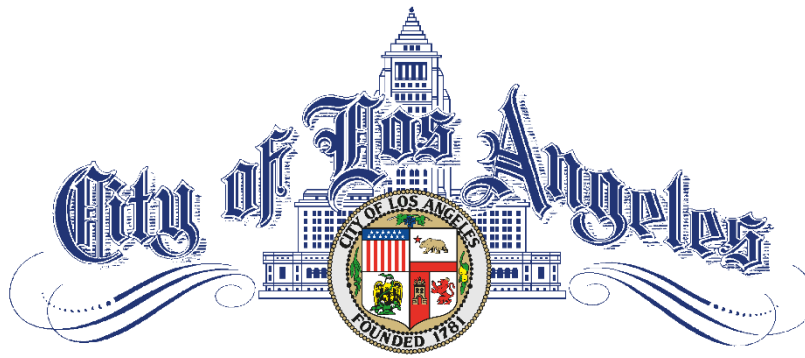




Office of the Los Angeles City Attorney
Hydee Feldstein Soto

REPORT NO. R26-0393
July 1, 2026

REVISED REPORT RE:

DRAFT ORDINANCE AMENDING SECTIONS 12.03, 12.10.5, 12.11.5, 12.13, 12.21, 12.21.1, 12.22, 12.40, 12.41, 12.42, AND 12.43 OF ARTICLE 2, SECTIONS 13.09 AND 13.18 OF ARTICLE 3; AND SECTION 62.177 OF ARTICLE 2 OF CHAPTER VI; AND SECTION 91.7012 OF ARTICLE 1 OF CHAPTER IX OF THE LOS ANGELES MUNICIPAL CODE, TO UPDATE THE EXISTING LANDSCAPE ORDINANCE, TO ESTABLISH LANDSCAPE AND SITE DESIGN STANDARDS THROUGH A CORRESPONDING POINT SYSTEM, AND TO DEFINE AND STREAMLINE PROVISIONS RELATED TO OUTDOOR AMENITY AREAS

The Honorable City Council
of the City of Los Angeles
Room 395, City Hall
200 North Spring Street
Los Angeles, California 90012

Council File No. 24-1399

Honorable Members:

On June 29, 2026, this Office transmitted for your consideration a draft ordinance, approved as to form and legality. This Office has prepared and now transmits for your consideration the enclosed Landscape and Site Design Point System, also approved as to form and legality. (Attachment 1.)

The draft ordinance, also known as the Landscape and Site Design Ordinance (Draft Ordinance), would amend various sections of the Los Angeles Municipal Code (LAMC) to: (1) replace the existing Landscape Ordinance, (2) establish Landscape and Site Design Standards with a corresponding point system, and (3) define and streamline provisions related to Outdoor Amenity Areas.

If enacted, the Draft Ordinance and its associated development standards that will be implemented through a corresponding point system are intended to: 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. Further, 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.

Background and Summary of Draft Ordinance Provisions

On December 3, 2024, the Planning and Land Use Management Committee (PLUM) considered a report from the City Planning Commission (CPC) regarding the instant Draft Ordinance that would replace the current 1996 Landscape Ordinance with the proposed Draft Ordinance and associated point system. (Planning Case No. CPC-2022-4856-CA.) PLUM recommended City Council (Council) approve the proposed ordinance and instruct the Chief Administrative Officer (CAO) to prepare a report about the fiscal impact of the proposed administrative review fees for the Draft Ordinance.

On January 7, 2025, two motions (both authored by Councilmembers Hernandez and Nazarian) were adopted to amend the recommendations of PLUM. The first motion, Amending Motion 11A (Hernandez-Nazarian), instructed the Department of City Planning (DCP) to:

1. Report to CPC, with modifications to the Landscape and Site Design Ordinance Point System to address the following concerns: the inclusion of amenities within publicly accessible open space, including Privately Owned Public Spaces and Ground Floor Public Open Space; the replacement of Significant Trees that are removed; and the inclusion of design standards to address the health and air quality impacts on projects in proximity to active and idle oil wells, oil refineries, gas stations, and other noxious uses.
2. Report back to the Council regarding the preservation and replacement of Significant and Protected Trees proposed to be removed in stand-alone demolition projects, inclusive of an analysis of current conditions and potential solutions, in collaboration with the Bureau of Street Services and the Los Angeles Department of Building and Safety (LADBS).
3. Report back to Council with an analysis, inclusive of the definition for Outdoor Amenity Areas and the thresholds for the requirements related to open space, to ensure that landscape and open space provisions account for the proposed increased density of housing permitted on residential-zoned property through affordable housing and other incentive programs.

The second amending motion, Amending Motion 11B (Hernandez-Nazarian), sought to incorporate technical corrections and additions, such as clarifying the scope of the Draft Ordinance for projects located in the Coastal Zone and the its relationship to other provisions of the LAMC.

On January 14, 2025, Council directed the CAO to report on the fiscal impact of the proposed Draft Ordinance's fees. DCP engaged NBS Government Finance Group (NBS) to conduct an analysis of the fees to be adopted in tandem with the Draft Ordinance, which includes one new fee and one existing fee revision under the existing Landscape Ordinance. The NBS fee analysis had originally used an average time of two hours required for landscape and site design review to determine the new fee in the amount of \$418. (Council File No. 24-1399.) On February 19, 2025, the CAO submitted a report that analyzed the fiscal impact of the proposed "Administrative Review – Landscape and Site Design Approval and Verification" fee. (Council File No. 24-1399.)

Subsequently, as part of a comprehensive fee update, DCP engaged NBS to globally review DCP's current and proposed fees. (Council File No. 09-0969-S4.) NBS updated the fee recommendation for the Draft Ordinance based on an estimated average of fourteen hours of staff review time, as reflected in Attachments 1-3 of the NBS Fee Study, transmitted to Council through an October 7, 2025 DCP Report. (Council File No. 09-0969-S4.) The increase in staff time reflects additional hours required for cross-departmental coordination on street tree permitting and final verification of compliance upon issuance of a certificate of occupancy, which is a new requirement under the Draft Ordinance. Based on an hourly rate of \$221, the resulting fee is \$1,854 at 60 percent cost recovery, and was previously adopted by Council on December 10, 2025 (Ordinance No. 188796), and is reflected in LAMC Section 19.04. (*Id.*)

The enclosed Draft Ordinance incorporates all of the requested technical modifications, includes the administrative review fee, and adds fire stations and other public utilities to the list of projects that are exempt from the Draft Ordinance, as specified in Amending Motion 11B and reflected in DCP's January 6, 2025 Modifications and Corrections for Proposed Landscape and Site Design Ordinance. This Office is informed that DCP will address the three additional requests for the report back listed in Amending Motion 11A, after the Draft Ordinance has been considered by Council.

Charter Findings Required

Charter Section 558(b)(3) requires the Council to make the findings required in Subsection (b)(2) of the same section, namely whether adoption of the Draft Ordinance will be in conformity with public necessity, convenience, general welfare and good zoning practice. Charter Section 558(b)(3)(A) allows Council to adopt an ordinance conforming to the CPC's recommendation of approval of the ordinance, if the CPC

recommends such approval. Similarly, Charter Section 556 requires Council to make findings showing that the action is in substantial conformance with the purposes, intent and provisions of the General Plan.

On October 24, 2024, the CPC adopted DCP's staff report along with required findings in support of the Draft Ordinance, recommending that Council adopt the Draft Ordinance. The City Council can adopt either the CPC Findings, or make its own.

CEQA Determination

DCP also recommends that Council find that, pursuant to California Environmental Quality Act (CEQA) Guidelines Section 15074(b), after consideration of the whole of the administrative record, including the Initial Study/Negative Declaration for the Landscape and Site Design Ordinance (ENV-2022-4857-ND), dated October 2024, and all comments received, there is no substantial evidence that the project will have a significant effect on the environment. If Council concurs, it must comply with CEQA by making this determination in its independent judgment prior to or concurrent with its action on the ordinance.

Council Rule 38 Referral

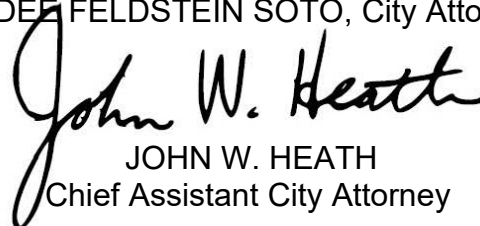
A copy of the Draft Ordinance has been sent pursuant to Council Rule 38 to LADBS, Bureau of Street Services, LADOT, and DCP, with a request that all comments be presented directly to Council or its Committees when this matter is considered.

If you have any questions regarding this matter, please contact Deputy City Attorney Kimberly Huangfu at (213) 978-8257. A member of this Office will be available when you consider this matter to answer questions you may have.

Sincerely,

HYDEE FELDSTEIN SOTO, City Attorney

By


JOHN W. HEATH
Chief Assistant City Attorney

JH:KAH:jr
Transmittal

Attachment 1

Attachment 1

Landscape and Site Design Point System

A. Summary

The Landscape and Site Design Point System is a flexible, performance-based point system, established as part of the Landscape and Site Design Ordinance (codified at Los Angeles Municipal Code Section (LAMC) 12.40, as amended, hereinafter referred to as the “LSDO”). It is organized into three Design Approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design. Within the framework of these three Design Approaches, the Point System is further refined into nine topical categories, including for example Pedestrian Circulation, Air Quality Improvement, or Climate Resilient Buildings. Of the nine categories, each individual objective standard is assigned a weighted point value, based upon the standard’s effectiveness in addressing the LSDO’s health, equity, and sustainability goals. Standards are further designated as **Mandatory**, **Mandatory if Applicable**, and **Elective**. The **Mandatory Standards** are required of all Projects, as defined in the LSDO. **Mandatory if Applicable Standards** are required in applicable circumstances as defined by the Project type; and **Elective Standards** are optional.

The types of Projects that are subject to the LSDO include: (1) Residential or Mixed-Use Projects, consisting of five or more dwelling units; (2) Non-Residential; (3) Industrial or Hybrid Industrial Projects; and (4) Surface Parking Area Construction or Configuration of parking areas of eight or more parking stalls.

To comply with the Landscape and Site Design Ordinance, all Residential or Mixed-Use and Non-Residential Projects must meet a total of **27 points**, nine (9) of which are Mandatory Standards. Certain projects may be required to meet additional Mandatory Standards or Mandatory If Applicable Standards based on the project description. The remaining points may be self-selected from the available Elective Standards in each category. Projects may be subject to additional point requirements, if the applicant is seeking an incentive, as discussed in more detail below, under the City’s Mixed Income Incentive Program (LAMC Section 12.22 A.38.), Affordable Housing Incentive Program (LAMC Section 12.22 A.39.), or State Density Bonus Program (LAMC Section 12.22 A.37.).

Additionally, all Residential or Mixed-Use and Non-Residential Projects must achieve at least three (3) points in each of the nine (9) categories listed below for a total of 27 points:

<u>Design Approaches</u>	<u>Nine Categories</u>
Pedestrian-First Design Approach	-Pedestrian Circulation -Quality Public Space Linkages
360 Degree Design Approach	-Air Quality Improvement, Noise Reduction and Quality Ambient Environment -Screened or Reduced Vehicle Parking
Climate-Adapted Design Approach	-Climate Resilient Buildings -Site Amenities -Conservation -Healthy Soil and Water Quality -Biodiversity and Habitat

Industrial/Hybrid-Industrial and stand-alone Surface Parking Lot Projects (proposed independent of a Residential, Mixed-Use or Non-Residential Project) are required to meet a total of 15 points.

The Point System also assigns negative point values for design elements that are contrary to the LSDO's climate strategies and the underlying intent of the LSDO, as identified in LAMC Section 12.40 A. These identified negative point values are subtracted by the total points achieved to account for their association with undesirable outcomes.

Relief from Mandatory Standards

Projects unable to satisfy a Mandatory or Mandatory if Applicable Standard, due to a physical constraint, must acquire three (3) additional points to substitute for each unmet Mandatory or Mandatory if Applicable Standard. A maximum of three (3) Mandatory Standards or Mandatory if Applicable Standards can be substituted. Relief from or reduction of the required cumulative point total is not permitted.

Designing for Health Strategies

Several strategies are specifically tied to positive health outcomes. These are indicated as Designing for Health Standards (indicated in cells with a blue background in the following pages). All Residential or Mixed-Use and Non-Residential Projects will be also required to achieve at least eight (8) Designing for Health Standards, which may count toward the total required points. Residential or Mixed-Use and Non-Residential Projects located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537), will be required to select ten (10) Designing for Health Standards. Industrial and stand-alone Surface Parking Lot Projects, located within a mapped Health and Urban Forest Equity Priority Area, must meet at least two (2) of the required Designing for Health Standards.

B. Project Applicability

The Landscape and Site Design Ordinance applies to the new construction of multi-family residential, commercial, and industrial Projects, and the reconfiguration of surface parking lot areas. The LSDO does not apply to single-family homes and residential projects involving four or fewer units. All Projects subject to this ordinance shall follow the Administrative Review procedures set forth in LAMC Section 12.40 D. (Chapter 1) and LAMC Section 13.B.3.1. (Chapter 1A).

C. Landscape and Site Design Point System

1.	Pedestrian-First Design	Points	
<u>1.1</u>	<u>Pedestrian Circulation</u>	Available	Mandatory
a.	Direct Path for Pedestrians. Each of the following standards must be met: 1. New buildings shall 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. 2. 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 pathway to the public sidewalk. For an existing commercial corner or mini-shopping center and/or previously developed sites involving infill development, only new detached buildings shall be required to meet the above requirements.	1	Yes
b.	Curb Cut Reduction. Select one option for the corresponding point allocation: Alternative 1: The Project shall not introduce new driveways beyond the existing number of driveways; Alternative 2: The Project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way.	1	
		2	
c.	Utilization of Curb for Rideshare/Loading. In lieu of introducing an additional driveway for a passenger drop-off and pick-up area located within private property, the Project site plan	1	

	indicates the use of an existing curb space, along the Project’s public street frontage, to be striped for “Passenger Loading”. The passenger loading zone must comply with Federal Public Right-of-Way Accessibility Guidelines (PROWAG) ¹ and is subject to approval by the Department of Transportation (LADOT).																					
d.	Use of Non-Arterial Streets and Alleys for Vehicle Ingress/Egress. Select one option for the corresponding point allocation:		Yes; If applicable																			
	Alternative 1: <u>Lots Not Located Adjacent to an Alley:</u> When a Project is located on a corner lot or a through lot, with multiple frontages and no alley access, and where the street frontages are a mix of arterial (Boulevard or Avenue) and non-arterial streets, vehicular access is taken only from the non-arterial streets.	1																				
	Alternative 2: <u>Lots Adjacent to an Alley:</u> When the Project abuts one or more alleys, the alley(s) shall be used for vehicular ingress/egress and loading areas.	2																				
e.	Minimized Driveway Widths and Access Lanes. Select one option for the corresponding point allocation:																					
	Alternative 1: The Project utilizes the applicable maximum driveway dimensions shown on the table below that corresponds to the type of development and number of parking spaces in the development. (Maximum width dimension of driveway apron, in feet) <table><tr><td></td><td colspan="2">Driveway Operation</td></tr><tr><td></td><td>Two-Lane</td><td>One-Lane</td></tr><tr><td>Type of Development</td><td></td><td></td></tr><tr><td colspan="3">Industrial</td></tr><tr><td>1 or more parking spaces</td><td>30 feet</td><td>-</td></tr><tr><td colspan="3">Commercial, Multi-Family Residential and Mixed-Use</td></tr><tr><td>More than 25 parking spaces</td><td>20 feet</td><td>10 feet</td></tr></table>			Driveway Operation			Two-Lane	One-Lane	Type of Development			Industrial			1 or more parking spaces	30 feet	-	Commercial, Multi-Family Residential and Mixed-Use			More than 25 parking spaces	20 feet
	Driveway Operation																					
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More than 25 parking spaces	20 feet	10 feet																				

¹ Federal Public Right-of-Way Accessibility Guidelines published at the Access Board website at <https://www.access-board.gov/files/prowag/2023-16149.pdf>, as may be amended from time to time.

	5 to 25 parking spaces	20 feet	10 feet		
	Less than 5 parking spaces	18 feet	10 feet		
	Single-Family Residential				
	1 or 2 parking spaces	18 feet	9 feet		
	3 or more parking spaces	18 feet	-		
	Alternative 2: The Project utilizes the minimum allowed driveway access lane width, which is nine (9) feet for Boulevards and Avenues and eight (8) feet for Local and Collector Streets, for all driveways in the Project per Vehicle Access Package 1 in accordance with LAMC Chapter 1A, Div. 4C.2. (Automobile Access).			2	
f.	Minimizing Pedestrian and Vehicular Conflicts. The Project employs one or more of the following treatments to implement safety precautions and increase pedestrian safety. Only one point is allocated whether one or three treatments are used. 1. When a sidewalk crosses a driveway, a continuous surface treatment of pattern, texture, and general visibility of the sidewalk shall be maintained. 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 places visible and unobstructed signage in areas where pedestrian and vehicle paths of travel are prone to cross, overlap, or touch, indicating that drivers must watch for pedestrians crossing.			1	
g.	Multi-purpose Fire Lanes. The LAFD-required fire apparatus access lane is a shared fire lane, with stormwater capture elements such as an approved reinforced paving system with vegetation and/or planted materials outside the			1	

	minimum required fire lane width clearances. The lanes are subject to review and approval by LAFD, and must be shown on plans that include call outs for required elements.		
h.	Location of Bicycle Parking. Long-term bicycle parking, provided consistent with LAMC Chapter 1 Section 12.21 A.16., shall meet one or more of the following criteria. Only one point is allocated whether one or three criteria are met. Long-term bicycle parking shall be: 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. Co-located with bike related amenities such as secure storage lockers, bike repair stations, showers or changing rooms when provided in Non-Residential Projects.	1	
i.	Physical Activity - Stairs. Select one strategy. Only one point is allocated whether one or both strategies are used: 1. Provide a designated stair for everyday use that is directly accessible from the building lobby and is visibly unobstructed to occupants; 2. 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.	1	

		Points	
<u>1.2</u>	<u>Quality Public Space Linkages</u>	Available	Mandatory
a.	Public Realm Improvements - New Street Trees.² Each Project shall provide at least one Street Tree, at a ratio of one tree per 30 linear feet of street frontage (the final number of trees shall be rounded up to the nearest whole number). Street trees selected shall be Large Trees (as defined in LAMC Chapter 1 Section 12.03) with a minimum box size of 24 inches and a 2-inch caliper trunk size at the time of planting, subject to approval by the Urban Forestry Division. Existing Street Trees proposed to remain may count toward compliance with the total required Street Tree calculation. In addition, a Project shall meet all the following specifications indicated below for the point allocation and is eligible for specified Bonus Points if a Project complies with additional below specified criteria. 1. Existing Street Tree canopy and landscaped parkways shall be preserved, unless removal is permitted by the Urban Forestry Division, consistent with LAMC Chapter 1 Section 62.162. 2. Street Trees shall be installed in the following order of priority, as determined by the Urban Forestry Division and in conformance with the Public Works Street Design Manuals and Standards³: a. Within a continuous, vegetated landscaped parkway, including intermittent house walks for accessibility, as defined by the Bureau of Street Services' Parkway Landscaping Guidelines⁴; 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-	1	Yes

² Adaptive Reuse Projects subject to LAMC Section 12.22 A.26., but not otherwise subject to the Landscape and Site Design Ordinance LAMC Sec 12.40, are required to comply with this requirement.

³ Technical Information Manuals and Standards, published at the City of Los Angeles Department of Public Works website at <https://engineering.lacity.gov/techdocs>, as may be amended from time to time.

⁴ Link to Bureau of Street Services (Streets LA)'s Parkway Landscaping Guidelines, dated September 5, 2023, as may be amended by time to time - <https://www.ladwp.com/sites/default/files/2024-06/PARKWAY%20LANDSCAPING%20GUIDELINES%209-5-23.pdf>.

	determined physical constraints such as existing infrastructure in the public right-of-way, a Tree Replacement and Planting In-lieu Fee pursuant to LAMC Chapter 1 Section 62.177 (b), shall be paid to the Board of Public Works pursuant to "Development Tree Planting Requirements." 4. Bicycle parking and electrical utilities, such as transformer pads, shall be placed to not conflict with Street Tree placement and shall not be deemed a physical constraint that could preclude the planting of Street Trees. 5. The Street Tree planting area size shall be the maximum allowed based upon the size of the sidewalk area with dimensions of at least 4 feet by 6 feet, or as approved by the Urban Forestry Division in coordination with the Bureau of Engineering (BOE). Please refer to Type 1: Large Tree Well Size in the Department of Public Works Bureau of Engineering Standard Plan S-450-4.⁵ 6. Pursuant to LAMC Chapter 1 Section 12.40 F.1.(b), the developer shall certify through a Covenant and Agreement that installed Street Trees will be irrigated for five years as required for the establishment and maintenance of ongoing tree health and viability, and shall provide a Landscape Maintenance Plan as part of the application. Street Trees may count towards satisfying a Project's required private property trees pursuant to LAMC Chapter 1 Section 12.21 G.2.(a)(3). This strategy is required of all Projects and is not eligible for substitution with alternative strategies.		
	[BONUS POINTS] – New Street Trees - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and is planting all Street Trees as required above, it shall earn one additional point toward compliance. See the Landscape	2	

⁵ Published at <https://apps.engineering.lacity.gov/techdocs/stdplans/s-400/S-450-4.pdf>, as may be amended from time to time.

	and Site Design Ordinance's Online Calculator ⁶ : Project Characteristics, Environmental Justice and Health Equity screening question.		
b.	Bus Stops. Where a bus stop or transit shelter exists along the Project frontage, the Project shall provide the following: public benches and/or seating; maintenance and the non-relocation of existing shelters, bus benches, or bus stops during construction or post-occupancy; and improvements to the curb, gutter, and sidewalk consistent with Department of Public Works requirements.	1	
c.	Enhanced Public Realm Improvements. The Project provides Public Right-of-Way improvements above minimum requirements set forth in LAMC Chapter XI (Public Works and Property), including but not limited to improvements that increase the tree canopy, improve pedestrian access, facilitate stormwater retention, and/or enhance the public realm through public art installations. The list of enhancements on public or private property that qualify 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; and • stormwater retention improvements such as green alleys or bioswales.	2	
d.	Screening of Transformers, Utilities, and Mechanical Equipment from the Public Right-of-Way View. Select one option for the corresponding point allocation: Alternative 1: The Project site design takes advantage of existing alleys and/or side yards for placement of back-of-house uses,		
		1	

⁶ Landscape and Site Design Ordinance Calculator published at the City of Los Angeles Department of City Planning website at <http://designpoints.planning.lacity.gov> as may be amended from time to time.

	utilities, mechanical equipment and electrical transformers, so that they are not visible from the building's front façade.		
	Alternative 2: The Project installs utilities and electrical transformer(s) entirely below finished grade in a vault, or encloses the transformer(s) entirely within the building.	2	
e.	Security Fences. Select one option for the corresponding point allocation:		
	Alternative 1: Fences, walls, or parking gates fronting a public street shall be set back from the property line a minimum of 2 feet. A minimum 2-foot-wide vegetated buffer planted with vines, shrubs and/or trees between the Public Right-of-Way and the fence or wall along all building frontage(s) shall be included in the Project and indicated on plans.	1	
	Alternative 2: Fences, walls, or parking gates fronting a public street shall be set back from the property line a minimum of 4 feet. A minimum 4-foot-wide vegetated buffer planted with vines, shrubs and shade trees between the Public Right-of-Way and the fence or wall along all building frontage(s) shall be included in the Project and indicated on plans.	2	
f.	Active Ground Floor. The ground floor of the Project shall comply with all the following: be directly accessible from a building's Ground Floor Frontage; have a minimum floor-to-structural ceiling height of 15 feet; and be dedicated to commercial uses, individual walk-up residential or live/work units, residential lobbies, community rooms, or pedestrian amenities.	1	
g.	Individual Unit Entrances. Each street-fronting residential or commercial unit on the ground floor has an individual primary entrance facing the street. Covered entryways, porches, landing areas, patios and/or stoops can be used to connect the individual unit entrance to the sidewalk.	1	
h.	Defined Ground Floor Entrances. Entrances to ground floor lobbies, vestibules, and atriums, and other primary building entrances, are defined by architectural features, employing one or more of the following: overhead awnings, front porches and/or stoops, columns, transparent windows, and doors and/or recessed planes.	1	

i.	Transparency. At least 50 percent 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 to enhance the pedestrian experience.	1	
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2.	360 Degree Design	Points	
2.1	<u>Air Quality Improvement, Noise Reduction and Quality Ambient Environment</u>	Available	Mandatory
a.	Site Context. Project plans shall include all of the following building Project site, 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; and • Building footprints, use, and building heights for the properties abutting the site.	1	Yes
b.	Site Context (Advanced). The Project's submittal includes an analysis of the existing built environment adjacent to the site, consistent with Department of City Planning Plot Plan and Elevation Instructions which can be found on the Department's webpage. ⁷ In addition, the Project shall provide: • Information about nearest public transit stops and public open space; • Information about historic uses and, if applicable, significant cultural or indigenous uses of the site; • Elevations of abutting buildings showing their height and massing relative to the Project, as well as their architectural elements; and • 3D models/renderings depicting the building in its context as well as street-level views, which must also include	1	

⁷ Published at <https://planning.lacity.gov/project-review/application-forms>, as may be amended from time to time.

	Projects under review or approved by the City, and those under construction.		
c.	Sensitive Uses - Freeway Adjacent. For residential Projects of 100 units or more, or non-residential Projects of 50,000 square feet or more, and if the project is located within 1,000 feet of a Freeway,⁸ the Project must use one or more of the following strategies; and only one point is allocated whether one or three strategies are used. For all other Projects located within 1,000 feet of a Freeway, one or more of these strategies may be selected as an elective point: 1. Locate non-habitable uses, such as parking and building areas not calculated in floor area, closest to the freeway. or 2. Install a landscape buffer area, at least 10 feet in width, along the property line closest to the freeway. The buffer area shall be comprised of 25-gallon minimum, evergreen trees (tree species that do not drop their leaves) planted at a minimum ratio of 1 tree per 50 square feet of buffer area, and a soundwall⁹ to shield building occupants from freeway noise and particulate matter. or 3. Locate occupied open space areas (play areas, courtyards, patios, balconies, etc.) on the side of the site furthest from the freeway.	1	Yes; if applicable
d.	Sensitive Uses - Drive-thru Uses and Commercial Loading Areas. Loading areas and drive-thru uses adjacent to residential	1	Yes; if applicable

⁸ Freeway, as defined in the Caltrans Highway Design Manual – Chapter 60, pgs. 60-62: (May 7, 2012) “Freeway--A divided arterial highway with full control of access and with grade separations at intersections.”

⁹ LA Metro’s Soundwall Fact Sheet is published at: <https://www.metro.net/about/highway-soundwalls/>, as may be amended from time to time.

	land uses, schools, parks, healthcare facilities, and other sensitive receptors¹⁰ must include all of the following: 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) shall be posted at each vehicular drive-thru entrance and loading area; and 3. Noise attenuation methods, such as sound barriers, shall be installed to reduce spillover noise from loading areas or drive-thru operations onto neighboring properties to reduce noise to less than 50db at the property line. The above features shall be included in the Project; and specifications for signage and noise reduction methods, and their locations, shall be included on the Project plans.		
e.	Sensitive Uses - Industrial Uses, Storage. Industrial uses with open-air storage adjacent to residential land uses, schools, parks, healthcare facilities, and other sensitive receptors must meet all the following standards: 1. All open-air storage of merchandise or materials shall be confined within a storage area enclosed by a solid, non-combustible wall with self-closing gates, except for construction equipment. 2. Materials that are subject to releasing dust or particulate matter shall be covered or completely enclosed. 3. Barbed wire, chain linked and concertina wire fences are prohibited at the perimeter of the property.	1	Yes; if applicable
f.	Trash and Recycling Areas. A Project shall meet all the following standards: 1. All trash and recycling areas are located such that they are not visible from the Public Right-of-Way and/or public entrances.	1	

¹⁰ Sensitive Receptor locations may include hospitals, schools, and day care centers, and such other locations as the air district board or California Air Resources Board may determine (California Health and Safety Code § 42705.5(a)(5).)

	2. Receptacles are stored in a fully enclosed building or structure. 3. If the trash or recycling enclosure is located outdoors, it shall be located at least 20 feet away from any adjacent residential structure.		
g.	Low-Level Exterior Lighting. A Project shall meet all the following criteria: 1. All outdoor lighting systems shall use fixtures that are directed downward and away from the window of any residential uses. 2. Lighting shall use low-glare warm-colored bulbs, and energy-efficient smart dimming and timer systems as specified in Section 5.106.8. of Chapter 5 of the California Green Building Standards Code. 3. Outdoor lighting systems shall comply with the Light Pollution Reduction standards in Section 5.106.8. of Chapter 5 of the California Green Building Standards Code, and shall automatically shut off between the hours of 12:00 a.m. to 6:00 p.m.	1	
h.	Adaptive Reuse. Existing building(s) on-site are being adaptively reused, in whole or in part, in conjunction with a new development of the site. Adaptive Reuse involves the conversion from one use to another, while retaining one or more existing buildings.	1	
i.	Historic/Cultural Resources. If the Project site includes Surveyed or Designated Historic Resources on site or abutting the Project site, then all of the following information is included in the Project submittal: 1. An analysis of historic/cultural resources; 2. An analysis of elements such as the Project's height, bulk, massing and architectural treatment in relation to historic/cultural resources; and 3. An analysis of how the resources existing features have informed the Project design.	1	
j.	Blank Walls on Street Frontages. The Project does not propose blank walls exceeding 15 feet in length 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,	1	

	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 Section 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 sensor with indoor air quality monitoring capability within each dwelling unit.	2	
l.	Air Quality, Reducing Exposure to Smoke. The property owner and property manager shall implement one or both of the following smoke-free policies. Signage shall be posted stating that smoking is prohibited in: 1. Common spaces, which may include walkways, stairwells, parking lots, laundry rooms, playgrounds, swimming pools, and the like; and/or 2. The entire premises. A visual depiction of the sign and its placement shall be included on the plans. In addition, installation of signage will be required prior to issuance of a Certificate of Completion by the Department of City Planning.	1	

		Points	
<u>2.2</u>	<u>Screened or Reduced Vehicle Parking</u>	Available	Mandatory
a.	Surface Vehicle Parking. If the Project includes surface parking of more than four (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 with shrubs and trees that grow to a height of 5 feet at maturity to achieve an effective screening for the length of the Project's sides abutting the Public Right-of-Way. Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.	1	Yes; if applicable

b.	At-Grade or Above Grade Vehicle Parking Structures. For at-grade and/or above-grade vehicle parking structures, the Project shall meet one or more of the following. Select one of the following three options for the corresponding point allocation:		Yes; if applicable
	Alternative 1: Vehicle parking areas are screened to meet LAMC Chapter 1A, Div. 4C.4.5.C.3.a.ii. Standards.	1	
	Alternative 2: 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.	2	
	Alternative 3: Vehicle parking areas facing the Public Right-of-Way are wrapped with active uses per LAMC Chapter 1A, Div. 4C.4.5.C.3.d.ii.a.-b. Standards.	2	
c.	Zero Visible Vehicle Parking. Select one option for the corresponding point allocation:		
	Alternative 1: The Project provides all parking below grade except that up to four (4) vehicular parking spaces can be placed at grade if designated 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.	2	
	Alternative 2: The Project provides zero vehicle parking or provides all vehicle parking below grade.	3	
d.	Minimum Parking. The Project provides only the minimum required vehicular parking spaces, consistent with local or state development incentives for reduced parking. If any parking is provided, the Project employs one or more parking strategies from any of the following: use of automated parking, tandem parking, and/or compact stalls to reduce physical space requirements.	1	

e.	Large Sites, Centralized Parking Location. On sites that are one (1) acre in size or larger and with multiple buildings, provide parking in a single, centralized parking structure located above or below ground, rather than spread out throughout multiple buildings. The Project site plan shall include pedestrian design features, guiding visitors to and from parking structures and parking areas, using safe and clear paths of travel between parking areas and the associated buildings and/or uses. Examples of approved pedestrian design features include shaded pathways, crosswalks, lighting, and wayfinding.	1	
f.	Parking Garage Footprint. Underground parking structures shall adhere to any required front, side, or rear yard setback that the building is subject to, such that no subterranean structures are located within the setback area.	2	
g.	Shared-Use Parking. The Project utilizes shared parking agreements to provide the Project's required parking off-site, pursuant to LAMC Sections 12.21.A.4.(g) and 12.26.C., 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	

3.	Climate-Adapted Design	Points	
<u>3.1</u>	<u>Climate Resilient Buildings</u>	Available	Mandatory
a.	Climate Responsive Design - Natural Ventilation and Passive Cooling. Select one strategy for the corresponding point allocation. Only one point is allocated whether one or both strategies are implemented: 1. The Project incorporates natural ventilation by means of operable windows (including skylights), retractable doors, and/or indoor/outdoor spaces in one or more of the following building areas: - Hallway corridor - Stairwell	1	Yes

	- Lobby or atrium For multi-family residential Projects, indoor common open space areas that provide operable windows and/or pedestrian access to outdoor areas, yards, or setbacks shall satisfy this requirement. Recreation rooms with folding, movable or retracting doors or walls that open up to outdoors qualify. or 2. South and west façades incorporate one or more exterior architectural shading devices, such as brise soleil systems, awnings, canopies, vertical or horizontal louvers, light trays, arcades or covered walkways, balconies, recessed windows or similar architectural features that reduce glare and heat gain and provide protection from the elements. Shading devices shall be employed consistently throughout the south and west facades.		
b.	Common and Private Outdoor Open Space. Select one option for the corresponding point allocation:		
	Alternative 1: Balconies are provided for at least 50 percent of units in a residential Project. Balconies should fulfill the dimension requirements per Private Open Space standards in LAMC Section 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.	1	
	Alternative 2: The Project dedicates 65 percent or more of its required open space per LAMC Section 12.21.G. as common open space, instead of 50 percent as currently required.	2	
c.	Energy Efficiency. The Project exceeds Title 24, Part 6, Building Energy Efficiency Standards by 15 percent or greater. Final Title 24 calculations must be included as a separate page in the building plans, clearly stating calculations demonstrating how the Project's compliance percentage exceeds the Title 24 by a minimum of 15 percent.	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 separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below. To qualify for this point, the Project submittal must include a building energy model, prepared by a licensed professional and subject to LADBS review, that determines the optimum orientation and dimensions for implemented architectural features designed to reduce glare and solar heat gain.	2	
	[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing the strategy above, it shall be eligible for one additional point. See the online Landscape and Site Design Ordinance Calculator ¹¹ ; Project Characteristics, Environmental Justice and Health Equity screening question.	3	
e.	Light and Glare. The Project's structures entirely 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 Project plans.	1	
f.	Cool Paving Materials. The Project's hardscape areas utilize cool pavements with a solar reflectance (SR) value of at least 40 percent. Examples of cool pavements include cement concrete, cool-colored coatings for asphalt, or use of a clear binder that reveals light-color aggregate. ¹²	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	1	

¹¹ See Landscape and Site Design Ordinance, Online Calculator published at the City of Los Angeles Department of City Planning website at <https://designpoints.planning.lacity.gov>, as may be amended from time to time.

¹² Cool paving materials published at Lawrence Berkeley Lab Heat Island Group website at <https://heatisland.lbl.gov/coolscience/cool-pavements>. (Last accessed on June 28, 2024.)

	parking areas, it shall not impede the parking lot shade tree planting requirement of one tree for every four parking stalls.		
h.	Living Roofs. The Project's landscape plan specifies the installation of a continuous or tray modular living roof for at least 50 percent of areas located on rooftops and podium areas. The vegetated roof shall comply with LAMC Section 57.317.	2	
i.	Natural Ventilation and Day-lighting. Floor plan, elevations and/or door and window schedule demonstrate at least one of the following: 1. In residential and mixed-use 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 walls of a unit. 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.g., bike rooms, mail rooms, etc.).	2	

		Points	
<u>3.2 Site Amenities</u>		Available	Mandatory
a.	Site Amenities. The Project complies with the applicable below standard depending on whether the Project is Residential, Mixed-Use, or Non-Residential. 1. Residential Amenities. A Residential Project or a Mixed-Use Project with residential components provides at least 3 amenities, unless provided otherwise below, from the	3	Yes

	Director's Amenity Features Menu¹³ for Residential/Mixed-Use projects within yards or Code-required Open Space areas. or 2. Non-Residential Amenities. A Non-Residential Project shall provide at least one amenity from the Director's Amenity Features Menu¹⁴ for Non-Residential Projects.		
b.	Privately-Owned Public Spaces (POPS). The Project provides and maintains publicly accessible open space located on private property. 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 the following criteria: 1. Be physically 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 POPS 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 at least one clear minimum dimension of 15 feet in any direction. Planters used for trees and landscaping may be located within the required 15-foot dimension provided that planters do not exceed a height of 42 inches. 3. Shall provide at least one 24-inch box size tree (rounded up to the nearest whole number) for every 625 square feet of POPS space. Trees shall be a non-palm species. 4. At least one POPS sign shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with LAMC Chapter 1A, Div. 4C.11. (Signs). The sign shall include the hours of operation and amenities available to the public. Property owners of POPS shall	3	

¹³ Director's Amenity Features Menu published at the City of Los Angeles Department of City Planning website at https://planning.lacity.gov/odocument/f9ada1a9-2f98-4e3d-b50c-b493bbb49ddb/Directors_List_of_Site_Amenities.pdf, as may be amended from time to time.

¹⁴ Director's Amenity Features Menu published at the City of Los Angeles Department of City Planning website at https://planning.lacity.gov/odocument/f9ada1a9-2f98-4e3d-b50c-b493bbb49ddb/Directors_List_of_Site_Amenities.pdf, as may be amended from time to time.

	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. 5. Provide at least three (3) ground floor pedestrian amenities as listed below: a. Movable seating/furniture b. At-grade planting area c. Hydration station inclusive of a water fountain or bottle refill station d. Urban garden for community use e. Play and/or exercise equipment f. Running water elements g. Shade structures h. Other site amenities listed in the Director's Amenity Features Menu¹⁵		
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		Points	
<u>3.3</u>	<u>Conservation</u>	Available	Mandatory
a.	Tree Disclosure. The applicant has provided a completed and signed 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. Where the Tree Disclosure identifies that there are no preexisting Significant or Protected trees or any trees on site, the Project may satisfy points in this Category by providing new trees at a ratio pursuant to Standard 3.5 a. in the Biodiversity and Habitat category (Mandatory Trees in Landscaped Areas), and may use this standard to satisfy required points in this Category.	1	Yes
b.	Tree Report and Tree Survey. The Project complies with all the following, if applicable.	1	Yes; if applicable

¹⁵ Director's Amenity Features Menu published at the City of Los Angeles Department of City Planning website at https://planning.lacity.gov/odocument/f9ada1a9-2f98-4e3d-b50c-b493bbb49ddb/Directors_List_of_Site_Amenities.pdf, as may be amended from time to time.

	1. Tree Report. If the Tree Disclosure Statement identifies existing Street Trees, and/or Protected Trees for removal, then the applicant must submit the required Tree Report (CP-4068) prepared by a certified Arborist, which includes recommendations for retention or replacement. The applicant needs to provide an Urban Forestry Division stamped copy to Planning. or 2. 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 (CP-4093), which can be a topographic map, or aerial produced by the Landscape Practitioner for Director of Planning review. Tree Survey Requirements: 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.		
c.	Significant Tree Removal, Non-Protected Trees. If the Project involves the removal of one or more Significant Trees, per the following table, negative points shall be applied by subtracting the corresponding number of points from the Project's total accumulated point amount.		
	Removal of 1 to 5 Significant Trees	-1	
	Removal of 6 to 10 or more Significant Trees	-2	
	Removal of 11 or more Significant Trees	-3	
d.	Minimum Significant Tree Replacement, Non-Protected Trees. Where a Significant Tree is proposed for removal, as identified in the Tree Survey or Tree Report, the applicant provides a replacement for a Significant Tree based on the tree canopy replacement ratio per the table below. Any required removal must be disclosed prior to grading and demolition.	2	

	Canopy of the Removed Significant Tree (Average diameter in feet across the canopy)	Replacement Trees* (Trees selected shall be equivalent to coverage and shade canopy of removed 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		
	*Measurements indicate minimum size requirements Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.			
e.	Tree Conservation. To satisfy the Tree Conservation requirement, the Project must select one option (Alternative 1 or Alternative 2) for the corresponding point allocation and additionally satisfy all three requirements below: 1. The project application includes a tree protection plan for Significant and/or Protected Trees as part of the Tree Survey or Tree Report. The tree protection plan shall indicate measures undertaken during demolition, grading, and construction, to protect the Critical Root Zone and Tree Protection Zone (see Standard 3.3 b. above). 2. Trees to be protected in place on the subject property, in the Public Right-of-Way, and on adjacent property where 60 percent 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. 3. 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. ¹⁶		
	Alternative 1: The Project retains on-site 50 percent 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.	3	
	Alternative 2: The Project retains on-site 100 percent of all existing healthy Protected and Significant Trees.	4	
	[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing one of the strategies above, it shall be eligible for one additional point. See the online Landscape and Site Design Ordinance Calculator ¹⁷ : Project Characteristics, Environmental Justice and Health Equity screening question.	5	
f.	Landscape Coverage. The Project uses no species rated as “moderate” or “high” by the California Invasive Plant Council’s Inventory in a required landscape area. (See: The Cal-IPC Inventory – California Invasive Plant Council.) The Project also complies with one of the below options. Select one option for the corresponding point allocation:	1	
	Alternative 1: In lieu of 25 percent of the required common open space area planted with ground cover, shrubs or trees, required per LAMC Section 12.21 G.2.(a)(3), the Project achieves a 50 percent 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.	2	

¹⁶ 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).

¹⁷ Landscape and Site Design Ordinance Calculator published at the City of Los Angeles Department of City Planning website at designpoints.planning.lacity.gov as may be amended from time to time.

	Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.		
	Alternative 2: A minimum of 25 percent of total lot area remains unpaved with plant material installed at-grade, as opposed to planting over slabs or subsurface structures (for example planting over below grade parking that extends into the side yards).	1	
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 that shows the location and amounts of cut and/or fill, and shows export/import amounts, to demonstrate native soil conservation.		

		Points	
<u>3.4</u>	<u>Healthy Soil and Water Quality</u>	Available	Mandatory
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, and shall indicate all of the following: 1. recommended watering during five-year plant establishment period; 2. recommended summer watering after plant establishment; 3. recommended winter watering after plant establishment; 4. once-yearly inspections for hazards and other emergent issues; 5. pruning is performed <i>only</i> for plant structure and health per the International Society of Arboriculture (ISA) standards¹⁸; and 6. the plan shall be provided to the building management and made available on site.	1	Yes

¹⁸ American National Standards Institute (ANSI) A300 Tree Care Standards published at <https://www.isa-arbor.com/>, as may be amended from time to time.

	Note: This strategy is required of all Projects and is not eligible for substitution with alternative strategies.																								
b.	Minimum Soil Volume. Planting areas, both at-grade or in built-up planters, shall meet the minimum soil requirements below. In addition, subterranean structures in required yards shall provide adequate soil depth and volumes to support irrigation and root growth for trees and shrubs: Soil Volume Schedule: <table><tr><th>Tree Canopy Diameter (at maturity)</th><th>Soil Volume</th></tr><tr><td>15' - 19'</td><td>220 cu. ft.</td></tr><tr><td>20' - 24'</td><td>400 cu. ft.</td></tr><tr><td>25' - 29'</td><td>620 cu. ft.</td></tr><tr><td>30' - 34'</td><td>900 cu. ft.</td></tr></table> Soil depth based on plant size: <table><tr><th>Plant Type (at maturity)</th><th>Minimum Soil Depth</th></tr><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 16-30'</td><td>42"</td></tr><tr><td>LARGE TREE 31'-50'</td><td>42"</td></tr></table>	Tree Canopy Diameter (at maturity)	Soil Volume	15' - 19'	220 cu. ft.	20' - 24'	400 cu. ft.	25' - 29'	620 cu. ft.	30' - 34'	900 cu. ft.	Plant Type (at maturity)	Minimum Soil Depth	GROUND COVER <1'	18"	SHRUB 1'-8'	24"	SMALL TREE 9'-15'	36"	MEDIUM TREE 16-30'	42"	LARGE TREE 31'-50'	42"	1	Yes; if applicable
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c.	Surface Parking Lot Landscaping. Trees are planted at a minimum ratio of one tree for every four parking spaces and are dispersed throughout the parking area. All required trees shall have a minimum 24-inch box container size and a minimum trunk caliper of 2 inches at the time of planting, or as specified by the American Standard for Nursery Stock published by the American Horticulture Industry Association (AmericanHort). 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 over a 10-year period. If the number	1	Yes; if applicable																						

	of trees required results in a fraction, then the number of trees required shall be rounded up to the next whole number. This strategy is required of all Projects that include surface parking and is not eligible for substitution with alternative strategies. Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below. When required trees cannot be physically accommodated, a Tree Replacement and Planting In-lieu Fee pursuant to LAMC Section 62.177 (b), shall be paid to the Board of Public Works pursuant to the "Development Tree Planting Requirements."		
	[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing the strategy above, it shall earn one additional point toward compliance. See the online Landscape and Site Design Ordinance Calculator¹⁹ Project Characteristics, Environmental Justice and Health Equity screening question.	2	
d.	Permeable Materials. The Project utilizes one of the below listed alternative permeable paving materials in driveways, pathways, and other circulation areas, as identified in LAMC Section 12.21 A.6.C., in lieu of concrete, asphalt or other impervious surfaces. Acceptable alternative permeable paving materials are landscaping, soil, non-compacted or stabilized decomposed granite, gravel, mulch or permeable pavers.	1	
e.	Stormwater Infiltration. Select one of the following three strategies. The point allocation is the same whether one or more strategies are implemented: 1. A combined total of 70 percent or more of the site's on-grade surfaces (including yard areas, terraces, courtyards, pathways, and areas of vehicular and pedestrian circulation) shall consist of permeable surfaces. To be considered permeable, such surfaces may not be located above structures or slabs.	2	

¹⁹ Landscape and Site Design Ordinance Calculator published at the City of Los Angeles Department of City Planning website at designpoints.planning.lacity.gov as may be amended from time to time.

	or 2. The Project captures and directs stormwater to bioswales or infiltration planted areas. or 3. The Project removes 50 percent or more of existing paved areas of the site, resulting in a reduction of hardscape compared to existing conditions.		
	[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing one of the strategies above, it shall be eligible for one additional point. See the online Landscape and Site Design Ordinance Calculator²⁰: Project Characteristics, Environmental Justice and Health Equity screening question.	3	
f.	Greywater Irrigation. The Project uses 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 percent of the Project's total irrigation demand.	2	
g.	Drought Tolerant Planting. All plants proposed for Project landscaping are those that are defined as "Low" or "Very Low" water use by UC Davis Water Use Classification of Landscape Species²¹ for Region 3. Species in all planting areas are grouped by the same level of supplemental irrigation required. Additional points are separately available when planting such areas with native plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.	1	
h.	Mulch. All of a Project's planted areas are provided with a layer of organic mulch a minimum of three inches deep, unless its use is contrary to good horticultural practice per the International Society of Arboriculture (<u>ISA</u>) standards as published by the International Society of Arboriculture.	1	

²⁰ Landscape and Site Design Ordinance Calculator published at the City of Los Angeles Department of City Planning website at designpoints.planning.lacity.gov as may be amended from time to time.

²¹ Published at <https://ccuh.ucdavis.edu/wucols> or at the future applicable link on the University of California, Davis website.

i.	Use of Artificial Turf. The Project includes 100 square feet or more of artificial turf.	-1	
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	Points	
<u>3.5</u> <u><i>Biodiversity and Habitat</i></u>	Available	Mandatory
a. Mandatory Trees in Landscaped Areas. The Project shall satisfy all the requirements below and select one of the alternative options for the corresponding point allocation: 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 trunk 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. All required trees shall be planted in compliance with the Soil Volume Schedule in Section 3.4 b. above. 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-to-5-inch depth, shall be provided to shade soil and provide a more favorable microclimate at the base of all trees. No species rated as “moderate” or “high” by the California Invasive Plant Council’s Cal-IPC Inventory²² shall be used in required landscape areas. Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. (“Native Plants”) below.		Yes

²² Published at <https://www.cal-ipc.org/plants/inventory/> or at the future applicable link on the California Invasive Plant Council website.

	Alternative 1: Trees shall be provided at a minimum ratio of one tree for each 500 square feet (rounded-up to the nearest whole number) of the cumulative total of all landscaped areas in the Project. Palms and succulents shall not qualify as trees.	1	
	Alternative 2: 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 percent or more of the on-site trees are located at grade or between the building and the Public Right-of-Way.	3	
b.	Minimum Shade Coverage of Uncovered Areas. A shade coverage analysis must be demonstrated on the Project's landscape plans prepared by a Landscape Practitioner; and all required trees shall be planted in compliance with the Soil Volume Schedule in Section 3.4 b. above. Additionally, the Project must comply with one strategy below for the corresponding point allocation:		Yes
	Alternative 1: The Project uses climate-adapted ²³ or locally native tree ²⁴ and shrub species that achieve at least 30 percent shade cover of outdoor areas within 10 years from planting (measured on June 21st at noon). Where the 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.	1	
	Alternative 2: The Project uses climate-adapted ²⁴ or locally native tree ²⁵ and tall shrub species that achieve at least 50 percent shade cover of outdoor areas, within 10 years from planting (measured on June 21st at noon). Where the planting of trees is not feasible, shade shall be provided by alternative means such as shade sails, architectural features, and/or similar treatments.	2	

²³ For climate-adapted (climate-resilient) trees please select a tree from the Climate Ready Trees for the Los Angeles Region table (page 19) published at <https://www.treepeople.org/wp-content/uploads/2021/07/planting-resilience-identifying-climate-resilient-tree-species-and-increasing-their-presence-in-los-angeles-urban-forest.pdf> (Planting Resilience, July 2021) or at the future applicable link on the Tree People website.

²⁴ For native trees please select a tree based on the native CA list published at <https://selectree.calpoly.edu/> or at the or at the future applicable link on the Urban Forest Ecosystems Institute of Cal Poly website.

	Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.		
c.	Native Plants. The Project plant schedule specifies at least 75 percent plants native to the South Coast region of the State of California (native cultivars may be acceptable) as measured by area coverage of planted areas. The landscape plan shall identify whether the plant species are listed in CalScape²⁵ for the Project's specific location and environmental conditions. Species used in the Project shall be selected based upon their suitability per the Sunset Climate Los Angeles Zone Region map and the Project's location. No moderate or highly invasive species as identified by Cal-IPC are proposed.	3	
d.	Bird-Safe Glass and Features. Windows, glass walls and façades, or balconies with segments of reflective or transparent building elements exceeding 24 square feet, to incorporate one of the following bird-safe treatments: glass that is fritted, angled, UV-reflective (e.g., Ornilux), or includes patterns frosted, stenciled or sandblasted onto the surface. Architectural features that tilt, layer, recess, or otherwise structurally break up large expanses of reflective or transparent surfaces also qualify.	1	
e.	Vertical Landscaping. Irrigated planting areas for vines and other vertical plants (measuring at least 2.5 square feet in area and at least 6-inches of depth) are provided along the back of public sidewalks and/or alleys to cool and green south- and west-facing walls. At least one planting area is placed for every 10 linear feet of frontage, in compliance with the provisions of LAMC Section 62.169. Planting areas shall have a vertical support system to allow for the growth and branching of foliage. Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants").	1	

²⁵ Published at <https://calscape.org> or at the future applicable link on the CalScape website.

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 adjacent to the Public Right-of-Way, utilizing one or more of the following species identified for their suitability and resilience in an urban context: Hedges: 1. Holly-leaf Cherry and Catalina Cherry (<i>Prunus Illicifolia</i> and <i>Prunus Illicifolia lyonii</i>) 2. California Coffeeberry (<i>Frangula/Rhamnus Californica</i>) 3. Lemonadeberry (<i>Rhus Integrifolia</i>) 4. Baa Fairyduster (<i>Calliandra Californica</i>) 5. Toyon (<i>Heteromeles Arbutifolia</i>) 6. Lester Rowntree Manzanita or similar subspecies (<i>Arctostaphylos</i> 'Lester Rowntree') California Native vine species: 1. Island Morning Glory (<i>Calystegia Macrostegia</i>) 2. Virgin's Bower (<i>Clematis Ligusticifolia</i>) 3. Chaparral Honeysuckle (<i>Lonicera Interrupta</i>) 4. Pink Honeysuckle (<i>Lonicera Hispidula</i>) 5. California Blackberry (<i>Rubus Ursinus</i>) 6. Chaparral Clematis (<i>Clematis Lasiantha</i>) Non-native vine species: 7. Lavender Trumpet Vine (<i>Clytostoma Callistegioides</i>) 8. Scarlet Trumpet Vine (<i>Distictus Buccinatoria</i> and Cultivars) 9. Lilac Vine (<i>Hardenbergia Violacea</i> and Cultivars) 10. Lady Banks Climbing Rose (<i>Rosa Banksiae</i> and Cultivars) Any such Project areas shall include an irrigation system and the Project must indicate an irrigation system on plans to receive credit. Additional points are separately available when planting such areas with other Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants").	1	
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Table 3 - Project Applicability Matrix

		Designing for Health Standard	M = Mandatory Standard E = Elective Standard	Residential, Mixed-Use, Non-Residential Uses	Surface Parking Construction/Configuration	Industrial, Hybrid Industrial
1 PEDESTRIAN-FIRST DESIGN						
<i>1.1 PEDESTRIAN CIRCULATION</i>						
a.	Direct Path for Pedestrians		M	•		•
b.	Curb Cut Reduction	•	E	•	•	•
c.	Utilization of Curb for Rideshare/Loading		E	•		
d.	Use of Non-Arterial Streets and Alleys for Vehicle Ingress/Egress		M (if applicable)	•	•	•
e.	Minimized Driveway Widths and Access Lanes		E	•	•	•
f.	Minimizing Pedestrian and Vehicular Conflicts	•	E	•	•	•
g.	Multi-Purpose Fire Lanes		E	•		•
h.	Location of Bicycle Parking	•	E	•		•
i.	Physical Activity - Stairs	•	E	•		•
<i>1.2 QUALITY PUBLIC SPACE LINKAGES</i>						
a.	Public Realm Improvements - New Street Trees	•	M	•	•	•
b.	Bus Stops		E	•	•	•
c.	Enhanced Public Realm Improvements	•	E	•	•	•
d.	Screening of Transformers, Utilities, and Mechanical		E	•	•	•

	Equipment from the Public Right-of-Way View					
e.	Security Fences		E	•	•	•
f.	Active Ground Floor		E	•		•
g.	Individual Unit Entrances		E	•		•
h.	Defined Ground Floor Entrances		E	•		•
i.	Transparency		E	•		•

		Designing for Health Standard	M = Mandatory Standard E = Elective Standard	Residential, Mixed-Use, Non-Residential Uses	Surface Parking Construction/Configuration	Industrial, Hybrid Industrial
2 360 DEGREE DESIGN						
<i>2.1 AIR QUALITY IMPROVEMENT, NOISE REDUCTION, AND QUALITY AMBIENT ENVIRONMENT</i>						
a.	Site Context		M	•	•	•
b.	Site Context (Advanced)		E	•		•
c.	Sensitive Uses - Freeway Adjacent	•	M (if applicable)	•		
d.	Sensitive Uses - Drive-Through Uses and Commercial Loading Areas	•	M (if applicable)	•		•
e.	Sensitive Uses - Industrial Uses, Storage	•	M (if applicable)	•		•
f.	Trash and Recycling Areas		E	•	•	•
g.	Low-Level Exterior Lighting		E	•	•	•
h.	Adaptive Reuse		E	•		•
i.	Historical/Cultural Resources		E	•		•
j.	Blank Walls on Street Frontages		E	•		•

k.	Air Quality Monitoring	•	E	•		
l.	Air Quality, Reducing Exposure to Smoke	•	E	•		
2.2 SCREENED OR REDUCED VEHICLE PARKING						
a.	Surface Vehicle Parking		M (if applicable)	•	•	•
b.	At-Grade or Above Grade Vehicle Parking Structures		M (if applicable)	•		•
c.	Zero Visible Vehicle Parking	•	E	•		•
d.	Minimum Parking		E	•	•	•
e.	Large Sites, Centralized Parking Location		E	•		•
f.	Parking Garage Footprint		E	•		•
g.	Shared-use Parking		E	•	•	•
h.	Parking Areas in Mixed-Use Projects		E	•	•	•

		Designing for Health Standard	M = Mandatory Standard E = Elective Standard	Residential, Mixed-Use, Non-Residential Uses	Surface Parking Construction/Configuration	Industrial, Hybrid Industrial
3 CLIMATED-ADAPTED DESIGN						
3.1 CLIMATE RESILIENT BUILDINGS						
a.	Climate Responsive Design - Natural Ventilation and Passive Cooling	•	M	•		•
b.	Common and Private Outdoor Open Space	•	E	•		
c.	Energy Efficiency		E	•		•

d.	Solar Orientation and Shade	•	E	•		•
e.	Light and Glare		E	•		•
f.	Cool Paving Materials		E	•	•	•
g.	Solar-Ready Rooftop		E	•	•	•
h.	Living Roofs		E	•		•
i.	Natural Ventilation and Day-Lighting	•	E	•		•
3.2 SITE AMENITIES						
a.	Site Amenities: Residential and Non-Residential Amenities	•	M	•		•
b.	Privately Owned Public Spaces (POPS)	•	E	•	•	•
3.3 CONSERVATION						
a.	Tree Disclosure	•	M	•	•	•
b.	Tree Report or Tree Survey	•	M (if applicable)	•	•	•
c.	Significant Tree Removal, Non-Protected Trees		E	•	•	•
d.	Minimum Significant Tree Replacement, Non-Protected Trees	•	E	•	•	•
e.	Tree Conservation	•	E	•	•	•
f.	Landscape Coverage		E	•		•

g.	Native Soil Conservation During Construction		E	•	•	•
3.4 HEALTHY SOIL AND WATER QUALITY						
a.	Landscape Management Plan		M	•	•	•
b.	Minimum Soil Volume	•	M (if applicable)	•	•	
c.	Surface Parking Lot Landscaping	•	M (if applicable)	•	x	x
d.	Permeable Materials		E	•	•	•
e.	Stormwater Infiltration		E	•	•	•
f.	Greywater Irrigation		E	•	•	•
g.	Drought Tolerant Planting		E	•	•	•
h.	Mulch		E	•	•	•
i.	Use of Artificial Turf		E	•	•	
3.5 BIODIVERSITY AND HABITAT						
a.	Mandatory Trees in Landscaped Areas	•	M	•	•	•
b.	Minimum Shade Coverage of Uncovered Areas	•	M	•		
c.	Native Plants		E	•	•	•
d.	Bird-Safe Glass and Features		E	•		•
e.	Vertical Landscaping		E	•	•	•
f.	Greening in the Public Realm		E	•	•	•

ORDINANCE NO. _____

An ordinance amending Sections 12.03, 12.10.5, 12.11.5, 12.13, 12.21, 12.21.1, 12.22, 12.40, 12.41, 12.42, and 12.43 of Article 2, Sections 13.09 and 13.18 of Article 3; Section 62.177 of Article 2 of Chapter VI; and Section 91.7012 of Article 1 of Chapter IX of the Los Angeles Municipal Code, to update the existing Landscape Ordinance, to establish Landscape and Site Design Standards with a corresponding Point System, and to define and streamline provisions related to Outdoor Amenity Areas.

WHEREAS, the addition of Landscape and Site Design Development Standards will support development patterns that promote physical activity and healthy communities, address climate change, 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; and

WHEREAS, 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.

NOW, THEREFORE,

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

Section 1. The title of Section 12.40 is amended in the table of contents of Article 2 ("Specific Planning- Zoning - Comprehensive Zoning Plan") of Chapter I of the Los Angeles Municipal Code (LAMC) to read as follows:

12.40 Landscape and Sign Design Ordinance.

Sec. 2. The definition of Floor Area is amended in Section 12.03 of Article 2, Chapter I of the Los Angeles Municipal Code 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 a helicopter, Outdoor Dining Areas, Outdoor Amenity Areas, and Basement storage areas. A building on a property zoned RA, RE, RS, or R1, except for a property in the Coastal Zone that is not designated as Hillside Area, is subject to the floor area calculations set forth in the definition for "Floor Area, Residential."

Sec. 3. The following definitions are added to Section 12.03 of Article 2, Chapter I of the Los Angeles Municipal Code in alphabetical order to read as follows:

OUTDOOR AMENITY AREA. An outdoor space that may be covered or enclosed, in part, intended for the purpose of providing outdoor space used for recreation, that may be private or public, active or passive, and 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, stairs and walkways, or other similar areas. An Outdoor Amenity Area may be located at-grade or at any level of the building, provided that the Outdoor Amenity Area standards are met, pursuant to Section 12.21 A.25. of this Code.

An Outdoor Amenity Area may be permitted in all zones, except the RA, RE, RS, R1, RU, RZ, RW1, R2, RD, RMP, RW2, and A zones. Portions of an Outdoor Amenity Area that satisfy the development standards in LAMC 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. of this Code. An Outdoor Amenity Area shall exclude areas used for storage, vehicle parking or circulation, utility or mechanical areas, trash enclosures, and any similar ancillary use on the lot. A structure proposed as an Outdoor Amenity Area may require a building permit and is subject to all applicable provisions in this Code.

NATIVE PLANT. Any native plant species listed by the California Native Plant Society (Calscape).

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. A Tree shall not include a palm or succulent species. Tree sizes are differentiated by their canopy at maturity as follows:

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

TREE, PROTECTED. See Section 46.01 of this Code for the definition of "Protected Tree or Shrub."

TREE, SIGNIFICANT. Any tree with a trunk that measures 12 inches or more in diameter at 4 1/2 feet above the average natural grade at the base of the tree or is more than 35 feet in height.

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

Sec. 4. Subdivision 2 of Subsection B of Section 12.10.5 of Article 2, Chapter I of the Los Angeles Municipal Code is 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. Subdivision 2 of Subsection B of Section 12.11.5 of Article 2, Chapter I of the Los Angeles Municipal Code is 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. 6. Subparagraph (2) of Paragraph (b) of Subdivision 2 of Subsection A of Section 12.13 of Article 2, Chapter I of the Los Angeles Municipal Code is 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. 7. Subdivision 25 is added to Subsection A of Section 12.21, Article 2, Chapter I of the Los Angeles Municipal Code to read as follows:

25. Outdoor Amenity Area Applicability and Standards.

(a) **Purpose.** To allow for publicly accessible or private Outdoor Amenity Areas, intended for active or passive recreation, which may be shaded and protected from the natural elements.

(b) **Eligibility.** To qualify as an Outdoor Amenity Area as defined in Section 12.03 of this Code, an area must meet the following applicable criteria:

(1) **Covering of Outdoor Amenity Area.** An Outdoor Amenity Area may be covered with a solid, impermeable covering, subject to the Outdoor Amenity Area Design Standards, set forth in Section 12.21 A.25(c) of this Code. An Outdoor Amenity Area that is covered may be attached to a building or entirely detached.

An Outdoor Amenity Area with permeable coverings, such as lattice roofs, slatted roof pergolas, perforated panels, and shade sails, are not considered to be covered if the overhead roof material or gaps are at least 50 percent open to the sky.

(2) **Enclosure of Outdoor Amenity Area.** If an Outdoor Amenity Area is covered, consistent with the requirements set forth above in Section 12.21 A.25.(b)(1) of this Code, then the area may be enclosed by less than two-thirds of the surface area of the projected perimeter walls, as depicted in **Figure 1** below. Perforated or slatted materials shall be considered solid perimeter walls for purposes of calculating the Outdoor Amenity Area's enclosure. Examples of enclosure elements may include vertical walls, retractable wall systems, sliding doors, or temporary or permanent fences.

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

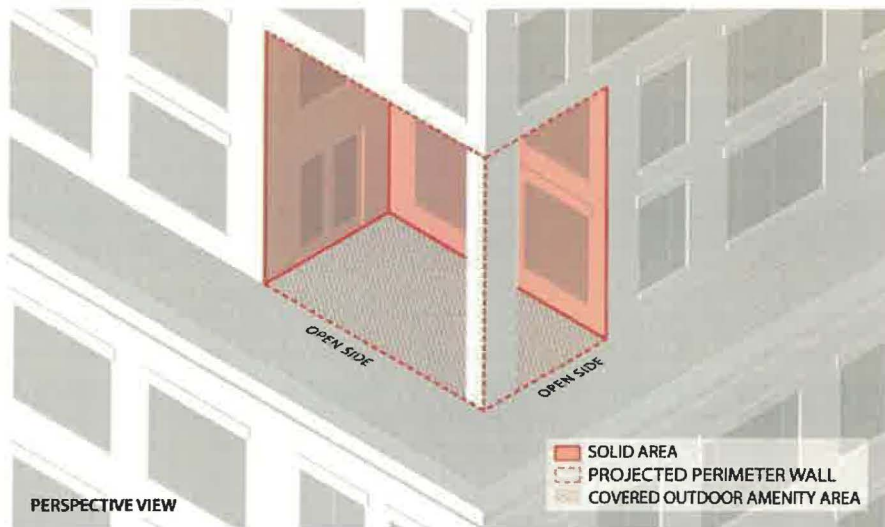
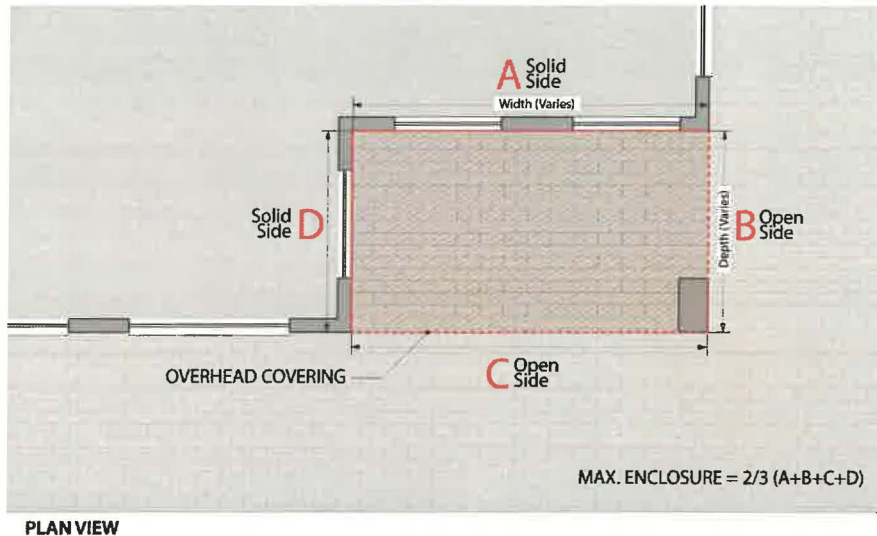


Figure 2: The diagram illustrates the same condition in plan view.



(i) **Exemptions from Enclosure.** The following components shall be exempt from the enclosure calculation: Any required guard rails of 42 inches in height or less, measured from finished floor elevation, do not count toward a solid wall area, and any structural components, including, but not limited to, beams and columns used for structural support, as determined by the Department of Building and Safety.

(3) **Allowable Uses.** An Outdoor Amenity Area shall be used for the purpose of providing outdoor space for active or passive recreation. Should the Outdoor Amenity Area be converted to another use or otherwise physically altered to no longer comply with the Outdoor Amenity Area Design Standards set forth in Section 12.21 A.25. of this Code, the converted area must conform to the current regulations of the zone and other applicable land use regulations at the time of conversion. Such conversion may require additional discretionary entitlements under the Los Angeles Municipal Code.

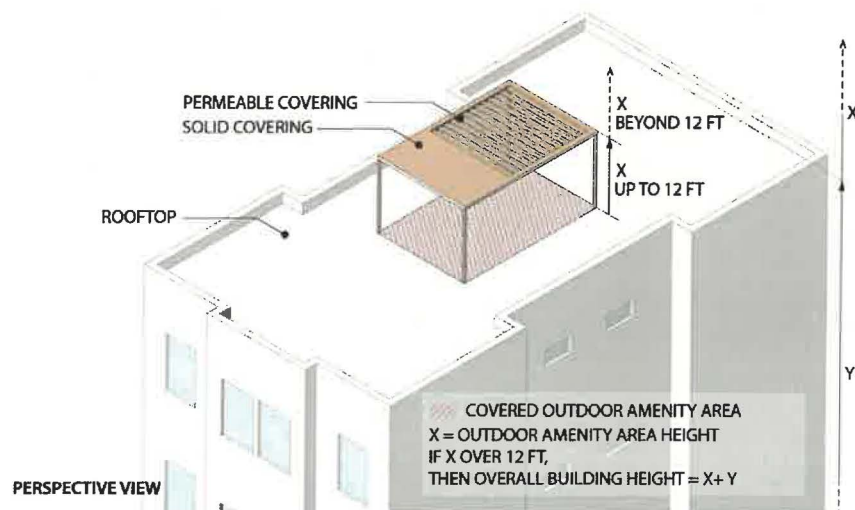
Where an Outdoor Amenity Area is proposed within 100 feet of a residential use, no amplified sound shall be permitted after 10:00 p.m. Notwithstanding any provision to the contrary, the noise levels of the Outdoor Dining Area shall not exceed the standards set forth in the Noise Ordinance (Ordinance No. 156,363).

(4) **Relationship to Floor Area.** A new or existing Outdoor Amenity Area that satisfies the Outdoor Amenity Area

Design Standards, set forth in Section 12.21 A.25.(c) of this Code, shall not be considered as floor area, as long as the Outdoor Amenity Area meets all other applicable requirements of this Code.

(5) **Relationship to Building Height.** A Rooftop Outdoor Amenity Area structure shall not be counted towards the total building height, provided the Outdoor Amenity Area structure does not exceed 12 feet in height from the building rooftop finished 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 between a rooftop covered Outdoor Amenity Area and the building's overall height.



(6) **Relationship to Required Yard.** A covered Outdoor Amenity Area within a required front or rear yard may be attached to the primary building or structure or completely detached. Attached or 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. An Outdoor Amenity Area, however, shall not be permitted within the required side yard area.

A covered Outdoor Amenity Area shall not be considered an accessory building. Where provisions herein conflict with regulations related to placement on a lot in Sections 12.21 C.1. through 12.21 C.3., or in Section 12.22 C.20. of this Code, this

provision shall prevail. The placement of an Outdoor Amenity Area shall not obstruct a minimum 36-inch-wide direct pedestrian path of travel to, from, or through, a passageway required for fire access.

Figure 4: This diagram illustrates the relationship of an attached covered Outdoor Amenity Area to a Required Yard.

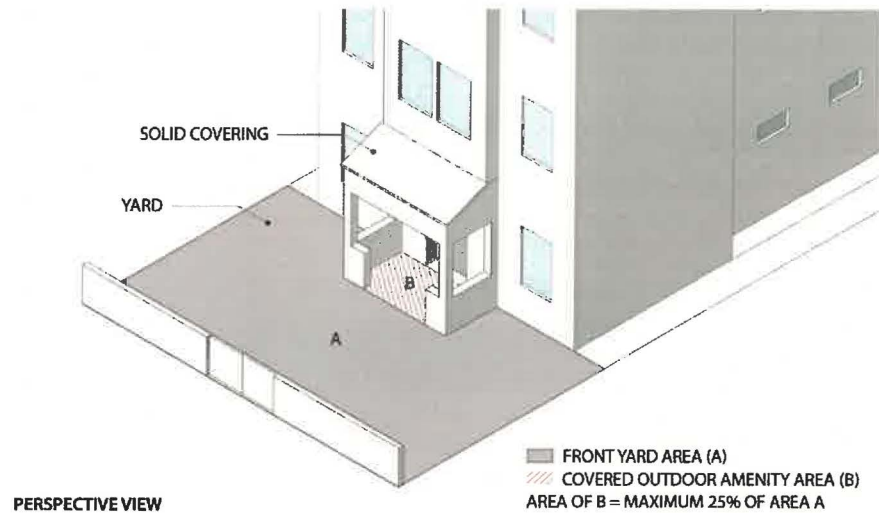
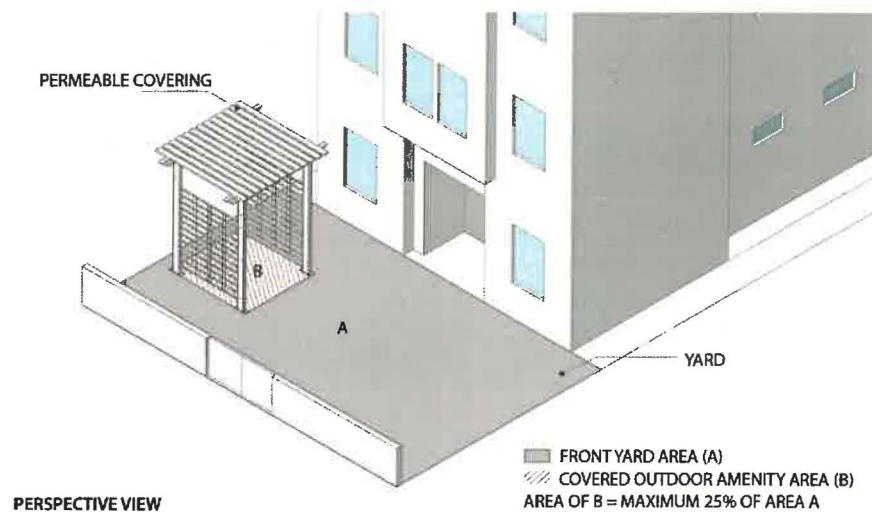


Figure 5: This diagram illustrates the relationship of a detached Outdoor Amenity Area to a Required Yard.



(7) **Relationship to Common Open Space.** The square footage of the Outdoor Amenity Area underneath all covered structures shall not exceed 50 percent of the cumulative total

square footage of required outdoor common open space. An Outdoor Amenity Area that is not within a required common open space area (Section 12.21 G.2. of this Code) is not subject to this requirement.

(8) **Relationship to Specific Plans.** In instances where the provisions of the Outdoor Amenity Area conflict with any provisions of an applicable Specific Plan, the Specific Plan provisions shall prevail.

(9) **Relationship to Supplemental Use Districts, Redevelopment Plans or other Overlays.** In instances where provisions of the Outdoor Amenity Area conflict with any provisions of an applicable Supplemental Use District, Redevelopment Plans or other Overlay, the provisions in this Section of this Code shall prevail.

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

(1) **Minimum Clear Height for an Outdoor Amenity Area that is Covered.** An Outdoor Amenity Area that is covered, and enclosed by 50 percent or more of the surface area of the projected perimeter walls (see **Figure 6**), must have a minimum clear height of 1.5 times the average depth of the covered area (Minimum Clear Height = 1.5 x Average Depth). The height shall be a minimum of 7.5 feet, as measured from finished floor elevation to the underside of the covering for the entire Outdoor Amenity Area.

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.

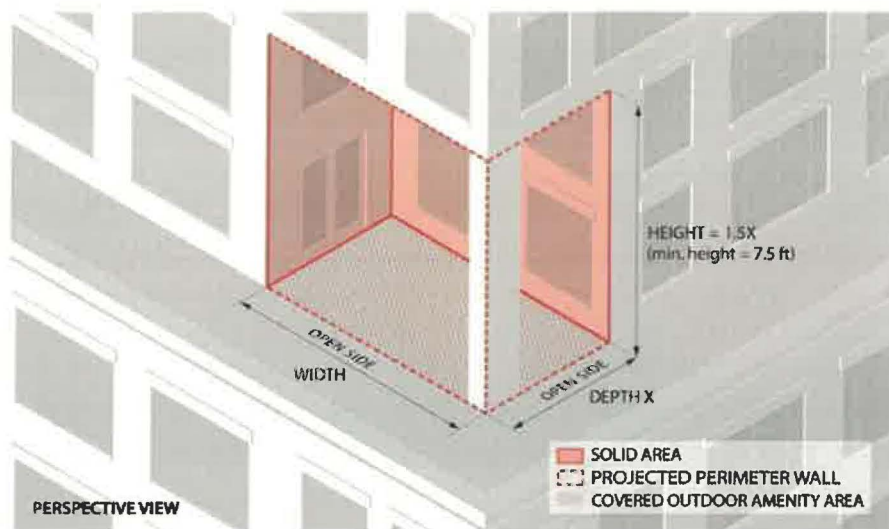
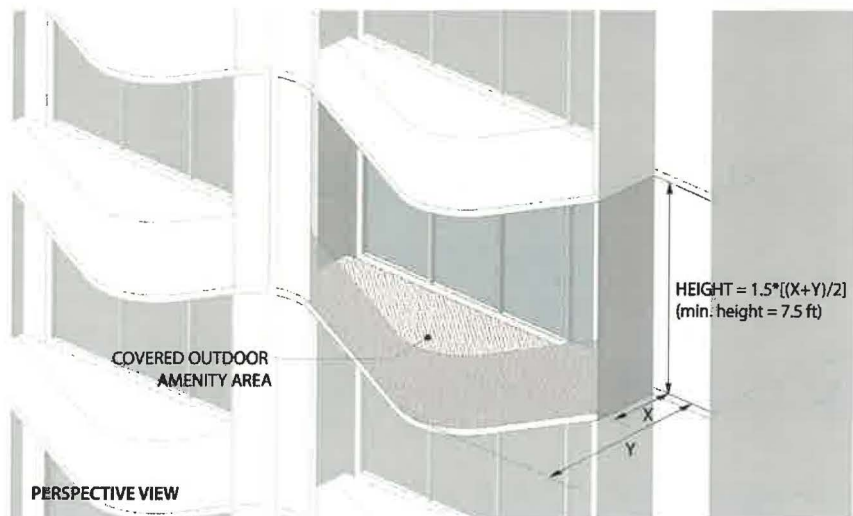


Figure 7: This diagram illustrates the way in which minimum clear height required is calculated when a covered Outdoor Amenity Area has variable depths.



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

an Outdoor Amenity Area structure located on a rooftop shall not exceed two-thirds of the total square footage of the rooftop.

(3) **Outdoor Amenity Area in a Required Yard.** An Outdoor Amenity Area structure in a required front or rear yard may be covered but shall not be enclosed by perimeter walls, excluding guardrails up to 42 inches in height. Depending on the design of the Outdoor Amenity Area, the following additional requirements may apply:

(i) When attached to a main building, the perimeter of the covered Outdoor Amenity Area structure may be excluded from the building perimeter when establishing grade for purposes of determining building height and the 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 footprint, to the highest point of the Outdoor Amenity Area structure.

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

Sec. 8. Subparagraph (g) of Subdivision 1 of Subsection C of Section 12.21 of Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

(g) Every required front, side and rear yard shall be open and unobstructed from the ground to the sky, except for those projections and coverings permitted by Sections 12.08.5., 12.09.5., 12.21 A.25., and 12.22. of this Code.

A minimum of 50 percent of the front yard area of one-family dwellings, two-family dwellings, multiple dwellings, group dwellings, apartment houses, hotels, motels, apartment hotels, and retirement hotels, located in the RE, RS, R1, RU, RZ, R2, RD, R3, RAS3, R4, RAS4, R5, or C Zones, shall be comprised of planted area. Front yard paved areas outside of planted areas shall be limited to necessary driveways and walkways, including decorative walkways. No automobile parking space shall be provided or maintained within a required front yard.

In addition, the planted area in the RD, R3, RAS3, R4, RAS4, R5, or C Zones shall include at least one tree that is a minimum 15 gallon in size and at least 6 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.

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. 9. Paragraph (b) of Subdivision 8 of Subsection C of Section 12.21, Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

(b) **Landscaping.** For a retaining wall of eight feet or greater in height, the applicant must submit a landscape plan designed to completely hide the retaining wall from view when the landscape reaches maturity or within ten years, whichever is shorter. The landscape plan shall be subject to the review and approval of the Director of Planning.

Sec. 10. Paragraph (a) of Subdivision 2 of Subsection G of Section 12.21, Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

(a) **Common Open Space:**

(1) Common open space shall comply with all of the following requirements:

(i) Be open to the sky and have no structure that projects into the common open space area, except for an Outdoor Amenity Area, as provided in Section 12.21 A.25., and Projections Into Yards, as provided in Section 12.22 C.20.(b) of this Code;

(ii) Be 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 perpendicularly from any point on each of the boundaries of the open space area, except that planters used for medium or large shade trees may be placed within this area provided

that the top of the planter is no taller than 42 inches in height and the total planter area does not exceed 25% of the provided common open space area;

(iv) Constitute at least 50 percent of the total required usable open space in developments built at an RD, R3, RAS3, R4, RAS4, or R5 density regardless of the underlying zone; and

(v) Be located at the grade level or first habitable room level, except in developments built at an RD, R3, RAS3, R4, RAS4, or R5 density regardless of the underlying zone.

(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, sitting areas, or other site amenities listed on the Amenity Features Menu.

(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 this tree requirement may be satisfied by including existing or new public right-of-way Street Trees, and existing on-site Significant Trees that are protected during construction pursuant to the Landscape and Site Design Ordinance's corresponding Point System standards related to Tree Conservation. For a common open space area located in a building courtyard, terrace, rooftop, or other such area located above the ground floor elevation and not in natural soil, all shrubs and trees shall be contained within permanent planters at least 30 inches in depth, or ground cover shall be at least twelve inches in depth. All required planted areas shall be equipped with an automatic irrigation system with proper drainage.

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

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

(i) A recreation room 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) A roof deck in a development built at a R3 or a 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.

(iii) A roof deck in a development built at a R4, RAS4, or R5 density, regardless of the underlying zone, may be used in its entirety as common open space.

Sec. 11. Subdivisions 5 through 7 of Subsection A of Section 12.21.1, Article 2, Chapter I of the Los Angeles Municipal Code are amended to read as follows:

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

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

7. In computing the total height of a building, a covered Outdoor Amenity Area located on a rooftop shall not be counted, provided it is less than 12 feet in height measured from the roof elevation, consistent with Section 12.21 A.25. of this Code.

Sec. 12. Paragraph (e) of Subdivision 20 of Subsection C of Section 12.22, Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

(e) Any open, unenclosed porch, platform, or landing place (including access stairways thereto) not covered by a roof or canopy, that does 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 6 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 6 feet above the natural ground level adjacent thereto. The linear width of such projections is additionally 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. 13. Subparagraph (10) of Paragraph (a) of Subdivision 23 of Subsection A of Section 12.22, Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

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

(i) **Landscaping - Setback.** A landscaped, planted area having a minimum inside width of 5 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.

(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 to the satisfaction of the Department of City Planning, pursuant to Section 12.40 F.1.(b)(ii) of this Code.

Sec. 14. Subparagraph (4) of Paragraph (b) of Subdivision 23 of Subsection A of Section 12.22, Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

(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 Subparagraph (a)(10)(ii) above shall be continuously maintained in accordance with Section 12.40 of this Code.

Sec. 15. Subparagraph (9) of Paragraph (a) of Subdivision 28 of Subsection A of Section 12.22, Article 2, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

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

(i) **Landscaping - Setback.** A landscaped, planted area having a minimum width of 5 feet shall be required along all street frontages of the lot or lots, except for that portion of the lot line 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 to the satisfaction of the Department of City Planning, pursuant to Section 12.40 F.1.(b)(ii) of this Code.

Sec. 16. Section 12.40 of Article 2 of Chapter I of the Los Angeles Municipal Code is amended in its entirety to read as follows:

SEC. 12.40. LANDSCAPE AND SITE DESIGN ORDINANCE.

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

1. To encourage the development of safe, functional, and attractive development projects, consistent with the Los Angeles urban environment, ecology, and 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 areas, such 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, local amenities such as parkways, street trees, street furniture, and bicycle infrastructure that supports active transportation;

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

6. To establish regulations that meet multiple citywide policy objectives addressing open space, sustainability, conservation, and mobility, based upon the 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 physical and mental well-being in daily activities by providing an inviting and comfortable experience for occupants within and around a site; and

8. To establish objective design standards through the Landscape Design Point System, and to standardize landscaping and site design for applicable projects.

B. Definitions. For the purposes of this section, the following words and phrases are defined as follows, with words and phrases not expressly defined to follow the definitions set forth in Section 12.03 of this Code.

Elective Standard. An optional objective design standard that is measurable, verifiable, and identified on a menu of standards listed in the Landscape and Site Design Point System that can be selected to meet a Project's minimum point requirements.

Ground Floor Frontage. The lowest story within a building that is accessible to the street, has its floor level within 3 feet above or below curb level, is parallel to or primarily facing any public street, and is at least 15 feet in depth of the total depth of the structure.

Designing for Health Standard. An objective design standard addressing health considerations that is measurable, verifiable, and identified on the list of standards in the Landscape and Site Design Point System that can be selected to meet a Project's minimum point

requirements. A Project located on a parcel identified in a Citywide map of Health and Urban Forest Equity Priority Areas is required to meet additional Designing for Health Standards in the Landscape and Site Design Point System.

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

Landscape and Site Design Point System. A flexible, performance-based point system that is organized by category, composed of objective design standards with assigned point values, and based on effectiveness in addressing health, equity, and sustainability goals identified in Subsection A. above. This Point System is a companion document to the Landscape and Site Design Ordinance that assigns point values that correspond with the menu of available Mandatory, Mandatory if Applicable, and Elective Standards, and shall be initially adopted by the City Council as part of the Landscape and Site Design Ordinance, to be maintained and updated by the City Planning Commission pursuant to Section 12.40 D.1. of this Code.

Mandatory Standard. A required objective design standard, as identified in the Landscape and Site Design Point System, that is measurable, verifiable, and identified on a menu of standards listed in the Landscape and Site Design Point System, which shall be selected to meet a Project's minimum point requirements.

Mandatory if Applicable Standard. An objective design standard that applies in limited circumstances, is measurable and verifiable, and is as set forth in the Landscape and Site Design Point System.

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. See "Project Types," as defined per the Applicability criteria set forth below in Subsection C.1., subject to qualifying exemptions listed in Subsection C.2.

C. Applicability. A Project that qualifies as any of the following Project Types, listed below and identified in the Landscape and Site Design

Point System, shall comply with the provisions contained in this section, subject to the list of exemptions listed below in Subsection C.2.

1. **Project Type.**

(a) **Residential or Mixed-Use.** The construction of new residential or mixed-use building(s) with five or more dwelling units and/or guest rooms and efficiency dwelling units; or the division of land creating five or more lots, whether an air space lot or parcel of land, when done in conjunction with new construction.

(b) **Non-Residential.** The construction of any new non-residential building(s) for commercial, institutional, or public use. This includes the infill of new, detached buildings on-site with existing buildings.

(c) **Industrial or Hybrid Industrial Projects.** The construction of any new industrial use building(s) listed in the Subject Use list in Section 13.18 E.2 of this Code, or hybrid-industrial use building.

(d) **Surface Parking Area Construction or Configuration.** Any standalone surface parking area of eight or more parking stalls, involving the following:

(1) Construction or reconfiguration of existing surface parking area;

(2) Resurfacing or regrading of existing surface parking areas;

(3) Creation of new surface parking areas; and

(4) Re-striping of surface parking areas and projects, specifically projects involving resurfacing or regrading of existing surface parking areas or the creation of new surface parking areas and 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.

2. **Exemptions.** The provisions of this section shall not apply to the following:

(a) Construction limited to additions of floor area, alterations, changes of use, or interior tenant improvements to existing residential or non-residential buildings.

(b) Construction limited to accessory buildings incidental to the main use of a structure, or the construction of an Outdoor Amenity Area or Outdoor Dining Area.

(c) Any use of land whereby 60 percent of the site is comprised of permeable ground surfaces or otherwise contains landscaping such as cemeteries, golf courses, ball fields, public parks, natural reserves, open spaces, or other similar uses. Artificial turf areas shall not be deemed permeable for purposes of this exemption.

(d) Temporary uses of land, such as construction staging, seasonal uses like Christmas tree lots, pumpkin patch lots, farmer's market lots, and other similar uses. Temporary surface parking areas shall be subject to the provision of Section 12.40 C.1.(d) of this Code.

(e) 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.

(f) Fire stations, police stations, and other public utilities.

D. Planning Approvals and Building Permit Issuance. A Project may accrue points to meet the obligations of this section, as set forth in the corresponding Landscape Site Design Point System, by selecting from a menu of Mandatory and Elective Standards. The Department of City Planning shall not approve or sign off on any Project, unless a Project meets the minimum point requirement set forth in this section and the corresponding Landscape and Site Design Point System. Nor shall any building permit or Certificate of Occupancy be issued by the Department of Building and Safety for any Project that is not in compliance with the requirements of this section and the corresponding Landscape and Site Design Point System.

1. **Administration.**

(a) **Landscape and Site Design Point System.** Adopted as part of this Ordinance, as may be amended and modified by the City Planning Commission pursuant to Section 12.40 D.1.(b) of this Code, the

corresponding Landscape and Site Design Point System outlines a performance-based point system that is organized by category, comprised of objective design standards with assigned point values that meet the intent of this Ordinance. The Landscape and Site Design Point System is organized under three (3) Design Approaches: Pedestrian-First Design, 360 Degree Design, and Climate-Adapted Design, and is further organized into nine (9) Design Categories.

(b) **Updates to the Landscape and Site Design Point System.** The City Planning Commission shall have the authority to update and modify the Landscape and Site Design Ordinance Point System if it finds that the updates meet the intent and stated purposes of the ordinance. Specifically, the City Planning Commission is authorized to: (i) revise the Point System's Mandatory and Elective Standards and their associated point values to provide feasible options for Applicants to meet program goals and outcomes, and (ii) update the Point System to reflect evolving industry standards, best practices, and emerging technologies. Any subsequent modifications to the Landscape and Site Design Point System shall be effective upon adoption by the City Planning Commission pursuant to the procedures referenced in Section 13B.1.5. (Guidelines or Standards Adoption/Amendment) of Chapter 1A of this Code, without the need for further ratifications or approval by the City Council. Planning Staff shall transmit a copy of the City Planning Commission's Letter of Determination to the corresponding City Council file within two business days from the date of issuance.

(c) **Project Review and Approval Procedures.** The Director of Planning or the Director's designee shall have authority to approve or disapprove a Project in accordance with the Landscape and Site Design Point System, pursuant to the procedures prescribed in Section 13B.3.1. (Administrative Review) of Chapter 1A of this Code.

(d) **Amenity Features Menu.** The Director of Planning shall have the authority to establish and maintain an Amenity Features Menu to meet the required Site Amenities within the Landscape and Site Design Point System. Projects shall provide at least the minimum number of amenity features from the list of options in the Amenity Features Menu. Site Amenities will be made permanently available to the tenants of the building. The location and number of amenity features shall be identified on the proposed plans submitted to the Department of City Planning as part of Administrative Review, with the accompanying dimensions called out as required by the selected options.

(e) **Administrative Review Fees.** A "Landscape and Site Design Approval and Verification" fee, pursuant to the table in Section

19.04 of Chapter I and Section 15.3.2. of Chapter 1A of this Code, shall be paid to the Department of City Planning for services and staff time to review submitted architectural and landscape plans, pursuant to this subparagraph.

E. Landscape and Site Design Point System by Project Type and Design Category. The point thresholds established in this Subsection are a procedural and administrative framework that allows specified projects to select from a variety of design pathways, rather than serving as a single development standard. The point system provides a flexible menu of design options for projects, rather than imposing a single, fixed requirement. Any request for relief from an individual Mandatory or Mandatory if Applicable Standard within the point system shall be requested on an individual basis.

1. **Required Points Based on Project Type.** For each Project Type listed above in Subsection C.1., the following total points shall be required and can be achieved through a combination of Mandatory and Elective Standards, within the corresponding Design Categories and Designing for Health Standards, as shown in Table 1 below.

(a) **Residential or Mixed-Use.** A Residential or Mixed-Use Project must meet a total of 27 points, subject to the following additional point requirements, if applicable:

A Project seeking an approval pursuant to either the City's Mixed Income Incentive Program (LAMC Section 12.22 A.38.), Citywide Affordable Housing Incentive Program (LAMC Section 12.22 A.39.), or State Density Bonus Program (LAMC Section 12.22 A.37.) shall comply with the Landscape and Site Design Ordinance points requirements, as specified in those programs, to utilize the procedures of those programs. A minimum of three points are required within each of the nine categories, as described below in Subsection E.2. of this Section.

(b) **Non-Residential.** A Non-Residential Project must meet a total of 27 points. A minimum of three points are required within each of the nine categories, as described below in Subsection E.2. of this Section.

(c) **Industrial or Hybrid Industrial Projects.** An Industrial or Hybrid-Industrial Project must meet a total of 15 points.

(d) **Surface Parking Area Construction or Reconfiguration Projects.** A standalone Surface Parking Area Construction or Reconfiguration Project (proposed independent of a Residential, Mixed-Use, Industrial, Hybrid Industrial or Non-Residential Project) must meet a total of 15 points.

2. **Organization of the Point System.** The Director of Planning or the Director's designee shall determine conformance with the Landscape and Site Design Point System, which provides a menu of available Mandatory, Mandatory if Applicable, and Elective objective design standards. The design standards are organized under three (3) Design Approaches: Pedestrian First Design, 360 Degree Design, and Climate Adapted Design, which are further organized into nine (9) Design Categories. Within the categories, each individual objective design standard is assigned a point value.

3. **Designing for Health Standards.** In addition to complying with the minimum point requirements identified above in Subsection E.1., a Residential/Mixed-Use or Non-Residential Project must also meet a minimum of eight (8) Designing for Health Standards, which may be counted towards the total number of points. A complete list of available Designing of Health Standards is provided in Table 3 of the Landscape and Site Design Point System.

A Residential/Mixed-Use or Non-Residential Project, however, that is located within a mapped Health and Urban Forest Equity Priority Area, must meet at least ten (10) required Designing for Health Standards.

An Industrial or Surface Parking Area Project, located within a mapped Health and Urban Forest Equity Priority Area, must meet at least two (2) of the required Designing for Health Standards.

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

Project Type	Minimum Points Required for each of the 9 Design Categories	Minimum Required Designing for Health Standards per Project	Total Points Required
Type (a) or (b): Residential/ Mixed-Use or Non-Residential Projects	3 points	8 standards, or 10 if Project is located within Health and Urban Forest Equity Priority Area	27 points (See Note)
Type (c): Industrial/ Hybrid	N/A	0 standards, or	15 points

Industrial Projects		2 if Project is located within Health and Urban Forest Equity Priority Area	
Type (d): Surface Parking Area Construction or Reconfiguration	N/A	0 standards, or 2 if Project is located within Health and Urban Forest Equity Priority Area	15 points
Note: A Project seeking an approval pursuant to LAMC Section 12.22.A.37. (State Density Bonus Program), LAMC Section 12.22.A.38. (Mixed Income Incentive Program), or LAMC Section 12.22.A.39. (Affordable Housing Incentive Program) shall comply with the Landscape and Site Design Ordinance points requirement, as specified in those programs, to utilize the procedures of those programs.			

4. **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 constraint, three (3) different 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 project's total required points shall be permitted. This point equivalency requirement is in addition to the baseline points required for the project type, as prescribed in Subsection E.1.(a) through (d).

F. Verification of Points and Certificate of Substantial Completion.

1. **Approvals.** The Director of Planning, or the Director's designee, will review each Project through the following two-part verification process:

(a) **Preliminary Approval.** A Project shall be reviewed, pursuant to Section 13B.3.1. (Administrative Review) of Chapter 1A of this

Code, for compliance with the required number of points and standards as applicable to a Project at the time of application filing with City Planning for those projects that require a Planning entitlement, or at the time of building permit clearance for by-right projects.

(b) **Final Compliance Verification.** A final verification of compliance with the Landscape and Site Design Ordinance will require the filing of a Covenant and Agreement, a Landscape Management Plan, a Certificate of Completion, and confirmation of payment of any applicable Tree Planting In-lieu Fees, prior to issuance of a certificate of occupancy, as described in Subparagraphs (i) through (iv) below.

(1) **Covenant and Agreement.** Prior to issuance of a building permit, an applicant shall record a Covenant and Agreement for a Project, 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.

(2) **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 a 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 a Project's Landscape Practitioner to the Department of Public Works' Bureau of Contract Administration prior to the issuance of a certificate of occupancy.

The Landscape Management Plan shall include:

1. Plans showing full dimensions drawn to scale, 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 percent 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.

(a) **Certificate of Completion.** Upon completion of construction and prior to issuance of a certificate of occupancy, the architect of record and the Landscape Practitioner of record for a Project shall file a Certificate of Completion, attesting to the Department of City Planning that the Project landscape design features are consistent and in compliance with the Landscape and Site Design Ordinance, and that the approved plans have been implemented in substantial conformance with the Preliminary Approval in Subsection F.1.(a) above.

(b) **Tree Planting In-Lieu Fee.** If applicable, an applicant shall provide evidence of payment of any applicable tree planting in-lieu fees, paid to the Department of Public Works to comply with the City's Development Tree Planting Requirement, pursuant to the Landscape and Site Design Ordinance and Section 62.177. of this Code, at or before the time of the Final Compliance Verification.

If the Urban Forestry Division of the Bureau of Street Services subsequently determines that additional tree planting in-lieu fees are required for New Street Trees, as specified in the Landscape and Site Design Point System and based on a physical inspection of the public right-of-way adjacent to a Project, any additional required tree planting in-lieu fees shall be paid by the applicant prior to issuance of a certificate of occupancy for the Project.

2. **Modification of Approved Plans.** If a change to a Project occurs during permitting through the Department of Building and Safety or construction that results in a recalculation of points or substitution of points, approval of a new Administrative Review application pursuant to Section 13B.3.1. (Administrative Review) of Chapter 1A, and payment of the corresponding application fee pursuant to Section 19.04 of Chapter 1 of this Code, shall be required, as well as a new set of Final Compliance Verification documents as applicable.

G. Relationship to Other Provisions of The Los Angeles Municipal Code.

1. **Specific Plans and Supplemental Use Districts.** Where development standards in a Specific Plan, Supplemental Use District, Redevelopment Plan, or other overlay contains similar regulations, these standards may be used to satisfy Mandatory and Elective Standards in the Landscape and Site Design Point System, if applicable. In instances where a provision of the Landscape and Site Design Ordinance or the Landscape and

Site Design Point System differ from a provision of an applicable Specific Plan, Supplemental Use District, Redevelopment Plan, other overlay, or other general provision of the Zoning Code, or require additional development standards than otherwise required, the more restrictive provision shall prevail.

2. **Relationship to LAMC Section 12.37.** Notwithstanding Section 12.37 A. of this Code, a Project 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 a Project's lot or lots. Where complete roadway, curb, gutter and sidewalk improvements exist within the present dedication contiguous to a lot, all by-right and discretionary Projects subject to the Landscape and Site Design Ordinance shall provide street trees located in tree wells or parkways or some combination thereof pursuant to this section and the Mandatory Standard addressing "Public Realm Improvements and New Street Trees" in the Landscape and Site Design Point System.

Sec. 17. Section 12.41 of Article 2 of Chapter I of the LAMC is repealed.

Sec. 18. Section 12.42 of Article 2 of Chapter I of the LAMC is repealed.

Sec. 19. Section 12.43 of Article 2 of Chapter I of the LAMC is repealed.

Sec. 20. Subdivision 1 of Subsection F of Section 13.09, Article 3, Chapter I of the Los Angeles Municipal Code is 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 a Project and a surface parking lot shall be provided in accordance with the requirements set forth in the Landscape and Site Design Ordinance, codified in Section 12.40 and Section 12.22 A.23.(10)(ii) (mini-shopping centers and commercial corner developments) of this Code. A Project must also comply with all the following additional requirements:

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

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

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

(d) **Landscape Management Plan.** A Landscape Management Plan shall be submitted pursuant to Section 12.40 F.1.(b)(ii) of this Code.

Sec. 22. Paragraph (i) of Subdivision 2 of Subsection F of Section 13.18, Article 3, Chapter I of the Los Angeles Municipal Code is amended to read as follows:

(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) of this Code 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 Clean Up Green Up (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 Section 12.40 F.1.(b)(ii) of this Code.

Sec. 22. Subparagraphs (1) through (5) of Paragraph (e) of Subdivision 13 of Subsection A of Section 14.00, Article 4, Chapter I of the Los Angeles Municipal Code are amended to read as follows:

(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 percent or more than otherwise required by

Section 12.40 of this Code and the corresponding Landscape and Site Design Point System. All adjustments to individual yards or setbacks may be combined to count as one concession or incentive.

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

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

(2) **Lot Coverage.** Up to a 20 percent 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 percent or more than otherwise required by Section 12.40 of this Code and the Landscape and Site Design Point System.

(3) **Floor Area Ratio.**

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

(ii) In the RD1.5 Zone, up to a 20 percent 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.

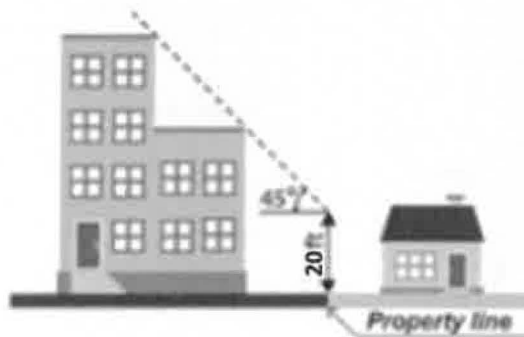
(4) **Height.** Up to a 35 percent increase in the maximum allowable height in feet, applicable over the entire parcel regardless of any of the lower underlying height limits. For purposes of this subparagraph, Section 12.21.1 A.10. of this Code shall not apply. In its place, the following transitional 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 a 20 percent 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 percent or more than otherwise required by Section 12.40 of this Code and the Landscape and Site Design Point System.

Sec. 23. Subsection (a) of Section 62.177 of Article 2 of Chapter VI of the Los Angeles Municipal Code is amended to read as follows:

(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), 12.40, and/or any other provisions of the Zoning Code.

(3) **"Public Works Tree Planting Requirement"** shall mean a tree planting requirement imposed as a permit condition for the removal of a street tree under Section 62.169 of this Code.

Sec. 24. Subsection 91.7012.1 of Division 70 of Article 1 of Chapter IX of the Los Angeles Municipal Code is 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 Preferred and Prohibited Plant Lists, established and maintained by the Department of City Planning.

Sec. 25. **SEVERABILITY.** If any portion, subsection, sentence, clause or phrase of this ordinance is for any reason held by a court of competent jurisdiction to be invalid, such a decision shall not affect the validity of the remaining portions of this ordinance. The City Council hereby declares that it would have passed this ordinance and each portion or subsection, sentence, clause and phrase herein, irrespective of the fact that any one or more portions, subsections, sentences, clauses or phrases be declared invalid.

Sec. 26. 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.

Approved as to Form and Legality

HYDEE FELDSTEIN SOTO, City Attorney

By Kimberly A. Huangfu
KIMBERLY HUANGFU
Deputy City Attorney

Date June 26, 2026

File No. 24-1399

Pursuant to Charter Section 559, I
approve this ordinance on behalf
of the City Planning Commission and
recommend that it be adopted.

VINCENT P. BERTONI
VINCENT P. BERTONI, AICP
Director of Planning

Date June 29, 2026

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The Clerk of the City of Los Angeles
hereby certifies that the foregoing
ordinance was passed by the Council
of the City of Los Angeles.

CITY CLERK

MAYOR

Ordinance Passed _____

Approved _____