

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.

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- 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
