

ORDINANCE NO.

An ordinance amending Sections 12.03, 12.04, 12.32, and 13.21, 13.22, and 16.05 of the Los Angeles Municipal Code (LAMC) in order to create a “WLD” Wildlife supplemental use district that establishes regulations that aim to maintain and protect existing wildlife and their ecosystems and to provide co-benefits including climate resilience, resource management, and public health.

**THE PEOPLE OF THE CITY OF LOS ANGELES
DO ORDAIN AS FOLLOWS:**

Sec. 1. Section 12.03 of the LAMC is amended to add the following definition in alphabetical order.

Ridgeline. The natural crests of the mountains that bisect and surround the City as shown on the Ridgeline Map, adopted and maintained by the Director of Planning.

Wildlife Resource. Features which provide wildlife benefits, ecosystem services, and contribute to the overall quality of the natural and built environment. These features include open space (conservation areas, public property, and undeveloped land), water features (lakes, reservoirs, rivers, streams, wetlands, open channels), and riparian areas. In addition to the Wildlife Resources identified in *Map B: Draft Resource Areas*, unmapped Resources shall be identified by the project or project reviewer when they exist on site.

Sec. 2. Subsection D of Section 12.04. of Article 2 or Chapter 1 of the LAMC is hereby amended to reads as follows:

D. Certain portions of the City are also designated as being in one or more of the following districts, by the provision of Article 3 of this chapter.

- “O” Oil Drilling District
- “S” Animal Slaughtering
- “G” Surface Mining District
- “RPD” Residential Planned Development District
- “K” Equinekeeping District

"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
"CPIO"	Community Plan Implementation Overlay District
"HS"	Hillside Standards Overlay District
"MPR"	Modified Parking Requirement District
"RIO"	River Improvement Overlay District
"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District
"HCR"	Hillside Construction Regulation District
"WLD"	Wildlife District

The "Zoning Map" is amended to indicate these districts and the boundaries of each district.

Land classified in an "O" Oil Drilling District, "S" Animal Slaughtering District, "G" Surface Mining District, "RPD" Residential Planned Development District, "K" Equinekeeping District, "CA" Commercial and Artcraft District, "POD" Pedestrian Oriented District, "CDO" Community Design Overlay District, "MU" Mixed Use District, "FH" Fence Height District, "SN" Sign District, "RFA" Residential Floor Area District, "NSO" Neighborhood Stabilization Overlay District, "CPIO" Community Plan Implementation Overlay District, "RIO" River Improvement Overlay District, "CUGU" Clean Up Green Up Overlay District, "RG" Rear Detached Garage District, "HCR" Hillside Construction Regulation District, or "WLD" Wildlife District is also classified in one or more zones, and land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

Land classified in the "P" Automobile Parking Zone may also be classified in an "A" or "R" Zone.

These classifications are indicated on the "**Zoning Map**" with a combination of symbols, e.g., **R2-2-O**, **C2-4-S**, **M1-3-G**, **M1-1-P** and **R2-O**, **C2-G**, etc., where height districts have not been established.

Sec. 3. Subdivision 2 of Subsection S of Section 12.32 of the Los Angeles Municipal Code shall be amended to add a new "WLD" Wildlife Supplemental Use District.

2. Districts. In order to carry out the provisions of this article, the following districts are established:

"O"	Oil Drilling District
"S"	Animal Slaughtering District
"G"	Surface Mining District
"RPD"	Residential Planning Development District
"K"	Equinekeeping District
"CA"	Commercial and Artcraft District
"POD"	Pedestrian Oriented District
"CDO"	Community Design Overlay District
"MU"	Mixed Use District
"FH"	Fence Height District
"SN"	Sign District
"RFA"	Residential Floor Area District
"NSO"	Neighborhood Stabilization Overlay District
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"CUGU"	Clean Up Green Up Overlay District
"RG"	Rear Detached Garage District
"HCR"	Hillside Construction Regulation District
"WLD"	Wildlife District

These districts and their boundaries are shown on portions of the "Zoning Map" as provided for in Section 12.04 and made a part thereof by a combination of the zone and district symbols. This map and the notations, references and other information shown on it that pertain to the boundaries of these districts are made a part of this article as fully described here. Reference is hereby made to those maps, notations, references and other information for full particulars.

Sec. 4. Subdivision 4 of Subsection S of Section 12.32 of the Los Angeles Municipal Code shall be amended to read as follows:

4. Administrative Clearance - Director Authority for Sign Off.

(a) **Administrative Clearance.** An Administrative Clearance is defined as a ministerial approval for Projects that comply with all applicable

Supplemental Use District regulations. The term "Project" shall be defined in any Supplemental Use District that seeks to invoke this Administrative Clearance procedure.

(b) **Application, Form and Contents.** To apply for an Administrative Clearance, an applicant shall file an application with the Department of City Planning, on a form provided by the Department, and include all information required by the instructions on the application and any additional submission requirements.

(c) **Procedures.** An applicant for a Project that complies with the provisions of an adopted Commercial and Aircraft District, Pedestrian Oriented District, Community Design Overlay District, Mixed Use District, Community Plan Implementation Overlay District, River Improvement Overlay District, Clean Up Green Up Overlay District, or Wildlife District shall submit plans to the Director for an Administrative Clearance. The Director or his/her designee shall review the Project for compliance with the applicable Supplemental Use District development regulations. A Project that does not qualify for Administrative Clearance shall follow the procedures set forth in the applicable Supplemental Use District.

Sec. 5. The table of contents preceding Section 13.00 of the Los Angeles Municipal Code is amended to read as follows:

- [13.01](#) "O" Oil Drilling Districts.
- [13.02](#) "S" Animal Slaughtering Districts.
- [13.03](#) "G" Surface Mining Operations Districts.
- [13.04](#) "RPD" Residential Planned Development Districts.
- [13.05](#) "K" Equinekeeping Districts.
- [13.06](#) Commercial and Aircraft Districts.
- [13.07](#) Pedestrian Oriented District.
- [13.08](#) "CDO" Community Design Overlay District.
- [13.09](#) Mixed Use District.
- [13.10](#) Fence Heights District.
- [13.11](#) "SN" Sign District.
- [13.12](#) "NSO" Neighborhood Stabilization Overlay District.
- [13.13](#) "RFA" Residential Floor Area District.
- [13.14](#) "CPIO" Community Plan Implementation Overlay District.
- [13.15](#) "MPR" Modified Parking Requirement District.
- [13.16](#) "HS" Hillside Standards Overlay District.

- [13.17](#) "RIO" River Improvement Overlay District.
- [13.18](#) "CUGU" Clean Up Green Up District.
- [13.19](#) "RG" Rear Detached Garage District.
- [13.20](#) "HCR" Hillside Construction Regulation District.
- 13.21 "WLD" Wildlife District
- [13.22](#) Violation.

Sec. 6. Section 13.21 of the Los Angeles Municipal Code shall be renumbered as Section 13.22, and a new Section 13.21 shall be inserted to read as follows:

SEC. 13.21. "WLD" WILDLIFE DISTRICT.

- A. Purpose.** This section sets forth procedures and standards for the Wildlife Ordinance. The general purpose of the Wildlife Ordinance is to maintain and enhance wildlife habitat and connectivity by providing standards and regulations applicable to development in ecologically important areas. The overall intent of the ordinance is to achieve protection of natural resources, plants, animals, and open space and thereby advance sustainability, wildlife connectivity, biodiversity, watershed health, wildfire safety, and climate resilience goals for the City.
- B. Relationship to Other Zoning Regulations.** Wherever the provisions of the Wildlife District conflict with any provisions of other Supplemental Use Districts, the underlying zone, or any other regulation, the more restrictive provision shall prevail.
- C. District Identification.** The provisions of this Section apply to any lot designated as WLD as a part of its zone designation. Development on properties within the Wildlife District are subject to the development regulations, as applicable, in Subsection F of this Section. Development initiated by the City is exempt from all regulations contained in this Section.
- D. Definitions.** For the purposes of this section, the following words and phrases are defined as follows:

Channel, Open. A stream or river bed; generally refers to the physical form where water commonly flows.

Hedge. A row of bushes or small trees planted close together to form a fence or boundary; and or all shrubs planted closer than 1/2 of their height

at maturity from another shrub or Tree. All trees planted closer than 1/2 of their canopy diameter at maturity from another tree.

Lot Coverage, Wildlife. The area of a parcel covered by:

- Any structures extending more than six feet above grade;
- Pools;
- Planters;
- Tennis courts;
- Pavement (sidewalks, multi-use paths)
- Patios, low decks, and stairs and ramps that are 2.5 feet in height or less

Native Tree. Any single trunk Native Plant, including those identified as Protected Trees, which measures four inches or more in diameter, 4 feet 6 inches above the ground level at the base of the plant; or any multiple trunk Native Plant that measures twelve inches or more in diameter immediately below the lowest branch; or any Native Plant planted pursuant to a permit to relocate or remove trees.

Native Plant. Any plant species listed on Calflora (or its successor standard reference as adopted by the Director) and identified as naturally-occurring and adapted to the environmental conditions of the Los Angeles region and whose presence is not due to human intervention (e.g., planned landscaping). This definition excludes invasive plants like dandelions and other weeds.

Open Space. Any parcel or area of land or water that is zoned or designated for Open Space, essentially unimproved and devoted to an open-space use, including: (1) preservation of natural resources, e.g., preservation of flora and fauna, animal habitats, bird flyways, ecologic and other scientific study areas, watershed; (2) managed production of resources, e.g., recharge of ground water basins or containing mineral deposits that are in short supply; (3) outdoor recreation, e.g., beaches, waterways, utility easements, trails, scenic highway corridors; and/or (4) public health and safety, e.g., flood, seismic, geologic or fire hazard zones, air quality enhancement. Open Space shall also include City-owned vacant land that, while not zoned as Open Space, meets the criteria above.

Planting Area. The area on a lot designated and designed for plants, including zones A and B.

Project. Any of the Project Types listed in Section 13.21.E.1 of this Code shall be counted as a Project.

Preferred Plant. Any plant identified on the Preferred Plant List, as adopted and maintained by the Director of Planning.

Prohibited Plant. Any plant identified on the Prohibited Plant List, as adopted and maintained by the Director of Planning.

Protected Tree or Shrub. See definition in Section 17.02.

Ridgeline. See definition in Section 12.03.

Riparian Area. Riparian areas are plant communities contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent lotic and lentic water bodies (rivers, streams, lakes, or drainage ways). Riparian areas are usually transitional between wetland and upland. Riparian areas have one or both of the following characteristics: distinctly different vegetative species than adjacent areas; species similar to adjacent areas, but exhibiting more vigorous or robust growth forms. *U.S. Fish and Wildlife Service.*

Riparian Vegetation. Plants contiguous to and affected by surface and subsurface hydrologic features of perennial or intermittent water bodies (rivers, streams, lakes, or drainage ways). Riparian Areas have one or both of the following characteristics: 1) distinctly different vegetative species than adjacent areas, and/or 2) species similar to adjacent areas, but exhibiting more vigorous or robust growth forms. Riparian Areas are usually transitional between wetland and upland.

Significant Tree. Any tree that measures 12 inches or more in diameter at four and one-half feet above the average natural grade at the base of the tree and/or is more than 35 feet in height.

Stream. Any perennial or intermittent watercourse having a surface or subsurface flow that supports or has supported riparian vegetation.

Unobstructed. Clear of artificial structures, materials, or articles that may impede the movement or negatively impact the natural behavior of wildlife.

Water Resources. Sources of permanent or intermittent surface water, including, but not limited to, lakes, reservoirs, ponds, rivers, streams, marshes, seeps springs, vernal pools, and playas.

Wetland. Any natural lake, intermittent lake, pond, intermittent pond, marsh, swamp, seep or spring.

Wildlife-Friendly Fencing. Fencing that supports habitat connectivity and wildlife movement through appropriate location, extent, and design. See

Section F.1.(b) of this Ordinance for dimensional standards. Prohibited materials include, glass, spikes, chain-link, barbed wire, plastic mesh, razor wire, concertina wire, woven wire. All hollow fence posts or fences with top holes, such as metal pipes, shall be capped to prevent trapping or injuring wildlife.

Wildlife Resource. See Section 12.03.

Wildlife Resource Buffer. An area measuring up to 50 feet from an identified Wildlife Resource.

E. Applicability. A Project that satisfies at least one criterion under the “Project Type” list in Subdivision 1 below shall comply with the provisions contained in Subdivision 1 of Subsection F of this Section (13.21.F.1).

Additionally, Projects located on lots where Wildlife Resources or Ridgelines have been identified must also comply with the provisions established in Subdivision 2 of Subsection F of this Section (13.21.F.2).

Interior remodeling and construction activity that does not alter or expand a building or structure’s footprint shall not count as a Project.

1. Project Type

(a) New Construction. The construction of a new, standalone building.

(b) Additions. Additions exceeding 500 square feet to any building or structure.

(c) Major Remodel- Hillside. Any remodeling of a main building on a lot in the Hillside Area whenever the aggregate value of all alterations within a one-year period exceeds 50 percent of the replacement cost of the main building.

(d) Grading. Cumulative grading on a lot in excess of 500 cubic yards.

(e) Tree Removal. Removal of any Protected Tree, Significant Tree, or tree within the public right of way.

(f) Any construction or grading activity requiring a permit on a lot where a Wildlife Resource Buffer is present.

F. Development Regulations. All Projects within a Wildlife District (WLD) shall be subject to the following development regulations. A Project that has been granted

vested rights under Section 12.26.A.3 of this Code prior to the effective date of this ordinance is exempt.

1. District-Wide Regulations. All Projects within the Wildlife SUD shall comply with the provisions of this Subdivision.

(a) Setbacks.

(1) **Intent.** To facilitate wildlife movement by minimizing obstacles and maintaining unobstructed space between properties.

(2) **Regulations.**

(i) **Minimum Front Yard Setback.** The minimum Front Setbacks for any Zone shall be no less than 10 feet. Where there are Prevailing Setbacks as outlined in *Section 12.21.C.10(a)(1) and 12.21.A.7*, the larger requirement shall apply.

(b) Wildlife Fences, Walls, Hedges

(1) **Intent.** To preserve access to habitat and facilitate wildlife movement by maintaining unobstructed space and minimizing obstacles to food and water, shelter, and breeding access by appropriate fence location and design.

(2) **Regulations.**

(i) **Walls and Fencing Within Setbacks and Wildlife Resource Buffers.** All walls and fencing constructed within required setbacks and Wildlife Resource buffers shall satisfy the requirements of either of the two options listed below:

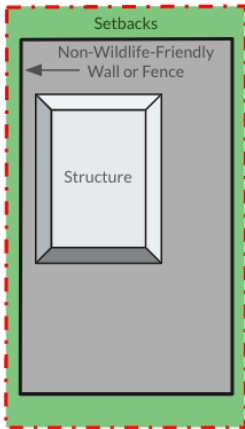
Option 1: Any wall or fencing located within a required setback or Wildlife Buffer shall comply with the Wildlife-Friendly fence standards contained in Subsection 2 below; or

Option 2: Any wall or fencing located within the required front setback shall comply with the Wildlife-Friendly fence standards contained in Subsection 2 below and at least one of the following conditions must also be met:

- a. At least one side yard setback is maintained free of fences or other obstructions.
- b. Any wall or fencing located within the rear yard setback area is Wildlife-Friendly.

Option 1:

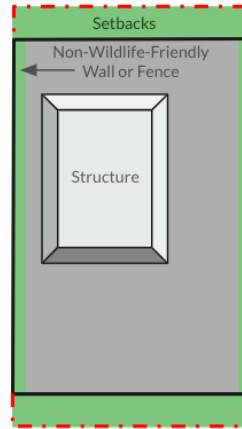
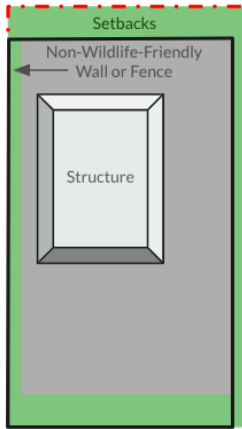
Any walls or fencing along perimeter or within Setbacks is **Wildlife-Friendly**



Option 2: Select At Least One

At least one **Side Yard Setback** is not walled or fenced

Any walls or fencing in the **Rear Yard Setback** is **Wildlife-Friendly**



(ii) Wildlife-Friendly Fence Standards. All Wildlife-Friendly fencing shall comply with the following requirements:

a. Wall and Fence Design and Materials

- i. The following materials and design features are prohibited on any Wildlife-Friendly Fencing:

1. Prohibited Materials:

- a. Chain-link
- b. Barbed wire
- c. Plastic mesh
- d. Woven wire
- e. Concertina wire

2. Prohibited Design Features:

- a. Spikes
- b. Razor wire
- c. Glass
- d. Uncapped hollow fence posts

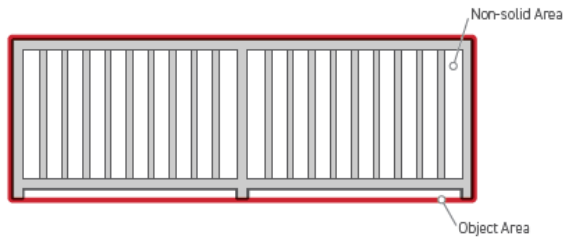
b. Open Area. Fences and walls taller than 3.5 feet shall maintain a minimum of 50% Open Area as described and calculated in Paragraph iii of this Subsection (Rules of Measurement).

(iii) Hedges. Hedges shall maintain openings or spacing at ground level with a minimum of 1 foot-wide and 1 foot in height between bottom of Hedge and ground level. All Hedges shall also conform to the Vegetation Standards established in Subsection D of this Section. Newly planted Hedge species must be Preferred Plants, and must be kept trimmed and maintained pursuant to the Landscaping Irrigation requirements contained in Section 12.41.B1 of this Code.

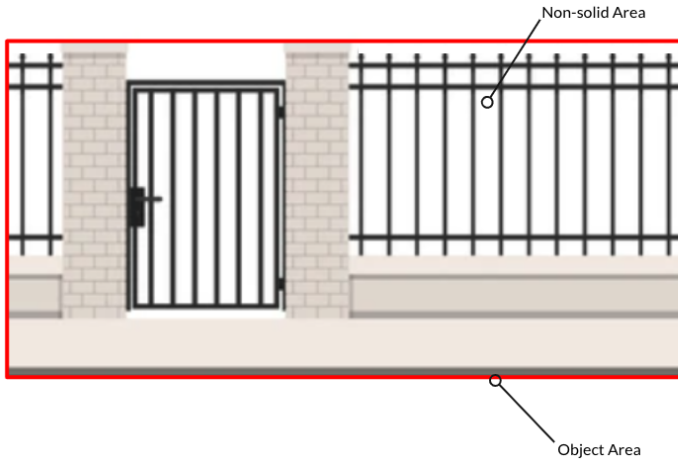
(3) Rules of Measurement.

(i) Wildlife-Friendly Fencing Open Area: Open Area is measured as a percentage, calculated by dividing the non-solid portion of the object area by the total area of the object. The total area of the object is measured as the smallest regular shape containing all elements of the object or assembly. This may include both wall and fence elements combined in a single assembly.

- a.** For any portion of the fence or wall using vertical or horizontal features including, but not limited to poles, posts, bars, beams, slats, or other features alternating with open area, the minimum distance between such features shall be 6”.



$$\frac{\text{Non-Solid Area}}{\text{Object Area}} = \text{Open Area (\%)}$$



$$\frac{\text{Non-Solid Area}}{\text{Object Area}} = \text{Open Area (\%)}$$

(c) Grading

(1) Intent. To preserve natural landform, topography, and vegetation; retain watershed function; and reduce surface erosion, soil instability, landslides, and/or site disturbance by limiting grading on steep slopes.

(2) Regulations.

(i) Grading Restrictions

- a. **Development on lots with slopes in excess of 100%.** No grading or structure shall be developed on natural slopes in excess of 100% and greater as identified on the Slope Analysis Map per 12.21.C.10(b)(1), except that a Project may utilize a Guaranteed Minimum per Table 12.21 C.10-3 of the Baseline Hillside Ordinance (BHO).
- b. **Grading Exemptions - Do Not Apply.** The following grading exemptions established in Sec. 12.21.C.10(f) of this Code do not apply to Projects in Wildlife Districts.

- i. 500 cubic yards for Driveways Exemption
- ii. Cut and Fill Underneath Footprint Exemption

(ii) Remedial Grading.

- a. Notwithstanding *12.21.C.10(f)*, all remedial grading as defined in *LAMC Section 12.03*, on or of slopes greater than or equal to 60% shall be counted toward the Maximum By-Right Grading Quantity.

Except for the correction of hazardous soil and earth conditions, when notified by LADBS in accordance with LABC Section 7005.7

(d) Residential Floor Area

- (1) Intent.** To minimize the disturbance to and alteration of Wildlife Resources, slopes, vegetation, and undeveloped areas that provide wildlife habitat and connectivity by retaining existing vegetation and natural landforms in hillside areas.

- (2) Regulations.**

- (i)** Within Wildlife Districts, the following shall be included in the calculation of Residential Floor Area:

- a. Required Covered Parking
 - b. Basements as defined in Section 12.03

- (ii) Allocation of RFA in Slopes in excess of 60%.** Notwithstanding *Section 12.21.C.10(b) Table 12.21 C.10-2a*, Residential Floor Area (RFA) contained in all Buildings and Accessory Buildings shall not be allocated for slope bands greater than 60%.

(e) Wildlife Lot Coverage.

- (1) Intent.** To minimize the alteration of existing landforms and vegetation; improve stormwater management and watershed health; limit soil erosion and slope instability, and maintain hillside ecosystems by limiting the amount of impermeable surfaces in the Wildlife District.

- (2) Regulations.**

- (i)** Wildlife Lot Coverage shall not exceed 50% of the total area of the Lot and shall not exceed 100,000 square feet, whichever is less.

(f) Vegetation and Landscaping

(1) Intent. To maintain habitat, manage stormwater and sequester carbon by retaining Native and Significant Trees, and by incorporating native vegetation that supports wildlife.

(2) Regulations.

(i) Trees.

a. Native Tree Requirement

i. One tree must be planted on site for every 1,000 square feet of new floor area introduced to the lot, with a minimum of one (1) Native Tree required. The size of each replacement tree shall be a 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured from the base.

1. The preservation of onsite Native Tree(s) may be used to satisfy this requirement. All new tree plantings must be Preferred Plants.

b. Significant Tree Removal, Relocation, and Replacement.

Any Significant Tree that is removed or relocated must be replaced by two new trees selected from the Preferred Plant List. Removal shall include any act that will cause a Significant Tree to die, including, but not limited to, acts that inflict damage upon the root system or other part of the tree by fire, application of toxic substances, operation of equipment or machinery, or by changing the natural grade of land by excavation or filling dripline area around the trunk, or by changing the local drainage pattern, either inside or outside the dripline, such that it significantly affects the amount of water that reaches the tree roots.

1. The size of each replacement tree shall be a 15-gallon or larger specimen, measuring one inch or more in diameter at a point one foot above the base, and not less than 7 feet in height, measured

from the base. All tree plantings to satisfy this requirement must be Preferred Plants.

Protected Tree or Shrub relocation or removal must follow the procedures established in Section 46.02 of this Code.

c. Significant Tree and Protected Tree or Shrub Dripline. No grading or other construction activity shall occur within the Dripline of a Significant Tree or Protected Tree or Shrub. If digging of trenches within the dripline is absolutely necessary for the installation of utilities, hand tools or small hand held power equipment shall be used to avoid cutting roots.

d. Treatment of Dead or Fallen Trees. Any dead or fallen tree which is identified by a Tree Expert in a Tree Report of a Protected Tree or Shrub species shall be replaced per the Significant Tree replacement ratios. Dead or fallen tree material should be retained on site as mulch, compost, soil amendment or as otherwise recommended by a tree specialist. Dead or fallen trees should be left in place where they are outside the Los Angeles Fire Department brush clearance zone when possible.

i. Emergency Removal. An exemption for emergency removal may be obtained if a visual inspection by the Fire Department determines removal is necessary due to a hazardous or dangerous condition (e.g., disease, potential for spreading pest and pathogen infestation to other trees, blocking public roadways, etc.). Any emergency removal of infested, dead, or fallen trees which have been shown to have a disease or infestation should follow proper Best Management Practices for tree removal and disposal.

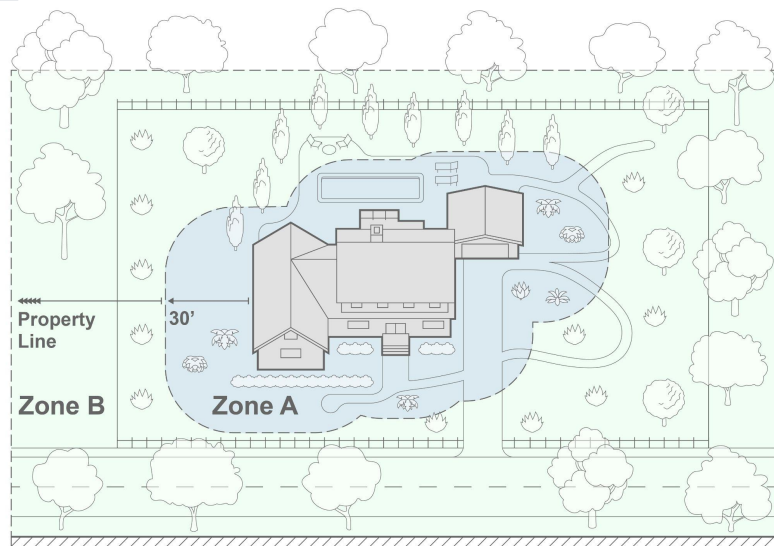
(ii) Wildlife Friendly Landscaping Requirements

a. Prohibited Plants. No Prohibited Plant shall be planted in a Wildlife District.

- b. **Planting Zones.** Any newly planted or landscaped area shall comply with the following Planting Zones in order to increase habitat value and resist the spread of fire:
- i. **Planting Zone A.** A minimum of 50% of the total area of any new landscaping shall be planted with native species chosen from among the species listed in the Preferred Plant List.
 - ii. **Planting Zone B.** A minimum of 75% of the total area of any new landscaping shall be planted with native species chosen from among the species listed in the Preferred Plant List.
 - iii. **Preferred Plant List.** All plants required to meet the minimum plant coverage standard shall meet the applicable plant type planting specification standards per the Preferred Plant List.

(3) Rules of Measurement.

- (i) Planting Zones are areas designated A and B, measured in square feet, which surround buildings and structures at their finished grade.
- a. Zone A extends thirty (30') feet in a straight horizontal perpendicular line from the edge of any structure larger than 200 square feet.
 - b. Zone B extends from the edge of Zone A to the property line.



(g) Lighting

(1) Intent. To minimize the indirect impacts to wildlife created by outdoor lighting, such as disorientation of nocturnal species and the disruption of mating, feeding, migrating, and the predator-prey balance.

(2) Regulations.

(i) Lighting Design Standards

- a. **Light Intrusion.** All lights used to illuminate outdoor areas including around or adjacent to swimming pools shall be designed, located and arranged or shielded so as to reflect the light away from any right-of-way and from Open Space zones, Wildlife Resource Buffers or undeveloped areas.
- b. **Height.** Luminaires affixed to a structure, including building fences, walls, or poles, for the purpose of providing outdoor lighting shall have a maximum height of 20 ft or no higher than height of fence except for freestanding light fixtures used to light walkways, driveways, and hardscapes shall not exceed 2 ft above ground level.

(ii) Lighting Maximums

- a. All outdoor lighting shall have a maximum output of 800 lumens per luminaire, except:
 - **Security Lighting:** 2600 lumens
 - **Outdoor Recreational Lighting:** 2600 lumens

(h) Windows

(1) Intent. To improve avian safety and reduce avian injuries and death by restricting reflective and transparent windows.

(2) Regulations.

(i) Bird-Safe Window and Facade Requirement. Any windows, free-standing glass walls and facades, skywalks, greenhouses, or balconies with segments of reflective or transparent building elements that are not visually distinguishable or physically separate from one another by seams, joints, frames, or other opaque material, measuring

at least 24 square feet in size must incorporate at least one of the following treatments for bird safety:

- a. **Fritted Glass Window.** Closely spaced opaque dots (frits) fused on the outer surface of glass or other reflective or transparent materials making them highly visible to birds.
- b. **Angled Glass.** Position windows downward (recommended minimum 20 degrees) to limit reflection of sky and trees on the glass.
- c. **UV Reflective Glass.** UV-reflective glass, such as Ornilux, which is visible to birds and transparent to humans.
- d. **Frosted, Stenciled, Etched, or Sandblasted Windows.** Any pattern frosted, stenciled, etched or sandblasted onto the glass with recommended dimensions including vertical elements of the window patterns at least 1/8 inch wide at a maximum spacing of 4 inches, and horizontal elements at least 1/8 inch wide at a maximum spacing of 2 inches.
- e. **Architectural Features.** Overhangs, louvers, awnings, screens, or other elements that layer, recess, or otherwise visually break up large expanses of reflective or transparent surfaces into segments smaller than 24 square feet.

(i) Trash Enclosures

(1) Intent. To minimize occurrences of human-wildlife interaction by restricting unenclosed trash areas.

(2) Regulations.

(i) Locational Standards. All trash and recycling receptacles shall be stored inside a building or within an enclosed structure.

- a. For new construction projects, the proposed location of the trash and recycling enclosures shall be identified on the site plan.

(ii) Trash Enclosure Design Standards. All exterior trash and recycling enclosures shall meet the following design standards:

- a. Be contained within a wall height that exceeds the disposal unit by at least 18 inches;
- b. Have a solid roof to deter birds and animals;
- c. Have solid doors that accommodate a lock and remain closed when not in use;
- d. Not be constructed of chain link;
- e. Not be constructed of wood (or other flammable materials).

(j) Site Plan Review. No grading permit, foundation permit, building permit, or use of land permit shall be issued for any of the following Projects unless a site plan approval has first been obtained pursuant to Section 16.05 of this Code. In addition to the Site Plan Review findings contained in Sec. 16.05.F, the findings established in Section 13.21.F(2)(b) must also be met for all Projects in Wildlife Districts requiring Site Plan Review:

- (1) Any Project in a Wildlife District (WLD) that proposes at least 1,000 cubic yards of Remedial Grading as the term is defined in Section 12.03. of this Chapter.
- (2) Any Project in a Wildlife District (WLD) that creates or results in at least 7,500 square feet of additional Residential Floor Area.
- (3) Any construction or grading activity requiring a permit on a lot where a Wildlife Resource Buffer is present. Interior remodeling and construction activity that does not alter or expand a building or structure's footprint shall not be considered Projects.

2. Wildlife Resource and Ridgeline Regulations. In addition to the District-Wide regulations contained in Paragraph 1 of Subsection F of this Section, the following regulations apply to all lots in a Wildlife District where a Wildlife Resource Buffer is present, or a Ridgeline has been identified on a map created, maintained, and adopted by the Department of City Planning in conjunction with the application of a Wildlife District.

(a) Intent. To protect Wildlife Resources that provide wildlife habitat and connectivity opportunities by buffering from waterways and open spaces and limiting disturbance to soils, waterways, vegetation, and habitat areas

(b) Wildlife Resource Regulations.

(1) Wildlife Resource Buffer. All construction and grading activity is prohibited within the required Wildlife Resource Buffers, as outlined in Table 4.1 below:

Table 4.1 Wildlife Resource Buffer Requirement		
Wildlife Resource	Size	Required Buffer
Lakes, reservoirs, ponds	any size	50'
Rivers, streams, creeks, riparian	any size	50'
Wetlands	any size	50'
Open Channels, (public) easements	any size	15'
Open Space	any size	50'

(i) Rules of Measurement.

a. All Wildlife Resource Buffers should be measured horizontally, in plan view, since they are intended to serve as spatial buffers. All wetland delineations should follow the methodology described in the US Fish and Wildlife Service Classification of Wetlands and Deepwater Habitats of the United States (Cowardin, 1979). The Mapping Episodic Stream Activity (MESA) protocol (Vyverberg and Brady, 2013) developed by CDFW and the California Energy Commission should be employed to accurately document episodic streams when water is absent. *Refer to Table 7.2*

Table 7.2 Measurement of Wildlife Resource Buffers	
Wildlife Resource	Measured from
Lakes, reservoirs, ponds	High water mark.
Rivers, streams, creeks, riparian	Outside edge of riparian vegetation on either side of the channel. If vegetation is absent or sparse, use the bank of

	the wet season active channel inclusive of any braided channel conditions.
Wetlands	Edge of saturated soil
Open Channel, (public) easements	Outside edge of riparian vegetation, edge of the channel or basin.
Open Space	Between the proposed structure and the nearest property boundary of any Open Space property.

(2) Site Plan Review. Any construction or grading activity requiring a permit on a lot where a Wildlife Resource Buffer is present. Interior remodeling and construction activity that does not alter or expand a building's footprint shall not count as Projects.

(i) Any construction or grading activity requiring a permit on lots where a Wildlife Resource Buffer is present, excluding interior remodels and construction activity that does not alter or expand a structure's footprint shall require Site Plan Review approval. In addition to the Site Plan Review findings contained in Sec. 16.05.F, the following findings must also be met for all Projects in Wildlife Districts requiring Site Plan Review:

The applicant must provide information supporting the following additional Wildlife findings:

1. That the proposed Project, roads, and utilities serving the proposed Project are located and designed to be highly compatible with and have minimal impact on any and all natural features and resources present, including landforms, vegetation, and existing natural and altered watercourses.
2. That the Project is located to avoid substantial landform alteration, including by locating development away from steep slopes and/or that alternatives to substantial landform alteration including, but not limited to, deepened foundations, caissons and soldier piles have been utilized.
3. That the proposed Project is designed to be highly compatible with the biotic resources present, including

setting aside of appropriate and sufficient undisturbed areas; retaining native vegetation cover and/or open spaces to buffer critical resource areas from such Project;

4. That any existing resources and resource buffers have been clearly identified on site plans and that Project designs, as well as all construction activities, are specifically and explicitly adapted to the preservation or enhancement of identified resources in their existing location.

(c) Ridgeline Regulations. The following regulations shall apply to all lots containing a mapped Ridgeline in a Wildlife District.

(1) Setbacks.

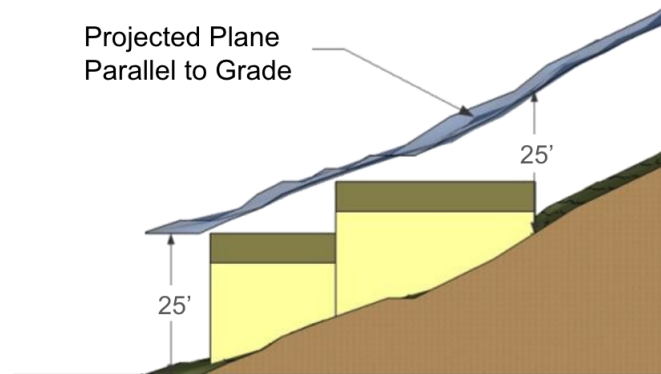
(i) All lots falling within 50 vertical and horizontal feet of a mapped ridgeline must incorporate an additional side yard setback equal to 50% of the required side yard setback for the zone of the property.

- a. The additional side setback shall be the setback which is closest to the mapped Ridgeline feature.

(2) Height

(i) **Envelope Height.** A maximum Envelope Height, as the term is defined in Sec. 12.21.C.10(d)(1)(i), of 25 feet shall be established for all buildings and structures.

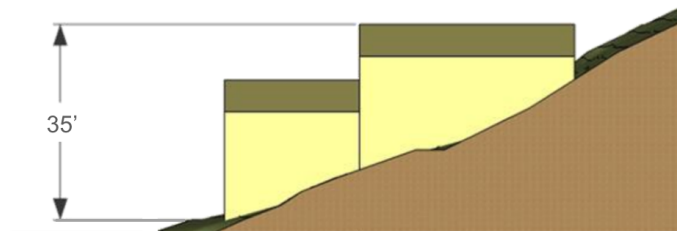
Envelope Height



(ii) Overall Height. An overall height limit of 35 feet shall be established for all buildings and structures. The overall height shall be measured from the lowest elevation point within 5 horizontal feet of the exterior walls of a building or structure to the highest elevation point of the roof Structure or parapet wall.

Overall Height

Highest and Lowest
Elevation of Structures



G. Issuance of Building Permits. For any Project within a WLD District, the Department of Building and Safety shall not issue any permits, including, but not limited to, grading, shoring or building, or tree removal unless an Administrative Review, WLD Adjustment, WLD Exception, or Site Plan Review approval has been obtained pursuant to the applicable procedures in Section 13.21.H of this Code.

H. Review Procedures for Projects in Wildlife Districts.

- 1. Application.** All Projects proposed within a WLD District shall be submitted for approval with a WLD application and form available at the Planning Department's Development Services Counter. Prior to deeming the application complete, the Director shall determine and advise the applicant, if necessary, of the processes to be followed, materials to be submitted, and fees to be paid. The granting of the WLD approval shall not imply or be deemed to constitute compliance within any other applicable provisions of this Code.
- 2. WLD Administrative Review.** An applicant who complies with the WLD District regulations shall submit plans to the Director for an Administrative Review pursuant to Section 12.32.S.4 of this Code. Applicants requesting an Adjustment shall submit plans per Subdivision 3 (a) below. A Project that cannot comply with the requirements of the WLD District may request

relief through the Exception procedures set forth in Subdivision 3 (b) of this Subsection.

3. Relief

(a) WLD Adjustments - Director Authority with Appeal to the Area Planning Commission. The Director or the Director's designee shall have initial decision-making authority to grant a WLD Adjustment with an appeal to the Area Planning Commission in accordance with the procedures set forth in Section 11.5.7.C.4-6. of this Code. In granting an Adjustment from WLD regulations, the Director may impose conditions to assure compliance with the objectives of the General Plan and the purpose and intent of the WLD District.

(1) Limitations.

(i) Unless otherwise limited by the WLD District, a WLD Adjustment shall be limited to deviations of up to 10 percent from each of the quantitative development regulations. If applicable, each adopted WLD District shall indicate those development regulations that are not eligible for an Adjustment through this section. If an application requests more than one WLD Adjustment, the Director may advise the applicant, prior to the application being deemed complete, that the request be filed and processed as a WLD Exception, pursuant to Subdivision 3 (b) of this section. All Projects seeking relief from any development regulation designated in the WLD District as not eligible for Adjustment shall be processed through the WLD Exception procedures listed in Subdivision 3 (b) of this Subsection.

(ii) Findings. The Director may grant an Adjustment upon making all of the following findings:

1. Special circumstances applicable to the Project or Project site exist that make the strict application of the WLD regulation(s) impractical;
2. The Project, as approved, is consistent with the purpose and intent of the WLD District and substantially complies with the applicable WLD regulations; and

3. In granting the Adjustment, the Director has considered and finds no detrimental effects of the Adjustment on surrounding properties, the public, or public rights-of-way.

(b) WLD Exception- Area Planning Commission Authority with Appeals to the City Council.

(1) Authority. The Area Planning Commission shall have initial decision-making authority for granting an Exception from the WLD District regulations with an appeal to the City Council in accordance with the procedures set forth in Section 11.5.7.F of this Code. In granting an Exception from WLD regulations, the Area Planning Commission shall impose conditions to protect the public health, safety, and welfare; and to assure compliance with the objectives of the General Plan and the purpose and intent of the WLD District. An Exception from a WLD regulation shall not be used to grant a special privilege, nor to grant relief from a self-imposed hardship.

(i) Findings. The Area Planning Commission may permit an Exception from a WLD regulation if it makes all the following findings:

1. The strict application of the WLD regulations to the subject property would result in practical difficulties or an unnecessary hardship inconsistent with the general purpose and intent of the WLD District and its regulations;
2. Exceptional circumstances or conditions applicable to the subject property involved or to the intended use or development of the subject property exist that do not apply generally to other properties in the WLD District;
3. An Exception from the WLD regulation is necessary for the preservation and enjoyment of a substantial property right or use generally possessed by other property within the WLD District and in the same zone and vicinity, but which, because of a special circumstance and practical difficulties or unnecessary hardship, is denied to the property in question;
4. The granting of an Exception will not be detrimental to the public welfare or injurious to the property or

improvements adjacent to, or in the vicinity of, the subject property; and

5. The granting of an exception will be consistent with the principles, intent and goals of the WLD District and any applicable element of the General Plan.

I. Severability. If any provision of this ordinance is found to be unconstitutional or otherwise invalid by any court of competent jurisdiction, that invalidity shall not affect the remaining provisions of this ordinance, which can be implemented without the invalid provisions and, to this end, the provisions of this ordinance are declared to be severable. The City Council hereby declares that it would have adopted each and every provision and portion thereof not declared invalid or unconstitutional, without regard to whether any portion of the ordinance would be subsequently declared invalid or unconstitutional.

Sec. 7. Paragraph (f) of Subdivision 1 of Subsection C of Section 16.05 shall be moved to Paragraph (e), and new Paragraphs (f), (g), and (h) shall be added to read as follows:

(f) Any Project in a Wildlife District (WLD) on a lot in which a Wildlife Resource Buffer is present.

(g) Any Project in a Wildlife District (WLD) that proposes at least 1,000 cubic yards of remedial grading as the term is defined in Section 12.03 of this Chapter.

(h) Any Project in a Wildlife District (WLD) which creates or results in at least 7,500 square feet of additional Residential Floor Area.

This subdivision shall not apply to one-family dwellings located outside of a HCR District or WLD District

Sec. 8. The City Clerk shall certify that....