



# CITY OF LAWDALE

14717 Burin Avenue, Lawndale, California 90260  
Phone (310) 973-3200 – www.lawndalecity.org

## NOTICE OF SPECIAL MEETING LAWDALE CITY COUNCIL

TO: Mayor Robert Pullen-Miles  
Mayor Pro Tem Pat Kearney  
Councilmember Bernadette Suarez  
Councilmember Rhonda Hofmann Gorman  
Councilmember Sirley Cuevas

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NOTICE IS HEREBY GIVEN that the Lawndale City Council will conduct a special meeting beginning at 6:30 p.m. on Tuesday, September 28, 2021, in the Lawndale City Hall Council Chamber, 14717 Burin Avenue, Lawndale, California 90260.

Said special meeting shall be for the purpose of conducting the business described in the attached agenda.

Dated this 23<sup>rd</sup> day of September, 2021

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Robert Pullen-Miles, Mayor

I, Matthew Ceballos, Assistant City Clerk of the City of Lawndale, do hereby certify, under penalty of perjury, under the laws of the State of California, that the aforementioned notice of special meeting was delivered to each member of the Lawndale City Council, and sent by e-mail to each member in the aforementioned notice at least 24 hours prior to the time set for the special meeting.

Dated this 23<sup>rd</sup> day of September, 2021

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Matthew Ceballos, Assistant City Clerk



# CITY OF LAWNDALE

14717 Burin Avenue, Lawndale, California 90260  
Phone (310) 973-3200 – [www.lawndalecity.org](http://www.lawndalecity.org)

## AGENDA

### LAWNDALE CITY COUNCIL SPECIAL MEETING

Tuesday, September 28, 2021 – 6:30 p.m.

Lawndale City Hall Council Chamber

14717 Burin Avenue

Any person who wishes to address the City Council regarding any item listed on this agenda or any other matter that is within its subject matter jurisdiction is invited, but not required, to fill out a [Public Meeting Speaker Card](#) and submit it to the City Clerk prior to the oral communications portion of the meeting. The purpose of the card is to ensure that speakers' names are correctly recorded in the meeting minutes and, where appropriate, to provide contact information for later staff follow-up. You are still eligible to submit comment via the [Temporary eComment Policy for Public Meetings](#), the comments will be read verbatim into the record.

#### How to observe the Meeting:

To maximize public safety while still maintaining transparency and public access, members of the public can now observe the meeting in person, with limited capacity, while strictly adhering to the [City Facilities Entry Protocols](#). Members of the public are still be able to view the meeting on [YouTube "Lawndale CityTV"](#), the [City Website](#), or Lawndale Community Cable Television on Spectrum & Frontier Channel 3.

Copies of this Agenda may be obtained prior to the meeting in the Lawndale City Hall foyer. Copies of this Agenda packet may be obtained prior to the meeting outside of the Lawndale City Hall foyer or on the [City Website](#). Interested parties may contact the City Clerk Department at (310) 973-3213 for clarification regarding individual agenda items.

*This agenda is subject to revision up to 24 hours before the meeting.*

- A. **CALL TO ORDER AND ROLL CALL**
- B. **CEREMONIALS** (Flag Salute)
- C. **ORAL COMMUNICATIONS - ITEMS NOT ON THE AGENDA** (Public Comments)
- D. **COMMENTS FROM COUNCIL**
- E. **ADMINISTRATION**
  - 1. **Consideration of a Public Arts Program**  
Recommendation: that the City Council provide guidance and direction on a Public Arts Program or development of a comprehensive Public Arts Ordinance.
  - 2. **Consideration of a Revised Parkway Design Policy**  
Recommendation: that the City Council provide guidance and direction on the revision of the Parkway Design Policy.

**F. ADJOURNMENT**

The next regularly scheduled meeting of the City Council will be held at 6:30 p.m. on Monday, October 4, 2021 in the Lawndale City Hall council chamber, 14717 Burin Avenue, Lawndale, California.

It is the intention of the City of Lawndale to comply with the Americans with Disabilities Act (ADA) in all respects. If, as an attendee or a participant at this meeting, you will need special assistance beyond what is normally provided, we will attempt to accommodate you in every reasonable manner. Please contact the City Clerk Department (310) 973-3213 prior to the meeting to inform us of your particular needs and to determine if accommodation is feasible. Please advise us at that time if you will need accommodations to attend or participate in meetings on a regular basis.

I hereby certify under penalty of perjury under the laws of the State of California that the agenda for the special meeting of the City Council to be held on September 28, 2021 was posted not less than 24 hours prior to the meeting.

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Matthew Ceballos, Assistant City Clerk





# CITY OF LAWDALE

14717 BURIN AVENUE, LAWDALE, CALIFORNIA 90260  
PHONE (310) 973-3200 ♦ www.lawndalecity.org

DATE: September 28, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager 

PREPARED BY: Sean M. Moore, AICP, Director of Community Development 

SUBJECT: **Consideration of a Public Arts Program**

## BACKGROUND

Public Art improves the quality of life for the community, promotes cultural understanding, enhances public health, stimulates economic development, and creates public spaces for all to enjoy. The goal of any public art program is to promote community access to art, integration of art into daily life, create community interest in the arts, and help to develop a unique identity for a city. Cities throughout California have adopted various forms of public art programs which have been very successful including several cities located in the South Bay. Additionally, public art can take on various forms such as architecture, sculptures, paintings, mosaics, murals, as well as contemporary art.

Currently, the City does not have a public arts ordinance that address specific public art or murals throughout the City. However, over the years, the City has operated on an adopted City Council Public Art policy, approving public art on a case by case basis. Most recently, the City adopted a development impact fee schedule which requires developers to pay a proportional share of public art fees for development in the City. Additionally, in the last several months the City has experienced requests from businesses to paint murals on the sides of their commercial buildings. Moreover, a few residents have inquired about painting murals on their front yard fencing of their respective residential properties. Unfortunately, the City's current municipal code regulations do not clearly identify public art or murals in order for staff to review, approve or deny these respective requests. Therefore, staff is seeking input and direction from the City Council for developing a public arts program/ordinance.

## STAFF REVIEW

Adoption of a public arts program can be very rewarding, provide an outlet for expression of public art, and enhance the City's image, all of which are key factors in improving the quality of life in the community. Recently, key members of the City staff met to discuss some of the key elements for developing a public arts program for the City. Staff put together a general list of items for discussion for City Council's consideration and possible direction to staff:

- Location of public art in residential areas;
- Placement of art in both commercial and industrial areas within both private and public property;
- Temporary public art;

City Council Meeting – September 28, 2021  
*Consideration of a Public Arts Program*

- Art in public spaces (parks and other City owned property);
- Art on public utility boxes (box art);
- Establishing the placement of, and developing regulations, for murals;
- Establishing a review and approval process for public art; and
- Developing a public arts plan in order to identify specific areas for placement of public art throughout the City.

However, staff did identify some areas of concern with the adoption of a public arts program/ordinance. For example, some cities in California have adopted public arts programs in which the approval process has become overly bureaucratic, political, or otherwise controversial. Therefore, in order to avoid creating a process that is too complex and problematic for the City, staff is recommending developing an approval process to allow staff to review and approve public art at the staff level. Indeed, if approved by City Council, staff will work with artists to develop locations and various types of public art throughout the City which would create a streamline process, reduce bureaucracy, and make the approval process more efficient for the community. In addition, adoption of a public arts program can be very challenging and difficult to implement at times, so staff developed a core list of items of potential concern if a public arts program were adopted and implemented by the City Council as shown below:

- Proliferation of murals throughout the City;
- Establishment of an approval process that may be too cumbersome and overly bureaucratic for stakeholders thereby discouraging public art and murals;
- Public involvement in the process;
- Dissatisfaction by some in the community of the public art developed;
- Difficulty in developing various types of public art;
- Developing public art programs for children;
- Constitutional restraints on regulating the content of murals; and
- Limitations on areas for the placement of public art.

Public Arts programs can be very important to a community if implemented properly; however, as outlined above, there can be potential controversy and issues associated with public art selection, symbolism, social and political messaging, type and scale, and approval process. Staff's goal is to work toward a simplified process allowing public art to enrich the Lawndale community.

#### ENVIRONMENTAL ASSESSMENT

The project is exempt from the California Environmental Quality Act (CEQA) because development of a public arts program is not a "project" under CEQA pursuant to Public Resources Code Section 21080 and CEQA Guideline 15378(b)(4).

#### COMMISSION REVIEW

Not applicable

#### LEGAL REVIEW

Not applicable

FISCAL IMPACT

It is not anticipated that the City will face any fiscal impacts or constraints because the City Council established a Development Impact Fee program which includes collection of public arts fees from new development to assist with financing the proposed public arts program.

RECOMMENDATION

Staff request that the City Council to provide guidance and direction on a public arts program or development of a comprehensive public arts ordinance.

ATTACHMENT

- A. City Council Public Arts Policy

Attachment A

City Council Public Arts Policy

## COUNCIL POLICY

<b><u>SUBJECT:</u></b> Art in Public Places Program	<b><u>POLICY NO.:</u></b> 88-06	<b><u>DATE ADOPTED:</u></b> 11/20/06
	<b><u>AUTHORITY:</u></b> Resolution No. CC-0611-084	

### **PURPOSE:**

The City Council finds and declares that the development of artistic resources in the city will benefit the Lawndale community as follows:

- Enhance the quality of life for individuals living in, working in and visiting the city through artistic opportunities,
- Enrich the built environment of the city and increase real property values,
- Cultivate and sustain a sense of civic identity and pride,
- Unite the community through shared cultural experiences, and
- Create a cultural legacy for future generations through the collection and exhibition of quality art works that reflect diverse styles.

Therefore, an Art in Public Places Program is hereby created to revitalize and promote the general welfare of the community through the development of artistic and cultural assets.

### **POLICY:**

#### **Program Administration**

- A) The Art in Public Places Program will be administered by the City Council.
- B) The Beautification Committee, serving as the City's public art review committee, is granted the powers reasonably necessary to perform duties related to this program, which include:
- Evaluating proposals for art work from private developers subject to the requirements of this program and making recommendations to the City Council, and
  - Initiating and soliciting proposals for city funded public art projects and events, and making recommendations to the City Council regarding such proposals.

The Beautification Committee may establish guidelines and selection criteria upon which to base its recommendations to the City Council.

- C) The City Manager or his/her designee will establish an art in public places trust fund and create/maintain accounting records sufficient to identify and control the funds deposited therein, as required by Government Code Section 66000 *et seq.*



## **Public Art Requirement - Private/Public Development**

Private developers in whose projects the City, Lawndale Redevelopment Agency or any City subdivision has a financial interest will be required by the City to acquire and place public art on the development site. An amount not less than 1% of the building development cost will be devoted to art work acquisition and placement. Alternatively, the developer may elect to pay a fee in an amount equivalent to 1% of the building development cost in lieu of placing public art on the development site. The City Council may waive the art requirement upon determination that such action is in the public interest.

The City may elect to include public art in new construction and the remodeling or renovation of existing public facilities.

No final approval, such as a final inspection or a certificate of occupancy, for any private/public development shall be granted or issued until full compliance with the Art in Public Places Program is achieved as follows:

- The approved art work has been placed on the development site in a manner satisfactory to the City Council, or
- In-lieu art fees have been paid, or
- If installment of the approved art work is delayed, financial security in an amount equal to the anticipated acquisition and installation costs of the approved art work plus ten percent and in a form approved by the City Attorney has been posted.

## **Art in Public Places Trust Fund**

There is hereby created within the City treasury a special fund to be known as the art in public places trust fund. Fund monies will be used exclusively for 1) the acquisition, installation, repair and restoration of permanent art works, and 2) the exhibition in the City of private art works to promote and spotlight local artists.

Program funding sources will include, but not be limited to, the following:

- Appropriation by the City Council, Lawndale Redevelopment Agency or other City subdivision of 1% of the cost of constructing or renovating public buildings and capital improvement projects, subject to approval on a project-by-project basis
- 1% of the building valuation of any private development project in which the City, Lawndale Redevelopment Agency or any City subdivision has a financial interest, to be paid in lieu of acquisition and placement of public art on the development site
- Private contributions
- Grants

Monies will be deposited in the art in public places trust fund in a manner to avoid any commingling with other revenues and funds of the City. All interest income earned from the monies in the trust fund shall be deposited in the trust fund and will be expended only for the purposes for which the money was originally collected.

## Ownership and Maintenance of Art Work

All art work placed on the site of a development project shall remain the property of the owner of the site for which the final building permit or certificate of occupancy related to the development project was obtained and the owner's successors and assigns. The obligation to provide all maintenance necessary to preserve and maintain the art work in good condition shall remain with the owner of that site and the owner's successors and assigns.

The obligation to maintain the art work shall be enforced as follows:

- A) Prior to the placement of the art work on a development project, the property owner shall record a document with the county recorder setting forth a description of the art work and acknowledging the obligation of the property owner to repair and maintain it. This document and the underlying covenant shall run with the land and provide notice to future property owners of the obligation to repair and maintain the art work and of certain limitations related to any federal, state or local laws governing the rights of the artists including but not limited to rights regarding the alteration, modification, relocation, or reproduction of subject art work. The city shall be a signatory party to this document, and its final form and content shall be approved by the City Attorney.
- B) Maintenance of art work shall include, without limitation, preserving the art work in good condition to the satisfaction of the City, protecting the art work against physical defacement, mutilation or alteration, and securing and maintaining insurance coverage for fire, vandalism and extended liability in an amount to be determined by the City Attorney.
- C) At any time the City Council determines that art work has not been maintained in substantial conformity with the manner in which it was originally approved, the code enforcement division of the City, as authorized by the City Council, shall require the current property owner to either:
  - Repair or maintain the art work; or
  - After reasonable notice, pay the lesser of either the costs estimated by the City to be required to repair and maintain the art work and/or secure and maintain insurance for the art work, or the equivalent of an in-lieu art fee, based upon the applicable public art fee, based upon the current market value of the building, structure, or improvement for which the art work was required, as determined by the county tax assessor.
- D) Stolen or removed art works shall be replaced by the owner, subject to review by the public art review committee and approval by the City Council.

Failure to maintain the art work, as provided herein, is hereby declared to be a public nuisance and the City shall pursue additional nuisance abatement remedies to obtain compliance as authorized in Chapter 8.24 of the Lawndale Municipal Code.

Art work installed on private property to satisfy this program shall not be removed or altered without the prior approval of the City Council. In addition to any other applicable penalty, violation of this policy may render the property owner liable for payment of the in lieu art fee

that would have been applicable to the development project, based upon the current fee schedule and current market value of the project, and may result in revocation of the occupancy permit issued for the development project. Prior to the imposition of in lieu art fee liability or occupancy permit revocation pursuant to this policy, the City Council shall afford the property owner notice and an opportunity for a hearing.

### **Removal of Art Work**

The public art review committee may establish guidelines upon which to base its recommendations to the City Council regarding the removal and disposal of art works in cases where such change becomes necessary.




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DATE: September 28, 2021

TO: Honorable Mayor and City Council

FROM: Kevin M. Chun, City Manager 

PREPARED BY: Julian Lee, Director of Public Works/City Engineer  
Sean Moore, Director of Community Development

SUBJECT: **Consideration of a Revised Parkway Design Policy**

## BACKGROUND

On February 20, 2018, City Council approved and adopted Parkway Design Policy No. 102-18, Resolution No. CC-1802-005. Subsequently, on October 21, 2019, the City Council revisited Parkway Policy No. 102-18 due to inquiries from residents regarding the conditional permit requirements imposed by the Public Works Department.

On July 6, 2020, the City Council revised Parkway Design Policy No. 102-18 and approved Resolution No. CC-2007-038 to help residents with parkway improvements and maintenance per the Parkway Policy. The policy was revised to eliminate the requirement of a contractor to perform the work within parkways related to the installation of landscaping, including ground cover, grass etc. If the work is related to concrete work such as sidewalks, driveway approaches etc., then the homeowner is required to hire a licensed contractor. In addition, the height limit of parkway landscaping was revised to allow landscaping up to 12 inches in height.

## STAFF REVIEW

Many parkway improvements undertaken throughout the year, have resulted in neighborhood aesthetic and visual inconsistencies, lack of continuity and design, parkways using questionable materials, etc. There has also been an increased interest by many residents in replacing existing traditional grass parkways with options that vary from 100% hardscape, sustainable landscape designs, and non-living materials. Many property owners have replaced their parkways with alternative materials without first having their plans reviewed and/or approved. In some cases, this has resulted in Code Enforcement action.

The current Parkway Design Policy follows a low-impact development design approach (i.e., it minimizes hardscape and increases live landscape to the extent possible). The Parkway Design Policy is included as Attachment 1. In summary, the policy follows one of two design options; a walkable or non-walkable option.

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Consideration of a Revised Parkway Design Policy

- The walkable option is basic, requires minimal maintenance, and requires no Public Works permit. Requires at least 75% landscaping with either natural turf or low growing perennials. Examples can be found in the guidelines.
- The non-walkable option is slightly more complex and provides a little more design latitude:
  - It will require the submittal of a sketch to obtain a “conditional” public works permit.
  - It requires a minimum 75% live landscape coverage that consist of ground cover or combination of turf and ground cover. Landscape ground cover options are limited in order to maintain some level of neighborhood consistency.
  - Landscape can be embedded in compacted mulch. The parkway will require a pathway to connect the curb to the sidewalk. The pathway can be comprised of a variety of hardscape materials such as pavers, concrete, stepping stones embedded in decomposed granite, mulch, etc.
- What is not currently permitted:
  - hardscape materials covering more than 25%
  - thorny or sharp edged vegetation
  - use of pebbles, rocks, bark
  - use of plants with thorns or sharp edges,
  - use of structures
  - groundcovers/vegetation taller than 12 inches

In order to encourage residents to improve and maintain their parkway landscaping, the City Council may wish to consider revising the Parkway Design Policy with the following factors in mind:

- Climate Change/Drought Conditions  
Changing hydroclimate conditions have caused severe drought conditions throughout California and has resulted in significant decreased water supplies for the region. Furthermore, Golden State Water Company, the regional water purveyor is encouraging customers to limit outdoor irrigation to three days per week due to the drought emergency. This change in weather patterns is a critical consideration in revising the Parkway Design Policy to reduce water demand.
- Socio-economic/Cost Factors  
An excessive reduction in the state’s water supplies and the continuously increasing cost of water can have a significant economic impact on lower income residents and their decision for spending their limited resources on parkway improvements.
- Non-Traditional Landscaping Materials  
Approval of alternative materials may need to be considered for residential parkways in the City. The City Council may want to consider non-traditional materials like decomposed granite (DG), decorative pavers, permeable hardscapes and other cost effective materials to help encourage parkway improvements.

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- Approval Process for Parkway Improvements

In addition to limiting the requirement for contractors to concrete related work in parkways, the City Council may also want to consider only requiring City approval of parkway improvement projects to those in which a contractor is needed. By eliminating the requirement for City approval for most parkway projects, hopefully residents will be encouraged to make those improvements and help beautify the City overall.

LEGAL REVIEW

Not Applicable.

FISCAL IMPACT

Not Applicable.

RECOMMENDATION

Staff requests that the City Council provide guidance and direction on the revision of the Parkway Design Policy.

ATTACHMENT

1. Current Parkway Design Policy No. 102-18

## COUNCIL POLICY

<b><u>SUBJECT:</u></b> Parkway Design Policy Guidelines	<b><u>POLICY NO.:</u></b> 102-18	<b><u>DATE ADOPTED:</u></b> a) 02/20/18 b) 07/06/20
	<b><u>AUTHORITY:</u></b> Resolution No. CC-1802-005 Resolution No. CC-2007-038	

See attached



# **PARKWAY DESIGN POLICY GUIDELINES**

**City of Lawndale**

**July 2020**



# WHY ARE PARKWAYS IMPORTANT?

1

The parkway is the strip of land between the street and the walkway. The parkway and walkway together make up the sidewalk, which is part of the public right-of-way. Street trees are planted in the parkway and are the most important plants in the parkway.

Parkways are important to individual property owners and the City as a whole for the following reasons:

- Parkway provide soil volume that street trees need to grow into healthy, mature trees that provide shade, collect stormwater, consume carbon dioxide (CO2) and provide other environmental and health benefits.
- Parkway can collect stormwater and irrigation runoff and return it to the groundwater table.
- Parkway provide a buffer between pedestrians on the walkway and cars in the street.
- Parkway improve the curb appeal of your home, potentially increasing its value.
- Parkway enhance the visual quality of the city.

In Lawndale, the property owner adjacent to the parkway is responsible for maintaining all of the parkway, except the street trees, which are maintained by the City. The parkway trees can only be planted, trimmed, and removed by the City and not by private property owners (Lawndale Municipal Code Chapter 12).

Parkways can be designed in a variety of ways, depending on the individual property owner's design objectives and commitment to maintenance. However, all parkways should require relatively little supplemental water, little mowing and little fertilizing to reduce their carbon footprint. In particular, conventional grass parkways that require high levels of supplemental water and regular mowing and fertilizing should be avoided. See examples of low water use turf in Table 1, page 5.



PARKWAY	WALKWAY	LANDSCAPED
SIDEWALK		SETBACK

To reduce water use, carbon emissions, and provide storm and irrigation water infiltration, soil volume for street trees, a buffer between pedestrians and the street, pedestrian access between the street and walkway, visibility of both motorists and pedestrians, erosion/fugitive dust control, and the visual benefits of landscaped parkways, all parkways must be:

- As wide as possible, minimum walkways widths of 4 feet in residential zones and 5 feet in commercial zones.
- At the same elevation as the top of curb and finished surface of walkway within 6 inches of them, for example, granular soil 2 inches below top of curb and walkway elevations and covered with 2 inches of compacted mulch, so the surface elevations of the walkway or curb and adjacent parkway are the same.
- Landscaped parkways must be irrigated in a manner that results in zero overspray onto the walkway or street, e.g., buried in-line drip irrigation system.

The parkway must be constructed in either of two options ONLY:

**Walkable Parkway:**

- At least 75% landscape coverage using natural turf and/or walkable plant materials, which require minimum mowing and are drought tolerant. Examples can be found in Table 1. Irrigation schedules must be in accordance with local water service provider (Golden State Water).

**Non-walkable Parkway:**

- At least 75% coverage using live landscape / groundcover material and either 1) slightly swaled; sloping a few inches to the center at not more than a 3:1 slope, to collect storm and irrigation water or 2) groundcover must be native species, drought tolerant (examples can be found in Table 2), and must include a walkable pathway from the curb to the sidewalk which may not exceed 25% of the parkway.
- All unpaved parkway areas must be covered with a permeable natural material, e.g., compacted mulch, or stepping stones that prevent erosion and dust.

**Parkway Requirements and Regulations:**

- No encroachment permit is required for the installation or maintenance of grass or live drought tolerant natural turf or other allowable materials per these Parkway Guidelines (at or less than six inches in height) in 100% of the parkway.
- A "conditional" encroachment permit is required for the installation or maintenance of: live plant material other than grass or living drought tolerant natural turf (at or less than six inches in height), OR any non-living materials including, but not limited to, concrete, decomposed granite and/or compacted mulch – which non-living materials are limited to 25% of the parkway area.

To obtain a "conditional" encroachment permit the property owner or tenant must submit a simple sketch with details of the proposed improvements along with the permit application (photos may be included).

A licensed contractor may be required to pull the permit and perform work in Public-Right-of Way involving the installation of, flat work, concrete removal and replacement, sprinklers installation that involves with any concrete work, remove and replace sidewalk, driveway approaches, curb and gutters.

However, a licensed contractor is not required if the parkway reconstruction only includes the removal and replacement of grass with no concrete removal and replacement of any sort.

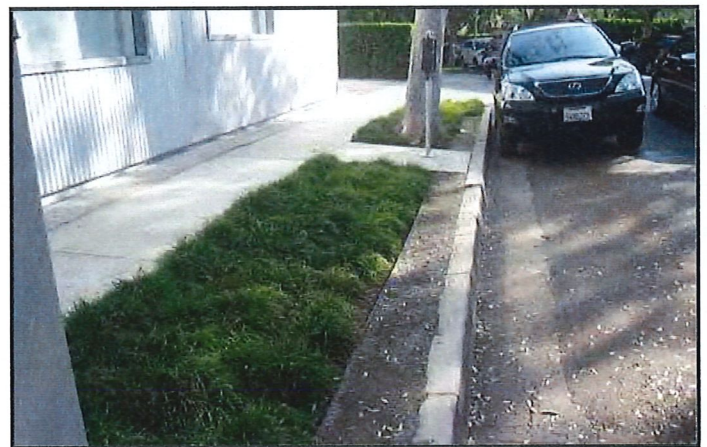
## PARKWAY DESIGN CRITERIA

2

- Drawings, sketches, plans, or other satisfactory written materials must indicate the types of parkway landscape materials to be used and respective quantities and a description of how and where each type of parkway landscape material will be applied.
- Pavers, stepping stones, and/or other hardscape (limited to 25% of parkway) must be properly constructed and maintained to not pose a tripping hazard.
- Each owner/tenant must promptly make necessary repairs if improvements are uplifted or damaged.
- Parkway must be maintained and kept free of weeds and otherwise comply with Lawndale Municipal Code Chapter 8.24, Property Maintenance and Nuisance Abatement.
- If parkway improvements fall into a state of disrepair and neglect, a conditional permit will be revoked and the property owner/tenant will be required to remove the improvements and re-landscape the parkway. This requirement is a condition of the permit and be enforced by the City.

For parkways adjacent to curbside parking, if the parkway planting is not walkable (see Table 2 for examples of vegetation that are not walkable), a means of access from the curb to the walkway will be required. The requirement will vary according to the adjacent use and street characteristics, for example:

- On heavily trafficked streets (major and minor arterials), an 18 inch wide paved, walkable strip along the back of the curb that is at the same finished elevation as the curb may be required.
- Where there are striped curbside parking spaces, a path across the parkway may be required every two cars between two marked spaces.



A path across the parkway completes access from parked cars to the walkway (non-walkable parkway with ground cover shown)

## WHAT'S YOUR TYPE?

### **Type 1 Walkable Parkway - Low-Maintenance, Walkable Plants or Turf**

If you want a parkway that requires minimal design and maintenance, install walkable vegetation such as natural turf or other grasses/perennials. Table 1 lists examples. Some of these materials only need to be mowed a few times a year to maintain a lawn-like appearance (see Table 1).

### **Type 2 Non-Walkable Parkway - Low-Growing, Low-Maintenance Ground Cover**

If you want a parkway that requires a little more design and the addition of a walkway or stepping stones (limited to 25% of the parkway), and requires more maintenance, low-growing grasses and/or groundcover are permitted. There are many choices; Table 2 lists some of them. Your parkway may be a mix of grasses and ground cover.

### **NOT PERMITTED:**

- Use of hardscape materials other than providing a walkable strip or covering more than 25% of the parkway
- Use of pebbles and rocks material
- Use of plants with thorns or sharp edges.
- Use of structures within the parkway.
- Use of plant materials that exceed 12-inches in height (excluding trees).

### **Preparing Your Parkway Soil**

The most important thing you can do to ensure your parkway's success is to prepare the soil. Soil preparation saves you money in the long run because it reduces the need to replace plants, lowers water use and reduces fertilizer applications.

- Remove all existing turf - let it die and dig it out.
- Remove enough soil to create the swale described on page 2 and then remove 2-3 inches more.
- Till the parkway soil to a depth of one foot.
- Amend it with compost.

### **Watering Your Drought-Tolerant Parkway**

Too much water can kill drought-tolerant plants. So don't over-water, especially in clay soil. The best approach is to water only when the soil is dry at a depth of 3 to 4 inches. Contact Golden State Water Company to verify permissible watering schedules. Additional information on outdoor irrigation may also be available through the water company.

### **On-Line Resources**

Use these resources see images, recommended spacing, and detailed descriptions of these plants and others:

[bewaterwise.com](http://bewaterwise.com)

[theodorepayne.org](http://theodorepayne.org)

[socialwatersmart.com](http://socialwatersmart.com)

[sunset.com](http://sunset.com) and *Sunset Garden Book*

*California Native Plants for the Garden* Bornstein et al.

### **Table Legend**

L= Low water use

M = Moderate water use

TABLE 1

**EXAMPLES: Walkable Parkway Plants - No Path Required**

Botanical Name	Common Name	Water Use	Notes
Natural Turf / Low Water Use / Low or No Mow Turf			
<i>Buchloe dactyloides</i> , UC Verde	UC Verde Buffalo Grass	N.L.	winter dormant
Low-Growing Perennials			
<i>Dymondia margaretae</i>	Dymondia	L	slow growing

Other untested ideas: there are several lawn substitute seed mixes, including Fleur de Lawn and Ecology Lawn that may work.

*Dymondia margaretae*



Table 2

Examples: Non-Walkable Parkway Low-Growing, Low-Maintenance Plants - Path Required

Botanical Name	Common Name	Water Use	Notes
Low-Growing Perennials/Succulents (6-inches or less)			
<i>Aptenia cordifolia</i> /A. cordifolia 'Red Apple'	Heartleaf Ice Plant	L	
<i>Delosperma cooperi</i>	Trailing Ice Plant	L	
<i>Drosanthemum floribundum</i>	Rosea Ice Plant	L	
Groundcover <i>Cotoneaster</i> varieties	<i>Gazania</i> (grayish lvs.)	M	
<i>Lessingia filaginifolia</i> 'Silver Carpet'	Beach Aster	L	
<i>Thymus</i> species	Thyme	M	
<i>Verbena peruviana</i> & hybrids	Verbena	L	
<i>Vinca minor</i>	Dwarf Periwinkle	M	Plant in shade
Low-Growing Shrubs (6-inches or less) - all require regular trimming at parkway edges			
<i>Cotoneaster dammeri</i> 'Lowfast', <i>C. salicifolia</i> 'Repens', <i>C. apiculatus</i> 'Tom Thumb'	Groundcover <i>Cotoneaster</i> varieties	M	

*Aptenia cordifolia* 'Red Apple'



*Delosperma cooperi*



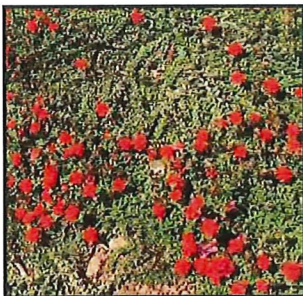
*Drosanthemum floribundum*



*Verbena peruviana* varieties



*Lessingia filaginifolia*



*Cotoneaster dammeri*



*Juniperus procumbens*



*Vinca minor*

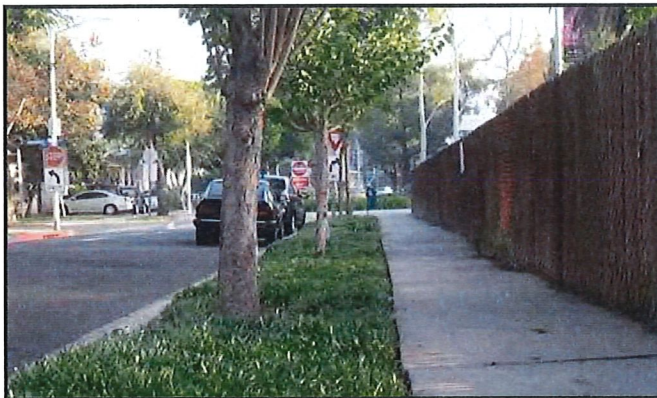


**Examples of Type 1 Parkway (Walkable Plants)**



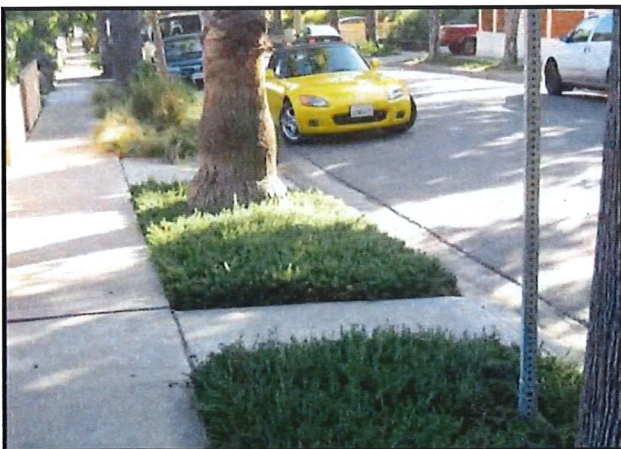
*Dymondia (Dymondia margaritae)* is a low growing, walkable groundcover.

**Examples of Type 2 Parkway (non-walkable plants)**



Berkeley Sedge (*Carex Divulsa*) requires very little mowing

Gazanias are a reliable relatively drought-tolerant groundcover that tolerates light traffic.



A prostrate Rosemary like 'Huntington Carpet'.