

ZONING ORDINANCE

19 Attachment 3

Chapter G-26

Landscape Design Guidelines

Topics:

- G-26.100 Purpose.
- G-26.110 General Guidelines.
- G-26.120 Landscape Guidelines for Specific Areas.

G-26.100 Purpose.

Landscaping should beautify commercial and residential areas, enhance compatibility between land uses and create pleasant environments for all who visit and reside in the city. The following landscaping guidelines for residential and commercial uses in West Hollywood are intended to help:

- A. Define and focus plantings on building entrances and open space areas;
- B. Define the edges of various land uses;
- C. Provide transition between neighboring properties (buffering);
- D. Beautify the residential street environment;
- E. Screen loading and storage areas; and
- F. Soften the visual impact of parking areas.

G-26.110 General Guidelines.

- A. Trees and landscape materials.
 - 1. Overall landscaping design should incorporate:
 - a. A sense of the landscape design as a space or collection of spaces;
 - b. A theme (e.g., scented garden, flowering color plantings, and succulents) or concept such as formal garden, grove or garden of native plants;
 - 2. Trees, shrubs, and vines should have body and fullness that is typical of the species;
 - 3. Existing mature trees should be saved where possible.
 - 4. Specimen trees (boxed trees) should be used for immediate effect and accent.
 - 5. Rapidly growing trees should be used where appropriate.
 - 6. Trees, shrubs, and other landscaping should be planted using industry-accepted methods.
 - 7. The use of materials such as crushed rock, redwood bark chips, pebbles, and stone or masonry slabs should not be used in place of live plant materials in landscape areas. It is

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strongly recommended that inorganic groundcover (gravel or crushed rock) not be used extensively.

8. Appropriate, protective staking should be utilized to protect young trees from wind and vandalism.

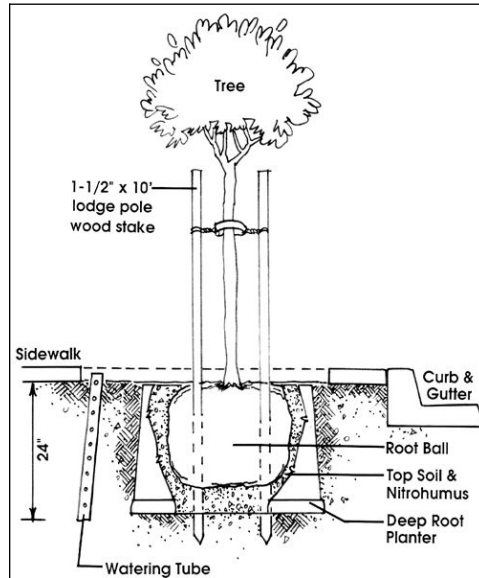


FIGURE LD-1
Standard Planting Methods

- B. Pedestrian experience. Landscaping should be designed to enhance the pedestrian experience by offering variety and clear design intent in the selection and placement of plant material, the choice of hardscape material for paths and sitting areas, and the deployment of landscape lighting.
- C. Visual access.
 1. Landscaping should be installed to maintain an open surveillance zone between 22 and 6 feet above grade.

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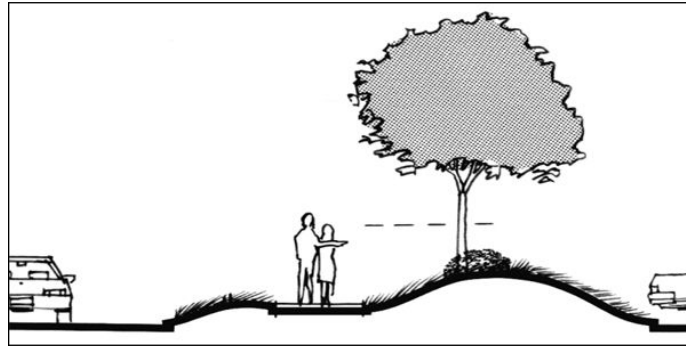


FIGURE LD-2
Open Surveillance Zone

2. Landscaping should not obstruct the sightlines of motorists or pedestrians, especially at pedestrian crosswalks.
3. Trees and shrubbery should not be located so that they impair the effectiveness of parking lot, building entrance and street lighting.

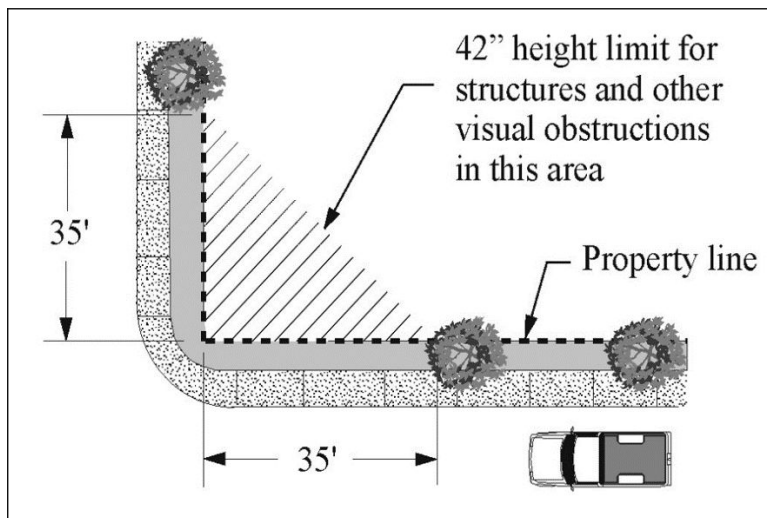


FIGURE LD-3
Traffic Safety Sight Area

- D. Lighting. Lighting should be designed as an integral part of the landscape, and the lighting design should have a clear purpose with the following goals (see also "lighting" in the Commercial Design Guidelines, Section G-12.040.B.6):
1. To order and strengthen spatial definition of the landscape.
 2. To create a meaningful hierarchy, ordering or sense of the character or purpose of the spaces that make up the landscape.
 3. To highlight individual features of the landscape such as specimen trees.
 4. To signal entries and pedestrian sitting areas, and light pedestrian paths.
- E. **Screening and buffering.**

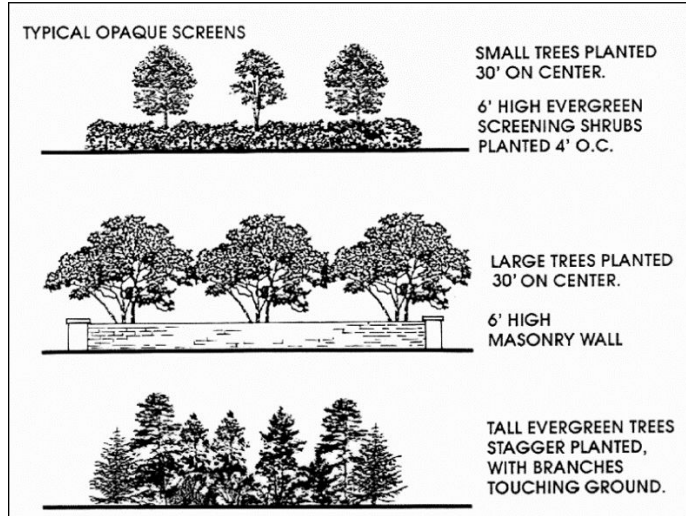
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1. Landscaping material that is properly maintained and does not contribute to public safety issues, is the preferred method to obscure the view of any parking or storage area, refuse collection, equipment, or loading area visible from a public street, alley or pedestrian area.
2. Landscape materials should be large enough at planting to provide effective screening, and be capable of growing to the height and density desired within a reasonable period of time.
3. Parking areas facing pedestrian streets have their own particular landscaping considerations. See "Landscaping, Screening and Buffering" (G-28.250) in the Parking and Circulation Guidelines.
4. Property lines shared by residential and commercial uses (including parking areas/structures) should be buffered.
5. Canopy trees should be planted 30 feet on center adjacent to the walls and fencing; intermittent shrubs and groundcover, with a mature or maintained height not to exceed 2-½ feet above grade, can be installed to complement the trees.



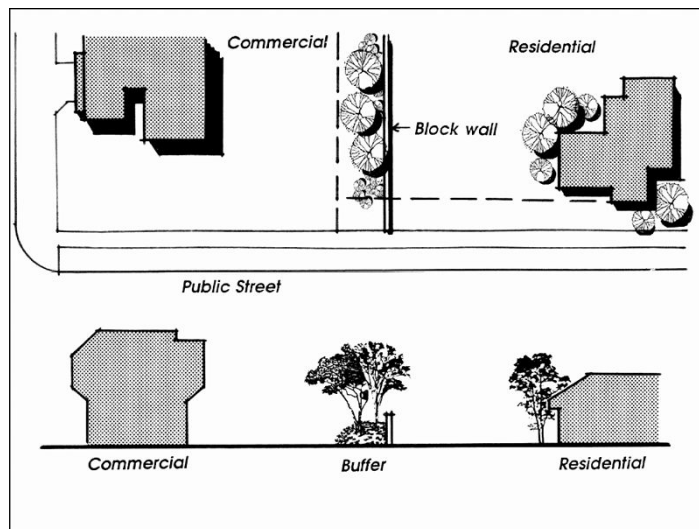
FIGURE LD-4
Inappropriate Treatment of Parking Edge Reduces the Quality of Pedestrian Streets

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**FIGURE LD-5
Tree Spacing**

6. Rear yard buffer treatments should span the entire distance of the common property line shared by residential and commercial uses. Side yard buffer treatments along the common property line shared by residential and commercial uses should taper down at the front yard setback of the residential use to ensure sidewalk safety.



**FIGURE LD-6
Buffer Separation Between Two Different Uses**

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7. Landscaping, especially unique and colorful plantings, is encouraged between parking lots and commercial buildings, as well as around the entire base of the commercial structure.

F. Maintenance.

1. All landscaping should be installed to maintain an open surveillance zone between 22 and 6 feet above the ground.
2. Landscaping should be protected from vehicular and pedestrian encroachment by raised planting surfaces, depressed walks or through the use of curbs where necessary, while allowing for drainage of surface water into permeable surface areas.
3. All plantings should be maintained in a healthy manner, and planting areas should be kept free of weeds and debris.

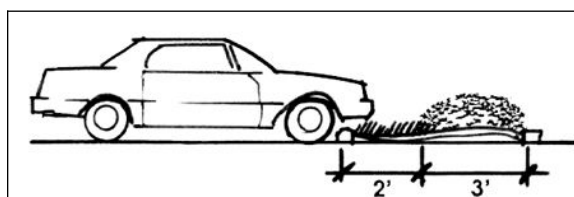


FIGURE LD-7
Protect Landscaping Through Curbing and Distance

G-26.120 Landscape Guidelines for Specific Areas.

A. Parkway areas. The following guidelines supplement the parkway requirements of this Code. Parkway areas are as defined in this Title and as also may be designated in the city's Streetscape Master Plans adopted by the City Council.

1. Parkway areas should be thought of as an integral part of the overall site development rather than as an extra or afterthought, and should relate to both neighboring properties and the other landscape and structures on the site. Pedestrians walking on the sidewalk should have the experience of walking through a landscape that is separated by a path, as opposed to walking past two separate landscapes that happen to be on either side of the path.
2. Where parking or loading is permitted next to the curb, parkway planting should allow passengers to exit easily and safely from the passenger door side of vehicles by providing limited areas of turf, grasscrete and/or areas of hardscape such as decomposed granite, decorative gravel, concrete pavers or brick.
3. Parkway areas are encouraged to incorporate the following where appropriate:
 - a. Street trees, varieties as specified by the city's Streetscape Master Plan.
 - b. Drought-resistant ground cover, vines, small shrubs and small perennials.
 - c. Lighting that complements and supplements any lighting supplied by the street lights.
 - d. Benches positioned so that they do not obstruct pedestrian access to automobiles (Note: Installation of lighting or benches requires an Encroachment Permit from the City Engineer.)

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B. Outdoor dining and smoking areas.

1. Generally, planters should be placed along at least 50 percent of the street frontage of the outdoor dining or smoking area, except for single rows of outdoor dining that are precluded from doing so by lack of space for pedestrian clearance. Plastic planter boxes are discouraged. Preferred materials for planters are wood, ceramics, stone or metal.
2. If railings are used to surround an outdoor dining or smoking area, they should be designed to enhance the area using the following guidelines.
 - a. Railings should be a minimum of 25 percent open, with the open area evenly distributed along the railing. However, railings may have fabric backings on the interior restaurant side of the railing. Only railings composed of planters, or a retaining wall may be solid.
 - b. Areas of laminated or tempered, clear vision, safety glass are considered open railing area.
 - c. Standard square tube metal railings with four-inch wide gaps between bars are discouraged, but may be acceptable if modified by alternate placement/design of rails or the addition of a custom top rail or other features.
 - d. Pipe stanchions linked by chains are strongly discouraged as a railing.
 - e. Integration of railing with landscaping is highly encouraged.

C. Commercial area landscape guidelines. The following are common planting design concepts that should be used whenever possible and appropriate in commercial areas:

1. Landscaping should be used to help identify entrances, separate outdoor dining areas, shade courtyards, enhance pedestrian enjoyment, give definition, order and meaning to site development, and define alleys to encourage pedestrian activity;
2. Landscaping should be in scale with adjacent buildings and be of appropriate size at maturity to accomplish intended goals;
3. Landscaping and architectural detailing should be used at the ground level to soften the impact of large buildings (color plantings are ideal at the base of commercial buildings, in planter boxes, and focal points);

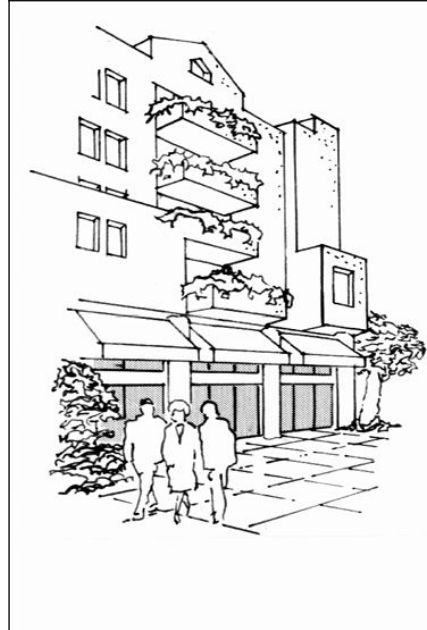


FIGURE LD-8
Landscape Elements Can Enhance the Built Environment

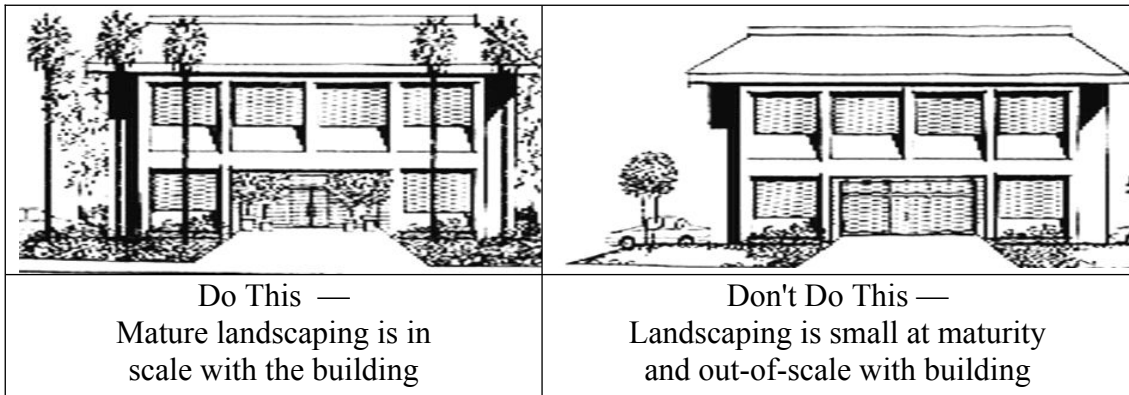


FIGURE LD-9
Scale of Landscaping In Relation To Building

4. Visual interest can be added to upper stories of commercial buildings through the installation and continuing maintenance of colorfully planted window boxes;
5. Landscaping in commercial areas can be in the form of planting beds, raised planters, containers or window boxes where a suitable setback exists;

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FIGURE LD-10
Built-in Planters

6. Boxed and potted plants in clay or wood containers should be used to enhance the pedestrian experience along sidewalks adjacent to storefronts and within plazas, as well as add visual interest to commercial buildings (plants in containers are especially encouraged for walkway areas adjacent to storefronts, plazas, patios and arcades);
7. Where commercial buildings are set back from the front property line, edge-defining plantings and landscaping should be used in informal groupings and rows contiguous to the street and sidewalk, and at major focal points, such as site entrances and plazas;



FIGURE LD-11
Potted Plants Add To a Positive Pedestrian Environment

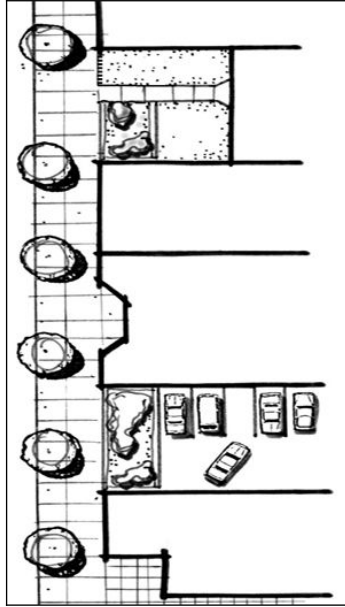


FIGURE LD-12

Use Landscaping To Reinforce Building Edges

8. Benches, kiosks, artwork and other streetscape elements are encouraged to be incorporated into landscaping in high activity areas;

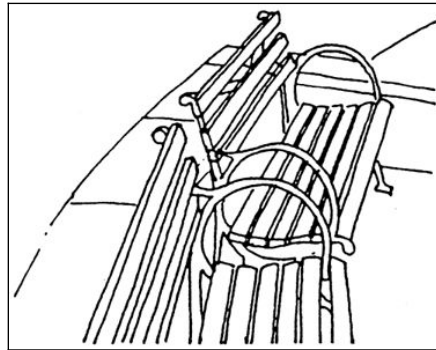


FIGURE LD-13

Streetscape Elements

9. Landscaping may be designed for the enjoyment of special population groups (i.e., visually impaired, physically challenged) by incorporating features such as wind chimes, fragrant plants, cantilevered planting boxes, raised planting beds, and fountains;

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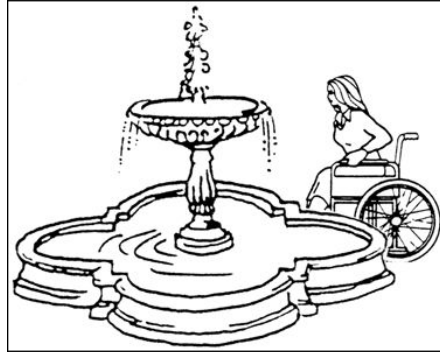


FIGURE LD-14

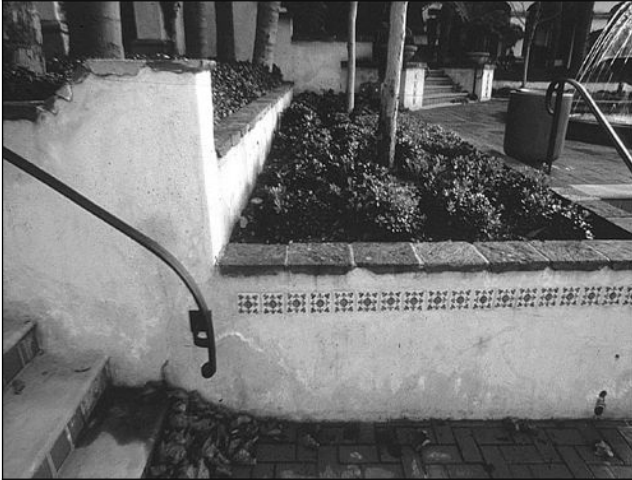
Landscaping Features For Special Populations

10. Planting containers and window boxes should be designed to be compatible with a building's architectural character and are strongly encouraged to incorporate artistic elements (such as ornamental iron work and colored ceramic tile);



Do not select planting containers that are incompatible with adjacent architecture

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Integrate planter design with building architecture

**FIGURE LD-15
Planter Designs**

11. Flowering vines should be used both on walls and arbors to enhance aesthetics and discourage graffiti; and
12. Plantings and trees should be used to create shadow patterns against wall surfaces, and to create canopy and shade, especially along sidewalks, within plazas and in parking areas.



**FIGURE LD-16
Use of Flowering Vines**

(Ord. 19-1074 § 10, 2019)