

**Project Title:** Greening the Zoning and Development Codes

**Location:** San Gabriel, Los Angeles County

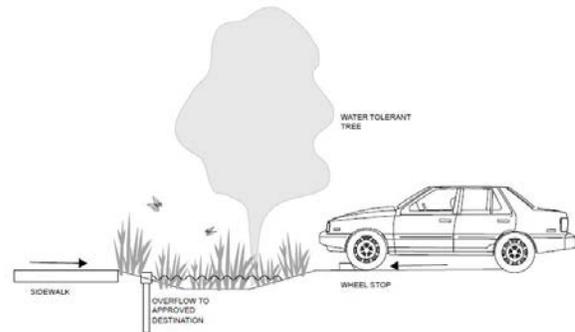
**Timeframe:** 2012 – 2013

**Project Partners:** City of San Gabriel

### Project Services

- Green Zoning Code Development
- Sustainability Practice
- Land Use Planning
- Transportation Planning

FIGURE 153.179-(H)(4): BIOSWALE



This project enabled the City of San Gabriel to model a strategy to better integrate land use and transportation plans in order to reduce greenhouse gases, and improve sustainability.

### Goals

- Develop a Green Zoning Code
- Better integrate land use practices and transportation plans
- Improve community sustainability

Evaluating best practices, this project provides San Gabriel with zoning provisions and other approaches that will allow the City to become “greener” and more resource-efficient. With information for City Council to adopt development code amendments, this project introduces the first of many stepping stones towards achieving a higher standard of sustainability.

### Results

- Various draft code amendments incorporating sustainability principles into the development code. Examples highlighted below:
  - Landscaping – Landscape and irrigation plans required for all new projects over 800 square feet.
  - Open Space – Private open space requirement set to a minimum of 40% of total open space, as opposed to previous 33% cap.
  - Parking – Lowered parking reductions to create opportunities for better landscaping and more open space.
  - Development Standards – Standards for way buildings relate to the sidewalk and street in order to foster walkable environments
  - Use Regulations – Mixed-use development would be subject to the highest permit level required for any individual use to make the permitting process easier