7. Landscape Guidelines

The eclectic nature of the Encinitas landscape is a special feature that provides a significant basis for the City's character definition.

7.1 Guiding Principles

7.1.1 A variety of plant materials should form the basis for any landscape design rather than excessive repetition of species.

7.1.2 Native plant materials should be used adjacent to native areas and when consistent with fire safety requirements.

7.1.3 Landscape design shall take neighboring property views into consideration.

7.1.4 Project landscaping shall take into consideration the constraints and opportunities of the site and adjacent properties.

7.1.5 The impacts on surrounding properties shall be considered in a project's landscape plan.

7.1.6 The landscape character should be compatible with that of the community and neighborhood.

7.2 Guidelines

The Landscape Design Guidelines are contained in the following sections: General; Parkways and Medians; Project Entries; Parking Areas; Slope Planting Design; and Drainage.

7.3 General

7.3.1 Drought tolerant and native plant materials are encouraged.

7.3.2 An irrigation system should be installed for any landscaped area to insure plantings are adequately watered. Specific conditions require specific irrigation solutions that should be implemented based upon the choice of plant material and when specific planting location is known. This can include, but is not be limited to, hand watering, and temporary or permanent irrigation systems.

7.3.3 Graded slopes shall be promptly re-vegetated. Native plants and plant mixes are encouraged for revegetating large sloped areas. Hydroseed may be used for groundcover and may include shrubs and trees. Groundcovers shall possess moderate or high erosion control qualities.

7.3.4 Landscaping should enhance natural site elements through the careful use of flower and leaf color and texture, plant forms and plant masses.

7.3.5 Landscaping should be designed to effectively enhance existing views or provide new view corridor opportunities.

7.3.6 Landscape design shall provide effective screening of parking areas, retaining walls, utility enclosures, utility cabinets, service areas, or service corridors to reduce negative visual impacts.

7.3.7 Grouped masses of plant materials shall be designed to complement architectural elevations and rooflines through color, texture, density, and form on both the vertical and horizontal planes.

7.3.8 Plant materials known to have root systems that are invasive or destructive shall be avoided.

7.3.9 The spacing of the plant material should be commensurate with anticipated mature growth in order to promote natural forms without the need for excessive pruning and maintenance in the future.

7.3.10 Deciduous trees should be used in south facing outdoor areas around buildings to provide solar access during winter months, while providing shade in hot summer months.

7.3.11 Trees and shrubs on west sides of buildings should be concentrated to reduce heat build-up during hot afternoon hours.

7.3.12 To allow visibility at pedestrian levels, landscaping materials in ground level view corridor areas should include trees with taller canopy areas rather than short bushy trees.

7.3.13 Plantings designed for major entries should relate directly to the existing surrounding environment. An entry monument or sign shall be adequately landscaped.

7.3.14 Turf areas should be minimized except where recreation areas are required.

7.3.15 Large walls or fences, such as around tennis courts, should be softened with appropriately scaled landscaping.

7.3.16 Perimeter fencing or walls visible to the public and neighboring properties shall avoid monotony by the use of recesses, planting materials and architectural features to visually “break up” their linear appearance.

7.3.17 Adjacent to natural open space areas and/or fire sensitive areas, fire retardant/resistant plants shall be utilized when consistent with Fire standards.

7.4 Parkways and Medians

7.4.1 Street trees shall be a minimum 24" box size.

7.4.2 All parkway plantings shall be selected and located to not obstruct driveway visibility.

7.4.3 Existing street tree themes in the vicinity of the project shall be considered.

7.4.4 All parkway trees shall be selected and planted to maintain vehicular sight distance.

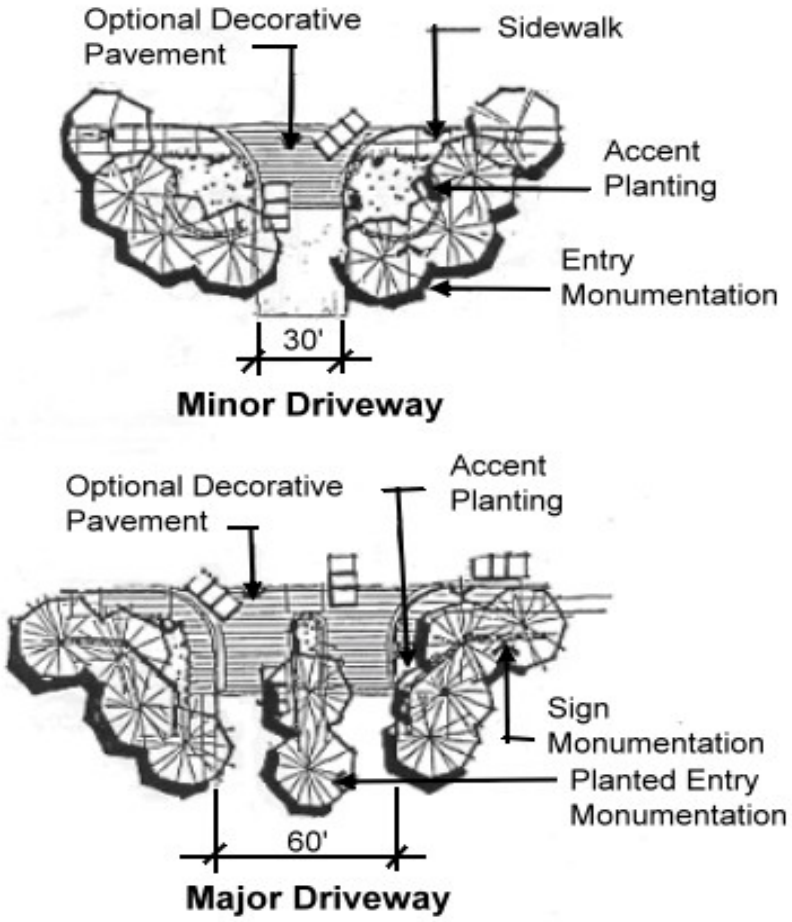
7.4.5 Parkways shall be irrigated with permanent, underground, automatic irrigation systems.

7.5 Project Entries

7.5.1 The use of landscape entries (parkways and medians) is encouraged at major entries into each individual development if physical site dimensions allow and in a manner consistent with the character of the neighborhood/community.

7.5.2 Medians should be used in conjunction with a decorative paving treatment within the entry and exit drives (See Figure 7-1).

Figure 7-1 Encourage Driveway Landscaping



7.5.3 Planted areas shall have a minimum width that allows for adequate landscaping and proper maintenance.

7.5.4 A minimum of 75% of the area within all center islands and medians should be planted, where possible and where not detrimental to traffic safety. Those areas not planted should be paved with a decorative paving material to match or complement the decorative paving treatment within the roadway of the project entry.

7.5.5 Tree species and locations shall provide for vehicle clearance.

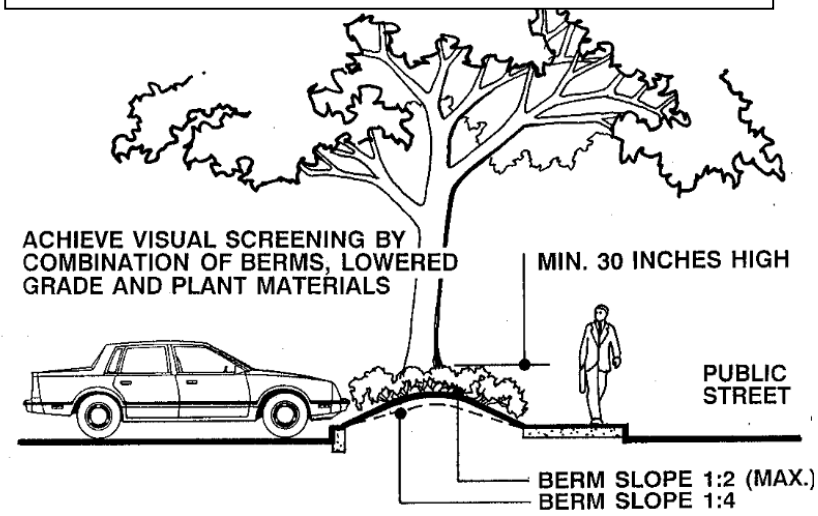
7.5.6 Landscaping should be the dominant element of the major entry statements.

7.6 Parking Areas

7.6.1 Landscaped islands in parking lots are encouraged to provide an overhead tree canopy that screens parked cars and reduces the reflected glare from parking areas or lighting. Parking lot trees should be properly spaced and have a spread of at least 30 feet at mature height.

7.6.2 Where parking areas face a major public street, they shall be screened from view using decorative earth berms, dense shrub planting, low walls, trees or a combination thereof (See Figure 7-2).

Figure 7-2 Encourage the Screening of Parking Areas



7.6.3 In parking lot areas, non-deciduous trees are recommended.

7.6.4 Trees shall be provided at a ratio of 1 tree per 5 parking stalls within or adjacent to parking areas.

7.6.5 Trees within or adjacent to parking areas should be distributed evenly throughout the area or clustered in a random pattern.

7.6.6 The tree size in parking areas should vary. Minimum tree size for trees within parking areas shall be 15 gallon.

7.6.7 Within parking areas of greater than 20 parking spaces, an island with a minimum interior planting width of 4 feet and length equal to that of the adjacent parking stall or equivalent planting area shall be provided within rows for every 10 cars within the parking area. To visually soften the appearance of the parking lot, islands should be located approximately equal spacing from each other and throughout the parking lot.

7.6.8 Trees with large, spreading canopies rather than upright, narrow trees should be utilized in parking areas in order to provide shade.

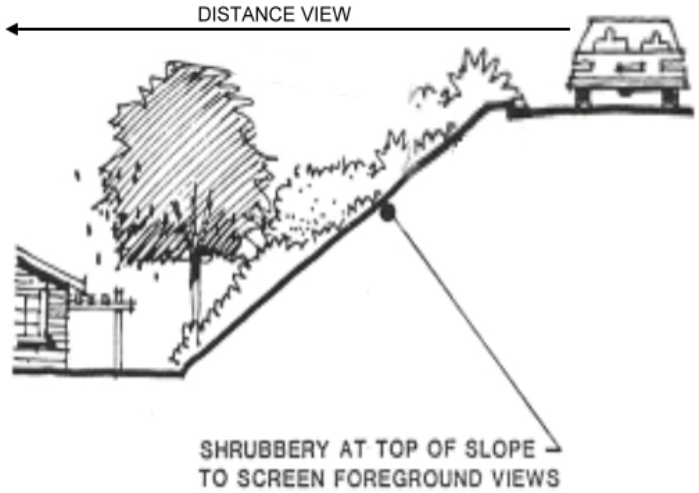
7.7 Slope Planting Design

7.7.1 Plant materials should be selected for their effectiveness of erosion control, drought tolerance and visual blending.

7.7.2 Slope plant selection and location should consider neighbors' views.

7.7.3 Varied species and irregular plant spacing should achieve a natural appearance on disturbed or graded slopes. Trees shall be planted along contour lines in undulating groups to create grove effects that not only reinforce the natural undulating appearance of the slopes, but also soften the line of the graded slopes. A combination of trees, shrubs, and groundcover which can grow to varying heights should be used to screen, soften and reduce the manufactured appearance of slopes (See Figures 7-3).

Figure 7-3 Views and Slope Plantings



7.8 Drainage

7.8.1 Drainage devices (terrace drains, benches and intervening terraces) shall be placed as inconspicuously as possible on graded slopes. Natural swales leading downhill are good locations for down drains. The side of a drain should be bermed to further conceal it.

7.8.2 Private concrete drains shall be earth tones to blend with the natural color soil.

7.8.3 Landscape and site design shall incorporate Best Management Practices (BMPs) to control pollution in storm water runoff. Landscaped areas within the project shall be provided and used to treat runoff from impervious surfaces and roof drains prior to being discharged into the storm drain system. Landscape and site design shall be reviewed during the discretionary review process.

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