

# City of Manhattan Beach Planning Requirements

## Sustainable Landscaping

For new projects and projects exceeding 50% building valuation, landscape plans must be submitted showing no more than 20% of the landscape/hardscape area containing high water use plants as defined by Water Use Classification of Landscape Species (WUCOLS) for Region 3 (MBMC 10.60.070 A). For more information on WUCOLS, visit <http://www.water.ca.gov/wateruseefficiency/docs/wucols00.pdf>.

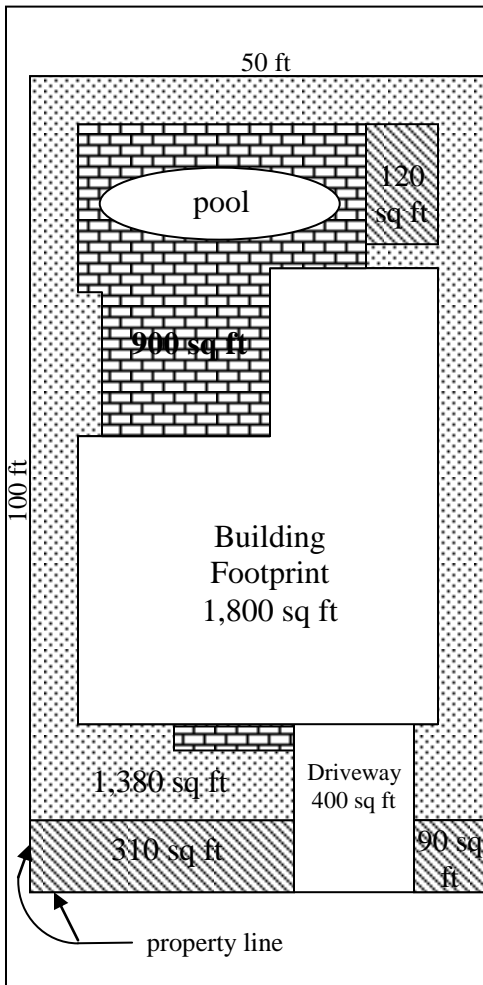
### Landscape Plans Must Show:

- Site Plan with Labels and Dimensions
- Right-of-Way
- Private Property Lines
- Building Footprint
- Driveway
- Hardscape Areas (Patios, Walkways, etc)
- Planting List of Non-High Water Use Plants
- Planting List of High Water Use Plants
- Table Showing:
  - Total Square Footage of Planting and Hardscape Areas- Excluding Driveways
  - Maximum Allowed Square Footage of High Water Use Plants
  - Actual Square Footage of High Water Use Plants
  - Actual Square Footage of Non-High Water Use Plants
  - Actual Square Footage of Hardscape

**\*\*\*NOTE:** The 20% limit on high water use plants is not applicable to properties completely irrigated with non-potable water or properties landscaped with artificial turf. Irrigation systems must be shown on plans.

### Example

Plans should look similar to what is shown below.



Lot Square Footage: 5,000 sq ft  
 Building Footprint: 1,800 sq ft  
 Driveway: 400 sq ft

**Landscape/Hardscape Area** = Lot Sq Ft - Building Footprint – Driveway  
 = 5,000 sq ft – 1,800 sq ft – 400 sq ft  
 = **2,800 sq ft**


A maximum 20% of landscape/hardscape area can have high water usage plants as defined by Water Use Classification of Landscape Species (WUCOLS) for Region 3.


**Max Area of High Water Use Plants** = Landscape/Hardscape Area x 20%  
 = 2,800 sq ft x 20%  
 = **560 sq ft**


310 sq ft + 90 sq ft + 120 sq ft = **520 sq ft of High Water Use Plants**

**520 sq ft < 560 sq ft. OK**

Hardscape/Pool Area: 900 sq ft  
 Low Water Area: 1,380 sq ft

 = patio/walkways

 = non-high water use plants

 = high water use plants

*Agapanthus africanus*, lily-of-the-Nile..... M  
*Anigozanthos viridis*, green kangaroo paw.. L  
*Arum italicum*, Italian Arum..... VL  
*Baccharis sarothroides*, desert bloom..... VL  
*Clivia miniata*, Kaffier lily..... L  
*Dryopteris erythrosora*, wool fern..... M

*Adiantum spp*, maidenhair fern..... H  
*Athyrium filix-femina*, lady fern.....H  
*Cyrtomium falcatum*, holly fern.....H  
 Kentucky Bluegrass.....H

### Categories of Water Needs

VL = Very Low • L = Low • M = Moderate • H = High