

Planning and Building Agency
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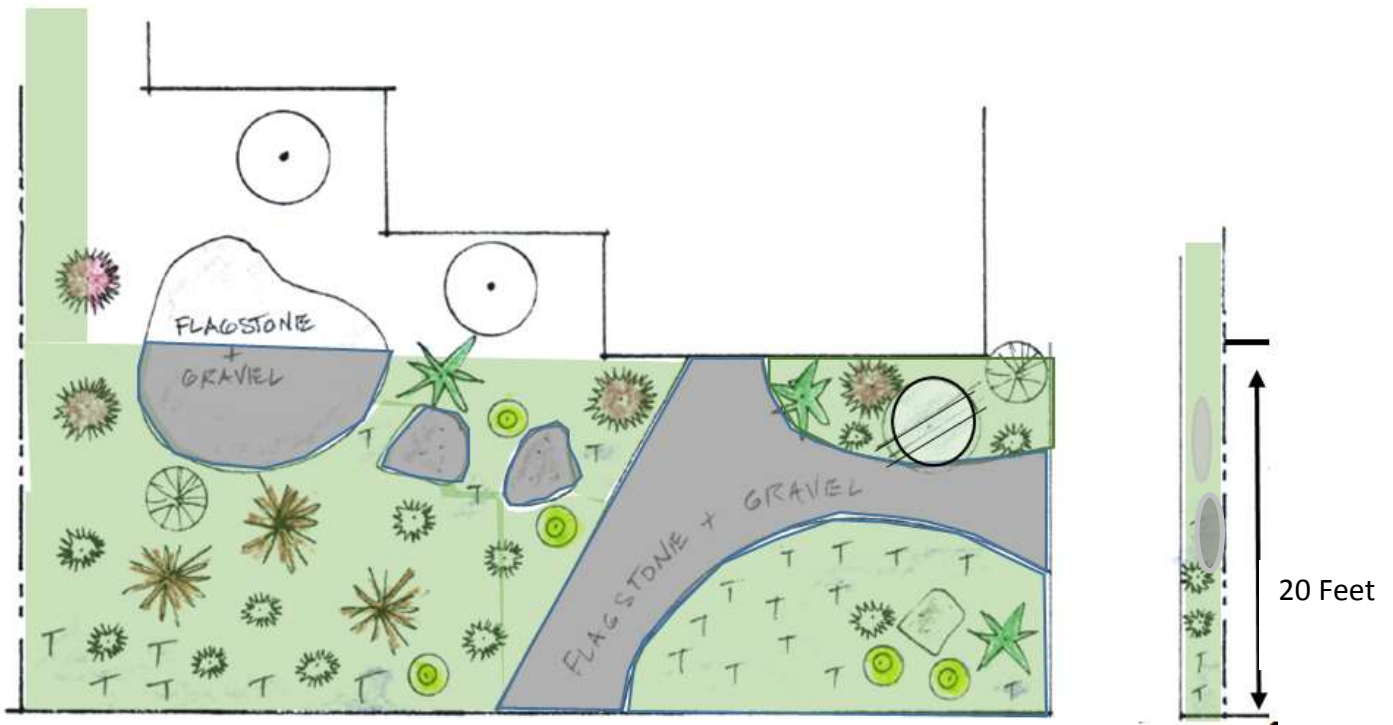
CALIFORNIA FRIENDLY LANDSCAPE GUIDELINES


In response to the extreme drought conditions throughout California, and the drought State of Emergency declared by the Governor in 2014, landscape policies have been modified to allow drought tolerant landscape throughout the city. The following are the Planning Division policy guidelines for required landscape planting and “ground cover” on private property:


1. 100% of the required landscape for private property **MUST** be covered with materials such as plants, compost and mulch, and permeable “hardscape” – with the exception of approved driveways and walkways. Refer to property zoning district for minimum of trees and shrubs.
<http://www.ci.santa-ana.ca.us/pba/planning/ZoningDocuments.asp>
2. **Plant material must cover at least 65%** of the required landscape area.
 - a. The Landscape Plan **MUST** be designed such that it can reasonably be assumed that at least 65% of the site will be covered with plant material by the time the plants are mature, or within two years, whichever is sooner. This determination will be made at the sole discretion of Planning and Building Agency staff. Synthetic turf may be installed, provided it does not exceed 50% of the area designated as plant material for the yard. For more details on synthetic turf landscape plan requirement see
http://www.santa-ana.org/pba/planning/documents/Synthetic_turf_standards.pdf
 - b. Plant material is to be dispersed throughout the landscape area.
3. **Permeable hardscape may cover no more than 35%** of the required landscape area.
 - a. Permeable hardscape may include pavers and brick set on a bed of sand, where no mortar or grout has been used.
 - b. If not covered by permeable hardscape or plant material, landscape must be completely covered by at least a two-inch layer of mulch. Acceptable mulch includes compost, bark and other organic material. There can be no bare soil or installation of non-permeable (material water cannot easily penetrate) hardscape such as a concrete patio or walkway.
 - c. Permeable hardscape adjacent to approved driveways shall not be used for parking of vehicles. Permeable hardscape is to no greater than two percent slope to allow for draining of water into the soil.
4. All plant materials selected from these two websites ([LA Coastal Gardens](#) and www.bewaterwise.com) are acceptable drought tolerant plants.
5. Irrigation systems should also be adjusted to be water efficient through best practices (drip irrigation, bubblers, etc.)

Additional information and a variety of resources for creating and maintaining a California Friendly garden are available at <http://www.santa-ana.org/SAwatersmart/>. For more information about landscaping your **parkway**, please see the “Quick Links” for the Parkway Improvement Guidelines.

Sample of landscape planting and permeable hardscape



 Landscape Plants
(65% minimum)

 Permeable Hardscape
(35% maximum)

Single Family Residences (R1 zoning district) requires: 20 feet landscape setback for front yard; to include one 24-inch box canopy tree, six 5-gallon shrubs, ten 1-gallon shrubs (SAMC 41-240) and "ground cover" (per 2014 City California Friendly Landscape Guideline). A five feet landscape setback is also required for side yards, with the exception of approved walkway or driveway.