

CHAPTER 30.31 – LANDSCAPING

Sections:

- 30.31.010 – Regulations for the ROS, R1 and R1R Zones
- 30.31.020 – Regulations for all Multi-family, Commercial, Industrial and Mixed Use Zones, the CE Zone and the PS Overlay Zone
- 30.31.030 – Landscaping and Walls Adjacent Residential Zones
- 30.31.040 – Landscaping in Parking Areas
- 30.31.050 – Maintenance of Landscaping
- 30.31.060 – Water Conservation

30.31.010 – Regulations for the ROS, R1 and R1R Zones. The following regulations shall apply in the ROS, R1R and R1 zones.

- A. All street setback areas shall be landscaped with plant materials or a combination of plant materials and permeable surfaces and shall be permanently maintained in a neat and orderly manner. Non-living materials may be used as ground cover including but not limited to: wood chips, bark, decorative rock, and stone. Plant materials shall compose a majority (more than 50%) of the street setback areas, exclusive of permitted driveways. Other than permitted hardscape, all areas not planted shall be covered (top dressed) with materials such as wood chips or approved alternative. Top dressing beneath tree canopies shall be to the satisfaction of the Director of Planning, and shall be calculated as area of live plant material.

Permeable surface allows the movement of water through the surface material and include materials such as pavers, decomposed granite or grasscrete. Permeable surfaces are encouraged wherever possible in lieu of impermeable hardscape.

- B. In the ROS and R1R zones artificial turf shall not be permitted.
- C. In the R1 zone, artificial turf may be used when not visible from the public street immediately adjacent to the property. Artificial turf shall be calculated toward the total lot area requirement for landscaping, but shall not be calculated toward the live plant material requirement. Additionally, artificial turf shall not be permitted beneath tree canopies.
- D. A minimum of forty (40) percent of the total lot area shall be permanently landscaped open space. Decorative design elements such as swimming pools, spas, fountains, sculptures, planters, rock gardens or other similar elements may be permitted where they are integral parts of a landscape plan composed of a majority (more than 50%) of live plant materials. Neither the interior nor the street setback areas shall be completely paved or covered with gravel. Any live plant material or permeable surface located in a required driveway shall not count toward required landscaping.
- E. All plant materials shall be maintained for a period of at least 5 years when planted in conjunction with a landscape plan for a project approved by the design review board.
- F. In the R1R zone only, the superintendent of building shall not issue a permit for construction of a dwelling or accessory buildings on a lot which has a slope greater than two horizontal to one vertical (2:1) unless the plans are accompanied by a landscaping plan which shall accurately show the location of all existing trees to be retained or removed and the type and extent of proposed landscaping including provisions for irrigation thereof. Said plan shall be prepared by a licensed

landscape architect, and approved by the director of planning. This requirement shall not apply to a lot having either a split-level pad of not less than four thousand (4,000) square feet, or a single-level pad of not less than five thousand (5,000) square feet.

30.31.020 –Regulations for all Multi-family, Commercial, Industrial, and Mixed Use Zones, the CE Zone and the PS Overlay Zone

A. The following regulations shall apply in the R-3050, R-2250, R-1650, R-1250, C1, C2, C3, CPD, CR, IND, IMU-R, SFMU and CE zones, and the PS Overlay Zone.

1. Landscaping required.

- a. All setback areas and other areas not occupied by buildings, parking, driveways, walkways, and other incidental activities shall be landscaped with a majority (more than 50%) of plant materials or a combination of plant materials and permeable surfaces and shall be permanently maintained in a neat and orderly manner. The street setback area shall not be completely paved or covered with gravel. Permeable surfaces are encouraged wherever possible in lieu of impermeable hardscape. Artificial turf shall not be permitted in any area where landscaping is required by this section.
- b. Decorative design elements such as fountains, sculptures, planters, rocks or other similar elements may be permitted where they are integral parts of a landscape plan composed of a majority (more than 50%) of live plant materials are permitted in the R-3050, R-2250, R-1650, R-1250, IMU-R and SFMU zones.
- c. Pedestrian walks and vehicular accessways shall be permitted in such landscaped areas. Such areas may not be counted as landscaped open space in the R-3050, R-2250, R-1650, R-1250, IMU-R and SFMU zones.
- d. Useable open space in the form of landscaped setbacks, walkways, patios and landscaped areas within parking lots may be considered in the computation of required landscaping in the CPD zone.
- e. In the PS Overlay zone, pedestrian walks and vehicular accessways which are not closer than twenty (20) feet from any adjacent residential zone boundary shall be permitted in the landscaped area of the street setback area only, provided that a twenty (20) foot distance need not be provided from any lot also in the PS overlay zone.

2. Percentage of lot with landscaping.

Lots shall be developed with permanently landscaped open space, as follows:

Table 30.31 – A

Zone	Minimum percentage of total lot area to be permanently landscaped open space
R-3050	30%
R-2250, R-1650, R-1250	25%
IMU-R, SFMU, CPD	10%

C1, C2, C3, CR, CE, CEM, IND, IMU, PS Overlay	Not Applicable
P Overlay	The front and street side setback and landscaping requirements for parking areas in the P overlay zone shall be subject to the provisions of the residential zone in which the property is located and/or chapter 30.32 of this title, whichever is the most restrictive.

3. **Permanent landscaping.** For the purposes of this chapter, permanent landscaping shall consist of landscaped areas at the ground level or in planters having a minimum length, width, diameter and depth of twenty-four (24) inches. In the R-3050, R-2250, R-1650 R-1250, IMU-R and SFMU zones and the PS overlay zone, the soil depth shall be increased to thirty (30) inches minimum in the area where trees are to be planted.
4. **Irrigation.** Permanent and automatic irrigation facilities shall be provided in all permanent landscaped areas except potted containers.
5. **Preparation of plans and installation of landscaping and irrigation.**
 - a. Prior to the issuance of any building permit, all landscape and irrigation plans shall be prepared and wet stamped by an individual who is licensed in the state of California to prepare such plans. All landscaping and irrigation facilities shall be installed and in proper working order according to approved plans prior to the final inspection and approval of any said building permit. In the alternative, a cash bond may be deposited with the building official in an amount not less than the estimated cost of installing said landscaping and irrigation facilities. Should said estimated cost of installing such landscaping and irrigation facilities exceed ten thousand dollars (\$10,000), an instrument of credit may be deposited with the building official in lieu of a cash bond. Said cash bond or instrument of credit may be released only upon final inspection and approval of said building permit by the building official.
 - b. Prior to the issuance of any temporary or permanent use and occupancy certificate, an individual licensed in the state of California to prepare landscape and irrigation plans shall file a certificate of compliance with the building official certifying that all landscaping and irrigation facilities have been installed in substantial compliance with the approved plans.
 - c. In the event the developer fails to install the landscaping and irrigation facilities for any reason, after having had reasonable time to do so, the building official may notify the developer and thereafter cause said landscaping and irrigation facilities to be installed pursuant to the approved plans and to use the cash bond or instrument of credit to pay for the cost of such installation.
6. **Artificial Turf.** Artificial turf shall not be used when visible from the public street immediately adjacent to the property.
7. **Additional open space requirements for the R-2250, R-1650, and R-1250 zones.** On a lot with a minimum width of ninety (90) feet and with a density exceeding the maximum density permitted by code for lots with less than ninety (90) feet in width, an additional nine hundred (900) square foot open space area shall be provided contiguous to a street front/side setback area.

For each additional foot of lot width thereafter, or minor fraction area thereof, an additional twenty (20) square feet of such open space area shall be provided. Said area may be located on top of a subterranean or semi-subterranean garage area and may be "common outdoor space"; may be landscaped; shall be located within the fifty (50) percent of the lot depth/width nearest the front property line or street side property line; shall be visible from the public street; shall not include "private outdoor space"; and shall not include or be located within any required minimum interior, street front or street side setback area. Planter walls not exceeding a height of thirty (30) inches and railings shall be allowed in this area. The design of such additional open space area shall be integrated with the landscaping of the contiguous street front/side setback area. Second and third floors may not project into any required additional open space area and shall be proportionally stepped back from said area a minimum of three (3) feet for the second floor and a minimum of six (6) feet for the third floor to preserve the front and side elevation change-of-planes encouraged by this title.

- 8. Additional requirements for the PS overlay zone.** Planter boxes, with a minimum width of twenty-four (24) inches, shall be incorporated into the design along the entire length of each tier of the parking structure facing the street, alley or residential zone. Clinging type vines shall be planted along any solid sheer exterior walls.

B. The following regulations shall apply in the DSP zone.

1. Irrigation. Permanent and automatic irrigation facilities shall be provided in all permanent landscaped areas except potted containers.
2. Preparation of Plans and Installation of Landscaping and Irrigation.
 - a. Prior to the issuance of any building permit, all landscape and irrigation plans shall be prepared and wet stamped by an individual who is licensed in the state of California to prepare such plans. All landscaping and irrigation facilities shall be installed and in proper working order according to approved plans prior to the final inspection and approval of any said building permit. In the alternative, a cash bond may be deposited with the building official in an amount not less than the estimated cost of installing said landscaping and irrigation facilities. Should said estimated cost of installing such landscaping and irrigation facilities exceed ten thousand dollars (\$10,000), an instrument of credit may be deposited with the building official in lieu of a cash bond. Said cash bond or instrument of credit may be released only upon final inspection and approval of said building permit by the building official.
 - b. Prior to the issuance of any temporary or permanent use and occupancy certificate, an individual licensed in the state of California to prepare landscape and irrigation plans shall file a certificate of compliance with the building official certifying that all landscaping and irrigation facilities have been installed in substantial compliance with the approved plans.
 - c. In the event the developer fails to install the landscaping and irrigation facilities for any reason, after having had reasonable time to do so, the building official may notify the developer and thereafter cause said landscaping and irrigation facilities to be installed pursuant to the approved plans and to use the cash bond or instrument of credit to pay for the cost of such installation.

30.31.030 – Landscaping and Walls Adjacent Residential Zones

- A. In the R-3050, R-2250, R-1650 and R-1250 zones, trees shall be planted along any interior property line abutting an ROS, R1R or R1 zone boundary to provide an effective screen of the multi-unit structure from the neighboring single family dwelling.
- B. In the C1, C2, C3, CPD, IND, IMU zones and the PS Overlay zone, landscaping and walls shall be provided as follows:
 - 1. Trees shall be planted along any interior property line abutting a residential zone boundary to provide an effective screen, except where exempted by subsection (2) below. An average of one (1) tree shall be planted for each twenty (20) feet of such interior property line, exclusive of trees required pursuant to the provisions of chapter 30.32.120. Such trees shall be provided with sufficient tree well area for the tree type and surrounding area and shall be of a minimum size of twenty-four (24) inches boxed. No tree screen is required where an alley separates a commercial or industrial zone from a residential zone.
 - 2. A minimum five and one-half (5 ½) foot high decorative masonry wall shall be provided along the property line abutting any residential zone boundary line except where a semi-subterranean parking garage is located on such boundary line. Where an alley separates a commercial or industrial zone from a residential zone, said masonry wall shall be erected along the commercial or industrial property line except for necessary driveways and access gates or doors to trash collection areas.

30.31.040 – Landscaping in Parking Areas

For landscaping in surface parking lots and parking structures, see Section 30.32.160, in addition to the requirements of this chapter.

30.31.050 – Maintenance of Landscaping

Where landscaping plans are required, all landscaping and irrigation facilities shall be permanently maintained in substantial conformance with the approved plan.

30.31.060 – Water Conservation

A failure to maintain landscaping as required by this title shall not be a violation of the Code if such failure is a result of compliance with a mandatory phase of water conservation declared by the City Council pursuant to Chapter 13.36 of this Code.