

Attachment 1

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Landscape and Site Design Point System

A. Summary

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

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

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

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

<u>Design Approaches</u>	<u>Nine Categories</u>
Pedestrian-First Design Approach	<ul style="list-style-type: none"> -Pedestrian Circulation -Quality Public Space Linkages
360 Degree Design Approach	<ul style="list-style-type: none"> -Air Quality Improvement, Noise Reduction and Quality Ambient Environment -Screened or Reduced Vehicle Parking
Climate-Adapted Design Approach	<ul style="list-style-type: none"> -Climate Resilient Buildings -Site Amenities -Conservation -Healthy Soil and Water Quality -Biodiversity and Habitat

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

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

Relief from Mandatory Standards

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

Designing for Health Strategies

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

B. Project Applicability

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

C. Landscape and Site Design Point System

1.	Pedestrian-First Design	Points	
<u>1.1</u>	<u>Pedestrian Circulation</u>	Available	Mandatory
a.	<p>Direct Path for Pedestrians. Each of the following standards must be met:</p> <p>1. New buildings shall be sited such that the ground floor frontage is parallel to or primarily facing a public street. The ground floor frontage may be set back up to a maximum of 20 feet from the public street to the extent necessary to accommodate pedestrian amenities; except that Industrial and Hybrid-Industrial Projects shall not be subject to the maximum setback requirement.</p> <p>2. Additionally, a Project must provide at least one building entrance along the ground floor frontage that serves as a primary pedestrian access point with a pathway to the public sidewalk.</p> <p>For an existing commercial corner or mini-shopping center and/or previously developed sites involving infill development, only new detached buildings shall be required to meet the above requirements.</p>	1	Yes
b.	<p>Curb Cut Reduction. Select one option for the corresponding point allocation:</p> <p>Alternative 1: The Project shall not introduce new driveways beyond the existing number of driveways;</p> <p>Alternative 2: The Project removes one or more existing driveways, resulting in a net reduction in curb cuts in the public right-of-way.</p>		
c.	<p>Utilization of Curb for Rideshare/Loading.</p> <p>In lieu of introducing an additional driveway for a passenger drop-off and pick-up area located within private property, the Project site plan</p>	1	

	indicates the use of an existing curb space, along the Project’s public street frontage, to be striped for “Passenger Loading”. The passenger loading zone must comply with Federal Public Right-of-Way Accessibility Guidelines (PROWAG) ¹ and is subject to approval by the Department of Transportation (LADOT).																						
d.	Use of Non-Arterial Streets and Alleys for Vehicle Ingress/Egress. Select one option for the corresponding point allocation:		Yes; If applicable																				
	Alternative 1: Lots Not Located Adjacent to an Alley: When a Project is located on a corner lot or a through lot, with multiple frontages and no alley access, and where the street frontages are a mix of arterial (Boulevard or Avenue) and non-arterial streets, vehicular access is taken only from the non-arterial streets.	1																					
	Alternative 2: Lots Adjacent to an Alley: When the Project abuts one or more alleys, the alley(s) shall be used for vehicular ingress/egress and loading areas.	2																					
e.	Minimized Driveway Widths and Access Lanes. Select one option for the corresponding point allocation:																						
	Alternative 1: The Project utilizes the applicable maximum driveway dimensions shown on the table below that corresponds to the type of development and number of parking spaces in the development. (Maximum width dimension of driveway apron, in feet)	1																					
<table border="1"> <thead> <tr> <th rowspan="2"></th> <th colspan="2">Driveway Operation</th> </tr> <tr> <th>Two-Lane</th> <th>One-Lane</th> </tr> </thead> <tbody> <tr> <th>Type of Development</th> <td></td> <td></td> </tr> <tr> <td colspan="3" style="text-align: center;">Industrial</td> </tr> <tr> <td>1 or more parking spaces</td> <td>30 feet</td> <td>-</td> </tr> <tr> <td colspan="3" style="text-align: center;">Commercial, Multi-Family Residential and Mixed-Use</td> </tr> <tr> <td>More than 25 parking spaces</td> <td>20 feet</td> <td>10 feet</td> </tr> </tbody> </table>			Driveway Operation		Two-Lane	One-Lane	Type of Development			Industrial			1 or more parking spaces	30 feet	-	Commercial, Multi-Family Residential and Mixed-Use			More than 25 parking spaces	20 feet	10 feet		
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¹ Federal Public Right-of-Way Accessibility Guidelines published at the Access Board website at <https://www.access-board.gov/files/prowag/2023-16149.pdf>, as may be amended from time to time.

	<table border="1"> <tr> <td data-bbox="280 205 597 289">5 to 25 parking spaces</td> <td data-bbox="597 205 846 289">20 feet</td> <td data-bbox="846 205 1081 289">10 feet</td> </tr> <tr> <td data-bbox="280 289 597 359">Less than 5 parking spaces</td> <td data-bbox="597 289 846 359">18 feet</td> <td data-bbox="846 289 1081 359">10 feet</td> </tr> <tr> <td colspan="3" data-bbox="280 359 1081 443" style="text-align: center;">Single-Family Residential</td> </tr> <tr> <td data-bbox="280 443 597 520">1 or 2 parking spaces</td> <td data-bbox="597 443 846 520">18 feet</td> <td data-bbox="846 443 1081 520">9 feet</td> </tr> <tr> <td data-bbox="280 520 597 604">3 or more parking spaces</td> <td data-bbox="597 520 846 604">18 feet</td> <td data-bbox="846 520 1081 604" style="text-align: center;">-</td> </tr> </table>	5 to 25 parking spaces	20 feet	10 feet	Less than 5 parking spaces	18 feet	10 feet	Single-Family Residential			1 or 2 parking spaces	18 feet	9 feet	3 or more parking spaces	18 feet	-		
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	<p>Alternative 2: The Project utilizes the minimum allowed driveway access lane width, which is nine (9) feet for Boulevards and Avenues and eight (8) feet for Local and Collector Streets, for all driveways in the Project per Vehicle Access Package 1 in accordance with LAMC Chapter 1A, Div. 4C.2. (Automobile Access).</p>	2																
f.	<p>Minimizing Pedestrian and Vehicular Conflicts. The Project employs one or more of the following treatments to implement safety precautions and increase pedestrian safety. Only one point is allocated whether one or three treatments are used.</p> <ol style="list-style-type: none"> 1. When a sidewalk crosses a driveway, a continuous surface treatment of pattern, texture, and general visibility of the sidewalk shall be maintained. 2. Where vehicular ingress/egress occurs and/or in instances when a Project involves multiple buildings on a site, the design employs raised tables, special paving, striping, or other visually differentiated materials or surface treatments, and lighting, to identify areas of pedestrian crossing or pathways on site. 3. The Project places visible and unobstructed signage in areas where pedestrian and vehicle paths of travel are prone to cross, overlap, or touch, indicating that drivers must watch for pedestrians crossing. 	1																
g.	<p>Multi-purpose Fire Lanes. The LAFD-required fire apparatus access lane is a shared fire lane, with stormwater capture elements such as an approved reinforced paving system with vegetation and/or planted materials outside the</p>	1																

	<p>minimum required fire lane width clearances. The lanes are subject to review and approval by LAFD, and must be shown on plans that include call outs for required elements.</p>		
<p>h.</p>	<p>Location of Bicycle Parking. Long-term bicycle parking, provided consistent with LAMC Chapter 1 Section 12.21 A.16., shall meet one or more of the following criteria. Only one point is allocated whether one or three criteria are met. Long-term bicycle parking shall be:</p> <ol style="list-style-type: none"> 1. Located at the ground floor level, with access to the main pedestrian building entrance or public sidewalk; 2. Located in a room with a source of natural light; or 3. Co-located with bike related amenities such as secure storage lockers, bike repair stations, showers or changing rooms when provided in Non-Residential Projects. 	<p>1</p>	
<p>i.</p>	<p>Physical Activity - Stairs. Select one strategy. Only one point is allocated whether one or both strategies are used:</p> <ol style="list-style-type: none"> 1. Provide a designated stair for everyday use that is directly accessible from the building lobby and is visibly unobstructed to occupants; 2. The Project’s main interior stairwell is designed to be visible from the Public Right-of-Way, or it is designed to be open air. 	<p>1</p>	

		Points	
1.2	<i>Quality Public Space Linkages</i>	Available	Mandatory
a.	<p>Public Realm Improvements - New Street Trees.²</p> <p>Each Project shall provide at least one Street Tree, at a ratio of one tree per 30 linear feet of street frontage (the final number of trees shall be rounded up to the nearest whole number). Street trees selected shall be Large Trees (as defined in LAMC Chapter 1 Section 12.03) with a minimum box size of 24 inches and a 2-inch caliper trunk size at the time of planting, subject to approval by the Urban Forestry Division. Existing Street Trees proposed to remain may count toward compliance with the total required Street Tree calculation. In addition, a Project shall meet all the following specifications indicated below for the point allocation and is eligible for specified Bonus Points if a Project complies with additional below specified criteria.</p> <ol style="list-style-type: none"> 1. Existing Street Tree canopy and landscaped parkways shall be preserved, unless removal is permitted by the Urban Forestry Division, consistent with LAMC Chapter 1 Section 62.162. 2. Street Trees shall be installed in the following order of priority, as determined by the Urban Forestry Division and in conformance with the Public Works Street Design Manuals and Standards³: <ol style="list-style-type: none"> a. Within a continuous, vegetated landscaped parkway, including intermittent house walks for accessibility, as defined by the Bureau of Street Services' Parkway Landscaping Guidelines⁴; b. Within existing vacant tree wells or within newly created tree wells. 3. When required Street Trees cannot be physically accommodated in the Public Right-of-Way, due to City- 	1	Yes

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

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

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

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

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

	and Site Design Ordinance’s Online Calculator ⁶ : Project Characteristics, Environmental Justice and Health Equity screening question.		
b.	Bus Stops. Where a bus stop or transit shelter exists along the Project frontage, the Project shall provide the following: public benches and/or seating; maintenance and the non-relocation of existing shelters, bus benches, or bus stops during construction or post-occupancy; and improvements to the curb, gutter, and sidewalk consistent with Department of Public Works requirements.	1	
c.	<p>Enhanced Public Realm Improvements. The Project provides Public Right-of-Way improvements above minimum requirements set forth in LAMC Chapter XI (Public Works and Property), including but not limited to improvements that increase the tree canopy, improve pedestrian access, facilitate stormwater retention, and/or enhance the public realm through public art installations.</p> <p>The list of enhancements on public or private property that qualify include:</p> <ul style="list-style-type: none"> ● signalized crosswalks and other access-related improvements; ● traffic calming improvements such as curb extensions or a slow point/corner radius treatment; ● protected bike lane; ● pedestrian lighting and/or public seating adjoining the sidewalk; ● awnings that shade the sidewalk; ● publicly-accessible or in-street art installations; and ● stormwater retention improvements such as green alleys or bioswales. 	2	
d.	<p>Screening of Transformers, Utilities, and Mechanical Equipment from the Public Right-of-Way View. Select one option for the corresponding point allocation:</p>		
	Alternative 1: The Project site design takes advantage of existing alleys and/or side yards for placement of back-of-house uses,	1	

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

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

i.	Transparency. At least 50 percent of the ground floor building facade, measured between 2 and 8 feet above the finished sidewalk grade, shall consist of transparent openings, such as clear glass windows and doors to enhance the pedestrian experience.	1	
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2.	360 Degree Design	Points	
<u>2.1</u>	<u>Air Quality Improvement, Noise Reduction and Quality Ambient Environment</u>	Available	Mandatory
a.	<p>Site Context. Project plans shall include all of the following building Project site, and Public Right-of-Way information:</p> <ul style="list-style-type: none"> ● All setbacks and yards clearly dimensioned; ● Existing and proposed building footprints; ● Height or number of stories; ● Clearly indicated pedestrian and vehicular circulation; ● Public Right-of-Way dimensions; ● Existing and proposed Street Trees; and ● Building footprints, use, and building heights for the properties abutting the site. 	1	Yes
b.	<p>Site Context (Advanced). The Project’s submittal includes an analysis of the existing built environment adjacent to the site, consistent with Department of City Planning Plot Plan and Elevation Instructions which can be found on the Department’s webpage.⁷ In addition, the Project shall provide:</p> <ul style="list-style-type: none"> ● Information about nearest public transit stops and public open space; ● Information about historic uses and, if applicable, significant cultural or indigenous uses of the site; ● Elevations of abutting buildings showing their height and massing relative to the Project, as well as their architectural elements; and ● 3D models/renderings depicting the building in its context as well as street-level views, which must also include 	1	

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

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

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

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

	<p>land uses, schools, parks, healthcare facilities, and other sensitive receptors¹⁰ must include all of the following:</p> <ol style="list-style-type: none"> 1. Drive-thru restaurants shall include a walk-up window and/or main entry door directly accessible to the public sidewalk as an alternative for those walking or biking to the location. 2. "No Idling/Turn Off Engine" signage (at least 18 inches by 24 inches in dimension) shall be posted at each vehicular drive-thru entrance and loading area; and 3. Noise attenuation methods, such as sound barriers, shall be installed to reduce spillover noise from loading areas or drive-thru operations onto neighboring properties to reduce noise to less than 50db at the property line. <p>The above features shall be included in the Project; and specifications for signage and noise reduction methods, and their locations, shall be included on the Project plans.</p>		
<p>e.</p>	<p>Sensitive Uses - Industrial Uses, Storage. Industrial uses with open-air storage adjacent to residential land uses, schools, parks, healthcare facilities, and other sensitive receptors must meet all the following standards:</p> <ol style="list-style-type: none"> 1. All open-air storage of merchandise or materials shall be confined within a storage area enclosed by a solid, non-combustible wall with self-closing gates, except for construction equipment. 2. Materials that are subject to releasing dust or particulate matter shall be covered or completely enclosed. 3. Barbed wire, chain linked and concertina wire fences are prohibited at the perimeter of the property. 	<p>1</p>	<p>Yes; if applicable</p>
<p>f.</p>	<p>Trash and Recycling Areas. A Project shall meet all the following standards:</p> <ol style="list-style-type: none"> 1. All trash and recycling areas are located such that they are not visible from the Public Right-of-Way and/or public entrances. 	<p>1</p>	

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

	<ol style="list-style-type: none"> 2. Receptacles are stored in a fully enclosed building or structure. 3. If the trash or recycling enclosure is located outdoors, it shall be located at least 20 feet away from any adjacent residential structure. 		
g.	<p>Low-Level Exterior Lighting. A Project shall meet all the following criteria:</p> <ol style="list-style-type: none"> 1. All outdoor lighting systems shall use fixtures that are directed downward and away from the window of any residential uses. 2. Lighting shall use low-glare warm-colored bulbs, and energy-efficient smart dimming and timer systems as specified in Section 5.106.8. of Chapter 5 of the California Green Building Standards Code. 3. Outdoor lighting systems shall comply with the Light Pollution Reduction standards in Section 5.106.8. of Chapter 5 of the California Green Building Standards Code, and shall automatically shut off between the hours of 12:00 a.m. to 6:00 p.m. 	1	
h.	<p>Adaptive Reuse. Existing building(s) on-site are being adaptively reused, in whole or in part, in conjunction with a new development of the site. Adaptive Reuse involves the conversion from one use to another, while retaining one or more existing buildings.</p>	1	
i.	<p>Historic/Cultural Resources. If the Project site includes Surveyed or Designated Historic Resources on site or abutting the Project site, then all of the following information is included in the Project submittal:</p> <ol style="list-style-type: none"> 1. An analysis of historic/cultural resources; 2. An analysis of elements such as the Project’s height, bulk, massing and architectural treatment in relation to historic/cultural resources; and 3. An analysis of how the resources existing features have informed the Project design. 	1	
j.	<p>Blank Walls on Street Frontages. The Project does not propose blank walls exceeding 15 feet in length visible from the Public Right-of-Way for the first 20 feet of building height. Wall treatments may include the use of varying materials, textures,</p>	1	

	and/or colors, the use of green or living walls, the use of modulated planes to create depth, or the use of murals. Murals must be in compliance with regulations per LAMC Section 22.119., as well as any application and approval processes administered by the Department of Cultural Affairs.		
k.	Air Quality Monitoring. The Project provides a smart sensor with indoor air quality monitoring capability within each dwelling unit.	2	
i.	<p>Air Quality, Reducing Exposure to Smoke. The property owner and property manager shall implement one or both of the following smoke-free policies. Signage shall be posted stating that smoking is prohibited in:</p> <ol style="list-style-type: none"> 1. Common spaces, which may include walkways, stairwells, parking lots, laundry rooms, playgrounds, swimming pools, and the like; and/or 2. The entire premises. <p>A visual depiction of the sign and its placement shall be included on the plans. In addition, installation of signage will be required prior to issuance of a Certificate of Completion by the Department of City Planning.</p>	1	

		Points	
<u>2.2</u>	<u>Screened or Reduced Vehicle Parking</u>	Available	Mandatory
a.	<p>Surface Vehicle Parking. If the Project includes surface parking of more than four (4) vehicle parking spaces, parking areas shall be screened from the public street or sidewalks (excluding alleys) by means of a minimum 4-foot-wide buffer, which includes ground cover with shrubs and trees that grow to a height of 5 feet at maturity to achieve an effective screening for the length of the Project’s sides abutting the Public Right-of-Way.</p> <p>Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. (“Native Plants”) below.</p>	1	Yes; if applicable

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

e.	<p>Large Sites, Centralized Parking Location. On sites that are one (1) acre in size or larger and with multiple buildings, provide parking in a single, centralized parking structure located above or below ground, rather than spread out throughout multiple buildings.</p> <p>The Project site plan shall include pedestrian design features, guiding visitors to and from parking structures and parking areas, using safe and clear paths of travel between parking areas and the associated buildings and/or uses. Examples of approved pedestrian design features include shaded pathways, crosswalks, lighting, and wayfinding.</p>	1	
f.	<p>Parking Garage Footprint. Underground parking structures shall adhere to any required front, side, or rear yard setback that the building is subject to, such that no subterranean structures are located within the setback area.</p>	2	
g.	<p>Shared-Use Parking. The Project utilizes shared parking agreements to provide the Project’s required parking off-site, pursuant to LAMC Sections 12.21.A.4.(g) and 12.26.C., subject to approval by the Los Angeles Department of Building and Safety.</p>	1	
h.	<p>Parking Areas in Mixed-Use Projects. Mixed-use Project parking areas utilize a common access driveway for residential and commercial parking to avoid additional curb cuts.</p>	1	

3.	Climate-Adapted Design	Points	
<u>3.1</u>	<u>Climate Resilient Buildings</u>	Available	Mandatory
a.	<p>Climate Responsive Design - Natural Ventilation and Passive Cooling. Select one strategy for the corresponding point allocation. Only one point is allocated whether one or both strategies are implemented:</p> <p>1. The Project incorporates natural ventilation by means of operable windows (including skylights), retractable doors, and/or indoor/outdoor spaces in one or more of the following building areas:</p> <ul style="list-style-type: none"> - Hallway corridor - Stairwell 	1	Yes

	<p>- Lobby or atrium</p> <p>For multi-family residential Projects, indoor common open space areas that provide operable windows and/or pedestrian access to outdoor areas, yards, or setbacks shall satisfy this requirement. Recreation rooms with folding, movable or retracting doors or walls that open up to outdoors qualify.</p> <p>or</p> <p>2. South and west façades incorporate one or more exterior architectural shading devices, such as brise soleil systems, awnings, canopies, vertical or horizontal louvers, light trays, arcades or covered walkways, balconies, recessed windows or similar architectural features that reduce glare and heat gain and provide protection from the elements. Shading devices shall be employed consistently throughout the south and west facades.</p>		
<p>b.</p>	<p>Common and Private Outdoor Open Space. Select one option for the corresponding point allocation:</p> <p>Alternative 1: Balconies are provided for at least 50 percent of units in a residential Project. Balconies should fulfill the dimension requirements per Private Open Space standards in LAMC Section 12.21.G.2.(b) and LAMC Chapter 1A, Div. 2C.3.3.C.4. If the Project is directly adjacent to a freeway, balconies should only be placed on non-freeway facing sides.</p> <p>Alternative 2: The Project dedicates 65 percent or more of its required open space per LAMC Section 12.21.G. as common open space, instead of 50 percent as currently required.</p>	<p>1</p> <p>2</p>	
<p>c.</p>	<p>Energy Efficiency. The Project exceeds Title 24, Part 6, Building Energy Efficiency Standards by 15 percent or greater. Final Title 24 calculations must be included as a separate page in the building plans, clearly stating calculations demonstrating how the Project’s compliance percentage exceeds the Title 24 by a minimum of 15 percent.</p>	<p>1</p>	

<p>d.</p>	<p>Solar Orientation and Shade. A minimum of one shade tree shall be planted every 25 linear feet along the south and west exposed sides of all structures. Existing Street Trees that shade the building can be used to satisfy this requirement. Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below. To qualify for this point, the Project submittal must include a building energy model, prepared by a licensed professional and subject to LADBS review, that determines the optimum orientation and dimensions for implemented architectural features designed to reduce glare and solar heat gain.</p>	<p>2</p>	
	<p>[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing the strategy above, it shall be eligible for one additional point. See the online Landscape and Site Design Ordinance Calculator¹¹: Project Characteristics, Environmental Justice and Health Equity screening question.</p>	<p>3</p>	
<p>e.</p>	<p>Light and Glare. The Project’s structures entirely use materials with an external reflectance rating of less than 30 percent per LAMC Chapter 1A, Div. 4C.10.2.C. Material data shall be shown on Project plans.</p>	<p>1</p>	
<p>f.</p>	<p>Cool Paving Materials. The Project’s hardscape areas utilize cool pavements with a solar reflectance (SR) value of at least 40 percent. Examples of cool pavements include cement concrete, cool-colored coatings for asphalt, or use of a clear binder that reveals light-color aggregate.¹²</p>	<p>1</p>	
<p>g.</p>	<p>Solar-Ready Rooftop. The Project maximizes rooftop areas for photovoltaic panels by installing solar above the building’s mechanical equipment, or for surface parking areas photovoltaic panels are installed above parking stalls. Where solar is provided in</p>	<p>1</p>	

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

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

	parking areas, it shall not impede the parking lot shade tree planting requirement of one tree for every four parking stalls.		
h.	Living Roofs. The Project’s landscape plan specifies the installation of a continuous or tray modular living roof for at least 50 percent of areas located on rooftops and podium areas. The vegetated roof shall comply with LAMC Section 57.317.	2	
i.	<p>Natural Ventilation and Day-lighting. Floor plan, elevations and/or door and window schedule demonstrate at least one of the following:</p> <p>1. In residential and mixed-use buildings, the total depth of habitable spaces does not exceed 40 feet.</p> <p>or</p> <p>2. The building incorporates a courtyard style arrangement, open corridors and/or corner units that promote cross-ventilation through the use of operable windows on two walls of a unit.</p> <p>or</p> <p>3. The Project includes operable skylights and/or clerestory windows if windows at a standard height are infeasible due to the nature of the building use or occupancy (e.g., bike rooms, mail rooms, etc.).</p>	2	

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

	<p>Director’s Amenity Features Menu¹³ for Residential/Mixed-Use projects within yards or Code-required Open Space areas.</p> <p>or</p> <p>2. Non-Residential Amenities. A Non-Residential Project shall provide at least one amenity from the Director’s Amenity Features Menu¹⁴ for Non-Residential Projects.</p>		
<p>b.</p>	<p>Privately-Owned Public Spaces (POPS). The Project provides and maintains publicly accessible open space located on private property. POPS are areas, such as plazas, arcades, paseos, through-block pedestrian connections or open-air concourses and similar public Outdoor Amenity Areas located in or around buildings. To ensure that such open spaces are available to the public, each space must meet all the following criteria:</p> <ol style="list-style-type: none"> 1. Be physically open to the general public free of charge between the hours of sunrise to sunset, or during regular business hours, whichever is longer. 2. The POPS shall be equal to, or greater than, the common open space required for the Project pursuant to LAMC Section 12.21 G.2.(a) and shall have at least one clear minimum dimension of 15 feet in any direction. Planters used for trees and landscaping may be located within the required 15-foot dimension provided that planters do not exceed a height of 42 inches. 3. Shall provide at least one 24-inch box size tree (rounded up to the nearest whole number) for every 625 square feet of POPS space. Trees shall be a non-palm species. 4. At least one POPS sign shall be posted at every public entrance to the amenity space in accordance with the Public Amenity Space Sign Standards as established by the Director of Planning, and in accordance with LAMC Chapter 1A, Div. 4C.11. (Signs). <p>The sign shall include the hours of operation and amenities available to the public. Property owners of POPS shall</p>	<p>3</p>	

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

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

	<p>maintain the required signs for the life of the building and ensure their upkeep and maintenance. Property owners shall be responsible for the repair or replacement of such signs, as necessary.</p> <p>5. Provide at least three (3) ground floor pedestrian amenities as listed below:</p> <ul style="list-style-type: none"> a. Movable seating/furniture b. At-grade planting area c. Hydration station inclusive of a water fountain or bottle refill station d. Urban garden for community use e. Play and/or exercise equipment f. Running water elements g. Shade structures h. Other site amenities listed in the Director’s Amenity Features Menu¹⁵ 		
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		Points	
<u>3.3</u>	<u>Conservation</u>	Available	Mandatory
a.	<p>Tree Disclosure. The applicant has provided a completed and signed Tree Disclosure Statement (CP-4067) to the Department of City Planning. If after providing the Tree Disclosure Statement it is determined that no Protected Trees, Street Trees, or Significant Trees are located on-site, no further action is needed.</p> <p>Where the Tree Disclosure identifies that there are no preexisting Significant or Protected trees or any trees on site, the Project may satisfy points in this Category by providing new trees at a ratio pursuant to Standard 3.5 a. in the Biodiversity and Habitat category (Mandatory Trees in Landscaped Areas), and may use this standard to satisfy required points in this Category.</p>	1	Yes
b.	<p>Tree Report and Tree Survey. The Project complies with all the following, if applicable.</p>	1	Yes; if applicable

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

	<p>1. Tree Report. If the Tree Disclosure Statement identifies existing Street Trees, and/or Protected Trees for removal, then the applicant must submit the required Tree Report (CP-4068) prepared by a certified Arborist, which includes recommendations for retention or replacement. The applicant needs to provide an Urban Forestry Division stamped copy to Planning.</p> <p>or</p> <p>2. Tree Survey. If no Protected Trees or Street Trees are proposed for removal, but the Tree Disclosure Statement identifies Significant Trees proposed for removal, then the applicant must provide a Tree Survey (CP-4093), which can be a topographic map, or aerial produced by the Landscape Practitioner for Director of Planning review.</p> <p>Tree Survey Requirements: The tree survey must show the location of all existing on-site trees, call out points of conflict with Project plans, identify trees proposed for preservation or removal, and for each tree identify the diameter of trunk and canopy, and tree condition.</p>		
<p>c.</p>	<p>Significant Tree Removal, Non-Protected Trees. If the Project involves the removal of one or more Significant Trees, per the following table, negative points shall be applied by subtracting the corresponding number of points from the Project's total accumulated point amount.</p>		
	<p>Removal of 1 to 5 Significant Trees</p>	<p>-1</p>	
	<p>Removal of 6 to 10 or more Significant Trees</p>	<p>-2</p>	
	<p>Removal of 11 or more Significant Trees</p>	<p>-3</p>	
<p>d.</p>	<p>Minimum Significant Tree Replacement, Non-Protected Trees. Where a Significant Tree is proposed for removal, as identified in the Tree Survey or Tree Report, the applicant provides a replacement for a Significant Tree based on the tree canopy replacement ratio per the table below. Any required removal must be disclosed prior to grading and demolition.</p>	<p>2</p>	

	<p>Canopy of the Removed Significant Tree (Average diameter in feet across the canopy)</p>	<p>Replacement Trees* (Trees selected shall be equivalent to coverage and shade canopy of removed within 10 years)</p>		
	Less than 10'	Two 24" Box Size		
	10'-20'	Three 24" Box Size		
	20'-40'	Four 24" Box Size		
	40'-56'+	Six 24" Box Size		
	<p>*Measurements indicate minimum size requirements</p> <p>Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.</p>			
<p>e.</p>	<p>Tree Conservation.</p> <p>To satisfy the Tree Conservation requirement, the Project must select one option (Alternative 1 or Alternative 2) for the corresponding point allocation and additionally satisfy all three requirements below:</p> <ol style="list-style-type: none"> 1. The project application includes a tree protection plan for Significant and/or Protected Trees as part of the Tree Survey or Tree Report. The tree protection plan shall indicate measures undertaken during demolition, grading, and construction, to protect the Critical Root Zone and Tree Protection Zone (see Standard 3.3 b. above). 2. Trees to be protected in place on the subject property, in the Public Right-of-Way, and on adjacent property where 60 percent or more of the critical root zone falls within the Project site shall be documented in a tree protection plan included in the Project submittal. 3. The tree protection plans shall demonstrate that the management of trees impacted by construction or demolition will 			

	follow current industry standards (ANSI A300 -Part 5) and best management practices. ¹⁶		
	Alternative 1: The Project retains on-site 50 percent or more of existing healthy Protected and Significant Trees inclusive of all trees on private property or the Public Right-of-Way, as determined in the tree report or survey.	3	
	Alternative 2: The Project retains on-site 100 percent of all existing healthy Protected and Significant Trees.	4	
	[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing one of the strategies above, it shall be eligible for one additional point. See the online Landscape and Site Design Ordinance Calculator ¹⁷ : Project Characteristics, Environmental Justice and Health Equity screening question.	5	
f.	Landscape Coverage. The Project uses no species rated as “moderate” or “high” by the California Invasive Plant Council’s Inventory in a required landscape area. (See: The Cal-IPC Inventory – California Invasive Plant Council.) The Project also complies with one of the below options. Select one option for the corresponding point allocation:	1	
	Alternative 1: In lieu of 25 percent of the required common open space area planted with ground cover, shrubs or trees, required per LAMC Section 12.21 G.2.(a)(3), the Project achieves a 50 percent landscape coverage of the required common open space, which may include landscaping within above grade planters, provided that the soil depth requirements are met per LAMC Chapter 1A, Div. 4C.6.4.C.2.b.ii.	2	

¹⁶ American National Standards Institute (ANSI) A300 Part 5: American National Standard for Tree Care Operations – Tree Shrub, and Other Woody Plant Management – Standard Practices (Management of Trees and Shrubs During Site Planning, Site Development, and Construction). International Society of Arboriculture (ISA) Best Management Practice Companion Publications to ANSI A300 (Part 5).

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

	Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.		
	Alternative 2: A minimum of 25 percent of total lot area remains unpaved with plant material installed at-grade, as opposed to planting over slabs or subsurface structures (for example planting over below grade parking that extends into the side yards).	1	
g.	Native Soil Conservation During Construction. On-site topsoil and accumulated organic litter will be conserved and stockpiled, either on- or off-site during grading operations, and returned to the site during fine grading operations. Conserved soil should be covered and protected from the elements during construction to avoid releasing dust and particulate matter. A Project employing this strategy shall provide a copy of the grading plan that shows the location and amounts of cut and/or fill, and shows export/import amounts, to demonstrate native soil conservation.		

		Points	
<u>3.4</u>	<u>Healthy Soil and Water Quality</u>	Available	Mandatory
a.	<p>Landscape Management Plan. A long-term tree and landscape management plan shall be provided by the Project’s Landscape Practitioner at the time of building permit issuance, and shall indicate all of the following:</p> <ol style="list-style-type: none"> 1. recommended watering during five-year plant establishment period; 2. recommended summer watering after plant establishment; 3. recommended winter watering after plant establishment; 4. once-yearly inspections for hazards and other emergent issues; 5. pruning is performed <i>only</i> for plant structure and health per the International Society of Arboriculture (ISA) standards¹⁸; and 6. the plan shall be provided to the building management and made available on site. 	1	Yes

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

	<p>Note: This strategy is required of all Projects and is not eligible for substitution with alternative strategies.</p>																								
<p>b.</p>	<p>Minimum Soil Volume. Planting areas, both at-grade or in built-up planters, shall meet the minimum soil requirements below. In addition, subterranean structures in required yards shall provide adequate soil depth and volumes to support irrigation and root growth for trees and shrubs:</p> <p>Soil Volume Schedule:</p> <table border="1" data-bbox="277 659 1167 953"> <thead> <tr> <th>Tree Canopy Diameter (at maturity)</th> <th>Soil Volume</th> </tr> </thead> <tbody> <tr> <td>15' - 19'</td> <td>220 cu. ft.</td> </tr> <tr> <td>20' - 24'</td> <td>400 cu. ft.</td> </tr> <tr> <td>25' - 29'</td> <td>620 cu. ft.</td> </tr> <tr> <td>30' - 34'</td> <td>900 cu. ft.</td> </tr> </tbody> </table> <p>Soil depth based on plant size:</p> <table border="1" data-bbox="277 1058 1167 1423"> <thead> <tr> <th>Plant Type (at maturity)</th> <th>Minimum Soil Depth</th> </tr> </thead> <tbody> <tr> <td>GROUND COVER <1'</td> <td>18"</td> </tr> <tr> <td>SHRUB 1'-8'</td> <td>24"</td> </tr> <tr> <td>SMALL TREE 9'-15'</td> <td>36"</td> </tr> <tr> <td>MEDIUM TREE 16-30'</td> <td>42"</td> </tr> <tr> <td>LARGE TREE 31'-50'</td> <td>42"</td> </tr> </tbody> </table>	Tree Canopy Diameter (at maturity)	Soil Volume	15' - 19'	220 cu. ft.	20' - 24'	400 cu. ft.	25' - 29'	620 cu. ft.	30' - 34'	900 cu. ft.	Plant Type (at maturity)	Minimum Soil Depth	GROUND COVER <1'	18"	SHRUB 1'-8'	24"	SMALL TREE 9'-15'	36"	MEDIUM TREE 16-30'	42"	LARGE TREE 31'-50'	42"	<p>1</p>	<p>Yes; if applicable</p>
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<p>c.</p>	<p>Surface Parking Lot Landscaping. Trees are planted at a minimum ratio of one tree for every four parking spaces and are dispersed throughout the parking area. All required trees shall have a minimum 24-inch box container size and a minimum trunk caliper of 2 inches at the time of planting, or as specified by the American Standard for Nursery Stock published by the American Horticulture Industry Association (AmericanHort). Trees are to be located in such a manner and be of such a size that the trees are capable of producing an overhead canopy that will shade at least 50 percent of the parking stall area in summer over a 10-year period. If the number</p>	<p>1</p>	<p>Yes; if applicable</p>																						

	<p>of trees required results in a fraction, then the number of trees required shall be rounded up to the next whole number.</p> <p>This strategy is required of all Projects that include surface parking and is not eligible for substitution with alternative strategies.</p> <p>Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants") below.</p> <p>When required trees cannot be physically accommodated, a Tree Replacement and Planting In-lieu Fee pursuant to LAMC Section 62.177 (b), shall be paid to the Board of Public Works pursuant to the "Development Tree Planting Requirements."</p>		
	<p>[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing the strategy above, it shall earn one additional point toward compliance. See the online Landscape and Site Design Ordinance Calculator¹⁹ Project Characteristics, Environmental Justice and Health Equity screening question.</p>	<p>2</p>	
<p>d.</p>	<p>Permeable Materials. The Project utilizes one of the below listed alternative permeable paving materials in driveways, pathways, and other circulation areas, as identified in LAMC Section 12.21 A.6.C., in lieu of concrete, asphalt or other impervious surfaces. Acceptable alternative permeable paving materials are landscaping, soil, non-compacted or stabilized decomposed granite, gravel, mulch or permeable pavers.</p>	<p>1</p>	
<p>e.</p>	<p>Stormwater Infiltration. Select one of the following three strategies. The point allocation is the same whether one or more strategies are implemented:</p> <ol style="list-style-type: none"> 1. A combined total of 70 percent or more of the site's on-grade surfaces (including yard areas, terraces, courtyards, pathways, and areas of vehicular and pedestrian circulation) shall consist of permeable surfaces. To be considered permeable, such surfaces may not be located above structures or slabs. 	<p>2</p>	

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

	<p>or</p> <p>2. The Project captures and directs stormwater to bioswales or infiltration planted areas.</p> <p>or</p> <p>3. The Project removes 50 percent or more of existing paved areas of the site, resulting in a reduction of hardscape compared to existing conditions.</p>		
	<p>[BONUS POINTS] - If the Project is located within a mapped Health and Urban Forest Equity Priority Area (ZI-2537) and implementing one of the strategies above, it shall be eligible for one additional point. See the online Landscape and Site Design Ordinance Calculator²⁰: Project Characteristics, Environmental Justice and Health Equity screening question.</p>	<p>3</p>	
<p>f.</p>	<p>Greywater Irrigation. The Project uses an irrigation system that is supplied by a non-potable greywater system, is shown on the Landscape Plan, and will be installed and operated to meet at least 40 percent of the Project’s total irrigation demand.</p>	<p>2</p>	
<p>g.</p>	<p>Drought Tolerant Planting. All plants proposed for Project landscaping are those that are defined as “Low” or “Very Low” water use by UC Davis Water Use Classification of Landscape Species²¹ for Region 3. Species in all planting areas are grouped by the same level of supplemental irrigation required.</p> <p>Additional points are separately available when planting such areas with native plants if a Project satisfies the requirements in Section 3.5 c. (“Native Plants”) below.</p>	<p>1</p>	
<p>h.</p>	<p>Mulch. All of a Project’s planted areas are provided with a layer of organic mulch a minimum of three inches deep, unless its use is contrary to good horticultural practice per the International Society of Arboriculture (<u>ISA</u>) standards as published by the International Society of Arboriculture.</p>	<p>1</p>	

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

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

i.	Use of Artificial Turf. The Project includes 100 square feet or more of artificial turf.	-1	
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		Points	
<u>3.5</u>	<u><i>Biodiversity and Habitat</i></u>	Available	Mandatory
a.	<p>Mandatory Trees in Landscaped Areas. The Project shall satisfy all the requirements below and select one of the alternative options for the corresponding point allocation:</p> <ol style="list-style-type: none"> 1. These trees may be used to satisfy the open space tree requirements of LAMC Section 12.21 G.3. 2. All required trees shall have a minimum 24-inch box size and a minimum trunk caliper of 2 inches at the time of planting or as specified by ASNS (American Standard for Nursery Stock). A minimum of one of the trees provided must be either a shade tree with canopy of 30 feet in diameter at maturity or a California Native Tree or shrub. All required trees shall be planted in compliance with the Soil Volume Schedule in Section 3.4 b. above. 3. A minimum of 30 square feet of unpaved area shall be provided at the base of each tree with the shortest dimension to be 4 feet. 4. Understory shrubs, grasses and/or ground covers, or organic mulch of 3-to-5-inch depth, shall be provided to shade soil and provide a more favorable microclimate at the base of all trees. <p>No species rated as “moderate” or “high” by the California Invasive Plant Council’s Cal-IPC Inventory²² shall be used in required landscape areas.</p> <p>Additional points are separately available when planting such areas with Native Plants if a Project satisfies the requirements in Section 3.5 c. (“Native Plants”) below.</p>		Yes

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

	<p>Alternative 1: Trees shall be provided at a minimum ratio of one tree for each 500 square feet (rounded-up to the nearest whole number) of the cumulative total of all landscaped areas in the Project. Palms and succulents shall not qualify as trees.</p>	<p>1</p>	
	<p>Alternative 2: Trees shall be provided at a minimum ratio of one tree for each 500 square feet of the cumulative total of all landscaped areas in the Project and 50 percent or more of the on-site trees are located at grade or between the building and the Public Right-of-Way.</p>	<p>3</p>	
<p>b.</p>	<p>Minimum Shade Coverage of Uncovered Areas. A shade coverage analysis must be demonstrated on the Project’s landscape plans prepared by a Landscape Practitioner; and all required trees shall be planted in compliance with the Soil Volume Schedule in Section 3.4 b. above. Additionally, the Project must comply with one strategy below for the corresponding point allocation:</p>		<p>Yes</p>
	<p>Alternative 1: The Project uses climate-adapted²³ or locally native tree²⁴ and shrub species that achieve at least 30 percent shade cover of outdoor areas within 10 years from planting (measured on June 21st at noon). Where the planting of trees cannot physically be accommodated on site, shade shall be provided by alternative means, such as shade sails, architectural features, and/or similar treatments.</p>	<p>1</p>	
	<p>Alternative 2: The Project uses climate-adapted²⁴ or locally native tree²⁵ and tall shrub species that achieve at least 50 percent shade cover of outdoor areas, within 10 years from planting (measured on June 21st at noon). Where the planting of trees is not feasible, shade shall be provided by alternative means such as shade sails, architectural features, and/or similar treatments.</p>	<p>2</p>	

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

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

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

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

<p>f.</p>	<p>Greening in the Public Realm. Hedges or vertical green walls are provided along the edges of the structure(s) at property lines and yards adjacent to the Public Right-of-Way, utilizing one or more of the following species identified for their suitability and resilience in an urban context:</p> <p>Hedges:</p> <ol style="list-style-type: none"> 1. Holly-leaf Cherry and Catalina Cherry (<i>Prunus Illicifolia</i> and <i>Prunus Illicifolia Lyonii</i>) 2. California Coffeeberry (<i>Frangula/Rhamnus Californica</i>) 3. Lemonadeberry (<i>Rhus Integrifolia</i>) 4. Baa Fairyduster (<i>Calliandra Californica</i>) 5. Toyon (<i>Heteromeles Arbutifolia</i>) 6. Lester Rowntree Manzanita or similar subspecies (<i>Arctostaphylos</i> 'Lester Rowntree') <p>California Native vine species:</p> <ol style="list-style-type: none"> 1. Island Morning Glory (<i>Calystegia Macrostegia</i>) 2. Virgin's Bower (<i>Clematis Ligusticifolia</i>) 3. Chaparral Honeysuckle (<i>Lonicera Interrupta</i>) 4. Pink Honeysuckle (<i>Lonicera Hispidula</i>) 5. California Blackberry (<i>Rubus Ursinus</i>) 6. Chaparral Clematis (<i>Clematis Lasiantha</i>) <p>Non-native vine species:</p> <ol style="list-style-type: none"> 7. Lavender Trumpet Vine (<i>Clytostoma Callistegioides</i>) 8. Scarlet Trumpet Vine (<i>Distictus Buccinatoria</i> and Cultivars) 9. Lilac Vine (<i>Hardenbergia Violacea</i> and Cultivars) 10. Lady Banks Climbing Rose (<i>Rosa Banksiae</i> and Cultivars) <p>Any such Project areas shall include an irrigation system and the Project must indicate an irrigation system on plans to receive credit.</p> <p>Additional points are separately available when planting such areas with other Native Plants if a Project satisfies the requirements in Section 3.5 c. ("Native Plants").</p>	<p>1</p>	
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Table 3 - Project Applicability Matrix

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

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

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

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

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

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

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