

Chapter 21.42  
Landscaping Standards

Sections:

- 21.42.010 Purpose.
- 21.42.020 Landscaping Required.
- 21.42.030 General Requirements.
- 21.42.035 Special Requirements for Water Efficient Landscaping.
- 21.42.040 Landscaping Standards for R-3, R-4, Commercial and Mixed Use, and Light Industrial (IL) Districts.
- 21.42.050 Landscaping Standards for Industrial Districts (excluding the Light Industrial (IL) District).
- 21.42.060 Landscaping Standards for Public Right-of-Way

21.42.010 Purpose.

Landscapes are intended to improve the physical appearance of the City by providing visual, ecological, and psychological relief in the urban environment. Successfully designed and maintained landscape areas provide an attractive living, working, and recreating environment in addition to their role in reducing water and energy consumption.

*(Ord. C-7065 § 1, 1992; Ord. C-6533 § 1 (part), 1988).*

21.42.020 Landscaping Required

The provisions of this Chapter are the minimum requirements for the provision and maintenance of landscaped areas.

*(Ord. C-7326 § 22, 1995; Ord. C-6533 § 1 (part), 1988).*

21.42.030 General Requirements.

The following requirements apply to all zoning districts:

- A. Landscaped Area. All required yards and setback areas shall be attractively landscaped primarily with drought tolerant and native plant materials.  
Decorative non-living materials such as brick, stone, art, fountains and ponds

may be used within the landscaped area, provided such materials present an attractive setting consistent with the intent of these landscaping requirements.

1. A minimum of 90% of total landscape area shall consist of very low to low water usage plantings unless specifically permitted by the Director of Development Services.
  2. Landscape design plans shall include stormwater Best Management Practices (BMP) that encourage on-site retention and infiltration of stormwater. BMP examples include but are not limited to: pervious surfaces; infiltration beds; swales; basins; and retention systems that retain water, handle excess flow and filter pollutants. Pervious or porous surfaces that minimize runoff are encouraged in the construction of driveways, walkways, open patios, parkways, and parking areas.
  3. Water-efficient landscape irrigation systems shall be used.
  4. Canopy trees shall be used to help minimize heat island effect.
  5. Minimize or eliminate use of turf.
- B. Maintenance. All landscaped and paved areas shall be maintained in a neat, attractive, orderly and water-efficient condition. All paved areas, walls and fences shall be in good repair without broken parts, holes or litter. Dead or diseased plants shall be removed and replaced with plant materials that comply with the provisions of this Chapter.
- C. Plans Required. When applicable, a Landscape Document Package including a landscape design plan and irrigation design plan shall be approved prior to the issuance of any planning or building permit. A final Landscape Document Package shall be submitted for approval. No building permit shall be issued until the required landscaping and irrigation design plans are approved. Applicable landscaping, irrigation, planter drainage, water reuse, retention and filtration improvements shall be implemented before any final building and planning inspection is approved.

*(Ord. C-7326 § 23, 1995; Ord. C-7032 § 31, 1992; Ord. C-6533 § 1 (part), 1988).*

21.42.035 Special Requirements for Water Efficient Landscaping.

A. Applicability

1. The requirements of this ordinance shall apply to the following projects:
  - a. All projects which require the issuance of a Planning Permit with a public hearing or Site Plan Review;
  - b. New dwelling unit(s) or principal structure expansion projects resulting in a fifty-percent (50%) or greater increase in gross floor area with a landscape area equal to or greater than 2,500 square feet;
  - c. Developer-installed landscaping projects;
  - d. Cemeteries. Recognizing the special landscape management needs of cemeteries, new and rehabilitated cemeteries are limited to Sections 492.4, 492.11 and 492.12; and existing cemeteries are limited to Sections 493, 493.1 and 493.2 of the California Code of Regulations Title 23. Chapter 2.7 Model Water Efficient Landscape Ordinance;
  - e. Existing landscapes are limited to Sections 493, 493.1 and 493.2 of the California Code of Regulations Title 23. Chapter 2.7 Model Water Efficient Landscape Ordinance;
  - f. Public right-of-ways; and
  - g. Public facilities
2. The requirements of this ordinance shall not apply to the following projects:
  - a. Registered local, state or federal historical sites;
  - b. Landscape projects not connected to the public water system;
  - c. Ecological restoration projects that do not require a permanent irrigation system; or
  - d. Plant collections, as part of botanical gardens or arboretums open to the public.
3. Special landscaped areas including sports fields, golf courses, and playgrounds where turf is the surface utilized for recreational use may require water exceeding the Maximum Applied Water Allowance (MAWA). As such, justification must be provided in the submittal documentation outlining specific hydrozones needed for additional water exceeding the MAWA. Turf shall be limited to areas utilized for high recreation areas while

the perimeter areas shall utilize drought-tolerant and native plants in hydrozones (very low water and low water use).

4. Orchards, community gardens and nurseries may require water exceeding the MAWA. As such, justification must be provided in the submittal documentation outlining specific hydrozones needed for additional water exceeding the MAWA.
  5. Edible plant gardens may comprise up to ten percent (10%) of total landscaped area. Edible plant gardens in excess of ten percent (10%) but not exceeding twenty percent (20%) of total landscaped area shall use an adequately sized rain barrel or other water retention system for garden irrigation.
- B. Elements of the Landscape Document Package submittal requirements.
1. The Landscape Documentation Package shall include the following elements, which shall be submitted to the Development Services Department as part of the permit application process:
    - a. Maximum Applied Water Allowance
    - b. Estimated Applied Water Use
    - c. Estimated Total Water Use
    - d. Landscape Design Plan
    - e. Irrigation Design Plan
    - f. Landscape and Irrigation Maintenance Schedule
  2. For projects that meet the ninety percent (90%) very low to low water usage plan requirement, the Landscape Document Package shall include the following elements:
    - a. Landscape Design Plan
    - b. Irrigation Design Plan
    - c. Landscape and Irrigation Maintenance Schedule
- C. Landscape Package Elements:
1. Maximum Applied Water Allowance
    - a. Maximum Applied Water Allowance (MAWA) is defined as the upper limit allowed of annual applied water for the established landscaped area.

- b. The MAWA shall be 17.0 (Rounded down from 17.2298 based on the State given Evapotranspiration Rate for Long Beach) gallons of water per year per square foot of landscaped area.

For example, the average required landscaping area is estimated to be 2,400 square feet on a 6,000 square foot standard residential lot . The MAWA of landscaped area for this particular lot would be calculated as follows:

$$\text{MAWA} = 17.0 \times 2,400$$

$$\text{MAWA} = 40,800 \text{ (gallons per year)}$$

- c. For those projects utilizing reclaimed water, the MAWA used may be adjusted after demonstrating the need to exceed MAWA and access to reclaimed water.

## 2. Estimated Applied Water Use

- a. Estimated Applied Water Use is defined as the estimated water use that is derived from the portion of water supplied by the irrigation system to the landscape (defined by the irrigation schedule).
- b. The Estimated Applied Water Use shall not exceed the Maximum Applied Water Allowance for a given project.

## 3. Estimated Total Water Use

- a. Estimated Total Water Use is defined as the annual estimated total amount of water that is required for any given landscaped area to be established and maintained. This calculation includes the sum of estimated water consumption within each hydrozone of a landscaped area.
- b. The Estimated Total Water Use shall be calculated using the following formula:

$$\text{ETWU} = (39.7)(0.62)((\text{PF} \times \text{HA}/\text{IE}) + \text{SLA})$$

ETWU= Estimated Total Water Use per year in gallons

39.7= Annual Evapotranspiration Rate for Long Beach

0.62= Conversion factor acres per square foot per year to gallons per

square foot per year

PF= Plant Factor found in the Water Use Classification of Landscape Species (WUCOLS) published by the University of California Cooperative Extension, the Department of Water Resources and the Bureau of Reclamation. The plant factor range referenced in WUCOLS report for low water use plants is (0-0.3), moderate water use plants (0.4-0.6) and high water use plants (0.7-1.0).

HA= Hydrozone Area (high, medium, and low water use areas) in square feet

IE= Irrigation Efficiency (minimum requirement by State Ordinance = 0.71)

SLA= Special landscaped area (in square feet)

#### 4. Landscape Design Plan

##### Soil Selection

- a. There should be consideration of soil types and infiltration rates when designing the landscape and irrigation plan.
- b. Indicate the soil type within the proposed landscaping area.
- c. The soils shall contain enough organic material to support healthy and sustainable landscaping areas.
- d. Mulch shall be utilized in order to retain moisture, reduce unwanted weed growth and insulate plants from temperature changes in landscaped areas.

##### Plant Selection

- e. Majority of plants selected shall be drought-tolerant and/or drought-resistant.
- f. New landscaping shall use water conserving plant materials that are native to, or are adapted to a temperate climate in a semi-arid region.
- g. The plant species listed in the WUCOLS Region 3 shall be used unless other water conserving plants are specifically permitted by the Director of Development Services.
- h. The protection and preservation of native species and natural areas is

encouraged.

- i. The planting of broad-leafed evergreen trees is recommended for air quality and shade and shall be consistent with the provisions of this Chapter.
  - j. The landscape shall be classified into hydrozones. The planting materials shall be chosen and grouped according to hydrozones. The plantings should be based on respective planting zones which have similar watering requirements, or where different hydrozones can be efficiently irrigated simultaneously.
  - k. Plants shall be selected appropriately based upon their adaptability to site-specific conditions involving climate, topography, and geology.
  - l. Plant materials selected shall be chosen to ensure that the Total Estimated Applied Water Use recommended does not exceed the Maximum Applied Water Allowance.
  - m. A minimum of 90% of total landscape area shall consist of very low to low water usage plantings.
5. Irrigation Design Plan

Irrigation and water conservation measures shall be implemented in conjunction with proposed landscaping plans. Irrigation measures shall be designed specifically for each hydrozone planting area and can include water trickle, drip, or soaker hose irrigation systems, and/or automatic sprinklers. Determination of the type of irrigation system required shall be based on the individual hydrozone. Proper irrigation shall be provided for healthy plant growth and maturation, and shall be designed to avoid overwatering and run-off.

#### Standards

- a. In order to establish an efficient use of water, a well-designed Irrigation Design Plan must be submitted as part of the Landscape Document Package.
- b. The Irrigation Design Plan must be consistent with the various hydrozones within the landscaped areas.

- c. The irrigation system shall be properly installed, managed and maintenance on a consistent basis.
- d. Irrigation systems shall operate in compliance with the Long Beach Water Use Prohibitions, which is before 9:00 am and after 4:00 pm Monday, Thursday, and Saturday.
- e. In terms of calculating the Maximum Applied Water Allowance, the average irrigation efficiency is assumed to be 0.71. Designing, maintaining and managing irrigation systems shall meet or exceed the average landscape irrigation efficiency.

#### Equipment

- f. The use of trickle, drip or soaker hose irrigation systems shall be used wherever possible.
- g. A timer shall be used when using a drip or soaker irrigation system.
- h. Automated sprinklers shall be placed at the on top of sloped areas.
- i. Low-volume irrigation systems with automatic controls shall be required.
- j. Sensors that suspend or alter irrigation operations shall be required in order to eliminate unnecessary irrigation during rainy or windy weather conditions.
- k. Manual shut off valves shall be installed near connector points to capture water runoff during emergencies or repairs and comply with all applicable health and safety standards.
- l. Sprinkler heads and additional outflow devices shall have consistent application rates and be place in such a way as to achieve the highest possible uniformity in terms of spacing and coverage.
- m. Check valves and/or anti-drain valves are required throughout the design of the irrigation system.
- n. Separate control valves shall be used in different hydrozone areas.
- o. The irrigation system shall be designed as to not over water plants and shall not overspray beyond landscaped areas wetting pavements, walkways and/or structures as to create run-off of which is not

absorbed by the soil or plants.

6. Landscape and Irrigation Maintenance

Landscape Maintenance

- a. A maintenance schedule shall be submitted as part of the landscape document package. The schedule shall be approved at the discretion of the Director of Development Services.
- b. Landscapes shall be maintained to ensure water efficiency. Regular landscape maintenance shall include but is not limited to replacing mulch, aerating turf areas, fertilizing, pruning and weeding of landscaped areas.

Irrigation Maintenance

- c. An irrigation schedule shall be submitted as part of the landscape document package. The schedule shall be approved at the discretion of the Director of Development Services.
- d. Regular irrigation maintenance shall include but is not limited to regular inspection, adjustment, and repair of irrigation equipment, assessment of uniformity, spacing and coverage, and seasonal or other adjustment of automatic timer.
- e. The schedule shall include the duration, number of cycles, and frequency of irrigation for each hydrozone.
- f. The irrigation schedule shall include weather patterns for the landscaped areas. It shall also include any temporary irrigated areas within the landscaping.
- g. The schedule shall also include the Estimated Applied Water Use.

*(Ord. C-7399 § 12, 1996; Ord. C-7326 § 31, 1995).*

21.42.040 - Landscaping standards:R-3, R-4, Commercial, Mixed Use, and Light Industrial (IL) Districts.

- A. **Applicability.** All portions of a lot not paved or occupied by a structure shall be attractively landscaped. All required yard areas shall be landscaped unless used for a permitted use. These requirements shall apply to buildings, parking

facilities, and public right-of-ways constructed subsequent to adoption of these requirements.

- B. Number of Plants. A minimum number of plants shall be provided as follows:
1. Street Frontage. Within the required setback area along all street frontages, except at driveways, a minimum five-foot-wide (5') landscaping strip (inside dimension to planter) shall be provided. This area shall be landscaped with one tree for each fifteen (15) linear feet of street frontage and three (3) shrubs for each tree. Planters. All landscaped areas adjoining the public right-of-way shall be located in planters not less than six inches (6") high. The planters shall be designated to drain back onto the private property and not directly onto the public right-of-way.
  2. Parking Lots. One canopy tree shall be provided for each four (4) open parking spaces. Trees may be clustered provided the 50% tree canopy shade coverage, after ten years of growth, is met. A minimum of one cluster for each one hundred feet (100') of a row or double row of parking spaces shall be provided. Trees shall be provided within the designated parking area and shall be of a species that provides a broad canopy. The planting of broad-leaved evergreen trees is recommended and shall be consistent with the provisions of this Chapter. Adequate planter size shall be provided to allow full growth potential of trees.

Canopy trees shall provide shade coverage, after ten (10) years of growth, of fifty percent (50%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a Solar Reflectance Index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation.

In addition to the above requirements, projects requiring Site Plan Review shall comply with the Green Building Standards located in Section 21.45.400.

Wheel Stops. No vehicles shall be permitted to overhang required

landscape areas behind wheel stops. See Chapter 21.41.269 for requirements.

3. Yards and Parking Lots Near Residential District and Schools. A minimum five-foot wide (5') landscaped strip shall be provided as a buffer along all yard areas abutting or adjacent an alley, a residential district or school. This area shall be planted fifteen feet (15') on center with broad leaf evergreen trees and minimum fifteen (15) gallon size.
4. Landscaping Between Parking Areas and Streets. Wherever a parking area abuts a street and no setback areas are required, a five-foot wide landscaped buffer strip shall be provided between the parking area and the property line abutting the public right-of-way. This area shall be landscaped with one tree for each fifteen (15) linear feet of street frontage and three (3) shrubs for each tree.  
A three-foot (3') tall masonry wall, landscaped berm or hedge shall be provided. See Chapter 21.41.266.C for requirements.
5. Parking Structures. An attractive six-foot-wide (6') landscaping strip shall be provided on all sides of the structure except at driveways and walkways. One tree shall be provided for each twenty feet (20') of perimeter of the structure in addition to the required trees for abutting a residential district, a school or a street frontage.  
Trees shall border the parking structure and shall be of a species that will obtain a mature height of not less than the height of the structure. The trees shall be of a species or shall be located or trimmed in such a way as to prevent people from using them to gain unauthorized access to otherwise secured areas. Additionally, all sides of a parking structure abutting a residential zone, school or public street shall be screened by vines or other decorative screen approved by the Director of Development Services.
6. Other Yard Areas. There shall be a minimum of one tree provided for each one hundred and twenty-five (125) square feet of other required yard area on the lot. In addition, there shall be a minimum of three (3) shrubs

provided per tree.

7. Fences and retaining walls. All required fences and retaining walls shall be landscaped with vines planted no more than ten feet (10') on center on all accessible sides of a wall or alternative plant materials approved by the Director of Development Services.

C. Plant Size. All required plant materials shall be not less than the following sizes:

1. Trees. For required trees, at least twenty-four (24") box (but not less than 7 feet in height), provided that any site with more than one hundred feet (100') of street frontage shall also provide one tree of not less than thirty-six inch (36") box size for each one hundred feet (100') of street frontage;
2. Shrubs. For required shrubs, at least five (5) gallons; and
3. Groundcover. Alternative uses of groundcover such as mulch and non-living permeable materials are encouraged to limit the need for sod, help reduce water consumption, decrease stormwater run-off and provide water filtration.

D. Substitutions. The following substitutions for required landscaping materials may be made subject to approval of the Director of Development Services:

1. Three (3) fifteen (15) gallon trees for one twenty-four inch (24") box tree;
2. One thirty-six inch (36") box tree for two (2) twenty four inch (24") box trees;
3. One forty-eight inch (48") box tree for four (4) twenty-four inch (24") box trees;
4. One twenty-four inch (24") box tree for five (5) five (5) gallon shrubs; and
5. Five (5) one (1) gallon shrubs for one (1) five (5) gallon shrub.

E. Landscaping Over Parking Garages and Other Green Roofs.

1. Landscaped areas on top of parking garages or other green roofs shall factor in the structural integrity of the building.
2. The landscaped areas shall be identified as requiring shallow soils (extensive) or deep soils (intensive).
3. Extensive green roofs shall contain less than six (6) inches deep of soil to promote plant growth.

4. Intensive green roofs shall contain deeper soils to support a deeper layer of growing medium.
  5. Landscaping over parking garages and other green roofs shall contain irrigation and maintenance measures.
- F. Paving. Paving shall not cover more than thirty percent (30%) of the area of the site that is not covered by structures and parking. To help with on site stormwater retention and filtration along with reduction of heat island effect, the use of permeable and high reflectance paving materials are highly encouraged.
- G. Exceptions. The Site Plan Review Committee may waive any of the landscape standards if it finds that such changes will create a more functional, water or energy efficient, sustainable or cohesive design.

*(Ord. C-7360 § 12, 1995; Ord. C-6933 § 34, 1991; Ord. C-6895 § 23, 1991; Ord. C-6533 § 1 (part), 1988).*

21.42.050 - Landscaping standards for industrial districts (excluding the Light Industrial (IL) District).

- A. Applicability. These requirements shall apply to public and private projects and on public right-of-ways. All required yard areas shall be landscaped unless used for a permitted use.
- B. Landscaping Within Required Setback Area Along Streets. Within the required setback area along all street frontages, except at driveways and walkways, a minimum five-foot (5') landscaping strip shall be provided. This area shall be landscaped with one tree for each fifteen (15) linear feet of street frontage, as well as three (3) shrubs for each tree and groundcover.  

Planters. All landscaped areas adjoining public rights-of-way shall be located in planters not less than six inches (6") high. The planter shall be designed to drain onto the private property.
- C. Landscaping Between Parking Areas and Streets. Wherever a parking area abuts a street, and no setback areas are required, a five-foot wide landscaped buffer strip shall be provided between the parking area and the property line abutting the public right-of-way. This area shall be landscaped with one tree for each

fifteen (15) linear feet of street frontage and three (3) shrubs for each tree. A three-foot (3') masonry wall or hedge shall be provided. See Chapter 21.41.266. C for requirements.

D. Landscape Buffer Abutting Residential District and Schools. Wherever an industrial zone district abuts a residential zone or a school and no other buffer requirements apply, a 15-foot-wide (15') landscaped buffer strip shall be provided along the property line between the two districts. This area shall be landscaped with one tree, of minimum twenty-four inch (24") box size, for each fifteen (15) linear feet along the property line, as well as appropriate shrubs and groundcover.

E. Parking Lots. Parking lots shall be landscaped as required:

1. One canopy tree shall be provided for each four (4) open parking spaces. Trees may be clustered provided the 50% tree canopy shade coverage, after ten years of growth, is met. A minimum of one cluster for each one hundred feet (100') of a row or double row of parking spaces shall be provided. Trees shall be provided within the designated parking area and shall be of a species that provides a broad canopy. The planting of broad-leaved evergreen trees is recommended and shall be consistent with the provisions of this Chapter. Adequate planter size shall be provided to allow full growth potential of trees.

Canopy trees shall provide shade coverage, after ten (10) years of growth, of fifty percent (50%) of the total area dedicated to parking stalls and associated vehicular circulation, or paving materials with a Solar Reflectance Index of at least twenty-nine (29) shall be used on a minimum of fifty percent (50%) of paving surfaces dedicated to parking stalls and associated vehicular circulation.

In addition to the above requirements, projects requiring Site Plan Review shall comply with the Green Building Standards located in Section 21.45.400.

2. Near residential district and schools. Wherever a parking lot abuts, is adjacent to, or is across the alley from a residential district or school, and

no other buffer requirements apply, a 15-foot-wide (15') landscaped buffer strip shall be provided along the property line between the two (2) districts. This area shall be landscaped with one broad leaf evergreen tree, of minimum twenty-four inch (24") box size, for each fifteen (15) linear feet along the property line, as well as appropriate shrubs and groundcover.

3. On fences and retaining walls. All required fences and retaining walls shall be landscaped with vines or other landscaping material approved by the Director of Development Services. The fence landscaping shall be planted and allowed to grow in a manner which shields the property behind from public view.
4. Wheel Stops. No vehicles shall be permitted to overhang required landscape areas behind wheel stops. See Chapter 21.41.269 for requirements.

Parking lots in IG and IP zones are exempt from providing one (1) tree for each four (4) parking spaces provided one-hundred percent (100%) of the total area dedicated to parking stalls and associated vehicular circulation consist of paving materials with a Solar Reflectance Index of at least twenty-nine percent (29%).

- F. Parking Structures. A five-foot-wide (5') landscaping strip shall be provided on all sides of the structure visible from public right-of-way except at driveways and walkways. In addition to the trees required in Subsection 21.42.040B, one tree shall be provided for each twenty-five feet (25') of perimeter of the structure. Trees shall border the parking structure and shall be of a species that will reach a mature height of not less than the height of the structure. Additionally, all sides of a parking structure abutting a residential zone, school or public street shall be screened by vines or other decorative screen approved by the Director of Development Services.
- G. Plant Size. All required plant materials shall meet the minimum standards established in Subsection 21.42.040C.
- H. Substitutions. Substitutions to required plant materials may be made subject to the requirements of Subsection 21.42.040D.

- I. Exceptions. The Site Plan Review Committee may waive any of the landscape standards if it finds that such changes will create a more functional, water or energy efficient, sustainable or cohesive design.

*(Ord. C-7399 § 13, 1996; Ord. C-7360 § 17, 1995)*

#### 21.42.060 - Landscaping standards—Public right-of-way.

- A. Responsibility. The private property owner adjoining the public right-of-way shall be responsible for planting and maintaining landscaping in the area between the curb and the private property line, which is known as a parkway, for the length of the property line, consisting of groundcover and one street tree every twenty-five (25').
- B. Street Trees.
  1. Provision of Trees. One street tree, of not less than twenty-four inch (24") box size, shall be provided for each twenty-five feet (25') of property line length. Such street tree shall be of a species approved by the Director of Public Works and shall be provided with root barriers and irrigation according to the specifications of the Director of Public Works.
  2. Exceptions. Street trees shall be spaced from driveways, light standards, intersections, utility poles and street furniture and shall be located only in the prescribed width of parkway as provided in Chapter 14.28. Such fee shall only be used for planting street trees in other locations that do comply with these standards. Such fee shall be paid to the Director of Public Works, and shall be based on the actual cost to the Department of Public Works to obtain and plant a tree.
  3. Removal. No street tree shall be removed unless found by the Director of Public Works to be dead, dying, or a public hazard due to damage to curb, gutter, sidewalk or roadway or potential for falling, or for replacement of trees in an approved street tree program.
- C. Parkway Landscaping.
  1. Provision of Landscaping. The area between the sidewalk and the curb and between the sidewalk and the private property line, if any, shall be

landscaped with primarily drought tolerant plant material and maintained in a neat and healthy condition. Non-living material and decorative elements may be used within the parkway in accordance with the provision of this chapter. The owner of private property adjoining the public right of way shall be responsible for planting and maintaining such landscape.

2. **Planting Material.** Groundcover, flowers, street trees, and alternative uses of groundcover such as mulch and non-living material are encouraged to limit the need for sod and reduce water consumption within the parkway.
  - a. Groundcover of not more than eight inches (8") in height, accent plantings or shrubbery that are not more than thirty-two inches (32") in height, and street trees are the only plant materials allowed in the parkway. The planting of low-water demand and drought-tolerant plant materials is required. High-water demand plant material that requires, at maturity, one inch (1") or more of irrigation water per week is prohibited;
  - b. Permeable groundcovers that accept foot traffic, such as decomposed granite, inorganic and organic mulches, and modular paving units set on sand, are the only non-living materials allowed in the parkway and shall not cover more than fifty percent (50%) of the parkway area;
  - c. Decorative stone, wood, or other elements that are smooth-surface are allowed in the parkway and shall not project more than eight inches (8") above the surface.
3. **Exceptions.** The paving of the parkway shall be prohibited, except as follows:
  - a. Right-of-way subject to major uses for commercial or retail purposes, or abutting a major arterial or regional corridor street as designated in the Transportation Element of the General Plan, may be paved for the full depth of curb to property line area as determined by the City Engineer;
  - b. The paving of the parkway is for a permitted driveway;
  - c. A paved parkway was approved with the subdivision map for the property;
  - d. A standards variance is approved. Such standards variance shall not require public notice; or

- e. The paving of the parkway is installed by a public utility, the City of Long Beach, or another governmental agency for a public purpose.
- 4. Approval of Paving. If an exception is allowed, the parkway shall be paved according to the specification of the Director of Public Works. Prior to paving the parkway, the adjoining property owner must obtain a street improvement permit from the Director of Public Works as provided in Chapter 14.08 of this Code, with the approval of the Director of Development Services.

*(ORD-09-0034, § 1, 2009; Ord. C-7032 § 48, 1992)*

**Figure xx-x  
LANDSCAPE – SINGLE FAMILY HOME**

**MAWA: Maximum Applied Water Allowance (Long Beach MAWA = 17 gallons of water per year per square foot of landscape area)**

*MAWA = 17.0 x Landscape Area (square feet)*

**ETWU: Estimated Total Water Use (gallons / year)**

*ETo = Evapotranspiration Rate (Long Beach ETo =39.7)*

*PF = Plant Factor (Ranging from 0.1-1.0; based on WUCOLS rating)*

*0.1 – 0.3 = Low water use*

*0.4 – 0.6 = Medium water use*

*0.7 – 1.0 = High water use*

*HA = Hydrozone Area [Groupings of high, medium, low- water use plants in the same landscape area] (square feet)*

*SLA = Special Landscape Area (square feet)*

*0.62 = Conversion factor (from acres / square foot to gallons / square foot)*

*IE = Irrigation Efficiency (minimum 0.71)*

Where:

$$ETWU = (ETo)(0.62) \left( \frac{PF \times HA}{IE} + SLA \right)$$

**Sample Plant Factor (PF) – Hydrozone Area (HA) Table:**

Hydrozone	Plant Water Use Type	Plant Factor (PF)	Hydrozone Area (HA) (square feet)	PF x HA (square feet)
1	Low	0.1	500	50
2	Low	0.2	1,250	250
3	Low	0.3	450	135
4	Medium	0.5	50	25
5	High	0.7	150	105
		Sum:	2,400	565



# CITY OF LONG BEACH NOTICE OF EXEMPTION

DEPARTMENT OF DEVELOPMENT SERVICES  
333 W. OCEAN BLVD., 5<sup>TH</sup> FLOOR, LONG BEACH, CA 90802  
(562) 570-6194 FAX: (562) 570-6068  
lbs.longbeach.gov

TO:  Office of Planning & Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

FROM: Department of Development Services  
333 W. Ocean Blvd, 5<sup>th</sup> Floor  
Long Beach, CA 90802

L.A. County Clerk  
Environmental Fillings  
12400 E. Imperial Hwy. 2<sup>nd</sup> Floor, Room 2001  
Norwalk, CA 90650

Categorical Exemption CE- 17-10

Project Location/Address: CITYWIDE

Project/Activity Description: ZONING AMENDMENT TO SECTION 21.42  
(LANDSCAPING STANDARDS) OF THE ZONING  
REGULATIONS.

Public Agency Approving Project: City of Long Beach, Los Angeles County, California

Applicant Name: CITY OF LONG BEACH - DEPT OF DEVELOPMENT SERVICES

Mailing Address: 333 W. OCEAN BLVD, 4TH FLOOR, LONG BEACH CA, 90802

Phone Number: 562-570-6194

Applicant Signature: \_\_\_\_\_

BELOW THIS LINE FOR STAFF USE ONLY

Application Number: 1003-12 Planner's Initials: [Signature]

Required Permits: CODE AMENDMENT

THE ABOVE PROJECT HAS BEEN FOUND TO BE EXEMPT FROM CEQA IN ACCORDANCE WITH STATE GUIDELINES SECTION 15305, class 5, Minor Alterations in  
Land Use Limitations

Statement of support for this finding: Minor alterations to landscaping  
standards in Zoning Regulations that do not result in  
changes in land use or density.

Contact Person: Craig Chaffant

Contact Phone: 562-570-6368

Signature: [Signature]

Date: 3/22/10