



AGENDA REPORT

TO: Members of the Planning Commission

FROM: Jessica Kahn, P.E., Environmental Programs Manager

MEETING DATE: February 18, 2016

SUBJECT: Ordinance to add PGMC Chapter 23.90 Landscape Ordinance and PGMC Chapter 23.92 Artificial Turf

CEQA: This Ordinance is exempt under CEQA Guidelines Section 15307, actions taken to assure the maintenance, restoration, enhancement, or protection of a natural resource where the regulatory process involves procedures for protection of the environment.

RECOMMENDATION

Receive staff report and provide recommendation for approval to City Council.

DISCUSSION

A comprehensive landscape ordinance was presented at the December 3, 2015 meeting of the Planning Commission. After considering the comments from the public and the Commission revised documents (Landscape Ordinance, Artificial Turf Ordinance, and Landscape Guidelines) were presented to the City Council during the January 6, 2016 regular meeting. Per the direction of the City Council these documents have been further refined for Commission consideration.

Purpose

The primary purpose of the landscape ordinance is to support efforts to comply with regulations for urban runoff (storm water) quality set by the State Water Resources Control Board.

Through the City's Stormwater General Permit (WQ Order No. 2013-0001- DWQ), large projects creating or replacing 2,500 sqft or more of impervious surface are regulated to include low-impact development (LID) measures. Per the Department of Water Resources and landscape project with a landscape area of 500 sqft or more is required to comply with the Water Efficient Landscaping Ordinance.

There are very few projects in Pacific Grove that are large enough to trigger these requirements. Per the Stormwater General Permit, the City is required to maintain low pollutant concentrations in runoff. These requirements are even more stringent for the Area of Biological Significance (ASBS) watershed areas. By requiring landscape stands for larger projects in the City runoff quality will be improved:

Proposed Standards	Runoff Quality Benefit
Landscaping with living plant material	Reduced sediment runoff Increased water uptake (reduced runoff volume)
Native planting	Reduced runoff from overwatering Reduced pesticide use
Parking lot landscaping	Reduced runoff speed (increased retention) Increased water uptake (reduced runoff volume)
New construction LID	Increase water retention and reuse

The additional benefits of a landscape ordinance are conservation of potable water and maintaining community character. It is also desired by both the Commission and City Council to regulate the installation of artificial turf for both water quality and community character purposes.

Landscape Ordinance

As revised, the landscape ordinance regulates public and private projects that consist of new construction, an increase of 1,000 sqft of impervious surface, commercial projects that require use permits, and parking lot resurfacing projects. The ordinance does not apply to projects solely consisting of landscaping. Landscaping of these projects require plans to be submitted and reviewed and approved by a reviewed authority. Landscaping shall be designed in consultation with the “Landscape Guideline and Plant Palette” (as appropriate and feasible), with minimum plant material sizes. New construction shall include two LID standards. Parking lots shall have a minimum number of trees and 10% landscaped area, inclusive of bumper overhang areas and bioswales.

Artificial Turf Ordinance

As drafted, the artificial turf ordinance shall apply to all installation of artificial turf in the City. The ordinance specifies maximum areas, installation and design, and maintenance of artificial turf.

Landscape Guidelines

This document is intended to be used as abbreviated guidance for landscape plan review (similar to the Architectural Guidelines used by the Architectural Review Board) and to be used in conjunction with the Landscape Guideline and Plant Palette for landscape plan design.

ATTACHMENTS

1. Revised Draft Landscape Ordinance
2. Artificial Turf Ordinance
3. Landscape Guidelines

RESPECTFULLY SUBMITTED:



Jessica Kahn, P.E.
Environmental Programs Manager

Pacific Grove Landscape Ordinance
Public Draft
Updated January 2016

Chapter 23.90
LANDSCAPE ORDINANCE

23.90.010 Purpose and intent.

The purpose of this chapter is to establish minimum landscape requirements for private and public property, including but not limited to standards for plantings and landscape improvements in the city of Pacific Grove.

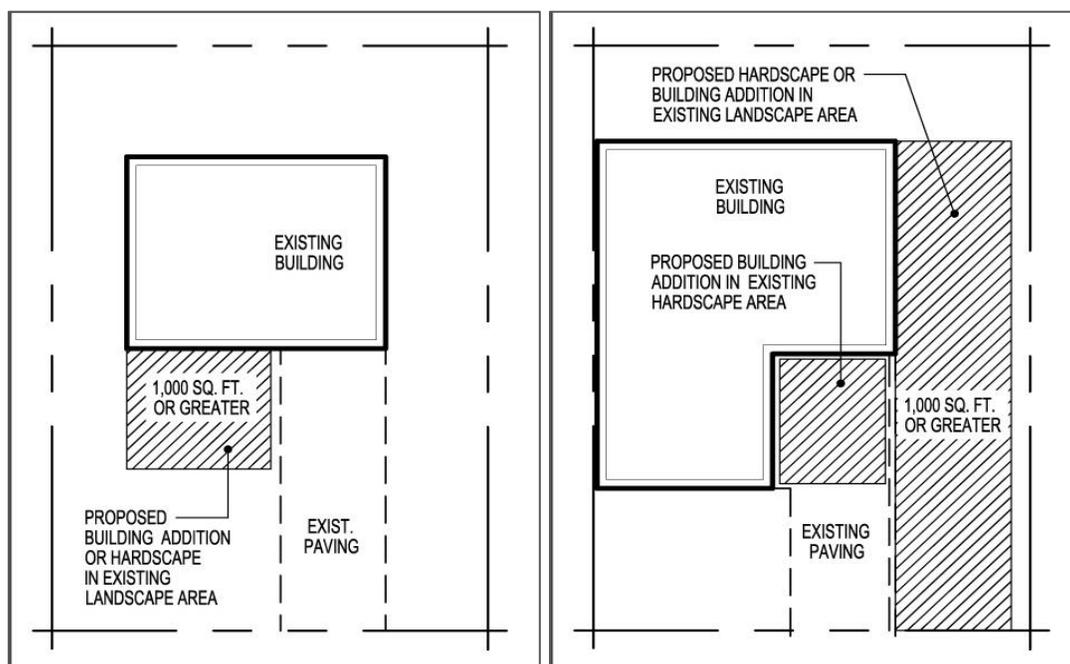
It is the intent of the city to regulate landscaping of private property to increase pervious surface area, reduce stormwater flows and pollutants, and support consistency with regional stormwater requirements and the Local Coastal Plan. It is also the City's intent through these regulations to maintain natural beauty and community character, as well as ensure the health and longevity of the landscape, and to conserve potable water. Nothing in this chapter is intended to unduly restrict the planting of edible, noninvasive plant types for personal gardening purposes.

23.90.020 Applicability of landscape regulations.

- (a) This chapter shall apply to public projects, new private development, and modifications to existing private development as follows:
- (1) New construction of both residential and nonresidential projects. This includes new single-family and multi-family homes, office, and commercial and mixed-use development.
 - (2) Additions or site and/or structural improvements to residential and nonresidential development resulting in the reduction of pervious surface by 1,000 square feet or more. For example, a structural addition to the ground floor an existing building 25 feet wide by 40 feet long (1,000 square feet) in the location of existing landscape would be required to comply with this ordinance. However, that same structural addition on the second floor would NOT be required to comply with this ordinance because it would not increase the impervious surface of the lot. Similarly, the expansion of an asphalt driveway or parking area to an existing landscape area greater than 1000 square feet 40 feet wide and 25 feet long (~4 parking spaces) would be required to comply with this ordinance. However, if the area of improvement is already covered in whole or in part by an impervious surface, the project would NOT be required to comply with this ordinance because it would not result in a net increase of at least 1000 square feet of impervious surface. See Figure 23.90.020-1 Qualifying Conditions.

- (b) This chapter shall also apply to all other commercial projects that require discretionary use permit approval from the City.
- (c) Parking lots that are being resurfaced.
- (d) When this chapter is applicable to a qualifying project (hereafter referred to as “project” for purposes of this chapter), standards in this chapter shall apply to the entire landscaped area of the project. For example, a site improvement that increases net impervious surface area by 1,000 square feet or more would trigger applicability of this chapter to the entire landscaped area of the lot/property, and not just solely to the affected area of the lot/property.

Figure 23.90.020-1. Qualifying Conditions Subject to Regulations



23.90.030 Permit requirements and exemptions.

When the requirements of this chapter are applicable to the qualifying projects identified in Section 23.90.020, the following permit requirements and review processes shall apply.

- (a) Permit requirements for qualifying projects.
- (1) At a minimum, all qualifying projects shall require a counter review and determination permit pursuant to Chapter 23.70 of this Title. If a qualifying project also requires an administrative use permit or discretionary permit, compliance with this chapter shall be determined in conjunction with the said entitlement.

- (2) The city shall conduct a notice of administrative decision for any qualifying project reviewed pursuant to the administrative community development permit process, as established in Section 23.86.030 of this Title.
- (b) Exemptions from permit requirements.
- (1) Site improvements or alterations to existing landscaping that increase the net impervious surface area of the site by less than 1,000 square feet, shall be exempt from the requirements of this chapter. For example, the planting of new shrubs and installation of pervious pavers would not increase the net impervious surface area of the site and would be exempt from this chapter.
 - (2) Resurfacing of parking lots that increases the net impervious site coverage by less than 1,000 square feet shall be exempt from the requirements of this chapter.
 - (3) Alterations to existing landscaping for purposes of installing edible plants or personal gardens shall be exempt from the requirements of this chapter.

23.90.040 Other permit standards and requirements.

Nothing in this chapter shall eliminate the need for obtaining any other permits required by the city, or any permit, approval, or entitlement required by the regulations of any regional, state, or federal agency. Additional clarification follows:

- (a) In addition to the standards in this chapter, other permits and standards in this Title and the Pacific Grove Municipal Code may apply as relevant based on project characteristics, including but not limited to the following:
- (1) Maximum site coverage standards for the district shall apply, as established by this Title. Nothing in this ordinance shall grant an increase in the allowable area of impervious surfaces.
 - (2) The installation of artificial turf shall be in compliance with the standards in Chapter 23.92 of this Title, Artificial Turf.
 - (3) Tree permits and standards for Protected Trees shall apply, as required by Title 12 of the Pacific Grove Municipal Code, Trees and the Urban Forest.
- (b) Project landscaping shall be designed in consultation with the city of Pacific Grove Landscape Tree Guidelines and Pacific Grove Landscape Guidelines and Plant Palette.
- (c) Maximum site coverage and landscaping standards of other local plans may apply, including but not limited to the Local Coastal Plan and any applicable specific plan or development agreement.

- (d) Projects may be subject to standards for the Stormwater Post-Construction Requirements for the Monterey Regional Stormwater Management Program, including but not limited to requirements for low-impact development and the treatment of stormwater on-site.
- (e) New and existing landscaping may be subject to standards for the Water Efficient Landscaping Ordinance, as regulated and enforced by applicable entities. This ordinance may apply to new landscapes and improvements to existing landscapes, both pervious and impervious improvements, as identified therein.

23.90.050 Review and submittal procedures.

- (a) As part of the review process, the community development director or designated review authority may authorize minor deviations from the requirements of this chapter for purposes of addressing site constraints, such as topography or setbacks, where said changes are determined to be in substantial compliance with this chapter.
- (b) As part of discretionary permit review, the designated review authority may modify standards of this chapter to accommodate alternatives to required landscape materials or methods, where the designated review authority first determines that the proposed alternatives will be equally effective in achieving the purposes and intent of this ordinance.
- (c) Application form content. In addition to other submittal requirements for the qualifying project identified in community development application forms, the following additional submittal requirements shall apply:
 - (1) Applications shall include a form signed by authorized agent for the proposed project and any applicable fees fee adopted by city council resolution, as appropriate.
 - (2) Preliminary landscape plan. A preliminary landscape plan shall be submitted with the applicable community development permit for review and approval by the designated review authority. If the project also requires an administrative permit or use permit, the preliminary landscape plan shall be submitted as part of the permit application. This plan must show conceptual locations for trees, shrubs, ground cover, and other landscape components, quantity, and size. Plans for the retention and/or removal of existing trees shall also be included.
 - (3) Final landscape plan. A final landscape plan shall be submitted to the community development department prior to implementation of landscape improvements to determine substantial compliance with the preliminary landscape plan and other relevant performance provisions. If the landscape plan is submitted as part of other site improvements, the final landscape plan shall be submitted in conjunction with site improvement plans. Final landscape plans shall show the exact location of and irrigation for trees, shrubs, and ground cover and shall include, at a minimum, plant name, plant quantity, plant size, location of impervious surfaces, utilities and lighting, and irrigation system. Existing trees to be removed or retained shall also be included. Any proposal for tree removal or alteration shall comply with standards of Title 12 of

the Pacific Grove Municipal Code, Trees and the Urban Forest. Landscaping shall not be installed until the applicant receives approval of the final landscape plan by the designated review authority.

- (4) The permit review authority may determine that landscape plans submitted pursuant to other regulations or regional or state agencies satisfy the requirements of this section.
- (d) Applicants shall not install landscaping until the designated review authority approves the final landscape plan. When final landscape plans are submitted in conjunction with other community development permits, applicants shall not install landscaping until the designated review authority has approved both the said entitlement and final landscape plan.

23.90.060 General landscaping standards.

All projects subject to this chapter shall provide landscaping as specified in this section. Additional standards may apply based on project characteristics, as identified in Section 23.90.070.

- (a) **General location for landscape improvements.** Landscaping shall be provided in the following locations, unless the designated review authority determines that the required landscape is not necessary to fulfill the purposes of this chapter. Nothing in this chapter is intended to discourage landscape areas outside and beyond the minimum requirements listed herein.
- (1) Required yards. For new projects, all yard areas required by this title shall be landscaped in compliance with this chapter except where a required yard is occupied by a sidewalk or driveway within maximum site coverage allowances.
 - (2) Unused areas. For new projects, all areas of a project site not intended for a specific use or purpose in conjunction with a current application, including pad sites being held for future development, shall be designed in compliance with this chapter.
 - (3) Planting design, size, and spacing. Projects shall incorporate planting standards recommended by the city's Landscape Guidelines and Plant Palette, as appropriate and feasible for the proposed project. In addition, to achieve an immediate effect of landscape installation and to maintain public safety, minimum plant material sizes and types are as follows:
 - a. New tree plantings. If projects include new tree plantings, the minimum planting size for new trees shall be 15 gallons, with the goal of providing more mature plantings at the time of installation. For projects requiring or proposing more than three trees, a minimum of 50 percent of new trees shall be 24-inch box size or greater.
 - b. Shrubs. Shrubs are considered plants more than 4 feet in height, exclusive of trees. Shrub planting shall be a minimum 5-gallon size.

- c. Plant types directly adjoining within 3 feet from designated public walking paths, public sidewalks, or public right-of-ways shall not have rigid, exposed thorns or spines.
- d. Projects proposed within the ESHA overlay district and local coastal zone shall provide for native vegetation restoration and meet the performance criteria for biological and native plant resources as established in the Local Coastal Plan.

23.90.070 Special landscape provisions.

In addition to the general landscape requirements above in Section 23.90.060, projects subject to this ordinance shall comply with the following standards for the special types of landscaping listed below.

(a) **New construction low-impact development standards.** New construction projects shall employ at least two of the following methods or other best management practices for low impact development (LID) to allow rainwater to soak into the ground, evaporate into the air, or collect in storage receptacles for irrigation or other beneficial uses. LID strategies shall be appropriate to the site and include, but are not limited to:

- (1) Rainwater harvesting with cisterns and rain barrels.
- (2) Roof leader disconnections that direct stormwater from downspouts to a vegetated landscape area or collection system.
- (3) Permeable and porous paving.
- (4) Rain gardens, vegetative swales, and similar filter planting strips.
- (5) Bioretention facilities consistent with the stormwater requirements for the Monterey Regional Stormwater Management Program.

(b) **Parking lot landscape.** Parking lot landscape for qualifying projects as defined in Section 23.90.020 includes perimeter planters, abutting parking lots and drive aisles, tree planting for parking lot shade, and a combination of continuous planting strips, planting fingers, and parking islands throughout the parking lot. Parking lot landscape requirements listed below are applicable to commercial, industrial, mixed-use, and multiple-family parking lots with five or more spaces.

- (1) Minimum number of trees.
 - a. Trees shall be required at a rate of one tree for every eight parking spaces in the parking lot. In addition, perimeter shade trees shall be required at a minimum rate of one tree for every 50 linear feet of landscaped area.
 - b. The minimum width for planters containing a parking lot tree is 6 feet (inside measurement).

- (2) Total landscaped area. A minimum of 10 percent of the total off-street parking area shall be landscaped with trees, shrubs, and appropriate ground cover. The parking area shall be calculated by adding the areas used for access drive aisles, stalls, maneuvering, and landscaping with that portion of the site devoted to vehicular parking and circulation.
- (3) Bumper overhang areas. To increase the parking lot landscaped area, a maximum of 2 feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2-foot bumper overhang while maintaining the required parking dimensions.
- (4) Bioretention facilities and bioswales. The placement of landscaping and design should support on-site water retention. Parking lots should integrate bioretention basins, bioswale channels, and underground cisterns to capture water and allow for on-site percolation. Drainage areas should be landscaped with plants and materials such as crushed rock, pebbles, and stone to provide treatment of water.

Pacific Grove Artificial Turf Ordinance

Public Draft

Updated January 2016

Chapter 23.92 ARTIFICIAL TURF

23.92.010 Purpose and intent.

The purpose of this chapter is to establish standards for the installation of artificial or synthetic turf on private and public property. It is the intent of the City to regulate artificial or synthetic turf (hereinafter "artificial" turf) in a reasonable manner that provides options for drought-tolerant and water-efficient landscape options, reduces stormwater flows and pollutants, ensures the longevity and performance of landscape, and complements the character of Pacific Grove.

23.92.020 Applicability of regulations.

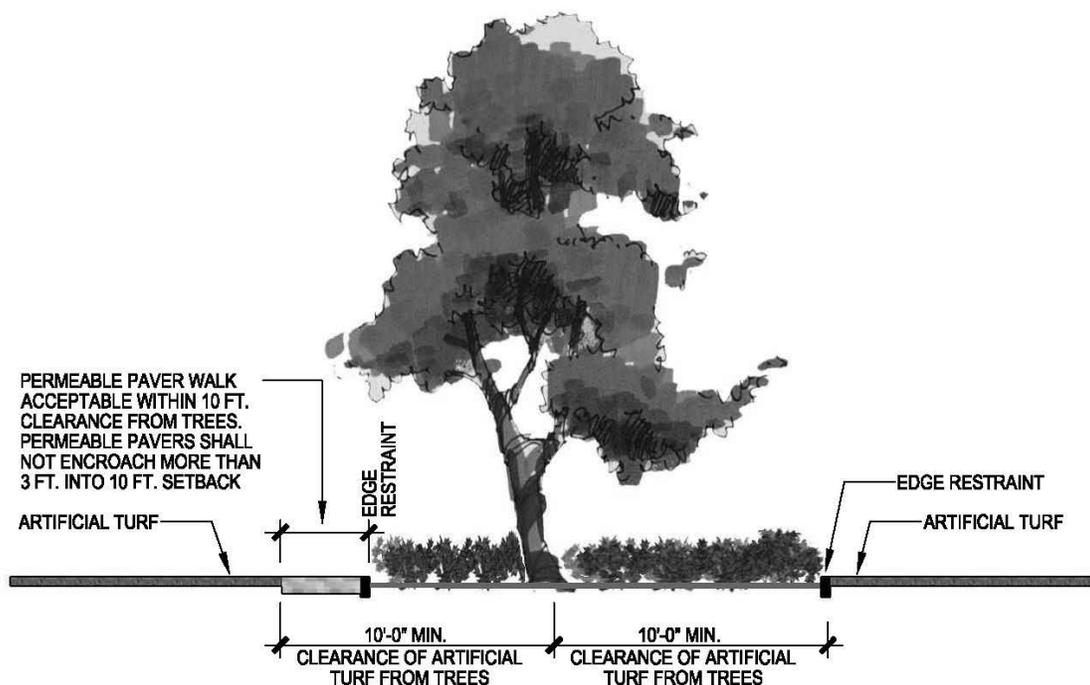
- (a) This chapter shall apply to the installation of artificial turf at any site in the city for new or existing landscape areas, regardless of size of the installation or land use of the site.
- (b) Artificial turf is defined as any man-made turf substitute consisting of synthetic fibers.

23.92.030 Artificial turf design.

- (a) Provision of artificial turf. The use of drought-tolerant landscape is highly encouraged, including but not limited to living plants, pervious pavers, and artificial turf. Applicants are encouraged to consider numerous drought-tolerant options and the suitability of artificial turf for uses on site.
- (b) Minimum standards. Artificial turf shall meet the following siting and standards for location, design, installation, and maintenance. Standards include but are not limited to minimum product performance for water percolation. The installation of impervious artificial turf is prohibited.
 - (1) Location and maximum area.
 - a. Residential and mixed uses. For residential or mixed uses, artificial turf shall be allowable up to 20 percent of total required yard area of the entire project site. The siting of artificial turf in residential front and side yards is highly discouraged but not prohibited. Residential uses are encouraged to site artificial turf in areas that are not visible from public right-of-ways or public sidewalks.
 - b. Nonresidential uses. Artificial turf may be installed in playgrounds, recreation, education, and public assembly land uses as defined by this Title, up to an area established pursuant to a discretionary permit.

(2) Installation and design.

- a. Artificial turf shall be installed by a licensed, professional installer in nonresidential uses. Artificial turf may be installed in residential uses by property owners who strictly adhere to the manufacturer's installations specifications and instructions.
- b. Artificial turf shall be a minimum of 10 feet away from any trees on-site to reduce the potential for buildup of plant debris and discourage the creation of mold or fungal debris. In the process of converting planter areas to artificial turf, careful attention to modification of existing irrigation is encouraged. Allowable artificial turf setbacks are illustrated in Figure 23.92.030-1.

Figure 23.92.030-1. Artificial Turf Setbacks and Siting Standards

- c. The type of artificial turf installed shall have a minimum 10-year warranty guaranteeing the quality, duration, and performance of the turf.
- d. Artificial turf products shall be free of lead and comply with state standards for acceptable levels of lead.

- e. Artificial turf products shall be designed for outdoor use and resistant to changes that may result from heat or cold. The type of artificial turf material shall be durable and porous, whether consisting of woven or nonwoven fibers.
 - f. Artificial turf shall allow for the percolation of water and other biological materials into the ground on-site. The use of nylon or plastic carpeting, or similar materials that do not support water percolation, shall be prohibited.
 - g. Orientation of artificial turf layout shall be the same for each contiguous area or installation. The sides of the artificial turf roll shall always be laid out in a parallel manner to avoid the visible appearance of seams, jagged or irregular edges, or other inconsistencies in layout.
 - h. All seams and edges shall be secured with galvanized nails, sized and spaced consistently with manufacturer recommendations for the proposed artificial turf type.
- (3) Maintenance.
- a. Artificial turf shall be maintained free of moss, mold, algae, and fungi growth.
 - b. Artificial turf shall be maintained to mimic the appearance of a green lawn free of fading, tears, holes, or stains.
 - c. A turf groomer, power broom, or similar tool shall be used to maintain the distribution of the infill material in the artificial turf and to raise the turf fibers. Brushing should be performed a minimum of once every two weeks, or at a frequency as necessary to maintain appearance and/or performance.
 - d. No chemical agents or contaminated water should be applied to artificial turf. Care should be taken to avoid contamination of soils with any cleaning products used for artificial turf.

Pacific Grove Landscape Guidance
Public Draft
Updated January 2016

RECOMMENDED GUIDANCE

Section 1. General landscaping guidance.

(a) **Landscape design.** Landscaping should be designed as an integral part of the landscape plan or project site plan, with the purpose of enhancing site design for purposes of water retention and ecological health; achieving the performance identified herein, improving public views and required yard areas; and providing buffers, transitions, and screening in a manner that meets the intent of this chapter. Projects should follow the following landscape design provisions to the extent feasible.

- (1) **Maximum site coverage.** Projects must comply with maximum site coverage standards for the district. Nothing in these guidelines shall exempt projects from the maximum site coverage standards for the district otherwise established by Title 23 of the Pacific Grove Municipal Code or Local Coastal Plan.
- (2) **Minimum provision of living plant materials.** A minimum of 50 percent of the landscape area required by this chapter should be landscaped with living plant materials. Other portions of the required landscape area should maximize the use of pervious materials, nonorganic or organic, including but not limited to pervious concrete, porous asphalt, or permeable interlocking pavers. Landscape improvements may also be subject to the City's site coverage standards as defined in Pacific Grove Municipal Code Section 23.08.020 (Definitions). For example, pervious concrete, porous asphalt, and permeable pavers count toward the maximum site coverage calculation and allowance by zoning district.
- (3) **Natural turf areas.** Natural turf areas should not exceed 25 percent of the total required yard area of the site. The following standards apply.
 - a. New natural turf grass is discouraged but not prohibited. Alternatives to turf are highly encouraged, such as alternative low-lying ground covers, ground covers that tolerate occasional pedestrian traffic, or alternative plant species.
 - b. When natural turf is proposed, warm-season grasses with a plant factor of 0.6 are highly encouraged. Examples of warm-season grasses with a plant factor of 0.6 include, but are not limited to, hybrid bermuda grass, seashore paspalum, zoysia grass, buffalo grass, and St. Augustine grass. Warm-season grasses are highly encouraged in lieu of cool-season grasses. Typically, cool-season grasses have a plant factor of 0.8 or higher and include species such as tall fescue, perennial ryegrass, Kentucky bluegrass, or creeping bentgrass.

- c. Natural turf should not be planted on slopes exceeding 20 percent or in areas narrower than 8 feet.
 - d. Small, irregularly shaped turf areas that are difficult to maintain should be avoided for installation of natural turf. Such areas should be landscaped with drought-tolerant plants and mulch.
- (4) Paving materials. Paving materials used for driveways, patios, and walkways should be consistent in color and texture. Native materials should be incorporated to the greatest extent feasible. The use of pervious materials and pavers that allow for percolation of water into the soil is strongly encouraged.
- (5) Focal points, buffers, and transitions. Landscape and planting design should have focal points at points of project entry, plaza areas, and other areas of interest using distinct planting, flowering access plantings, specimen trees, and/or landscape features.
- (6) Pedestrian areas. Areas with high levels of pedestrian activity, including but not limited to sidewalks, project entries, pathways, and patios, should meet the following standards:
- a. The use of natural turf in landscaping should be avoided in areas of high pedestrian activity.
 - b. Landscape design should maximize the use of permeable hardscape features and permeable materials in pathways and areas of high pedestrian activity.
 - c. Permeable paving should be used for walking or patio surfaces for no less than 20 percent of proposed walking, pathway, or patio surfaces. However, required accessible routes for persons with disabilities may be impervious and are exempt from these calculations.
- (7) Low impact development (LID). Landscape areas subject to the Pacific Grove Municipal Code Landscape Ordinance (PGMC, Chapter 23.90) should adhere to the following LID standards to mimic predevelopment site hydrology, protect water quality, and increase on-site retention of water.
- a. Projects involving pathways and paving should include edges, transitions, and landscape features to allow runoff to flow from hardscape into vegetated or retention areas, dissipate energy from runoff, and disperse runoff into natural turf or landscaping.
 - b. All surface drainage facilities and retention/detention basins should be integrated as an amenity into the site and landscaping plan for a project to capture water and/or allow for percolation into the ground on-site. Plant materials should be

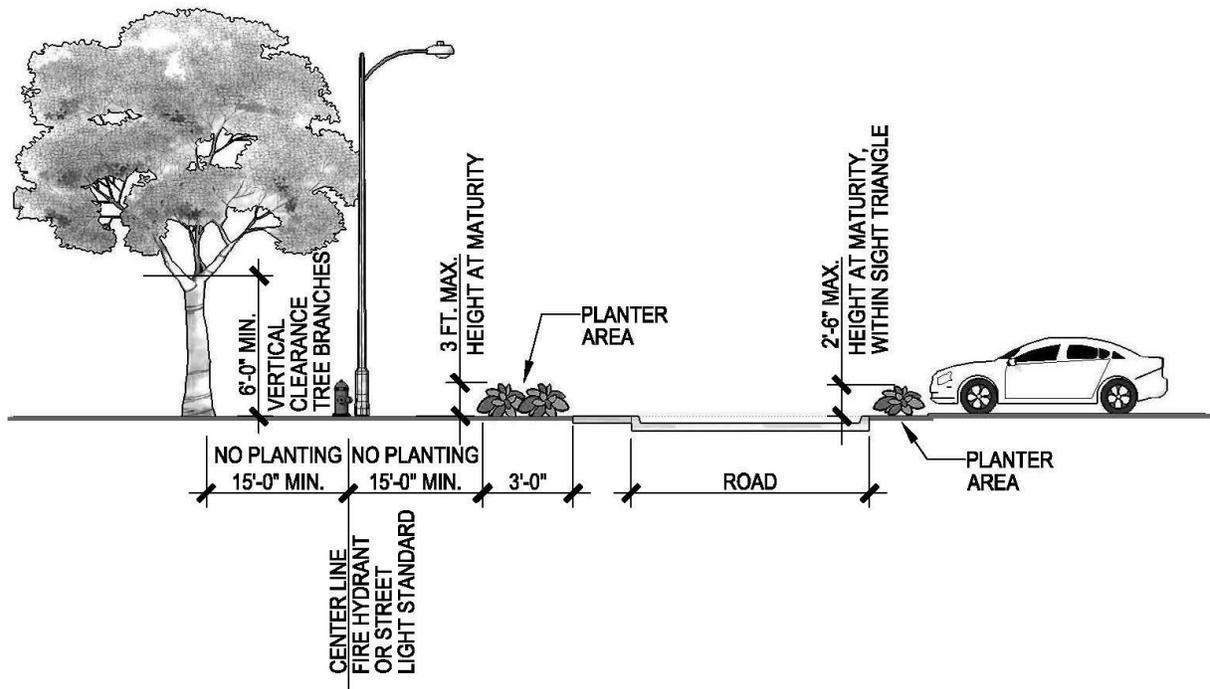
chosen that are water-tolerant and that provide visual relief to the appearance of the retention/detention basin during periods when no water is present.

- c. Additional LID strategies should apply to projects that also i) require a discretionary community development permit, and/or ii) are subject to the Stormwater Post-Construction Requirements for the Monterey Regional Stormwater Management Program. For projects that require said entitlements, the designated review authority should also consider requiring the project to incorporate the following LID strategies, as applicable to the proposed project:
 - i. Minimize runoff by dispersing runoff to landscape or with use of permeable materials that allow for percolation of runoff into the soil.
 - ii. Minimize impervious surfaces in landscape areas. The use of pervious pavers, planter boxes, cisterns, rain gardens, or other features that capture water are highly preferred in lieu of impervious surfaces.
 - iii. Pervious areas that capture runoff should be relatively flat and slightly graded to create a retaining area.
 - iv. The project should be set back from creeks, wetlands, and riparian habitats to the maximum degree practicable.
 - v. The project should limit grading and preserve natural landforms and drainage patterns.
 - vi. When required, bioretention facilities designed to capture water should be integrated into site design to maximize on-site water retention within parking medians, setbacks, and other features of the site.
- (b) **Plant design and selection.** Landscape planting should emphasize drought-tolerant and native species that are suitable for the soil and climatic conditions specific to the site. The design and layout of landscape plants should complement the character of Pacific Grove, reflect the character and structures of the site, and support the intent of this chapter.
- (1) Tree types. New or replacement tree plantings should use species identified in the city of Pacific Grove Tree Guidelines.
 - (2) Other plant types. Excluding edible plant types proposed for the project, new or replacement plantings of plant species other than trees should use a minimum of 75 percent drought-tolerant and native plants. Non-tree and nonedible plantings and replacement plantings should be limited and in conformance with these Landscape Guidelines/Plant Palette.
 - a. Limit non-drought-tolerant plantings to no more than 25 percent of landscape plants, if such plants are placed in separate hydrozones. Hydrozones refer to grouping of plants with similar water requirements, which will allow for irrigation

separate from drought-tolerant and native landscaping located elsewhere on the site.

- b. The designated review authority should only approve a landscape plan with less than 75 percent drought-tolerant or native plants if proposed plants are similar in character to those species already established along the block and adjoining properties, and the proposed species are noninvasive.
 - c. Trees. Trees planted within 5 feet of a street, sidewalk, or pavement should be a deep-rooted species approved by the city arborist, or should be separate from hardscapes by a root barrier to prevent physical damage to public improvements.
 - d. Ground cover. Plants used for mass planting may be grown in flats of up to 64 plants or in individual 1-gallon containers. Minimum planter width for ground cover is encouraged to be 3 feet to allow sufficient root growth for typical ground cover plantings.
- (3) Site access and visibility. Landscape planting and design should not impede visibility sight lines and shall foster safety and sight accessibility, including the following recommended standards. An example of landscape design in compliance with these standards is shown in **Figure 1**.
- a. All trees should have a minimum clearance under the canopy of 6 feet at maturity to allow for surveillance to occur throughout the site.
 - b. Within 3 feet of walking paths, all shrubbery should have a height of not more than 3 feet at full maturity to eliminate opportunities for criminals to “lie in wait.”
 - c. Trees or shrubs with a full-grown height equal to or greater than 30 inches should not be planted in any clear vision area. The clear vision area (sometimes called the “clear vision triangle” or the “sight triangle”) is a triangular-shaped area on corner lots or where driveways exit onto public streets. Fences and landscaping in this area should be limited to 30 inches above the elevation of the curb or street centerline so that drivers stopped at an intersection can see oncoming traffic. A minimum distance of 15 feet is recommended between the center of planted trees and shrubs to streetlight standards and fire hydrants.

Figure 1. Site Access and Visibility



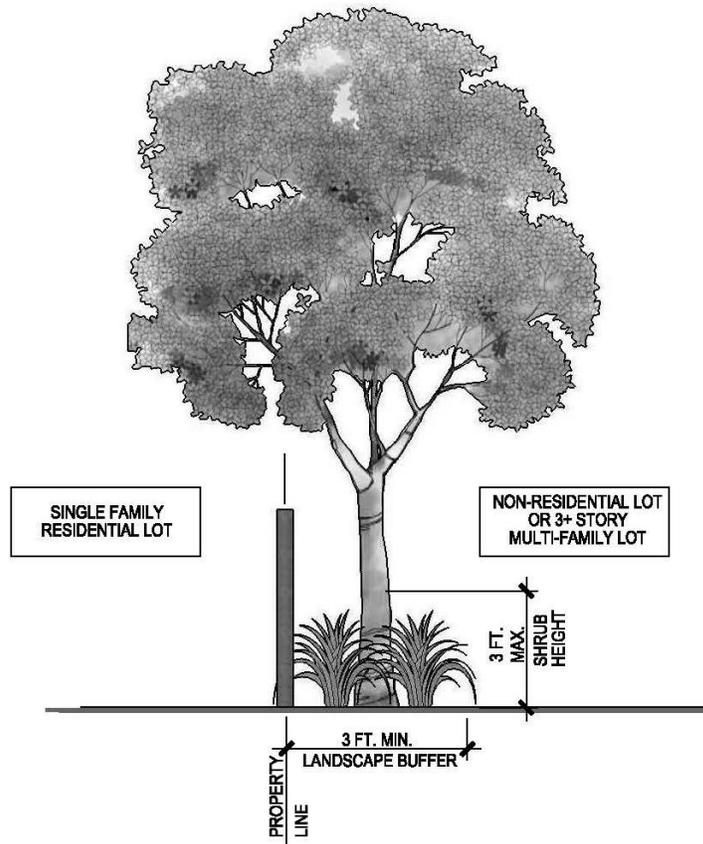
- (4) Planting layout and plant diversity. Plant selection should vary in type and planting pattern, as follows:
 - a. Two or more species should be included in landscaping to increase biodiversity and minimize the potential spread of disease.
 - b. Plantings should include a variety of trees, shrubs, and ground cover.
 - c. Groupings of shrubs should contain multiple plant types, interspersed with varying heights and blooming seasons for year-round interest.
 - d. Use of flowering, native species and colorful plantings is encouraged in conjunction with evergreen species.
 - e. Ornamental trees should be used to draw attention to and enhance project entrances, prominent intersections, and/or driveway entrances into project.
- (5) All plant and tree species should be noninvasive.

- (c) **Landscape care and maintenance.** Landscaping approved pursuant to this chapter should be cared for, irrigated, and maintained as follows:
- (1) Maintenance required. Landscaped areas should be maintained in a healthful and sound condition at all times.
 - (2) Irrigation system design. Irrigation systems should be designed to minimize the use of water. Landscaping irrigation systems should use low-output sprinkler heads and/or drip irrigation. If projects are also subject to the Water Efficient Landscape Ordinance, additional standards may apply.
 - (3) Prohibition of water waste. The waste of water resulting from inefficient landscape irrigation should be avoided, including irrigation that causes excessive runoff, low head drainage, overspray, and other similar conditions where water flows onto adjacent property, nonirrigated areas, sidewalks, roadways, public storm drains, or structures.
 - (4) Mulching of landscape areas. All non-turf planting areas, except areas covered by ground cover, should be mulched on a regular basis to retain moisture, suppress weeds, and moderate soil temperature. A minimum of 2 inches of mulch should cover bare soil.

Section 2. Special landscape provisions.

- (a) **New construction or qualifying alterations to existing sites: nonresidential land uses, multiple dwellings, apartment houses, and dwelling groups.** Nonresidential projects, or projects involving multiple tenants, should design landscape to support and complement site access while creating an inviting environment, including but not limited to the following standards:
- (1) Landscaping should be designed with pedestrian paths throughout the landscape areas connecting designated on-site pedestrian circulation.
 - (2) Amenities such as seating areas should be incorporated. Entry plazas, bicycle parking, and transit shelters are allowed within landscape areas.
- (b) **Residential landscape.** For residential single- and two-family projects, a minimum of 30 percent of the front yard should be landscaped with pervious surface area. The total proportion of the front yard that shall be landscaped with either pervious or impervious surfaces varies by district, as established elsewhere by this Title.
- (c) **Buffering between uses.** Qualifying projects that are sited on nonresidential lots, or consist of three or more multiple-family dwellings, should provide a minimum 3-foot landscape buffer along any site perimeters that are adjacent to single-family dwellings. Buffers should include a mixture of tree and shrub types. An example of buffer standards is shown in **Figure 2**.

Figure 2. Buffering Between Uses



(d) **Parking lot landscape.** Chapter 23.90 (Landscape Ordinance) of Pacific Grove Municipal Code Title 23 establishes minimum parking lot landscape standards. Additional recommended guidance follows:

- (1) At maturity, parking lot trees should reach a minimum height and spread of 40 feet so as to form a shade canopy over parking stalls. Smaller ornamental trees may not be used to satisfy this requirement. Tree selections shall be approved by the chief planning officer.
- (2) Perimeter landscaping and screening.
 - a. Each unenclosed parking facility should provide a perimeter landscaped strip with an inside dimension of at least 15 feet wide where the facility adjoins a front, side, or rear property line.

- b. The perimeter landscaped strip may include any landscaped yard or landscaped area otherwise required. Perimeter landscaping should be continuous, except for a minimum of one break in landscape screening per each parking lot, or one break in screening every 60 linear feet, whichever is greater. Breaks in landscape screening should correspond to points of project entry.
 - c. Landscaping in the perimeter landscape strip should be designed and maintained to screen cars from view from the street to a height of between 30 inches and 42 inches. Trees are exempt from these height limitations. Screening may be accomplished solely by landscaping or in conjunction with a decorative masonry wall or berming, but should not constrain site access.
 - d. When parking areas are located adjacent to structures, a minimum 5-foot-wide landscape strip shall be provided adjacent to the structure.
 - e. All surface parking areas should be screened from streets and adjoining properties, and the open space areas between the property line and public right-of-ways should be landscaped with a combination of trees, shrubs, and ground cover.
- (3) Location of landscaping. Landscaping should be evenly dispersed throughout the parking area. Parking lot landscaping shall be located so that pedestrians are not required to cross unpaved or landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of the landscaped fingers and islands and use of permeable pavers or permeable materials. Parking lots with more than 100 spaces should provide a concentration of landscape elements at primary entrances, including specimen trees, flowering plants, enhanced paving, and project identification.
- (4) Permeable pavement in parking areas. Permeable pavement has a lower load-bearing capacity than conventional pavement and should only be used in very low-speed, low-volume traffic areas in parking lots, such as pedestrian pathways, parking stalls, and overflow parking areas.