

Los Angeles County's Green Building Program



DEPARTMENT OF REGIONAL PLANNING, DEPARTMENT OF PUBLIC WORKS AND
DEPARTMENT OF PARKS AND RECREATION

These three initiatives work together to create a better, healthier and more sustainable County. The ordinances will apply to all new construction within the unincorporated areas of the County and serve to meet our goals of water and energy efficiency.

Green Building

The goal of building green is to minimize negative environmental and human health impacts as caused by construction, maintenance and operation of buildings.

By incorporating green measures into development practices, we can increase public health, save energy and water and maintain longer lasting and safer buildings. These measures aim to maximize energy efficiency and improve interior air quality.

Drought-Tolerant Landscaping

Drought-tolerant and native landscaping encourages conservation of water and use of plants that are climatically appropriate for Los Angeles County. It also aims to reduce the overreliance of water-soaking grass turf.

The landscaping program establishes guidelines for plant material, planting techniques and maintenance of landscaped areas for the purpose of conserving water. It also encourages planting in hydrozones to maximize water efficiency.

Low Impact Development

LID is an approach to site design and development that manages and treats stormwater and other urban runoff.

LID retains rainwater on-site, prevents pollution in the waterways, and recharges the watershed and groundwater with on-site infiltration systems.

LID helps to preserve the rainwater cycle that was present before buildings and pavement covered much of our towns.

FOR MORE INFORMATION

Ordinance Studies

Department of Regional Planning

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1 - Promote a healthier environment.

2 B. This Part 20, and all references within, shall not be construed to supersede any
3 local, county, state or federal law. Where conflict may be deemed to exist, to the extent
4 allowed by the law, the stricter standard shall apply.

5 C. The provisions of this Part 20 shall supersede provisions within Supplemental
6 Districts, including Community Standards Districts and Transit Oriented Districts. Where
7 conflict may be deemed to exist, to the extent allowed by the law, the stricter standard shall
8 apply.

9 **22.52.2110 Definitions.** The following definitions apply to this Part 20:

10 A. "Agricultural Accessory Structure" is a structure used for sheltering animals or
11 agricultural equipment, hay, feed, or other agricultural supplies. Examples of these structures
12 include barns, non-commercial greenhouses, coops, corrals, and pens.

13 B. "Build It GreenTM" is a non-profit organization whose mission is to promote healthy,
14 energy- and resource-efficient residential building practices in California.

15 C. "California Energy Efficiency Standards", also referred to as Title 24, are the Energy
16 Efficiency Standards for Residential and Nonresidential Buildings established in 1978 and
17 found in Title 24, Part 6 of the California Code of Regulations to reduce California's energy
18 consumption. The standards are updated periodically by the California Energy Commission to
19 allow consideration and possible incorporation of new energy efficiency technologies and
20 methods.

21 D. "County of Los Angeles Green Building Standards" are the minimum requirements
22 for all new construction projects in the County of Los Angeles unincorporated areas.

23 E. "CGB" means California Green Builder which is a green building rating system for
24 residential construction, developed by the California Building Industry Association.

25 F. "Drought-tolerant approved plant list" means a listing of native and non-native plant
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1 species that is organized by ecological zones for use in landscaped areas. The list is
2 approved by the director and maintained by the department of regional planning.

3 G. "First-Time Tenant Improvement" is the initial construction of a space within a
4 building where the construction includes building, electrical, plumbing and mechanical permits.

5 H. "GPR" means GreenPoint Rated™ which is a green building rating system for
6 residential construction, developed and administered by Build It Green™.

7 I. "Green Building Technical Manual" is a document prepared by the County that
8 includes the most recently approved versions of the third-party green building standards,
9 guidelines and rating systems, as well as other pertinent information necessary to assist
10 applicants in complying with these requirements. The Green Building Technical Manual also
11 includes the county's drought-tolerant approved plant list.

12 J. "LEED™" means Leadership in Energy and Environmental Design Green Building
13 Rating System™ which is a system established by the United States Green Building Council
14 as an independent means to verify the sustainable qualities of different building types.
15 Buildings pursuing LEED certification are rated at four different levels: Certified, Silver, Gold
16 and Platinum.

17 K. "LEED Accredited Professional" is an accredited building industry professional who
18 has demonstrated a thorough understanding of green building practices and principles and
19 familiarity with LEED requirements, resources and processes.

20 L. "Lodging House" means any building or portion thereof containing not more than
21 five guest rooms intended or designed to be used, or which are used, rented or hired out to be
22 occupied, or which are occupied for sleeping purposes by guests.

23 M. "Mature Tree" means any tree rooted on a lot or parcel of land that is at least six
24 inches in diameter, measured four and a half feet above mean natural grade.

25 N. "Project" means any new construction project, as defined by the department of
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1 public works. This excludes remodels or additions.

2 O. "Registered historic site" means a property listed on any federal, state, or county
3 register, including, but not limited to, the National Register of Historic Places, California
4 Register of Historical Resources, California Historical Landmarks and State Points of Historical
5 Interest.

6 P. "Smart Irrigation Controller" is a device that automatically adjusts watering times in
7 response to weather changes. Smart irrigation controllers use sensors and weather
8 information to manage watering times and frequency.

9 Q. "Total landscaped area" is the cumulative landscaped area of a lot or parcel of
10 land. Trees required by Part 20 of Section 22.52 and other existing mature trees on the site
11 are not included as part of the total landscaped area. For single family residences, rear and
12 side yards are not included in the measure of total landscaped area.

13 R. "United States Green Building Council (USGBC)" is a non-profit organization whose
14 mission is to promote structures that are environmentally responsible, profitable, and healthy
15 places to live and work.

16 **22.52.2120 Applicability.**

17 A. Provisions of this Part 20 shall apply to the construction of all new projects within
18 the county of Los Angeles unincorporated areas as indicated in Table 22.52.2130-1.

19 B. This Part 20 shall become effective on January 1, 2009.

20 **22.52.2130 General Provisions.**

21 A. Table 22.52.2130-1 summarizes the green building requirements for all new
22 projects.

23 B The applicable requirements from Table 22.52.2130-1 for new projects shall be
24 based on the building permit application filing date.

1 C. If a project may be defined by more than one project description, the more stringent
 2 requirement shall apply.

3 **TABLE 22.52.2130-1**
 4 **GREEN BUILDING REQUIREMENTS FOR NEW PROJECTS**

5	6 Project Description	7 Building Permit Application Filed on or after January 1, 2009 and before January 1, 2010	8 Building Permit Application Filed on or After January 1, 2010
9	10 1 New residential projects containing < 5 dwelling units	11 County of L.A. Green Building Standards	12 County of L.A. Green Building Standards
13	14 2 New residential projects containing ≥ 5 dwelling units	15 County of L.A. Green Building Standards	16 County of L.A. Green Building Standards & GPR or CGB or LEED
17	18 3 New hotels/motels, lodging houses, nonresidential and mixed-use buildings with a gross floor area of < 10,000 square feet	19 County of L.A. Green Building Standards	20 County of L.A. Green Building Standards
21	22 4 New hotels/motels, lodging houses, nonresidential and mixed-use buildings and first-time tenant improvements with a gross floor area of ≥ 10,000 square feet and < 25,000	23 County of L.A. Green Building Standards	24 County of L.A. Green Building Standards & LEED - Certified
25	26 5 New hotels/motels, lodging houses, nonresidential and mixed-use buildings and first-time tenant improvements with a gross floor area of ≥ 25,000 square feet	County of L.A. Green Building Standards	County of L.A. Green Building Standards & LEED - Silver
	6 New high-rise buildings > 75 feet in height	County of L.A. Green Building Standards	County of L.A. Green Building Standards & LEED – Silver

20 D. County of Los Angeles Green Building Standards.

21 1. Energy Conservation

22 a. Buildings shall be designed to consume at least 15% less Time
 23 Dependent Valuation than the energy usage permitted by the 2005 California Energy
 24 Efficiency Standards. Projects that are exempted from energy compliance under the
 25 provisions of Title 24, Part 6 do not need to comply with this requirement.

1 2. Outdoor Water Conservation

2 a. The applicant shall install a smart irrigation controller for any area of
3 the lot that is either landscaped or designated for future landscaping.

4 b. Landscaped areas shall comply with all requirements within Title 22
5 Part 21 of Chapter 22.52

6 3. Indoor Water Conservation

7 a. All new residential projects containing five or more dwelling units,
8 and hotels/motels, lodging houses, non-residential, and mixed use buildings with a gross floor
9 area of 10,000 square feet or more shall install high-efficiency toilets (maximum 1.28
10 gallons/flush) when tank-type toilets are installed.

11 4. Resource Conservation

12 a. All new residential projects containing less than five dwelling units,
13 and hotels/motels, lodging houses, non-residential, and mixed-use buildings with a gross floor
14 area of less than 10,000 square feet must recycle and/or salvage for reuse a minimum of 50%
15 of non-hazardous construction and demolition debris by weight.

16 b. All new residential projects containing five or more units and
17 hotels/motels, lodging houses, non-residential, and mixed-use buildings with a gross floor area
18 of 10,000 square feet or more must recycle and/or salvage for reuse a minimum of 65% of
19 non-hazardous construction and demolition debris by weight.

20 5. Tree Planting

21 a. For each single family residence, a minimum of two 15-gallon trees
22 shall be planted and maintained, at least one of which shall be selected from the drought-
23 tolerant approved plant list. This requirement may fulfill other tree-planting requirements.

24 b. For each residential lot with a building having more than one dwelling
25 unit, a minimum of one 15-gallon tree shall be planted and maintained per every 5,000 square
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1 feet of gross lot area, at least 50% of which shall be selected from the drought-tolerant
2 approved plant list. This requirement may fulfill other tree-planting requirements.

3 c. For hotels/motels, lodging houses and non-residential projects, a
4 minimum of three 15-gallon trees shall be planted and maintained for every 10,000 square feet
5 of gross lot area, at least 65% of which shall be selected from the drought-tolerant approved
6 plant list. This requirement may fulfill other tree-planting requirements.

7 d. Exceptions

8 i. If the lot size or other site conditions make planting of the
9 required trees impractical to comply with, the applicant may request that the trees be planted
10 off-site at twice the ratio, as approved by the director of regional planning. Documentation that
11 such trees have been planted shall be submitted to the department of regional planning.
12 Procedures for planting trees off-site shall be described within the Green Building Technical
13 Manual.

14 ii. The applicant shall not be required to plant new trees if the
15 required number of trees, regardless of whether they are drought-tolerant species, already
16 exists on the site. The existing trees shall be shown on the site plan submitted to the
17 department of regional planning. The trees shall be mature, as defined in this Part 20.

18 E. Mandatory requirements for all new projects.

19 1. New residential projects containing less than five dwelling units shall comply
20 with the following:

21 a. The County of Los Angeles Green Building Standards as listed in
22 subsection D above.

23 2. New residential projects containing five or more dwelling units shall comply
24 with the following:

25 a. The County of Los Angeles Green Building Standards as listed in
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1 subsection D above.

2 b. For building permit applications filed on or after January 1, 2010, the
3 applicant must achieve the equivalency of GPR, CGB or LEED certification. At his or her
4 discretion, the applicant can choose to either obtain certification from an approved third-party
5 or have the department of public works confirm the equivalent of GPR certification.

6 3. New hotels/motels, lodging houses, non-residential, and mixed-use buildings
7 having a gross floor area of less than 10,000 square feet shall comply with the following:

8 a. County of Los Angeles Green Building Standards as listed in
9 subsection D above.

10 4. New hotels/motels, lodging houses, non-residential and mixed-use buildings
11 and first-time tenant improvements in buildings with building permit applications filed on or
12 after January 1, 2010, having a gross floor area of greater than or equal to 10,000 square feet
13 and less than 25,000 square feet shall comply with the following:

14 a. The County of Los Angeles Green Building Standards as listed in
15 subsection D above.

16 b. For building permit applications field on or after January 1, 2010, the
17 applicant must comply with the following:

18 i. Retain a LEED Accredited Professional, or another green
19 building professional, as approved by the director of regional planning and the director of
20 public works, as part of the design team.

21 ii. Achieve the equivalency of LEED-Certified level. At his or her
22 discretion, the applicant can choose to either obtain certification from the USGBC or have the
23 department of public works confirm the equivalent of LEED-Certified certification. If the
24 applicant chooses to pursue certification from the USGBC, the building design submittal to the
25 department of public works shall show all of the building elements that will be used to achieve

1 the LEED-Certified certification.

2 5. New hotels/motels, lodging houses, non-residential and mixed use buildings
3 and first-time tenant improvements in buildings with building permit applications filed on or
4 after January 1, 2010, having a gross area of 25,000 square feet or more shall comply with the
5 following:

6 a. The County of Los Angeles Green Building Standards as listed in
7 subsection D above.

8 b. For building permit applications filed on or after January 1, 2010, the
9 applicant must comply with the following:

10 i. Retain a LEED Accredited Professional, or another green
11 building professional, as approved by the director of regional planning and the director of
12 public works, as part of the design team.

13 ii. Achieve the equivalency of LEED-Silver level. At his or her
14 discretion, the applicant can choose to either obtain certification from the USGBC or have the
15 department of public works confirm the equivalent of LEED-Silver certification. If the applicant
16 chooses to pursue certification from the USGBC, the building design submittal to the
17 department of public works shall show all of the building elements that will be used to achieve
18 the LEED-Silver certification.

19 6. New high-rise buildings greater than 75 feet in height shall comply with the
20 following:

21 a. The County of Los Angeles Green Building Standards as listed in
22 subsection D above.

23 b. For building permit applications submitted on or after January 1,
24 2010, the applicant must comply with the following:

25 i. The applicant must retain a LEED Accredited Professional, or
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1 another green building professional, as approved by the director of regional planning and the
2 director of public works, as part of the design team.

3 ii. Achieve the equivalency of LEED-Silver level. At his or her
4 discretion, the applicant can choose to either obtain certification from the USGBC or have the
5 department of public works confirm the equivalent of LEED-Silver certification. If the applicant
6 chooses to pursue certification from the USGBC, the building design submittal to the
7 department of public works shall show all of the building elements that will be used to achieve
8 the LEED-Silver certification.

9 F. The most recent version of the third-party standards, guidelines and rating systems,
10 as approved by the County of Los Angeles and found within the Green Building Technical
11 Manual, shall be used to comply with the requirements of this ordinance.

12 G. Compliance with the County of Los Angeles Green Building Standards may be used
13 in meeting the standards within an approved third-party standard, guideline or rating system
14 when required of the applicant for compliance.

15 H. Provisions of this ordinance are not intended to prevent the use of any other green
16 building standard. Applicants may use an equivalent third-party industry standard upon
17 approval. The procedure for submitting a new third-party system or standard shall be
18 established by the director of regional planning and included in the department's Green
19 Building Technical Manual.

20 **22.52.2140 Compliance.**

21 A. The applicant for any building or project applicable to this ordinance shall provide to
22 the departments of regional planning and public works documents demonstrating how he or
23 she intends to comply with this ordinance prior to approval of the project or prior to issuance of
24 a building permit.

25 B. Regional Planning Requirements. Green Building requirements in compliance
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1 with this Part 20 shall be depicted on the required site plan per Part 12 of Section 22.56.

2 C. Public Works Requirements. The applicant shall demonstrate compliance with the
3 provisions of this Part 20 to the satisfaction of the department of public works through the
4 design and construction of the required green building measures prior to final approval of the
5 building permit.

6 1. The building design submittal to the department of public works shall show
7 all of the building elements that will be used to achieve the required level of third-party
8 certification or equivalency of third-party certification.

9 **22.52.2150. Exemptions.**

10 The director of planning and/or public works may grant an exemption from the requirements of
11 this ordinance for:

12 A. Agricultural accessory structures.

13 B. Registered historic sites.

14 C. Areas of projects that include warehouse/distribution buildings, refrigerated
15 warehouses, and industrial/manufacturing buildings are exempt from compliance with energy
16 efficiency standards of this Part 20, unless superseded by state law. Office space and other
17 non-refrigerated, non-warehouse and non-industrial/manufacturing portions of the building that
18 are distinct from the exempted portions of the building shall comply with the requirements, as
19 indicated in Table 22.52.2130-1.

20 D. Any project where a complete application for a building permit was filed with the
21 department of public works prior to the effective date of the Green Building Ordinance.

22 E. Any project where a complete application for a building permit was filed with the
23 department of public works prior to the effective date of the Green Building Ordinance where
24 the Building Official determines that the issuance of a final building permit was delayed
25 because of third-party litigation against the County related to the County's approval of the
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1 project. The exemption shall not apply if the Building Official determines that there are
2 material changes to the scope of the building permit as a result of modified entitlements.

3 F. Single-family projects less than five units where a complete application for a
4 building permit was accepted by the department of public works within 90 days after the
5 effective date of the Green Building Ordinance.

6 **22.52.2160 Waiver or Modification of Requirements.** The director of public works
7 may grant a waiver or modification to the regulations required by this ordinance where there
8 are special circumstances or exceptional characteristics applicable to the property involved.

9 **22.52.2170. Updating or Modifying Requirements**

10 A. Public hearings for updating the green building ordinance are required and shall be
11 held pursuant to the procedure provided in Part 4 of 22.60.

12 B. The action of the Regional Planning Commission or Board of Supervisors shall
13 serve notice of the action taken pursuant to the procedure provided in Part 4 of 22.60

14 C. Any person dissatisfied with the action of the Regional Planning Commission, may
15 file an appeal of such action with the Board of Supervisors within the time period set forth in
16 Part 5 of Chapter 22.60.

17 D. Any approved modification, with the exception of the California Energy Efficiency
18 Standards, shall take affect six months after the date that of decision by the Board of
19 Supervisors.

20 ...

21 **Section 3.** Section 22.56.1765 is hereby added to provide for director's review of
22 green buildings, as follows:

23 **22.56.1765 Director's review—Green Building Program Elements**

24 A. Green Building. In addition to the principles and standards contained in Section
25 22.56.1690, the director shall ensure that an applicant complies with the requirements of Part
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1 20 of 22.52 (Green Building). The site plan or plot plan shall depict or list the green building
2 requirements that will be incorporated into the project. Approval by Regional Planning will be
3 concept approval only; final approval of green building requirements will be made by the
4 Department of Public Works.

5 B. Drought-tolerant landscaping. In addition to the principles and standards contained
6 in Section 22.56.1690, the director shall ensure that an applicant complies with the
7 requirements of Part 21 of 22.52 (Drought-Tolerant Landscaping). The site plan or plot plan
8 shall depict or list the drought-tolerant landscaping requirements that will be incorporated into
9 the project.

10 C. The procedure set forth in this section shall not apply where an application for a site
11 plan review has been concurrently filed with an application for a permit, variance or other
12 discretionary approval under Title 22, or for a zone change, development agreement or
13 subdivision.

14 8/14/08

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An ordinance amending Title 12 – Environmental Protection of the Los Angeles County Code, establishing Low Impact Development standards.

The Board of Supervisors of the County of Los Angeles ordains as follows:

...

SECTION 1. Title 12 is hereby amended to add Chapter 12.84, establishing low impact development standards, as follows:

CHAPTER 12.84 LOW IMPACT DEVELOPMENT (LID) STANDARDS

12.84.410 Purpose.

A. The purpose of this chapter is to require the use of LID principles in development projects. LID encourages site sustainability and smart growth in a manner that respects and preserves the characteristics of the County’s watersheds, drainage paths, water supplies and natural resources. LID builds on conventional design strategies by utilizing every softscape and hardscape surface in the development to perform a beneficial hydrologic function by retaining, detaining, storing, changing the timing of, or filtering stormwater and urban runoff. LID encompasses the use of structural devices, engineered systems, vegetated natural designs, and education in order to distribute stormwater and urban runoff across a development site. LID reduces the impact from development and provides the following benefits:

1. Replenishment of groundwater supplies,
2. Improvement of the quality of surface water runoff,
3. Stabilization of natural stream characteristics,
4. Preservation of natural site characteristics, and
5. Minimization of downstream impacts.

1 B. This chapter, and all references within, shall not be construed to supersede any
2 local, state or federal law. Where conflict may be deemed to exist, to the extent allowed by the
3 law, the stricter standard shall apply.

4 **12.84.420 Definitions.** The following definitions apply to this chapter:

5 A. "Beneficial Use" means the existing or potential uses of receiving waters as
6 designated by the Los Angeles or Lahontan Regional Water Quality Control Boards in their
7 respective Basin Plans for Los Angeles County.

8 B. "Best Management Practices (BMPs)" means methods, measures or practices
9 designed and selected to reduce or eliminate the discharge of pollutants to surface waters
10 from point and nonpoint source discharge, including storm water.

11 C. "Drainage System" means a conveyance or system of conveyances, including
12 paths, drives, roads, streets, alleys, catch basins, curbs, gutters, ditches, manmade channels,
13 or storm drains, designed or used to collect or convey urban runoff and stormwater.

14 D. "Development" means land disturbing activity that results in the creation, addition,
15 modification, or replacement of impervious surface area. Development includes, but is not
16 limited to: land subdivision and single-lot projects requiring discretionary or non-discretionary
17 land use approval; the construction, installation, addition, or replacement of a building or
18 structure; expansion of a building footprint; replacement of impervious surface area that is not
19 part of a routine maintenance activity; and land disturbing activities related to structural or
20 impervious surfaces. It does not include routine maintenance to maintain original line and
21 grade, hydraulic capacity, or original purpose of facility, nor does it include emergency
22 construction activities required to immediately protect public health and safety.

23 E. "Hardscape" means any durable pervious or impervious surface material, including
24 paving for pedestrians and vehicles.

25 F. "Hydromodification" means alteration of a natural drainage system through a change
26 in the flow characteristics.

1 G. "Low Impact Development (LID)" means technologies and practices that are a part
2 of a sustainable storm water management strategy that controls stormwater and urban runoff
3 at the source.

4 H. "Low Impact Development Standards Manual" or "LID Standards Manual" means
5 the manual stating the technologies, requirements, and procedures for compliance with this
6 chapter. This manual shall be approved by the director of public works and maintained by the
7 department of public works.

8 I. "Natural Drainage System" means any unlined or unimproved (not engineered)
9 creek, stream, river, or similar waterway.

10 J. "Pollutants of Concern" means chemical, physical, or biological components of
11 storm water that impair the beneficial uses of receiving waters, including those defined in CWA
12 §502(6) (33.U.S.C.§1362(6)), and incorporated by reference into California Water Code
13 §13373.

14 K. "Softscape" means the horticultural elements of a landscape, such as soil and
15 plants.

16 L. "Stormwater" means runoff that occurs as the result of rainfall.

17 M. "Urban Runoff" means dry weather surface flows emanating from urban
18 development.

19 N. "Water Quality Design Storm Event" means standard storm event for designing wet
20 weather BMPs, such as the Weighted Average Storm Event (WASE) or 85th percentile, 24-
21 hour storm.

22 **12.84.430 Applicability**

23 A. This chapter shall become effective on January 1, 2009,

24 B. This chapter applies to all development except Road and Flood infrastructure
25 projects, which shall be subject to pending revised design standards that incorporate LID
26 principles, and

1 C. Development comprising of alterations to existing developments shall comply with
2 the following:

3 1. Where development results in an alteration to fifty percent or more of the
4 impervious surfaces of a previously existing development, the entire development shall
5 the standards and requirements of this chapter,

6 2. Where development results in an alteration to less than fifty percent of the
7 impervious surfaces of a previously existing development, only the alteration must
8 meet the standards and requirements of this chapter, and

9 3. Where development results in an alteration to less than fifty percent of the
10 impervious surfaces of a previously existing residential development of four units or
11 less, the development is exempt from the standards and requirements of this chapter.

12 **12.84.440 Low Impact Development (LID) Objectives.** The objectives of LID are to:

13 A. Mimic undeveloped stormwater and urban runoff rates and volumes in any storm
14 event up to and including the 50-year capital design storm event,

15 B. Prevent pollutants of concern from leaving the site in stormwater as the result of
16 storms up to and including the water quality design storm event, and

17 C. Minimize hydromodification impacts to a natural drainage system.

18 **12.84.450 Submittal Requirements**

19 A. A comprehensive LID Plan that demonstrates compliance with the LID Standards
20 Manual shall be submitted for the review and approval of the director of public works in
21 accordance with this chapter and the LID Standards Manual.

22 B. Fee and deposit to recover costs associated with this plan review shall be required.

23 **12.84.460 Low Impact Development Standards**

24 A. Urban and stormwater runoff quantity and quality control development standards
25 will be established in the LID Standards Manual. The LID Standards Manual shall be updated
26 and maintained by the department of public works.

1 B. Minimum site design features shall be installed and maintained in accordance with
2 this chapter and the LID Standards Manual, in the following categories:

- 3 1. Residential developments with four units or less, and
- 4 2. All other development.

5 C. Approval of the LID plan shall be obtained according to the following schedule:

6 1. For subdivisions, the LID plan shall be approved prior to tentative map
7 approval, and

8 2. For all other developments, the LID plan must be approved prior to issuance
9 of a grading permit or where a grading permit is not required, prior to the issuance of a
10 building permit.

11 **12.84.470 Exemptions**

12 A. This chapter shall not apply to any development application accepted for review by
13 the department of regional planning prior to January 1, 2009.

14 B. Any project that has filed a complete application prior to the effective date of this
15 ordinance with Regional Planning or any other County-controlled design control board,
16 whichever occurs first, shall be exempt from these LID requirements. A complete application
17 in this instance means everything has been submitted that is required to process the
18 application.

19 **12.84.480 Additional Requirements**

20 A. In addition to compliance with this chapter 12.84, the development must also
21 conform to Title 22 of the Los Angeles County Code, Part 21 of Chapter 22.52 – Drought
22 Tolerant Landscaping.

23 B. All grading and/or site drainage plans shall incorporate the features of the approved
24 LID plan in accordance with Section 12.84.460-C.

25 C. A covenant or agreement shall be recorded at the office of the county recorder
26 stating that the owner is aware of the low impact development features on the property and

1 which incorporate Low Impact Development principles that provide on-site stormwater and
2 runoff management for development on public and private property; and shall also have the
3 power to prescribe any and all other rules and regulations, uniform in their operation,
4 necessary for the carrying out of the purposes of this Section and of Chapter 12.84 or as
5 required by the director of public works.

6 B. Applicability. All developments, as defined in Chapter 12.84 or as required by the
7 director of public works, shall comply with this Section.

8 ...

9 **SECTION 3.** Part 22 of Chapter 22.52 is hereby added to reference Title 12 on “low
10 impact development” as follows:

11 **Part 22**

12 **LOW IMPACT DEVELOPMENT**

13 **22.52.2210 Regulations — Department of public works authority.** The director of
14 public works of the county of Los Angeles shall prescribe, by uniform rule or regulation,
15 minimum standards which incorporate Low Impact Development principles that provide on-site
16 stormwater and runoff management for development on public and private property; and shall
17 also have the power to prescribe any and all other rules and regulations, uniform in their
18 operation, necessary for the carrying out of the purposes of this Part 21 and of Chapter 12.84
19 or as required by the director of public works.

20 **22.52.2210 Applicability.** All developments, as defined in Chapter 12.84 or as
21 required by the director of public works, shall comply with this Part 22.

22 8/14/08

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1 **22.52.2210 Definitions.** The following definitions apply to this Part 21 of chapter

2 22.52:

3 A. "Drought-tolerant approved plant list" means a listing of native and non-native plant
4 species that is organized by ecological zones for use in landscaped areas. The list is
5 approved by the director and maintained by the department of regional planning.

6 B. "Ecological zone" means a geographic area that is based on the plants that are
7 indigenous to or appropriate for that area.

8 C. "Green Building Technical Manual" is a document prepared by the County that
9 includes the most recently approved versions of the third-party green building guidelines,
10 standards and rating systems, as well as other pertinent information necessary to assist
11 applicants in complying with these requirements.

12 D. "Hydrozone" means a portion of the landscaped area having plants with similar
13 water and sun needs that are served by an irrigation valve or set of valves with the same
14 schedule.

15 E. "Landscaped area" means any area planted with turf, shrubbery, flowers or trees.

16 F. "Mature tree" means any tree rooted on a lot or parcel of land that is at least six
17 inches in diameter, measured four and a half feet above mean natural grade.

18 G. "Native plants" mean indigenous plants that are naturally found in one of the
19 ecological zones.

20 H. "Recreational lawn" means an area planted with turf or other mowed ground cover
21 that is maintained for recreation or amenity, including athletic fields.

22 I. "Registered historic site" means a property listed on any federal, state, county, or city
23 register, including, but not limited to the National Register of Historic Places, California
24 Register of Historical Resources, California Historical Landmarks and State Points of Historical
25 Interest.

26

1 J. "Total landscaped area" is the cumulative landscaped area of a lot or parcel of land.
2 Trees required by Part 18 of Section 22.52 and other existing mature trees on the site are not
3 included as part of the total landscaped area. For single-family residences, rear and side
4 yards are not included in the measure of total landscaped area.

5 K. "Turf" means a surface layer of earth containing mowed grass.

6 **22.52.2220 Applicability.**

7 A. This Part 21 shall apply to on-site landscaping for all new construction.

8 B. This Part 21 shall become effective on January 1, 2009.

9 **22.52.2230 Compliance.** Landscaping requirements in compliance with this part shall
10 be depicted on the required site plan per Part 12 of Section 22.56.

11 **22.52.2240 General landscaping development standards.** The total landscaped
12 area shall comply with the following:

13 A. A minimum of 75 percent of the total landscaped area shall be plants as specified
14 within the Drought-Tolerant Approved Plant List.

15 B. Turf shall be limited to a maximum of 25 percent of the total landscaped area.

16 C. Plants shall be grouped in hydrozones in accordance with their respective water,
17 cultural (soil, climate, sun and light) and maintenance needs.

18 D. Single-family residences shall meet the following requirements:

19 1. The grass species planted in the total landscaped area in addition to the rear
20 or side yards is water-efficient and has a plant factor of 0.8 or less. A list of species that meet
21 this requirement is found in the Green Building Technical Manual.

22 2. The total landscaped area in addition to the rear and side yards shall not
23 contain more than 5,000 square feet of turf.

24 3. Turf shall not be installed in areas less than five feet wide.

25 **22.52.2250 Exemptions:**

26

1 A. A registered historical site or recreational lawn may be exempted from the
2 provisions of this chapter by the director of regional planning. All new and renovation projects
3 for parks are exempt from this Part 21 but shall comply with the Department of Parks and
4 Recreation Park Development Standards.

5 B. Landscaping for a manufactured cut or fill slope exceeding or equal to a gradient of
6 3:1 may be exempted from the provisions of this Part 21 when deemed necessary and
7 appropriate by the building official in order to comply with the requirements of the Building
8 Code regulating engineered grading.

9 C. Areas permanently and solely dedicated to edible plants, such as orchards and
10 vegetable gardens, shall be excluded.

11 D. Any project where a complete application for a building permit was accepted by the
12 department of public works prior to the effective date of the Drought-tolerant Landscaping
13 Ordinance.

14 E. Single-family projects less than five units where a complete application for a
15 building permit was accepted by the department of public works within 90 days of the effective
16 date of the Drought-tolerant Landscaping Ordinance.

17
18 **22.52.2260 Modification of Requirements.**

19 A. The director of regional planning, without notice or hearing, may grant a
20 modification to the landscape regulations required by this part when:

21 1. Topographic features, lot size, or other conditions create an unnecessary
22 hardship or unreasonable regulation or make it impractical to require compliance with the
23 landscaping requirements.

24 2. The inherent nature of large scale or multi-lot developments necessitates
25 modifications to allow flexibility in the design of the project.

26

1 B. Modification requests that are not part of a use permit, nonconforming review or
2 variance shall be processed as a yard modification, in compliance with Part 12 of Section
3 22.56.

4 **22.52.2270 Additional Requirements.**

5 A. A covenant shall be recorded at the office of the County Registrar Recorder/County
6 Clerk stating that the owner is aware of the drought-tolerant landscaping requirements on the
7 property in accordance with Part 21 of Section 22.52 of the Zoning Ordinance.

8 B. In addition to compliance with this Part 21, the applicant must also conform to:

9
10 1. Title 26 of the Los Angeles County Code, Chapter 71 – Water Efficient
11 Landscaping.

12 2. Fire Department planting restrictions, including, but not limited to Fuel
13 Modification Plan Guidelines.

14 **22.52.2280 Appeals.** The director’s decision of requested modification may be
15 appealed in compliance with Part 5 of Chapter 22.60.

16 8/14/08