Off Site Tree Planting
Consideration of an In-Lieu Fee Option to Satisfy a Portion of Tree Requirements for Development Projects
PUBLIC WORKS AND GANG REDUCTION COMMITTEE March 21, 2018

Tree Planting Requirements
3 TRIGGERS:
- Removal of street trees
- Removal of protected trees
- Development of 6 or more dwelling units

DCP Involvement in PW Ordinance
- Consideration of an In-Lieu Fee option to satisfy a portion of tree requirements, enabling trees to be located offsite.
- Two components of the Ordinance, with two different needs met by fee.
- Department of City Planning: "Development Tree Planting Requirement"
DCP Involvement in PW Ordinance

- Trees are required based on the number of proposed dwelling units.
- Per LAMC 12.21 G.2(a)(3) in the Common Open Space subsection...
  "At least one 24-inch box tree for every four dwelling units shall be provided on site and may include street trees in the parkway."

DCP Involvement in PW Ordinance

- This rule applies citywide, regardless of neighborhood characteristics and in a broad range of permitted densities.
- Sometimes it is not feasible to plant all trees on site, and our goal is to have trees always planted.
- The ability to seek relief currently exists; our ability to charge money and ensure trees can be planted offsite does not.

Impetus for Option of Off-Site Trees

- High density, small lot sizes and ground space.
Impetus for Option of Off-Site Trees

• Trees not planted due to variances and other relief
• Trees not thriving due to poor placement on podiums, or lingering in staging yard

Circumstances for Off-Site Trees

• LAMC 12.21 G 3 allows for Director’s Decision if project “fails to meet the open space standards of this subsection....”
• Only for projects with 6 or more residential units; for an R3 to R5 density range
• Location of Trees:
  – DCP offsite trees planted on public property only (parkways, medians, public parks)
Approval Process for Off-Site Trees

- Applicant would file for a Director's Decision, a discretionary, appealable process.
- Conditions of Approval:
  - Number of trees required
  - Number of trees permitted offsite
  - Payment $ amount
- Findings must be made:
  - Open Space conforms with objectives of subsection
  - Project complies with total useable open space

Approval Process for Off-Site Trees

- Technical Bulletin for Project Planners providing direction:
  - As many trees on site as possible
  - Expert consultations
  - Findings are limited
- Establish this fee to ensure more trees, not less, are planted
- One small process improvement to support broader comprehensive efforts

END