

PLANNING DEPARTMENT TRANSMITTAL TO THE CITY CLERK'S OFFICE

CITY PLANNING CASE:	ENVIRONMENTAL CASE:	COUNCIL DISTRICT:
CPC-2022-4856-CA	ENV-2022-4857-ND	All
RELATED CASE NOS.:	COUNCIL FILE NO:	PROCEDURAL REGULATIONS:
<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> N/A	<input checked="" type="checkbox"/> Ch. 1 as of 1/21/24 (Not subject to Processes & Procedures Ord.) <input type="checkbox"/> Ch. 1A (Subject to Processes & Procedures Ord.)
PROJECT ADDRESS / LOCATION:		
Citywide (Except those area covered by the new Zoning Code [Chapter 1A])		
APPLICANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
City of Los Angeles 200 N. Spring Street Los Angeles, CA 90012		
APPLICANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
APPELLANT'S REPRESENTATIVE:	TELEPHONE NUMBER:	EMAIL ADDRESS:
<input checked="" type="checkbox"/> N/A		
PLANNER CONTACT:	TELEPHONE NUMBER:	EMAIL ADDRESS:
Danai Zaire	(213) 847-3709	danai.zaire@lacity.org
ITEMS FOR CITY COUNCIL CONSIDERATION (IE. ENTITLEMENTS, LEGISLATIVE ACTIONS):		
<input checked="" type="checkbox"/> <i>The preparation of a draft ordinance by the City Attorney will be required.</i> Proposed Landscape and Site Design Ordinance for City Council adoption. Proposed Ordinance rescinding the Landscape Ordinance (Ordinance No. 170,978)		
FINAL ENTITLMENTS NOT ADVANCING FOR CITY COUNCIL CONSIDERATION: (UNAPPEALED OR NON-APPEALABLE ITEMS)		
<input checked="" type="checkbox"/> N/A		

ITEMS APPEALED:

N/A

ATTACHMENTS:	REVISED:	ENVIRONMENTAL DOCUMENT:	REVISED:
<input checked="" type="checkbox"/> Letter of Determination	<input type="checkbox"/>	<input type="checkbox"/> Categorical Exemption (CE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Findings of Fact	<input type="checkbox"/>	<input type="checkbox"/> Statutory Exemption (SE) (Notice of Exemption)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Staff Recommendation Report	<input type="checkbox"/>	<input checked="" type="checkbox"/> Negative Declaration (ND)	<input type="checkbox"/>
<input type="checkbox"/> Conditions of Approval	<input type="checkbox"/>	<input type="checkbox"/> Mitigated Negative Declaration (MND)	<input type="checkbox"/>
<input type="checkbox"/> T Conditions	<input type="checkbox"/>	<input type="checkbox"/> Environmental Impact Report (EIR)	<input type="checkbox"/>
<input checked="" type="checkbox"/> Proposed Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Mitigation Monitoring Program (MMP)	<input type="checkbox"/>
<input type="checkbox"/> Zone Change Map and Ordinance	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Project Exemption (SCPE)	<input type="checkbox"/>
<input type="checkbox"/> GPA Resolution	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Assessment (SCEA)	<input type="checkbox"/>
<input type="checkbox"/> Land Use Map	<input type="checkbox"/>	<input type="checkbox"/> Sustainable Communities Environmental Impact Report (SCEIR)	<input type="checkbox"/>
<input type="checkbox"/> Exhibit A – Plans	<input type="checkbox"/>	<input type="checkbox"/> Appendices	<input type="checkbox"/>
<input type="checkbox"/> Mailing List (both Word and PDF)	<input type="checkbox"/>	<input type="checkbox"/> Other:	<input type="checkbox"/>
<input checked="" type="checkbox"/> Interested Parties List	<input type="checkbox"/>		
<input type="checkbox"/> Appeal	<input type="checkbox"/>		
<input type="checkbox"/> Development Agreement	<input type="checkbox"/>		
<input type="checkbox"/> Site Photographs	<input type="checkbox"/>		
<input checked="" type="checkbox"/> Other: Landscape and Site Design Point System and Project Applicability Matrix, Health and Urban Forest Equity Priority Areas Zoning Information File (ZI), Fee Study Memo, Findings	<input type="checkbox"/>		

NOTES / INSTRUCTIONS:

N/A

CITY COUNCIL NOTICE TIMING:	NOTICE LIST (SELECT ALL):	NOTICE PUBLICATION:
<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: [standard Brown Act notice]	<input type="checkbox"/> Owner <input type="checkbox"/> Applicant <input type="checkbox"/> Adjacent/Abutting <input type="checkbox"/> 100' radius <input type="checkbox"/> 300' radius <input type="checkbox"/> 500' radius <input type="checkbox"/> Neighborhood Council <input type="checkbox"/> Interested Parties <input checked="" type="checkbox"/> Other: [standard Brown Act notice]	<input type="checkbox"/> 10 days <input type="checkbox"/> 15 days <input type="checkbox"/> 24 days <input type="checkbox"/> N/A / None <input checked="" type="checkbox"/> Other: [standard Brown Act notice]

FISCAL IMPACT STATEMENT:

Yes No

*If determination states administrative costs are recovered through fees, indicate "Yes."

PLANNING COMMISSION:	
<input checked="" type="checkbox"/> City Planning Commission (CPC) <input type="checkbox"/> Cultural Heritage Commission (CHC) <input type="checkbox"/> Central Area Planning Commission <input type="checkbox"/> East LA Area Planning Commission <input type="checkbox"/> Harbor Area Planning Commission	<input type="checkbox"/> North Valley Area Planning Commission <input type="checkbox"/> South LA Area Planning Commission <input type="checkbox"/> South Valley Area Planning Commission <input type="checkbox"/> West LA Area Planning Commission
PLANNING COMMISSION HEARING DATE:	COMMISSION VOTE:
October 24, 2024	6 – 0
LAST DAY TO APPEAL:	DATE APPEALED:
N/A	N/A
COUNCIL TIME TO ACT:	TIME TO ACT START:
<input type="checkbox"/> 30 days <input type="checkbox"/> 45 days <input type="checkbox"/> 60 days <input type="checkbox"/> 75 days <input checked="" type="checkbox"/> 90 days <input type="checkbox"/> 120 days <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]	<input type="checkbox"/> Appeal Filing Date <input checked="" type="checkbox"/> Received by Clerk <input type="checkbox"/> Last Day to Appeal <input type="checkbox"/> N/A / None <input type="checkbox"/> Other: [enter here if applicable]
TRANSMITTED BY:	TRANSMITTAL DATE:
Cecilia Lamas Commission Executive Assistant II	November 5, 2024



LOS ANGELES CITY PLANNING COMMISSION

200 North Spring Street, Room 272, Los Angeles, California, 90012-4801, (213) 978-1300

www.planning.lacity.org

LETTER OF DETERMINATION

MAILING DATE: NOVEMBER 5, 2024

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

Council District: All

Project Site: Citywide (Except those area covered by the new Zoning Code [Chapter 1A])

Applicant: City of Los Angeles

At its meeting of **October 24, 2024**, the Los Angeles City Planning Commission took the actions below in conjunction with the following Code Amendment Ordinance:

Proposed Landscape and Site Design Ordinance replacing the City's Landscape Ordinance (Ordinance No. 170,978), comprising Sections 12.40-12.43 of the Los Angeles Municipal Code and Landscape Guidelines with new objective design standards through the Landscape and Site Design Ordinance and Point System. The proposed ordinance also introduces a new Outdoor Amenity Area definition and standards to allow greater flexibility for partially covered or enclosed outdoor spaces within private or shared open space amenity areas. Concurrently, 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.

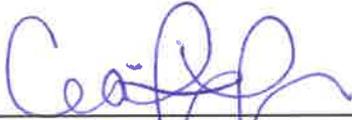
1. **Recommended** that the City Council **find**, pursuant to CEQA Guidelines Section 15074(a), the City Planning Commission considered the draft negative declaration (No. ENV-2022-4857) and in its independent judgment, pursuant to CEQA Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Negative Declaration, No. ENV-2022-4857-ND ("Negative Declaration"), and all comments received, there is no substantial evidence that the project will have a significant effect on the environment; **Find** the Negative Declaration reflects the independent judgment and analysis of the City; and **Adopted** the Negative Declaration;
2. **Approved** and **Recommended** that the City Council **adopt**, the following amendments to Chapter 1 of the Los Angeles Municipal Code (LAMC):
 - a. Amendments to 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; and
 - b. Amendments to 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;
3. **Approved** and **Recommended** 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 Landscape and Site Design Ordinance;

- 4. **Adopted** the Staff Recommendation Report as the Commission’s Report on the subject; and
- 5. **Adopted** the attached Findings.

The vote proceeded as follows:

Moved: Newhouse
Second: Diaz
Ayes: Klein, Lawshe, Mack, Saitman
Absent: Cabildo, Choe, Zamora

Vote: 6 – 0



Cecilia Lamas, Commission Executive Assistant II
Los Angeles City Planning Commission

Fiscal Impact Statement: There is no General Fund impact as administrative costs are recovered through fees.

Effective Date/Appeals: The decision of the Los Angeles City Planning Commission is final and not appealable.

Notice: If you seek judicial review of any decision of the City pursuant to California Code of Civil Procedure Section 1094.5, the petition for writ of mandate pursuant to that section must be filed no later than the 90th day following the date on which the City's decision became final pursuant to California Code of Civil Procedure Section 1094.6. There may be other time limits which also affect your ability to seek judicial review.

Attachments: Proposed Landscape and Site Design Ordinance, Landscape and Site Design Point System and Project Applicability Matrix, Health and Urban Forest Equity Priority Areas Zoning Information File (ZI), Findings

cc: Arthi Varma, Deputy Director
Haydee Urita Lopez, Deputy Director
Ken Bernstein, Principal City Planner
Michelle Levy, Senior City Planner
Danai Zaire, City Planner

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:

<u>TREE SIZE</u>	<u>CANOPY (DIAMETER AT MATURITY)</u>
<u>Small</u>	<u>15 feet</u>
<u>Medium</u>	<u>30 feet</u>
<u>Large</u>	<u>50 feet</u>

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).

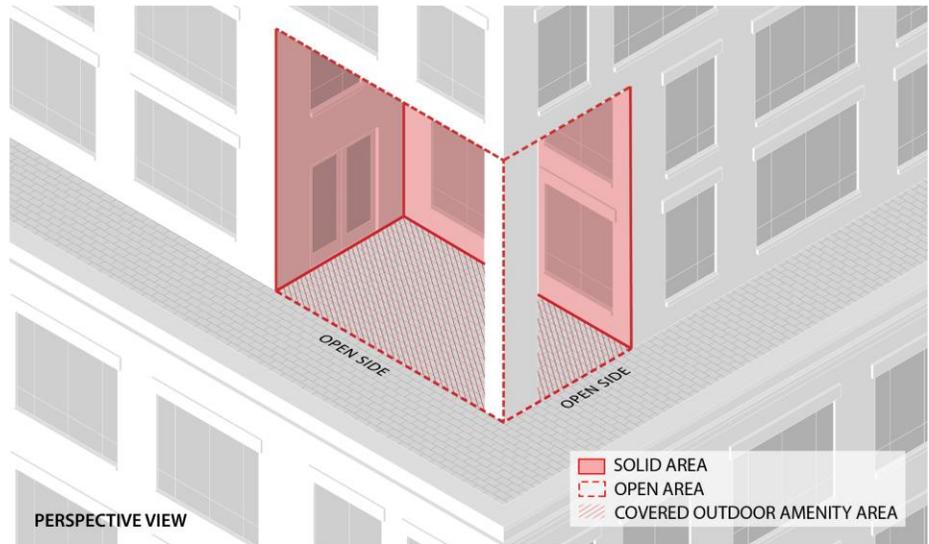
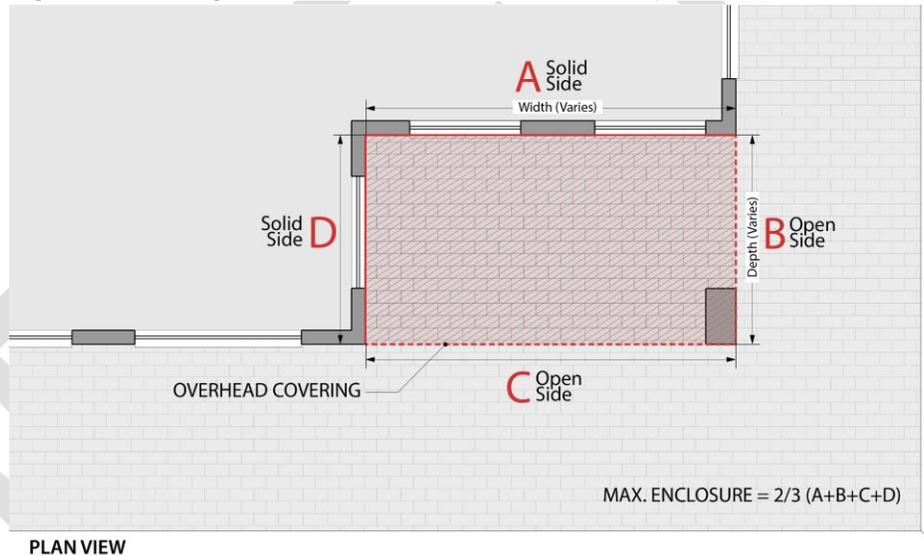


Figure 2: The diagram illustrates the same condition in plan view.



- (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

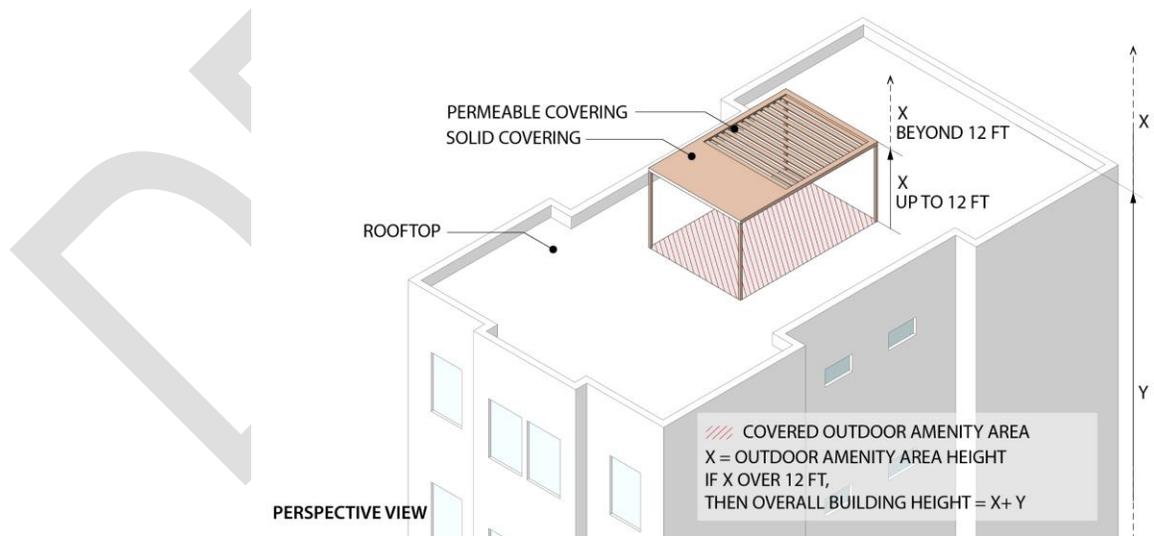
zone, which may require discretionary entitlements required under the LAMC, and other applicable current land use regulations.

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.

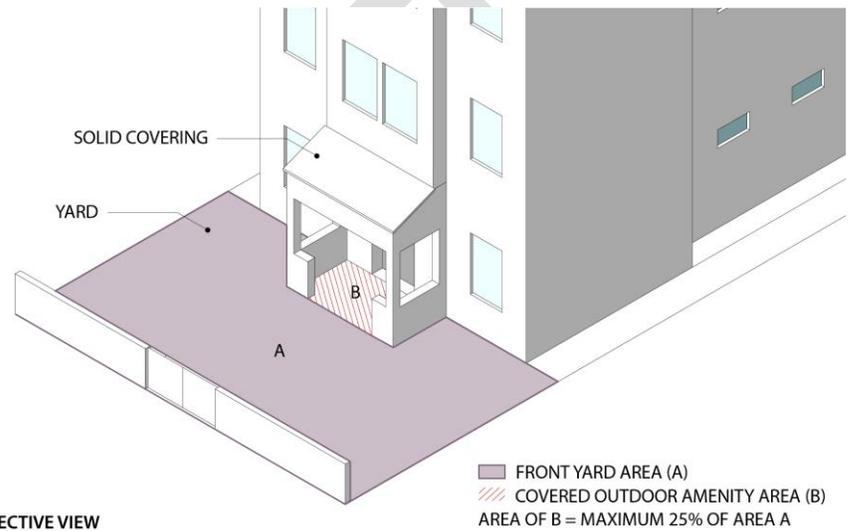
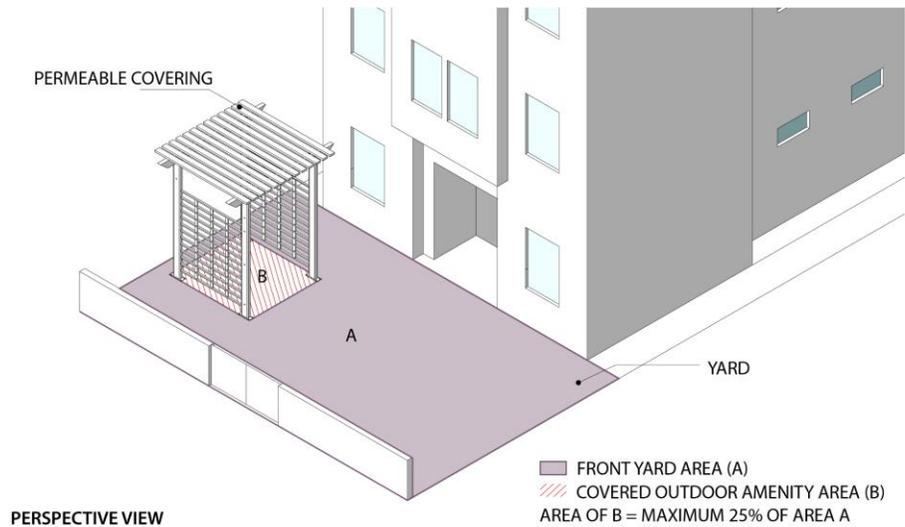


Figure 5: This diagram illustrates the relationship of a detached Covered Outdoor Amenity Area to Required Yards.



(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 ($\text{Height} = 1.5 \times \text{Average Depth}$). 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.

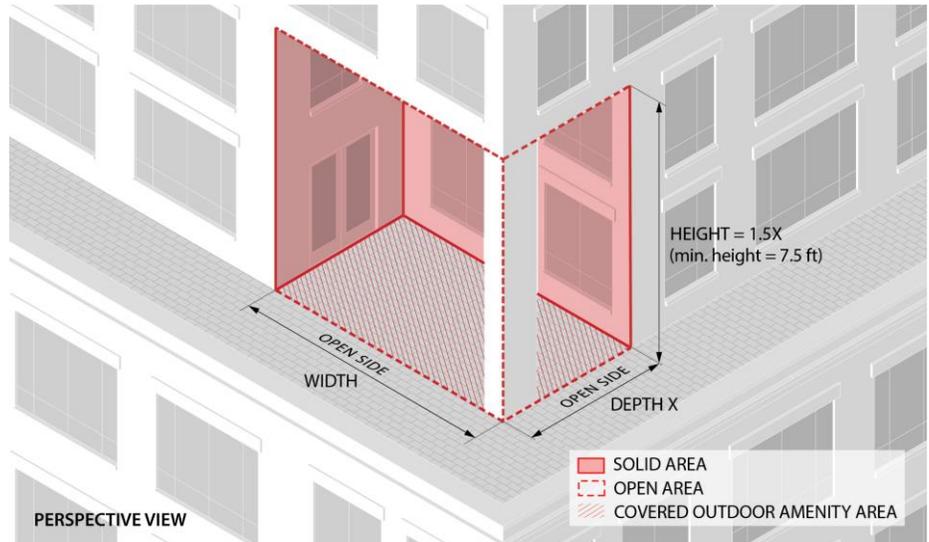
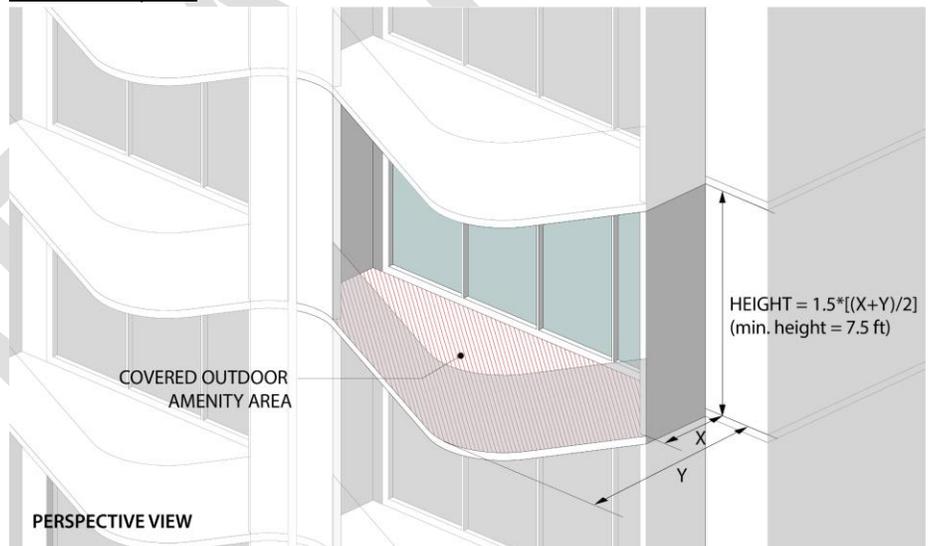


Figure 7: This diagram illustrates the way in which minimum clear height required is calculated when a Covered Outdoor Amenity Area has variable depths.



(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 all 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 all 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 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 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 Sections 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~~ 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 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 Sections 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.

<u>Project Type</u>	<u>Minimum Points Required per Category</u>	<u>Minimum Required Designing for Health Standards</u>	<u>Total Points Required</u>
<u>Type a or b: Residential/Mixed-Use or Non-Residential Projects</u>	3	8 10 if Project is within Priority Area Z1	27 points (See Note)
<u>Type c: Industrial/Hybrid Industrial Projects</u>	N/A	0 2 if Project is within Priority Area Z1	15 points
<u>Type d: Surface Parking Area Construction or Reconfiguration</u>	N/A	0 2 if Project is within Priority Area Z1	15 points
<p><u>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.</u></p>			

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. 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.

(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 and 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 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, Sections 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 ~~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 ~~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 ~~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 ~~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.

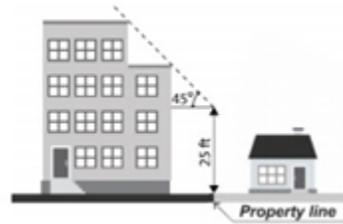
(ii) In the RD1.5 Zone, up to a 20% increase in the allowable Floor Area Ratio.

(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.

(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 <u>Subdivision Discretionary Approval</u>	\$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

<u>Administrative Review - Landscape and Site Design Approval and Verification (Section 12.40)</u>	<u>\$418</u>
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.

Pursuant to Section 559 of the City Charter, **I APPROVE** this ordinance on behalf of the City Planning Commission and recommend that it **BE ADOPTED**.

By _____

VINCENT P. BERTONI, AICP

Director of Planning

Date _____

File No. _____

I hereby certify that the foregoing ordinance was passed by a vote of not less than two-thirds of all its members by the Council of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____

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.**

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 exempt 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 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 <u>not on the Menu of Incentives</u> pursuant to the Mixed Income Incentive Program shall require 35 points for compliance with the Landscape and Site Design Ordinance. [See <u>Draft Citywide Housing Incentive Program ordinance</u>]			

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	12	13	13	12	13	5	11	10	11	100
Max. points in Health and Urban Forest Equity Priority Areas		14			14		12	12		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										8
Mandatory for Projects within Health and Urban Forest Equity Priority Areas										10
Point Deduction							-1 to -3	-1		-1 to -4

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

1. Pedestrian-First Design

1.1. Pedestrian Circulation

		Points	
		Available	Mandatory ¹
a.	<p>Direct Path for Pedestrians. Each of the following standards must be met:</p> <p>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.</p> <p>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.</p> <p>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.</p>	1	Yes
b.	<p>Curb Cut Reduction. ² Select one strategy:</p> <p>The project does not introduce new driveways beyond the existing number of driveways.</p> <p>or</p> <p>The project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way.</p>	1 or 2	
c.	<p>Utilization of Curb for Rideshare/Loading.</p> <p>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 (<u>PROWAG</u>) and are subject to approval by the Department of Transportation (LADOT).</p>	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.

<p>d.</p>	<p>Use of Alleys or Side Streets for Vehicle Ingress/Egress. Select one strategy:</p> <p>One or more alley(s) are used for vehicular ingress and/or egress, or loading areas.</p> <p>or</p> <p>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:</p> <ol style="list-style-type: none"> 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. <p>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.</p>	<p>1</p> <p>or</p> <p>2</p>																																	
<p>e.</p>	<p>Minimized Driveway Widths and Access Lanes. Select one strategy:</p> <p>Project utilizes the maximum driveway dimensions shown on the table below. (Maximum width dimension of driveway apron, in feet)</p> <table border="1" data-bbox="277 1136 1081 1797"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Driveway Operation</th> </tr> <tr> <th>Two-Lane</th> <th>One-Lane</th> </tr> </thead> <tbody> <tr> <td>Type of Development</td> <td></td> <td></td> </tr> <tr> <td>Industrial</td> <td>30</td> <td>-</td> </tr> <tr> <td colspan="3">Commercial, Multi-Family Residential and Mixed-Use</td> </tr> <tr> <td>More than 25 spaces</td> <td>20</td> <td>10</td> </tr> <tr> <td>5 to 25 spaces</td> <td>20</td> <td>10</td> </tr> <tr> <td>Less than 5 spaces</td> <td>18</td> <td>10</td> </tr> <tr> <td colspan="3">Single Family Residential</td> </tr> <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> </tbody> </table> <p>or</p>		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			1 or 2 car garage	18	9	3 or more car garage	18	-	<p>1</p> <p>or</p>	
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	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)	2	
f.	<p>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.</p> <ol style="list-style-type: none"> 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. 	1	
g.	<p>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)</p>	1	
h.	<p>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:</p> <ol style="list-style-type: none"> 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. 	1	
i.	<p>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.</p>	1	

Total Points Available: 12

1.2 Quality Public Space Linkages

		Points	
		Available	Mandatory
a.	<p>Public Realm Improvements - New Street Trees.</p> <p>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.</p> <ol style="list-style-type: none"> 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 <u>Public Works Street Design Manual</u> standards and policies: <ol style="list-style-type: none"> 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. <p>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 approved by the Urban Forestry Division in coordination with the Bureau of Engineering (BOE). Please refer to Type 1 in <u>S-450</u> Standard Plan.</p> <p>Street trees may count towards the project's required trees pursuant to LAMC Section 12.21.G.2 (3).</p> <p>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.</p>	1	Yes

	<p>This strategy is required of all projects and is not eligible for substitution with alternative strategies.</p> <p>[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]</p>	2	
<p>b.</p>	<p>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.</p>	1	
<p>c.</p>	<p>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.</p>	1	
<p>d.</p>	<p>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.</p> <p>Examples of enhancements on public or private property include:</p> <ul style="list-style-type: none"> ● 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 <p>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.</p>	2	

<p>e.</p>	<p>Screening of Transformers/Utilities From View from the Public Right-of-Way.</p> <p>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.</p> <p>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.</p> <p>or</p> <p>The project installs utilities and transformers entirely below finished grade in a vault or encloses the transformers within the building.</p>	<p>1</p> <p>or</p> <p>2</p>	
<p>f.</p>	<p>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.</p> <p>or</p> <p>Security fences or walls are set back a minimum of four feet from the property line establishing a landscaped buffer planted with shade trees.</p>	<p>1</p> <p>or</p> <p>2</p>	
<p>g.</p>	<p>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.</p>	<p>1</p>	
<p>h.</p>	<p>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.</p>	<p>1</p>	
<p>i.</p>	<p>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</p>	<p>1</p>	

	windows and doors, recessed planes, or similar such architectural treatments.		
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.	<p>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:</p> <ul style="list-style-type: none"> ● 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.	<p>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:</p> <ul style="list-style-type: none"> ● 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. 	1	

<p>c.</p>	<p>Sensitive Uses - Freeway Adjacent.</p> <p>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:</p> <ol style="list-style-type: none"> 1. Locate non-habitable uses, such as parking and building areas not calculated in floor area, nearest the freeway <p>or</p> <ol style="list-style-type: none"> 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. <p>or</p> <ol style="list-style-type: none"> 3. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) on the side of the site opposite (furthest from) the freeway. <p>For all other projects within 1,000 feet of a Freeways, one or more of these strategies may be selected as an elective point.</p>	<p>1</p>	<p>Yes; if applicable</p>
<p>d.</p>	<p>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 receptors³ must include:</p> <ol style="list-style-type: none"> 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. <p>Specifications for signage and noise reduction methods and their location shall be included on the plans.</p>	<p>1</p>	<p>Yes; if applicable</p>

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.

e.	<p>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:</p> <ol style="list-style-type: none"> 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.	<p>Trash and Recycling Areas.</p> <ol style="list-style-type: none"> 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.	<p>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.</p>	1	
h.	<p>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.</p>	1	
i.	<p>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.</p>	1	
j.	<p>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</p>	1	

	per LAMC 22.119, as well as any application and approval processes administered by the Department of Cultural Affairs.		
k.	Air Quality Monitoring. The project provides a smart thermostat with indoor air quality monitoring capability within each dwelling unit.	2	
l.	<p>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:</p> <p>1. Common spaces, which may include walkways, stairwells, parking lots, laundry rooms, playgrounds, swimming pools, and the like; and/or</p> <p>2. The entire premises</p> <p>Examples of the signage and their location shall be included on the plans.</p>	1	

Total Points Available: 13

2.2 Screened or Reduced Vehicle Parking

		Points	
		Available	Mandatory
a.	<p>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.</p> <p>Additional points are available when planting such areas with native plants. See section 3.5C</p>	1	Yes; if applicable
b.	<p>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:</p> <p>Parking areas are screened to meet <u>LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii</u> standards;</p> <p>or</p> <p>Vehicle parking areas are screened to meet <u>LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii</u> standards and are designed to be adapted to other uses per <u>LAMC Chapter 1A, Div. 4C.4.5.C.3.c.ii</u> standards. A plan is provided to clearly detail the strategy and stages for future conversion;</p>	1 2	Yes; if applicable

	<p>or</p> <p>Any vehicle parking areas facing the public right of way is wrapped with active uses per <u>LAMC Chapter 1A, Div. 4C.4.5.C.3.d.ii.a-c</u> standards</p>	<p>or</p> <p>2</p>	
c.	<p>Zero Visible Vehicle Parking. Select one strategy:</p> <p>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.</p> <p>or</p> <p>The project provides zero vehicle parking or provides all vehicle parking below grade.</p>	<p>2</p> <p>or</p> <p>3</p>	
d.	<p>Minimum Parking.</p> <p>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.</p>	<p>1</p>	
e.	<p>Large Sites, Centralized Parking Location. On larger sites with multiple buildings, provide parking in a shared parking structure rather than embedded within multiple buildings.</p> <p>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.</p>	<p>1</p>	
f.	<p>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.</p>	<p>2</p>	

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	Mandatory
a.	<p>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:</p> <ul style="list-style-type: none"> - Hallway corridor - Stairwell - Lobby or atrium <p>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.</p> <p>or</p> <p>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.</p>	1	Yes
b.	<p>Common and Private Outdoor Open Space. Select one strategy:</p> <p>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..</p>	1	

	<p>If the project is directly adjacent to a freeway, balconies should only be placed on non-freeway facing sides.</p> <p>or</p> <p>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.</p>	<p>or</p> <p>2</p>	
c.	<p>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.</p>	1	
d.	<p>Solar Orientation and Shade.</p> <p>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.</p> <p>Additional points are available when planting such areas with native plants. See section 3.5C</p> <p>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.</p> <p>[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]</p>	2	
e.	<p>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.</p>	1	
f.	<p>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 aggregate⁴.</p>	1	

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

g.	<p>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.</p>	1	
h.	<p>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.</p>	2	
i.	<p>Natural Ventilation and Day-lighting. Floor plan, elevations and/or door and window schedule demonstrate at least one of the following:</p> <ol style="list-style-type: none"> 1. In residential buildings, the total depth of habitable spaces does not exceed 40 feet. <p>or</p> <ol style="list-style-type: none"> 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. <p>or</p> <ol style="list-style-type: none"> 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

3.2 Site Amenities

		Points	
		Available	Mandatory
a.	<p>Site Amenities. Select one of the applicable standards:</p> <p>Residential Amenities. A residential project or a mixed-use project with residential components provides at least 3 amenities from the <u>Director’s List of Site Amenities</u> within the code required Open Space areas.</p> <p>or</p> <p>Non-Residential Amenities. A non-residential project shall provide at least one amenity from the <u>Director’s List of Site Amenities</u> for non-residential projects.</p>	3	Yes

<p>b.</p>	<p>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:</p> <ol style="list-style-type: none"> 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). <p>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.</p>	<p>2</p>	
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Total Points Available: 5

3.3 Conservation

		Points	
		Available	Mandatory
<p>a.</p>	<p>Tree Disclosure. The applicant has provided a <u>Tree Disclosure Statement</u> (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.</p>	<p>1</p>	<p>Yes</p>
<p>b.</p>	<p>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 <u>Tree Report</u> (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.</p>	<p>1</p>	<p>Yes; if applicable</p>

	<p>or</p> <p>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.</p> <p>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.</p>												
<p>c.</p>	<p>Significant Tree Removal, Non-Protected Trees. The project involves the removal of one or more Significant Trees, per the following table:</p> <p>Removal of 1-5 Significant Trees Removal of 6-10 or more Significant Trees Removal of 11 or more Significant Trees</p>	<p>-1 -2 -3</p>											
<p>d.</p>	<p>Minimum Significant Tree Replacement, Non-Protected Trees. Select one strategy:</p> <p>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.</p> <table border="1" data-bbox="289 1289 1289 1749"> <thead> <tr> <th data-bbox="289 1289 789 1493"> Canopy of the Removed Significant Tree (Average diameter in feet across the canopy) </th> <th data-bbox="789 1289 1289 1493"> Replacement Trees* (Trees selected shall be <u>equivalent</u> to leaf coverage and shade canopy of removed tree within 10 years) </th> </tr> </thead> <tbody> <tr> <td data-bbox="289 1493 789 1549">Less than 10'</td> <td data-bbox="789 1493 1289 1549">Two 24" Box Size</td> </tr> <tr> <td data-bbox="289 1549 789 1606">10'-20'</td> <td data-bbox="789 1549 1289 1606">Three 24" Box Size</td> </tr> <tr> <td data-bbox="289 1606 789 1663">20'-40'</td> <td data-bbox="789 1606 1289 1663">Four 24" Box Size</td> </tr> <tr> <td data-bbox="289 1663 789 1749">40'-56'+</td> <td data-bbox="789 1663 1289 1749">Six 24" Box Size</td> </tr> </tbody> </table> <p>*Measurements indicate minimum size requirements</p>	Canopy of the Removed Significant Tree (Average diameter in feet across the canopy)	Replacement Trees* (Trees selected shall be <u>equivalent</u> to leaf coverage and shade canopy of removed tree within 10 years)	Less than 10'	Two 24" Box Size	10'-20'	Three 24" Box Size	20'-40'	Four 24" Box Size	40'-56'+	Six 24" Box Size	<p>2</p>	
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40'-56'+	Six 24" Box Size												

	Additional points are available when planting such areas with native plants. See section 3.5C		
e.	<p>Tree Conservation. Select one of the following strategies.</p> <p>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.</p> <p>2) The project retains 100% of all existing healthy Protected and Significant Trees.</p> <p>[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]</p> <p>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).</p> <p>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.⁵</p>	<p>3</p> <p>or</p> <p>4</p> <p>4</p> <p>or</p> <p>5</p>	
f.	<p>Landscape Coverage. Select one strategy:</p> <p>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</p>	1	

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).

	<p>Additional points are available when planting such areas with native plants. See section 3.5C</p> <p>or</p> <p>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).</p> <p>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)</p>	<p>or</p> <p>2</p>	
<p>g.</p>	<p>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.</p>	<p>1</p>	

Total Points Available: 11

3.4 Healthy Soil and Water Quality

		Points	
		Available	Mandatory
<p>a.</p>	<p>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:</p> <ul style="list-style-type: none"> • 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 <i>only</i> for plant structure and health per the International Society of Arboriculture (ISA standards). <p>The plan shall be provided to the building management and made available on site</p>	<p>1</p>	<p>Yes</p>

<p>b.</p>	<p>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:</p> <p>Soil Volume Schedule:</p> <table border="1" data-bbox="277 470 1289 764"> <thead> <tr> <th>Tree Canopy Diameter</th> <th>Soil Volume</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Soil depth based on plant size:</p> <table border="1" data-bbox="277 869 1289 1220"> <thead> <tr> <th>Plant Type</th> <th>Minimum Soil Depth</th> </tr> </thead> <tbody> <tr> <td>GROUND COVER <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> </tbody> </table>	Tree Canopy Diameter	Soil Volume	15' - 19'	220 cu. ft.	20' - 24'	400 cu. ft.	25' - 29'	620 cu. ft.	30' - 34'	900 cu. ft.	Plant Type	Minimum Soil Depth	GROUND COVER <1'	18"	SHRUB 1'-8'	24"	SMALL TREE 9'-15'	36"	MEDIUM TREE 15-30'	42"	LARGE TREE 30'-50'	42"	<p>1</p>	<p>Yes; if applicable</p>
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<p>c.</p>	<p>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.</p> <p>This strategy is required of all Surface Parking projects and is not eligible for substitution with alternative strategies.</p> <p>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.</p>	<p>1</p>	<p>Yes; if applicable</p>																						

	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		
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 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: <ol style="list-style-type: none"> These trees may be used to satisfy the open space tree requirements of LAMC Section 12.21.G.3. 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 	1 or 3	Yes
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	<p>diameter at maturity or a California native tree or shrub (see Soil Volume Schedule in 3.4 (b)) .</p> <ol style="list-style-type: none"> 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: <u>The Cal-IPC Inventory – California Invasive Plant Council</u>) <p>Additional points are available when planting such areas with native plants. See section 3.5C</p>		
<p>b.</p>	<p>Minimum Shade Coverage of Uncovered Areas. Select one strategy: The project uses <u>climate-adapted</u> 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.</p> <p>Additional points are available when planting such areas with native plants. See section 3.5C</p> <p>or</p> <p>The project uses <u>climate-adapted</u> 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.</p> <p>Shade coverage analysis must be demonstrated on landscape plans, prepared by a Landscape Practitioner.</p>	<p>1</p> <p>or</p> <p>2</p>	<p>Yes</p>
<p>c.</p>	<p>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.</p>	<p>3</p>	

	<p>Species shall be selected based upon their suitability per the <u>Sunset Climate Los Angeles Zone Region map</u> and the project’s location.</p> <p>No moderate or highly invasive species as identified by Cal-IPC are proposed.</p>		
d.	<p>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.</p>	1	
e.	<p>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.</p> <p>Additional points are available when planting such areas with native plants. See section 3.5C</p>	1	
f.	<p>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:</p> <p>Hedges:</p> <ol style="list-style-type: none"> 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) <p>Vine species:</p> <ol style="list-style-type: none"> 1. Calystegia macrostegia (native morning glory) 2. Virgin’s Bower (Clematis ligusticifolia) 	1	

	<ol style="list-style-type: none"> 3. Chaparral Honeysuckle (<i>Lonicera interrupta</i>) 4. Pink Honeysuckle (<i>Lonicera hispidula</i>) 5. California Blackberry (<i>Rubus ursinus</i>) 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) <p>Any such areas must be irrigated to receive credit.</p> <p>Additional points are available when planting such areas with other native plants. See section 3.5C</p>		
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Total Points Available: 11

	Health-Related Strategy	M = Mandatory Standard E = Elective Standard	Residential and Non-Residential Uses	Surface Parking	Industrial	Points	KEY:																																
1 PEDESTRIAN-FIRST DESIGN							Project Applicability  = Applicable																																
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. <table border="1" data-bbox="248 927 932 1310"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Driveway Operation</th> </tr> <tr> <th>Two-Lane</th> <th>One-Lane</th> </tr> </thead> <tbody> <tr> <td>Type of Development</td> <td></td> <td></td> </tr> <tr> <td>Industrial</td> <td>30</td> <td>-</td> </tr> <tr> <td colspan="3">Commercial, Multi-Family Residential and Mixed-Use</td> </tr> <tr> <td>More than 25 spaces</td> <td>20</td> <td>10</td> </tr> <tr> <td>5 to 25 spaces</td> <td>20</td> <td>10</td> </tr> <tr> <td>Less than 5 spaces</td> <td>18</td> <td>10</td> </tr> <tr> <td colspan="3">Site Family Residential</td> </tr> <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> </tbody> </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)		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	-		E				1
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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																																	

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.]						
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
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
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

<p>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:</p> <p>1. Locate non-habitable uses, such as parking and building areas not calculated in floor area, nearest the freeway</p> <p>or</p> <p>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.</p> <p>or</p> <p>3. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) on the side of the site opposite (furthest from) the freeway.</p> <p>For all other projects within 1,000 feet of a Freeways, one or more of these strategies may be selected as an elective point.</p>	●	M (if applicable)	●		●	1
<p>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:</p> <p>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.</p> <p>2. "No idling/Turn off engine" signage (at least 18 inches by 24 inches in dimension) at each vehicular drive thru entrance; and</p> <p>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.</p> <p>Specifications for signage and noise reduction methods and their location shall be included on the plans.</p>	●	M (if applicable)	●		●	1
<p>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:</p> <p>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.</p> <p>2. Materials that are subject to releasing dust or particulate matter shall be covered or completely enclosed</p> <p>3. Barbed wire, chain linked and concertina wire fences are prohibited at the perimeter of the property.</p>	●	M (if applicable)	●		●	1
<p>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.</p>		E	●	●	●	1
<p>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.</p>		E	●	●	●	1
<p>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.</p>		E	●		●	1
<p>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.</p>		E	●		●	1
<p>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.</p>		E	●		●	1
<p>k. Air Quality Monitoring The project provides a smart thermostat with indoor air quality monitoring capability within each dwelling unit.</p>	●	E	●			2
<p>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:</p> <p>1. Common spaces, which may include walkways, stairwells, parking lots, laundry rooms, playgrounds, swimming pools, and the like; and/or</p> <p>2. The entire premises</p> <p>Examples of the signage and their location shall be included on the plans.</p>	●	E	●			1

2.2 SCREENED OR REDUCED VEHICLE PARKING						
<p>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.</p> <p>Additional points are available when planting such areas with native plants. See section 3.5C</p>		M (if applicable)	●	●	●	1
<p>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:</p> <p>Parking areas are screened to meet LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii standards;</p> <p>or</p> <p>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;</p> <p>or</p> <p>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</p>		M (if applicable)	●		●	1
<p>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.</p> <p>or</p> <p>The project provides zero vehicle parking or provides all vehicle parking below grade.</p>	●	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						
<p>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.</p>	●	M	●		●	3
<p>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:</p> <ol style="list-style-type: none"> Open to the general public free of charge between the hours of sunrise to sunset, or during regular business hours, whichever is longer 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. Shall provide at least one tree (non-palm species) for every 625 square feet of POPS space. 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). <p>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.</p>	●	E	●	●	●	2

3.3 CONSERVATION																											
<p>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.</p>	●	M	●	●	●	1																					
<p>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.</p> <p>or</p> <p>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.</p> <p>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.</p>	●	M (if applicable)	●	●	●	1																					
<p>c. Significant Tree Removal, Non-Protected Trees The project involves the removal of one or more Significant Trees, per the following table:</p> <table border="1"> <tr> <td>Removal of 1-5 Significant Trees</td> <td></td> <td>E</td> <td>●</td> <td>●</td> <td>●</td> <td>-1</td> </tr> <tr> <td>Removal of 6-10 or more Significant Trees</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-2</td> </tr> <tr> <td>Removal of 11 or more Significant Trees</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>-3</td> </tr> </table>	Removal of 1-5 Significant Trees		E	●	●	●	-1	Removal of 6-10 or more Significant Trees						-2	Removal of 11 or more Significant Trees						-3						
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<p>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.</p> <table border="1"> <thead> <tr> <th>Canopy of the Removed Significant Tree <small>(Average diameter in feet across the canopy)</small></th> <th>Replacement Trees*</th> <th>Alternative Replacement Ratio*</th> </tr> </thead> <tbody> <tr> <td>Less than 10'</td> <td>Two 24" Box Size</td> <td>One 36" Box Size</td> </tr> <tr> <td>10'-20'</td> <td>Three 24" Box Size</td> <td>Two 36" Box Size</td> </tr> <tr> <td>20'-40'</td> <td>Four 24" Box Size</td> <td>Two 48" Box Size</td> </tr> <tr> <td>40'-56'</td> <td>Six 24" Box Size</td> <td>Two 48" Box & Two 36" Box Size</td> </tr> <tr> <td>56'-60'+</td> <td>Two 24" Box & Two 36" Box + Two 48" Box Size</td> <td>N/A</td> </tr> </tbody> </table> <p>Additional points are available when planting such areas with native plants. See section 3.5C</p>	Canopy of the Removed Significant Tree <small>(Average diameter in feet across the canopy)</small>	Replacement Trees*	Alternative Replacement Ratio*	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	●	E	●	●	●	2			
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<p>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.</p> <p>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.]</p>		E	●	●	●	3																					
						4																					
						5																					

<p>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</p> <p>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).</p> <p>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)</p>						1
						2
<p>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.</p>						1

3.4 HEALTHY SOIL AND WATER QUALITY

<p>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.</p>						1																			
<p>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:</p> <p>Soil Volume Schedule:</p> <table border="1"> <thead> <tr> <th>Canopy Diameter</th> <th>Soil Volume</th> </tr> </thead> <tbody> <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> </tbody> </table> <p>Soil depth based on plant size:</p> <table border="1"> <thead> <tr> <th>Height</th> <th>Soil Depth</th> </tr> </thead> <tbody> <tr> <td><1'</td> <td>18"</td> </tr> <tr> <td>1' - 8'</td> <td>24"</td> </tr> <tr> <td>9' - 15'</td> <td>36"</td> </tr> <tr> <td>15' - 40'</td> <td>42"</td> </tr> </tbody> </table>	Canopy Diameter	Soil Volume	15' - 19'	220 cu. ft.	20' - 24'	400 cu. ft.	25' - 29'	620 cu. ft.	30' - 34'	900 cu. ft.	Height	Soil Depth	<1'	18"	1' - 8'	24"	9' - 15'	36"	15' - 40'	42"					1
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<p>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.</p> <p>This strategy is required of all Surface Parking projects and is not eligible for substitution with alternative strategies.</p> <p>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.</p> <p>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.]</p>						1																			
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<p>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.</p>						1																			
<p>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.</p> <p>or</p> <p>The project meets or exceeds the LID requirements by means of directing stormwater to bioswales or infiltration planted areas.</p> <p>or</p> <p>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.]</p>						2																			
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<p>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.</p>						2																			

<p>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</p>		E	●	●	●	1
<p>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.</p>		E	●	●	●	1
<p>i. Use of Artificial turf. The project includes 100 sq.ft. or more of artificial turf.</p>		E	●	●		-1

<p>3.5 BIODIVERSITY AND HABITAT</p>						
<p>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</p>	●	M	●	●	●	1 3
<p>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.</p>	●	M	●			1 2
<p>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.</p>		E	●	●	●	3
<p>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.</p>		E			●	1
<p>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</p>		E	●	●	●	1

<p>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:</p> <p>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)</p> <p>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)</p> <p>Any such areas must be irrigated to receive credit.</p> <p>Additional points are available when planting such areas with other native plants. See section 3.5C</p>		<p>E</p>	<p>●</p>	<p>●</p>	<p>●</p>	<p>1</p>
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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.

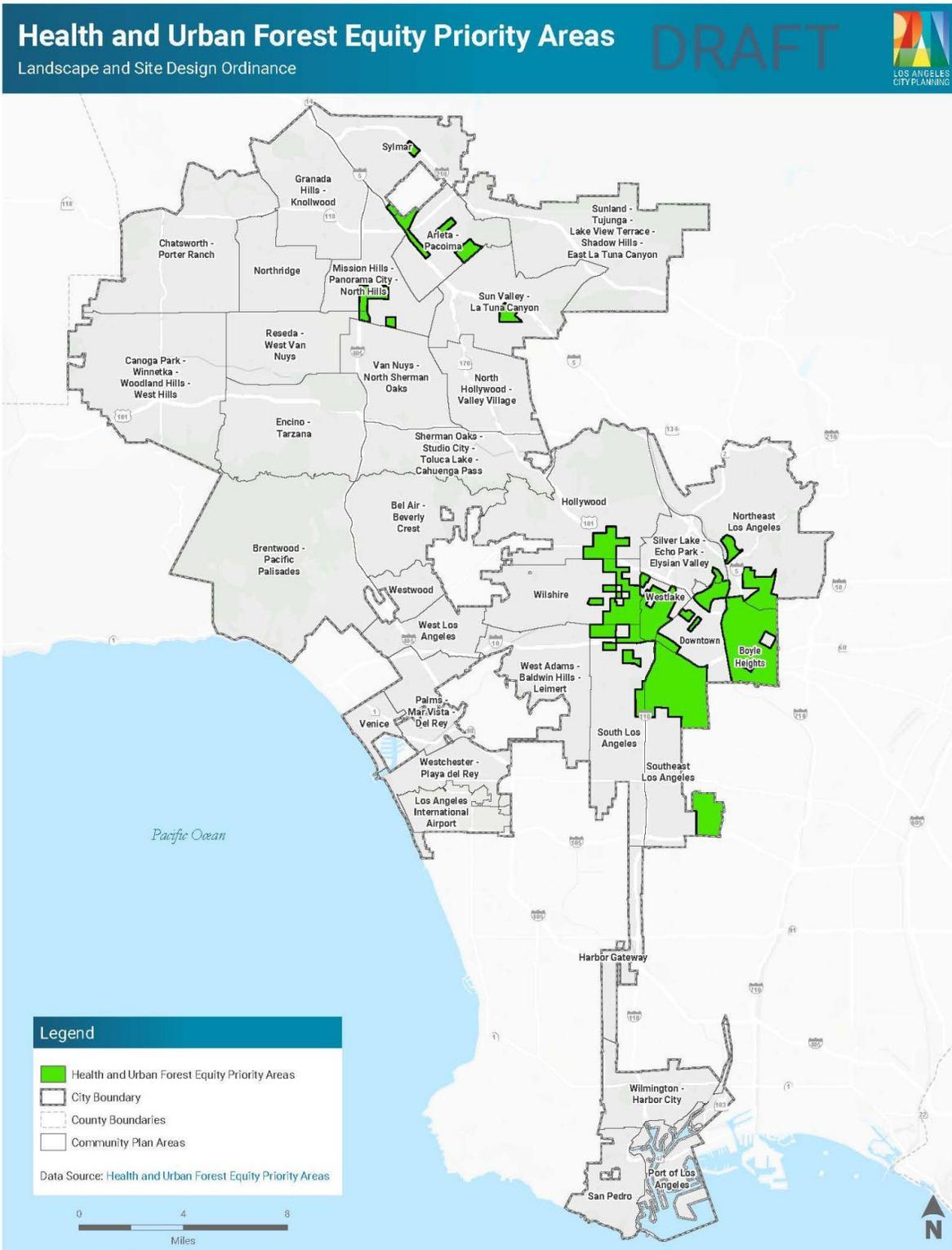
Health and Urban Forest Equity Priority Areas are identified using quantitative factors such as existing canopy cover, impervious surface cover, income, exposure to urban heat and air pollution, and select socio-demographic indicators, and qualitative assessment of community readiness and feasibility. This selection process allowed the Urban Forest Equity Collective¹ (UFEC) to narrow down sites for high need of forestry interventions to 243 census tracts² 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 Ordinance³, 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 $\leq 20\%$ canopy AND $\geq 60\%$ impervious surface cover AND median household income $\leq \$67,418$ 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](#)



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
United Neighborhoods of the Historic Arlington Historic Cultural 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](#)

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 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:

Public Necessity. 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.

Convenience. 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.

General Welfare. 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, 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.