

CITY OF DEL MAR

LANDSCAPE DEVELOPMENT GUIDELINES



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GUIDELINES**

**CITY OF DEL MAR
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**PREPARED BY
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Introduction

The City of Del Mar is situated on some of the most beautiful coastline in California. The ocean views, endemic Torrey Pine trees and windblown bluffs all add to the character and charm of the city. These same qualities and the city's effort to preserve them pose a challenge that these guidelines will address. The Landscape Design Guidelines have been established to accomplish the following objectives:

1. Preserve natural features, including existing native plant materials.
2. Preserve and enhance existing views.
3. Protect the safety of the residents of Del Mar.
4. Conserve precious resources, notably water.
5. Vitalize the downtown commercial area.
6. Clarify processes and requirements for landscape development within the City.

I. Plan Standards

- A. Sheet size shall be 24" x 36".
- B. North arrows, graphic scale and title block including project name, owner's name, landscape architect's name address and phone number (if applicable), landscape architect's stamp (if applicable), shall appear on each sheet.
- C. If project requires multiple base sheets, a graphic key shall appear on the first sheet indicating relationships to entire project.
- D. Scale shall not be smaller than 1" = 40' - 0".

II. Submittal Process - Landscape design plans may be requested by the Planning Department or the Design Review Board. At the time of submittal, a deposit is required. The plans are then checked by a professional consultant or by the City.

A. Conceptual Landscape Plans

Conceptual landscape plans shall be prepared before landscape construction plans at the request of the Planning Department. Conceptual landscape plans shall include the following:

1. Representation by symbol and call-out the various functions and types of proposed plantings.
2. A reasonable representation of proposed quantities and container sizes of trees, shrubs and ground covers, without calling out exact quantities.
3. Existing and/or proposed berms shall be identified by shape and gradient.
4. A legend with the botanical and common name for each proposed plant material.
5. Proposed method and type of irrigation to be indicated by notes. Projects utilizing multiple methods of irrigation clearly identify on the plan where each type of system will be used.
6. The height and size of shrubs and trees at maturity.

B. Landscape Construction Plans

Landscape construction plans may be required if the site is undergoing new construction, except when repairing or doing a minor remodel to an existing structure.

1. Single family homes and duplexes.
 - a. Single family homes and duplexes require front yard landscaping plans.
 - b. Plans prepared by a California licensed Landscape Architect are preferred but not required.
 - c. All landscape elements (such as walls, fences, pools, ponds, etc.) shall comply with the Del Mar Zoning Ordinance.

2. Commercial, institutional and multi-family projects.
 - a. Landscape construction plans are required for commercial, institutional and multi-family projects.
 - b. Landscape construction plans shall include planting, irrigation, details and specifications for slope erosion control and all other plans deemed necessary for acceptance of the project.
 - c. All projects require landscape plans in conjunction with Design Review Board approval.
 - d. Landscape construction plans shall be prepared by a California licensed Landscape Architect.
3. Open Space and Bluff, Slope and Canyon Overlay Zones

For projects within the open space and bluff, slope and canyon overlay zones, a conditional use permit may be issued upon acceptance of landscape construction plans prepared by a licensed Landscape Architect.

C. Landscape Construction Plan Requirements:

1. Planting

- a. Plant names, botanical and common.
- b. Quantities of plants.
- c. Location of plants.
- d. Scaled drawings of plants at 2/3 - 3/4 maturity.
- e. Size and density of all proposed shrubs and trees at time of planting and at 5 years maturity.
- f. Elevations of property, (or landscape plan done on drop - out of approved grading plan).

- g. Any trees planted within 5' of hardscape (i.e. driveways, sidewalks, etc.), shall be planted with deep root barriers.
- h. All existing on-site trees shall be shown on the landscape plans, including type, quantity, height and density.
- i. Deposit for project review processing - you will be asked to provide the following information as project applicant (or applicant's representative):

Name
Address
Telephone
Project Name
Location
Parcel No.
Description of project

- j. Keep all plant materials over 30" high 20' back of all street intersection sight triangles. Plant materials over 30" high shall be 10' back of all entrances and exits. (See diagram in "Street Trees" section of this document)

2. Irrigation

- a. All planting areas shall be properly irrigated.
- b. Backflow prevention devices are required on irrigation projects.
- c. The plan must show the point of connection, location and size of meter, location, type and size of backflow preventer.
- d. Call out the maximum demand of the largest valve in gallons per minute, the existing static pressure at the point of connection, plus the finish grade at the backflow preventer and at the highest head served.
- e. Make sure the pressure available at the meter will operate the worst case valve in the system.
- f. Show any pressure regulation device required.

- g. All vacuum breaker type backflow prevention devices shall be placed 12" above the highest sprinkler head.
- h. Manifold valves and isolate from the mainline with a gate valve.
- i. Show size and location of controller (if applicable).
- j. Show locations of any sleeves to be placed under hardscape.
- k. All sprinklers shall provide head to head coverage.
- l. Use check valves on slope areas where necessary.
- m. Show the location of all irrigation heads, valves, mainline, and laterals diagrammatically.
- n. Include a legend indicating manufacturer, model number and size of all irrigation equipment. Irrigation heads used shall be listed with the following: operating pressure, radius of throw, gallons per minute (or gallons per hour if system is drip).

D. Submittal Package

All landscape plans shall be submitted to the Del Mar Planning Department with the following:

- 1. Deposit for plan check fees.
- 2. Deposit form - available at the Del Mar Planning Department.
- 3. 2 sets blue line prints.

E. Deposit

Landscape plan check deposit amounts shall be determined by the City Planning Department. The plan check, site visit and inspection shall be charged at an hourly rate against the deposit.

III. Design Review Process

- A. Design review of landscape plans may be required if the site is undergoing new construction except when repairing, or doing a minor remodel to an existing structure.
- B. The Design Review Board will look at the following factors in relation to landscaping:
 - 1. The natural state of the topography or landscaping shall be preserved insofar as practical, by minimizing tree, shrub, and soil removal.
 - 2. The proposed grading or vegetation changes shall not unreasonably or adversely impact upon neighboring, developed areas.
 - 3. The proposed development shall minimize the disruption of existing natural features such as trees and other vegetation, natural ground forms, and view.
 - 4. The project shall blend the proposed grading with the contours of the existing properties and all on-site drainage patterns will occur on or through the areas designed to serve this function.
 - 5. The proposed development shall provide the sizing of landscape materials so that a mature appearance will be attained within five years of installation.
 - 6. The proposed development shall provide landscaping to minimize and disrupt the expansive appearance of parking lots or other large paved areas.
 - 7. The proposed development shall utilize landscaping to effectively compliment building elevations.
 - 8. The proposed development shall use landscaping which is well suited to Del Mar's climate without the use of extensive irrigation.
- C. Procedures for obtaining a design review permit are on file at the City of Del Mar Planning offices.

IV. Approvals, Certifications

The applicant's Landscape Architect shall certify in writing to the City that planting has been installed according to the plans. This shall be done upon the Landscape Architect's final walk-through and the City's final inspection.

V. Grading, Drainage and Slope Erosion Control

- A. Grading processes shall comply with the City of Del Mar's grading ordinance.
- B. All natural bluff areas are to be preserved and maintained.
- C. The preservation of on-site natives is encouraged.
- D. Extensive grading operations within the City of Del Mar are discouraged.
- E. A Land Conservation Permit shall be required before a grading permit will be issued:
 - 1. If the alteration in existing grade is greater than 18 inches, or 25 cubic yards. Exemptions include excavations replaced by a structure or pool, restorations within 18 inches of the original grade within 30 days, and excavations of less than 25 cubic yards.
 - 2. Procedures and forms are available at the Del Mar Planning Department.
- F. ~~If the Land Conservation Permit is approved, an Engineering Grading Plan is required.~~
 - 1. The Del Mar Municipal Code requires all manufactured slopes greater than three feet in height to have landscaping and protection from erosion.
 - 2. If not previously approved by the Design Review Board, a separate set of landscape construction drawings, including landscaping and irrigation plans addressing slope erosion control methods, shall be submitted to the Planning Department.
 - 3. The landscaping and irrigation plans will be reviewed concurrently with the grading plans and must be approved prior to the issuance of a grading permit.
 - 4. Procedures and forms for grading permits are available at the Del Mar Planning Department.

G. Drainage

1. Grading techniques shall significantly follow the erosion control standards set forth in the City of Del Mar general grading notes.
2. All planting areas shall have positive surface drainage 2% away from all buildings.
3. Surface runoff shall be handled with a system of drain inlets and pipes where necessary.
4. Concentrated flows shall be handled on-site and daylighted at the street or into existing drainage channels or systems.

H. Slope Erosion Control

1. Slope erosion control planting may consist of a temporary hydroseed mix to bind the soil through the rainy season, followed by more permanent plantings such as rooted cuttings of ground cover and shrubs and trees of approved heights and density.
2. All manufactured slopes over 3' high are to be planted and irrigated. Any non-irrigated hydroseed areas shall be shown on the plans with a note stating how the slopes will be irrigated until establishment.
3. Permanent plantings on slopes shall be California native varieties of the same type as found in the surrounding areas. These shall be planted from a combination of container stock and seed contained in the original hydroseed mix.
4. Irrigation systems shall be designed to recharge the soil moisture level without causing soil erosion or soil slippage.
5. Drip irrigation of trees and shrubs is encouraged.
6. For some slopes, more extensive slope erosion control may be necessary, including but not limited to:
 - a. Erosion control planting by hydroseeding, plant pots, or cuttings beyond normal requirements.
 - b. Placement of erosion control matting.

- c. Soil stabilization treatment.
- d. Provisions for subsurface drainage.
- e. Special requirements for irrigation.
- f. Chemicals to stabilize soils.

VI. Plant Material Guidelines

A. The following information is provided as an aide to landscape design, citing various uses for different types of plant materials.

1. Trees

a. Evergreens

- (1) Soften architectural lines.
- (2) Screen neighboring projects.
- (3) Frame views.

b. Deciduous

- (1) Used for passive solar cooling and heating.
- (2) Flower for seasonal color, accents.

2. Shrubs

- a. Screen neighboring uses and undesirable views.
- b. Bring building height into human scale.
- c. Add foliage, color and texture to landscape.
- d. Separate diverse uses.
- e. Define spaces.

3. Vines and Espaliers

- a. Effective as screens.
- b. Visually soften walls, fences.
- c. Provide flowers, color, scent.
- d. Use for narrow planting areas to soften space.
- e. Use instead of wall to define a space.

4. Ground Cover

- a. Reduces maintenance costs.
- b. Helps control erosion.
- c. Can be plant materials, or rock, stone, gravel or redwood chips can be used as a transition between shrubs and ground cover.

5. Lawns

Concentrated areas of lawn will allow for water conservation more readily than large lawn areas.

B. Screening

- 1. Plant materials used for screening purposes shall be dense vines or shrubs that will visually screen 50 percent or more of the objectionable view when planted.
- 2. When plant materials are used, in conjunction with or in lieu of fencing, the screening shall be of a height and density so that it provides 80 percent screening within two years of installation.
- 3. All development must screen the following features from neighboring properties and public places:
 - a. Storage areas
 - b. Trash enclosures
 - c. Transformers
 - d. Service yards
 - e. Loading docks and ramps
 - f. Utility buildings
 - g. Satellite dishes
 - h. Other unattractive features which would adversely impact the visual quality of the neighborhood.
- 4. Screening may consist of plant materials alone or any combination of setbacks, fencing, siting, mounding, or structures.

C. Street Trees - (refer to "Street Trees" section)

D. Vehicular Use Areas

1. Placement of landscape improvements, including, but not limited to, planting, hardscape elements, walls, signs and berms shall not interfere with site distances for pedestrians or motorists.
2. One tree, minimum 15 gallon size, shall be required for every 10 parking spaces in outdoor parking areas.
3. Screening parking areas from adjacent properties or street rights-of-way is required by use of planting strips, berms, walls or any combination thereof.
4. Deep root barriers shall be used for all trees planted in parking lots within 5' of hardscape.
5. Plant material with known surface rooting qualities shall not be used in parking areas.
6. Planting in vehicular use areas shall not interfere with night lighting.
7. Planting in parking lots shall be planted with size and spacing to ensure 75% shade coverage within 3 years.

E. Site Preparation

1. An agricultural soils test shall be conducted by a certified soils lab. The lab's recommendations shall be followed when amending the soil prior to installation of landscape and irrigation.
2. Where appropriate, the conditions specified in the soils report shall be considered for modifications in the plant selection, irrigation design, or specifications.

F. Installation

1. Trees shall be staked or guyed until self-supporting.
2. Ground covers from cuttings shall be planted to provide 100 percent coverage within one year of installation.

3. Seeded areas shall provide 100 percent coverage within 6 months of installation.

G. Maintenance

1. Trees shall be deep watered infrequently and fertilized according to sound horticultural practices to promote deep rooting.
2. Tree guys and stake ties shall be inspected periodically and removed when necessary to prevent girdling.
3. Trees and shrubs shall be trimmed and pruned to prevent blocking walks, sight distance views, pedestrian or motor vehicle access.

H. Irrigation Standards

1. Backflow prevention devices shall be required on all irrigation systems.
2. Irrigation systems shall be designed to recharge the requirements of the soil with minimum runoff.
3. Overspray onto hardscape areas such as sidewalks, parking lots and streets, or onto adjacent properties, non-irrigated areas, or buildings is discouraged.
4. Irrigation sprinklers within 12" of hardscape areas shall be pop-up type bodies, rather than risers.
5. Trees shall be deep watered occasionally to promote deep rooting.
6. Drip irrigation for trees and shrubs is encouraged.
7. Dissimilar water requirements shall be handled on separate irrigation valves.
8. Water conserving irrigation equipment, design and practices are encouraged.
9. Irrigation systems shall provide head to head coverage.

VII. Tree Preservation

- A. All Torrey Pines (*Pinus torreyana*) and Monterey Cypress (*Cupressus macrocarpa*) existing within the City of Del Mar and all species within the Central Commercial or Open Space Overlay Zone (as defined by the Del Mar Zoning map), whether on public or private property, are to be preserved whenever possible.
- B. A Tree Removal Permit will be required to remove any of the above named trees.
- C. An emergency waiver may be granted when the Planning Director or an appointed representative determines the tree to require emergency action to preserve the health, safety, and welfare of the public.
- D. The Planning Director may require the applicant to submit a report by a qualified arborist regarding the health of any trees proposed for removal.
- E. Procedures and forms for a Tree Removal Permit are at the Del Mar Planning Department.

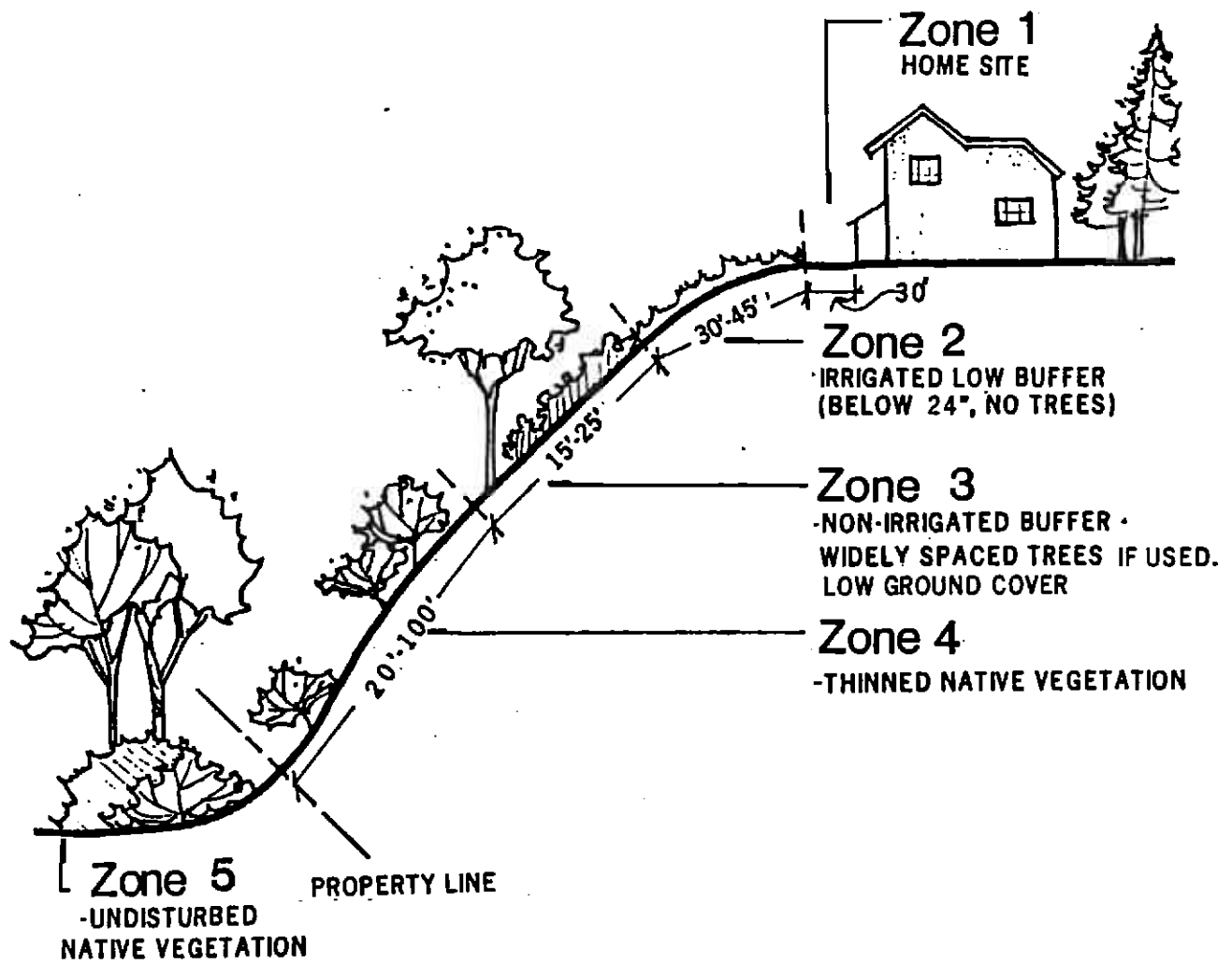
VIII. Water Conserving Landscape Designs

- A. Low water usage plant materials are recommended for use in the City of Del Mar. These can be found by consulting with a Landscape Architect or referencing plant material books for "Drought Tolerant Plants", "Xeriscape", and "California Native Plants".
- B. Large turf areas are discouraged due to excessive water requirements. Use of turf grass species which require less water are recommended.
- C. Irrigation systems shall be designed to employ water conserving methods.
- D. Drip irrigation systems for trees and shrubs are encouraged.
- E. Irrigation application shall not exceed the infiltration rate of the soil.
- F. Plants with similar watering requirements shall be grouped together.
- G. Dissimilar plant materials shall be watered using separate irrigation valves.
- H. Irrigation shall be applied in the evening or early morning to discourage evaporation.
- I. Soil amendments used according to soils report shall be utilized to improve the moisture holding capacity of the soil.
- J. Mulching in planted areas is encouraged.
- K. Selective thinning of plants before the dry season is recommended to reduce water consumption.
- L. Native vegetation should be retained and maintained whenever possible.
- M. Catch runoff in planting and hardscape areas to recharge the water table by using gravel drains, perforated paving, splashblocks, and pebble fans below downspouts.

IX. Fire Control

- A. Properties located in fire risk areas shall employ the use of galvanized pipe irrigation systems as a precautionary measure at the top or toe of slopes. Fire risk areas include land at the top or bottom of native slopes.
- B. The following fire management techniques for properties adjacent to native slopes and open space areas have been established to minimize loss due to fire:
 1. Zone 1
 - a. This zone consists of planting adjacent to structures.
 - b. Planting can be comprised of ornamental, irrigated, and non-native species or native species that can withstand summer water.
 - c. Planting in this zone shall be maintained in a moisture filled condition (precluding over-watering) for increased fire retardance.
 2. Zone 2
 - a. This zone provides a buffer between ornamental plants and natives.
 - b. Planting in this zone can be irrigated.
 - c. Plants shall remain low growing (18" - 24").
 - d. Plants shall be deep rooted to hold the soil.
 - e. Native plants that can withstand supplemental water can be used in this zone.
 3. Zone 3
 - a. This zone provides a buffer between irrigated and non-irrigated plants.
 - b. The plants in this area consist of fire retardant natives that are visually and culturally compatible with existing natives.
 - c. Plants used in this area shall be deep rooting and provide good soil coverage.

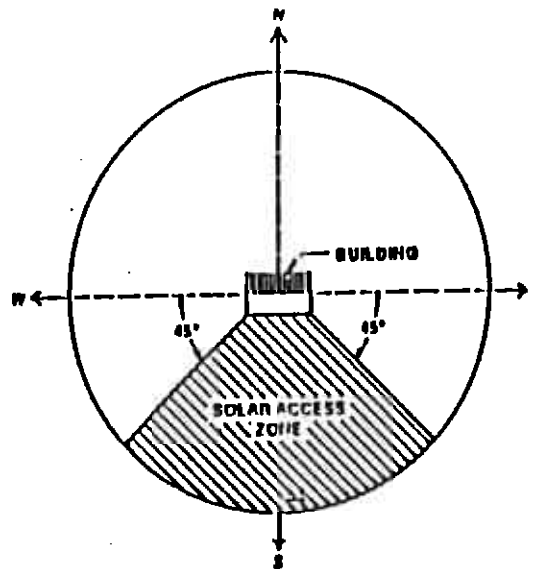
- d. Plants shall have a height of 24" or less.
 - e. Plants shall survive with no supplemental watering after establishment.
4. Zone 4
- a. Zone 4 shall consist of thinned native vegetation.
 - b. This zone shall not receive supplemental irrigation.
 - c. Natives in this zone shall be thinned by 25 percent of the total mass.
 - d. Plants shall maintain a natural appearance after thinning.
5. Zone 5 - Undisturbed existing native vegetation growing outside the property line.
- C. Planting recommendations for the above zones can be obtained by consulting a licensed Landscape Architect or by referring to plant materials reference works on "Fire Retardant Plants", "Fuel Management", "Fire Prevention", "Fire Hazard Reduction", and "Fire Control".



Fire protection zones
& suggested widths
of zones where applicable

X. Solar Access

- A. Plantings shall not block or shade neighboring solar collection panels or their solar access zone.**



SOLAR ACCESS ZONE

(Diagram by Robert L. Thayer)

- B. Mature height and breadth of the plantings shall be considered before selecting species for location in the solar access zone.**
- C. Deciduous tree species shall be chosen to coincide closely with the beginning and end of the heating season.**
- D. The density of the twigs and branches shall allow for wind and sun penetration.**
- E. Trees shall be planted outside the 45 or 50 degree arc of the solar access zone. (See preceding diagram)**
- F. South facing walls shall be kept free of shadows between 11 am and 2 pm on December 21.**
- G. Plant materials shall be placed to provide summer shade to dwellings, streets and paved areas while providing sunlight to domestic water heating collectors, swimming pools and gardens.**

- H. Evergreen trees shall be placed to the north of collectors if needed to block north winds.
- I. Taller species of street trees shall be planted on the south side of the street, shorter species on the north.
- J. Tall species of trees shall be placed away from the solar collector and shorter tree species and shrubs near the collector.

XI. Commercial Zone Streetscapes

A. Purpose

The purpose of this section is to provide guidelines for an identifiable streetscape theme throughout the City of Del Mar.

B. Objectives.

1. The public safety shall be provided for by any streetscape design.
2. The downtown commercial district shall be completely wheelchair and handicapped accessible.
3. The streetscape shall screen any view of undesirable uses (storage areas, trash enclosures, service yards, etc.) from neighboring properties.
4. The streetscape shall provide continuity within the City by utilizing similar design elements throughout, while maintaining the diversity inherent in the present streetscape.
5. All streetscape development shall follow the guidelines set forth in the Del Mar Community Plan, adopted March, 1976.
6. All design elements shall be of a style approved by the City of Del Mar, including but not limited to:

- Benches
- Planters
- Paving patterns (non glare and non-slip)
- Lighting
- Awnings, arcades
- Signage
- Informational graphics
- Bus shelters
- Bike racks
- Landscaping
- Water features
- Street crossing treatments
- Litter receptacles
- Tree grates
- Walls
- Drinking fountains
- Street name signs

XII. Street Tree Program

A. The City of Del Mar requires that street trees shall be planted concurrently with all new development within the Commercial District.

1. Street trees shall be placed 30' - 40' apart, but not less than 1 per lot or 2 per corner lot.
2. Trees shall not exceed 25' - 30' tall.
3. Trees and plant material over 30" high shall not be planted within the site triangle of any intersection as defined by an imaginary line projected 20' back from each curb.
4. Trees shall not be placed within 10' of any ingress or egress to any property, utility pole, fire plug, street or directional sign, or light standard.
5. Trees shall be placed 20' back of any stop sign or traffic signal.
6. Trees shall be placed at least 5' from any utility easements.
7. Trees shall be located a minimum of 3' from the curb.
8. Trees shall be planted with deep root barriers.
9. Trees shall have a strong healthy character at time of planting.
10. Trees shall be minimum 15 gallon size.
11. Trees shall have an umbrella - like or spreading form, to shade pedestrians on the sidewalk within 5 years of planting.
12. Trees with known surface rooting qualities shall be prohibited for use as street trees. The following tree species are prohibited:

Cinnamomum species
Ficus species
Fraxinus species
Schinus species
Eucalyptus species

13. Trees shall be selected for pest and disease resistance and shall require minimal trimming to be maintained in an attractive and safe condition.
14. Trees that typically grow taller than 20' in height and do not lend themselves to top trimming, (such as Palm species), shall not be permitted under utility wires.
15. Trees with a low spreading branch structure shall not be used in the streetscape. A minimum height of 60 inches shall be maintained above the sidewalk.
16. Trees shall be maintained by the City of Del Mar.
17. Trees shall be watered by an automatic irrigation system linked to the City's existing system.

