

# **DIVISION 7 – PARKING & LANDSCAPING REGULATIONS**

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## **CHAPTER 17.70 – PARKING REGULATIONS**

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### **17.70.010 – Purpose.**

These on-site parking requirements are established to:

- A. Provide properly designated parking areas adequate in design, capacity and location to prevent traffic congestion and avoid hazards to the public's safety and welfare.
- B. Ensure on-site parking areas are established in proportion to the needs of the facilities served and appropriate to the demand generated by a particular use and in such a manner as to maximize usefulness, protect the public safety and buffer adjacent land uses from potential negative impacts.
- C. Offer opportunities and incentives for projects to reduce the number of required automobile parking stalls through alternative methods of accommodating arrival to a site and encouraging alternative modes of transportation (e.g. bicycling, transit use, walking, carpooling) to reduce demand for automobile parking.
- D. Require that parking areas are designed to reduce potential environmental impacts, including minimizing stormwater runoff and the heat island effect.
- E. Provide loading and delivery facilities in proportion to the needs of allowed uses.

### **17.70.020 – Applicability for On-site Parking and Loading Spaces.**

- A. Tables 17.70-1 prescribes when projects are required to comply with the on-site parking and loading space requirements of this Chapter. Nonconforming uses shall also comply with Sections 17.16.040 and 17.16.050 (Nonconforming Provisions – Nonconforming Residential Uses and Nonresidential Uses, respectively) of this Title:

Table 17.70-1 – Applicability for On-site Parking and Loading Spaces

Type of Project	Applicability of this Chapter
New projects	On-site parking and loading shall be provided according to the provisions of this Chapter.
Nonconforming parking or loading	An existing use shall not be deemed nonconforming because on-site parking and/or loading facilities do not conform to the parking standards required in this Chapter, regardless of how much time has lapsed since the property was last occupied. However, if a use increases the number of on-site spaces to better comply with this Chapter, the number of spaces may not thereafter be reduced.
Residential building expansions	If any existing unit is expanded by less than 35% of its Gross Floor Area (GFA) or 349 sq. ft., whichever is greater, no additional on-site parking shall be required.
	If any existing unit is expanded by 35% or more of the GFA or 350 sq. ft., whichever is greater, the entire property shall meet current parking requirements.
	The percentages and square footages noted above shall be cumulative over a 5-year period.
Residential construction of new units	Properties with 2 or more existing residential units. If 1 new unit is proposed (either through new construction or alteration of an existing structure), the required number of on-site parking spaces for the new unit shall be provided. If more than 1 new unit is proposed, the entire property shall meet current parking requirements. The number of units shall be cumulative over the life of the property.
Nonresidential building expansions	If a nonresidential building is expanded by less than 35% of the GFA, additional on-site parking shall only be provided for the additional GFA. For example, if a restaurant is 2,000 sq. ft. in GFA and expands by 650 sq. ft. (33%), additional parking shall only be required for the 650 sq. ft.
	If a nonresidential building is expanded by more than 35% or more of the GFA, the entire property shall meet current parking requirements.
Nonresidential outdoor use expansions	If the outdoor storage and display of a nonresidential use is expanded, on-site parking shall be provided for the expanded outdoor area.
Nonresidential change in use or occupancy	If a proposed change in use requires the same or lower number of on-site parking spaces as the existing approved use, no additional on-site spaces shall be required, regardless of the actual number of existing on-site existing on-site parking spaces, provided that the prior use was legal nonconforming. For example, an applicant proposes to locate a new restaurant where a previous restaurant existing two (2) years ago. The new restaurant requires 20 spaces, but the existing location only has 12 spaces. The new restaurant may still operate with 12 spaces, provided the prior restaurant was legally established.

Table 17.70-1 – Applicability of On-site Parking and Loading Spaces (continued)	
Type of Project	Applicability of this Chapter
Nonresidential change in use or occupancy (continued)	If a proposed change in use requires a lower number of parking spaces than the previous use, no additional on-site spaces shall be required, regardless of the actual number of spaces, provided that the previous use was legal nonconforming. For example, an applicant proposes a new retail use where a previous restaurant existing two (2) years ago. The restaurant use required 30 spaces and the new retail use requires 18 spaces. However, the existing location only has 12 spaces. The retail use may still operate with 12 spaces, provided the prior use was legally established.
	Any other change in use shall require the use to conform to current parking standards as required in this Chapter.
Other changes	Reconstructing, resurfacing and/or restriping parking or driveway areas shall be subject to the review and approval of the Planning Division.

**17.70.030 – General Requirements.**

- A. **Timing of Parking Requirements.** On-site parking and loading facilities required by this Chapter shall be submitted for approval and constructed at the same time or prior to the issuance of a Certificate of Occupancy for the uses that they serve. All plans shall clearly indicate the proposed development, including parking location, size, design, lighting, landscaping, curb cuts, ingress and egress.
- B. **Existing Parking and Loading.** Parking and loading spaces shall not be reduced or changed in design, location or maintenance below the requirements for such use. Refer to Section 17.70.070 of this Chapter for exceptions to this requirement.
- C. **Nonconforming Uses.** Nonconforming uses shall comply with Section 17.16.040 (Nonconforming Provisions – Nonconforming Residential Uses) of this Title.
- D. **Advertising on Vehicles.** Vehicles shall not be parked solely for the purpose of advertising. Advertising shall comply with Chapter 17.80 (Sign Regulations) of this Title.
- E. **Maintenance.** All parking areas shall be permanently maintained in a safe and clean condition free of physical obstructions and in good condition. All areas, including landscaping, shall be kept free of trash and weeds. Any alteration, enlargement, maintenance or repairs shall be subject to the provisions of this Chapter.
- F. **Additional Parking Space Requirements.** Additional parking over and above the minimum standards required in this Chapter may be required, upon determination of the Planning Commission or Zoning Review Committee that the specific type of business or use generates a greater demand for parking than the requirements of this Chapter.
- G. **Right-of-way Parking.** Land within the right-of-way of an existing or proposed street shall not be used to provide required parking and loading facilities.

H. **Use of Parking Spaces.** Required parking areas shall be used exclusively for vehicle parking in conjunction with a permitted use. Required parking spaces must be available for the use of residents, customers or guests of the use. Required parking spaces cannot be used for the parking of equipment or storage of goods or inoperative vehicles. In addition, required parking spaces cannot be rented out or used for another property except as permitted through Subsection 17.70.070(D) of this Chapter.

**17.70.040 – Required On-Site Parking for Residential Uses.**

A. Tables 17.70-2 and 17.70-3 prescribe the on-site parking requirements for single-family and multiple-family residential uses, respectively:

Table 17.70-2 – On-Site Parking Requirements for Single-family Dwellings	
Dwelling Size or Number of Bedrooms	Minimum Number of Parking Spaces
First 2,000 sq. ft. or first 4 bedrooms <sup>2</sup>	2 spaces within a fully enclosed garage
Each additional 250 sq. ft. or each additional bedroom	1 additional parking space – within a fully enclosed garage or open (9 ft. by 20 ft.)

Table 17.70-3 – On-Site Parking Requirements for Multiple-family Dwellings <sup>1</sup>				
Dwelling Size or Number of Bedrooms <sup>2</sup>	Type 1 ≤25 du/acre <sup>3</sup>	Type 2 ≤25 du/acre <sup>4</sup>	Type 3 ≤35 du/acre <sup>5</sup>	Type 4 >35 du/acre <sup>6</sup>
Studio	1¼	1½	1	1
1 bedroom	2	1¼	1½	1
1,500 sq. ft. or 2 bedrooms	2½	2	2	1½
2,000 sq. ft. or 3 bedrooms	2¾	2¾	2	2
≥2,500 sq. ft. or ≥4 bedrooms	3¼	2¾	2¾	2
Guest parking for 3 or more units	1 per 4 units	1 per 6 units	1 per 6 units	1 per 8 units
Minimum guest parking	2	2	2	2

B. Table 17.70-4 prescribes the on-site parking requirements for other residential uses:

<sup>1</sup> **Enclosed spaces** - When less than 2 spaces are required, the unit shall have 1 enclosed/reserved space. When 2 or more spaces are required, the unit shall have 2 enclosed/reserved spaces.

**Fractional spaces** - Fractional spaces shall be rounded to the nearest whole number as follows: 1) fractional spaces for guest parking and reserved for a specific unit shall be rounded up; 2) other fractional spaces of 0.5 or greater shall be rounded up; and 3) all other fractional spaces less than 0.5 may be rounded down.

**Density bonuses** - Parking requirements shall be prior to any density bonus.

<sup>2</sup> Dwelling size or number of bedrooms, whichever is stricter.

<sup>3</sup> Requirements for Multiple-family Residential (R-2, R-3 & R-4) and Commercial (C-1, C-2 & C-3) zoning districts.

<sup>4</sup> Requirements for the R-3, R-4, C-1, C-2 and C-3 zoning districts with more than 10 units and within ¼-mile of a Major Transit Intersection (MTI).

<sup>5</sup> Requirements for applicable densities within the Mixed/Multiuse (M/MU) zoning district and within the Downtown Specific Plan (SP-4).

<sup>6</sup> Requirements for applicable densities within the SP-4.

Table 17.70-4 – On-Site Parking Requirements for Other Residential Uses <sup>7</sup>			
Use	Project Information	Minimum Number of Parking Spaces	
Accessory Dwelling Units (ADUs) and Junior ADUs	Refer to Section 17.110.030		
Affordable housing projects <sup>8</sup>	Very low and lower income housing units	10 or less units:	1 space per unit
		11 or more units:	½-space per unit, with a minimum of 10 parking spaces
		Guest parking for 3 or more units:	1 guest space per 8 units; with a minimum of 2 spaces <sup>9</sup>
	Moderate income housing units	R-1:	2 spaces within a fully enclosed garage
		R-2, R-3 or R-4:	1½ spaces per unit
		M/MU and SP-4:	1 space per unit
		Guest parking for 3 or more units:	1 guest space per 8 units; with a minimum of 2 spaces <sup>9</sup>
Live/work units	1 space per 350 sq. ft. of work space; parking shall be fully accessible to customers and shall not be located behind a gate		
Mobile home parks	1½ spaces per mobile home plus 1 guest space per 8 homes		
Senior housing <sup>10</sup>	20 or less units:	1 space per unit	
	21 or more units:	½-spaces per unit; with a minimum of 20 spaces	
	Guest parking for 3 or more units:	1 guest space per 8 units; with a minimum of 2 spaces	
Single Room Occupancy (SRO)	1 uncovered space per 3 units with a minimum 2 of uncovered spaces for the on-site manager; 1 lockable bicycle parking space adjacent to each unit		
Urban dwellings	Refer to Section 17.100.100		
All residential uses (regardless of zoning district or project type)	<ul style="list-style-type: none"> <li>• All garages shall have an automatic garage door opener</li> <li>• For detached units, either on separate lots or within a Planned Residential Development (PRD), the additional open parking spaces may be located in the private driveway of a unit, provided it does not encroach into the driveway apron and each space is a minimum of 9 ft. wide and 20 ft. deep</li> </ul>		

<sup>7</sup> Where less than 2 spaces are required, the unit shall have 1 enclosed/reserved space. Where 2 or more spaces are required, the unit shall have 2 enclosed/reserved spaces. Fractional spaces may be open and shall be unreserved. If they are reserved for a specific unit, the fractional space for each unit shall be rounded up.

<sup>8</sup> For projects with market-rate units, the reduced parking ratios shall only apply to the affordable units. Market-rate units shall comply with the parking requirements of the underlying zoning districts. For projects with a density bonus, refer to Section 17.100.060 of this Title.

<sup>9</sup> For projects with market-rate units, guest parking shall comply with the underlying zoning districts.

<sup>10</sup> For projects with a density bonus, refer to Section 17.100.060 of this Title.

**17.70.050 – Required On-site Parking for Nonresidential Uses.**

A. Table 17.70-5 prescribes the on-site parking requirements for nonresidential uses (per square feet of gross floor area (GFA) or other metric):

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses	
Community Care Facilities	Number of Parking Spaces
Adult daycare, general	1 space per 10 adults being cared for on site at the greatest time, 1 space per employee on site at the greatest time plus 1 space for each vehicle used in connection with the use, with a minimum of 5 spaces; parking may be reduced if the site includes adequate drop-off areas
Alcohol or drug abuse treatment facility	1 space per 5 residents/beds plus 1 space per employee on site at the greatest time
Childcare daycare center	1 space per 10 children being cared for on site at the greatest time plus 1 space per employee on site at the greatest time, with a minimum of 5 spaces; parking may be reduced if the site includes adequate drop-off areas
Elder care or assisted living	1 space per 8 residents/beds plus 1 space per employee on site at the greatest time, with a minimum of 5 spaces
Emergency shelter	1 space per 10 residents/beds, 1 space per bedroom designed as a family unit for residents with children plus 1 space per employee on site at the greatest time, with a minimum of 5 spaces
Low barrier navigation center	
Residential care facility, general	1 space per 5 residents/beds plus 1 space per employee on site at the greatest time
Social rehabilitation facility	1 space per 250 sq. ft. of Gross Floor Area (GFA), with a minimum of 5 spaces
Supportive or transitional housing	As required per Table 17.70-3 (Parking Requirements for Multiple-family Dwellings)
Public & Quasi-Public Uses	
Electrical distribution substation	None
Government or government related facility	Refer to retail and office uses
Hospital or clinic –	
Hospital	1 space per bed plus 1 space per 350 sq. ft. of area used for office, clinics, testing, research, administration, waiting areas and similar activities; parking shall not be required for food or beverage establishments or retail uses, provided they are internally accessible from the hospital

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)	
Public & Quasi-Public Uses	Number of Parking Spaces
Urgent care medical center	1 space per exam room plus 1 space per 350 sq. ft. of area used for office, clinics, testing, research, administration, waiting areas and similar activities
Recreation facility	As required per the Conditional Use Permit
School & educational facility –	
College or university	1 space per 3 nonresident students on site at the greatest time plus 1 space per employee on site at the greatest time
K-12 school	<ul style="list-style-type: none"> <li>• K-8 schools: 1 space per classroom plus 1 space per 350 sq. ft. of office area</li> <li>• 9-12 schools: 5 spaces per classroom</li> </ul>
Preschool	1 space per 10 children being serviced on site at the greatest time plus 1 space per employee on site at the greatest time, with a minimum of 5 spaces; parking may be reduced if the site includes adequate drop-off areas
Specialized education and training	1 space per 2 students on site at the greatest time plus 1 space per employee on site at the greatest time
Tutoring and education center	1 space per 300 sq. ft. of GFA plus 2 spaces for drop-off
Utility facility	1 space per employee on site at the greatest time plus 1 space for each vehicle used in connection with the use, with a minimum of 1 space
Assembly & Entertainment Uses	
Adult entertainment establishment	1 space per 150 sq. ft. of GFA
Assembly or meeting facility	<ul style="list-style-type: none"> <li>• Main use: 1 space 75 sq. ft. of assembly area</li> <li>• Ancillary: 1 space per 300 sq. ft. of food, bar or other activity area; parking is not required if ancillary use is exclusively for assembly or meeting facility attendees</li> </ul>
Commercial entertainment –	
Live theatre, comedy or music venue	1 space per 4 fixed seats or 1 space per 40 sq. ft. of assembly area if there are no fixed seats
Karaoke	1 space per 150 sq. ft. of GFA
Movie theatre	<ul style="list-style-type: none"> <li>• Single screen: 1 space per 3 fixed seats</li> <li>• Multi-screen: 1 space per 5 fixed seats for the first 800 seats plus 1 space per 8 fixed seats for seats in excess of 800</li> <li>• Ancillary: 1 space per 300 sq. ft. of food, bar or other activity area; parking is not required if ancillary use is exclusively for patrons</li> </ul>

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)	
Assembly & Entertainment Uses	Number of Parking Spaces
Commercial recreation facility –	
Amusement park	As required per the Conditional Use Permit
Athletic court, small (e.g. tennis or badminton)	<ul style="list-style-type: none"> <li>• Main: 2 spaces per court</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Athletic court, large (e.g. volleyball or basketball)	<ul style="list-style-type: none"> <li>• Main: 3 spaces per court</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Batting cage, billiard parlor or bowling alley	<ul style="list-style-type: none"> <li>• Main use: 2 spaces per cage, table or lane</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Health club, greater than 3,500 sq. ft. in GFA	1 space per 500 sq. ft. of pool, jacuzzi, sauna and steam room areas, 3 spaces per athletic court, 1 space per 100 sq. ft. of instructional area plus 1 space per 350 sq. ft. of remaining building
Ice- or roller-skating rinks	<ul style="list-style-type: none"> <li>• Main use: 1 space per 5 fixed seats or 1 space per 50 sq. ft. of assembly area if there are no fixed seats plus 1 space per 250 sq. ft. of skating area</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Laser tag or paint ball	<ul style="list-style-type: none"> <li>• Main use: 1 space per 150 sq. ft. of laser tag area</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Miniature golf course	<ul style="list-style-type: none"> <li>• Main use: 3 spaces per hole</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Swimming pool, indoor or outdoor	<ul style="list-style-type: none"> <li>• Main use: 1 space per 500 sq. ft. of pool, jacuzzi, sauna and steam room areas</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>
Community center	<ul style="list-style-type: none"> <li>• Main use: 1 space 75 sq. ft. of assembly area</li> <li>• Ancillary: 1 space per 300 sq. ft. of food, bar, retail or other activity area; parking is not required if ancillary use is only accessible to community center event patrons</li> </ul>
Cultural institution	1 space per 350 sq. ft. of GFA
Family entertainment center	As required per the Conditional Use Permit



Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)		
Assembly & Entertainment Uses	Number of Parking Spaces	
Gaming center or arcade	<ul style="list-style-type: none"> <li>• Main use: 1 space per 2 game/computer terminal</li> <li>• Ancillary: 1 space per 350 sq. ft. of food, bar, retail or other activity area</li> </ul>	
Nightclub	1 space per 30 sq. ft. of dance floor area plus 1 space per 150 sq. ft. of GFA for all other areas	
Religious institution	1 space per 5 fixed seats or 1 space per 50 sq. ft. of assembly area if there are no fixed seats, plus 1 space per classroom	
Retail & Office Uses		
Alcohol sales –		
Bar, tavern or brew pub	1 space per 150 sq. ft. of GFA	
Liquor store		
Convenience store or minimart	1 space per 250 sq. ft. of GFA	
Food or beverage use –		
Bakery (commercial or retail), coffeehouse or ice cream parlor	<ul style="list-style-type: none"> <li>• Indoor eating area is <math>\leq 200</math> sq. ft: 1 space per 250 sq. ft. of GFA</li> <li>• M/MU zoning district: 1 space per 250 sq. ft. of GFA</li> <li>• All other: 1 space per 150 sq. ft. of GFA</li> </ul>	
Outdoor seating	0 spaces required for first 250 sq. ft.; 1 space per 250 sq. ft. for areas greater than 250 sq. ft.	
Restaurant	<ul style="list-style-type: none"> <li>• M/MU zoning district: 1 space per 250 sq. ft. of GFA</li> <li>• All other zoning districts: 1 space per 150 sq. ft. of GFA</li> </ul>	
Restaurant, take-out only	1 space per 250 sq. ft. of GFA (may have outdoor seating)	
Outdoor display for garden centers, warehouse retailer and showroom sales (excluding vehicle sales and lease)	1 space per 1,500 sq. ft. of open areas devoted to display, rental or sales, with a minimum of 2 spaces	
Retail sales (unless listed as a separate use) and office uses (of all types) <sup>11</sup>	Sq. ft. of GFA or NFA:	Parking ratio:
	First 20,000	1 per 250 sq. ft. = 80 spaces
	20,001 to 50,000	1 per 400 sq. ft. = 75 spaces
	Greater than 50,000	1 per 500 sq. ft.
	<ul style="list-style-type: none"> <li>• If the property is developed with multiple buildings, the GFA may be combined for calculating purposes</li> <li>• Totals are cumulative: 70,000 sq. ft. of GFA = 80 + 75 + 40 = 195 spaces</li> </ul>	

<sup>11</sup> Retail uses shall be based on Gross Floor Area (GFA). Office buildings in excess of 1 story shall be based on Net Floor Area (NFA).

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)	
Retail & Office Uses	Number of Parking Spaces
Showroom sales	1 space per 500 sq. ft. of GFA plus as required for outdoor display
Significant tobacco retailer	1 space per 250 sq. ft. of GFA
Vehicle retail use –	
Sales and lease, limited	1 space per 250 sq. ft. of GFA
Sales and lease, general <sup>12</sup>	<ul style="list-style-type: none"> <li>• Main use: 1 space per 500 sq. ft. of indoor showroom area plus 1 space per 2,500 sq. ft. of outdoor display areas</li> <li>• Ancillary: 1 space per 350 sq. ft. of retail area plus ½ space per service bay</li> <li>• Minimum of 4 spaces shall be provided</li> <li>• Customer parking shall be clearly marked</li> </ul>
Sales and lease, major <sup>12</sup>	<ul style="list-style-type: none"> <li>• Main use: 1 space per 750 sq. ft. of indoor showroom area plus 1 space per 3,500 sq. ft. of outdoor display areas</li> <li>• Ancillary: 1 space per 350 sq. ft. of retail area plus ½ space per service bay</li> <li>• Minimum of 4 spaces shall be provided</li> <li>• Customer parking shall be clearly marked</li> </ul>
Wholesaler	<ul style="list-style-type: none"> <li>• If open to the general public: refer to retail sales</li> <li>• If not open to the general public: refer to manufacturing</li> </ul>
Warehouse retailer	Refer to retail sales and office uses
Service Uses	
Alternative financial establishment	1 space per 250 sq. ft. of GFA
Ambulance service	1 space per 250 sq. ft. of GFA plus 1 space for each emergency vehicle
Animal care –	
Animal boarding/kennel	1 space per employee on site at the greatest time, 1 space for each vehicle used in connection with the use plus 4 spaces for loading/unloading of animals
Animal grooming	
Veterinary service or animal hospital/clinic	1 space per 350 sq. ft. of GFA
Automatic Teller Machine (ATM), walk-up facility	1 space per ATM or 2 spaces, whichever is greater, may be reserved for customers, from the overall number of spaces
Correctional facility	1 space per 4 beds or 1 per 250 sq. ft. of GFA, whichever is greater

<sup>12</sup> Refer to Section 17.112.190 for additional parking information.

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)	
Service Uses	Number of Parking Spaces
Financial institution	1 space per 250 sq. ft. of GFA
Funeral home or mortuary	1 space per 6 fixed seats or 1 space per 60 sq. ft. of assembly area if there are no fixed seats, plus 1 space per 250 sq. ft. of office area
Hotels and motels	<ul style="list-style-type: none"> <li>• Main use: 1 space per guest room</li> <li>• Ancillary: 1 space per 250 sq. ft. of meeting and assembly area plus 1 space per 350 sq. ft. of food, beverage, bar or retail area; parking is not required if ancillary use is only accessible to hotel and motel guests</li> </ul>
Personal service use	1 space per 250 sq. ft. of GFA
Philanthropic or charitable institution	
Recycling facility	1 space for each commercial vehicle used in connection with the use, 1 space per 350 sq. ft. of office area plus 8 customer spaces if the facility is open to the public
Self storage	<ul style="list-style-type: none"> <li>• Storage/office use: 1 space per 100 storage units plus 1 space per 350 sq. ft. of office area; with a minimum of 5 spaces</li> <li>• Caretaker's unit: 2 covered spaces, if proposed</li> <li>• Loading: integrate throughout the facility</li> </ul>
Vehicle service uses –	
Repair, limited, major or minor <sup>13</sup>	2 spaces per service bay plus 1 space per 350 sq. ft. of any retail and office use
Rental, automobile or truck	<ul style="list-style-type: none"> <li>• Automobile: 1 space per 350 sq. ft. of GFA of any building plus 1 space per 1,500 sq. ft. of outdoor display area, with a minimum of 4 spaces; customer parking shall be clearly marked</li> <li>• Truck: 1 space per 350 sq. ft. of GFA of any building plus 1 space per 3,500 sq. ft. of outdoor display area, with a minimum of 4 spaces; customer parking shall be clearly marked</li> </ul>
Service station <sup>14</sup>	<ul style="list-style-type: none"> <li>• Main use: 1 space per 250 sq. ft. of retail or office use greater than 100 sq. ft. plus 1 space for air and water use</li> <li>• Ancillary: 1 space per 250 sq. ft. of food or beverage establishment, 1 space per 350 sq. ft. of vehicle washing facility tunnel plus 2 spaces per service bay for vehicle repair</li> <li>• Fuel pump areas shall not count towards required parking spaces</li> </ul>

<sup>13</sup> Refer to Section 17.112.200 for additional parking information.

<sup>14</sup> Refer to Section 17.112.210 for additional parking information.

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)		
Service Uses	Number of Parking Spaces	
Washing facility <sup>15</sup>	<ul style="list-style-type: none"> <li>• Self-service: 2 spaces per wash bay</li> <li>• Part-service: 1 space per 350 sq. ft. of tunnel area plus 1 space for air, water and vacuum</li> <li>• Full-service: 1 space per 350 sq. ft. of tunnel area plus 1 space per 250 sq. ft. for any retail and office use, with a minimum of 2 spaces</li> </ul>	
Wedding chapel	1 space per 6 fixed seats or 1 space per 60 sq. ft. of assembly area if there are no fixed seats, plus 1 space per 250 sq. ft. of office area	
<b>Industrial &amp; Transportation Uses</b>		
Car sharing <sup>16</sup>	<ul style="list-style-type: none"> <li>• Residential use: 1 space per car sharing vehicle</li> <li>• Nonresidential use, office and vehicle storage: 1 space per car sharing vehicle</li> <li>• Nonresidential use, office only: 1 space per 250 sq. ft. of GFA</li> </ul>	
Impound or tow yard	1 space per 500 sq. ft. of GFA plus 1 space per ½-acre of outdoor use area	
Laboratory, testing	1 space per 500 sq. ft. of GFA	
Machine shop	1 space per 500 sq. ft. of GFA	
Manufacturing, ancillary	1 space per 350 sq. ft. of GFA	
Manufacturing, warehousing, logistics & distribution	Sq. ft. of GFA:	Parking ratio:
	First 10,000	1 per 500 sq. ft. = 20 spaces
	10,001 to 25,000	1 per 750 sq. ft. = 20 spaces
	25,001 to 50,000	1 per 1,250 sq. ft. = 20 spaces
	Greater than 50,000	1 per 2,500 sq. ft.
	<ul style="list-style-type: none"> <li>• If the property is developed with multiple buildings, the GFA may be combined for calculating purposes</li> <li>• Totals are cumulative: 90,000 sq. ft. = 20 + 20 + 20 + 40 = 100 spaces</li> <li>• Offices occupying up to 25% of an individual business shall be calculated as manufacturing space; if offices for an individual business exceeds 25%, the entire office area shall be calculated as office</li> </ul>	
Outdoor storage	1 space per 1,000 sq. ft. of open storage areas	

<sup>15</sup> Refer to Section 17.112.220 for additional parking information.

<sup>16</sup> Refer to Section 17.70.070 (C) for additional parking information.

Table 17.70-5 – On-Site Parking Requirements for Nonresidential Uses (continued)		
Industrial & Transportation Uses	Number of Parking Spaces	
Passenger transport or taxi service	1 space per employee on a shift at the greatest time plus 1 space for each vehicle used in connection with the use	
Printing & publishing	Sq. ft. of GFA:	Parking ratio:
	First 25,000 sq. ft.	1 per 1,000 sq. ft.
	Any additional sq. ft. shall be calculated as manufacturing sq. ft.	
Recycling processing center or Materials Recovery Facility (MRF)	As required per the Conditional Use Permit	
Research and development	1 space per 500 sq. ft. of GFA	
Towing facility	1 space per employee on a shift at the greatest time plus 1 space for each vehicle used in connection with the use	
Truck terminal		

- B. For uses that are not listed in Table 17.70-5, the on-site parking requirements may be determined through either of the following:
1. The Community Development Director may determine the parking requirements for the proposed use based on similar uses listed in this Chapter, subject to the following:
    - a. The Community Development Director finds that the proposed use will not have a negative impact related to traffic, noise, air quality, parking or public safety;
    - b. The Community Development Director finds that the proposed use will not have a negative effect on the welfare of other businesses or individuals in the underlying zoning district or surrounding area;
    - c. The applicant submits information that is substantial and compelling to support the Community Development Director’s findings; and
    - d. The applicant agrees to any conditions placed by the Community Development Director to ensure the use is not altered over time to be inconsistent with the original request and approval.
    - e. Once the necessary information has been submitted, the Community Development Director shall make a Director’s Determination in writing within 30 days approving or denying the request. The Director, at his or her discretion, may also refer the decision to the Planning Commission. The decision shall constitute the precedent for all future uses that match the same characteristics. The Director also has the authority to initiate the determination of additional parking requirements without a request from an applicant.
  2. The applicant submits a parking demand study prepared by a traffic engineer and approved by the City that supports the proposed number of parking spaces. The request

and supporting information shall be presented to the applicable review authority for final consideration and approval.

**17.70.060 – Required On-site Loading Spaces.**

- A. **Thresholds for On-site Loading Spaces.** Refer to Section 17.70.020.
- B. **Required Spaces.** On-site loading spaces shall be provided in compliance with Table 17.70-6.
- C. **Amounts are Cumulative.** Square footages shall be cumulative. If a grocery store is 45,000 square feet in area, it will require one (1) small loading space and two (2) full-size loading spaces. This shall also apply to additions. If an existing office is 30,000 square feet in area and constructs a 40,000 addition, the loading shall be based on 70,000 square feet.
- D. **Loading Space Size.** Small loading spaces shall be a minimum 15 feet wide by 25 feet long. Full size loading spaces shall be a minimum 15 feet wide by 40 feet long with a clearance height of 14 feet. A small loading space may be redesigned as a full-size loading space.
- E. **Turning Radius.** The minimum turning radius shall be 35 feet for a small loading space and 45 feet for a full-size loading space.
- F. **Common Loading Facilities.** The on-site loading requirements of this Section may be satisfied by the permanent allocation of the identified number of spaces for each use in a common truck loading facility serving different uses under different ownership.
  - 1. The total number of loading spaces shall not be less than the sum of the combined square footages of all the uses.

Table 17.70-6 – On-site Loading Requirements		
Land Use	Number of units or GFA	Number of Loading Spaces
Urban housing	35 or more units	1 small
Bar or tavern, brew pub, liquor store, convenience store, food & beverage establishment, industrial, grocery store and warehouse retailer uses	Less than 5,000 sq. ft.	1 small
	5,000 to 20,000 sq. ft.	1 small and 1 full-size
	Greater than 20,000 sq. ft.	1 small and 1 full-size per 20,000 sq. ft, up to 5 full-size spaces
Office uses	Less than 5,000 sq. ft.	None
	5,000 to 10,000 sq. ft.	1 small
	10,001 to 30,000 sq. ft.	2 small or 1 full-size
	Greater than 30,000 sq. ft.	2 small or 1 full-size, plus 1 additional full-size
All other nonresidential uses	Less than 5,000 sq. ft.	None
	5,000 to 20,000 sq. ft.	1 full-size
	Greater than 20,000 sq. ft.	1 full-size per 20,000 sq. ft, up to 3 spaces

2. An attested copy of a contract between the parties concerned containing an agreement to the joint use of the common truck loading facility shall be filed with the Planning Division.
- G. **Location and Access.** Loading spaces shall not be located in required setbacks. All loading spaces shall have adequate ingress and egress and be designed and maintained so the maneuvering, loading and unloading of vehicles does not interfere with the orderly movement of traffic and pedestrians on any street or sidewalk. Vehicles shall not have to back in from, or onto, a public street.
- H. **Striping.** Loading spaces shall be striped indicating the loading spaces and identifying the spaces as “loading only.” The striping shall be permanently maintained by the property owner/tenant in a clear and visible manner at all times. “Loading only” signs may also be posted, but only in addition to striping requirements.
- I. **Screening of Loading Spaces.** All full-size loading spaces shall be screened from adjacent streets. The screening may be a fence, hedge or wall of a minimum six (6) feet high.

**17.70.070 – Parking Reductions and Adjustments.**

Notwithstanding any other provision of this Chapter, a reduction in on-site parking requirements may be authorized in accordance with this Section.

- A. **Downtown Parking.** Table 17.70-7 prescribes the maximum allowable parking reductions for areas within the boundary of the Downtown Main Street Specific Plan. The reduced parking requirements shall not apply to any other area of the City.

Table 17.70-7 – Reduced Parking Requirements (% reduced from Table 17.70-5)		
Land Use	Main Street, Zocalo & Station	Monte Vista
Assembly & entertainment	20%	None
Food or beverage establishment <sup>17</sup>	30%	20%
Retail, office & service uses	40%	30%
All other uses	As required in Table 17.70-5	

- B. **Downtown Parking Credits:**
1. **Applicability.** This Subsection shall only apply to the areas within the boundary of the Downtown Main Street Specific Plan.
  2. **Applications.** Parking credits shall require the approval of an Administrative Permit.
  3. **Land uses.** Parking credits shall not be available for residential uses in the Monte Vista Subarea and shall not be available for legal non-conforming uses in any Subarea. It may be available for all other residential and nonresidential uses permitted within the Downtown Main Street Specific Plan.

<sup>17</sup> Reductions shall be based on the parking requirements for the M/MU zoning district.

4. Pool of public spaces. Only public parking spaces shall be eligible for parking credits. This includes spaces within public parking lots and spaces along the street that are striped. A maximum subscription factor of two (2) shall apply towards the pool of public spaces (i.e. each public parking space shall equal two (2) parking credits). One (1) parking credit shall be equal to one (1) required parking space.
5. Requests. The requested number of parking credits shall be available for public parking (i.e. available within the pool of public spaces). The maximum number of parking credits an applicant may receive is 50 credits. In addition, parking credits shall not exceed 50 percent of the parking requirements for the Monte Vista Subarea. Public parking spaces shall not be reserved for a specific use or property.
6. Compliance with parking requirements. The use requesting the parking credits shall comply with the parking requirements outlined in this Chapter. This may be through a combination of on-site parking spaces, shared parking and parking credits. The applicant shall not receive more parking credits than the use requires. A Minor Variance shall not be permitted to reduce the number of required parking spaces.
7. Nontransferable. The parking credits shall not satisfy the parking requirements for any other use and shall not be transferred to another property.
8. Written contract and payments. Parking credits shall require a contract between the applicant and the City of El Monte. Payments for the parking credits shall be due annually at the time of business license application/renewal.
9. Time periods. Parking credits shall be valid for one (1) year. If the applicant has proceeded in good faith towards the implementation of the project, as determined by the Community Development Director, the applicant may request a 12-month extension. The extension shall be considered within 30 days of the request. No further extensions shall be given and the number of parking credits shall return to the pool of public parking. If the property has been vacated for more than 12 months, the application shall be null and void and the parking credits shall return to the pool of public parking.

**C. Car Sharing, Residential Uses:**

1. Applicability. This Subsection shall only apply to residential uses permitted in the zoning districts and specific plan areas identified in Table 17.70-8.
2. Applications. Car sharing shall require the approval of a Minor Use Permit.
3. Uses and properties. Car sharing may be available for one (1) residential project with a minimum of ten (10) dwelling units. In addition, it may be available for adjacent residential projects that have a combined 15 or more dwelling units.
4. Compliance with parking requirements. Each car sharing vehicle shall have its own dedicated parking space. Car sharing vehicles shall count as required parking at a ratio of one (1) car sharing space to six (6) standard spaces. Table 17.70-8 prescribes the maximum reductions from the required parking. Car sharing parking spaces shall also meet the requirements outlined in Table 17.70-9.



Table 17.70-8 – Maximum Parking Reduction for Car Sharing	
Zoning District or Specific Plan Area	Percent Reduction
High Density Multiple-family Dwellings (R-4) zoning district	20%
Office Commercial (C-1), Neighborhood Commercial (C-2) and General Commercial (C-3) zoning districts	20%
Mixed/Multiuse (M/MU) zoning district	30%
Downtown Specific Plan – Monte Vista subarea	40%
Downtown Specific Plan – All other subareas	50%
Gateway Specific Plan	50%

5. Calculating spaces. Car sharing spaces shall not be included in the reductions outlined in Table 17.70-8. For example, if a project requires 60 parking spaces and is located in the R-4 Zoning District, the percent reduction applied would be 20 percent and the number of spaces required would be reduced to 48 parking spaces. The car sharing calculation would be based on the 1:6 ratio for the 48 spaces and would require eight (8) car sharing spaces. Therefore, the total number of spaces required would be 56 (48 + 8).
6. Operations. Car sharing vehicles shall be administered by a car sharing company/organization and shall be accessed directly by users without any assistance or supervision by company personnel.
7. Annual reporting. Verification of continued service shall be submitted to the Planning Division by January 1<sup>st</sup> of each year.
8. End of service. In the event that the car sharing service ends, the property owner and/or the property management company shall notify the Community Development Director within 30 days, with a report identifying the deficiency in parking spaces as a result of the program ending, and the plans to bring the use into compliance with parking requirements. Options to bring the property into compliance include the following:
  - a. Entering into a contract with another comparable car sharing service;
  - b. Securing parking credits (for projects within the Downtown Specific Plan);
  - c. Constructing additional parking spaces on-site or off-site; and
  - d. Demonstrate compliance in some other manner.
9. Additional findings. In addition to the required findings outlined in Chapter 17.123.030 (Conditional and Minor Use Permit – Necessary Findings) of this Title, the following finding shall be made:
  - a. The adequacy of the proposed car sharing will equal or exceed the level that would have been expected had the minimum parking requirements outlined in Table 17.70-4 been met.

**D. Shared Parking, Nonresidential Uses:**

1. Applicability. This Subsection shall apply to all nonresidential districts.
2. Applications. Shared parking shall require the approval of a Minor Use Permit.
3. Uses and properties. Shared parking may be available for two (2) or more uses on the same property or on separate properties. Properties in the Mixed-Multiuse (M/MU) zoning district and within the Downtown Main Street Specific Plan may be separated a maximum 150 feet. Properties shall be adjacent to each other for all other zoning districts. If shared parking is for separate properties, a parking agreement shall be prepared and made part of the permanent official records of the Planning Division.
4. Compliance with parking requirements. The parking requirements outlined in this Chapter may be reduced by up to 50 percent, subject to compliance with this Subsection. A Minor Variance shall not be permitted to further reduce the number of required parking spaces.
5. Annual reporting. Verification of continued service shall be submitted to the Planning Division by January 1<sup>st</sup> of each year.
6. Additional findings. In addition to the findings outlined in Section 17.123.040 (Conditional and Minor Use Permits – Necessary Findings) of this Title, the following findings shall be made:
  - a. The peak hours of uses will not overlap or coincide to the degree that peak demand for parking spaces from all uses will be greater than the total supply of spaces; and
  - b. A parking demand study prepared by a traffic engineer approved by the City supports the proposed reduction.

**E. Other Reductions or Adjustments.** The following parking reductions or adjustments may be considered subject to the approval of an Administrative Permit (AP). A Minor Variance shall not be required to reduce the number of parking spaces.

1. Affordable housing. Up to 50 percent of the required parking spaces for moderate, lower and very low affordable housing units may be uncovered.
2. Attendant parking. Up to 50 percent of the required on-site parking may be provided as tandem parking with an attendant subject to the approval of a Conditional Use Permit (CUP).
3. Bicycle parking. A maximum of one (1) parking space may be converted to bicycle parking for an existing residential or nonresidential development. A minimum of four (4) short-term bicycle parking spaces shall be provided.
4. Disabled parking. For existing projects constructed prior to January 1, 2022, a maximum of two (2) parking spaces may be converted to accommodate disabled parking spaces or an access aisle for disabled parking.
5. Landscaping. For existing projects constructed prior to January 1, 2022, a maximum of five (5) percent of the parking spaces or one (1) space, whichever is greater, may be

voluntarily converted to landscaping to better meet the minimum landscaping requirements outlined in Chapter 17.72 (Landscaping Requirements) of this Title.

6. Refuse storage. For existing projects constructed prior to January 1, 2022, a maximum of two (2) parking spaces may be converted to accommodate a refuse storage facility as required per Section 17.60.080 (General Development Standards – Refuse Storage Facilities) of this Title.
7. Senior housing. Up to 50 percent of the required on-site parking spaces may be uncovered.
8. Tandem parking. Up to 50 percent of the required on-site parking for multiple-family projects with five (5) or more units may be provided as tandem parking, provided the spaces that are tandem to each other are for the same unit.
9. Vertical mixed-use development. Parking requirements for nonresidential uses may be reduced by 15 percent.
10. Transitional uses:
  - a. Minor reduction. Transitional uses are permitted a 25 percent parking reduction over what the required number of spaces for the transitional use would be if located in the General Commercial (C-3) zoning district.
  - b. Major reduction. A 26 to 50 percent reduction may be approved by the Planning Commission or Zoning Review Committee if substantiated by a parking study prepared by a licensed traffic engineering or transportation professional. Options for allowing this reduction may include, but are not limited to, tandem parking, shared off-site parking, placing limits on the transitional use to reduce impacts (e.g. hours of operation, maximum occupancy, etc.) and partially demolishing the existing building.

**17.70.080 – Parking Lots, Spaces and Driveways Development and Design Standards.**

- A. **Access and Safety.** All on-site parking facilities shall be designed so as to provide safe and reasonable maneuverability for vehicles within the parking area and enable a vehicle entering the parking area to move from one (1) location to any other location within the parking area without entering a public street.
- B. **Drainage.** Drainage facilities shall be provided in all public parking areas capable of handling and maintaining the drainage requirements of the subject property and surrounding properties. Drainage facilities shall be designed to dispose of all surface water consistent with Regional Water Quality Control Board standards. Surface water from parking lots shall not drain over sidewalks or adjacent parcels.
- C. **Lighting, Nonresidential Uses.** Lighting for parking lots shall be a minimum one (1) foot candlepower across 85 percent or more of the lot. Lighting shall not exceed one (1) foot candlepower on any adjacent property zoned residential. Refer to Section 17.60.050 (General Development Standards – Outdoor Lighting) for additional requirements.
- D. **Additional Parking Standards.** Refer to Table 17.70-9 for additional parking lot and parking space standards:

Table 17.70-9 – Parking Standards		
Parking Space Degrees	Minimum Parking Stall Dimensions	Minimum Aisle Widths
90 degrees parking	8.5 ft. wide by 18 ft. deep	25 ft.
	9 ft. wide by 18 ft. deep	24 ft.
	9.5 ft. wide by 18 ft. deep	23 ft.
60 degrees parking	21 ft. 10 in. wide	18 ft.
45 degrees parking	18.5 ft. wide	12.5 ft.
30 degrees parking	17 ft. 10 in. wide	12.5 ft.
Parallel parking	8 ft. wide by 24 ft. deep	--
Graphics	Refer to Figure 17.70-1 on page 7-22 for information in a graphics form	
Parking Lots	Standard	
Screening	Shall be screened by landscape planters a minimum 5 ft. deep	
Directional arrows	Arrows shall be included in parking lots greater than 5,000 sq. ft. in area	
End aisle	Aisles shall extend an additional 2 ft. beyond the last space	
Adjacent to residential zoning districts or uses	Shall be separated buy a 6 ft. high solid masonry wall, which shall be reduced to 4 ft. for a depth equal to the required front yard setback for the abutting residential zoning districts	
Maximum slopes	Vehicular parking and maneuvering areas: 5% Ramps <65 ft. long: 16% with the first and last 10 ft. not exceeding 8% Ramps ≥65 ft. long: 12% with the first and last 8 ft. not exceeding 6%	
Parking Spaces		
Adjacent to a wall	Space widths shall be increased by 2 ft.	
Concrete wheel stops	Stops shall be installed where parking spaces abut walls or buildings	
Landscape overhang	Space depth may be reduced by 2 ft. if it abuts a 5 ft. wide planter	
Other overhangs and encroachments	No vehicle shall overhang a public right-of-way or encroach into any public or private easement utilized for ingress or egress	
Striping	All spaces shall be double striped	
Enclosed Spaces		
Enclosed stalls	The minimum size for each enclosed parking space shall be 10 ft. wide by 20 ft. long	
Garage visibility	For projects with more than 1 unit on a lot, the garage for the unit closest to the public street should not face or open onto a public street	
Carports	Carports shall not be permitted for residential uses	
Residential clearance	The clearance shall be a minimum 7 ft. at the garage entrance and 4.5 ft. for the first 4 ft. of the vehicle	

Table 17.70-9 – Parking Standards (continued)	
Driveways <sup>18</sup>	Standard
Access triangle in front of garage entrance	Refer to Figure 17.70-2 for information in a graphics form
Nonresidential developments	<ul style="list-style-type: none"> <li>• Minimum 30 ft. wide approach along arterial streets</li> <li>• Minimum 25 ft. wide approach along other streets</li> </ul>
Residential circular driveways	<ul style="list-style-type: none"> <li>• Property shall be zoned R-1 with a minimum street frontage of 70 ft.</li> <li>• Both openings shall serve the same driveway, with the secondary driveway 10 ft. in width</li> <li>• The space between driveways shall be a minimum 24 ft. at the street property line.</li> <li>• The portion of the connecting driveway parallel to the street property line shall be setback a minimum 15 ft.</li> <li>• Refer to Figure 17.70-3 on page 7-23 for information in a graphics form</li> </ul>
Residential developments	<ul style="list-style-type: none"> <li>• 1 dwelling: 10 ft. minimum</li> <li>• 2 to 4 dwellings: 12 ft. minimum</li> <li>• 5 or more dwellings: 15 ft. minimum</li> </ul>
	The maximum width of a driveway in the front yard and required street side yard shall be 20 ft.
	The paved area of the front yard and required street side yard, including driveways and walkways, shall not exceed 40%
	Vehicle parking shall be limited to approved paved areas; no parking shall occur on landscaped areas
Other Requirements	
Right-of-way encroachment	No vehicles shall be parked on, or extend over, any public sidewalk or parkway right-of-way
Visibility	Driveways shall be constructed and maintained so that any vehicle entering or leaving the parking area shall be clearly visible at a distance of not less than 10 ft. to an approaching pedestrian
Paving materials	<ul style="list-style-type: none"> <li>• All parking lots and driveways shall be surfaced with asphaltic concrete with a minimum thickness of 3 inches over an aggregate base of 6 inches or Portland Cement concrete with a minimum thickness of 5 inches over an aggregate base of 3 inches</li> <li>• The Public Works Director may require additional materials based on the probable vehicular traffic and the soils report</li> <li>• For multiple-family projects, permeable paving or turf grids may be used for low traffic or infrequent use areas, subject to the approval of an Administrative Permit (AP)</li> </ul>
Other	No vehicle, other than a vehicle emerging from a single-family dwelling site, shall have to back into any public street

<sup>18</sup> Los Angeles County Fire Department may require additional driveway widths.

Figure 17.70-1 – Parking Space Degrees

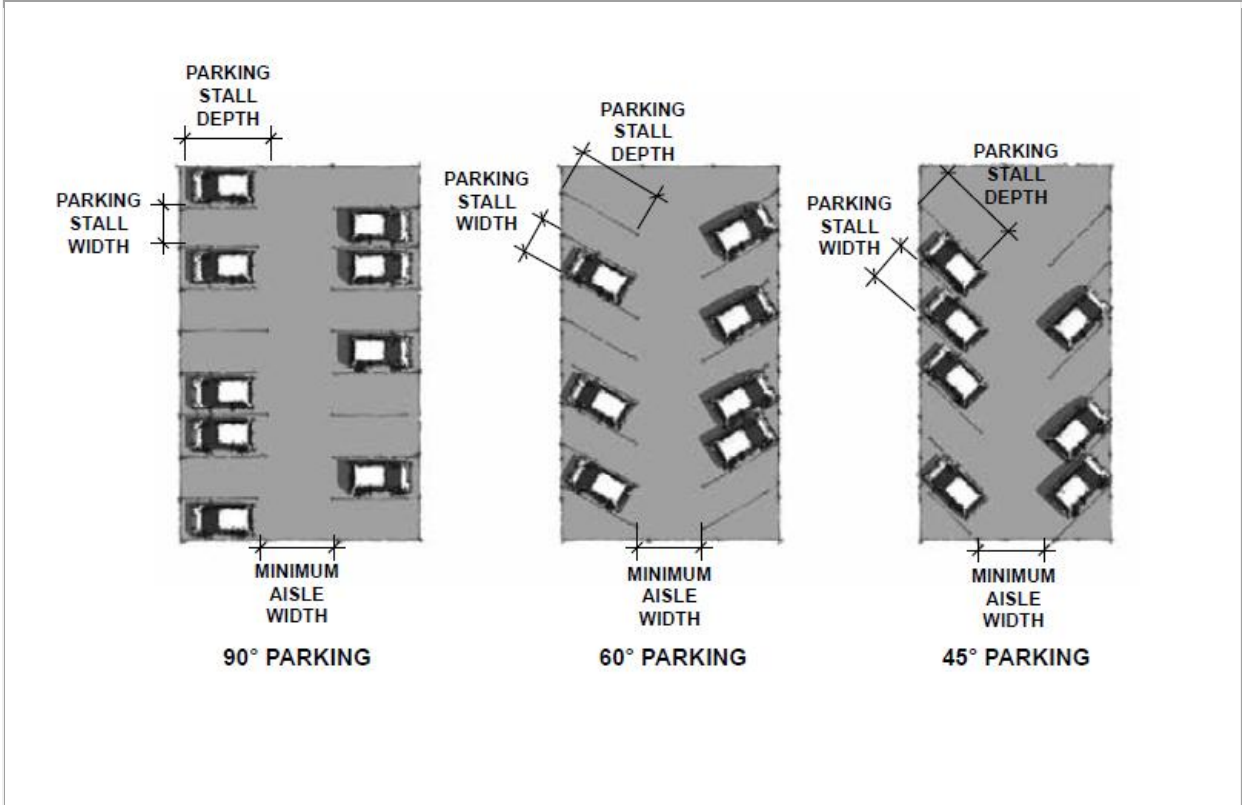


Figure 17.70-2 – Access Triangle in Front of Garage Entrance

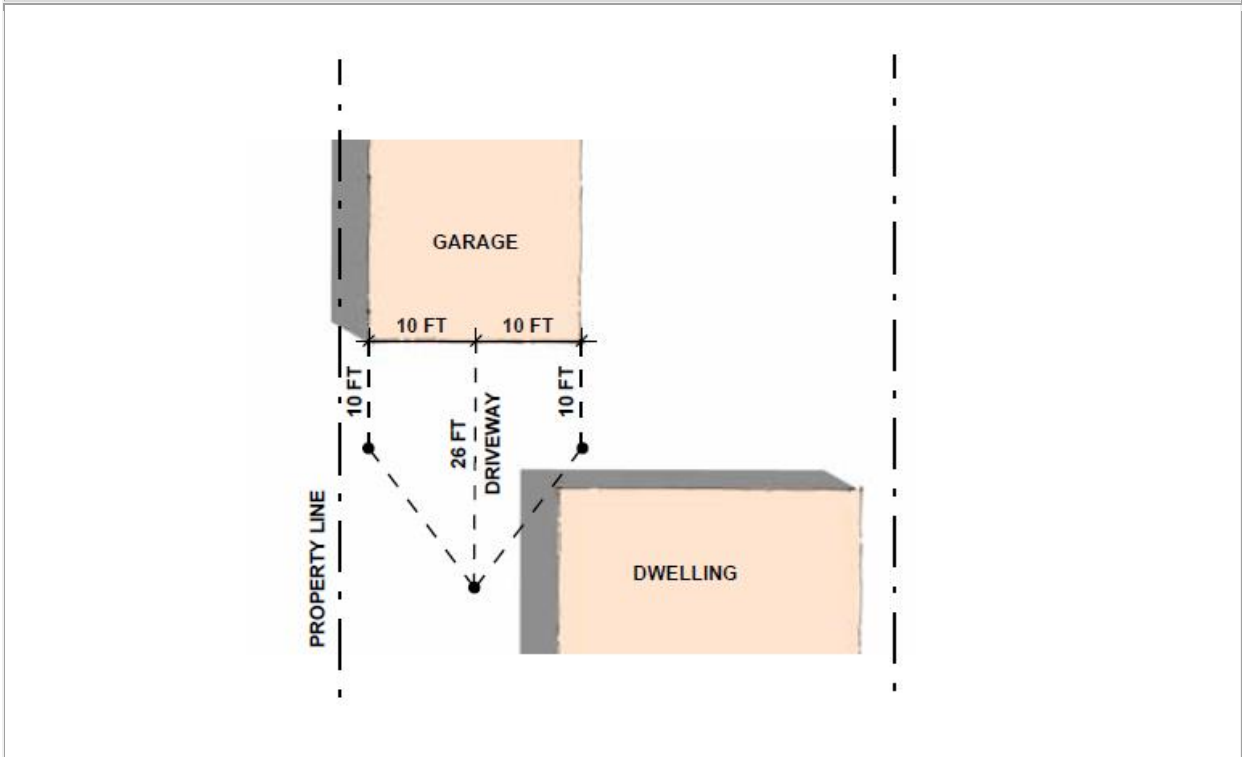
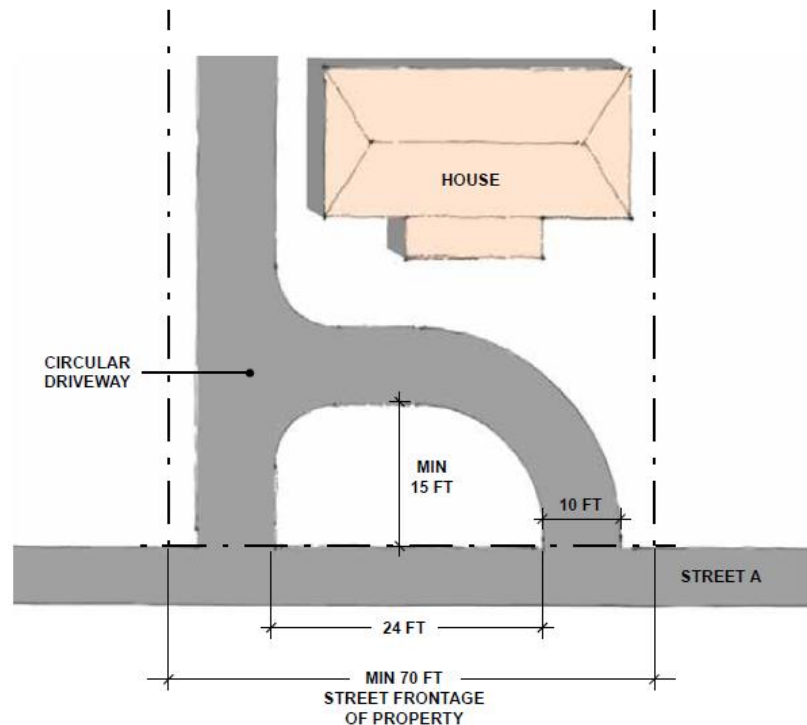


Figure 17.70-3 – Circular Driveway



**17.70.090 – Electric Vehicle Charging Spaces.**

- A. **Residential Thresholds.** Single-family or Multiple-family Residential Construction. Any new enclosed parking spaces shall be EV-capable, pre-equipped for electric vehicle (EV) charging units (minimum Level 1).
- B. **Nonresidential Thresholds.** Nonresidential Construction (minimum Level 1 for office uses; minimum Level 2 for all other uses). The following thresholds shall apply:
  - 1. New projects. Shall comply with EV charging space requirements based on the number of parking spaces required for the new project.
  - 2. Building expansions. Shall comply with EV charging space requirements based on the number of new parking spaces required for the building expansion.
  - 3. Existing parking lots. Shall comply with EV charging space requirements if the entire parking lot is being reconstructed based on the total number of parking spaces. If only a portion of the parking lot is being reconstructed, the EV charging space requirements shall be based only on the number of spaces being reconstructed. EV charging spaces shall not be required if the parking lot is only being resurfaced (i.e. slurry seal or seal coat) and/or being restriped.
- C. **Number of Spaces.** Table 17.70-10 prescribes the required number of EV parking spaces:

Table 17.70-10 – Required Electric Vehicle (EV) Charging Spaces	
Number of Parking Spaces	Number of EV Charging Spaces
Less than 10	0
10 to 25	2
26 to 50	4
51 to 75	7
76 to 100	9
101 to 150	13
151 to 200	18
Greater than 200	10% of the total

- D. **New Parking Structures.** A minimum ten (10) percent of the total number of parking spaces shall be EV charging spaces (residential or nonresidential uses).
- E. **CALGreen Standards.** When the requirements of this Section differ from those of the California Green Building Standards Code, the stricter of the two shall apply.
- F. **Fractions.** The number of EV charging spaces shall be rounded up to the nearest whole number.

**17.70.100 – Bicycle Parking.**

- A. **Thresholds.** The following thresholds shall apply:
  1. New projects. Shall comply with short-term and long-term bicycle parking space requirements.
  2. Building expansions. Shall comply with short-term and long-term bicycle parking space requirements based on the added building square footage or added number of vehicular parking spaces, whichever is greater.
  3. Tenant improvements. Shall comply with long-term bicycle parking space requirements if more than 50 percent of the interior walls are being demolished.
  4. Existing parking lots. Shall comply with short-term bicycle parking space requirements if the entire parking lot is being reconstructed. If only a portion of the parking lot is being reconstructed, the bicycle parking space requirements shall be based on the number of spaces reconstructed. Bicycle parking spaces shall not be required if the parking lot is only being resurfaced (i.e. slurry seal or coat) and/or being restriped.
  5. Condition of approval. Short-term bicycle parking space requirements may be added as a condition of approval by any review authority.
- B. **Short-term Bicycle Parking.** Shall be conveniently located and within 200 feet of all main building entrances for nonresidential uses.



- C. **Long-term bicycle parking.** Shall be conveniently located from the street and shall meet one (1) of the following:
1. Covered, lockable enclosures with permanently anchored racks for bicycles;
  2. Lockable bicycle rooms with permanently anchored racks; or
  3. Lockable, permanently anchored bicycle lockers.
- D. **Number of Spaces.** Table 17.70-11 prescribes the required number of bicycle parking spaces:

Table 17.70-11 – Required Bicycle Parking		
Land Use	Short-term Spaces	Long-term Spaces
Residential Uses –		
Less than 5 units	None	None
5 or more new units	1 space per 5 units with a minimum of 2 and a maximum of 10 spaces; not required if units have individual garages	1 space per 10 units with a minimum of 2 and a maximum of 10 spaces; not required if units have individual garages
School & educational facility -		
College or university	1 space per 10,000 sq. ft. of GFA	1 space per 25,000 sq. ft. of GFA with a minimum of 2 spaces
Dormitory or student housing	1 space per 10 residents with a minimum of 2 spaces	1 space per 4 residents with a minimum of 2 spaces
K-12, public or private	Per the California Green Building Standards Code	Per the California Green Building Standards Code
Specialized education & training	1 space per 10,000 sq. ft. of GFA	1 space per 25,000 sq. ft. of GFA with a minimum of 2 spaces
Other nonresidential uses –		
Industrial & transportation	Per the California Green Building Standards Code	Per the California Green Building Standards Code
Office uses	1 space per 20,000 sq. ft. of GFA	
All other nonresidential	8% of the vehicle parking spaces with a minimum of 2 spaces	5% of the vehicle parking spaces with a minimum of 2 spaces

- E. **Showers and Changing Rooms for New Office Construction:**
1. Less than 30,000 square feet (single building or complex): None.
  2. 30,000 square feet to 100,000 square feet (single building or complex): One (1).
  3. Greater than 100,000 square feet (single building or complex): Two (2).

- F. **CALGreen Standards.** When the requirements of this Section differ from those of the California Green Building Standards Code, the stricter of the two shall apply.
- G. **Fractions.** The number of bicycle parking spaces shall be rounded up to the nearest whole number.

**17.70.110 – Recreational Vehicles (RVs) and Other Vehicle Storage.**

- A. **One-family (R-1) and Low-density Multiple-family Dwelling (R-2) Zoning Districts:**
  - 1. No person shall park any recreational vehicle (including but not limited to, motor home, dune buggy, camper, camper bus, RV trailer) in any front yard or any required street side yard areas. All recreational vehicles shall be located upon an approved paved driveway or other approved paved area in the rear yard.
  - 2. A maximum of one (1) recreational vehicle may be parked on each property.
  - 3. All recreational vehicles must have a valid registration and be registered to the location where stored or parked and shall be in an operable condition.
  - 4. No recreational vehicle shall park on or extend over any public sidewalk, parkway right-of-way, or any public right-of-way.
  - 5. Notwithstanding the above, no recreational vehicle (including but not limited to, motor home, dune buggy, camper, camper bus, RV trailer) shall be approved for storage in any required front or street side yard setback.
  - 6. The use of a recreational vehicle for dwelling purposes during storage on a residential property and the connection of utilities, water, or plumbing to a recreational vehicle, except for temporary maintenance purposes, are strictly prohibited.
- B. **Other Zoning Districts.** For all property zoned and/or used for residential purposes, no person shall use the front yard or street side yard areas for the placement of any of the following:
  - 1. Any motor vehicle in an inoperable condition, whether assembled or disassembled.
  - 2. Any boat, trailer, camper, or truck camper shell.
  - 3. Storage of construction-related equipment, building products or other materials for a period in excess of 48 hours, unless a valid building permit is in effect for construction on the premises.
- C. **Prohibited Vehicles.** No owner or occupant of property zoned and/or used for residential purposes shall maintain or permit to remain on the site:
  - 1. Mobile vendor vehicle.
  - 2. Any commercial vehicle with a manufacturer's specified gross vehicle weight greater than 6,400 pounds.

- D. **Inoperable Vehicles.** For all property zoned and/or used for residential purposes, inoperable vehicles must be located, parked or stored on such parcel of property within an enclosed garage building, with the exception that one (1) inoperable vehicle may be located in the area between the main building and the rear lot line, provided the inoperable vehicle is fully screened from the public right-of-way and other residentially used property.

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## **CHAPTER 17.72 – LANDSCAPING REQUIREMENTS**

### **Sections.**

17.72.010 – Purpose.

17.72.020 – Applicability.

17.72.030 – Exemptions.

17.72.040 – Landscaping Requirements – General.

17.72.050 – Landscaping Requirements – Residential Uses.

17.72.060 – Landscaping Requirements – Nonresidential Uses.

17.72.070 – Landscaping Reductions.

17.72.080 – Tree Preservation.

### **17.72.010 – Purpose.**

- A. To establish a framework to review landscape and irrigation plans consistently and improve the physical appearance of the City by providing visual and ecological relief in the urban environment;
- B. To establish minimum landscape development standards for the design, provision and maintenance of landscaped areas, and encourage irrigation methods and suggested plant species to develop a measure of uniformity and quality in overall landscaping design;
- C. To promote the value and long-term benefits of landscapes to provide an attractive living, working and recreating environment, while recognizing the need to invest water and other resources as efficiently as possible; and
- D. To establish a structure for designing, installing, and maintaining water efficient landscapes for expansion of the existing buildings and new projects.

### **17.72.020 – Applicability.**

- A. **New Projects.** New landscaping and irrigation shall be required according to the provisions of this Chapter. When the requirements of this Chapter and Chapter 17.74 (Water Efficiency) of this title differ, the stricter of the two shall apply.
- B. **Residential Expansions.** New landscaping and irrigation shall be required for the following:
  - 1. The construction of one (1) or more new dwelling unit (either through new construction or alteration of an existing structure). This shall also include the construction of a new urban dwelling.
  - 2. Remodels or building additions that involve demolishing 50 percent or more of a residential building's exterior walls; and
  - 3. Additions that are 50 percent or more of the Gross Floor Area (GFA) or 750 square feet, whichever is greater. This shall include the construction of attached or detached Accessory Dwelling Units (ADUs). If the additions include multiple residential buildings, the calculation shall be based on the combined square footages.

- C. **Nonresidential Expansions.** New landscaping and irrigation shall be required for the following:
1. Additions that are 35 percent or more of the GFA or 1,000 square feet, whichever is greater;
  2. The construction of new parking lots or reconstruction of existing parking lots. The new landscaping and irrigation will be limited to the parking lot areas and will not be required if the parking lot is only being resurfaced (i.e. slurry seal or seal coat) and/or restriped; and
  3. Condition of approval. Landscaping and irrigation requirements may be added as a condition of approval by any review authority.

**17.72.030 – Exemptions.**

New landscaping and irrigation plans shall not be required for properties that are already in compliance with the State of California’s Model Water Efficiency Landscape Ordinance (MWELo) or Chapter 17.74 (Water Efficiency) of this Title.

**17.72.040 – Landscaping Requirements – General.**

- A. **All Landscaping Areas.** All existing and proposed landscaping areas, including those below the thresholds listed in Section 17.72.020 of this Chapter, shall comply with the following:
1. Required planting palette. The City does not have a required list of trees, shrubs and groundcover. However, the City encourages the use of drought-tolerant and/or native or indigenous plant material and does have suggested planting lists which is consistent with the City's goal for water efficient landscapes;
  2. Mixture of plant materials. Landscaping shall consist of combinations of trees, shrubs and ground covers with careful consideration given to eventual size and spread, susceptibility to disease and pests, durability, and adaptability to existing soil and climatic conditions;
  3. Location of plant materials. Trees shall not be planted within five (5) feet of any building or structure, or under any eave, overhang or balcony. In addition, landscape materials shall not be located such that at maturity they interfere with safe site distances for vehicular, bicycle or pedestrian traffic or conflict with overhead utility lines; and
  4. Maintenance. Landscaping shall be maintained in an orderly and healthy condition in compliance with this Chapter. This includes proper pruning, staking, sowing of lawns, weeding, removal of litter, fertilizing, monitoring for pests and disease, replacement of plants when necessary and regular watering.
- B. **New Projects, Residential Expansions and Nonresidential Expansions.** All landscaping areas subject to Section 17.72.020 of this Chapter shall comply with the following:
1. Plans and drawings. Landscape and irrigation plans shall be prepared by a licensed landscape architect or licensed landscape contractor or any other person authorized to design a landscape. Landscaping shall be planned as an integral part of the overall project

design and not simply located in remanent spaces after buildings and parking areas have been designed. The installation shall be in accordance with the approved plans and shall be required prior to final occupancy; and

2. Additional requirements. In addition to the minimum landscaping required in this Chapter, additional landscaping may be deemed necessary to relieve solid, unbroken elevations or soften continuous wall expanses. Additional landscaping may also be required to break up expansive parking areas, channelize traffic and screen trash enclosures, on-site utilities or other similar land uses or elements.

C. **Planting of Landscaping.** When new landscaping is proposed or required, the following shall be followed:

1. Trees. Specimen trees (e.g. 24-, 36- or 48-inch box) shall be planted at the minimum quantities outlined in this Chapter. New trees should also be staked or guyed.
2. Shrubs:
  - a. A minimum of one (1) shrub shall be provided for every 20 square feet of landscaped area. A minimum 75 percent of the required shrubs shall be a minimum of five (5) gallons.
  - b. All five (5) gallon and one (1) gallon size shrubs, when planted as high ground cover, shall be of low, spreading type evergreen shrubs placed 18 inches on center.
3. Ground Covers:
  - a. Materials such as crushed rock, redwood chips, pebbles and stones are not satisfactory substitutes for live plant materials, although they may be used in limited amounts.
  - b. Depending on the type of ground cover planted, ground cover should be spaced at a maximum of one (1) foot on center.
  - c. Ground cover areas shall be planted with well rooted cuttings or container stock. Turf areas shall be planted with field-grown established sod or hydroseed.
  - d. Artificial plant material shall be limited to 35 percent of street yard setbacks and there shall be no limitation in other areas.

**17.72.050 – Landscaping Requirements – Residential Uses.**

A. **All Residential Projects:**

1. Street setbacks areas. All street setback areas shall be fully landscaped with a mixture of trees, shrubs and ground covering, with exception to approved paved driveways and walkways. The paved area of the front yard and required street side yard, including driveways and walkways, shall not exceed 40 percent.
2. Trees. A minimum of one (1), 24-inch box specimen tree shall be planted in street setback areas every 35 linear feet of lot frontage, excluding driveways.

3. Driveway planter. A minimum three (3) foot wide planter shall be located between the property line and driveway. The planter shall be planted with low growth, wide-spreading ground cover material or clustered five (5) gallon dwarf evergreen shrubs. Trees may be planted if the driveway planter is five (5) or more feet in width.

**B. Residential Projects with Three (3) or More Units:**

1. Private open space areas. A minimum of one (1), 24-inch box specimen tree shall be planted in private open space areas that are at grade and have a minimum area of 400 square feet.
2. Common open space areas – at grade:
  - a. A minimum 50 percent of the common open space areas shall be landscaped. The rest may be improved with a combination of decorative paving and resident amenities (e.g. seating and barbeque areas, etc.).
  - b. A minimum of one (1) 24-inch box specimen tree shall be planted for every 500 square feet of common open space area.
3. Common open space areas – over subterranean or podium parking or on a roof:
  - a. A minimum 25 percent of the common open space areas shall be landscaped. The rest may be improved with a combination of decorative pavers and resident amenities (e.g. seating and barbeque areas, etc.).
  - b. When common open space areas are over subterranean or podium parking, a minimum one (1) 15-gallon tree shall be planted in a tree well. An additional tree shall be planted for each 800 square feet of common open space area.
  - c. Appropriate drainage shall be provided for planters, tree wells and the soil covering the parking or roof deck.
4. Street setbacks, driveways and walkways to unit entrances shall not count towards private or common open space area requirements.
5. Parking and circulation. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six (6) inch Portland Cement concrete curb. Other materials which accomplish the same purpose may also be used.

- C. Mixed-use Projects.** For vertical or horizontal mixed-use projects, the project shall follow this Section for residential open space areas and Section 17.72.060 for all street setbacks, areas around at-grade nonresidential uses, surface parking lots and unused areas.

**17.72.060 – Landscaping Requirements – Nonresidential Uses.**

**A. Street Setback Areas:**

1. Street setbacks areas. All street setback areas shall be fully landscaped with a mixture of trees, shrubs and ground covering, with exception to approved driveways, walkways and other areas specifically permitted in this Title.



2. A minimum of one (1), 24-inch box specimen tree shall be required for every 25 linear feet of lot frontage, excluding driveways.

**B. Parking and Vehicular Access Areas:**

1. Percent of landscaping for off-street parking lots:
    - a. Equal to or less than 50 parking spaces. A minimum of five (5) percent shall be landscaped.
    - b. Greater than 50 parking spaces. A minimum of eight (8) percent shall be landscaped.
    - c. Landscaping shall be distributed throughout the parking lot.
    - d. The landscaping percentages required above shall not include required street setbacks.
    - e. Parking spaces shall not include loading spaces. For manufacturing uses, areas used exclusively for loading, and fully enclosed by a solid masonry wall with a minimum height of six (6) feet, shall not trigger or require landscaping.
  2. Number of trees. A minimum of one (1), 24-inch box specimen tree shall be required for every six (6) parking spaces, or portion thereof, and shall be located throughout the parking area. This shall be in addition to required trees planted in the street setback areas.
  3. Perimeter landscaping. All parking lots shall have a landscape planter with a minimum width of five (5) feet adjacent to all interior side and rear property lines.
  4. Planter size. All landscape planters shall be a minimum width of five (5) feet. The depth of parking stalls may be reduced by two (2) feet if the minimum planter width is six (6) feet, or if the minimum plant width is seven (7) feet and two (2) rows of vehicles are overhanging the planter.
  5. Parking and circulation. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six (6) inch Portland Cement concrete curb. Other materials which accomplish the same purpose may be approved by the Planning Division.
- C. Mixed-use Projects.** For vertical or horizontal mixed-use projects, the project shall follow this Section for all street setbacks, areas around at-grade nonresidential uses, surface parking lots and unused areas and Section 17.72.050 for residential open space areas.
- D. Unused Areas.** All areas of a project site not intended for a specific use, including pad sites held for future development, shall be landscaped in accordance with this Chapter.

**17.72.070 – Landscaping Reductions.**

The applicable review authority may consider any of the following landscaping requirements reductions:

**A. Residential Projects:**

1. Driveway planter. The minimum three (3) feet planter width between the property line and driveway may be waived if the property's street frontage is 50 feet or less;
2. Common open space areas. The minimum number of trees may be reduced because of the proposed planting plan (e.g. the species selected) or programming (e.g. the project includes a swimming pool or gazebo).
3. Street setback areas. The minimum number of trees or minimum percentage of landscaping for street setback areas may be reduced for buildings that are constructed ten (10) feet or less to the public right-of-way.

**B. Nonresidential Projects:**

1. Street setback areas. The minimum number of trees or minimum percentage of landscaping for street setback areas may be reduced for buildings that are constructed ten (10) feet or less to the public right-of-way.
2. Vehicle dealerships. The minimum number of trees may be reduced and/or the tree species may be modified for vehicle dealerships within the City's Auto District (as illustrated in General Plan Figure LU-2).
3. Solar facilities. The minimum number of parking lot trees may be reduced and/or the tree species may be modified for parking lots that include vehicle canopies equipped with solar panels.
4. Podium parking and structured parking. The minimum number of parking lot trees may be reduced and/or the tree species may be modified for podium parking areas and the upper level of structured parking.
5. Perimeter landscaping for parking or vehicular access areas. The minimum planter width may be reduced or waived for properties less than 100 feet wide or 100 feet deep. However, reductions to perimeter landscaping shall not be permissible if the adjacent property is zoned residential.

- C. Tree Mitigation Fund.** The applicant shall pay into the City's Tree Mitigation Fund for each required tree that is not planted.

**17.72.080 – Tree Preservation.**

Refer to Chapter 14.03 (Tree Protection and Preservation) of the EMMC to review the City's regulations to protect and preserve trees.

## **CHAPTER 17.74 – WATER EFFICIENCY**

### **Sections.**

- 17.74.010 – Purpose.
- 17.74.020 – Applicability.
- 17.74.030 – Provisions for New Construction or Rehabilitated Landscapes.
- 17.74.040 – Compliance with Landscape Documentation Package.
- 17.74.050 – Penalties.
- 17.74.060 – Elements of the Landscape Documentation Package.
- 17.74.070 – Water Efficient Landscape Worksheet.
- 17.74.080 – Soil Management Report.
- 17.74.090 – Landscape Design Plan.
- 17.74.100 – Irrigation Design Plan.
- 17.74.110 – Grading Design Plan.
- 17.74.120 – Certificate of Completion.
- 17.74.130 – Irrigation Scheduling.
- 17.74.140 – Landscape and Irrigation Maintenance Schedule.
- 17.74.150 – Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.
- 17.74.160 – Irrigation Efficiency.
- 17.74.170 – Recycled Water.
- 17.74.180 – Graywater Systems.
- 17.74.190 – Stormwater Management and Rainwater Retention.
- 17.74.200 – Public Education.
- 17.74.210 – Environmental Review.
- 17.74.220 – Provisions for Existing Landscapes.
- 17.74.230 – Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.
- 17.74.240 – Water Waste Prevention.
- 17.74.250 – Effective Precipitation.
- 17.74.260 – Reporting.

### **17.74.010 – Purpose.**

- A. The state legislature has found that:
  - 1. The waters of the state are of limited supply and are subject to ever increasing demands;
  - 2. The continuation of California's economic prosperity is dependent on the availability of adequate supplies of water for future uses;
  - 3. It is the policy of the state to promote the conservation and efficient use of water and to prevent the waste of this valuable resource;
  - 4. Landscapes are essential to the quality of life in California by providing areas for active and passive recreation and as an enhancement to the environment by cleaning air and

- water, preventing erosion, offering fire protection and replacing ecosystems lost to development;
5. Landscape design, installation, maintenance and management can and should be water efficient; and
  6. Section 2 of Article X of the California Constitution specifies that the right to use water is limited to the amount reasonably required for the beneficial use to be served and the right does not and shall not extend to waste or unreasonable method of use.
- B. Consistent with these legislative findings, the purpose of the Model Water Efficiency Landscape Ordinance (MWELo) is to:
1. Promote the values and benefits of landscaping practices that integrate and go beyond the conservation and efficient use of water;
  2. Establish a structure for planning, designing, installing, maintaining and managing water efficient landscapes in new construction and rehabilitated projects by encouraging the use of a watershed approach that requires cross-sector collaboration of industry, government and property owners to achieve the many benefits possible;
  3. Establish provisions for water management practices and water waste prevention for existing landscapes;
  4. Use water efficiently without waste by setting a maximum applied water allowance as an upper limit for water use and reduce water use to the lowest practical amount;
  5. Promote the benefits of consistent landscape ordinances with neighboring local and regional agencies;
  6. Encourage local agencies and water purveyors to use economic incentives that promote the efficient use of water, such as implementing a tiered-rate structure; and
  7. Encourage local agencies to designate the necessary authority that implements and enforces the provisions of this Chapter or its local landscape ordinance.
- C. Landscapes that are planned, designed, installed, managed and maintained with the watershed based approach can improve California's environmental conditions and provide benefits and realize sustainability goals. Such landscapes will make the urban environment resilient in the face of climatic extremes. Consistent with the legislative findings and purpose of this Chapter, conditions in the urban setting will be improved by:
1. Creating the conditions to support life in the soil by reducing compaction, incorporating organic matter that increases water retention, and promoting productive plant growth that leads to more carbon storage, oxygen production, shade, habitat and esthetic benefits;
  2. Minimizing energy use by reducing irrigation water requirements, reducing reliance on petroleum based fertilizers and pesticides, and planting climate appropriate shade trees in urban areas;

3. Conserving water by capturing and reusing rainwater and graywater wherever possible and selecting climate appropriate plants that need minimal supplemental water after establishment;
4. Protecting air and water quality by reducing power equipment use and landfill disposal trips, selecting recycled and locally sourced materials, and using compost, mulch and efficient irrigation equipment to prevent erosion; and
5. Protecting existing habitat and creating new habitat by choosing local native plants, climate adapted non-natives and avoiding invasive plants. Utilizing integrated pest management with least toxic methods as the first course of action.

**17.74.020 – Applicability.**

- A. This Chapter shall apply to all of the following landscape projects:
  1. New construction projects with an aggregate landscape area equal to or greater than 500 square feet requiring a building or landscape permit, plan check or Design Review;
  2. Rehabilitated landscape projects with an aggregate landscape area equal to or greater than 2,500 square feet requiring a building or landscape permit, plan check, or Design Review; and
  3. Existing landscapes limited to Sections 17.74.220, 17.74.230, and 17.74.240 of this Chapter.
- B. Any project with an aggregate landscape area of 2,500 square feet or less may comply with the performance requirements of this Section or conform to the prescriptive measures contained in Table 17.74-5 on pages 7-57 to 7-59.
- C. For projects using treated or untreated graywater or rainwater captured on site, any lot or parcel within the project that has less than 2,500 square feet of landscape and meets the lot or parcel's landscape water requirement (estimated total water use) entirely with treated or untreated graywater or through stored rainwater captured on site is subject only to Table 17.74-5 Section (E) on pages 7-58 and 7-59. This Section does not apply to:
  1. Registered local, state or federal historical sites;
  2. Ecological restoration projects that do not require a permanent irrigation system;
  3. Mined-land reclamation projects that do not require a permanent irrigation system; or
  4. Existing plant collections, as part of botanical gardens and arboreta open to the public.

**17.74.030 – Provisions for New Construction or Rehabilitated Landscapes.**

A City may designate by mutual agreement, another agency, such as a water purveyor, to implement some or all of the requirements contained in this Section. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this Chapter.

**17.74.040 – Compliance with Landscape Documentation Package.**

- A. Prior to construction, the City shall:
  - 1. Provide the project applicant with the ordinance and procedures for permits, plan checks, or design reviews;
  - 2. Review the landscape documentation package submitted by the project applicant;
  - 3. Approve or deny the landscape documentation package;
  - 4. Issue a permit or approve the plan check or design review for the project applicant; and
  - 5. Upon approval of the landscape documentation package, submit a copy of the water efficient landscape worksheet to the local water purveyor.
- B. Prior to construction, the project applicant shall submit a landscape documentation package to the City.
- C. Upon approval of the landscape documentation package by the City, the project applicant shall:
  - 1. Receive a permit or approval of the plan check or Design Review and record the date of the permit in the certificate of completion;
  - 2. Submit a copy of the approved landscape documentation package along with the record drawings, and any other information to the property owner or his/her designee; and
  - 3. Submit a copy of the water efficient landscape worksheet to the local water purveyor.

**17.74.050 – Penalties.**

A City may establish and administer penalties to the project applicant for non-compliance with the ordinance to the extent permitted by law.

**17.74.060 – Elements of the Landscape Documentation Package.**

- A. The landscape documentation package shall include the following six (6) elements:
  - 1. Project information:
    - a. Date;
    - b. Project applicant;
    - c. Project address (if available, parcel and/or lot number(s));
    - d. Total landscape area (square feet);
    - e. Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed);
    - f. Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well;
    - g. Checklist of all documents in landscape documentation package;

- h. Project contacts to include contact information for the project applicant and property owner; and
  - i. Applicant signature and date with statement, "I agree to comply with the requirements of the water efficient landscape ordinance and submit a complete landscape documentation package."
2. Water efficient landscape worksheet:
    - a. hydrozone information table;
    - b. water budget calculations:
      - i. Maximum Applied Water Allowance (MAWA); and
      - ii. Estimated Total Water Use (ETWU).
  3. Soil management report;
  4. Landscape design plan;
  5. Irrigation design plan; and
  6. Grading design plan.

**17.74.070 – Water Efficient Landscape Worksheet.**

- A. A project applicant shall complete the water efficient landscape worksheet in Table 17.74-2 on page 7-54, which contains information on the plant factor, irrigation method, irrigation efficiency, and area associated with each hydrozone. Calculations are then made to show that the evapotranspiration adjustment factor (ETAF) for the landscape project does not exceed a factor of 0.55 for residential areas and 0.45 for nonresidential areas, exclusive of special landscape areas. The ETAF for a landscape project is based on the plant factors and irrigation methods selected. The maximum applied water allowance is calculated based on the maximum ETAF allowed (0.55 for residential areas and 0.45 for nonresidential areas) and expressed as annual gallons required. The estimated total water use (ETWU) is calculated based on the plants used and irrigation method selected for the landscape design. ETWU must be below the MAWA.
  1. In calculating the maximum applied water allowance and estimated total water use, a project applicant shall use the Reference Evapotranspiration (ETo) values found in Table 17.74-1 on page 7-53. Since the City of El Monte is not included in the list, it shall use data from other cities located nearby and in the same ETo.
- B. Water budget calculations shall adhere to the following requirements:
  1. The plant factor used shall be from Water Use Classification of Landscape Species (WUCOLS) or from horticultural researchers with academic institutions or professional associations as approved by the California Department of Water Resources (DWR). The plant factor ranges from 0 to 0.1 for very low water using plants, 0.1 to 0.3 for low water use plants, from 0.4 to 0.6 for moderate water use plants, and from 0.7 to 1.0 for high water use plants.

2. All water features shall be included in the high water use hydrozone and temporarily irrigated areas shall be included in the low water use hydrozone.
3. All special landscape areas shall be identified and their water use calculated as shown in Table 17.74-2 on page 7-54.
4. ETAF for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0.

**17.74.080 – Soil Management Report.**

- A. In order to reduce runoff and encourage healthy plant growth, a soil management report shall be completed by the project applicant as follows:
  1. Submit soil samples to a laboratory for analyses and recommendations:
    - a. Soil sampling shall be conducted in accordance with laboratory protocol, including protocols regarding adequate sampling depth for the intended plants.
    - b. The soil analyses shall include:
      - i. Soil texture;
      - ii. Infiltration rate determined by laboratory test or soil texture infiltration rate table;
      - iii. pH;
      - iv. Total soluble salts;
      - v. Sodium;
      - vi. Percent organic matter; and
      - vii. Recommendations.
    - c. In projects with multiple landscape installations (i.e. production home developments) a soil sampling rate of one (1) in seven (7) lots or approximately 15 percent will satisfy this requirement. Large landscape projects shall sample at a rate equivalent to one (1) in seven (7) lots.
  2. The project applicant shall comply with one (1) of the following:
    - a. If significant mass grading is not planned, the soil analysis report shall be submitted to the City as part of the landscape documentation package; or
    - b. If significant mass grading is planned, the soil analysis report shall be submitted to the City as part of the certificate of completion.
  3. The soil analysis report shall be made available, in a timely manner, to the professionals preparing the landscape design plans and irrigation design plans to make any necessary adjustments to the design plans.
  4. The project applicant shall submit documentation verifying implementation of soil analysis report recommendations to the City with certificate of completion.



**17.74.090 – Landscape Design Plan.**

- A. For the efficient use of water, a landscape shall be carefully designed and planned for the intended function of the project. A landscape design plan meeting the following design criteria shall be submitted as part of the landscape documentation package.
1. Plant material:
    - a. Any plant may be selected for the landscape, providing the estimated total water use in the landscape area does not exceed the maximum applied water allowance. Methods to achieve water efficiency shall include one (1) or more of the following:
      - i. Protection and preservation of native species and natural vegetation;
      - ii. Selection of water-conserving plant, tree and turf species, especially local native plants;
      - iii. Selection of plants based on local climate suitability, disease and pest resistance;
      - iv. Selection of trees based on applicable local tree ordinances or tree shading guidelines, and size at maturity as appropriate for the planting area;
      - v. Selection of plants from local and regional landscape program plant lists; and
      - vi. Selection of plants from local fuel modification plan guidelines.
    - b. Each hydrozone shall have plant materials with similar water use, with the exception of hydrozones with plants of mixed water use, as specified in Subsection 17.74.100(a)(2)(D) of this Chapter.
    - c. Plants shall be selected and planted appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the project site. Methods to achieve water efficiency shall include one (1) or more of the following:
      - i. Use the sunset western climate zone system which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
      - ii. Recognize the horticultural attributes of plants i.e. mature plant size, invasive surface roots to minimize damage to property or infrastructure (e.g., buildings, sidewalks, power lines); allow for adequate soil volume for healthy root growth; and
      - iii. Consider the solar orientation for plant placement to maximize summer shade and winter solar gain.
    - d. Turf is not allowed on slopes greater than 25 percent where the toe of the slope is adjacent to an impermeable hardscape and where 25 percent means one (1) foot of vertical elevation change for every four (4) feet of horizontal length (rise divided by run  $\times$  100 = slope percent).
    - e. High water use plants, characterized by a plant factor of 0.7 to 1.0, are prohibited in street medians.

- f. A landscape design plan for projects in fire-prone areas shall address fire safety and prevention. A defensible space or zone around a building or structure is required per Section 4291(a) and (b) of the Public Resources Code. Avoid fire-prone plant materials and highly flammable mulches. Refer to the local fuel modification plan guidelines.
  - g. The use of invasive plant species, such as those listed by the California Invasive Plant Council, is strongly discouraged.
  - h. The architectural guidelines of a common interest developments, which include community apartment projects, condominiums, planned developments and stock cooperatives, shall not prohibit or include conditions that have the effect of prohibiting the use of low-water use plants as a group.
2. Water feature:
- a. Recirculating water systems shall be used for water features.
  - b. Where available, recycled water shall be used as a source for decorative water features.
  - c. Surface area of a water feature shall be included in the high water use hydrozone area of the water budget calculation.
  - d. Pool and spa covers shall be used when pool or spa is not in use to minimize the loss of water due to evaporation.
3. Soil preparation, mulch and amendments:
- a. Prior to the planting of any materials, compacted soils shall be transformed to a friable condition. On engineered slopes, only amended planting holes need meet this requirement.
  - b. Soil amendments shall be incorporated according to recommendations of the soil report and what is appropriate for the plants selected (see Section 17.74.080 of this Chapter).
  - c. For landscape installations, compost at a rate of a minimum of four (4) cubic yards per 1,000 square feet of permeable area shall be incorporated to a depth of six (6) inches into the soil. Soils with greater than six (6) percent organic matter in the top six (6) inches of soil are exempt from adding compost and tilling.
  - d. A minimum three inch (3) layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated. To provide habitat for beneficial insects and other wildlife, up to five (5) percent of the landscape area may be left without mulch. Designated insect habitat must be included in the landscape design plan as such.
  - e. Stabilizing mulching products shall be used on slopes that meet current engineering standards.

- f. The mulching portion of the seed/mulch slurry in hydro-seeded applications shall meet the mulching requirement.
  - g. Organic mulch materials made from recycled or post-consumer shall take precedence over inorganic materials or virgin forest products unless the recycled post-consumer organic products are not locally available. Organic mulches are not required where prohibited by local fuel modification plan guidelines or other applicable local ordinances.
- B. The landscape design plan, at a minimum, shall:
- 1. Delineate and label each hydrozone by number, letter, or other method;
  - 2. Identify each hydrozone as low, moderate, high water, or mixed water use. Temporarily irrigated areas of the landscape shall be included in the low water use hydrozone for the water budget calculation;
  - 3. Identify recreational areas;
  - 4. Identify areas permanently and solely dedicated to edible plants;
  - 5. Identify areas irrigated with recycled water;
  - 6. Identify type of mulch and application depth;
  - 7. Identify soil amendments, type, and quantity;
  - 8. Identify type and surface area of water features;
  - 9. Identify hardscapes (pervious and non-pervious);
  - 10. Identify location, and installation details, and 24-hour retention or infiltration capacity of any applicable stormwater best management practices that encourage on-site retention and infiltration of stormwater. Project applicants shall refer to the City or regional Water Quality Control Board for information on any applicable stormwater technical requirements. Stormwater best management practices are encouraged in the landscape design plan and examples are provided in Section 17.74.190 of this Chapter;
  - 11. Identify any applicable rain harvesting or catchment technologies, as discussed in Section 17.74.190 of this Chapter and their 24-hour retention or infiltration capacity;
  - 12. Identify any applicable graywater discharge piping, system components and area(s) of distribution;
  - 13. Contain the following statement: "I have complied with the criteria of the ordinance and applied them for the efficient use of water in the landscape design plan;" and
  - 14. Bear the signature of a licensed landscape architect, licensed landscape contractor, or any other person authorized to design a landscape (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agriculture Code).

**17.74.100 – Irrigation Design Plan.**

A. This Section applies to landscaped areas requiring permanent irrigation, not areas that require temporary irrigation solely for the plant establishment period. For the efficient use of water, an irrigation system shall meet all the requirements listed in this Section and the manufacturers' recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the following design criteria shall be submitted as part of the landscape documentation package.

1. System:

- a. Landscape water meters, defined as either a dedicated water service meter or private submeter, shall be installed for all nonresidential irrigated landscapes of 1,000 square feet but not more than 5,000 square feet (the level at which Water Code 535 applies) and residential irrigated landscapes of 5,000 square feet or greater. A landscape water meter may be either:
  - i. A customer service meter dedicated to landscape use provided by the local water purveyor; or
  - ii. A privately owned meter or submeter.
- b. Automatic irrigation controllers utilizing either evapotranspiration or soil moisture sensor data utilizing non-volatile memory shall be required for irrigation scheduling in all irrigation systems.
- c. If the water pressure is below or exceeds the recommended pressure of the specified irrigation devices, the installation of a pressure regulating device is required to ensure that the dynamic pressure at each emission device is within the manufacturer's recommended pressure range for optimal performance.
  - i. If the static pressure is above or below the required dynamic pressure of the irrigation system, pressure-regulating devices such as inline pressure regulators, booster pumps, or other devices shall be installed to meet the required dynamic pressure of the irrigation system.
  - ii. Static water pressure, dynamic or operating pressure, and flow reading of the water supply shall be measured at the point of connection. These pressure and flow measurements shall be conducted at the design stage. If the measurements are not available at the design stage, the measurements shall be conducted at installation.
- d. Sensors (rain, freeze, wind, etc.), either integral or auxiliary, that suspend or alter irrigation operation during unfavorable weather conditions shall be required on all irrigation systems, as appropriate for local climatic conditions. Irrigation should be avoided during windy or freezing weather or during rain.
- e. Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be required, as close as possible to the point of connection of the water supply, to

minimize water loss in case of an emergency (such as a main line break) or routine repair.

- f. Backflow prevention devices shall be required to protect the water supply from contamination by the irrigation system. The project applicant shall refer to Section 13.08.040 (Backflow Prevention Devices) for additional backflow prevention requirements.
- g. Flow sensors that detect high flow conditions created by system damage or malfunction are required for all on nonresidential landscapes and residential landscapes of 5,000 square feet or larger.
- h. Master shut-off valves are required on all projects except landscapes that make use of technologies that allow for the individual control of sprinklers that are individually pressurized in a system equipped with low pressure shut down features.
- i. The irrigation system shall be designed to prevent runoff, low head drainage, overspray, or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes, roadways, or structures.
- j. Relevant information from the soil management plan, such as soil type and infiltration rate, shall be utilized when designing irrigation systems.
- k. The design of the irrigation system shall conform to the hydrozones of the landscape design plan.
- l. The irrigation system must be designed and installed to meet, at a minimum, the irrigation efficiency criteria as described in Section 17.74.070 of this Chapter regarding the maximum applied water allowance.
- m. All irrigation emission devices must meet the requirements set in the American National Standards Institute (ANSI) standard, American Society of Agricultural and Biological Engineers'/International Code Council's (ASABE/ICC) 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.
- n. It is highly recommended that the project applicant or City inquire with the local water purveyor about peak water operating demands (on the water supply system) or water restrictions that may impact the effectiveness of the irrigation system.
- o. In mulched planting areas, the use of low volume irrigation is required to maximize water infiltration into the root zone.
- p. Sprinkler heads and other emission devices shall have matched precipitation rates, unless otherwise directed by the manufacturer's recommendations.
- q. Head to head coverage is recommended. However, sprinkler spacing shall be designed to achieve the highest possible distribution uniformity using the manufacturer's recommendations.

- r. Swing joints or other riser-protection components are required on all risers subject to damage that are adjacent to hardscapes or in high traffic areas of turfgrass.
- s. Check valves or anti-drain valves are required on all sprinkler heads where low point drainage could occur.
- t. Areas less than ten (10) feet in width in any direction shall be irrigated with subsurface irrigation or other means that produces no runoff or overspray.
- u. Overhead irrigation shall not be permitted within 24 inches of any non-permeable surface. Allowable irrigation within the setback from non-permeable surfaces may include drip, drip line, or other low flow non-spray technology. The setback area may be planted or unplanted. The surfacing of the setback may be mulch, gravel, or other porous material. These restrictions may be modified if:
  - i. The landscape area is adjacent to permeable surfacing and no runoff occurs;
  - ii. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping; or
  - iii. The irrigation designer specifies an alternative design or technology, as part of the landscape documentation package and clearly demonstrates strict adherence to irrigation system design criteria in Subsections 17.74.100 (A)(1)(h) and (A)(1)(i) above. Prevention of overspray and runoff must be confirmed during the irrigation audit.
- v. Slopes greater than 25 percent shall not be irrigated with an irrigation system with an application rate exceeding 0.75 inches per hour. This restriction may be modified if the landscape designer specifies an alternative design or technology, as part of the landscape documentation package, and clearly demonstrates no runoff or erosion will occur. Prevention of runoff and erosion must be confirmed during the irrigation audit.

2. Hydrozone:

- a. Each valve shall irrigate a hydrozone with similar site, slope, sun exposure, soil conditions, and plant materials with similar water use.
- b. Sprinkler heads and other emission devices shall be selected based on what is appropriate for the plant type within that hydrozone.
- c. Where feasible, trees shall be placed on separate valves from shrubs, groundcovers, and turf to facilitate the appropriate irrigation of trees. The mature size and extent of the root zone shall be considered when designing irrigation for the tree.
- d. Individual hydrozones that mix plants of moderate and low water use, or moderate and high water use, may be allowed if:
  - i. Plant factor calculation is based on the proportions of the respective plant water uses and their plant factor; or
  - ii. The plant factor of the higher water using plant is used for calculations.

- e. Individual hydrozones that mix high and low water use plants shall not be permitted.
  - f. On the landscape design plan and irrigation design plan, hydrozone areas shall be designated by number, letter, or other designation. On the irrigation design plan, designate the areas irrigated by each valve, and assign a number to each valve. Use this valve number in the hydrozone information table (see Table 17.74-2 on page 7-54). This table can also assist with the irrigation audit and programming the controller.
- B. The irrigation design plan, at a minimum, shall contain:
- 1. Location and size of separate water meters for landscape;
  - 2. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, pressure regulators, and backflow prevention devices;
  - 3. Static water pressure at the point of connection to the public water supply;
  - 4. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (pressure per square inch) for each station;
  - 5. Recycled water irrigation systems as specified in Section 17.74.170 of this Chapter;
  - 6. The following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the irrigation design plan"; and
  - 7. The signature of a licensed landscape architect, certified irrigation designer, licensed landscape contractor, or any other person authorized to design an irrigation system (See Sections 5500.1, 5615, 5641, 5641.1, 5641.2, 5641.3, 5641.4, 5641.5, 5641.6, 6701, 7027.5 of the Business and Professions Code, Section 832.27 of Title 16 of the California Code of Regulations, and Section 6721 of the Food and Agricultural Code).

**17.74.110 – Grading Design Plan.**

- A. For the efficient use of water, grading of a project site shall be designed to minimize soil erosion, runoff, and water waste. A grading plan shall be submitted as part of the landscape documentation package. A comprehensive grading plan prepared by a civil engineer for other City permits satisfies this requirement.
- 1. The project applicant shall submit a landscape grading plan that indicates finished configurations and elevations of the landscape area including:
    - a. Height of graded slopes;
    - b. Drainage patterns;
    - c. Pad elevations;
    - d. Finish grade; and
    - e. Stormwater retention improvements, if applicable.

2. To prevent excessive erosion and runoff, it is highly recommended that project applicants:
  - a. Grade so that all irrigation and normal rainfall remains within property lines and does not drain on to non-permeable hardscapes;
  - b. Avoid disruption of natural drainage patterns and undisturbed soil; and
  - c. Avoid soil compaction in landscape areas.
3. The grading design plan shall contain the following statement: "I have complied with the criteria of the ordinance and applied them accordingly for the efficient use of water in the grading design plan" and shall bear the signature of a licensed professional as authorized by law.

**17.74.120 – Certificate of Completion.**

- A. The certificate of completion (see Table 17.74-4 on pages 7-55 to 7-57 for a sample certificate) shall include the following six (6) elements:
  1. Project information sheet that contains:
    - a. Date;
    - b. Project name;
    - c. Project applicant name, telephone, and mailing address;
    - d. Project address and location; and
    - e. Property owner name, telephone, and mailing address.
  2. Certification by either the signer of the landscape design plan, the signer of the irrigation design plan, or the licensed landscape contractor that the landscape project has been installed per the approved landscape documentation package:
    - a. Where there have been significant changes made in the field during construction, these "as-built" or record drawings shall be included with the certification.
    - b. A diagram of the irrigation plan showing hydrozones shall be kept with the irrigation controller for subsequent management purposes.
  3. Irrigation scheduling parameters used to set the controller (see Section 17.74.130 of this Chapter).
  4. Landscape and irrigation maintenance schedule (see Section 17.74.140 of this Chapter).
  5. Irrigation audit report (see Section 17.74.150 of this Chapter); and
  6. Soil analysis report, if not submitted with landscape documentation package, and documentation verifying implementation of soil report recommendations (see Section 17.74.080 of this Chapter).
- B. The project applicant shall:
  1. Submit the signed certificate of completion to the City for review;



2. Ensure that copies of the approved certificate of completion are submitted to the local water purveyor and property owner or his or her designee.
- C. The Community Development Director shall:
1. Receive the signed certificate of completion from the project applicant; and
  2. Approve or deny the Certificate of Completion. Community Development Director decisions regarding this Chapter are appealable to the Planning Commission. The Planning Commission's decisions shall be final. Refer to Section 17.10.100 (General Regulations – Ability to Appeal) of this Title for additional information.

**17.74.130 – Irrigation Scheduling.**

- A. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
1. Irrigation scheduling shall be regulated by automatic irrigation controllers.
  2. Overhead irrigation shall be scheduled between 8:00 p.m. and 10:00 a.m. unless weather conditions prevent it. If allowable hours of irrigation differ from the local water purveyor, the stricter of the two shall apply. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
  3. For implementation of the irrigation schedule, particular attention must be paid to irrigation run times, emission device, flow rate, and current ETo, so that applied water meets the estimated total water use. Total annual applied water shall be less than or equal to maximum applied water allowance (MAWA). Actual irrigation schedules shall be regulated by automatic irrigation controllers using current ETo data (e.g. California Irrigation Management Information System (CIMIS)) or soil moisture sensor data.
  4. Parameters used to set the automatic controller shall be developed and submitted for each of the following:
    - a. The plant establishment period;
    - b. The established landscape; and
    - c. Temporarily irrigated areas.
  5. Each irrigation schedule shall consider for each station all of the following that apply:
    - a. Irrigation interval (days between irrigation);
    - b. Irrigation run times (hours or minutes per irrigation event to avoid runoff);
    - c. Number of cycle starts required for each irrigation event to avoid runoff;
    - d. Amount of applied water scheduled to be applied on a monthly basis;
    - e. Application rate setting;
    - f. Root depth setting;
    - g. Plant type setting;

- h. Soil type;
- i. Slope factor setting;
- j. Shade factor setting; and
- k. Irrigation uniformity or efficiency setting.

**17.74.140 – Landscape and Irrigation Maintenance Schedule.**

- A. Landscapes shall be maintained to ensure water use efficiency. A regular maintenance schedule shall be submitted with the certificate of completion.
- B. A regular maintenance schedule shall include, but not be limited to, routine inspection; auditing, adjustment and repair of the irrigation system and its components; aerating and dethatching turf areas; topdressing with compost, replenishing mulch; fertilizing; pruning; weeding in all landscape areas, and removing and obstructions to emission devices. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance,
- C. Repair of all irrigation equipment shall be done with the originally installed components or their equivalents or with components with greater efficiency.
- D. A project applicant is encouraged to implement established landscape industry sustainable best practices or environmentally-friendly practices for all landscape maintenance activities.

**17.74.150 – Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.**

- A. All landscape irrigation audits shall be conducted by a City landscape irrigation auditor or a third party certified landscape irrigation auditor. Landscape audits shall not be conducted by the person who designed the landscape or installed the landscape.
- B. In large projects or projects with multiple landscape installations (i.e. production home developments) an auditing rate of one (1) in seven (7) lots or approximately 15 percent will satisfy this requirement.
- C. For new construction and rehabilitated landscape projects, the following shall occur as described in Chapter 17.152 (General Definitions):
  - 1. The project applicant shall submit an irrigation audit report with the certificate of completion to the City that may include, but is not limited to: inspection, system tune-up, system test with distribution uniformity, reporting overspray or run off that causes overland flow, and preparation of an irrigation schedule, including configuring irrigation controllers with application rate, soil types, plant factors, slope, exposure and any other factors necessary for accurate programming; and
  - 2. The City shall administer programs that may include, but not be limited to, irrigation water use analysis, irrigation audits, and irrigation surveys for compliance with the maximum applied water allowance.

**17.74.160 – Irrigation Efficiency.**

For the purpose of determining estimated total water use, average irrigation efficiency is assumed to be 0.75 for overhead spray devices and 0.81 for drip system devices.

**17.74.170 – Recycled Water.**

- A. The installation of recycled water irrigation systems shall allow for the current and future use of recycled water.
- B. All recycled water irrigation systems shall be designed and operated in accordance with all applicable local and state laws.
- C. Landscapes using recycled water are considered special landscape areas. The Estimated Total (ET) Adjustment Factor for new and existing (non-rehabilitated) special landscape areas shall not exceed 1.0.

**17.74.180 – Graywater Systems.**

Graywater systems promote the efficient use of water and are encouraged to assist in on-site landscape irrigation. All graywater systems shall conform to Title 24, Part 5, Chapter 16 of the California Plumbing Code and any applicable local ordinance standards. Refer to Section 17.74.020(D) of this Chapter for the applicability of this Section to landscape areas less than 2,500 square feet with the estimated total water use met entirely by graywater.

**17.74.190 – Stormwater Management and Rainwater Retention.**

- A. Stormwater management practices minimize runoff and increase infiltration which recharges groundwater and improves water quality. Implementing stormwater best management practices into the landscape and grading design plans to minimize runoff and to increase on-site rainwater retention and infiltration are encouraged.
- B. Project applicants shall refer to the City or Regional Water Quality Control Board for information on any applicable stormwater technical requirements.
- C. All planted landscape areas are required to have friable soil to maximize water retention and infiltration. Refer to Subsection 17.74.090(A)(3) of this this Chapter.
- D. It is strongly recommended that landscape areas be designed for capture and infiltration capacity that is sufficient to prevent runoff from impervious surfaces (i.e. roof and paved areas) from either:
  - 1. The one (1) inch, 24 hour rain event; or
  - 2. The 85<sup>th</sup> percentile, 24-hour rain event, and/or additional capacity as required by any applicable local, regional, state or federal regulation.
- E. It is recommended that stormwater projects incorporate any of the following elements to improve on-site stormwater and dry weather runoff capture and use:
  - 1. Grade impervious surfaces, such as driveways, during construction to drain to vegetated areas.

2. Minimize the area of impervious surfaces such as paved areas, roof and concrete driveways.
3. Incorporate pervious or porous surfaces (e.g., gravel, permeable pavers or blocks, pervious or porous concrete) that minimize runoff.
4. Direct runoff from paved surfaces and roof areas into planting beds or landscaped areas to maximize site water capture and reuse.
5. Incorporate rain gardens, cisterns, and other rain harvesting or catchment systems.
6. Incorporate infiltration beds, swales, basins and drywells to capture stormwater and dry weather runoff and increase percolation into the soil.
7. Consider constructed wetlands and ponds that retain water, equalize excess flow, and filter pollutants.

**17.74.200 – Public Education.**

- A. **Publications.** Education is a critical component to promote the efficient use of water in landscapes. The use of appropriate principles of design, installation, management and maintenance that save water is encouraged in the community.
1. The City’s Water Division and other water suppliers/purveyors for the City shall provide information to owners of permitted renovations and new, single-family residential homes regarding the design, installation, management, and maintenance of water efficient landscapes based on a water budget.
- B. **Model Homes.** All model homes that are landscaped shall use signs and written information to demonstrate the principles of water efficient landscapes described in this Section:
1. Signs shall be used to identify the model as an example of a water efficient landscape featuring elements such as hydrozones, irrigation equipment, and others that contribute to the overall water efficient theme. Signage shall include information about the site water use as designed per the local ordinance; specify who designed and installed the water efficient landscape; and demonstrate low water use approaches to landscaping such as using native plants, graywater systems, and rainwater catchment systems.
  2. Information shall be provided about designing, installing, managing, and maintaining water efficient landscapes.

**17.74.210 – Environmental Review.**

The City must comply with the California Environmental Quality Act (CEQA), as appropriate.

**17.74.220 – Provisions for Existing Landscapes.**

A City may, by mutual agreement, designate another agency, such as a water purveyor, to implement some or all of the requirements contained in this Section. Local agencies may collaborate with water purveyors to define each entity's specific responsibilities relating to this Section.

**17.74.230 – Irrigation Audit, Irrigation Survey, and Irrigation Water Use Analysis.**

- A. This Section 17.74.230 of this Chapter shall apply to all existing landscapes that were installed before December 1, 2015 and are over one (1) acre in size:
  - 1. For all landscapes in this Subsection that have a water meter, the City shall administer programs that may include, but not be limited to, irrigation water use analyses, irrigation surveys, and irrigation audits to evaluate water use and provide recommendations as necessary to reduce landscape water use to a level that does not exceed the maximum applied water allowance for existing landscapes. The maximum applied water allowance for existing landscapes shall be calculated as:  $MAWA = (0.8)(ET_o)(LA)(0.62)$ .
  - 2. For all landscapes in Subsection 17.74.230(A) above that do not have a meter, the local agency shall administer programs that may include, but not be limited to, irrigation surveys and irrigation audits to evaluate water use and provide recommendations as necessary in order to prevent water waste.
- B. All landscape irrigation audits shall be conducted by a certified landscape irrigation auditor.

**17.74.240 – Water Waste Prevention.**

- A. The City shall prevent water waste resulting from inefficient landscape irrigation by prohibiting runoff from leaving the target landscape due to low head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways, parking lots, or structures. Penalties for violation of these prohibitions shall be established locally.
- B. Restrictions regarding overspray and runoff may be modified if:
  - 1. The landscape area is adjacent to permeable surfacing and no runoff occurs; or
  - 2. The adjacent non-permeable surfaces are designed and constructed to drain entirely to landscaping.

**17.74.250 – Effective Precipitation.**

A local agency may consider effective precipitation (25 percent of annual precipitation) in tracking water use and may use the following equation to calculate maximum applied water allowance:  $MAWA = (ET_o - Eppt) (0.62) [(0.55 \times LA) + (0.45 \times SLA)]$  for residential areas.  $MAWA = (ET_o - EPPT) (0.62) [(0.45 \times LA) + (0.55 \times SLA)]$  for nonresidential areas.

**17.74.260 – Reporting.**

- A. The City is responsible for administering this Chapter and submitting an annual report to the California Department of Water Resources on January 31<sup>st</sup> of each year.
- B. The City’s annual report shall address the following:
  - 1. Define the reporting period. The reporting period shall commence on January 1<sup>st</sup> of each year and end on December 31<sup>st</sup> of each year.
  - 2. State if the City is using a locally modified Water Efficient Landscape Ordinance (WELO) or the MWELO. If the City is using a locally modified WELO, state how it differs from

MWELo, is at least as efficient as MWELo and whether there are any exemptions specified.

3. State the entity responsible for implementing this Chapter.
  4. State number and types of projects subject to this Chapter during the specified reporting period.
  5. State the total area (in square feet or acres) subject to this Chapter over the reporting period, if available.
  6. Provide the number of new housing starts, new commercial projects, and landscape retrofits during the reporting period.
  7. Describe the procedure for review of projects subject to this Chapter.
  8. Describe actions taken to verify compliance. Is a plan check performed; if so, by what entity? Is a site inspection performed; if so, by what entity? Is a post-installation audit required; if so, by whom?
  9. Describe enforcement measures.
  10. Explain challenges to implementing and enforcing the ordinance.
  11. Describe educational and other needs to properly apply this Chapter.
- C. List of Worksheets and Tables:
1. Table 17.74-1 – Reference Evapotranspiration (ET<sub>o</sub>).
  2. Table 17.74-2 – Sample Water Efficient Landscape Worksheet.
  3. Table 17.74-3 – ETAF Calculations.
  4. Table 17.74-4 – Sample Certificate of Completion:
    - a. Part 1: Project information sheet.
    - b. Part 2: Certification of installation according to the landscape documentation package.
    - c. Part 3: Irrigation schedule.
    - d. Part 4. Schedule of landscape and irrigation maintenance.
    - e. Part 5: Landscape irrigation audit report.
    - f. Part 6: Soil management report.
  5. Table 17.74-5 – Sample Certificate of Completion:
    - a. Part A: Submitting a landscape documentation package.
    - b. Part B: Incorporating compost.
    - c. Part C: Plant materials.
    - d. Part D: Turf areas.

e. Part E: Irrigation systems.

f. Part F: Nonresidential projects with landscape areas greater than 1,000 square feet.

Table 17.74-1 – Reference Evapotranspiration (ET <sub>o</sub> ) <sup>19</sup>													
Los Angeles County	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual ET <sub>o</sub>
Burbank	2.1	2.8	3.7	4.7	5.1	6.0	6.6	6.7	5.4	4.0	2.6	2.0	51.7
Claremont	2.0	2.3	3.4	4.6	5.0	6.0	7.0	7.0	5.3	4.0	2.7	2.1	51.3
El Dorado	1.7	2.2	3.6	4.8	5.1	5.7	5.9	5.9	4.4	3.2	2.2	1.7	46.3
Glendale	2.0	2.2	3.3	3.8	4.7	4.8	5.7	5.6	4.3	3.3	2.2	1.8	43.7
Glendora	2.0	2.5	3.6	4.9	5.4	6.1	7.3	6.8	5.7	4.2	2.6	2.0	53.1
Gorman	1.6	2.2	3.4	4.6	5.5	7.4	7.7	7.1	5.9	3.6	2.4	1.1	52.4
Hollywood Hills	2.1	2.2	3.8	5.4	6.0	6.5	6.7	6.4	5.2	3.7	2.8	2.1	52.8
Lancaster	2.1	3.0	4.6	5.9	8.5	9.7	11.0	9.8	7.3	4.6	2.8	1.7	71.1
Long Beach	1.8	2.1	3.3	3.9	4.5	4.3	5.3	4.7	3.7	2.8	1.8	1.5	39.7
Los Angeles	2.2	2.7	3.7	4.7	5.5	5.8	6.2	5.9	5.0	3.9	2.6	1.9	50.1
Monrovia	2.2	2.3	3.8	4.3	5.5	5.9	6.9	6.4	5.1	3.2	2.5	2.0	50.2
Palmdale	2.0	2.6	4.6	6.2	7.3	8.9	9.8	9.0	6.5	4.7	2.7	2.1	66.2
Pasadena	2.1	2.7	3.7	4.7	5.1	6.0	7.1	6.7	5.6	4.2	2.6	2.0	52.3
Pearblossom	1.7	2.4	3.7	4.7	7.3	7.7	9.9	7.9	6.4	4.0	2.6	1.6	59.9
Pomona	1.7	2.0	3.4	4.5	5.0	5.8	6.5	6.4	4.7	3.5	2.3	1.7	47.5
Redondo Beach	2.2	2.4	3.3	3.8	4.5	4.7	5.4	4.8	4.4	2.8	2.4	2.0	42.6
San Fernando	2.0	2.7	3.5	4.6	5.5	5.9	7.3	6.7	5.3	3.9	2.6	2.0	52.0
Santa Clarita	2.8	2.8	4.1	5.6	6.0	6.8	7.6	7.8	5.8	5.2	3.7	3.2	61.5
Santa Monica	1.8	2.1	3.3	4.5	4.7	5.0	5.4	5.4	3.9	3.4	2.4	2.2	44.2

<sup>19</sup> The values in this table were derived from: (1) California Irrigation Management Information System (CIMIS); (2) ET<sub>o</sub> Zones Map, UC Dept. of Land, Air & Water Resources and California Dept of Water Resources 1999; (3) ET<sub>o</sub> for California, University of California, Department of Agriculture and Natural Resources (1987) Bulletin 1922; and (4) Determining Daily ET<sub>o</sub>, Cooperative Extension UC Division of Agriculture and Natural Resources (1987), Publication Leaflet 21426.

Table 17.74-2 – Sample Water Efficient Landscape Worksheet

This worksheet is filled out by the project applicant and it is a required element of the Landscape Documentation Package. Reference Evapotranspiration (ETo): \_\_\_\_\_

Hydrozone # /Planting Description <sup>20</sup>	Plant Factor (PF)	Irrigation Method <sup>21</sup>	Irrigation Efficiency (IE) <sup>22</sup>	ETAF (PF/IE)	Landscape Area (sq. ft.)	ETAF × Area	Estimated Total Water Use (ETWU) <sup>23</sup>
<i>Regular Landscape Areas:</i>							
				Totals	(A)	(B)	
<i>Special Landscape Areas:</i>							
				1			
				1			
				1			
				Totals	(C)	(D)	
				ETWU Total			
				Maximum Allowed Water Allowance (WAWA) <sup>24</sup>			

<sup>20</sup> Hydrozone #/Planting Description e.g. front lawn, low water use plantings and medium water use planting.

<sup>21</sup> Irrigation Method—Overhead spray or drip

<sup>22</sup> Irrigation Efficiency—0.75 for spray head/0.81 for drip

<sup>23</sup> ETWU (Annual Gallons Required) = ETo × 0.62 × ETAF × Area. Where 0.62 is a conversion factor that converts acre-inches per acre per year to gallons per square foot per year.

<sup>24</sup> MAWA (Annual Gallons Allowed) = (ETo)(0.62) [(ETAF × LA) + ((1-ETAF) × SLA)]. Where 0.62 is a conversion factor that converts acre-inches per acre per year, to gallons per square foot per year, LA is the total landscape area in square feet, SLA is the total special landscape area in square feet, and ETAF is 0.55 for residential areas and 0.45 for nonresidential areas.



Table 17.74-3 – ETAF Calculations	
<i>Regular Landscape Areas:</i>	
Total ETAF × Area	(B)
Total Area	(A)
Average ETAF	$B \div A$
Average ETAF for regular landscape areas must be 0.55 or below for residential areas, and 0.45 or below for nonresidential areas.	
<i>All Landscape Areas:</i>	
Total ETAF × area	(B+D)
Total Area	(A+C)
Sitewide ETAF	(B+D)+(A+C)

Table 17.74-4 – Sample Certificate of Completion <sup>25</sup>		
Part 1. Project information sheet:		
<i>Project Information:</i>		
Project Name		Date
<i>Project Address and Location:</i>		
Street Address		Parcel, tract or lot number, if available
City		Latitude/Longitude (optional)
State	Zip Code	
<i>Property Owner or his/her Designee:</i>		
Name		Telephone No.
Title		Email Address
Company		Street Address
City	State	Zip Code

<sup>25</sup> This certification is filled out by the project applicant upon completion of the landscape project.

Table 17.74-4 – Sample Certificate of Completion (continued)<sup>26</sup>

Part 1. Project information sheet (continued):

*"I/we certify that I/we have received copies of all the documents within the Landscape Documentation Package and the Certificate of Completion and that it is our responsibility to see that the project is maintained in accordance with the Landscape and Irrigation Maintenance Schedule."*

_____ Property Owner Signature	_____ Date
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*Please answer the following:*

1.	Date the Landscape Documentation Package was submitted to the City.	
2.	Date the Landscape Documentation Package was approved by the City.	
3.	Date that a copy of the Water Efficient Landscape Worksheet (including the Water Budget Calculation) was submitted to the local water purveyor.	

Part 2. Certification of installation according to the landscape documentation package:

*"I/we certify that based upon periodic site observations, the work has been substantially completed in accordance with the ordinance and that the landscape planting and irrigation installation conform with the criteria and specifications of the approved Landscape Documentation Package."*

_____ Property Owner Signature	_____ Date	
Name (print)	Telephone No.	
Title	Email Address	
License No. or Certification No.		
Company	Street Address	
City	State	Zip Code

<sup>26</sup> This certification is filled out by the project applicant upon completion of the landscape project.

Table 17.74-4 – Sample Certificate of Completion (continued) <sup>27</sup>	
Part 3. Irrigation schedule:	
Attach parameters of the irrigation schedule on controller per Section 17.74.130 of this Chapter.	
Part 4. Schedule of landscape and irrigation maintenance:	
Attach schedule of Landscape and Irrigation Maintenance per Section 17.74.140 of this Chapter.	
Part 5. Landscape irrigation audit report:	
Attach Landscape Irrigation Audit Report per Section 17.74.150 of this Chapter.	
Part 6. Soil management report:	
Attach soil analysis report, if not previously submitted with the Landscape Documentation Package per Section 17.74.090 of this Chapter.	
Attach documentation verifying implementation of recommendations from soil analysis report per Section 17.74.030 of this Chapter.	

Table 17.74-5 – Sample Certificate of Completion	
This table contains prescriptive requirements which may be used as a compliance option to the Model Water Efficient Landscape Ordinance (MWELO).	
Compliance with the following items is mandatory and must be documented in a landscape plan in order to use the prescriptive compliance options:	
A. Submit a landscape documentation package which includes the following elements:	
1.	Date.
2.	Project applicant.
3.	Project address (if available, parcel and/or lot numbers)
4.	Total landscape area (square feet), including a breakdown of turf and plant material.
5.	Project type (e.g., new, rehabilitated, public, private, cemetery, homeowner-installed).
6.	Water supply type (e.g., potable, recycled, well) and identify the local retail water purveyor if the applicant is not served by a private well.
7.	Contact information for the project applicant and proper owner.
8.	Applicant signature and date with statement, <i>"I agree to comply with the requirements of the prescriptive compliance option to the MWELO."</i>

<sup>27</sup> This certification is filled out by the project applicant upon completion of the landscape project.

Table 17.74-5 – Sample Certificate of Completion (continued)

B. Incorporate compost at the following rate:	
9.	Incorporate compost at a rate of at least four (4) cubic yards per 1,000 square feet to a depth of six (6) inches into landscape area (unless contra-indicated by a soil test).
C. Plant material shall comply with the following:	
10.	For residential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 75 percent of the plant area excluding edibles and areas using recycled water; for nonresidential areas, install climate adapted plants that require occasional, little or no summer water (average WUCOLS plant factor 0.3) for 100 percent of the plant area excluding edibles and areas using recycled water.
11.	A minimum of three-inch layer of mulch shall be applied on all exposed soil surfaces of planting areas except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
D. Turf shall comply with the following:	
12.	Turf shall not exceed 25 percent of the landscape area in residential areas, and there shall be no turf in nonresidential areas;
13.	Turf shall not be planted on sloped areas which exceed a slope of one (1) foot vertical elevation change for every four (4) feet of horizontal length;
14.	Turf is prohibited in parkways less than ten (10) feet wide, unless the parkway is adjacent to a parking strip and used to enter and exit vehicles. Any turf in parkways must be irrigated by sub-surface irrigation or by other technology that creates no overspray or runoff.
E. Irrigation systems shall comply with the following:	
15.	Automatic irrigation controllers are required and must use evapotranspiration or soil moisture sensor data and utilize a rain sensor.
16.	Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
17.	Irrigation controllers shall be of a type which does not lose programming data in the event the primary power source is interrupted.
18.	Manual shut-off valves (such as a gate valve, ball valve, or butterfly valve) shall be installed as close as possible to the point of connection of the water supply.
19.	All irrigation emission devices must meet the requirements set in the ANSI standard, ASABE/ICC 802-2014 "Landscape Irrigation Sprinkler and Emitter Standard." All sprinkler heads installed in the landscape must document a distribution uniformity low quarter of 0.65 or higher using the protocol defined in ASABE/ICC 802-2014.

Table 17.74-5 – Sample Certificate of Completion (continued)

E. Irrigation systems shall comply with the following (continued):

- |     |   |
|-----|---|
| 20. | Areas less than ten (10) feet in width in any direction shall be irrigated with surface irrigation or other means that produces no runoff or overspray. |
|-----|---|

F. Nonresidential projects with landscape areas greater than 1,000 square feet:

- |     |   |
|-----|---|
| 21. | A private submitter(s) to measure landscape water use shall be installed. |
|-----|---|

At the time of final inspection, the permit applicant must provide the owner of the property with a certificate of completion, certificate of installation, irrigation schedule and a schedule of landscape and irrigation maintenance.

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