

LANDSCAPE GUIDELINES

for the

City of Santa Fe Springs

A. INTRODUCTION

The City of Santa Fe Springs has established landscape requirements in order to enhance, conserve and stabilize property values by encouraging pleasant and attractive surroundings throughout the City. The City believes that proper landscaping on commercial, industrial and residential properties promotes a sense of civic pride and creates a more pleasant living and working environment.

This landscape brochure is designed to give you a general overview of the landscape standards; therefore, you are advised to consult with the Department of Planning and Development regarding specific regulations as they pertain to your property.

B. LANDSCAPE MATERIALS

Landscaping includes any combination of planted trees, shrubs, vines, ground covers, flowers and lawns. In addition, landscape includes boulders, fountains, pools, artworks, screens, walls, fences and benches. When arranged in a consistent and harmonious manner, the combination of materials enhances the appearance of the property and image of the home or business.

C. LANDSCAPING, THE GENERAL CONCEPT

It is the City's desire to enhance the highway corridors of the City with attractive green belts utilizing berms and grass lawns to present a clean and pleasant environment aesthetically.

A grass lawn with 3' high berms in the front yard areas will be required on the property. The landscaping scheme should include lawn, low-growing ground cover, shrubs, accent plants and decorative trees. Further, shrubs will be required in the front yard to screen the parking lot from public view.

D. LOCATION AND MINIMUM AREA OF ON-SITE LANDSCAPING

Landscaping is required in those areas of the property which are substantially visible from the street. The minimum area to be landscaped shall be consistent with the Property Development Standards set forth in the Zoning Ordinance. Specifically, in the C-4, ML, M-1 and M-2 Zones, the minimum landscape area is 25 sq ft for every foot of linear street frontage, plus 6% of the parking and driveway areas (hardscape). For more specific landscape standards in other zones, contact the Department of Planning and Development. See Section G of these Guidelines for additional details and comments.

E. PARKWAY LANDSCAPING AND IMPROVEMENTS

The parkway portion of adjoining public streets shall be improved with landscaping in accordance with the requirements of the Director of Public Works. On sites fronting major and secondary highways, the parkway area shall include a public sidewalk and grass lawn area.

F. XERISCAPE PLANT MATERIALS AND IRRIGATION REQUIREMENTS

All landscaping designs and plans shall consider xeriscape materials and methods. This means using drought-tolerant shrubs, trees, ground cover and lawns. In addition, the irrigation design shall include moisture sensor-activated controllers, rain detection devices and drip irrigation lines.

Regarding grass lawns, on a case-by-case basis, the City will review the extent of lawn areas needed to satisfy the greenbelt requirements along Major and Secondary Highways. On local industrial streets, the lawn areas may be reduced up to fifty percent (50%) of the required on-site landscape area of development.

On sites fronting a major or secondary highway, the irrigation plan shall be designed to accommodate reclaimed water.

G. LANDSCAPE REQUIREMENTS

1. 24" box specimen trees shall be provided on the site based on the following formula: 1 - 24" box specimen tree for every 10,000 sq ft of gross building area on the property. All other trees shall be 15 gallon in size and provided in a sufficient number to provide a pleasing appearance. General spacing of trees should be 20'-25' o.c. (on center). Shrubs shall be a minimum five (5) gallons in size and planted a minimum 3 feet o.c. All trees shall be double staked. Trees with evasive root systems shall be planted with root guards. The final location and spacing of trees shall be designed in conjunction with the overall landscaped plans, subject to the approval of the Department of Planning and Development.
2. In general, landscaping is required between the building and the street. Parking areas should be installed in the side and rear-yard areas.
3. Trees located within 3 feet of the public sidewalk or street curb shall be installed with root guards.
4. Locate trees and shrubs to screen/conceal parking areas and truck loading facilities from public view and to interrupt large wall expanses of industrial and commercial buildings. Also, install one (1) tree every 40' o.c. along the linear rows of parking visible from the street to divide and break up expanses of paving and long rows of parking.

5. 3' high berms are required on all sites measured from the parking lot grade elevation.
6. Use shrubs to screen electrical transformers. Keep shrubs a minimum of 3 feet from the doors of the electrical unit.
7. Separate irrigation lines are required for the shrub and grass areas.
8. Concrete mowing strips 6" wide are required to separate shrub and groundcover areas from lawn areas.
9. Concrete curbing is required between landscaping and the parking and driveway areas.
10. The minimum inside width for any landscaped area, or any form of fixed planter box, shall be 3 feet.
11. Only 10% of the property's landscaped area can be in decorative gravel, rock, tree bark or similar materials. These materials cannot be installed in the parkway or front yard setback areas of the property. Exposed dirt areas are not acceptable.
12. An area for annual flowers shall be provided on the site on those properties fronting on a major and secondary highway (street) in the City.
13. A list of attractive grasses, shrubs, accent plants and trees, along with suggestions for mixing and grouping the plants, can be obtained from the Department of Planning and Development.
14. Oil wells in public view from the street must be landscaped and screened and should incorporate grasscrete to protect grasses from tire damage.
15. Parkway trees must be located 40 feet o.c., 40 feet from driveways, 40 feet from the return of the radius of a rounded corner and extend no further than 2 feet into the parkway area.
16. In cases where the required landscaping area is reduced due to the width of the driveways, the landscape area lost must be provided within the front yard building setback area.
17. In all commercial and industrial zones, a block wall or chain link installed with approved materials shall be required to screen permitted storage and truck loading doors. Such walls or fences may also be required to screen parking areas.
18. Reclaimed water, if available, shall be used for all irrigation systems.

H. REQUIRED LANDSCAPING PLAN

Where landscaping is required to be installed, a landscaping plan showing the proposed landscape scheme and irrigation system shall be submitted to the Department of Planning and Development. The location of all plant material should be accompanied by a list indicating the variety and size of plants to be utilized. The botanical and common names for plants should be used.

I. BASIC FORMAT OF LANDSCAPING PLAN

The landscaping plan should include the following information:

1. Name and telephone number of person(s) or firm that prepared the plan.
2. North indicator and scale.
3. In general, the scale of the landscaping plan shall be 1" = 20'. A separate drawing illustrating tree location and the irrigation plan may be drawn at 1" = 30'. The shrub location plan must be drawn at 1" = 20'.
4. Dimensions of property.
5. Dimensions of all buildings and structures, including screening walls and fences.
6. Location of proposed and/or existing sidewalks, curbs, driveway approaches and other landscape features.

J. FINAL LANDSCAPE INSPECTION

The Zoning Ordinance of the City provides that additional landscaping materials, after installation on the site, may be required under the following conditions:

1. That there were unforeseen visual field problems which were not identified on the landscape plan but are considered aesthetically undesirable by the City.
2. That the installation of the plant materials were installed pursuant to inaccurate or out-of-scale plans.
3. That the plant materials (i.e., shrubs, trees, etc.) are smaller than typical or in unhealthful condition.
4. That the general landscaping scheme appears marginal or sparse in appearance.

*** Contact the Department of Planning and Development for the final landscaping inspection ***

K. INSPECTION OF BERMED LAWN AREA PRIOR TO INSTALLATION OF LANDSCAPE MATERIALS

Prior to the installation of landscape materials in the front-yard area of the property, the berm areas shall be inspected by the Public Works and Planning Department for approval. If the inspection by the City of the berming is approved, the installation of the landscape materials may continue. If the inspection requires additional contouring or raising or lowering the berms to an approved height, continuation of the landscaping installation shall cease until the berming has passed inspection.

It shall be the responsibility of the owner, developer or contractor to call the Planning Department or Public Works Department for an inspection of the bermed areas.

LANDSCAPE NOTES - INCLUSION

Please include the following information in the landscape specifications or notes of the landscaping plans for your landscaping project in the City.

NOTE: TO ALL LANDSCAPE ARCHITECTS, CONTRACTORS AND INSTALLERS

1. All required landscape berms or raised mounds shall be inspected by the Department of Planning and Development and Public Works Department for approval as to location, form and height prior to the installation of landscape materials on the property. It is the responsibility of the contractor, developer and/or owner of the property to contact the staff when the berms are ready for inspection.
2. Concrete mowing curbs shall be installed between the ground cover areas and the lawn areas of the property.
3. Any tree that has a root system with surface runners or a tree located within 3 feet of a public sidewalk shall be installed with root guards.
4. It is the responsibility of the landscape contractor, developer and/or owner to provide whatever landscaping materials are necessary to ensure screening of trash enclosures, electrical transformers, large screen walls, exposed pipes and interior truck and yard areas in general. In addition, the landscape plan shall consider overhead electrical and telephone lines.
5. The landscape contractor, developer and/or property owner shall be responsible to fully comply with the landscaping standards and related landscape guidelines of the City.
6. Regarding the final landscape inspection and approval by the Department of

Planning and Development, please note the following:

The Zoning Ordinance of the City provides that additional landscaping materials, after the initial landscape installation on the site, may be required under the following conditions:

- a. That there were unforeseen visual field problems which were not identified on the landscape plans but are considered aesthetically undesirable by the City.
- b. That the plant materials installed prove inadequate as a result of inaccurate or out-of-scale plans.
- c. That the plant materials are smaller than typical or in unhealthful condition.
- d. That the general landscaping scheme appears marginal or sparse in appearance and fails to satisfy the intent of the landscape standards.

L. PUBLIC ARTWORK

Your industrial or commercial project may include the inclusion of Public Artwork with the landscaping improvements.

The City of Santa Fe Springs Heritage Artwork in Public Places Program is designed to provide a collection of nationally-recognized, permanent outdoor sculpture throughout the City. The program is designed to present the community with a variety of quality sculpture styles around themes related to the heritage of the community. In keeping with the City's rich history, sculptures should be created around three historical themes: Spanish/Indian period, Turn of the Century Ranching period and the Industrial/Modern period. The Artwork in Public Places Program is designed to enhance large project areas, including business parks and multi-level buildings.

The Heritage Artwork Committee serves as a review panel for all public art under this program. Please contact the City's Planning and Development Department for more details.