

CITY OF LOS ANGELES

CALIFORNIA



ERIC GARCETTI
MAYOR

October 21, 2013

OFFICE OF THE BOARD OF PUBLIC WORKS

200 NORTH SPRING STREET
ROOM 361, CITY HALL
LOS ANGELES, CA 90012
(213) 978-0261
(213) 978-0278 Fax

ARLEEN P. TAYLOR
EXECUTIVE OFFICER

<http://www.bpw.lacity.org>

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#1 BSS/BOE/BCA

City Council
Room No. 395
City Hall

Subject: RESPONSE FOR CF 13-0478 – "EDIBLE LANDSCAPES"

As recommended in the accompanying report of the Directors of the Bureaus of Street Services, Engineering, and Contract Administration, which this Board has adopted, the Board of Public Works hereby transmits the requested response to CF 13-0478 – "Edible Landscapes" which includes the following recommendations:

- A. That the City Council request the Office of the City Attorney to draft revisions to Sections 62.162 through 62.169 of the Los Angeles Municipal Code so that owners or occupants of residentially zoned properties may install shrub and groundcover plant materials within parkways fronting their properties without the need to obtain a permit, while still being held responsible for maintenance.
- B. That the Department of Public Works – Bureau of Street Services provide an expanded list of fruit or nut bearing trees that may be installed as street trees within 90 days.

FISCAL IMPACT

There will be an unknown impact to the General Fund to cover staff costs for time incurred to study, create, and implement a proposed ordinance change and/or related revisions to existing ordinances. When and if provisions to allow the installation of edible plant materials are enacted upon, there will be a secondary, unknown impact to the General Fund to pursue, administer, and enforce the provisions of such changes to existing City policy.

Respectfully submitted,

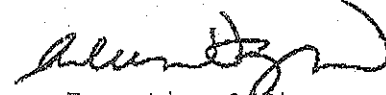

Arleen P. Taylor, Executive Officer
Board of Public Works

APT:mp



DEPARTMENT OF PUBLIC WORKS
BUREAU OF STREET SERVICES
BUREAU OF ENGINEERING
BUREAU CONTRACT ADMINISTRATION
JOINT REPORT NO. 1
Date: October 21, 2013

ADOPTED BY THE BOARD
PUBLIC WORKS OF THE CITY
of Los Angeles California
AND REFERRED TO THE CITY COUNCIL
OCT 21 2013


Executive Officer

CDs ALL

RESPONSE FOR CF 13-0478 – “EDIBLE LANDSCAPES”

RECOMMENDATION:

That your Board adopt and transmit this report forthwith to the City Council as the Department’s response to Council File 13-0478 regarding “Edible Landscapes” which includes the following recommendations:

- A. That the City Council request the Office of the City Attorney to draft revisions to Sections 62.162 through 62.169 of the Los Angeles Municipal Code so that owners or occupants of residentially zoned properties may install shrub and groundcover plant materials within parkways fronting their properties without the need to obtain a permit, while still being held responsible for maintenance.
- B. That the Department of Public Works – Bureau of Street Services provide an expanded list of fruit or nut bearing trees that may be installed as street trees within 90 days.

TRANSMITTALS:

1. Council District 10 Motion for “Edible Landscapes” adopted by the City Council on May 1, 2013
2. Department of Public Works “Residential Parkway Landscaping Guidelines”

DISCUSSION:

Background:

On May 1, 2013, the Los Angeles City Council adopted a Council Motion (CF 13-0478) that requested certain City Departments, including the Department of Public Works, to review and possibly expand existing landscaping policies and provide options that would allow residents to install edible plant materials within Public Rights-of-Ways and publicly owned properties. The Motion was sponsored by Council President Herb Wesson and seconded by then Councilmember Eric Garcetti.

The Department of Public Works’ Residential Parkway Landscaping Guideline, which was adopted by your Board on October 25, 2010, provides a comprehensive summary of the Department’s policies for landscaping within Public Rights-of-Ways. The policies contained within the Residential Parkway Landscaping Guideline reflect Federal, State, and local laws that affect Public Rights-of-Ways, national policies from the American Association of State

Highway Transportation Officials (AASHTO) adopted by the City of Los Angeles, and City Departmental policies. The Residential Parkway Landscaping Guideline does not prohibit the installation of edible plants within Public Rights-of-Ways and actually allows for the installation of several drought tolerant, perennial, edible herbs and ground covers without the need to obtain a permit. Edible plant species allowed without the issuance of a permit include Chamomile, Thyme, and Beach Strawberry.

Recommendation:

In light of the recent public interest to install edible plant materials within parkway areas of the Public Rights-of-Ways, the Department of Public Works recommends that the City revise the Los Angeles Municipal Code (LAMC) through the adoption of a new ordinance that notes the City does not regulate the types and species of plant materials installed within residentially zoned parkway areas, nor require permits for the same provided the plant materials comply with existing City policies as they relate to safety, the proper function of public Rights-of-Ways, and other related codes and policies. Constituents would still be required to comply with the following (in no particular order):

- 1) Install and maintain plant materials in a manner that provides mandatory and reasonable access within street and sidewalk areas
- 2) Install and maintain plant materials so that they do not interfere with or obstruct free passage along or upon street and sidewalk areas, including allowing adequate ingress/egress for occupants of parked vehicles
- 3) Excluding trees, plant materials may not exceed 36" at full maturity (above the roadway), and must be maintained below that height so that plants do not impede visibility sightlines for motorists and pedestrians
- 4) Excluding trees, plant materials may not exceed 24" in height at full maturity (above the roadway) within 5' of driveways, walkways, alley approaches, and house/carriage walks and must be maintained below that height so that plants do not impede visibility sightlines for motorists and pedestrians
- 5) Excluding edible plants, plant materials must be drought tolerant or drought resistant
- 6) Plant materials must not be noxious or invasive
- 7) Plant materials must not be poisonous or considered a controlled substance
- 8) Plant materials may not have rigid, exposed thorns or spines
- 9) Plant materials must not be installed and maintained in a manner that forms a continuous hedge or screen

The proposed new or revised municipal code language should also clearly mandate that the adjoining property owner, and not the City, be responsible to maintain all improvements within their parkways similar to LAMC Section 62.104, and be liable for any litigation that might arise as a result of the parkway plantings. LAMC Section 62.104 states in part that:

"When a sidewalk, driveway, or curb constructed on any street shall be out of repair or in need of reconstruction, or in a condition to endanger persons or property passing thereon, or in a condition to interfere with the public convenience in the use thereof, the Board may require that the owners or occupants of lots or portions of lots fronting said sidewalk, curb,to repair or reconstruct the sidewalk, driveway, or curb or both." Further, LAMC Section 62.104 (e) states in part that: *"Whenever the Board determines that a curb, driveway, or sidewalk is damaged as a result of negligence or violation of this Code and the Board determines the responsible party, all costs incurred pursuant to this section shall be a personal obligation of the responsible party, recoverable by the City in an action before any court of competent jurisdiction."* California Streets and Highways Code Section 5600 states that a "... *"sidewalk" includes a park or parking strip maintained in the area between the property line and the street line...."* so what we commonly call a landscaped parkway is included in the definition of a sidewalk area and therefore, subject to the same code requirements as sidewalks.

Sections of the LAMC that might be directly affected by the changes proposed through this report include: 62.161, 62.162, 62.163, 62.167, 62.168, and 62.169. It should be noted that the Department recommendation to exempt owners or occupants from having to obtain permits for parkway landscaping be only applied to residentially zoned properties. All other owners or occupants of properties that are not residentially zoned shall be required to comply with the existing requirements to obtain permits from the Board of Public Works when landscaping any portion of the Public Rights-of-Ways fronting their respective property(ies). When and if the LAMC is amended as proposed, the Department's current Residential Parkway Landscaping Guidelines can be easily revised to accommodate and reflect any new changes to the LAMC that might do away with permitting and regulating the installation of plant materials for residential properties by species or type.

The Residential Parkway Landscaping Guideline does not address the policies related to the planting of street trees, however another way that the Department of Public Works might effectively allow additional edible plants to be installed within Public Rights-of-Ways is to expand the list of allowable fruit or nut bearing trees that might be installed as street trees. Street tree species that produce fruits or nuts that might be allowed with further study and investigation include species such as Walnut, Pecan, Almond, and small citrus fruits such as Kumquat.

Liability Issues:

Trees that bear soft fruit, as well as many of the plant species more commonly associated with "edible plants" pose a series of unwanted liabilities for the City, which is why they are currently deemed non-standard and generally not recommended for installation within

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Public Rights-of-Ways. Such concerns include but are not limited to:

- 1) The potential for dropped fruit, un-harvested produce, or leafy plants to create slip and fall liabilities
- 2) The potential for overgrown vegetation to impede pedestrian access along sidewalk areas, and laterally between the roadway and sidewalk area
- 3) The potential for overgrown vegetation to impede visibility sightlines for required safety purposes
- 4) Vector control liabilities for insects, rodents, and birds attracted by the produce
- 5) Liabilities associated with soil-born toxins transferred to plants
- 6) Liabilities associated with the ingestion of plants by individuals that might have allergies to such plants/produce
- 7) Liabilities associated with the ingestion of fecal bacteria and other pathogens from produce/plants harvested from within Rights-of-Ways
- 8) Questions about what to do about unwanted odors from rotting produce and vegetation
- 9) Questions about the ownership of produce grown in Public Rights-of-ways when such challenges are raised
- 10) Aesthetic and liability challenges for annual/seasonal plantings (which is what a majority of traditional edible plants are) within parkways that are not properly and continually maintained and replanted
- 11) Questions regarding the increased water usage required for most crop plants as compared to the water usage of drought tolerant ground covers
- 12) Questions regarding the City's ability to properly comply with State/Federal/Local requirements for accessibility and other mandated uses of Public Rights-of-way, and legal challenges that might be associated with such uses
- 13) Increased enforcement required to address complaints and ensure compliance with laws and policies; need to adjudicate disputes

The express indemnification by an adjoining property owner is typically required as a condition of issuing a permit for any development occurring upon or within Public Rights-of-Ways. In accordance with LAMC Section 62.104, an adjoining property owner is already expressly stated to have primary responsibility and therefore, liability for any sidewalk, driveway, and curb improvement fronting his/her property, and that is the basis for this report's recommendation to amend the LAMC and allow residential property owners to install plant materials within parkway areas without requiring the issuance of a permit. The City Attorney's office has been consulted on this matter and has opined that planting edible plants within parkway areas is not illegal and that there are no laws that expressly prohibit the installation of edible plants within City parkways. The City Administrative Officer's Risk Management Unit has been similarly consulted and believes that some form of indemnification for the City by the adjoining property owner would be crucial to making this

process viable. Although highly desirable, requiring residential property owners to indemnify the City against liabilities associated with their landscaped parkways would be prohibitive for economically disadvantaged property owners and occupants, and would reduce rather than expand the ability of constituents to plant edibles within their residential parkways. The Department reasons that upon further consideration, the City Council may find that the provisions of LAMC 62.104 are sufficient to address the City's potential liability concerns related to the planting of residential parkways.

Both the City Attorney's office and CAO Risk Management Unit recommend that this matter be studied further to investigate these noted concerns and others not expressly mentioned by this report to ensure such risks and potential liabilities are properly considered and addressed. The need to further investigate and vet the potential risks and liabilities associated with the proposed LAMC changes is especially relevant in light of the fact that because of trip/slip and fall claims, the Department of Public Works and the Bureau of Street Services in particular, experiences one of the highest volumes of lawsuits for any City department.

Permitting Process:

The Bureau of Engineering (BOE) is responsible for the issuance of many categories of permits for the construction of, or installation of, physical improvements within Public Rights-of-Ways. Included in the permit category of construction permits are the Class A, Class B, and Excavation (E) Permit. These permits are typically issued in conjunction with the construction or repair of sidewalks, curb, gutter, driveway approaches, and other elements. All of these elements are constructed to City standards.

Under current policy, no BOE permits are required for the installation or replacement of plants that are included in the Residential Parkway Landscaping Guidelines. A construction permit is required if the planting necessitates the installation of concrete or other hardscape material, raised planters, or walls. A Class A permit is required to inspect and accept the City standard improvements. Additionally, a "Revocable" (R) Permit is required in conjunction with the Class A permit for the use of non-standard materials. The R permit also includes a waiver of damages and insurance requirements to protect the City from liability for the non-standard improvements and to establish maintenance and upkeep responsibility for these improvements as needed.

The implementation of a revised landscape parkway planting ordinance for residentially zoned properties that includes the ability for edible plants to be installed as proposed by this report would not require a change in the BOE permitting process for construction in the parkway area. All plant species that comply with the required safety, accessibility, and proper function of the Public rights-of-Ways mentioned previously in this report and all

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trees approved by the Urban Forestry Division could be planted without a BOE permit. Any standard hardscape improvement may be completed via the issuance of a Class A permit, with inspection and approval from the Bureau of Contract Administration. Any non-standard hardscape improvement would require an R permit in addition to a Class A permit. All restrictions as to placement due to safety, access, and visibility requirements would still apply per current City Policies.

STATUS OF FINANCING:

There will be an unknown impact to the General Fund to cover staff costs for time incurred to study, create, and implement a proposed ordinance change and/or related revisions to existing ordinances. When and if provisions to allow the installation of edible plant materials are enacted upon, there will be a secondary, unknown impact to the General Fund to pursue, administer, and enforce the provisions of such changes to existing City policy.

(AM/MEK/RRO)

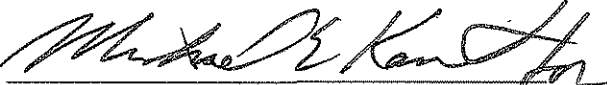
Respectfully submitted,



for Nazario Saucedo, DIRECTOR
BUREAU OF STREET SERVICES



John L. Reamer, DIRECTOR
BUREAU OF CONTRACT ADMINISTRATION



Gary Lee Moore, CITY ENGINEER
BUREAU OF ENGINEERING

TRANSMITTAL 1

PUBLIC WORKS

~~INFORMATION TECH. & GEN. SERVICES~~

13-0478

[Handwritten initials]

MOTION
Edible Landscapes

In the interest of promoting healthy living in the City of Los Angeles, residents of the City have undertaken several resourceful ways of growing their own food.

Growing edible plants year-round in this sunny region allows households of all incomes to provide themselves with healthy food, and especially benefits those facing poverty (ca. 1.4 million in the City of Los Angeles), who often lack access to fresh, affordable, healthy fruits and vegetables. In many low-income neighborhoods that need gardens the most, nearby community gardens are rare and open space that could be used for gardening is often limited. Use of City parkways and City-owned properties has been one area where more residents are seeking to expand their options to garden and grow edible produce.

The Bureau of Street Services' Residential Parkway Landscaping Guidelines outlines the types of landscaping allowed with or without a Public Works Permit within parkway areas. There is no similar, uniform set of policies for community gardening that might occur upon City-owned properties. Considering this growing interest in gardening and growing edible produce, it would be useful to review the Residential Parkway Landscaping Guidelines and other policies that might relate to gardening upon City-owned properties to further facilitate efforts to grow edible produce within both street parkways and City-owned properties.

Having access to more land would enhance the opportunity for residents to participate in community gardening, especially in the more densely populated areas of the city. Knowing what surplus, unused land owned by the city that could be used for community gardens would be helpful in determining what options exist. This would include rights-of-way owned by the Department of Water and Power.

I THEREFORE MOVE that the Bureau of Engineering, the Bureau of Street Services, and the Board of Public Works - Office of Community Beautification report back to the Council in 45 days on:

- Ways in which the Residential Parkway Landscaping Guideline can be mended to expand what is allowable, and
- A review of the permitting process for gardening in parkways, with options and recommendations for policies that would allow more residents to participate.

I FURTHER MOVE that the Department of General Services, Department of Recreation and Parks and the Department of Water and Power report back in 45 days on available surplus property that could be used in the promotion of community gardens throughout the City of Los Angeles.

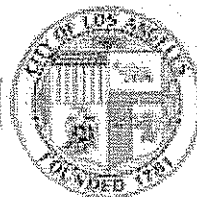
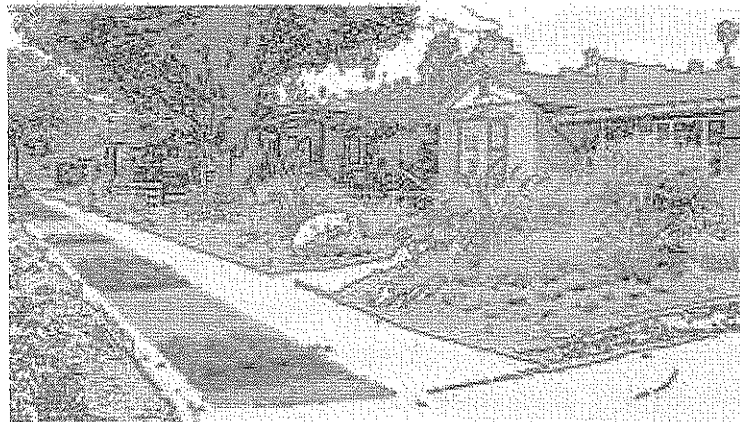
Presented by: *Herb J. Wesson, Jr.*
HERB J. WESSON, JR, 10th District

Seconded by: *E. G.*

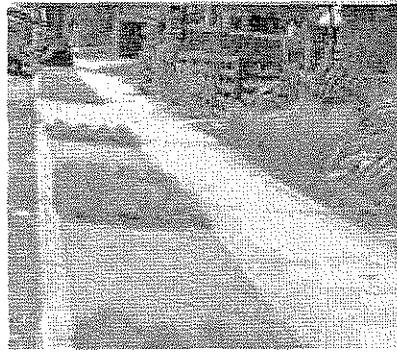
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APR 19 2013

OFFICE OF THE CLERK
CITY OF LOS ANGELES

RESIDENTIAL PARKWAY LANDSCAPING GUIDELINE



RESIDENTIAL PARKWAY LANDSCAPING G U D E L I N E



This document is intended to provide constituents with guidelines regarding the installation of landscape improvements within the part of the street right-of-way commonly referred to as a parkway. For the purposes of this document, the term "parkway" is defined as the area of the street between the back of curb and the sidewalk that is typically planted or landscaped. These guidelines primarily apply to parkway areas found on streets servicing single family homes and/or low density multi-family residential housing.

I. Standard Parkway Planting Material(s)

No Permit Required: The accepted standard parkway planting material (other than street trees) is turf (grass) and/or drought tolerant, turf-substitute ground cover plants that provide the same desirable characteristics as turf. Because they are an accepted standard, no permit is required when turf or drought tolerant turf-substitutes are used to plant a parkway. Turf and drought tolerant turf-substitutes provide an obstruction free pedestrian passage between the street and sidewalk, a commonly accepted walking surface, tolerates foot traffic, and maintains an open line of sight between the street and abutting property, hence their acceptance as standard parkway planting materials. When turf is used, a drought tolerant species should be selected to minimize water usage. A brief representative list of drought tolerant turf species and turf-substitute ground covers is attached to this document. This list of acceptable standard parkway plant materials is not finite and subject to future revision as appropriate.



II. Non-Standard Parkway Landscape Improvements

"A", "B" and/or Revocable Permit Required:

Permits are required for all other non-standard plant materials or landscape improvements besides turf and drought tolerant turf substitutes. Such materials may be installed within the parkway as long as the resident, tenant, or property owner of the abutting property obtains an appropriate permit issued by the Department of Public Works. Permits for non-standard parkway landscape improvements may be obtained by visiting the Department of Public Works-Bureau of Engineering permit counters at the following locations:

- 1) Central District Office** - 201 N. Figueroa St., 3rd Floor, LA 90012, Phone (213) 482-7030
- 2) Harbor District Office** - 638 S. Beacon St. Suite 402, San Pedro 90731, Phone (310) 732-4677
- 3) Valley District Office** - 6262 Van Nuys Blvd, Rm 251, Van Nuys 91401, Phone (818) 374-5090
- 4) West LA District Office** - 1828 Sawtelle Blvd., 3rd Fl., West LA 90025, Phone (310) 575-8384

The minimum cost of an A-Permit will be approximately \$400.00, and an A-Permit would likely be issued for the simple installation of non-standard planting materials. Additional fees assigned to higher level permits such as a B-Permit may be required depending on the complexity of the proposed improvements and size of the proposed construction or installation. Department permit counter staff can preview all non-standard parkway landscape improvement proposals and determine the appropriate permit(s) and fee(s) that might be required. Residents can then make an informed decision whether to proceed with a non-standard installation or not.

Many non-standard or alternative parkway landscape improvements such as decorative paving, non-vegetative ground cover, continuously pressurized irrigation lines/systems, or stormwater capture systems will also require a Revocable Permit (R-Permit) in addition to either an A or B-Permit. Additional requirements of the R-Permit include a waiver of damages (recorded with the County of Los Angeles), proof of liability insurance (provided annually to the City Administrative Officer) and approval of all colors and materials proposed to be installed.

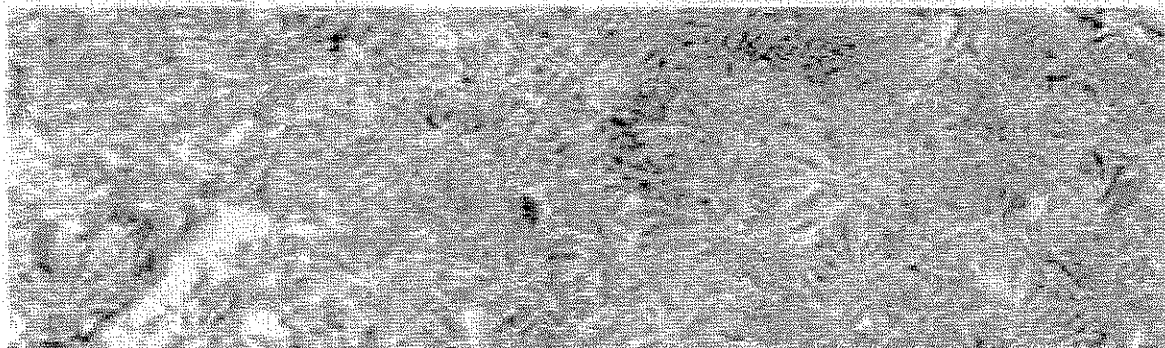
The minimum cost of the R-Permit is approximately \$540.00, however, additional fees may be required depending on the complexity of the design and size of the proposed installation.

As a part of the permit process, drawings, sketches, plans, or other satisfactory written material that indicates the types of parkway landscape materials to be used, their quantities, and describes how and where they will be applied will be required. While being desirable from a permitting perspective, the submittal of professionally prepared drawings or plans is not mandatory for all residential parkway installations. Permit counter staff will determine whether or not professionally prepared drawings, plans, or engineering/design documents might be required on a case by case basis.

III. Alternative Non-Standard Parkway Landscape Improvements

A. Non-Standard Plant Materials: If the proposed parkway landscape improvements consist of strictly non-standard parkway plant materials or a combination of standard and non-standard parkway plant materials, only an A-Permit will be required to allow their installation. Non-standard parkway planting materials installed in combination with any other alternative parkway improvement will require the issuance of a Revocable Permit in combination with either an A or B-Permit.

Dymondia margaritae



Non-standard plant materials installed within parkway areas must meet the following criteria:

- 1) Plant materials must be drought tolerant or drought resistant.
- 2) Plant materials must be lower than 36" in height at full maturity.
- 3) Plant materials should aesthetically match the context and character of the neighborhood and surrounding properties.

- 4) Plant materials must not be noxious or invasive.
- 5) Plant materials should not have exposed, rigid spines or thorns. Exceptions to this requirement may be made by City staff on a case by case basis.
- 6) Plant materials must not form a continuous hedge or screen at full maturity.
- 7) Plant materials installed within the 45' visibility triangle at street intersections should not exceed 24" in height at full maturity. (see Muni. Code -Chapter 6, Article 2, Sec. 62.200)
- 8) Plant materials installed within five feet (5') of a driveway or walkway should similarly not exceed 24" in height at full maturity (for visibility purposes).
- 9) Low growing, ground cover types of plant materials are highly recommended and encouraged when non-standard plantings are installed in parkway areas; shrubs and other plant materials that form solid, raised masses are discouraged and not recommended for use in parkways.

B. Non-Vegetative Ground Cover Or Paving Materials:

Non-vegetative ground covers or paving materials may be installed in the parkway with the issuance of an A or B-Permit and a Revocable Permit issued by the Department of Public Works. Non-vegetative ground cover materials include items such as mulch, bark chips, decomposed granite, artificial turf, pavers, or cement concrete (both standard and/or colored and stamped concrete). Alternative (non-vegetative) ground cover materials installed within parkway areas must meet the following criteria:

- 1) Alternative, paving materials must comply with all of the requirements and criteria as shown in the Department of Public Works, Standard Plan S-601-(latest edition).
- 2) Alternative paving materials must be placed so that the finished surface is in plane with the abutting sidewalk and curb surfaces.
- 3) Alternative ground covers such as mulch, bark, or decomposed granite that are typically loosely placed, shall not be used in parkway areas with a slope greater than 6% in any direction (3/8" of fall per each foot horizontally).
- 4) Alternative ground cover materials consisting of loosely placed gravel, crushed rock, decorative rock or stone shall not be used or permitted for installation in parkway areas, unless used as a component of a stormwater capture system.

5) Cobblestone paving or any other alternative ground cover material that does not provide a uniform, reasonably walk-able surface is discouraged and will normally not be permitted for installation in parkway areas. When and if permitted, cobblestone or similar paving materials must be set within a cement concrete matrix in a manner that will permanently affix the materials to the parkway area.

C. Convenience Strip: Whenever non-standard plant material or non-vegetative ground cover is installed within the parkway area, a minimum 18" wide alighting convenience strip shall be required adjacent and parallel to the back of curb along the entire length of the improved parkway to allow ingress and egress for occupants of vehicles parked along the curb. The convenience strip can be either paved, planted with low growing drought tolerant turf substitutes, or drought tolerant turf. In all cases, the convenience strip

shall form a commonly accepted walking surface and its finished surface and/or grade shall be flush with the top of curb.

Convenience strips will typically require the issuance of both a construction permit (A or B) and a Revocable Permit.



(Parkway with a convenience strip)

D. House Walk: If the uninterrupted length of the improved parkway is in excess of fifty feet (50') in length excluding driveways, a "house walk" or paved walkway across the improved parkway from the street to the

sidewalk may be required. The recommended minimum width of a house walk is 4 feet. Additional house walks may be recommended or required depending upon the overall uninterrupted length of the improved parkway. House walks across landscaped parkways will typically require the issuance of both a construction permit (A or B) and a Revocable Permit.

E. Parkway Irrigation Systems: A permit is not normally required for irrigation systems installed in residential parkway areas provided there are no continuously pressurized (main) lines or valves of any sort installed within the public rights-of-way. Conversely, a permit will be required when/if irrigation valves or continuously pressurized irrigation lines are installed within the public rights-of-way. When and where irrigation systems are employed, the City encourages the use of sub-surface drip irrigation or other low-flow water distribution system to minimize wasteful over-spray and over-watering. When and where spray head systems are used within the parkway, all spray heads shall be of the pop-up type, fully retractable to be flush with the adjacent surface when not in use, and placed no closer than 24" to any hard-paved, adjacent surface.

F. Parkway Stormwater Capture Systems: While still in its initial stages of implementing standards and guidelines specific to these systems, the City encourages constituents to consider utilizing parkway areas to capture stormwater run-off when and where possible and appropriate. Stormwater capture systems typically treat/clean stormwater biologically prior to its continuance into the storm drain systems. They also may help stormwater infiltrate into the sub-grade, thereby reducing or minimizing stormwater run-off. These types of parkway improvements will require permits issued by the Department of Public Works, and each installation will be reviewed and approved on a case by case basis. Parkway areas will generally be used/reserved to capture and/or treat stormwater run-off from the street rights-of-way as opposed to stormwater run-off generated from an abutting property. Certain types of drought tolerant or native plant materials may not be appropriate for stormwater capture systems, especially in areas intentionally subjected to periodic flooding. In such cases, requirements for drought tolerant or drought resistant plant materials may be

relaxed to help constituents maximize the effectiveness of any stormwater capture system.

IV. Maintenance of Parkway Installations:

All parkway installations shall be maintained in good repair and on grade by the owner and shall be subject to Chapter 6, Section 62.104 of the Municipal Code.

A. Parkway plant materials shall be kept in a neat, trimmed manner adjacent to paved surfaces at all times and shall not obstruct or infringe upon sidewalk areas, driveways, walkways, or curb areas. Parkway plant materials shall be replaced or replenished as required, and the planted parkways shall be kept free of unwanted weeds and debris.

B. Parkway alternative ground cover materials and non-standard pavers shall be maintained in good repair and on grade flush with the adjacent sidewalk and/or curb to minimize slipping and tripping hazards. Materials such as mulch or decomposed granite shall be maintained so that materials are kept off of the adjacent street, sidewalks, walkways, and driveways. Mulch, decomposed granite, or other permitted alternative ground cover materials shall be replenished as required to maintain a finished grade that is in plane with the adjacent curb or sidewalk.

C. Parkway irrigation systems including spray heads, drip lines, risers, and lateral lines shall be maintained in good repair and be kept free of leaks or other anomalies that prevent the system from operating at peak efficiency.


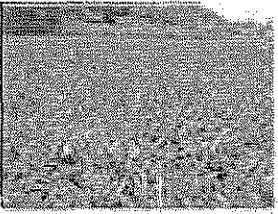


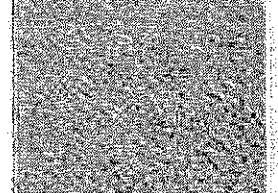
D. Parkway stormwater capture systems shall be maintained to ensure the systems work properly and effectively. This includes the removal of trash and debris that might collect within the system, as well as the periodic replacement or refurbishment of soils, filter media, moisture barriers, pipes, plant materials and other elements that collectively make-up the stormwater capture system.

V. Enforcement: When parkway areas are found to be out of compliance with the various codes and ordinances affecting parkway development and the parkway improvements are not properly permitted, the City will employ a progressive enforcement process to ensure the improvements are either

properly permitted or returned to a condition that complies with said codes and ordinances. The enforcement process initially begins with verbal and/or written notifications to the abutting property owner or occupant in an attempt to voluntarily achieve proper compliance. Further enforcement activities may include citations, fines, public hearings before the Board of Public Works, and eventually mechanical liens against the title of the property. In cases where the parkway improvements are deemed a nuisance or safety hazard to the public, the City reserves the right to remove the offending improvements and restore the parkway area using City forces. The abutting property owner shall be responsible for the reimbursement of all costs incurred by the City to properly restore parkway areas fronting his/her property.



Drought Tolerant Turf Species

Scientific name	Common name	Reference photo	
<i>Bouteloua gracilis</i> 'Hachita'	Hachita Blue Grama		L/VL
<i>Buchloe dactyloides</i> 'UC Verde'	UC Verde Buffalograss		L/VL
<i>Carex pansa</i>	California Meadow Sedge		M/M
<i>Carex praegracilis</i>	Dune Sedge		M/M
<i>Cynodon dactylon</i> 'GN-1'	Hybrid Bermuda		L/M
<i>Cynodon dactylon</i> 'Santa Ana'	Hybrid Bermuda		L/M

VL-Very Low L- Low

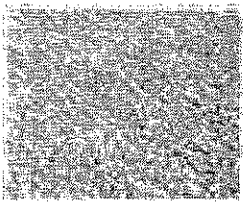

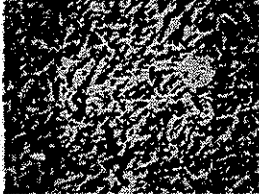
RESIDENTIAL PARKWAY LANDSCAPING GUIDELINE

Height x spread	Notes
4"	More vigorous than other Bouteloua species. Good in sandy or clay soil. Sold as plugs. Mow once a month to maintain uniform, consistent height.
3" mowed height	Warm season grass. Best along the coast or L.A. basin where it stays green all year; goes dormant inland for as long as October to March. Sold as plugs. Not good in sandy soil. Mow every 2 to 3 weeks to maintain uniform, consistent height.
3"-4" mowed height	Cool season sedge, can go dormant in summer without regular summer water. Sold as plugs. Mow to maintain uniform, consistent height.
3"-4" mowed height	Cool season sedge, can go dormant in summer without regular summer water. Sold as plugs. Mow to maintain uniform, consistent height.
1/4" - 3/4"	Warm season grass; goes dormant during winter months. Tolerates high foot traffic. Drought tolerant; full sun. Grow from stolons, plugs, or sod. 'GN-1' requires less maintenance than 'Santa Ana' or 'Tifway' grasses.
1/4" - 3/4"	Same as above (see 'GN-1' notes). More smog resistant, and shorter dormant period; holds color longer

M-Moderate



Drought Tolerant Turf Species -2

Scientific name	Common name	Reference photo	Water needs:
<i>Cynodon dactylon</i> 'Tifdwarf'	Hybrid Bermuda		L/M
<i>Cynodon dactylon</i> 'Tifgreen'	Hybrid Bermuda		L/M
<i>Cynodon dactylon</i> 'Tifway 419'	Hybrid Bermuda		L/M
<i>Paspalum vaginatum</i> 'Sea Spray'	Sea Spray Paspalum		L-M/M



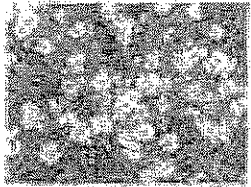
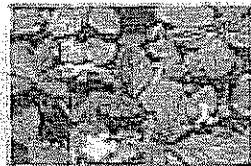
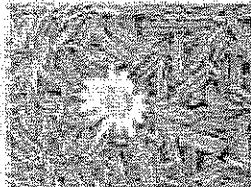
VL-Very Low
L- Low
M-Moderate

RESIDENTIAL PARKWAY LANDSCAPING

Height x spread	Notes
1/4" - 3/4"	Same as above (see 'GN-1' notes). Slower to establish and spread than other Bermuda hybrids
1/4" - 3/4"	Same as above (see 'GN-1' notes). Good tolerance to saline soils
1/4" - 3/4"	Same as above (see 'GN-1' notes). Good tolerance to saline soils. Shorter dormant period; holds color longer
1/4" - 1 1/2" mowed height	Warm season grass. Prefers soils that have moderate to high salinity; great near the coast and perfect for reclaimed or grey water. Available from seed. Irrigate every 1 to 2 weeks with 1" water. Mow to maintain uniform height.



Drought Tolerant Turf Substitute

Scientific name	Common name	reference photo	Water needs:
<i>Achillea millefolium</i>	Common Yarrow		M/L
<i>Achillea tomentosa</i>	Woolly Yarrow		M/L
<i>Chamaemelum nobile</i>	Chamomile		M/M
<i>Duchesnea indica</i> (<i>Fragaria indica</i>)	Indian Mock Strawberry		M/M
<i>Dymondia margaretae</i>	Dymondia		M/L

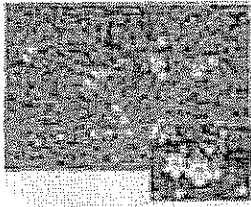
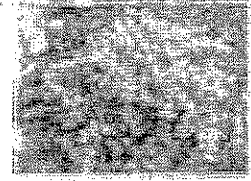
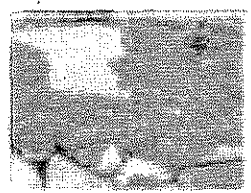
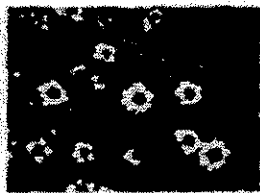
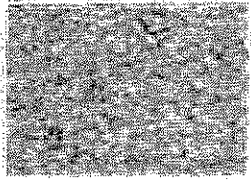
VL-Very Low
L- Low
M-Moderate

RESIDENTIAL PARKWAY LANDSCAPING GUIDELINE

Height x spread	Notes
Flowers to 3', leaves 3"	Mow every 2-6 weeks to maintain uniform height similar to lawn. There are many cultivars.
2' x 1 1/2'	Grey, green woolly leaves. Yellow flat-topped flower heads to 6" - 10" tall. Must be mowed to remove flower stalks and maintain uniform height similar to lawn.
3' - 12"	The plant of herbal tea fame. Mow or shear to maintain uniform height similar to lawn. Plant 1' apart for good coverage.
3' - 4' X 12"	Can take more sun near the coast; must have partial shade in warm inland valleys. Bright yellow flowers and red, tasteless fruit. Needs regular moisture and well-drained soils. Mow in early spring to maintain uniform height.
1' - 3' X 1' - 2'	Spreading perennial. Green leaves edged in silver, yellow flowers in summer. Slow growing. Needs well-drained soils and does better near the coast; okay for inland areas.



Drought Tolerant Turf Substitute - 2

Scientific name	Common name	Reference photo	*Water needs:
<i>Fragaria chiloensis</i>	Beach Strawberry		M/M
<i>Herniaria glabra</i>	Green Carpet, Rupture Wort		M/M
<i>Lotus corniculatus</i> 'Plenus'	Bird's Foot Trefoil		M/M
<i>Phyla nodiflora</i> (<i>Lippia repens</i> , <i>Lippia nodiflora</i>)	Lippia		M/L
<i>Thymus praecox arcticus</i>	Creeping Thyme		M/M

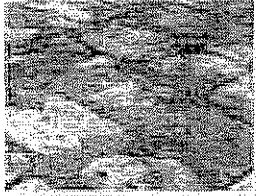
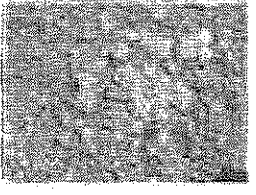
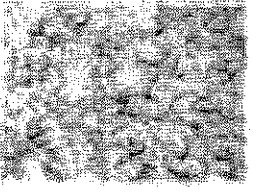
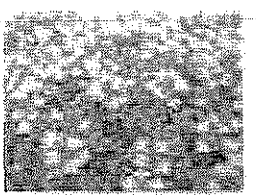
VL-Very Low
L- Low
M-Moderate

RESIDENTIAL PARKWAY LANDSCAPING GUIDELINE

Height x spread	Notes
3"-8"	<p>Produces small edible strawberries. Mow or cut back in late winter just before new growth to maintain uniform height. Best near coast. Not recommended for inland/valley areas</p>
1"-3"	<p>Spreads by rooting stems. Plant 1' apart for good coverage. Needs well-drained soil. Will take light traffic areas.</p>
4" x 12"	<p>Carpet of dark green three-leaved leaves. Yellow flowers in summer and fall. Can be mowed. Especially good in clay soil.</p>
2"	<p>Ground-hugging perennial. Small pink flowers from spring to fall attract bees. Mow periodically to maintain uniform height and to remove flowers if bees are an issue.</p>
2"- 4" X 18"- 24"	<p>Spreading perennial herb. Pink flowers. Scented leaves.</p>



Drought Tolerant Turf Substitute - 3

Scientific name	Common name	Reference photo	Water needs:
<i>Thymus praecox</i> 'Elfin'	Elfin Creeping Thyme		M/M
<i>Thymus praecox</i> 'Minus'	Minus Creeping Thyme		M/M
<i>Thymus pseudolanuginosus</i>	Woolly Thyme		M/M
<i>Thymus serpyllum</i>	Mother-of-Thyme		M/M

VL-Very Low
L- Low
M-Moderate

RESIDENTIAL PARKWAY LANDSCAPING GUIDELINE

Height x spread	Notes
2" x 5"	Does not bloom. Good for areas where bees are a concern.
1/2" x 1'	Very fine-textured leaves form a dense carpet.
2" - 3" X 3'	Spreading perennial herb. Woolly, grey leaves, pink flowers. 'Hall's Woolly' is better bloomer.
to 3"	Lilac to magenta flowers. Fragrant leaves. Many cultivars.



For more information:

City of Los Angeles, Dept. Public Works
Bureau of Street Services/ Engineering Division

1-800-996-CITY(2489) or 311

TDD: (213) 473-6600

http://bss.lacity.org/Engineering_Division

1149 S. Broadway #400, Los Angeles, CA 90015



City of Los Angeles / Department of Public Works
BUREAU OF STREET SERVICES

1149 South Broadway, Suite 400
Los Angeles, California 90015



City of Los Angeles / Department of Public Works
BUREAU OF ENGINEERING

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Special Thanks to the following for their contributions in developing these guidelines:



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