

WRAC LUPC POLICY MOTION

COMMITTEE: WRAC LUPC

TITLE: Landscape and Site Design Ordinance revision

PURPOSE: To ensure that the City follows its own Ordinance that prohibits parking in the front yard, and to revise the ordinance to clearly state this intent to the understanding of DBS Code Enforcement. Planning Dept. shall notify DBS Code Enforcement that paved parking shall be removed from front yards.

The only pavement allowed in front yards is for a driveway to directly access the garage (only as wide as the garage), and a circular driveway that has 2 access points to the ROW, that covers no more than 50% of the front yard.

This allows more dirt to capture stormwater and percolate into the aquifers (and increase water supply), and to provide more trees to cool the city, provide habitat for our highly biodiverse biome, and reduce global heating that causes drought.

BACKGROUND:

Refers to LAMC sections 12.03, 12.10.5, 12.11.5, 12.12.2, 12.13, 12.21, 12.21.1, 12.40, 12.41, 12.42, 12.43, 13.08, 13.09, 14.00, 19.04, 62.177 and 91.7012 of Chapter 1:

See background memo, with input from long-time neighborhood advocate Ed Hunt, who worked with Barbara Broide for decades to request that the City follow its own Ordinance that prohibits parking in the front yard. Background:

<https://westsidecouncils.com/wp-content/uploads/2024/09/August-WLA-paved-front-yards2.pdf>.

Despite their efforts, DBS Code Enforcement refused to accept Planning Dept's intent and enforce the Ordinance, and allowed paved front yards to proliferate.

Draft ordinance: [https://planning.lacity.gov/odocument/33faf488-323e-4b58-a1e2-e40ee0509987/Landscape and Site Design Ordinance.pdf](https://planning.lacity.gov/odocument/33faf488-323e-4b58-a1e2-e40ee0509987/Landscape%20and%20Site%20Design%20Ordinance.pdf)

Fact sheet: [https://planning.lacity.gov/odocument/e9b9dd57-658b-416b-bcc5-51c9bfcfc6/Fact Sheet Landscape and Site Design Ordinance.pdf](https://planning.lacity.gov/odocument/e9b9dd57-658b-416b-bcc5-51c9bfcfc6/Fact%20Sheet%20Landscape%20and%20Site%20Design%20Ordinance.pdf)

Points system: [https://planning.lacity.gov/odocument/2344466b-e20b-4192-869b-8f898b828f74/Landscape and Site Design Ordinance Point System.pdf](https://planning.lacity.gov/odocument/2344466b-e20b-4192-869b-8f898b828f74/Landscape%20and%20Site%20Design%20Ordinance%20Point%20System.pdf)

THE MOTION:

The _____ NC/CC, a member of the Westside Neighborhood Alliance of Councils (WRAC), requests that the City revise the Landscape Ordinance to clarify that pavement for extra parking is prohibited in the front yards of all parcels, except for

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garage driveways and circular driveways (maximum of 50% of the front yard). The Planning Dept. shall add that prohibited excess pavement shall be removed at the owner's cost, or a citation and/or lien shall be recorded against the property.

Additional language (not approved as a part of the motion):

The Planning Dept. shall notify DBS Code Enforcement of this intent, and DBS shall enforce the Ordinance and require the removal of excess pavement for parking.

The Planning Dept. shall ensure that its new points system will not increase pavement in the front yard.

The Planning Dept. shall deduct land for transformers, trash enclosures and other infrastructure equipment from open space in determining non-paved areas. Stormwater planters shall not count for open space, or shall be given only 50% credit for greenery/planting (they are 4 ft tall, and cannot be used for recreation, and they have non-organic aggregate which prevents growth of tall trees).

The following draft terms shall be included especially:

1. 2- and 3-car garages shall have the same driveway width (a 3-car garage cannot have a driveway wider than 18 ft.), as per the Draft Ordinance.
2. Street trees shall be planted every 30 ft., with a minimum size of 24 ft. box. In-lieu fee if minimum number of trees cannot be planted.
3. Landscape buffer of 10 ft. next to freeways, with tall evergreen trees (non-deciduous that don't lose leaves in the fall).
4. Ground-floor public open space (and ungated for clear access).
5. Fences are a maximum to 42 inches height, and must be set back 4 ft. to provide landscape buffer.
6. For projects adjacent to freeways, open space shall be on the far side of the site (and non-habitable spaces on the freeway side).
7. No blank walls for the lower 20 ft. of building height.
8. All lighting shall be hooded and be directed downward, to prevent light trespass onto neighbors property.
9. 1 shade tree shall be planted onsite every 25 ft. along south and west property lines.
10. Tree survey of protected trees by certified arborist shall be submitted.

The following changes shall be made:

1. The Ordinance shall cover all parcels and all uses. R1, R2 and projects with fewer than 5 units shall NOT be exempted.

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2. Street trees shall NOT count for required trees. Onsite and offsite trees are separate categories, and street trees must be planted anyways, so the community receives no extra benefit. Street trees should not be credited to total number of trees required.
3. Owners/developers must ensure that street trees, onsite trees, and in-lieu trees planted in other locations remain alive with regular watering and maintenance, and replace them if they die, and if necessary, pay fees for in-lieu tree maintenance and annual inspections and a bond for the cost of future tree replacements.
4. Mandate that trees are native, xeriscape/drought-tolerant, and provide maximum habitat for biodiversity.
5. Dimmers shall be used on exterior light, to reduce bright lights during nighttime when people sleep. Bright lights also confuse birds and disrupt their flight travel.
6. Parking lots shall have 1 tree for every 4 spaces, and/or provide 50% shading with trees at full maturity (Sacramento has this).
7. Parking garages on ground level shall be “wrapped” with active uses, and not visible from the ROW.

DIRECTED TO: WRAC Executive Board

ACTION/VOTE COUNT:

WRAC LUPC Committee meeting, Sept. 9, 2024

Motion approved by LUPC COMMITTEE 9/9/24