

CALIFORNIA COASTAL COMMISSION

South Coast District Office
301 E Ocean Blvd., Suite 300
Long Beach, CA 90802-4302
(562) 590-5071



F5c

5-20-0223 (Wang)

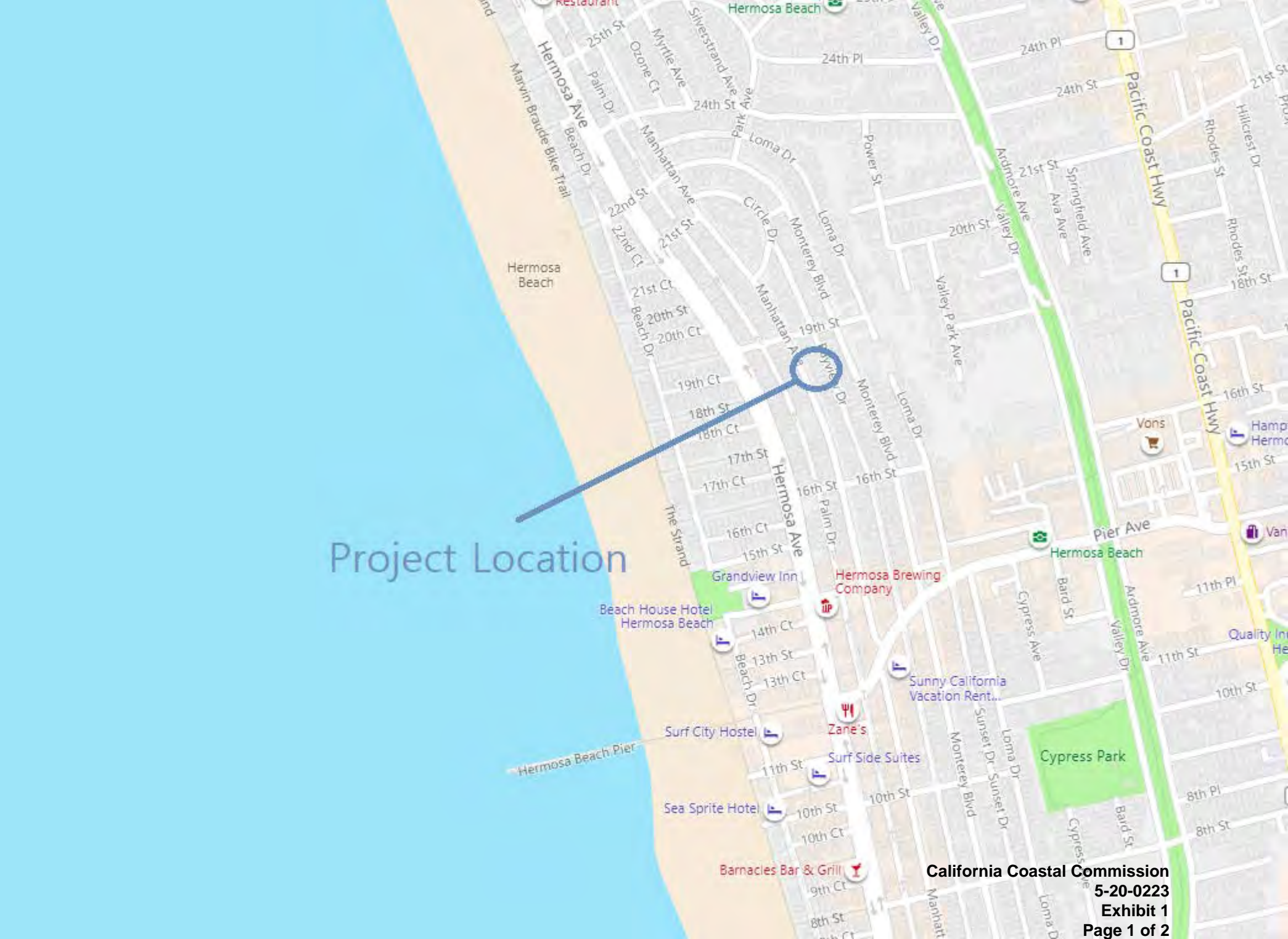
JULY 10, 2020

EXHIBITS

Table of Contents:

Exhibit 1 – Vicinity Map and Project Site

Exhibit 2 – Project Plans

A map of Hermosa Beach, California, showing the coastline on the left and a grid of streets. A blue circle highlights a location on the coast, with a blue line pointing to the text 'Project Location'. The map includes labels for streets such as Pacific Coast Hwy, Hermosa Ave, and various numbered streets (e.g., 24th St, 21st St, 18th St, 15th St, 11th St, 8th St). Landmarks like Cypress Park and the Hermosa Beach Pier are also visible.

Project Location



Bayview Dr

Project Site

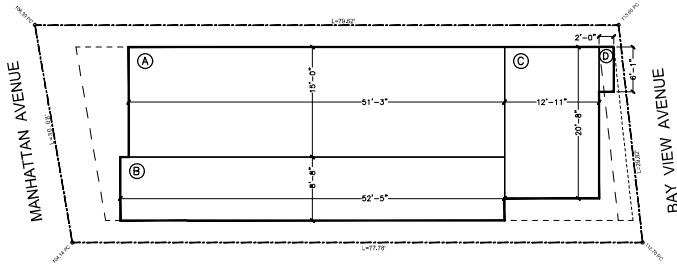
19th St

1110 Manhattan Ave

Manhattan Ave

LINE LEGEND

- - - - - PROPERTY LINE
- - - - - 3'-0" SIDE SETBACK
- - - - - 1'-0" REAR (2ND/3RD LVL) STBCK
- - - - - 5'-0 FRONT & 3'-0" REAR SETBACK



LOT COVERAGE CALCULATION
 AREA A: 51.25' x 15.0' = 768.75 SF
 AREA B: 52.4166' x 8.6666' = 454.2772 SF
 AREA C: 12.9166' x 20.6666' = 266.9435 SF
 AREA D: 2.0' x 6.0833' = 12.1666 SF
 TOTAL: 1,502.1373 SF

LOT COVERAGE SCALE: 1/8" = 1'-0"

CUT				FILL			
AREA	CU.FT.	MAX. DEPTH	CU.YD.	METHOD	CU.FT.	FILL DEPTH	CU.YD.
1186.0	0	0	0	0	0	0	0
TOTAL CUT (CU.FT.)	1186.0				TOTAL FILL (CU.FT.)	0	
TOTAL FILL (CU.FT.)	0				TOTAL CUT (CU.YD.)	0	
CUMUL.	1186.0				CUMUL.	0	



Legal Description:
 LOT 18,
 TRACT#: 1130
 M.B. 17-145
 APN
 4183-015-008

Project Name (Client - Address - City)
JACKI & CLIFF WANG
1820 MANHATTAN AVE
HERMOSA BEACH, CA 90254

Use Description:

DATE: 7.15.19

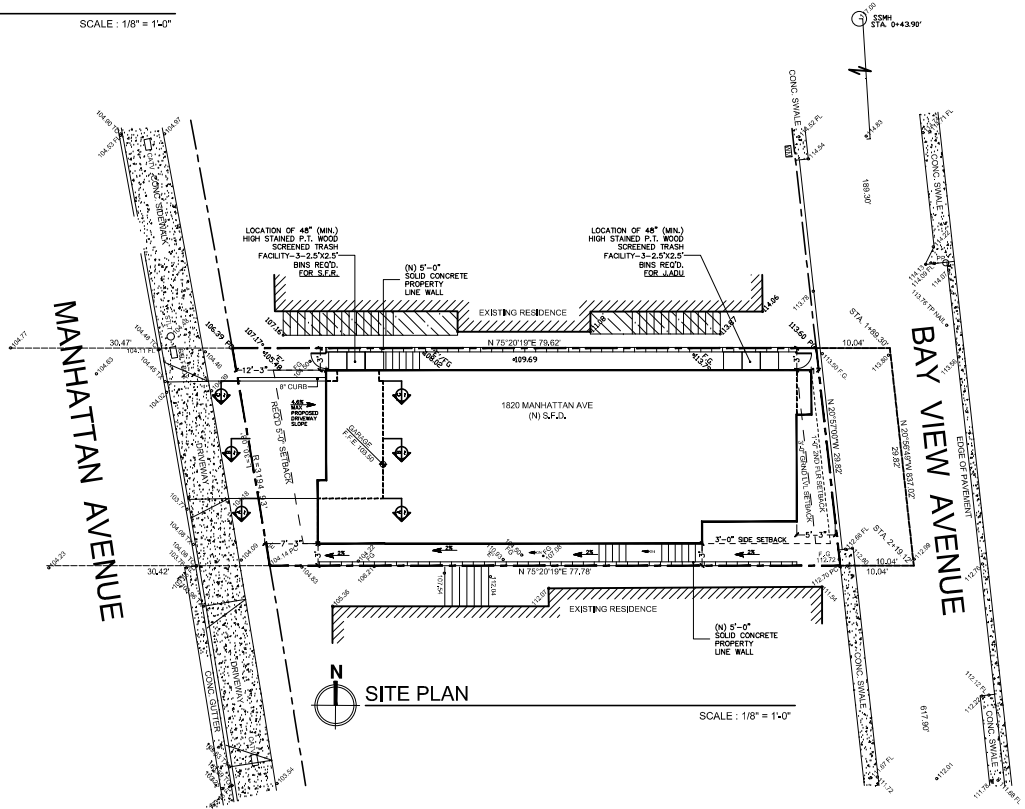
Revision Date: 03.13.20

Drawing By: CBB STAFF

Scale:

Sheet

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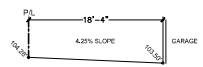
SITE PLAN SCALE: 1/8" = 1'-0"

LINE LEGEND

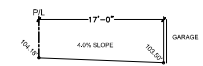
- - - - - PROPERTY LINE
- - - - - 3'-0" SIDE SETBACK
- - - - - 3'-0" REAR (2ND/3RD LVL) STBCK
- - - - - 5'-0 FRONT & REAR SETBACK



SECTION C SCALE: 1/8" = 1'-0"



SECTION B SCALE: 1/8" = 1'-0"



SECTION A SCALE: 1/8" = 1'-0"



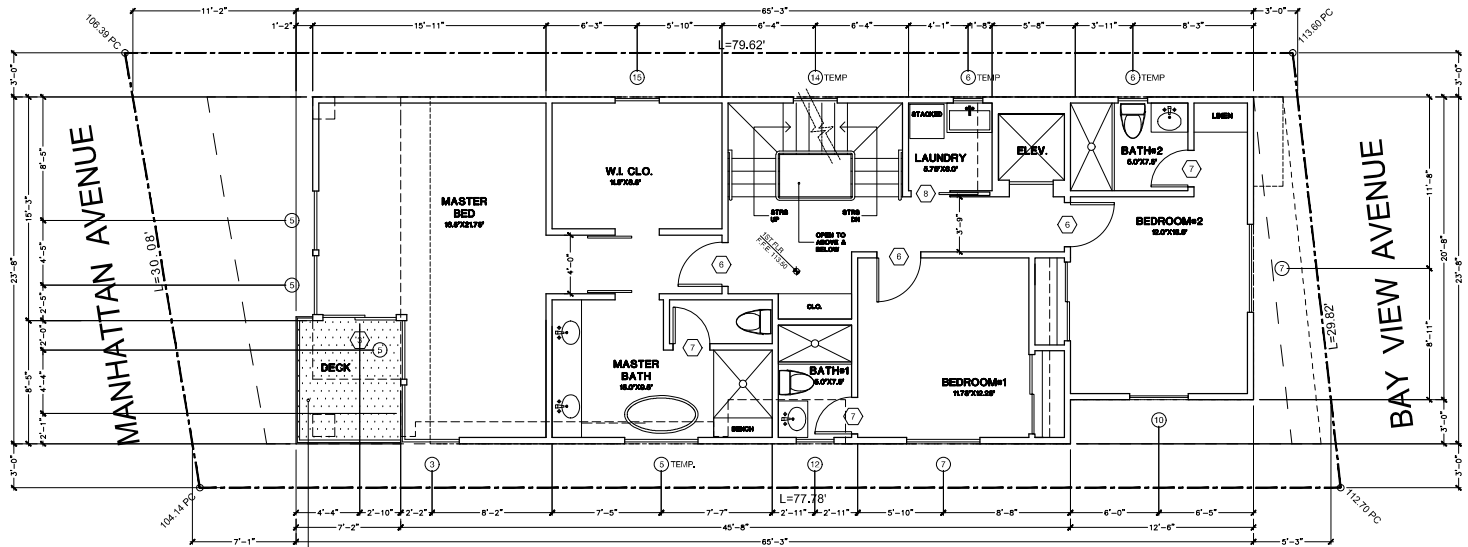
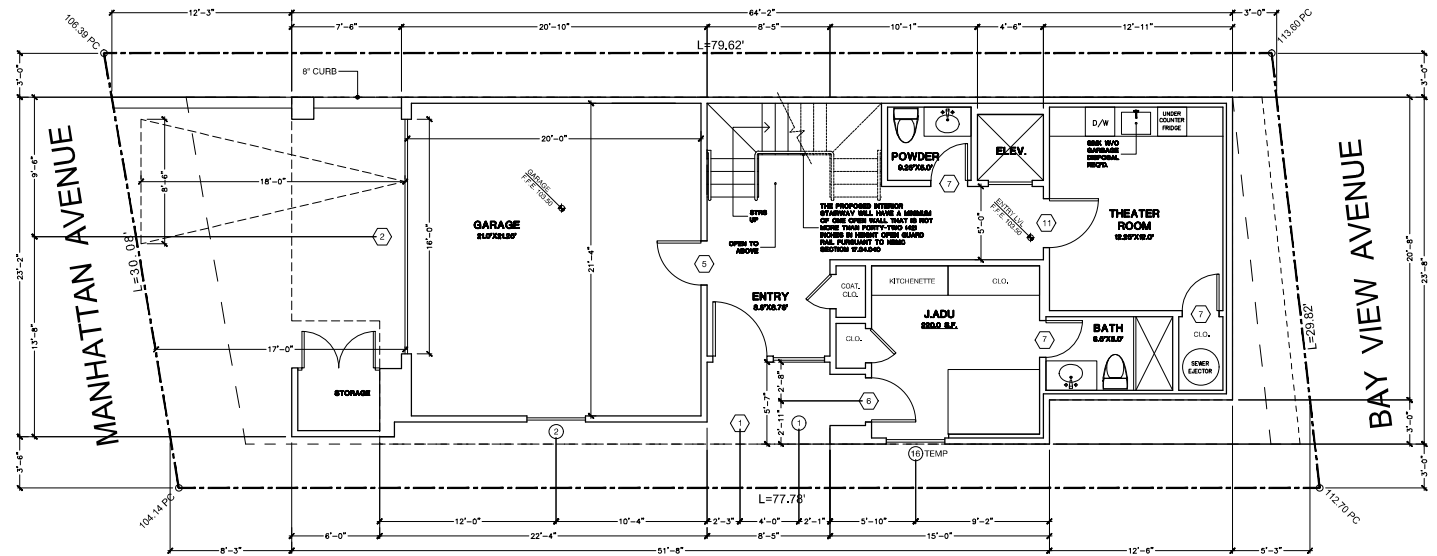
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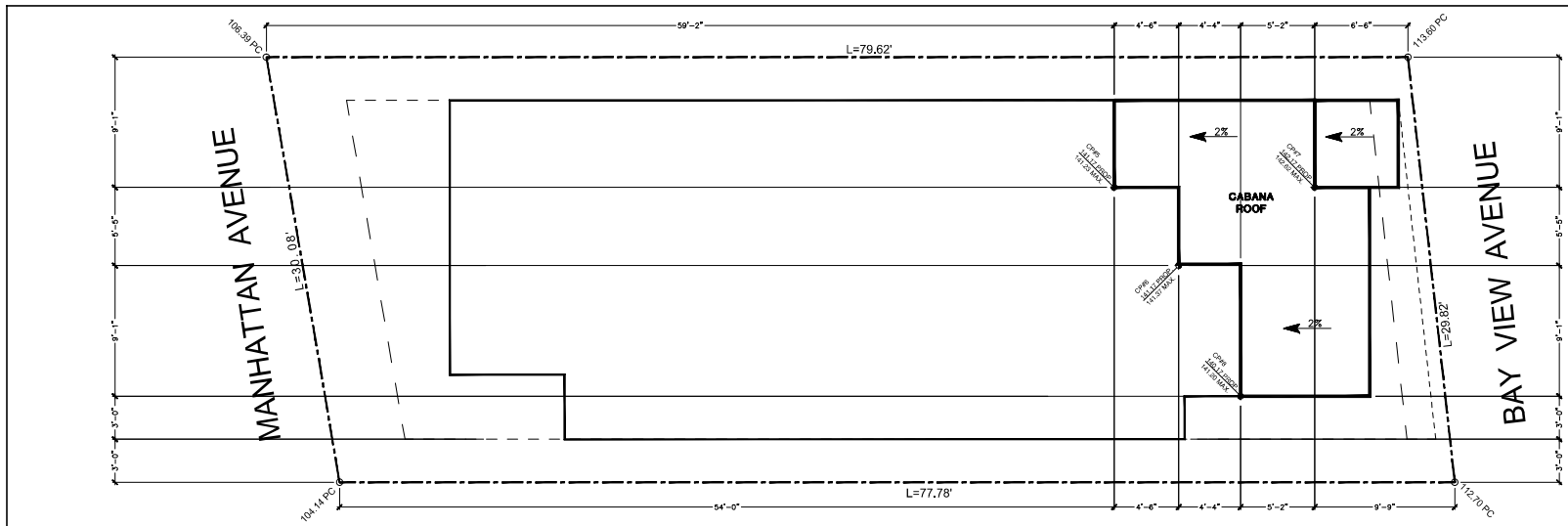
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LINE LEGEND
 - - - - - = PROPERTY LINE
 - - - - - = 3'-0" SIDE SETBACK
 - - - - - = 1'-0" REAR (2ND/3RD LVL) STBCK
 - - - - - = 5'-0" FRONT & 3'-0" REAR SETBACK

NOTE:
 CONDUIT FROM ROOF
 TO ELECTRIC SERVICE
 PANEL IS REQUIRED
 FOR FUTURE SOLAR
 INSTALLATIONS.

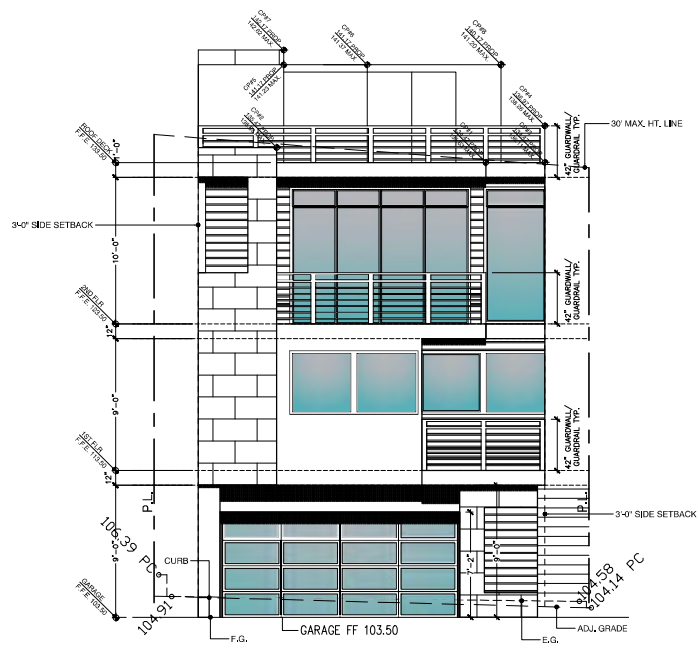
OPEN SPACE: 59.7 S.F.
 UNCOVERED AREA: 36.1 S.F.
 36.1/459.7 = 7.85% UNCOVERED.



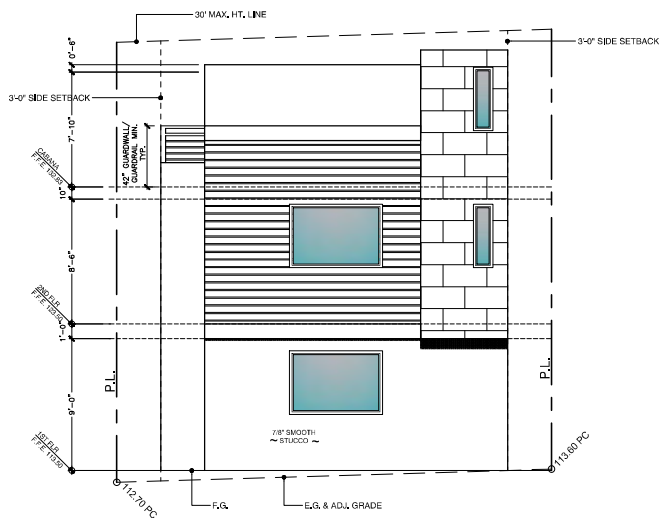
LINE LEGEND

- = PROPERTY LINE
- - - = 3'-0" SIDE SETBACK
- - - = 1'-0" REAR (2ND/3RD LVL) STBCK
- - - = 5'-0" FRONT & 3'-0" REAR SETBACK

CABANA ROOF PLAN
 SCALE: 1/4" = 1'-0"



WEST ELEVATION
 SCALE: 1/4" = 1'-0"



EAST ELEVATION
 SCALE: 1/4" = 1'-0"

FINISH MATERIAL LEGEND

- [Wood Siding Symbol] = HARDIE-PLANK WOOD SIDING
- [Stucco Symbol] = STUCCO
- [Stone Veneer Symbol] = STONE VENEER

CBB ARCHITECTS
 521 W. BOWLING GREEN
 GARDENA, CA 90248
 P: 310.206.8282
 WWW.CBBARCHITECTS.COM
 CBBARCHITECT@GMAIL.COM

Stamp:

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


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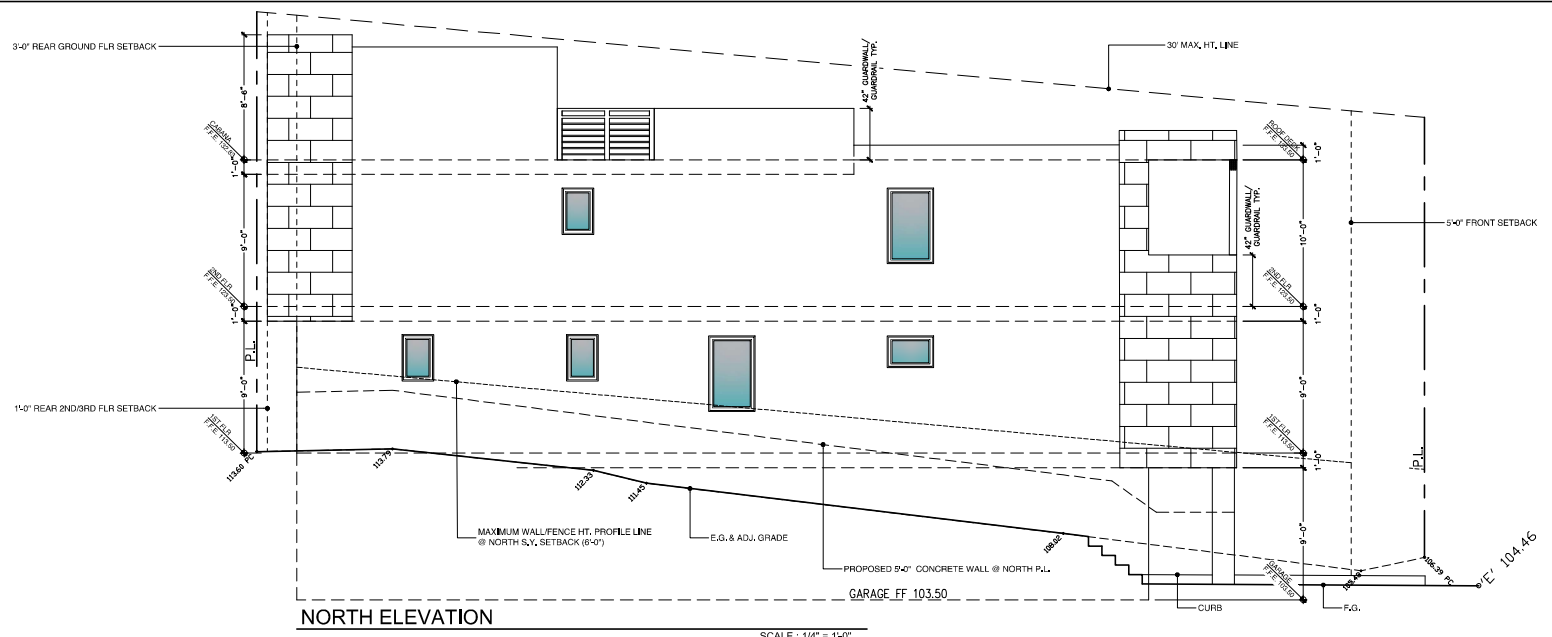
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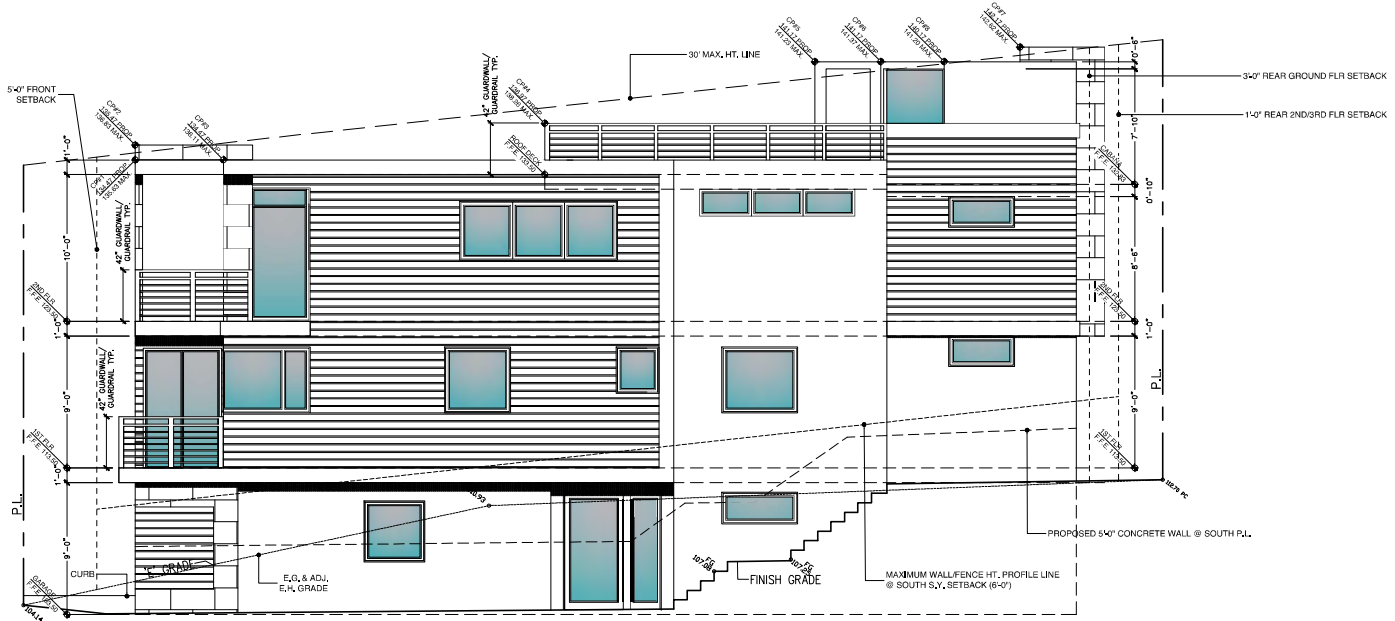
FINISH MATERIAL LEGEND

-  = HARDIE-PLANK WOOD SIDING
-  = STUCCO
-  = STONE VENEER



NORTH ELEVATION

SCALE: 1/4" = 1'-0"



SOUTH ELEVATION

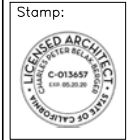
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE

No	Wide	High	Glass	Dbl Glass	FRAME TYPE	MANUFACTURER	Q.
1	3'-6"	8'-0"	YES	YES	ALUMINUM FIXED, TEMP. ENTRY SIDE LIGHT.	OWNER TO SELECT.	1
2	4'-0"	4'-0"	YES	NO	ALUMINUM FIXED.	OWNER TO SELECT.	1
3	4'-0"	4'-0"	YES	NO	ALUMINUM FIXED, CORNER WINDOW.	OWNER TO SELECT.	3
4	3'-6"	3'-6"	YES	NO	ALUMINUM FIXED.	OWNER TO SELECT.	3
5	4'-0"	4'-0"	YES	NO	ALUMINUM HORIZ. SLIDING WINDOW.	OWNER TO SELECT.	3
6	2'-0"	3'-0"	YES	NO	ALUMINUM SINGLE HUNG, TEMP.	OWNER TO SELECT.	3
7	6'-0"	3'-0"	YES	NO	ALUMINUM HORIZ. SLIDING WINDOW.	OWNER TO SELECT.	1
8	3'-6"	1'-6"	YES	NO	ALUMINUM FIXED WINDOW.	OWNER TO SELECT.	3
9	2'-0"	4'-0"	YES	NO	ALUMINUM CASSETTE, TEMP.	OWNER TO SELECT.	2
10	4'-0"	18"	YES	NO	ALUMINUM FIXED WINDOW.	OWNER TO SELECT.	2
11	4'-0"	5'-0"	YES	NO	ALUMINUM FIXED UPPER 1 TRANSOM, LOWER 6'-0" FIXED, CORNER WINDOW.	OWNER TO SELECT.	1
12	2'-6"	3'-0"	YES	NO	ALUMINUM HORIZ. SLIDING WINDOW, TEMP.	OWNER TO SELECT.	1
13	FM	FM	YES	NO	ALUMINUM FIXED CORNER WINDOW.	OWNER TO SELECT.	1
14	3'-0"	5'-0"	YES	NO	ALUMINUM FIXED TEMP.	OWNER TO SELECT.	1
15	3'-0"	2'-0"	YES	NO	ALUMINUM AWNING.	OWNER TO SELECT.	2
16	4'-0"	2'-0"	YES	NO	ALUMINUM HORIZ. SLIDING WINDOW.	OWNER TO SELECT.	1

DOOR SCHEDULE

No	Wide	High	Thick	F/R	TYPE	Manufact.	Other	Q.
1	3'-6"	8'-0"	NOM.		SINGLE LIGHT ENTRY PRHT DOOR, BEARBOLT	OWNER TO SELECT.	TEMPERED.	1
2	16'-0"	7'-2"	NOM.		GARAGE DOOR, ROLL-UP.	OWNER TO SELECT.	TEMPERED.	1
3	6'-0"	8'-0"	1 3/4"		2 PCE SLIDER, BEARBOLT.	OWNER TO SELECT.	TEMPERED.	1
4	12'-0"	8'-0"	NOM.		4 PCE SLIDER, BEARBOLT.	OWNER TO SELECT.	TEMPERED.	1
5	3'-0"	8'-0"	1 3/4"		SOLID CORE, PAINT GRADE, PRIVACY LOCK	OWNER TO SELECT.		5
6	3'-0"	8'-0"	1 3/4"		SOLID CORE, PAINT GRADE, PRIVACY LOCK WITH APPLICABLE	OWNER TO SELECT.		1
7	2'-6"	8'-0"	1 3/4"		SOLID CORE, PAINT GRADE, MIN. 100 SQ. IN. GLASS AND FOR MAKE UP AIR, WOOD FLOOR.	OWNER TO SELECT.		9
8	3'-0"	8'-0"	1 3/4"		SOLID CORE, PAINT GRADE, PRIVACY LOCK.	OWNER TO SELECT.		1
9	2'-6"	8'-0"	1 3/4"		SINGLE LIGHT, SOLID CORE, PAINT GRADE, PRIVACY LOCK.	OWNER TO SELECT.		2
10	6'-0"	7'-10"	1 3/4"		2 PCE SLIDER.	OWNER TO SELECT.	TEMPERED.	1
11	3'-6"	8'-0"	NOM.		SINGLE LIGHT, ENTRY PRHT DOOR, BEARBOLT TEMP.	OWNER TO SELECT.	TEMPERED.	1
12								
13								
14								



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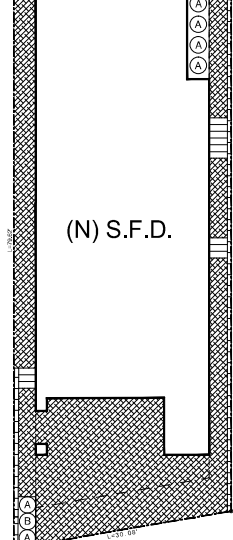
* GLAZING MUST BE TEMPERED & AFFIXED WITH PERMANENT LABELS PER CODE SEC.2406 FOR GLAZING IN DOOR & WITHIN 24" ARC OF DOOR (IN A CLOSED POSITION), IN WALL ADJACENT TO TOP & BOTTOM LANDING OF STAIRWAY, SHOWER & BATH TUB.

LANDSCAPE MATERIAL LEGEND

= BELGARD PERMEABLE PAVERS

BAY VIEW AVENUE

(N) S.F.D.



Plant or Tree	Quantity	Species	Planting Date	Planting Method	Planting Location	Planting Notes
A	2	SPRUE	3/10/2018	PLANT	LOW	27.00L
B	8	FRSE	3/10/2018	PLANT	LOW	15.00L

LANDSCAPING PLAN

SCALE: 1/8" = 1'-0"

LINE LEGEND

- = PROPERTY LINE
- = 3'-0" SIDE SETBACK
- = 1'-0" REAR (2ND/3RD LVL) STBCK
- = 5'-0" FRONT & 3'-0" REAR SETBACK

8.60.060 STANDARDS FOR NEW LANDSCAPE.
 NEW LANDSCAPE AS DEFINED IN SECTION 8.60.040 SHALL BE DESIGNED AND MANAGED TO USE THE MINIMUM AMOUNT OF WATER REQUIRED TO MAINTAIN PLANT HEALTH. NEW LANDSCAPE SHALL COMPLY WITH ALL THE REQUIREMENTS OF SECTIONS 8.60.040 THROUGH 8.60.060 OF THE MODEL EFFICIENT DRAINAGE AND THE FOLLOWING, WHICHEVER IS MORE RESTRICTIVE, UNLESS AN EXCEPTION IS GRANTED PURSUANT TO SECTION 8.60.060(D).

- PLANT SPECIES AND LANDSCAPE DESIGN SHALL BE ADAPTED TO THE CLIMATE, SOILS, TOPOGRAPHICAL CONDITIONS, AND SHALL BE ABLE TO WITHSTAND EXPOSURE TO LOCAL URBAN CONDITIONS SUCH AS PAVEMENT HEAT ISLANDING, VEHICLE EXHAUSTION AND DUST, AND URBAN RUNOFF. WATER CONSERVING PLANT AND TURF SPECIES SHALL BE USED.
- PLANT SPECIES OR SPECIFICATIONS SHALL COMPLY WITH ANY OFFICIAL LIST OF SPECIES, GUIDELINES OR REGULATIONS ADOPTED BY THE CITY TO THE EXTENT THAT SUCH LIST, GUIDELINE OR REGULATION DOES NOT CONFLICT WITH THE REQUIREMENTS OF THIS CHAPTER.
- PLANTS LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR SIMILAR RECOGNIZED AUTHORITY ACCEPTABLE TO THE COMMUNITY DEVELOPMENT DIRECTOR ARE PROHIBITED, EXCEPT FOR KNOWN NON-PROFITING, NON-INVASIVE, STERILE VARIETIES OR CULTIVARS. PLANTS KNOWN TO BE SUSCEPTIBLE TO DISEASE OR PESTS IN THIS CLIMATE ZONE SIX (6) SHALL NOT BE USED.
- PLANTS LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR SIMILAR RECOGNIZED AUTHORITY ACCEPTABLE TO THE COMMUNITY DEVELOPMENT DIRECTOR ARE PROHIBITED, EXCEPT FOR KNOWN NON-PROFITING, NON-INVASIVE, STERILE VARIETIES OR CULTIVARS. PLANTS KNOWN TO BE SUSCEPTIBLE TO DISEASE OR PESTS IN THIS CLIMATE ZONE SIX (6) SHALL NOT BE USED.
- TURF SHALL NOT BE ALLOWED ON SLOPES GREATER THAN TWENTY (20) PERCENT. WHERE THE TIER OF THE SLOPE IS ADJACENT TO AN IMPERMEABLE SURFACE, PLANTED AREAS SHALL BE COVERED WITH A MINIMUM OF TWO (2) INCHES OF ORGANIC MULCH. AREAS COVERED BY GRASSCOVERS OR WITHIN TWENTY-FOUR (24) INCHES OF THE BASE OF A TREE, OR WHERE A REDUCED APPLICATION IS INDICATED, ADDITIONAL MULCH MATERIAL SHALL BE ADDED FROM TIME TO TIME AS NECESSARY TO MAINTAIN THE REQUIRED DEPTH OF MULCH.
- LANDSCAPE AND LANDSCAPE DESIGN SHALL COMPLEMENT AND TO THE EXTENT FEASIBLE IN COMPLIANCE WITH THIS CHAPTER, BE PROPORTIONAL TO THE SURROUNDINGS AND STREETScape AND INCORPORATE TECHNIQUES TO SHADE WEST AND SOUTH EXPOSURES. LANDSCAPING SHALL NOT INTERFERE WITH SAFE SIGHT DISTANCES FOR VEHICULAR TRAFFIC, THE VISION CLEARANCE IN SECTION 17.46.060, HEIGHT RESTRICTIONS FOR HEDES IN 17.46.130, PRESTRICTION ON BICYCLE LANS, OR OVERHEAD UTILITY LINES OR LIGHTING.
- WATER FEATURES, POOLS AND SPAS:
 - RECYCLING WATER SYSTEMS SHALL BE USED FOR WATER FEATURES, WHERE AVAILABLE. RECYCLED WATER SHALL BE USED AS A SOURCE FOR DECORATIVE WATER FEATURES.
 - POOLS AND SPAS SHALL BE EQUIPPED WITH A COVER AND COVERED OVERNIGHT AND DAILY WHEN USE IS CONCLUDED.
 - GRADING PLANS SHALL AVOID DISRUPTION OF NATURAL DRAINAGE PATTERNS TO THE EXTENT FEASIBLE.
 - IMPERMEABLE SURFACES, WALKWAYS, SIDEWALKS, STREETS, ALLEYS, OUTLETS, OR STORM DRAINS.
 - STORMWATER BEST MANAGEMENT PRACTICES TO MINIMIZE RUNOFF, TO INCREASE ON-SITE RETENTION AND INFILTRATION, AND CONTROL POLLUTANTS FROM TECHNOLOGICAL APPROACHES THAT REQUIRE DRAINAGE MAINTENANCE, SHALL BE CONSIDERED DURING PROJECT DESIGN. PLANS AND PRACTICES SHALL COMPLY WITH CHAPTER 8.44.
- IRRIGATION SYSTEMS:
 - AN AUTOMATIC IRRIGATION SYSTEM USING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA, WITH A RAIN SHUT-OFF SENSOR, SHALL BE INSTALLED. DROUGHT RESPONSE LEVELS SHALL BE 1 OR 2.
 - AN AVERAGE LANDSCAPE IRRIGATION EFFICIENCY OF 0.71 SHALL BE USED FOR THE PURPOSE OF DETERMINING MAXIMUM ALLOWED WATER ALLOWANCES FOR EACH IRRIGATION ZONE. WATER ALLOWANCES SHALL BE DETERMINED, MAINTAINED, AND ADJUSTED USING RECYCLED WATER.
 - IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.
 - NARROWLY OR IRREGULARLY SHAPED AREAS, INCLUDING TYPICAL LESS THAN EIGHT (8) FEET IN WIDTH IN ANY DIRECTION, SHALL BE IRRIGATED WITH SUBSURFACE IRRIGATION.
 - OVERHEAD IRRIGATION SHALL NOT BE PERMITTED WITHIN TWO (2) FEET OF ANY IMPERMEABLE SURFACE, DRIP, DRIP LINE, OR OTHER LOW FLOW NON-SPRAY TECHNOLOGY. OVERHEAD IRRIGATION SHALL BE PROHIBITED IN AREAS WITH HIGH OR LOW WIND SPEEDS, OR WHERE WINDS ARE UNPREDICTABLE TO INCLUDE OPTIMUM DISTRIBUTION UNIFORMITY, LEAD TO HEAD SPACING, AND SETBACKS FROM SIDEWALKS, PAVEMENT AND IMPERMEABLE SURFACES.
 - IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.
 - RECLAIMED WATER AND GRAYWATER IRRIGATION SYSTEMS SHALL BE USED WHEN REASONABLY FEASIBLE AND SHALL CONFORM TO THE CURRENT EDITION OF ALL CALIFORNIA CODES AND ALL STATE APPLICABLE REGULATIONS.
 - IRRIGATION SYSTEMS:
 - ALL IRRIGATION SYSTEMS SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.
 - EACH HYDROZONE SHALL HAVE PLANT MATERIALS WITH SIMILAR WATER USE, WITH THE EXCEPTION OF HYDROZONES WITH PLANTS OF MIXED WATER USE WHERE THE PLANT WATER REQUIREMENTS ARE NOT EXCEEDING ONE (1) INCH PER YEAR FOR CALCULATIONS.
 - HYDROZONES SHALL BE HIGH AND LOW WATER USER PLANTS.
 - SPRINKLER HEADS AND OTHER EMISSION DEVICES SHALL BE APPROPRIATE FOR THE PLANT TYPE WITHIN THAT HYDROZONE, WHERE FEASIBLE.
 - IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.
 - NO LANDSCAPE PLAN OR RESTRICTION OF ANY TYPE, INCLUDING THOSE APPLICABLE TO COMMON INTEREST DEVELOPMENTS SUCH AS CONDOMINIUMS, SHALL PROHIBIT OR INCLUDE CONDITIONS THAT LIMIT THE USE OF RECYCLED WATER FOR IRRIGATION.
 - LANDSCAPE AND IRRIGATION MAINTENANCE:
 - ALL LANDSCAPE AND RELATED ELEMENTS SHALL BE DESIGNED AND PROPERLY MAINTAINED TO INSURE LONG-TERM HEALTH AND GROWTH IN CONFORMANCE WITH THE REQUIREMENTS OF THIS CHAPTER.
 - IRRIGATION SCHEDULING SHALL BE REGULATED BY AUTOMATIC IRRIGATION CONTROLLERS.
 - WATERING HOURS AND DURATION SHALL BE SCHEDULED COMPLIANT WITH THE REQUIREMENTS OF CHAPTER 8.56.
 - REGULAR MAINTENANCE, GENERALLY INCLUDING, BUT NOT BE LIMITED TO, REGULAR INSPECTION, ADJUSTMENT AND REPAIR OF THE IRRIGATION SYSTEM, ADJUSTING AND DETACHING TURF AREAS, REPLENISHING MULCH, FERTILIZING, PRUNING, WEEDING AND REMOVING ANY OBSTRUCTION TO THE IRRIGATION SYSTEM.
 - ENHANCED COMPONENTS COMPATIBLE WITH THE IRRIGATION SYSTEM, INCLUDING, BUT NOT BE LIMITED TO, FILTERS, BACKFLUSH VALVES AND OTHER ENHANCED COMPONENTS COMPATIBLE WITH THE IRRIGATION SYSTEM, SHALL BE INSTALLED AND MAINTAINED IN A HEALTHY OPERATING CONDITION AND DISEASED OR DEAD PLANT MATERIALS SHALL BE REPLACED, IN KIND, PURSUANT TO THE APPROVED PLANS WITHIN THIRTY (30) DAYS OF THE DATE OF IDENTIFICATION OF SUCH PLANT MATERIALS.
 - THE CITY SHALL MAINTAIN THE WATER USE READINGS OF ALL LANDSCAPE SENSORS IN COMPLIANCE WITH ALL MANUFACTURER SPECIFICATIONS AND APPLICABLE LAWS, AND MINIMIZE THE DISBURSE OF POLLUTANTS TO THE ENVIRONMENT.
 - NOTWITHSTANDING THE REQUIREMENTS OF THIS CHAPTER, LANDSCAPE DESIGN AND MAINTENANCE SHALL ADDITIONALLY COMPLY WITH THE REQUIREMENTS OF CHAPTERS 8.44 AND 8.56, TITLE 17 (ZONING), ANY OTHER APPLICABLE PROVISIONS OF THIS CODE, AND THE REQUIREMENTS OF A DEVELOPMENT PERMIT, WHICHEVER IS MORE RESTRICTIVE.

8.60.070 STANDARDS FOR SMALL LANDSCAPE AREAS.
 "SMALL LANDSCAPE AREAS" AS DEFINED IN SECTION 8.60.040 ARE SUBJECT TO THE PROVISIONS IN THIS SECTION AND ARE OTHERWISE EXEMPT FROM THIS CHAPTER.

- PROCEEDURES PRIOR TO ISSUANCE OF A PERMIT FOR CONSTRUCTION, THE APPLICANT SHALL PROVIDE INFORMATION SUBSTANTIATING COMPLIANCE WITH THIS SECTION TO THE SATISFACTION OF THE COMMUNITY DEVELOPMENT DIRECTOR. THE PLANNING COMMISSION MAY IMPOSE ADDITIONAL MEASURES OR CONDITIONS ON DISCRETIONARY PLANNING ENTITLEMENTS TO FURTHER THE PURPOSES OF THIS CHAPTER. NO BUILDING OR OTHER EQUIVALENT CONSTRUCTION PERMIT SHALL BE ISSUED OR A PERMANENT CERTIFICATE OF OCCUPANCY UNTIL THE COMMUNITY DEVELOPMENT DIRECTOR DETERMINES THE PROJECT COMPLIES WITH THE STANDARDS IN THIS SECTION. IN THE CASE OF AN DECISION TO DENY A PERMIT ISSUANCE OR CERTIFICATE OF OCCUPANCY, THE APPLICANT MAY MODIFY AND REAPPLY FOR AN EXCEPTION FOR DETERMINED, OR APPROVAL, THE DECISION IN ACCORDANCE WITH SUBSECTIONS D OR E OF SECTION 8.60.070.
- LANDSCAPE AND RELATED ELEMENTS SHALL COMPLY WITH THE FOLLOWING STANDARDS. PROVISIONS THAT ARE ENCORAGED BUT NOT REQUIRED ARE INDICATED BY UNDERLINED WORDS ONLY.
 - PLANT SPECIES AND LANDSCAPE DESIGN SHALL BE ADAPTED TO THE CLIMATE, SOILS, TOPOGRAPHICAL CONDITIONS, AND SHALL BE ABLE TO WITHSTAND EXPOSURE TO LOCAL URBAN CONDITIONS SUCH AS PAVEMENT HEAT ISLANDING, VEHICLE EXHAUSTION AND DUST, AND URBAN RUNOFF. WATER CONSERVING PLANT AND TURF SPECIES SHALL BE USED WHERE PRACTICAL, SUCH AS IN AREAS EXCEEDING FOUR HUNDRED (400) SQUARE FEET OF CONTIGUOUS LANDSCAPE PLANTING TO BE ARRANGED BY HYDROZONES.
 - PLANT SPECIES OR SPECIFICATIONS SHALL COMPLY WITH ANY OFFICIAL LIST OF SPECIES, GUIDELINES OR REGULATIONS ADOPTED BY THE CITY TO THE EXTENT THAT SUCH LIST, GUIDELINE OR REGULATION DOES NOT CONFLICT WITH THE REQUIREMENTS OF THIS CHAPTER.
 - PLANTS LISTED IN THE CURRENT INVASIVE PLANT INVENTORY FOR THE SOUTHWEST REGION BY THE CALIFORNIA INVASIVE PLANT COUNCIL OR SIMILAR RECOGNIZED AUTHORITY ACCEPTABLE TO THE COMMUNITY DEVELOPMENT DIRECTOR ARE PROHIBITED, EXCEPT FOR KNOWN NON-PROFITING, NON-INVASIVE, STERILE VARIETIES OR CULTIVARS. PLANTS KNOWN TO BE SUSCEPTIBLE TO DISEASE OR PESTS IN THIS CLIMATE ZONE SIX (6) SHOULD NOT BE PLANTED.
 - EXCLUSIVELY WATER CONSERVING PLANTS. TURF MAY BE USED AS A BID-SHADE OR BID-FILTER OR FOR FUNCTIONAL PURPOSES SUCH AS ACTIVE RECREATIONAL AREAS AS DETERMINED BY THE COMMUNITY DEVELOPMENT DIRECTOR. TURF SHALL NOT BE ALLOWED ON SLOPES GREATER THAN TWENTY PERCENT. EXCESSIVE TREES SHALL BE USED TO SHADE WEST AND SOUTH EXPOSURES.
 - PLANTED AREAS SHALL BE COVERED WITH A MINIMUM OF TWO (2) INCHES OF ORGANIC MULCH, EXCEPT IN AREAS COVERED BY GRASSCOVERS OR WITHIN TWENTY-FOUR (24) INCHES OF THE BASE OF A TREE, OR WHERE A REDUCED APPLICATION IS INDICATED, ADDITIONAL MULCH MATERIAL SHALL BE ADDED FROM TIME TO TIME AS NECESSARY TO MAINTAIN THE REQUIRED DEPTH OF MULCH.
 - LANDSCAPE SHALL NOT INTERFERE WITH SAFE SIGHT DISTANCES FOR VEHICULAR TRAFFIC, THE VISION CLEARANCE IN SECTION 17.46.060, HEIGHT RESTRICTIONS FOR HEDES IN 17.46.130, PRESTRICTION ON BICYCLE LANS, OR OVERHEAD UTILITY LINES OR LIGHTING.
 - LANDSCAPE AND CONSTRUCTION SHALL PROTECT AGAINST SOIL COMPACTION WITHIN LANDSCAPE AREAS. STORMWATER BEST MANAGEMENT PRACTICES TO MINIMIZE RUNOFF, TO INCREASE ON-SITE RETENTION AND INFILTRATION, AND CONTROL POLLUTANTS FROM TECHNOLOGICAL APPROACHES THAT REQUIRE DRAINAGE MAINTENANCE, SHALL BE CONSIDERED DURING PROJECT DESIGN. PLANS AND PRACTICES SHALL COMPLY WITH CHAPTER 8.44.
 - NO LANDSCAPE PLAN OR RESTRICTION OF ANY TYPE, INCLUDING THOSE APPLICABLE TO COMMON INTEREST DEVELOPMENTS SUCH AS CONDOMINIUMS, SHALL PROHIBIT OR INCLUDE CONDITIONS THAT LIMIT THE USE OF RECYCLED WATER FOR IRRIGATION.
 - WHERE IRRIGATION SYSTEMS ARE INSTALLED, AN AUTOMATIC IRRIGATION SYSTEM USING EITHER EVAPOTRANSPIRATION OR SOIL MOISTURE SENSOR DATA, WITH A RAIN SHUT-OFF SENSOR, SHALL BE INSTALLED. DROUGHT RESPONSE LEVELS SHALL BE 1 OR 2.
 - ALL IRRIGATION SYSTEMS SHALL CONFORM TO THE HYDROZONES OF THE LANDSCAPE DESIGN PLAN.
 - LANDSCAPE AND RELATED ELEMENTS SHALL BE PROPERLY MAINTAINED TO INSURE LONG-TERM HEALTH AND GROWTH AND SHALL ADDITIONALLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 8.44 AND 8.56, TITLE 17 (ZONING), ANY OTHER APPLICABLE PROVISIONS OF THIS CODE, AND THE REQUIREMENTS OF A DEVELOPMENT PERMIT, WHICHEVER IS MORE RESTRICTIVE. THE USE, STORAGE AND DISPOSAL OF ALL LAWN AND LANDSCAPE CARE PRODUCTS SHALL COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND APPLICABLE LAWS.

8.60.080 EXISTING LANDSCAPES EXCEEDING ONE ACRE IN SIZE.
 EXISTING LANDSCAPES INSTALLED BEFORE JANUARY 1, 2011 EXCEEDING ONE (1) ACRE IN SIZE PER SITE SHALL COMPLY ONLY WITH THE PROVISIONS IN THIS SECTION AND ARE OTHERWISE EXEMPT FROM THIS CHAPTER. THE CITY SHALL CONSIDER PROTECTIVE UNDE THE OVERSIGHT, REGARDLESS WHETHER SEPARATED BY PUBLIC RIGHTS-OF-WAY.

- NO IRRIGATION SYSTEMS SHALL BE INSTALLED OR MAINTAINED IN AREAS EXCEEDING ONE ACRE IN SIZE.
- LANDSCAPE DESIGN AND MAINTENANCE SHALL ADDITIONALLY COMPLY WITH THE REQUIREMENTS OF CHAPTERS 8.44 AND 8.56, TITLE 17 (ZONING), ANY OTHER APPLICABLE PROVISIONS OF THIS CODE, AND THE REQUIREMENTS OF A DEVELOPMENT PERMIT, WHICHEVER IS MORE RESTRICTIVE. THE USE, STORAGE AND DISPOSAL OF ALL LAWN AND LANDSCAPE CARE PRODUCTS SHALL COMPLY WITH ALL MANUFACTURER SPECIFICATIONS AND APPLICABLE LAWS.
- THE CITY SHALL ADMINISTER PROGRAMS THAT MAY INCLUDE, BUT ARE NOT LIMITED TO, IRRIGATION WATER AUDITS, IRRIGATION SURVEYS, AND TURF WATER INCLUSION. SUCH PROGRAMS SHALL BE DESIGNED TO DETERMINE THE WATER ALLOWANCES FOR LANDSCAPES WITHOUT A WATER ALLOWANCE. SUCH PROGRAMS SHALL BE DESIGNED TO DETERMINE THE WATER ALLOWANCES FOR LANDSCAPES WITHOUT A WATER ALLOWANCE. SUCH PROGRAMS SHALL BE DESIGNED TO DETERMINE THE WATER ALLOWANCES FOR LANDSCAPES WITHOUT A WATER ALLOWANCE.

8.60.090 PENALTIES AND REMEDIES.
 VIOLATIONS OF THE PROVISIONS OF THIS CHAPTER ARE SUBJECT TO THE ADMINISTRATIVE PENALTY PROVISIONS OF CHAPTER 1.10.

8.56.000 APPLICABILITY.
 THIS CHAPTER IS APPLICABLE TO EVERY PERSON, COMMERCIAL BUSINESS, OR OTHER WATER USER IN THE USE OF ANY WATER WITHIN THE CITY. THE CITY COUNCIL MAY BY RESOLUTION EXEMPT PILOT PROGRAMS OR SPECIAL PROGRAMS OF LIMITED SCOPE UNDERTAKEN BY THE CITY OR UNDERTAKEN IN CONJUNCTION WITH THE EFFICIENT WATER USE ACT OR AN ONGOING BASIS, AND THREE INCREASINGLY RESTRICTIVE LEVELS OF DROUGHT RESPONSE ACTIONS TO BE IMPLEMENTED IN TIMES OF DROUGHT CONDITIONS.

8.56.010 WATER CONSERVATION AND DROUGHT MANAGEMENT PLAN.
 THIS CHAPTER ESTABLISHES A WATER CONSERVATION AND DROUGHT MANAGEMENT PLAN CONSISTING OF BOTH PERMANENT REGULATIONS DESIGNED TO REDUCE WATER USE AND THE EFFICIENCY OF WATER USE ON AN ONGOING BASIS, AND THREE INCREASINGLY RESTRICTIVE LEVELS OF DROUGHT RESPONSE ACTIONS TO BE IMPLEMENTED IN TIMES OF DROUGHT CONDITIONS.

8.56.020 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.030 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.040 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.050 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.060 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.070 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.080 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.090 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.100 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.110 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.120 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.130 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.140 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.150 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.160 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.170 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.180 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.190 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.200 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

8.56.210 WATER CONSERVATION REQUIREMENTS.
 THE FOLLOWING WATER CONSERVATION REQUIREMENTS SHALL APPLY TO ALL PERSONS:
 A. LANDSCAPING:
 1. IRRIGATION SYSTEMS SHALL BE DESIGNED TO AVOID OVERWATERING, OVERSPRAY, OR SIMILAR CONDITIONS WHERE IRRIGATION WATER PENSORS OR FLOWS INTO NON-IRRIGATED AREAS, SIDEWALKS, WALKWAYS, STREETS, ALLEYS, OUTLETS, STORM DRAINS, ADJACENT PROPERTY, OR SIMILAR UNDESIRABLE AREAS. PLANTS TO OTHER PERMEABLE OR IMPERMEABLE SURFACES SHALL NOT BE ALLOWED.

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Stamp:

Legal Description:
 LOT 18,
 TRACT# 1130
 M.B. 17-145
 APN
 4183-015-008

Project Name (Client - Address - City)
JACKI & CLIFF WANG
 1820 MANHATTAN AVE
 HERMOSA BEACH, CA 90254

Use Description:

DATE: 7.15.19

Revision Date: 12.11.19

Drawing By: CBB STAFF
 Scale:

Sheet

