

Landscaping Design Manual

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Applicability of the Design Manual

The design manual shall apply to all new and rehabilitated landscaping undertaken in conjunction with any public agency or private development project, which project otherwise requires a grading, building, or use permit, provided that homeowner provided landscaping within single-family and multiple-family residential projects shall be exempt.

It is recommended that the guidelines be followed for all public agency projects, however, review of plans by the City's Design Review Committee shall not be mandatory.

About Landscaping

The design and installation of landscaping and irrigation systems is to enhance the visual quality of the environment. It involves suitable landscape design, planting, maintenance, and therefore to recognize and encourage scientific principles and techniques in landscaping.

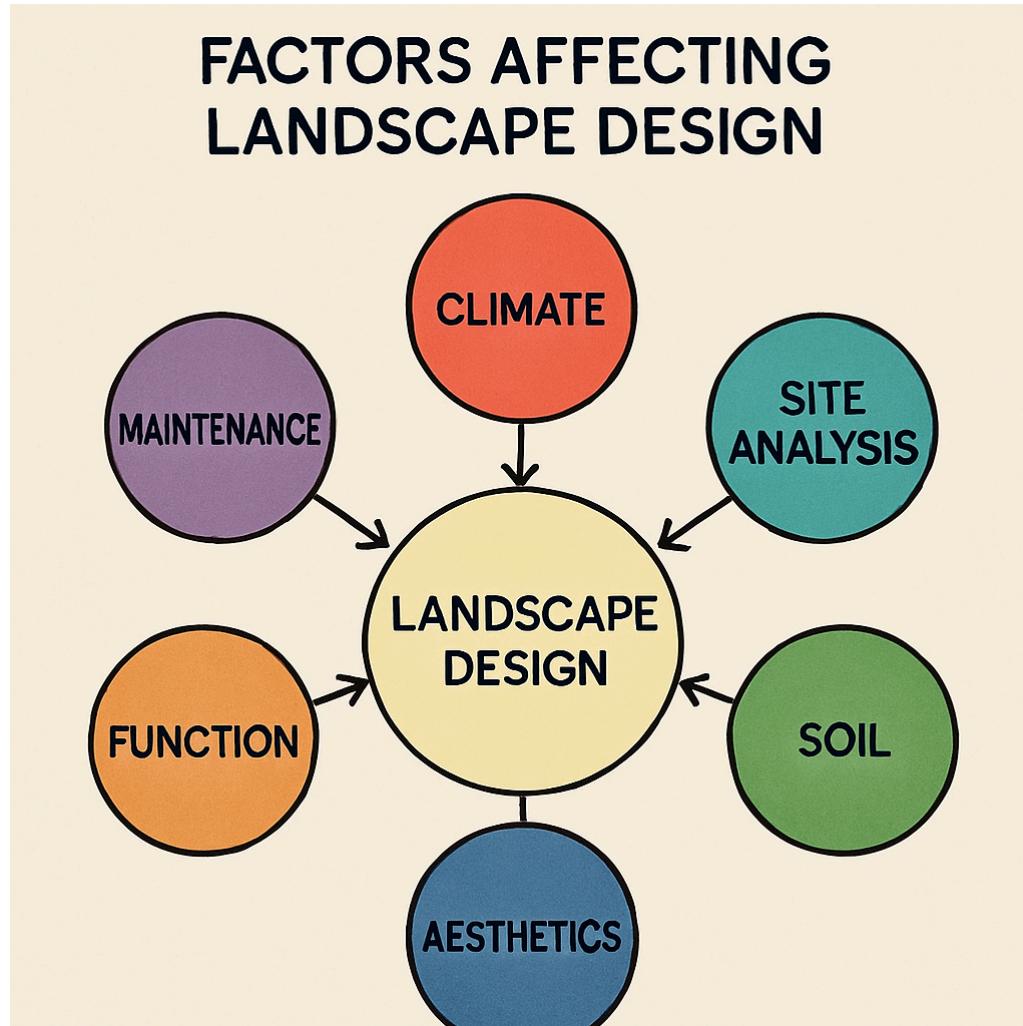


Landscape Design Considerations

A number of local conditions and characteristics impact landscape design possibilities and potential within the community, and therefore the structure of this document. First and foremost, the community is located within the Valley, an arid, yet urbanized region. This fact dictates that the encouragement of water efficient landscape design is a prudent act, but moreover, that landscaping has the potential to provide visual and environmental relief within an urban setting.

Second, the community lacks an abundance of natural landscape resources, also related to the City's high level of urbanization. The community is essentially flat, lacking distinctive topographic form, and natural areas are virtually non-existent. Consequently, development patterns are such that construction and rehabilitation proceed in the midst of a pre-existing and consistent urban fabric. This necessitates that landscape design respond to the built environment; landscapes must at once enhance function, build order, generate and strengthen identity, and appeal to the community's sense of taste.

Finally, it is recognized that the community is essentially built out, with over half of the City's land area devoted to single family residential use. Therefore, development results from infill construction and rehabilitation, with some potential for redevelopment activity.



Landscape Design Goals

A landscape design manual and review procedures consider resource expenditure and ease of use in achieving goals and objectives.

- Support environmental conservation and enhancement within the community; recognize that a beautiful and efficient urban landscape design is integral to the community's and region's quality of life.
- Demonstrate and build community supports for a conservation ethic through attractive, low maintenance and water efficient landscape design in the public realm.
- Encourage and require as necessary, aesthetically pleasing and functionally appropriate landscaping for private sector development projects; water efficient landscape design shall be addressed.
- Promote understanding of plant materials; many water conserving species are quite attractive and most conventional landscapes can prosper with much less water.
- Provide standards and guidelines for suitable landscape design, to be used as criteria in the evaluation of design proposals. As far as feasible, criteria and review procedures shall consider ease of implementation.

Water Conservation Principles in Landscape Design

Incorporate the main principles of water conservation in landscape design:

- water conserving plants;
- reduction of turf area
- grouping of plants according to watering needs
- irrigation to meet plant needs.

Design Proposal - Procedure

Most landscape design proposals will require a two-step review process as described below:

- [Design Review approval of Preliminary Landscape Design Plan.](#)
- [Plan Check approval of Landscape Design Plan and Irrigation Design Plan.](#)

The Landscape Design Plan and Irrigation Design Plan are to be thoroughly checked by City Staff for substantial compliance with the criteria contained in this document; the Landscape.

Design Plan shall be in substantial conformity with the Preliminary Landscape Design Plan.



Design Review approval of Preliminary Landscape Design Plan

A Preliminary Landscape Design Plan shall be provided. The Preliminary Plan shall contain the information as described in Chapter 2.0 of this document, to be reviewed by the City's Design Review Committee (DRC) for compliance with the landscape design criteria contained in this document, in addition to the design standards and guidelines as set forth in any other applicable document. The City's Design Review process represents the basis for approval or denial of a design proposal, and no grading, building or use permit can be issued until a project has received approval from the DRC. Decisions of the DRC are appealable to the City's Planning Commission, whose decisions may in turn be appealed to the City Council.

Plan Check approval of Landscape Design Plan and Irrigation Design Plan

Following all necessary planning and subdivision approvals, full construction drawings may be submitted to the Building Division for approval through the City's "Plan Check" process. Drawings submitted for Plan Check are to include the entire Landscape Documentation Package as described in Chapter 2.09 of this document, including the Preliminary Landscape Design Plan.

Certificate of Completion

Prior to the final of the last applicable project permit, a Certificate of Completion shall be submitted in accordance with Section 153.160.140 of the Zoning Code.

- It is encouraged that licensed design professionals be hired for the preparation of all plans submitted in fulfillment of this document's requirements. Such individuals should be consulted at the earliest stages for a coordinated project proposal.
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- It is not the intent of this Manual to stifle creativity or the creative process. Deviations from specific guidelines will be considered by the DRC, and must exhibit a superior approach to fulfilling the goals and objectives of the Landscape Design Manual.