



# CITY OF VISTA

## Landscape Design Standards

1. **The review process consists of three steps:**
  - A. Conceptual Plan Submittal,
  - B. Construction Plan Submittal, and
  - C. Inspection of Final Installation.
  
2. **Submittal requirements:**
  - A. Plans are to be prepared by a California Licensed Landscape Architect.
  - B. Plans must show:
    - 1) Project address,
    - 2) Location map,
    - 3) North arrow and scale,
    - 4) Property line and easements,
    - 5) Existing conditions (grades, plants, structures), and
    - 6) Proposed plan.
  - C. Size of plans: 24 inches by 36 inches.
  - D. Scale: Variable as long as the presentation clearly portrays the design concepts and is easily readable. Special areas may require enlargements.
  - E. Graphics: Clearly differing symbols must be used for each species of plants used. A written call out must also be provided indicating species and size.
  - F. Conceptual plan requirements (refer to the attached graphic example):
    - 1) Submittal should contain specific tree, shrub and groundcover selections and their planned locations. Proposed plant sizes should be indicated.
    - 2) All existing plant material should be clearly shown with an indication of whether they will be retained or removed. The species and size should be indicated.
    - 3) Water conservation plan using the format described in the Landscape Design Standards, pages 8 through 10.
    - 4) Proposed grading plan must be provided.
  - G. Landscape Construction Plan:
    - 1). Planting plan and details.
    - 2) Irrigation plan and details.
  
3. **Design guidelines:**
  - A. Provide a design that follows professional design practices to ensure a high standard of installation and plant health.
  - B. Provide plants appropriate for the Vista area (Sunset Zone 23).
  - C. Provide plants compatible with adjacent plantings.
  - D. Provide plants sized appropriately for their mature condition.
  - E. Provide a mixture of deciduous and evergreen trees.
  - F. Screen loading docks.
  - G. Screen trash enclosures. Provide vines on all sides of trash enclosure. Self-supporting vines should be used unless a permanent trellis is provided.

- H. Screen utilities and back-flows. Show the location on the planting plan and insure that they are fully screened from view with landscaping.
- I. Provide self-supporting vines on all walls with heights 3 feet and over to deter graffiti.
- J. Provide landscaping along long expanses of fencing, walls and building facades to break up the massiveness.
- K. Provide plants consistent with the building architecture.
- L. Emphasize drought tolerant plant species without sacrificing aesthetics or visual interest.
- M. Landscape all setbacks and provide buffer and transitional plantings at the edge of developments.
- N. Future phased developments (over six months) should be seeded and irrigated for dust and erosion control.
- O. Fire Prevention/Fuel Modification: Refer to the Landscape Design Standards, pages 13 through 15, for requirements for landscape areas adjacent to native areas.
- P. Provide the following overall landscape space:
  - 1) Residential 15 percent
  - 2) Commercial 15 percent
  - 3) Industrial 10 percent
  - 4) Institutional 15 percent
- Q. Where tree wells are utilized, provide the following:
  - 1) Size: 4 feet by 4 feet minimum
  - 2) Root barriers are to be utilized.
  - 3) Provide 4 feet of clear hardscape for pedestrian passage.
  - 4) Provide tree grates or groundcover planting to prevent trip hazards.

**4. Plant sizes:**

- A. All shrubs shall be installed as 5 gallon minimum (except herbaceous perennials and woody spreading shrubs on slopes).
- B. All trees shall be installed as 15 gallon minimum. Exceptions for the use of smaller material for certain species will be at the discretion of the City Planner.
- C. A 60 to 40 percentage ratio of 15 gallon to 24 inch box trees shall be used throughout the project.
- D. Hydroseed is not allowed for permanent plantings unless specifically approved by the City Planner.

**5. Parking areas:**

- A. Parking areas shall have a minimum of 10 percent landscape. The parking area is defined as all parking stalls as well as access drive lanes.
- B. Parking areas shall have the following minimum number of trees. The tree species utilized shall provide canopy shade and should be located within 5 feet of a parking stall.
  - 1) Residential 1 per 4 spaces
  - 2) Commercial 1 per 4 spaces
  - 3) Industrial 1 per 6 spaces
  - 4) Institutional 1 per 6 spaces

- C. Parking fingers should be provided at a rate of 1 finger per 10 spaces. The size should be a minimum of 5 feet wide (inside dimension), with a length equal to the length of the adjoining parking spaces.
- D. Parking lot fingers and islands shall contain a minimum of four 5 gallon shrubs for every 100 square feet of required landscape.
- E. Parking lot fingers shall contain a minimum of one tree.
- F. Provide an 8 foot minimum perimeter landscape area around parking area.
- G. Provide planted islands at the ends of all parking rows.
- H. If islands are provided between double rows of parking, the island shall provide a minimum of 4 feet of landscaping clear of vehicle overhangs.
- I. 80 percent of the parking lot shall be screened from view from streets with shrubs that must be a minimum of 30 inches tall.
- J. Provide separation of pedestrian and traffic with landscape areas as follows:
  - 1) 8 foot minimum width, excluding sidewalk when regular concrete sidewalks are used.
  - 2) 8 foot minimum width, including sidewalk when enhanced paving is used with 5 foot by 5 foot minimum planting or 4 foot by 4 foot pottery or raised irrigated planters (every 3 parking spaces).

**6. Slopes:**

- A. All graded slopes shall be planted with trees, shrubs and ground-covers.
- B. Ground-covers shall be permanent species planted from liners or flats at 12 inches on-center. The selection of the groundcover should be from species that are compatible with adjacent properties.
- C. Provide 1 one gallon shrub for each 100 square feet of slope and one 5 gallon shrub for every 200 square feet of slope. On highly visible slopes, the City Planner may require additional shrubs to be added.
- D. Provide trees on all slopes at a rate of one 15 gallon tree per 500 square feet of slope on all slopes 5 feet or greater in vertical height. On all slopes 8 feet or greater vertical height, provide one 15 gallon tree per 500 square feet of slope plus one 5 gallon tree per each 1,000 square feet of slope. On highly visible slopes, the City Planner may require additional trees to be added.
- E. Trees and shrubs shall be planted in staggered rows to soften the slope plane.
- F. Provide reinforced straw matting (SC150 manufactured by North American Green 1-800-473-1965) or a city approved equal on all slopes 3 to 1 or greater for erosion control.
- G. Hydro seeding of natives in lieu of flatted groundcover may be approved at the discretion of the City Planner when required species are not commercially available in container or flatted stock. Seed mixes must contain the percentage of each seed to be used and application rate. The application must contain a bonded fiber matrix additive for erosion control.

**7. Retaining Walls:**

- A. All walls over 5 feet must be designed as plantable crib walls with a minimum of 30 percent of the cells planted with vines that will provide permanent coverage of the wall face at maturity. Irrigation to crib wall plantings must use a drip system.

**8. Non-slope & non-parking lot areas:**

- A. All areas must have turf or a permanent groundcover planted from liners or flats at 12 inches on-center. The selection of the groundcover should be from species that are compatible with adjacent properties.
- B. Provide 1 five gallon woody shrub for each 50 square feet area (excluding turf areas).
- C. Provide trees at a rate of one 15 gallon tree per 200 square feet.
- D. Woody shrubs shall be planted over herbaceous ground cover areas to cover 60 percent of the ground cover area (at mature size).
- E. The maximum amount of turf allowed is as follows:

PROJECT TYPE	PERCENT OF TURF ALLOWED (of total landscaped area)		
<u>Residential:</u>			
High-Density	50 percent	(cool season grass)	or
	80 percent	(warm season grass)	
Medium Density	30 percent	(cool season grass)	or
	50 percent	(warm season grass)	
Low Density	15 percent	(cool season grass)	or
	25 percent	(warm season grass)	
<u>Commercial/</u>	10 percent	(cool season grass)	or
<u>Industrial:</u>	15 percent	(warm season grass)	

**9. Street Trees:**

- A. Space at 25 feet to 35 feet on-center.
- B. Minimum size: 24 inch box or 8 feet of brown trunk.
- C. Species: Uniform tree variety per street to match existing street tree plantings.
- D. All street trees are to have root barriers.
- E. Locate street trees outside of the street right of way (within 3 feet of the right of way).
- F. Street trees shall be planted as to not obstruct the vision of drivers and/or pedestrians.
- G. Street trees shall be 10 feet clear of any driveway, street light, fire hydrant or utility lines.

**10. Irrigation Plans:**

- A. All areas must be irrigated with a permanent below ground automatic system. At the discretion of the City Planner, above ground pipe may be approved where special conditions dictate.
- B. Use efficient water conservation practices to provide for the optimum amount of water for plant growth without causing soil erosion and runoff (For example, the top and bottom of slope shall have separate valves).
- C. Anti-drain valves are to be installed where necessary to prevent low head drainage.
- D. Submit pressure loss calculations for worst case valve.
- E. Design shall use industry standards for public safety. Pop-ups shall be used in all turf areas and where plantings are adjacent to walks, curbs, and turf interfaces. The height of the pop-up shall be determined by the mature height of the planting.
- F. A legend should be provided delineating all symbols and stating the manufacturer, precipitation rate, g.p.m., and radii of each head.

**11. Details:**

- A. Double stake or guy all trees.
- B. Provide root barriers on all trees located within 4 feet of any hardscape. The linear root barrier shall extend along the hardscape for a distance equal to the anticipated spread of the root system at maturity. The minimum size shall be 10 feet long by 24 inches deep.
- C. Provide installation size (by height and width) for all trees at the time of planting as a part of the planting legend, so that acceptable size can be verified
- D. 2 inches of bark mulch (shredded or chips) shall be provided on all planted areas which are 3 to 1 or less.
- E. Sight line distances: Please refer to the Landscape Standards section 18.56.060 (pages 11-12).

**12. Final Inspection of Installation:**

- A. Any revisions of the plans must be approved in writing by the project Landscape Architect and the city prior to installation.
- B. The project Landscape Architect shall supervise the installation to insure that the work is installed per the plans approved by the city.
- C. At completion of construction the project landscape architect shall prepare a written statement of completion certifying that the work has been completed per the plans. The applicant will then request the city to perform a site inspection to review the work to verify completion.

**13. Maintenance:**

- A. All plantings shall be maintained in a healthy and thriving condition and relatively weed free. All plants which fail to thrive because of disease, damage, accident or other cause shall be immediately replaced with a plant of the same species and size as originally approved. At the discretion of the City Planner, replacement of any plant materials that have been improperly maintained shall be required at a size equal to the size of the plant had it been properly cared for.
- B. No plants shown on an approved plan may be removed without the permission of the City Planner.
- C. All trees shall be maintained in a manner that retains the natural form of the species. Topping and aggressive pruning will not be allowed.
- D. All screening shrubs shall be maintained at a height that effectively screens the area that they were planted to obscure (i.e. parking areas, trash enclosures, loading areas).