface elevation of such level open to the sky is:

(1) Less than 5 feet higher in elevation than the highest adjacent top of curb elevation when the building abuts a street.

(2) Less than 5 feet higher in elevation than the highest finish grade or exterior finish surface elevation of abutting properties when the building does not abut a street.

(h) Provision of trees may negatively impact vehicles in certain situations. At the applicant's sole discretion, such trees in the interior of the parking lot shall not be required to be provided. In such case, the average albedoof all surfaces of the entire project (including buildings, walls, surfaces, building roofs, etc., not limited to landscape) shall be 0.45 or greater.

2. Vehicular Sales Areas

(a) Interiors of vehicular sales areasshall not be required to be landscaped.

(b) All vehicular sales areas shall be buffered in accordance with the provisions of guideline 7. However, a maximum of 100 linear feet of street yard of such sales areas, or 50 percent of the street yard, whichever is less, shall not be required to be provided with the durable barriers of this guideline, in order to allow the vehicles themselves to be the “signage” for the sales area.

(c) For the purposes of this guideline vehicular sales areas shall include exterior areas used for the display and sale or rental of vehicles, boats, trailers, construction equipment, manufactured homes, or similar uses.

3. Other Vehicular Use Areas

(a) Vehicular use areas, such as loading docks, service bays, repair yards, bus bays, trucking terminals, rail yards, transit platforms, motor home storage areas, etc., not normally open to public vehicular use, shall not be required to have landscaping in the interior of the vehicular use area. In such cases a minimum area equal to 5 percent of such areas shall be transferred to the buffer of the area or adjacent to any building in the area, or both. Such area shall be landscaped in accordance with the requirements for landscaping of Subdivision 12.42 C 2 (Guidelines C) of the Los Angeles Municipal Code.

(b) Vehicular use areas, such as drive-ins, car washes, gasoline stations, drive-thrus, etc., normally open to public vehicular use, shall have landscaping in the interior of the vehicular use area equal to a minimum of 5 percent of the use area, in addition to the buffer. Such area shall be landscaped with one 24 inch size tree for each 250 square feet of interior landscaped area or fraction thereof. Smaller sizes may be allowed if horticulturally more appropriate. Such interior landscaped area may be located anywhere in the vehicular use area of this guideline.

4. Residual Areas. All areas not used for parking spaces, access ways, display areas, or other vehicular use, or trash areas, shall be landscaped, over and above any required interior or buffer landscape.

5. Durable Barriers.

(a) All vehicular use areas shall contain in the buffer a wall, fence, berm, hedge, or other durable barrier, or any combination thereof, except across necessary driveways or walkways, and required openings, except as provided for in section 2 of this guideline and except where they adjoin commercial or manufacturing uses, parking structures, or parking lots.

(b) In the street yard, the durable barrier shall be 3 feet 6 inches in height and be opaque, provided that any portion of the durable barrier above 3 feet 6 inches remain open to public view.

(c) In the street yard, the durable barrier may exceed 3 feet 6 inches in height, provided that such portion of the durable barrier above 3 feet 6 inches remain open to public view.

(d) In all other buffers, the durable barrier shall be at least 6 feet in height above the vehicular use area, and shall be opaque.

(e) In lieu of a durable barrier along any street, the parking lot may be depressed a minimum of 3 feet 6 inches below the top of curb elevation of the street.

6. All planted areas shall be irrigated in accordance with the provisions of Section 12.41 of the Los Angeles Municipal Code.

7. Buffers.

(a)

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

(b) In the case of conflicts between these Guidelines and provisions of the Code, such as required yards, setbacks, building lines, specific plans, Q Conditions, etc., the provisions of the Code shall control.

(c) If a parking lot is located more than 50 feet from the Project property line, then the buffer planting may be distributed throughout the Project.

(d) Buffers are a minimum of 5 feet wide. If for any reason buffer width is reduced in individual cases, required planting shall not automatically be reduced.

(e) No buffer requirement shall be construed as mandating the demolition, alteration or removal of any existing structures. However, demolition or removal of any structure occupying a buffer area shall cause the full buffer requirement to be applied to the space so vacated.

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

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

8. Trees for vehicular use areas may substitute for any other kind of required tree, providing trees for vehicular use areas are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.

+ In cases where the strict application of these Guidelines causes hardships inconsistent with the purpose and intent of the Landscape Ordinance, and particularly with the Ordinance's goals of efficient and equitable processing of approvals, substantial compliance with the Guidelines shall be allowed. (from page 10)

FORM GEN. 160 (REV. 6-80)

CITY OF LOS ANGELES

INTERDEPARTMENTAL CORRESPONDENCE

DATE: January 20, 2000

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

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

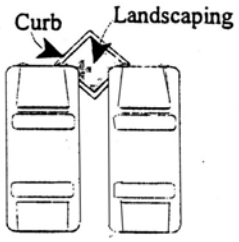
SUBJECT: PARKING LOT LANDSCAPING

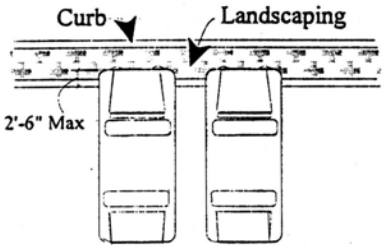
In a memo to LADBS staff dated April 7, 1998 it was determined that a raised landscape strip or curb in front of required parking spaces was permitted only under certain circumstances and layouts. After further discussions between LADBS and Planning staff it has been determined that a raised curb and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

1. The raised curb shall not exceed 6 inches above the height of the parking surface.

2. The raised curb shall not project more than 2 feet 6 inches into the required depth of the stall.

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





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

GUIDELINES L—SHADING OF WALLS OF STRUCTURES

[Refer to 12.42 A LAMC]

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

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

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

3. Alternatives.

   (a) As an alternative, deciduous vines may be planted on the east and west exposures of structures, either directly on the building, or on devices such as trellises or arbors.

   (b) As an alternative, sufficient deciduous shrubs may be planted on the east and west exposures of structures to shade the exposures.

   (c) Architectural devices such as eaves, brises-soleil, canopies, architectural screens, low-e glazing systems spectrally selective against infrared, etc. may be substituted for any portion or all of the vegetation required by this guideline. Such devices shall be approved by the appropriate department, such as Building and Safety, or the Fire Department, before application to the Department for approval under this guideline.

   (d) Any combination of techniques in guidelines 2 and 3 may be employed on any project.

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

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

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

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

(b) If the applicant submits evidence of approval of application for a solar permit, and the required trees would intrude on the solar energy system's skyspace. Such solar systems or solar structures, constituting a Solar Energy System, shall be approved by the appropriate department, such as Building and Safety, Plumbing, Electrical, Mechanical etc., before application to the Department for approval under this guideline; or,

(c) If the applicant submits evidence that the structure itself is a passive solar collector, and the provisions of trees or devices would adversely affect the solar performance of the structure. Such solar systems or solar structures, constituting a Solar Energy System, shall be approved by the appropriate department, such as Building and Safety, Plumbing, Electrical, Mechanical, etc., before application to the Department for approval under this guideline.

7. The provision of Chapter 12 (commencing with Public Resources Code Section 25980) Division 15 of the Public Resources Code, known as the Solar Shade Control Act, shall not be construed to mandate the removal, pruning or other alteration of any tree, existing at the time of installation of a solar energy system or solar design, that intrudes or comes to intrude into the skyspace of a solar collector, or that prevents solar design. This guideline shall not be construed to prohibit individual property owners from establishing and maintaining skyspaces, by easement, contract or other means.

8. Substitution. Trees for shadingof structures may substitute for any other kind of required tree, providing trees for shading of structures are so situated that they can perform the functions of the trees substituted for. No palms may serve as substitutes.

GUIDELINES N—Document SUBMITTAL REQUIREMENTS

[Refer to 12.40 F LAMC]

1. Documents shall be of such a nature as to clearly and completely describe the design and any techniques and features proposed to implement the design.

2. In all graphic documents, sufficient portions of the area neighboring the project shall be shown to place the design in its context.

3. When perspective drawings are submitted at least one shall be drawn from a vantage point located across the street from the principal elevations(s) of the project, 5 feet above the sidewalk. When this is impossible, any other physically possible vantage point that fulfills the intent of this paragraph shall be selected.

4. Documents shall indicate plant names, both Latin and common, referred to those listed in the current Sunset *Western Garden Book.* When the plant is not listed in the current Sunset *Western Garden Book*, the names in the current *Hortus*shall be used. Other, more specific, references may be used if they are necessary to adequately describe the plant. In such a case, these references shall be in the documents, and may be required by the Department to be submitted in order to adequately identify the plant.

5. Documents shall be certified by one or more Landscape Practitioners.

6. Documents submitted shall be coordinated with each other and shall be internally consistent.

7. Requests for landscape approvals shall not be processed until the applicant submits all documentation required.

8. Any features, techniques, materials, or practices shall be allowed unless specifically prohibited by this Code.

9. All documents submitted, except those for a project on a lot with two or fewer dwelling units, shall include a long-term management plan, which shall be coordinated with the management plan of subsection 12.41 B 2 (Guidelines BB) of the Los Angeles Municipal Code.

10. Unless specifically prohibited by the Los Angeles Municipal Code, any existing features and techniques that fulfill the requirements of Sections 12.40 through 12.43 of the Code may be used to satisfy the requirements of Sections 12.40 through 12.43 of the Code.

11. Documents submitted shall show the entire site, including driveways, and also abutting streets, including parkways and street trees.

GUIDELINES O—LANDSCAPE POINT SYSTEM

[Refer to 12.40 E LAMC]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Class I—Fully composted, stabilized and mature product that is gene3rally made from non-manure feed stocks. Will germinate and sustain plants without much risk due to over-application or poor incorporation. May be lower in total nutrient values than traditional or chemical based fertilizers.

Class II—Fully composted, stabilized and mature product that is generally made from manure base3d feed stocks. Proper application quantity and incorporation is important to plant germination and sustainability. Normally has increased level of nutrients and can be used to supplement fertilizer yields.

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

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

Table I

Points Required per Project

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

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

- The applicant may choose any combination of points, from any category, to accrue the total number of points required for the project.

Table II
Points Awarded per Feature/Technique

Features/Techniques	Points Awarded
1. *Street Trees* to shade the street (street tree design must be pre-approved by the Street Tree Division before Street Tree Points can be claimed)	
• grouping of street trees in planting area, in lieu of regular file of street trees (C zones only) (minimum of 1 tree per 25′ linear feet of frontage) (minimum of 50 square feet unpaved, planted area per tree) (per tree)	2
• understory trees (per tree)	1
• large tree, per tree	2
• 40' on center maximum, per tree	1
• 30' on center maximum, per tree	2
• parkway planting, including medians, not otherwise credited, not Lawn Area (per each 50 square feet or fraction thereof)	3
• street trees planted larger than 15 gallon size (per tree in addition to points earned above)	
24″ box	1
36″ box	3
larger than 36" box	4
• street tree pattern continued in the median, in addition to points earned above for each tree (per tree) (in new tracts, per block)	1
• double file (allee) of street trees, in addition to points earned above (per tree) (in new tracts, per block)	1
• provision of more than 50 square feet unpaved, planted, parkway, per street tree (per tree)	2
• continuously planted parkway (per linear foot of parkway)	1

• provisions of street tree shading bus shelter or bus bench on the nonapproach side (shelter/bench must have final approval from Cultural Affairs, Bureau of Engineering and Street Tree Division before points can be claimed) (per tree)	2
• in residential zones, extension of the planted parkway into the parking lane of the roadway to provide space for street trees (must have final approval from Bureau of Engineering before points can be claimed) (per tree)	7

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

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

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

3. *Paving*
(commercial zones)
(paving on public property must be approved by the Bureau of Engineering before paving points can be claimed)

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

4. *Walls/Fence*s
(C, M, and P Zones only)
(and appurtenant piers, pilasters, niches, caps etc.)

- vines or espaliered plants on walls/fences (per 50 linear feet of wall/fence) — 2

5. *Street Furniture*
   (plans must have final approval from Cultural Affairs and the Bureau of Engineering before points can be claimed)

   - bus shelter planted with vines (per shelter) — 2

6. *Setbacks*

   - of setback line at least 18″ beyond what is legally required, or of that typical for the frontage, to provide planted space (per 100 square feet) — 1

7. *Overhead*s
   (plan must have final approval from Building and Safety, and Cultural Affairs (if appropriate), before points can be claimed)

   - per 100 square feet — 2

8. *Utilities*
   (Commercial zones)
   (undergrounding must be pre-approved by, and necessary fees paid to, utilities before utilities points can be claimed)

   - in public right of way undergrounded (per 100 linear feet), when undergrounding not otherwise required — 10

9. *Site Design*

• provision of permeable driveway	5
• except in Zone 24 of the Sunset *Western Garden Book*, deciduous trees on south exposures of structures in OS, A, and R Zones (per 25' of exposure or fraction thereof)	2
• provision to trees shading east or west sides of building in other than the A, R or OS zones (per 25' of exposure or faction thereof)	2
• conservation of existing trees (per tree not street trees)	2
• conservation of existing native trees (per tree, not street trees)	3
• use of 100% California native plants throughout the project	50% of landscape points
• main finish elevation of structure, at an elevation above or below the finish elevation of the sidewalk, such that a straight line perpendicular to a straight street or radially to a curved street, leading directly to the main pedestrian entrance of the structure, is handicap accessible	5
• vines on existing wall abutting new buffer	2
• provision for on- or off-site recycling of *all* vegetative waste (Section 12.43 G of the Los Angeles Municipal Code)	5
• Use of Class I or Class II compost as a soil amendment in all landscaped areas	3
• Use of Class I or Class II compostproduced using City organic materials (TOPGRO® in a majority of landscaped areas	5
• Use of Class III or Class IV compost in a majority of landscaped areas	1

10.	*Art* (art must be pre-approved by Cultural Affairs Commission before % for Art (Arts Development Fee) points can be claimed)	
	• 1% for ecological art (Arts Development Fee)	as determined by the Director
11.	*Other Features and Techniques*	
	• other features and techniques that provide environmental mitigation, as proposed by the applicant, may be considered by the Director	as determined by the Director
12.	*Bonus Points* (in addition to any points earned above)	
	• free-flowering street trees or free-flowering vines or espaliered plants on walls/fences	5
	• planting of street trees in street adjacent to or opposite a park or recreation center	2
	• in an R or A zone, any design that physically prevents the parking of any vehicle in the frontage, except in an allowed driveway	5
	• in parking structures, landscaped light wells that are open to the sky through a minimum of one level of parking (minimum size 250 square feet) (per light well)	10
	• planting of any tree, of a tree taxon that does not exist within a 1000-foot radius of the project boundaries (per tree)	5 points, up to 50% of required landscape points, for Los Angeles area native plants 5 points, up to 25% of required landscape points, for non-Los Angeles area native plants
	• plants 100% Los Angeles area natives that will remain in good health on natural rainfall after three years establishment	75% of required landscape points

Alternatives to Tables I and II:

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

1. As an alternative, one pocket park per 1000 feet of frontage, or fraction thereof, may by provided. The pocket park shall have the following minimum features:

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

- the Certificate of Occupancy for the Project shall not be issued until the Certificate of Occupancy for the pocket park is issued. Substantial completion may be guaranteed by the applicant, in lieu of actual installation. A performance bond, certificate of deposit letter of credit, surety deposit, or other instrument satisfactory to the City Attorney, in an amount equal to the cost of the landscape, or $10,000, whichever is greater, shall be posted with the City to ensure satisfactory completion of the landscape.

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

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

GUIDELINES AA—WATER MANAGEMENT POINT SYSTEM

[Refer to § 12.41 B 1 LAMC]

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

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

Permeable Paving—

1. Paving material that permits water penetration to a soil depth of 18 inches or more, including non-porous surface material poured or laid in sections not exceeding one square foot in area, and loosely laid material, such as crushed stone or gravel.

2. Any pervious paving, provided that the coefficient of runoff is 0.6 or less.

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

Table I
Points Required per Project

Square Footage of Project Site	Points Required
< 1,501	25
1,501–3,000	50
3,001–7,500	100
7,501–15,000	200
15,001–40,000	300
40,001–86,000	400
86,001–120,000	600
120,001–150,000	800
> 150,000	800 per each 150,000 square feet or fraction thereof

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

Guidelines AA—Water Management Point System

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

Table II
Points Awarded per Project

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

(b) Hydroseed.	7 per 5,000 square feet of fraction thereof 10 per 5,000 square feet or fraction thereof on slopes ≥ 30%
(c) Flatted plant	3 per flat, up to 5 flats per 1,000 square feet or fraction thereof
7. All plants on site those that will, in the designed location, and properly established for 3 years, remain in good health on natural rainfall (existing plants that comply may be counted)	100% of required water management points

Table II (cont'd)
Points Awarded per Project

8.	Reclaimed water:	
	(a) Use of reclaimed water (any amount)	50% of required water management points
	(b) All plants on project irrigated with reclaimed water	75% of required water management points
9.	Landscape meter	25% of required water management points
10.	Excess flow meter	2 per device
11.	Rainfall recharge areas used for irrigation water source (must be pre-approved by the City Engineer)	100% of required water management points
12.	Other features and techniques	as determined by the Director of Planning

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

GUIDELINES BB—IRRIGATION SPECIFICATIONS (POTABLE WATER)

[Refer to § 12.41 B 2 LAMC]

1. All irrigation systems shall be zoned to take into account prevailing winds, degree of slope, type of soil, orientation of the site, season, insolation, type of vegetation to be irrigated, type of irrigation application equipment and such other design information as the Department may require. These design constraints, and any others that may be specific to the site, shall be clearly indicated on all irrigation documents.

2. All irrigation systems shall be designed to minimize irrigation of any unplanted surface, and to minimize drainage of water onto any paved surface.

3. All equipment irrigating walkable surfaces shall be installed flush with grade.

4. No equipment shall be installed closer than 12 inches to any paved surface, unless separated from the paved surface by a wall, fence, curb, or similar barrier, or installed underground.

5. Any head located lower than the elevation of its controlling valve and draining more than 20 feet of pipe shall be equipped with a device that prevents drainage of water through the head.

6. Systems shall be designed to the lowest residual pressure available, and such pressure shall be indicated in the irrigation documents.

7. Pressure at any point within a section shall not vary more than 20 percent or 20 psi from the design outlet operating pressure, unless pressure compensating devices are used.

8. In slope installations over 5 percent, irrigation systems shall be designed to provide no more than 3/10 inch water per hour at any point on the planted slope, or not more than the soil infiltration rate, whichever is less. Systems may achieve this rate by cycling, but in any case the operating cycle shall not be of such length that water is allowed to run off the slope.

9. Adequate backflow protection shall be installed in each irrigation system.

10. A functional test of the irrigation system shall be performed by the installer for every irrigation system prior to approval by the designer.

11. Requirements by the Department of City Planning for irrigation systems shall not be construed as prohibiting other City departments from requiring approval of irrigation systems. In the case of conflicts between these requirements, the more restrictive shall control.

12. Management Plan.

    a. A management plan for the system, as specified by the Department of City Planning, emphasizing water conservation, shall be included with all irrigation systems documentation, and if an automatic controller is used, a copy of the plan shall be permanently affixed to the controller or to a surface immediately adjacent to it.

    b. The water management plan shall include at least the following for all circuits in the irrigation system:

        - recommended watering during plant establishment

- recommended summer watering after plant establishment
- recommended winter watering after plant establishment.

13. Existing natural plant communities, maintained in a natural state, shall not normally be required to be irrigated. New natural plant communities may be required to be irrigated during establishment.

14. All automatically controlled irrigation systems shall include a rain sensing device.

15. When the actual measured or calculated minimum static pressure downstream of any control valve is below 40 psi, irrigation systems except for drip or other low flow systems shall include compensating design or equipment modifications.

16. For all areas over 5 percent in slope, globe or ball valves shall be located on the mainline upstream from the control valve and adjacent to the slope area. Valves shall be marked "Emergency Shutoff."

17. Sprinkler, rotor and impact head spacing shall be designed to achieve uniformity of coverage.

18. Any application for discretionary approval of a project larger than 40,000 square feet of Floor Area as defined in Section 12.03 of the Los Angeles Municipal Code shall be required to consider the use of reclaimed water for irrigation purposes.

19. Pressure regulators shall be installed when the actual measured or calculated maximum static pressure downstream of any control valve exceeds 80 psi.

20. Exceptions: Exceptions to water management requirements may be made in those instances where it is physically impossible to accrue the points required. In such instances, the applicant shall demonstrate that all physically possible water management techniques and features allowed by the site were used. The Department may require minor, inexpensive and easy design improvements if they allow the applicant to meet the point totals. Exceptions shall not be made solely by reason that the proposed landscape is on slab, or in containers.

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