

Landscape and Site Design Ordinance

PLANNING AND LAND USE MANAGEMENT (PLUM) COMMITTEE
(CF-24-1399, CPC-2022-4856-CA)

Landscape and Site Design Ordinance

- Shift to **objective design standards** that meet **Site Plan Review** intent
- **Point-based system** allows for **design flexibility** and **administrative review**
- Addresses **policy aims** identified in The Plan for a Healthy Los Angeles, Mobility Plan 2035, Mayor Bass' Executive Directive 7, and multiple City Council motions



Plan for a Healthy Los Angeles

A Health, Wellness, and Equity Element of the General Plan
November 2021

Applicability

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

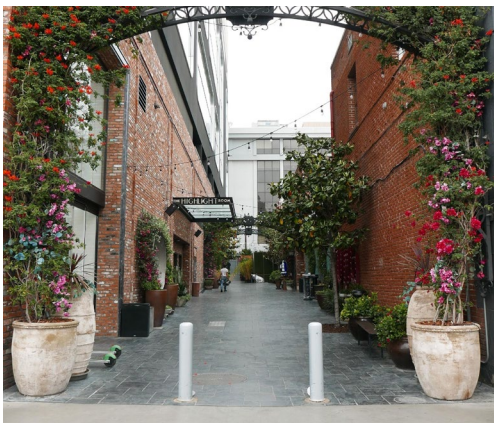


Point System

- **Mandatory** and **Elective Strategies**
(100 total available points)
- **9 Categories**
- **27 points** Required Total (3 per category)
- **15 points** for Industrial or Surface Parking Projects
- **8 Designing for Health** Strategies
- Up to **3 mandatory** points may be substituted with 3 elective points



Objective Design Standards



Pedestrian-First Design

New Street Tree Requirement
Reduction in Pedestrian/Vehicle
Conflicts



360 Degree Design

Standards to Improve the Ambient
Environment
Active Frontages
Screened/Reduced Vehicle Parking

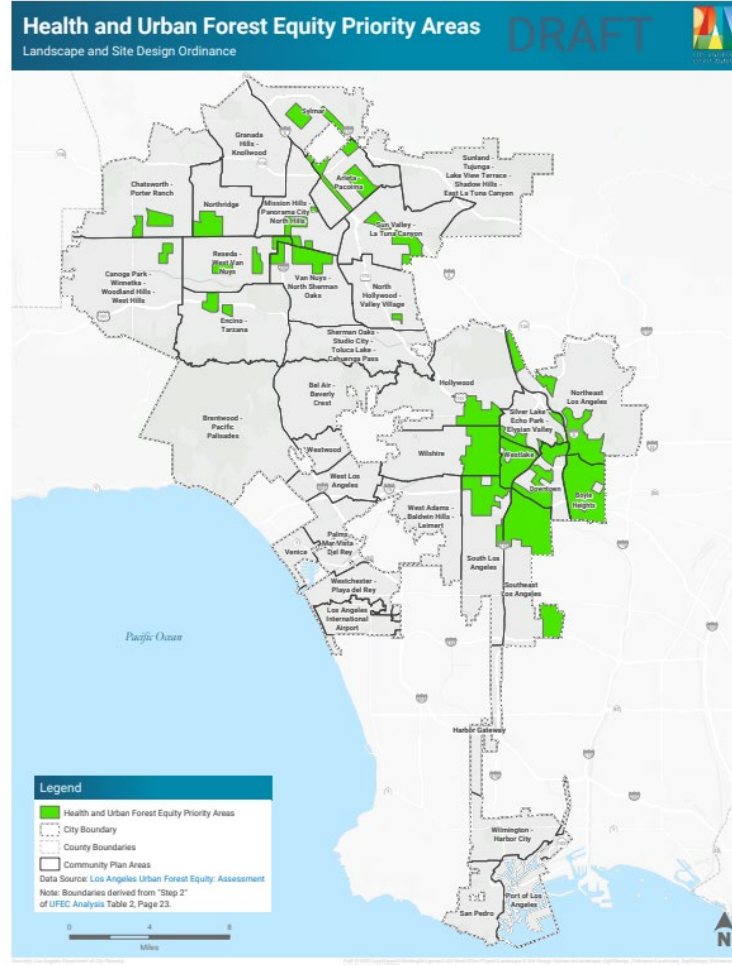


Climate-Adapted Design

Climate Resilient Buildings
Required Site Amenities
Conservation of Trees
Healthy Soil and Water Quality
Biodiversity and Habitat

Health and Urban Forest Equity Areas

- **New incentive** to encourage the protection and expansion of **tree canopy**, reduce **urban heat island** effects, and improve **air quality** in **environmental justice** communities.
- Projects located in a mapped areas:
 - **2 health-related** standards
 - Up to **5 additional** bonus points



Online Calculator

Summary

Your project must earn a minimum of 27 total points across nine categories, with at least 3 points per category, and a minimum of 8 Designing for Health standards. Select any applicable standards on the right to reach your project's requirements for the Landscape and Site Design Ordinance

3


27


Earned


Minimum

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

Legend

 Required of All Projects

 Mandatory

 Designing for Health


 Point Deduction

1 Pedestrian Circulation

Direct Path for Pedestrians

- ☒ 1 point New buildings should be sited such that the ground floor frontage is parallel to or primarily facing a public street. The ground floor frontage may be set back up to a maximum of 20 feet from the public street to the extent necessary to accommodate pedestrian amenities; except that Industrial and hybrid-industrial projects shall not be subject to the maximum setback requirement. Additionally, a project must provide at least one building entrance along the ground floor frontage that serves as a primary pedestrian access point with a physical connection to the public sidewalk.

Note: These requirements must satisfy California Building Code Chapter 11B requirements. For an existing commercial corner or mini-shopping center and previously developed sites involving infill development, only new detached buildings shall be required to meet the above requirement.

 select document and Plan Sheet/page number for verification of compliance:


Plot Plan

A1, 4

Add more document

Curb Cut Reduction

- ☐ 1 point The project does not introduce new driveways beyond the existing number of driveways.
- OR
- ☒ 2 points The project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way.

 select document and Plan Sheet/page number for verification of compliance:

select one

Enter Plan Sheet/Page No

Add more document

Verification and Compliance

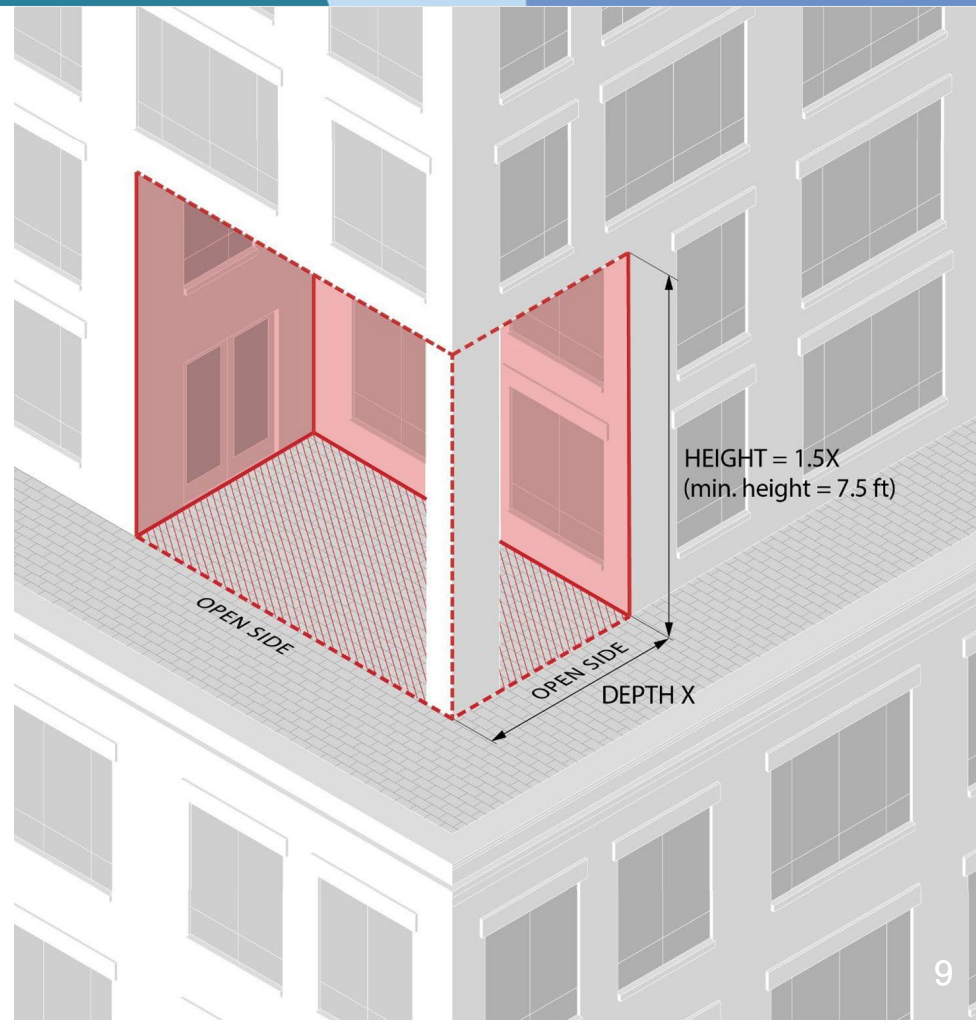
Two-Part Process

1. Preliminary Approval
2. Final Compliance Verification
 - Certificate of Completion
 - Covenant and Agreement
 - Landscape Management Plan
 - Tree Planting In-Lieu Fee Payment



Outdoor Amenity Area

- Pandemic **shifted** the use of shared spaces
- Current Zoning Code impedes the creation of **usable outdoor space** (balconies, terraces, rooftop areas)
- **Outdoor Amenity Areas** will be **excluded** from floor area and height calculations
- Design standards developed with **Los Angeles Department of Building and Safety (LADBS)** to set limits while promoting **shade, comfort** and **well-being**





Thank you

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