

CHAPTER 9.16 COMMERCIAL, OFFICE PROFESSIONAL, INDUSTRIAL, AND OPEN SPACE DEVELOPMENT STANDARDS

Section 9.16.020.030 is hereby amended to read:

Table 1: City of Garden Grove Land Use Matrix

COMMERCIAL							
Residential Care Uses	O-P	C-1	C-2	C-3	M-1	M-P	O-S
Child Day Care Center	—	C	C	—	—	—	—
Community Care Facility, Residential (7 Persons or More)	C	C	—	—	—	—	—
Emergency Shelter (Homeless)	—	—	—	—	P*	—	—
Intermediate Care Facility	C	C	—	—	—	—	—
<u>Low-Barrier Navigation Center</u>					<u>P¹</u>		
Residential Care Facility for the Elderly (RCFE) (7 persons or more)	C	C	—	—	—	—	—
Skilled Nursing Facility	C	C	—	—	—	—	—

1. Only permitted in the Emergency Shelter Overlay Zone and subject to the requirements of subsection C. of Section 9.60.070.

Section 9.16.040.060 – Landscaping - General Provisions, paragraphs A-E are hereby amended to read as follows:

- A. General landscaping requirements as defined herein shall be provided in all zones.
- B. ~~Parcels zoned or used for single family purposes~~ shall provide landscaping in all areas not covered by buildings, structures, patios or driveways.
- C. For the purpose of this section, the front yard shall be defined as the front yard setback. ~~determined by a line drawn parallel to the front building plane. This shall also include any accessory structure such as a garage, if the structure is attached.~~
- D. ~~Reserved.~~ The following regulations are for maximum coverage of hardscape.
 - 1. The maximum permitted hardscape coverage in the front yard setback shall be 50%. Private sidewalks and walkways are excluded from this 50% so long as they do not exceed a width of five feet.
 - 2. The measurement of the front yard setback shall be from the back of sidewalk or street dedication line. The public parkway area between the curb and sidewalk must be fully landscaped.
- E. All developed properties shall be required to be in compliance with the provisions of this subsection when any building additions of one or more square feet are proposed.

Section 9.16.040.070 – Landscaping Requirements is hereby amended to read as follows:

9.16.040.070 Landscaping Requirements

All landscaping shall comply with the landscape water efficiency provisions where applicable. ~~When~~ conflicts between general landscape requirements and the landscape water efficiency requirements found in this section and the *Guidelines* exist, the landscape water efficiency requirements shall have priority.

- A. Minimums. All required landscaped setback areas, including front, rear, side, side street, and landscaped areas within parking lots, shall meet the requirements prescribed herein.
- B. Percentage. Ten percent of all net developable site area for office-professional, commercial, and industrial parking areas, excluding required setbacks and building footprints, are to be landscaped.
- C. Parking Lot Landscaping.
 - 1. Size. For parking facilities, a variety of tree sizes is required for every 10 parking spaces. Trees must be a minimum of 15-gallons diameter with a one-inch caliper trunk, eight feet in height with a two-and-one-half-foot head or larger. These trees may be grouped or clustered and shall conform to the matrix of plant materials established by the City Manager or designee.
 - 2. Street Frontage. One 24-inch box tree of a two-and-one-quarter-inch caliper trunk diameter, 10 feet in height, and a five-foot head is required for ~~every 30-~~ 20 feet of street frontage. (These trees may be grouped or clustered.) All trees shall be placed within a root barrier per city of Garden Grove street tree planting detail specifications.
 - 3. Area. Minimum landscaped area that may be counted is 24 square feet.
- D. Trees.
 - 1. No trees shall be planted under any eave, overhang or balcony.
 - 2. All trees in landscape planters 10 feet in width or less shall be provided with tree root barricades.
- E. Tree Numbers.
 - 1. Parking area—One per eight spaces
 - 2. Street setbacks—One per 20 -linear feet
 - ~~3.—Balance of site—One per 600 square feet (less parking area building).~~
- F. Tree Size. Forty percent of the trees on a site shall consist of minimum size 24-inch box, and the remaining 60 percent shall be of minimum size 15 gallons.

Total site:	-	-	-	-
48"	36"	24" <u>box</u>	15 gallons	Other
10%	10%	15% <u>40%</u>	60%	5%

G. Tree Staking.

1.—All trees shall be double staked in accordance with City standards.

HG. Planter Width.~~1.—Minimum width of finger planter is three feet, inside clear dimens~~ The mMinimum width of all planters ~~shall be is~~ three feet clear, interior dimensions, not inclusive of retaining curb or wall.

IH. Shrubbery.

1.—Fifty percent (50%) of all required shrubs shall be a minimum size of five (5) gallons at time of planting.

JH. Groundcover.

1. Live groundcover shall be planted and maintained where shrubbery is not sufficient to cover exposed soil. Mulch may be used in place of groundcover where groundcover will not grow or where groundcover will cause harm to other plants, but not more than 30 percent of the groundcover area shall have the mulch substitute.-

2. All areas required to be landscaped shall be covered with turf, non-deciduous groundcover or other types of plantings. Artificial turf may be used as a groundcover within the R-1 (Single-Family Residential) zone, provided the turf allows for penetration of irrigation and stormwater runoff.

2. ~~All plant spacing shall be as indicated by the landscape architect according to the latest standards as adopted by the American Society of Landscape Architects, as described in subsection N (Substitute Landscaping), below.-~~

3. Groundcover spacing. Groundcover plants shall~~ould~~ be planted at a density and spacing necessary for them to become well established and provide surface coverage within eighteen (18) months of planting.

KI. Paved Areas. Only those portions that are required by municipal code or by site plan to be used directly for parking spaces, aisles, refuse storage areas, drives or walkways shall be paved. All other areas not needed for the above shall be landscaped. Patios may be paved.

LJ. Excess of Minimum Areas—Authority. The hearing body may require landscaping in excess of the minimum area specified for a proposed development, provided that the additional landscaping is necessary to:

1. Screen adjacent objectionable uses, parking areas, activities, storage or structures that could cause a negative impact on new development based on aesthetics, noise, odors, etc.; or
2. Provide landscaping that is compatible with neighboring uses; or
3. Screen the use from neighboring negative impacts such as traffic, outside storage, etc.

MK. Landscape Plans.

1. Each landscape plan shall be compatible with the shape and topography of the site and the architectural characteristics of the structure(s) on the site.
2. Each landscape plan shall be compatible with the character of adjacent landscaping, provided the quality of the adjacent landscaping meets the standard of these guidelines.
3. Each landscape plan shall illustrate a concern for design elements such as balance, scale, texture, form and unity.
4. Each landscape plan shall address the functional aspects of landscaping such as drainage, erosion prevention, wind barriers, provisions for shade and reduction of glare.
5. Each landscape plan shall demonstrate a concern for solar access, including exposure and shading of window areas and solar panels.
6. Landscaping shall be used to relieve solid, unbroken elevations and to soften continuous wall expanses.
7. The applicant must submit a planting inventory and plan of existing planting materials on a development site that are to be retained. Every effort shall be taken to ensure that mature existing landscaping is utilized as part of the development plan. A landscaping retention program shall be approved by action of the hearing body, at its discretion.

NE. Substitute Landscaping.

1. Materials such as crushed rock, decomposed granite, redwood chips, pebbles and stone may ~~not~~ be used in lieu of live plant materials for up to 30 percent of the required landscape coverage area, ~~although their limited use may be approved by the hearing body through the site plan review process~~. Artificial plants, with the exception of artificial turf, are prohibited. Artificial turf shall be allowed within the O-P (Office Professional), C-1 (Neighborhood Commercial), C-2 (Community Commercial), C-3 (Heavy Commercial), M-1 (Limited Industrial), M-P (Industrial Park), and O-S (Open Space) zones, subject to the following standards:
 - a. Artificial turf ~~is shall be~~ permitted, provided it complies within the front and rear yards and shall comply with the following criteria:
 1. ~~Artificial turf shall have a minimum eight-year “No Fade” warranty.~~
 2. ~~Artificial turf shall be installed by a licensed professional and shall be installed pursuant to manufacturer’s requirements, except if the artificial turf is installed by the homeowner. The homeowner shall be required to follow the manufacturer’s specifications for installation.~~
 3. ~~Artificial turf shall be installed and maintained to effectively simulate the appearance of a well-maintained lawn. The turf shall be maintained in a green fadeless condition and shall be maintained free of weeds, debris, tears, holes, and impressions.~~
 4. ~~The use of indoor or outdoor plastic or nylon carpeting as a replacement of artificial turf or natural turf shall be prohibited.~~ No rubber infill is permitted.

5. Artificial shrubs, flowers, trees, and vines in lieu of living plant material shall be prohibited.

6. —Areas of living plant material (i.e., flower beds, tree wells, etc.) shall be included in the overall landscape design when installing artificial turf. Living plant material shall include shrubs, vines, trees, and flowering groundcovers and shall constitute a minimum of 25 percent% of the landscape area.-

7. —Artificial turf shall be separated from flower beds by a concrete mow strip, bender board, or other barriers acceptable to the City ~~in order~~ to prevent intrusion of living plant material into the artificial turf.

8. —Artificial turf in front yards shall be limited to 75 percent5% of required landscape area and shall not be installed in parkways.

QM. Screening.

1. Landscaping shall be required to screen storage areas, trash enclosures, public utilities, freeways, highways and other similar land uses or elements that do not contribute to the enhancement of the surrounding area. Where plants are required for screening, such screening shall consist of the use of evergreen shrubs and/or trees closely spaced. Berming is suggested as an effective screening measure for parking lots and where adjacent site areas are contiguous to street frontages. Such berming with planting shall not exceed 36 inches above the highest adjacent curb.

2. Perimeter landscaping adjacent to the property lines is required in parking areas. Planter area curbs shall be used in place of wheel stops.

PN. Separation.

1. All landscaping shall be separated from parking and vehicular circulation areas by a raised, continuous six-inch Portland cement concrete curb.

2. Other materials that accomplish the same purpose may be approved by the hearing body through the site plan review process.

~~3. —All trees shall be staked in accordance with standards maintained by the City Manager or designee.~~

QQ. Arterial Site Entries.

1. Unless otherwise delineated, all developments having a contiguous property line to a primary or secondary arterial highway shall observe a 15-foot setback that shall be landscaped. All other non-arterial highways shall observe a 10-foot setback, unless otherwise delineated by the governing zone.

2. Landscaping at major entry points are considered the focal points for landscaping emphasis, and shall contain a variety of trees, flowers and shrubs with special concern for visibility and safety.

3. No landscaping material other than trees shall exceed a height of 36 inches above the highest adjacent curb at street entrances and parking lot accessway intersections.

4. ~~No berming~~ with or without landscaping materials, at street entrances and parking lot accessway intersections, shall exceed a total height of 36 inches above the highest adjacent curb.

5. All trees whether singularly placed or placed on clusters shall not inhibit standard visibility parameters.
6. Parking may be designed to overhang landscaped areas. Maximum permitted overhang is two feet where planter areas have a minimum dimension of five feet or more. Otherwise, concrete wheel stops shall be installed. Any broken or damaged wheel stops shall be replaced.

RP. Landscaping and Irrigation Plans Required. Landscape and irrigation plans shall be required for all projects requiring approval by the hearing body and to which the landscape water efficiency provisions apply, except for individual homeowners on single-family or multifamily residential lots that have a total project landscape area, including pools or other water features, but excluding hardscape that is less than 5,000 square feet. Such plans shall be submitted for discretionary approval to the hearing body. Said plans shall be prepared in accordance with requirements and standards established pursuant to this chapter and the *Guidelines* (specifically refer to sections on landscape design plan and irrigation design plan).

SQ. In addition to the above, the following are requirements that shall apply to the landscape design plan and are more fully explained in the *Guidelines* (Appendix 1, Title 9):

1. Any plants may be used in the landscape, providing the estimated applied water use recommended does not exceed the maximum applied water allowance, and that the plants meet the specifications set forth in this section.
2. Plants having similar water use shall be grouped together in distinct hydrozones.
3. Plants shall be selected appropriately based upon their adaptability to the climatic, geologic and topographical conditions of the site. Protection and preservation of native species and natural areas are encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this section. To encourage the efficient use of water, the following are highly recommended for inclusion in the landscape design plan:
 - a. The Sunset Western Climate Zone System which takes into account temperature, humidity, elevation, terrain, latitude, and varying degrees of continental and marine influence on local climate;
 - b. The horticultural attributes of plants (i.e., mature plant size, invasive surface roots) to minimize damage to property or infrastructure (e.g., buildings, sidewalks, and power lines); and
 - c. The solar orientation of the site and how plant placement will maximize summer shade and winter solar gain.

IR. Irrigation Requirements.

1. All landscaped areas shall be provided with an approved irrigation system that meets the requirements of this section and the *Guidelines*. An irrigation design plan meeting the design criteria in the *Guidelines* shall be submitted as part of the landscape documentation package for those projects subject to the landscape water efficiency provisions in Section 9.08.040.055.A.
2. Irrigation shall be performed in conformance with city ordinances and with water conservation practices.

US. System Design. For the efficient use of water, an irrigation system shall meet all the requirements listed in the *Guidelines* under Section 2.5, Irrigation Design Plan, and the

manufacturers recommendations. The irrigation system and its related components shall be planned and designed to allow for proper installation, management, and maintenance. An irrigation design plan meeting the design criteria of the *Guidelines* shall be submitted as part of the landscape documentation package.

VF. In addition to the above, the following are requirements that shall apply to the landscape design plan.

1. Irrigation Design Criteria.
 - a. Runoff and Overspray. Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to avoid runoff, low-head drainage, overspray or other similar conditions where irrigation water flows onto non-targeted areas, such as adjacent property, non-irrigated areas, hardscapes (walks, etc.), roadways or structures.
 - b. Special attention shall be given to avoid runoff on slopes and to avoid overspray on narrow and irregularly shaped areas, including turf, less than eight feet in width in any direction. Such narrow and irregularly shaped areas shall be irrigated with subsurface irrigation or a low volume overhead irrigation system.
 - c. Irrigation Efficiency.
 - i. For applicable landscape installations or rehabilitation projects subject to Section 9.08.040.055.A, the estimated applied water use allowed for the landscaped areas shall not exceed the MAWA calculated using an ET adjustment factor of 0.7, except for special landscaped areas where the MAWA is calculated using an ET adjustment factor of 1.0; or the design of the landscaped areas shall otherwise be shown to be equivalently water-efficient in a manner acceptable to the City; as provided in the *Guidelines*.
 - ii. Irrigation of all landscaped areas shall be conducted in a manner conforming to the rules and requirements, and shall be subject to penalties and incentives for water conservation and water waste prevention as determined and implemented by the water services division, or as mutually agreed by the water services division and the local agency.
 - iii. The project applicant shall understand and implement the requirements in the City of Garden Grove Water Conservation Ordinance.
 - d. Equipment. The *Guidelines* provide design criteria for irrigation equipment in Section 2.5 “Irrigation Design Plan.”
2. Recycled Water.
 - a. At such time as recycled water is available, the installation of recycled water irrigation systems (dual distribution systems) shall be required to allow for the current and future use of recycled water.
 - b. Irrigation systems shall make use of recycled water unless a written exemption has been granted by the local water agency, stating that recycled water meeting all health standards is not available and will not be available in the foreseeable future.
 - c. The recycled water irrigation systems shall be designed and operated in accordance with all local and state codes.

3. Irrigation Design Plan Specifications. Irrigation systems shall be designed to be consistent with hydrozones. Hydrozone areas shall be designated by number, letter, or other designation on both the Irrigation Design Plan and the Landscape Design Plan. The irrigation design plan shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan. The irrigation design plan at a minimum, shall contain:
 - a. Location and size of separate water meters for the landscape;
 - b. Location, type and size of all components of the irrigation system, including controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers and backflow prevention devices;
 - c. Static water pressure at the point of connection to the public water supply;
 - d. Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station;
 - e. Irrigation schedule parameters necessary to program smart timers specified in the landscape design;
 - f. The following statement: “I have complied with the Landscape Water Efficiency Provisions and the design criteria in the *Guidelines* and applied them accordingly for the efficient use of water in the irrigation design plan”; and
 - g. The signature of a California-licensed landscape professional.
4. Maximum Applied Water Allowance. A project’s maximum applied water allowance shall be calculated in a manner acceptable to the City, as provided in the *Guidelines*.
5. Irrigation Schedules. For the efficient use of water, all irrigation schedules shall be developed, managed, and evaluated to utilize the minimum amount of water required to maintain plant health. Irrigation schedules shall meet the following criteria:
 - a. Irrigation scheduling shall be regulated by automatic irrigation controllers.
 - b. Overhead irrigation shall be scheduled in accordance with the local water purveyors (City of Garden Grove, Water Services Division) Water Conservation Ordinance. Operation of the irrigation system outside the normal watering window is allowed for auditing and system maintenance.
6. Certificate of Completion.
 - a. Landscape project installation shall not proceed until the landscape documentation package has been approved by the City and any ministerial permits required are issued.
 - b. The project applicant shall notify the City at the beginning of the installation work and at intervals, as necessary, for the duration of the landscape project work to schedule all required inspections.
 - c. Certification of completion of the landscape project shall be obtained through a certificate of use and occupancy or a permit final. The requirements for the final inspection and permit closure include submittal of:
 - i. A landscape installation certificate of completion in the form included as Appendix D in the *Guidelines*, which shall include: (1) certification by a landscape professional that the landscape project has been installed per the approved

landscape documentation package; and (2) the following statement: “The landscaping has been installed in substantial conformance with the design plans, and complies with the City of Garden Grove Landscape Water Efficiency Provisions.”

ii. Documentation of the irrigation scheduling parameters used to set the controller.

iii. An irrigation audit report from a certified irrigation auditor, documentation of enrollment in regional or local water purveyors water conservation programs, and/or documentation that the MAWA and EAWU information for the landscape project has been submitted to the local water purveyor, may be required at the option of the City.

Section 9.16.040.120 - Walls, Fences and Hedges is hereby amended to include these new provisions:

C. Graffiti Prevention

Street-facing perimeter block walls, whether new or existing, shall include trailing vines, hedges planted along the base of the exterior face, or other landscaping treatments that deter graffiti.