

**Sec. 27.180. Landscaping.** In all areas subject to landscaping as required herein the landscaping shall be developed in accordance with the provisions in this Section and Sections 27.260 through 27.269 (Site Plan Review).

- (a) **Dimensions.** Four feet shall be the minimum horizontal dimension of any required landscaped area, or any form of fixed planter box.
- (b) **Screening.** Where plants are indicated for screening such screening shall consist of the use of evergreen shrubs, closely spaced and maintained.
- (b) **Maintenance.** Required landscaped areas and landscaping shall be maintained in a neat, clean and healthful condition. This shall include proper pruning (so as not to interfere with foot or vehicular traffic or city maintenance equipment), mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular watering of all plantings.
- (c) **Irrigation or Watering.** Required landscaped areas shall be provided with a suitable, fixed and permanent method for watering or sprinkling of plants. This operating watering system shall consist of piped water lines terminating in an appropriate number of sprinklers and/or hose bibs to ensure a sufficient amount of water for plants within the landscaped area or alternate method approved by the planning director.
- (d) **Planter Boxes.** For tree plantings in areas adjacent to or within parking areas, a planter box shall be used to protect the tree from damage.

(k) Landscaping.

- (1) All multi-family projects shall provide abundant landscaping which should be designed as an integral part of project design; enhance building design, public views, and open spaces; and should provide buffers and transitions as needed. The landscape design should provide for solar access and shade to facilitate and promote energy conservation.
- (2) All multi-family project sites shall include a minimum of twenty-five percent (25%) of the site area as landscaped areas. All setback areas adjacent to streets shall be fully landscaped and improved for aesthetic purposes. All site plans shall include a calculation of the landscaped areas on the site.
- (3) Areas between individual buildings on the same site shall be landscaped and improved as appropriate.
- (4) All landscaped areas shall have a combination of planted trees, shrubs, vines, ground cover, flowers, and lawns which are compatible with the surrounding environment. The combination may include crushed rock ground cover not to exceed 20 percent of the total of any landscaped area. The crushed rock used shall be decorative rock with an appropriate color that is compatible with the landscaped area. Mounding of landscaped areas is encouraged to provide visual interest and relief and to partially screen parking areas. The selected combination of objects for landscaping shall be arranged in a harmonious manner as determined by the Planning Director. One-third of the total number of trees planted on a site shall be of the 24 inch box size (15 gallons) or larger and shall be planted extensively along adjacent streets. A combination of Indian Laurel, Jacaranda, Mulberry, California Fan

Palms, and other approved species shall be used and shall be interspersed to create visual interest. One tree shall be planted for each 1,500 square feet of landscaped area on the site, however, at least four trees shall be planted on small sites.

- (5) Landscape design shall be coordinated with drainage plans for individual projects to maximize percolation of surface water and minimize runoff from the site. Swale designs in landscaped and grass areas may be employed to retard runoff and maximize percolation.
- (6) All landscaped areas shall be served by an underground irrigation sprinkler system, and shall include an automatic irrigation system and drip system, as appropriate, for large shrubs, trees, and lawn areas. Irrigation systems in small areas such as tree wells, planters, and medians, shall be designed to prevent water from lowing off from planted areas.
- (7) Required landscaped areas shall be maintained in a neat, clean, orderly, and healthful condition. This shall, at a minimum, include pruning, mowing of lawns, weeding, removal of litter, fertilization, replacement of plants and trees when needed, and the regular watering of all vegetation.
- (8) All multiple family project developers shall submit a landscaping plan incorporating the above provisions, for Planning Director approval.
- (9) All required landscaping shall be planted, and the irrigation sprinkler system installed, prior to the issuance of certificates of occupancy for residential units.

(e) Parking lot landscaping.

(1) Interior.

- (A) A minimum of ten percent of the interior area of parking lots containing twelve or more spaces shall be landscaped according to a planning director approved landscaping plan. For parking lots with less than twelve spaces, a minimum of five percent of the interior area shall be landscaped according to a landscaping plan to be approved by city staff.
- (B) The end areas of all rows of parking stalls shall have planter areas which contain at least two fifteen gallon trees. The end planters shall be five feet by twenty feet in the case of ninety-degree angle parking and shall be triangular in shape in the case of forty-five-degree or sixty degree angle parking stalls as indicated on Exhibit F-1. In addition to the planters to be located at the end areas of parking rows, there shall be provided one four-foot-by-four foot (interior dimension) planter for each five parking spaces in the area between the end planters. All four-foot - by-four-foot planters shall contain one fifteen-gallon tree. The location of the four-foot-by-four-foot planters shall be as indicated on Exhibit F-1.

- (C) All parking lots containing twelve or more spaces shall be shaded by trees or by a combination of covered parking structures and trees, which shall be placed throughout the parking lot area to provide adequate shade for pedestrians and vehicles. Shade trees shall be placed so as to shade at least thirty percent of the total parking lot area with tree canopies within fifteen years after approval of the landscaping plan. All newly planted shade trees in parking lot areas shall be a minimum size of fifteen gallons when planted and shall be of a species that does not lose leaves during the winter months. The maximum distance between trees shall be forty feet. Tree locations shall not interfere with parking lot lighting fixtures or illumination patterns. Covered parking structures may be used to provide up to one-half of the required thirty percent shading in lieu of some of the trees.
- (2) Peripheral Planting Areas Adjacent to Streets.
- (A) All parking lots located adjacent to city streets shall provide for a peripheral planting area not less than five feet in width between the sidewalk and property line. The required peripheral planting area shall be included in the calculation of landscaped area and shall be landscaped with grass, low shrubs, or other vegetation or material as approved by the planning commission. At least one fifteen-gallon street tree shall be planted for each forty feet of street frontage. If palm trees are utilized, they shall be a minimum height of fifteen feet when planted.