

RECEIVED

JAN 08 1988

TOWN OF LOS GATOS
PLANNING DEPARTMENT

A RESOLUTION OF THE TOWN COUNCIL OF THE
TOWN OF LOS GATOS CONCERNING LANDSCAPING POLICIES
FOR NEW DEVELOPMENT

WHEREAS, the Town Council discussed this matter at a public meeting on December 21, 1987.

WHEREAS, the Landscaping Policies are to be used by Town staff and the Planning Commission when reviewing landscape plans for new development.

RESOLVED, the Town Council of the Town of Los Gatos hereby adopts the Landscaping Policies (Exhibit A attached) as recommended by the Planning Commission.

PASSED AND ADOPTED at a regular meeting of the Town Council of the Town of Los Gatos this 21 day of December 1987, by the following vote:

AYES: COUNCIL MEMBERS Joanne Benjamin, Robert L. Hamilton, and
Mayor Eric D. Carlson

NOES: COUNCIL MEMBERS None

ABSTAIN: COUNCIL MEMBERS None

ABSENT: COUNCIL MEMBERS Thomas J. Ferrito and Brent N. Ventura

SIGNED: /s/ Eric D. Carlson
MAYOR OF THE TOWN OF LOS GATOS

ATTEST:

/s/ Rose E. Aldag (seal)
CLERK OF THE TOWN OF LOS GATOS

20 12 13 1987

TOWN OF LOS GATOS

LANDSCAPING POLICIES

I. PURPOSE

To provide Town staff, Town Council, Planning Commission, and applicants for Town permits with a clear and concise statement of the Town of Los Gatos' policies regarding landscaping. The Town's basic goal is to achieve a healthy, diverse, and long-lived urban forest throughout the community, with major emphasis on bringing the forest from the surrounding foothills down into the urbanized part of Town, and to soften and add color to the streetscape of Town collectors and arterials through abundant tree, shrub, and groundcover plantings and continuous maintenance.

II. STANDARDS

A. COMMERCIAL/OFFICE DEVELOPMENTS

1. Objective:

Commercial (C-1, C-2, CH) and Office (O) developments are highly visible due to location along heavily traveled arterials and collector streets, and in many instances they are adjacent to residential areas; the objective is to maximize the landscaping of such projects along their perimeters and, to a lesser extent, interior areas. The intent to maximize the perimeter landscaping is to add color to and soften the urban streetscape, as well as providing visual screening between nearby residential uses.

2. Policies:

- a. A landscaping plan is required for all applications for new construction, additions to existing buildings and/or parking lots.
- b. Heavy plantings of large-growing, long-lived, drought-tolerant, and locally proven species shall be planted around a parcel's perimeters (subject to traffic safety considerations) and, to a lesser extent, in interior areas, with the specific intent to:
 - (1) Screen, soften and provide shade for all paved areas;
 - (2) Screen and buffer adjacent residential uses;
 - (3) Provide color, beautify, and soften the urban streetscape.
 - (4) Accent building entrances and points of vehicular ingress and egress.

NOTE: A list of species that are acceptable in providing shade and screening are included in Attachments A and B.

c. All landscaping shall be irrigated by an in-ground automatic irrigation system (with anti-contamination backflow device).

d. All landscaping will be properly maintained. Maintenance will be guaranteed for an initial two-year period by written agreement.

e. Wherever practical, trees should be planted in clusters or groves in a manner to enhance the aesthetic qualities of such landscaping.

f. All measures shall be taken to protect and preserve existing trees over 12" circumference on the parcel. Any such tree proposed to be removed by the project shall be replaced with a minimum of three new 15 gallon trees of the same or similar species.

g. No construction or grading shall take place within the dripline of existing trees.

h. Existing trees shall be protected prior to and during construction by measures subject to approval of Director of Parks, Forestry and Maintenance Services.

i. Attachment C is a list of nonrecommended trees.

B. INDUSTRIAL PARKS AND BUILDINGS

1. Objective:

To enhance the campus-like settings of developments in the LM and CM zones, as well as to screen adjacent uses from the potentially undesirable impacts of industrial activities. The highest degree and densest type of landscaping shall be required for these types of developments.

2. Policies:

a. All policies applicable to commercial/office developments shall always be required of industrial parks and buildings.

b. The landscaping plans for each industrial park or building shall be reviewed so as to maximize the number of trees and shrubs to be planted and to provide a dense buffer to screen adjacent uses, as well as to produce a campus-like setting.

C. HILLSIDE DEVELOPMENT (*Residential and Other*)

1. Objective:

The hillside environment is the most sensitive in all of the Town of Los Gatos. Erosion, landslides, and mudslides are a major concern. Likewise, the visibility of hillside development from off-site is a major factor to be reviewed in all such applications. Landscaping plans for hillside development applications shall be required to mitigate the impact of erosion, grading, and earth movement, as well as to provide a dense screen to minimize off-site visibility, especially from the Valley floor.

2. Policies:

a. A landscaping plan illustrating erosion control planting, planting on newly graded slopes and/or screening is required for all applications for new construction on a vacant lot, grading permits, expansion of any non-residential use, and any subdivision application which involves grading.

All landscaping plans shall be required to include measures to completely mitigate erosion, grading impacts, and earth movement, whether induced by the development or not. Such mitigation measures shall be broadly construed to achieve their intended purpose, including but not limited to tree, shrub, and groundcover plantings, retaining walls, reshaping slopes, and covering slopes.

b. Off-site visibility shall be mitigated by two interrelated types of plantings. Part of such plantings shall include large, stable, and fast-growing species of trees to provide relatively fast screening and erosion control, while the other part of such plantings shall include long-lived, locally proven, and drought-tolerant species of trees to provide long-term coverage.

c. All newly planted landscaped areas shall be irrigated by an in-ground automatic irrigation systems. Special care shall be taken to avoid irrigation which will endanger existing native trees and vegetation.

d. Required landscaping is defined as screen trees, erosion control planting and maintenance of existing established trees. All required landscaping shall be maintained by the property owners or successor for a two-year period pursuant to a written agreement.

e. All measures shall be taken to protect and preserve existing trees over 12" circumference on the parcel. Any such tree proposed to be removed by the project shall be replaced with a minimum of three new 15-gallon trees of the same or similar species.

f. There shall be no new planting or irrigation installed under existing established native trees or shrubs.

g. No construction or grading shall take place within the dripline of existing trees.

h. Existing trees shall be protected prior to and during construction by measures subject to approval of Director of Parks, Forestry and Maintenance Services.

i. Attachment D is a list of recommended fast-growing trees appropriate for the hillside areas.

j. Attachment E is a list of locally proven, drought-tolerant, long-lived trees appropriate to the hillside areas.

D. MULTIPLE RESIDENTIAL DEVELOPMENT

1. Objective:

To require the maximum number of plantings for screening and aesthetics as is practicable for all multiple residential development.

2. Policies:

All policies applicable to commercial/office developments shall also be required of multiple residential developments.

E. RESIDENTIAL DEVELOPMENT (Non-hillside)

1. Objective:

To expand and maintain the current Street Tree program and to extend and maintain the urban forest in all R-1 neighborhoods.

2. Policies:

a. All measures shall be taken to protect and preserve existing trees over 12" circumference on the parcel. Any such tree proposed to be removed by the project shall be replaced with a minimum of three new 15-gallon trees of the same or similar species.

b. No construction or grading shall take place within the dripline of existing trees.

c. Existing trees shall be protected prior to and during construction by measures subject to approval of Director of Parks, Forestry and Maintenance Services.

III. IMPLEMENTATION

A. A copy of this document pertaining to landscaping policies of the Town of Los Gatos shall be provided to each applicant at or before the time the application is filed.

B. All applicants shall provide the following when submitting their application:

1. A site plan indicating the footprint of all existing structures and paved areas, and also identifying by Latin and common name every tree located on the parcel which measures 12 inches in circumference, measured at 36 inches above the ground. All such trees proposed to be removed shall be identified. Individual identification of all trees is not required on large parcels in the hillsides where the trees are located within a stand of trees which will not be affected by the proposed development, as determined by the Director of Parks, Forestry and Maintenance Services.

2. A landscape plan indicating the footprint for all structures and paved areas that will exist if the plan is approved, the location of all existing trees to be preserved, and further identifying by Latin and common names and indicating the location of all new landscaping to be planted as part of the application.

3. A table listing all existing trees with an identification number, the Latin and common name, the condition of the tree, and the reason for removal (if applicable) shall be used for parcels with more than five trees.

4. Plans incorporating measures as to how the applicant will protect existing trees on site prior to and during construction (e.g., fencing, walls).

5. A schedule identifying the size and Latin and common names of all plant species that will be added as part of the development.

C. At the Development Review Committee, each application shall be reviewed by the Director of Parks, Forestry and Maintenance Services for compliance with the policies stated in this document. Any deficiencies in the applicant's plans, due to noncompliance with the policies stated herein, shall be noted by staff and the applicant shall be informed and provided an opportunity to remedy such deficiencies.

D. Staff reports to the Planning Commission for every application shall specifically address the applicant's plans for compliance with the Town's landscaping policies. All deficiencies in the applicant's plan shall be noted and measures necessary to remedy such deficiencies shall be included in the staff report. The Planning Commission may require additional landscaping and plantings as a condition of approval of any such application.

E. No building permit shall be issued until all the landscaping requirements specified by the zoning approval have been incorporated into the building plans and have been reviewed by the Director of Parks, Forestry and Maintenance Services.

F. Staff shall maintain an active inspection program during construction of any development to insure all landscaping requirements are being met.

G. No certificate of occupancy shall be issued until all required landscaping and irrigation systems have been installed, to the satisfaction of the Director of Parks, Forestry and Maintenance Services.

H. The Director of Parks, Forestry and Maintenance Services shall monitor all developments for compliance with the two-year maintenance agreement prior to the expiration of the agreement.

I. The Director of Parks, Forestry and Maintenance Services shall provide specific recommendations for consideration by the Planning Commission/Town Council where the strict interpretation of these policies may not achieve the stated objectives.

ATTACHMENT A
SHADE TREES

Eucalyptus nicholli	Willow-leaved Peppermint
Liriodendron tulipifera	Tulip Tree
Magnolia grandiflora	Magnolia 'Russett'
Pinus pinea	Italian Stone Pine
Pistachio chinensis	Chinese Pistache
Platanos X acerifolia.	London Plane Tree
Tristania conferta	Brisbane Box
Fraxinus oxycarpa 'raywood	Raywood Ash
Lagerstroemia indica	Crape Myrtle
Pyros calleryana	Bradford Pear

ATTACHMENT B
TREES FOR SCREENING

Pinus canariensis	Canary Island Pine
Cedros deodora	Deodor Cedar
Sequoia sempervirens	Coast Redwood
Quercos agrifolia	Coast Live Oak
Umbellularia californica	California Bay
Pseudotsuga menziesii	Douglas Fir
Geijera parviflora	Australian Willow
Eucalyptus nicholli	Willow-leaved Peppermint
Tristania conferta	Brisbane Box

ATTACHMENT C
NONRECOMMENDED TREES

Ailanthus altissima	Tree of Heaven
Acacia baileyana	Bailey Acacia
Cupressocyparis leylandii	Leylandi Cypress
Eucalyptus	Certain Varieties
Fraxinus uhedi	Shamel Ash
Fraxinus velutina-modesto	Modesto Ash
Ginkgo biloba (female only)	Ginkgo Tree
Grevillia robusta.	Silk Oak
Pinus radiata.	Monterey Pine
Populus species	Cottonwood
Ulmus species	Elms

ATTACHMENT D
FAST GROWING TREES APPROPRIATE FOR HILLSIDE AREAS

Cedrus deodara	Deodar Cedar
Pinus halpensis	Allepo Pine
Pseudostuga menziesii	Douglas Fir
Sequoia sempervirens	Coast Redwood

ATTACHMENT E
DROUGHT TOLERANT/LONG LIVED TREES APPROPRIATE TO THE HILLSIDE AREAS

Cedrus deodara	Deodar Cedar
Pinus halpensis	Allepo Pine
Pseudostuga menziesii	Douglas Fir
Sequoia sempervirens	Coast Redwood
Quercus agrifolia.	Coast Live Oak
Quercus douglasii.	Blue Oak
Quercus kelloggii	California Black Oak
Quercus lobata	Valley or White Oak
Sequoiadendron giganteum	Giant Sequoia
Umbellularia californica.	California Bay Tree

GPO2:LANDSCAPE.