master plan team

CITY OF CULVER CITY

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These Parkway Guidelines support Culver City’s commitment to shaping a vibrant, healthy, and sustainable urban environment.

The goal of the Parkway Guidelines is to support the creation and maintenance of parkways in Culver City that are safe, accessible, resource-efficient, ecologically responsible, beautiful, and that preserve the health of City trees.
introduction

what is a parkway?

A parkway is defined as the portion of a public street right-of-way lying between the curb and sidewalk (see diagram below). It is sometimes referred to by other names such as sidewalk strip, parking strip, or tree buffer. In residential areas, the parkway is usually a long planting strip, broken up by driveways. On commercial streets planting is often restricted to smaller “tree wells.” These guidelines specifically address parkways in residential areas.

Trees that are located in the parkway are owned and maintained by the City. However, it is the responsibility of property owners to maintain the rest of the parkway in good condition.

why is it important?

The trees and plants in the parkway provide significant environmental, social, and economic benefits for residents, workers, and visitors to Culver City. Parkways help to shape our everyday environment and the identity of our community; they are an extension of each residence’s landscape as well as the larger streetscape. Parkways can also provide important urban habitat for pollinators, birds, and butterflies. While each individual parkway may seem small, if we were to consider the total area of all the parkways in the City, we can appreciate that these spaces are an important part of our urban environment.

The parkways are an important component of the urban forest, defined as the ecosystem of plants and people in the City. The urban forest, in turn, is a valuable “green infrastructure” - a landscape system that provides important ecological services to the City such as cooling, stormwater runoff reduction, and energy use reduction.

how to use this book

This booklet is intended to inform residents of Culver City about residential parkway regulations and to assist them in planning, creating, and maintaining a parkway landscape.

This booklet explains what is (and is not) allowed in residential parkways, describes situations where a permit is required, and addresses questions of maintenance and responsibility. Five schematic designs with plants lists, as well as additional plant lists, are provided to assist residents with making a plan to fit their goals and the site conditions. At the end of the booklet is a list of contacts and sources for further information.
The following Standards apply to all changes made to residential parkways in the City.

parkway standards at a glance

RESPONSIBILITY

- It is the responsibility of the adjacent property owner to maintain all plantings and other items in the parkway, including watering, as necessary
- Any objects placed in the parkway (e.g. rocks, benches) must not present a hazard or public nuisance and must be lower than 30" to ensure a clear line of sight across the parkway.
- The City is not responsible for any property damage, personal injury, or theft of plants or objects placed in the parkway.

PLANTING

- All new plants shall be water-efficient and climate-appropriate, that is, plants that can survive in Culver City with moderate to low supplemental irrigation or none at all.
- Plants with thorns, spines, or burs are not allowed; nor are poisonous plants.
- Artificial turf is not allowed.
- Edible plants are allowed adjacent to multi-family dwellings, provided they are maintained to standards described here.
- A 2-3” layer of mulch is required for all planted areas; keep mulch several inches away from the base of plants, to prevent rot.
- Plants must be maintained under 30” in height to preserve sight lines.
- At least 75% of the parkway area must be permeable; 50% must be planted.

HARDSCAPE + ACCESS

- Any hardscape must not pose a tripping hazard.
- A step-out strip must be provided along the length of the curb to allow passengers to access their vehicles. The step-out-strip is to extend at least 18” from the back of the curb. In addition, one path (accessway) across the width of the parkway (from the curb to the sidewalk) is required per standard parcel. The step-out strip and accessway are to be a uniform walking surface (hardscape or walkable groundcover plants).

For the Culver City Municipal Code related to parkways, please refer to § 9.10.035 “Planting, Cutting, Removal Of Trees Or Plants In Streets; Permit Required.”
http://www.culvercity.org/city-hall/information/city-charter-municipal-codes
PLANT AREA + LAYOUT
At least 75% of the parkway area must be permeable (allow water to pass through) and 50% must be planted.

For the health of the street trees, plantings shall be a minimum of 12” away from tree trunks (24” recommended) and shall not negatively impact the existing tree root systems.

PLANT TYPE
All new plants shall be water-efficient and climate-appropriate, that is, plants that can survive in Culver City with moderate to low supplemental irrigation or none at all. Plants that require a high amount of irrigation are not allowed.

No invasive species are allowed. For the purposes of these guidelines, “invasive species” includes any plant on the current list of the California Invasive Plant Council’s “Don’t Plant a Pest” program (Southern California region) OR in the Plant Right program’s invasive list for the South Coast region. See the “Plants to Avoid” list and the Resources section for more information on invasive species.

In order to prevent potential hazards or public nuisances, the following are not allowed: plants with thorns, spines, burs, poisonous plants*, and ivy or other dense groundcovers that might harbor rodents. In order to increase habitat value and permeability, artificial turf is not allowed.

TREE PROTECTION
When installing new plants in the parkway where there is an existing tree, it is important to dig carefully, by hand, in order to minimize damage to the tree roots. It is best to not cut any tree roots; however, if it is unavoidable, the cutting should be performed by a certified tree worker or licensed arborist. If there are a lot of large roots in the parkway, you may have to plant around them and may want to select plants that are small - both in terms of size at planting and size at maturity. Smaller plants will be easier to plant and they will generally need less space for their root systems.

PLANT HEIGHT
All plants in the parkway (except trees) shall not exceed 30 inches in height in order to preserve a clear line of sight across the parkway for the safety of pedestrians, cyclists, and drivers.

EDIBLE PLANTS
Edible plants in the parkway present several potential problems: these plants generally need a lot of water, they tend to be too large for the parkway, and fruit can fall on the street and sidewalk.

Residents of multi-family dwellings are permitted to plant edibles in the parkway provided that they maintain the plants as outlined in this guide (respecting height limits and general good maintenance). Residents of single-family dwellings have other, more suitable space in which to grow edibles; as such, edible plants (fruits, vegetables, herbs, greens, etc) are prohibited in the parkway adjacent to single family dwellings.

The City will not investigate claims related to fruits, vegetables, or herbs being stolen from a parkway, since this is a public right-of-way. Refer to the schematic design and list of edible plants suitable for parkways for multi-family dwellings.

MAINTENANCE
It is the responsibility of the adjacent property owner to maintain all plantings (except trees*) and other items in the parkway, including watering, as necessary. The property owner is responsible and liable for ensuring that the parkway is kept in a clean and neat condition and free from objectionable matter and from encroachments or obstacles which may pose a hazard to persons or property, including tripping hazards. Maintenance of the parkway landscape is at the expense of the property owner.

A 2-3” layer of organic mulch (composed of bark, wood, and/or composted leaves) is required for all planted areas. Keep mulch several inches away from the stem of a plant and 12” from a tree trunk to reduce the risk of rot.

IRRIGATION
Parkways should be irrigated with either low-volume drip systems or by hand-watering. Irrigation water must not run off outside the parkway area. The installation of spray irrigation in residential parkways is not permitted, because of its tendency to overspray onto hardscape. See p15-16 for more information on watering plants and trees in the parkway. For parkways that are part of a larger landscape rehabilitation or new development, please refer to the irrigation requirements in the current version of the state Model Water Efficient Landscape Ordinance (MWELO) and other local, state and federal requirements, as applicable.

* Some helpful online resources on poisonous plants include lists from Colorado State University, Cornell University, and the ASPCA.

* Trees in the parkway are owned and maintained by the City.
ACCESS / CIRCULATION

To allow pedestrian movement across the parkway, a step-out strip along the length of the curb shall be provided to allow passengers to enter and exit their vehicles. A step-out strip is not required where tree roots preclude such a strip, or where there is a red curb (See Diagram 1 + photo below).

The strip must be a uniform, firm walking surface, such as walkable ground cover or paving, extending at least 18” from the back of the curb. Plantings shall not overhang or encroach on the step-out strip nor on the sidewalk.

In addition, one unimpeded path (accessway) from the curb to the sidewalk is required per standard parcel. Additional accessways may be required for large parcels at the discretion of the Public Works Director / City Engineer. The accessway is to be a minimum of 24” wide. Like the step-out strip, the accessway must be a uniform, firm walking surface (such as walkable ground cover or paving (see Diagram 1 + photo below). Note that if most or all of the parkway is planted in a walkable ground cover, the step-out strip and accessway may not appear distinct from the rest of the walkable planting (see the Schematic Design for Low-Water Lawn / Meadow).

PAVING MATERIALS

Any paving materials must be maintained flush with the ground so as not to pose a tripping hazard. Any loose paving materials must be contained within the parkway and not spill onto the street or sidewalk.

At least 75% of the parkway area must be permeable (allow water to pass through) - either permeable paving, or plants, or mulch, or a combination of these. 50% of the parkway area must be planted.

Acceptable permeable paving includes non-stabilized decomposed granite (DG), angled gravel that “locks” in place (smooth gravel in not allowed because it is slippery to walk on and can spill onto the sidewalk), and permeable pavers (pavers designed with joints that allow water to pass through).

Impermeable paving (including brick, concrete, concrete pavers, and stone pavers) is allowed in the parkway if the minimum planting area and other requirements are met.

If possible, set impermeable pavers on sand so that water can pass through the joints. Bricks, flagstone, and concrete can usually be set this way to create a uniform, firm walking surface. Follow manufacturer’s specifications.

To preserve the health of existing trees, impervious paving is allowed under the dripline (canopy) of a tree only for the accessway and step-out strip. Any paving should be located at a minumim of 3’ from the trunk, if it can be done without disturbing tree roots. If possible, it is better to locate paving beyond the dripline of the tree to minimize root disturbance and maximize the space where water can penetrate the soil. If you are installing paving near tree roots, it is important to select a paving material and installation method that will disturb the roots as little as possible and which will allow for future growth.

Diagram 1. Required step-out strip and accessway. The photo shows a gravel step-out strip. Note that either paving material or plants can be used for the step-out strip and accessway, as long as they form a uniform, firm walking surface.
BENCHES

If property owners choose to install a bench in the parkway, they are responsible for maintaining the bench in clean and safe condition so that it does not pose a hazard to persons or property. The City is not liable for accidents that occur from a bench or other object placed in the parkway. A no-fee permit is required to install a bench in the parkway - see the section “How to Apply for a Permit” for more information. Additionally, a maintenance covenant must be signed, which indicates that the adjacent property owner (and future owners) accept responsibility for maintaining the bench.

A parkway must be a minimum of 5’-6” wide in order to accommodate a bench. This width accounts for the required 18” wide step-out strip as well as a 48” wide wheelchair access area directly adjacent to the bench, which allows a person in a wheelchair to pull up next to the bench. The bench must be set back from the back of curb a minimum of 18”, it also must be set back from the sidewalk a minimum of 18” (see Diagram 2).

The bench must be anchored into the ground to keep it in place and stable. If the bench is made of wood, the wood must be stained or painted. Footings should be located more than 3’ from base of tree, and if possible, beyond the dripline (canopy) of the tree.

The top of the bench back must not exceed 30” tall, to allow for clear sight lines across the parkway. The maximum length for any bench in the parkway is 6’ (72”), to limit impediments to movement across the parkway. The bench may face either the sidewalk or the street.

OTHER OBJECTS

The City does not encourage the placement of other objects (e.g. statues, rocks) in the parkway because these limit access across the parkway. All plants and objects in the parkway must be kept under 30” tall in order to preserve a clear line of sight across the parkway. Any objects in the parkway must not present a hazard or public nuisance.
how-to guide

1 PLANNING
   How to Get Started
   How to Apply for a Parkway Permit
   How to Select Plants

2 INSTALLATION
   How to Remove Turf
   How to Prepare for Planting
   How to Purchase Plants (seed, sod, size, etc)
   How to Plant
   How to Plant a Meadow

3 MAINTENENCE
   How to Maintain your Parkway
   How to Water your Parkway
how to get started

This booklet can help you with most or all of your needs to plan any changes in the parkway in front of your home. If you do not find the answer to your questions here, please contact the Engineering Division at 310-253-5600.

1. Define your goals and priorities
   Consider what is most important to you about the parkway: that it is a continuation of your front yard landscape? That it provide year-round beauty? Provide habitat? Be low-maintenance? These priorities will guide your decisions and shape the plan.

2. Observe and measure the site conditions
   Look at the conditions of sun and shade over time. Examine the soil to determine whether it is fast or slow-draining, and whether it is sandy, loamy, clay, or in between (you might do a simple texture test, percolation test, or use a pH test kit). Look at the tree in the parkway and try to identify it*; notice its age, size, and location of roots. Measure the dimensions of the parkway so that you can get accurate quantities of the plants and hardscape materials you have selected.

3. Make a plan and review parkway standards
   Review the schematic plans and plant palettes included here to help you create a plan that fits your goals, priorities, and site conditions. You may find it helpful to draw a plan to scale using graph paper. Re-read the standards to make sure that your plan is in compliance.

4. If necessary, apply for a permit
   See the following section, “How to apply for a permit,” for more information.

BEFORE YOU DIG, remember to call Dig Alert: 800-422-4133.

* For help identifying the parkway tree, refer to the Tree Designations section in the Culver City Urban Forest Master Plan and/or the Tree Map LA website

how to apply for a permit

If you are planning to adopt one of the five schematic designs, or otherwise do not depart from the plant palettes included here and/or other standards, the City does not require a permit.

A permit (with fee) is required if the design departs from the schematic designs and plant palettes included here and/or other standards.

A no-fee permit (a permit that is issued free of charge) is required if you want to install a bench in the parkway. You may also elect to get a no-fee permit to receive confirmation that your plan complies with the standards.

To apply for a permit, bring your plan and the completed permit application (see following page) to the Engineering Division of Public Works in City Hall for review during open hours.

how to select plants

Keeping in mind your goals, priorities, and site conditions, review the plant lists and schematic designs here to select a palette of plants. These plant lists are based on extensive research and experience to make it easier for you to select plants for the parkway. Remember a few key principles:

1. Consider the parkway tree. Certain trees, especially if they are mature, might influence which plants you choose. See the plant lists for more information.

2. Consider sun, shade, and soil conditions in your parkway, and select plants that work best with the site conditions. Select plants with similar water requirements; it will be more efficient to irrigate the entire parkway the same amount.

3. Keep it simple by choosing a limited number of different plants that work well together. This will create a more unified look and will make it easier to maintain your parkway. Grouping plant types in odd numbers (i.e., groups of 3 or 5) helps to create a layout that is pleasing to the eye.
RESIDENTIAL PARKWAY
LANDSCAPING PERMIT APPLICATION

Property Owner (Required)

Name __________________________
Mailing Address __________________________
City/Zip ________
Phone Number ________
Email Address __________________________

Tenant (if applicable) __________________________
Address __________________________
Phone Number ________
Email Address __________________________

Contractor (if applicable) __________________________
Address __________________________
City/Zip ________
Phone Number ________
State License Number __________________________
City Business License Number __________________________

Applicant signature __________________________ Date: __________________________

Approved by __________________________ Date: __________________________

Category 1: ___________ Category 2: (standard fee) ___________ Category 3: (incl. add’l inspection hrs) ___________

- The City is not responsible for any property damage, theft, or personal injury from plants or objects placed in the parkway.
- If you are adopting one of the five schematic designs, and if your plan does not depart from the plant palettes and other standards in the Residential Parkway Guidelines, the City does not require a permit. Otherwise, a permit (with fee) is required.
- A no-fee permit (a permit that is issued free of charge) is required if you want to install a bench in the parkway. You may also elect to obtain a no-fee permit if you want confirmation that your plan complies with the standards.
- Fees are adopted annually by City Council Resolution. Technology surcharge of 4% applies to all fees.
- Attach a labeled drawing of the proposed changes to the parkway, showing the location of all existing street trees, fire hydrants, etc. and any proposed changes, along with the relevant dimensions. Also, attach specification sheets for each proposed material or planting.
- Notwithstanding whether changes to the parkway have been permitted, if the City determines that it must remove or alter the landscaping at a later date to conduct maintenance, capital improvements, or other governmental purposes, the City shall not be responsible for replacing the landscaping. The property owner shall be allowed to replace the landscaping at his/her own expense under the original permit, as long as it still meets the City’s requirements. As practicable, the City will work with the property owner to preserve the plants that are being removed for possible replanting at the conclusion of the project or for reuse by the property owner at another location.
- Proposed changes to the parkway must comply with CCMC §9.10.035 and the Residential Parkway Guidelines approved by Council Resolution.
- Tree removals/plantings require a separate application and must be approved by the Maintenance Operations Division, (310) 253-6420.
- For all other questions, please contact the Engineering Division at (310) 253-5600.

List proposed plant species:

List any other proposed changes to the parkway:

Date: __________________________
how to remove turf

BEFORE YOU DIG, remember to call Dig Alert: 800-422-4133.

General instructions:
1. Water the area with turf three days before to make the soil easier to manage. The soil should be moist but not soggy.

2. Remove the turf with hand tools. Do not use motorized tools or machines as their use will likely damage the tree’s roots.

3. During the removal process, excavated turf and soil shall be placed onto an impermeable surface like a plastic or cardboard sheet, and not onto soil, where grass seeds and roots could spread. Excavated turf and soil can then be moved into the green bins.

4. Usually, soil must be added after turf removal to bring the grade up to the original level.

If there is an existing parkway tree, it is important to follow these turf removal instructions carefully to protect the tree roots:

All excavation under the dripline (the area under the canopy of the tree) of any tree shall be done manually with hand tools, such as a flat-edge spade (a professional arborist may also use a special tool called an Air Spade®).

Use the flat edge spade to slice just under the grass, then pull the turf back while severing the roots of the grass just below the soil line. Cut the turf into parallel strips using an edger or sharp spade (with square edge). Be sure to keep strip sizes small and manageable, approximately 1’ wide by 2’ long. Shake off excess topsoil during this process.

If there is no existing parkway tree, you could use other hand tools (ie shovel, pickaxe, or sod lifter). You may want to consider solarizing the turf (covering it in clear plastic during the summer, for about 3 months). This process requires less labor and no herbicides, but does require sufficient heat, time, and uses plastic.

how to prepare for planting

BEFORE YOU DIG, remember to call Dig Alert: 800-422-4133.

Remove as many weeds as possible. If you removed turf, look for any turf grass re-emerging, and remove the entire plant with roots. By removing weeds now, you will have less weeding to do once the plants are in the ground.

If installing irrigation, it is easiest to install now, before planting. Review the Irrigation section in the previous chapter.

how to purchase plants

At the nursery, select healthy plants. Selecting small container sizes (e.g. 1 gallon size, or 5 gallon for a few larger shrubs) will help you to save money. Smaller, young plants are often better able to adapt to transplanting and often they quickly “catch up” in size to plants that were purchased in larger container sizes.

Consider purchasing odd numbers of each plant type (like 3, 5, 11). Grouping odd numbers of plants helps to create a layout that is pleasing to the eye.
how to plant

BEFORE YOU DIG, remember to call Dig Alert: 800-422-4133.

1. Lay out the plants, in their containers, in the parkway, until you find a pleasing layout. Keep in mind the ultimate width of the plants - this will determine the proper spacing of plants. Planting too close together can cause the plants to grow awkwardly and can lead to disease in some species. Planting too far apart will leave gaps, but those could be filled in later. You may choose to temporarily fill the empty space left for a woody shrub with annuals or perennials, which could be removed when the shrub expands.

2. Dig holes that are just slightly shallower than the containers, so that when you place the plant in the ground, the crown (where the stem/trunk emerges from the soil) will sit just slightly above the surrounding soil. This allows for the soil to settle. It is better for the plant to sit slightly higher than the surrounding soil than below the level of the surrounding soil. Ideally, you want to keep the piles of excavated soil free from mulch, so that when you replace the soil, you are not putting mulch into the planting hole. When buried in the soil, mulch can remove nutrients from the soil when it breaks down.

3. Water the containers and the planting holes so that they are moist, but not sopping wet. This will help reduce the shock of transplanting.

4. To remove the plant from the container, first squeeze all around the container to free the rootball from the sides of the container. Do not pull the plant out by the branches or stems. Instead, put your hand near the base of the plant, then carefully invert the container so the rootball slides out into your hands.

5. Observe the rootball of the plant. If you see roots encircling the rootball, untangle them - if left as is, these roots could eventually damage the plant. You want these roots to go outward, into the soil, rather than circle around the plant. Using your finger, gently scratch lines from the top to bottom of the rootball to loosen the fine roots. This will encourage the roots to extend beyond the shape they had in the container.

5. Place the plant into the planting hole so that the base of the plant is slightly above the surrounding soil level. Push the soil down gently to remove any air pockets.

7. Water the plant well.

8. After all the plants are in the ground, apply a 2-3” layer of mulch to preserve moisture and improve soil health. Keep mulch several inches away from the plant stems and 12” away from tree trunks. If mulch covers the stem/trunk, the plant has less access to air, which increases the risk of decay.

TIME OF PLANTING

The best time to plant in Southern California is the fall, because the plants will benefit from the rainy season and will start to develop roots before the heat of summer. Winter and early spring are also good times to plant. Planting in summer is not recommended because it will be more difficult for the plants to survive the hot, dry season, and they will require more water to do so. Some grasses, such as those included on the Low Water Lawn / Meadow palette, should be planted at certain times of year - refer to the palette for more information.

After purchasing plants and before planting them, do not let them sit too long in the hot sun - they can quickly dry out. It is better to place them in the shade before planting. If possible, plant during the cooler times of day, rather than during the hottest time of the afternoon.
It is the responsibility of the property owner to maintain the parkway in front of their house, including all plantings and other items in the parkway, including watering, as necessary. The property owner is responsible and liable for ensuring that the parkway is kept in a clean and neat condition and free from objectionable matter and from encroachments or obstacles which may post a hazard to persons or property, including tripping hazards. Maintenance of the parkway landscape is at the expense of the property owner.

A 2-3” layer of organic mulch (composed of bark, wood, and/or composted leaves) is required for all planted areas. Organic mulch reduces weeds, preserves soil moisture, and, as it breaks down, improves the structure and biology of the soil. Inorganic mulch (e.g., gravel or stones) can limit gas exchange at the roots, which is essential to the tree’s health. Redwood mulch is discouraged because it does not readily break down, so it has limited value in improving the soil quality. Keep mulch several inches away from plant stems and 12” away from tree trunks to reduce the risk of rot.

Different plants have different maintenance needs. For example, some plants do best if pruned or fertilized at a certain time of year. Keep it simple by selecting just a few plants for your parkway and learning the maintenance needs of each (see the Resources section for websites and books for more information about the plants’ maintenance needs). The plants included in the plant palettes and lists here are relatively low-maintenance compared to other plants.

(For information about watering parkway TREES, see next page)

• The plants included here all require low to moderate irrigation.

• The most important part of watering plants is to carefully observe the plant and soil, and make adjustments as needed. The amount you need to water depends on soil type and type of plant, but also on changing conditions like weather and season.

• Plants need more water to help them overcome the shock of transplanting. In the weeks after planting, be especially observant of the plant and soil. The soil should be consistently moist, not wet, and the plant rootball and surrounding soil should not dry out completely.

• Young plants need more water than mature plants to help them establish a strong root system. Once the plant has roughly doubled in size (which may take 1-2 years) it is considered to be established. At this point, begin to decrease the frequency of irrigation, and carefully observe how the plants respond.

• Many of the plants included here are drought-tolerant once they are established. You can try to water less and see how the plant responds. Especially during a drought, see if you can reduce irrigation without causing the plants to decline.

• Many more plants die from overwatering than from underwatering!
how to care for a tree in the parkway

Trees that are located in the parkway (the portion of the street right-of way between the curb and the sidewalk) are owned and maintained by the City. However, residents can also play an important role in keeping parkway trees healthy. This sheet offers a summary of key information about caring for “your” parkway tree.

**WATERING**

For the first year after a tree is planted, the City waters the tree periodically so that it can adapt to its new site and develop a healthy root system. After one year, the City waters only in case of prolonged drought, when the trees are at greatest risk of decline.

During drought, homeowners can provide supplemental irrigation to help sustain young and mature trees. As a rule of thumb, water trees 10G per 1” of trunk diameter (measured at 4.5’ above ground). For palms below 20’ tall, water 20G; for those above 20’, provide 50G. For trees with minimal water needs, watering (in the amount described above) twice a month from April to October should help reduce stress during drought years.

**MULCH**

Organic mulch (composed of bark, wood, and/or composted leaves) is very important for retaining moisture in the soil, improving the soil biology, and reducing weeds. A 2-3” layer of medium-texture organic mulch is recommended to cover an area of at least 4-5’ in diameter around the tree. It is important to keep mulch about 12” from the trunk-- when mulch is piled at the base of the tree, it creates conditions that favor decay, disease, and insect damage. Redwood mulch is discouraged because it does not readily break down, so it has limited value in improving the soil quality. Inorganic mulch (e.g., gravel or stones) can limit gas exchange at the roots, which is essential to the tree’s health.

**STAKES**

When the City plants a tree in the parkway, they use stakes to stabilize the tree and help it to grow a straight trunk. The City will remove the stakes when they are no longer needed. Please do not remove the stakes yourself.

**PROBLEMS OR QUESTIONS?**

If you have a general question about the characteristics and maintenance requirements of the tree in your parkway, please refer to the CalPoly Selectree website (http://selectree.calpoly.edu/) for detailed information.

If you think there is a problem with a parkway tree (you notice fungus on the trunk or roots, dead limbs, leaves yellowing or falling out of season, damage or wounds, etc), or if tree roots are damaging the sidewalk, please contact the Maintenance Operations Division at 310-253-6420 or 310-253-6440.

**KEY FACTS ABOUT TREE ROOTS:**

- A tree’s root mass is its foundation and provides the structural support it needs to remain standing upright. Overwatering leads to damage to that foundation and can affect tree stability.

- Most, if not all, of a tree’s roots are found in the upper two feet of the soil surface.

- The roots of a street tree can extend up to four times the diameter of its canopy, which places much of the root mass in a front yard landscape. Regularly watering a front yard landscape (discourages) deep rooting.

- Deep and/or infrequent watering encourages a deeper and healthier root system.

- Tree roots do not “seek” water; they expand in girth and length where conditions are favorable for growth.

- Overwatering interferes with the roots’ ability to exchange oxygen and can lead to root rot and ultimate tree decline. Conversely, the root ball of a newly planted tree should never be allowed to totally dry out.
WHAT ARE THE SCHEMATIC DESIGNS + PLANT PALETTES?

The schematic plans show good examples of parkway layouts and plant options. If you adopt one of the five schematic designs, or otherwise do not depart from the plant palette and other standards, the City does not require a permit.

The plans are diagrams to help with planning and plant selection. Actual dimensions and layout will vary. If you are planning changes to your parkway, you should take measurements and consider drawing a scaled plan on graph paper to help calculate the amount of plants and paving materials you will need.

PLANTS

The plants included here have low to moderate water needs, are relatively low-maintenance, are suitable for Culver City, and are appropriate for parkways. As with any plants, it is helpful to read more about them to learn their specific needs in terms of watering, pruning, etc (see Resources at the end of this guide). The City is not responsible for any property damage, personal injury, or theft of plants or their fruits from the parkway.

The plants are shown as circles that represent the ultimate width of the plant; spacing plants this way gives them enough room to grow. Consider leaving some space between groups of plants, to allow access across the parkway and for plant maintenance.

Remember to keep it simple! Using just a few different types of plants (as in these schematic plans) will help to create a more unified appearance and will simplify maintenance. You do not have to use all of the plants included in each palette.

ACCESS

Note that the step-out strip and accessway must be a uniform, walkable surface, which could include plants. Refer to the “Low Water Lawn / Meadow” Palette for appropriate plant options.
1  CULVER CITY NATIVE GARDEN

These plants are native to the Culver City area. By planting these plants in your parkway, you will be helping to recreate, in a small but significant way, the historic ecosystems in this area and to create habitat for local species. Please note that these plants are probably not available at all nurseries and may require a visit to a nursery specializing in California native plants.

**A SHRUBS FOR SUN**

- **Baccharis pilularis** "Pigeon Point" dwarf Coyote Bush
- **Epilobium canum** California fuschia
- **Eriogonum fasciculatum** California buckwheat
- **Lessingia filaginifolia** 'Silver Carpet' Silver Carpet aster
- **Mimulus aurantiacus** sticky monkeyflower

**A or B SHRUBS FOR SUN - PART SHADE**

- **Baccharis pilularis** "Pigeon Point" dwarf Coyote Bush
- **Epilobium canum** California fuschia
- **Eriogonum fasciculatum** California buckwheat
- **Lessingia filaginifolia** 'Silver Carpet' Silver Carpet aster
- **Mimulus aurantiacus** sticky monkeyflower
<table>
<thead>
<tr>
<th>scientific name</th>
<th>common name</th>
<th>height</th>
<th>width</th>
<th>exposure</th>
<th>water</th>
<th>soil type</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Baccharis pilularis</em> 'Pigeon Point'</td>
<td>Pigeon Point dwarf coyote bush</td>
<td>2'</td>
<td>6-8'</td>
<td>sun</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Evergreen. Very drought-tolerant.</td>
</tr>
<tr>
<td><em>Epilobium canum</em></td>
<td>California fuschia</td>
<td>2'</td>
<td>4'</td>
<td>sun</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Showy red blooms in summer and fall</td>
</tr>
<tr>
<td><em>Eriogonum fasciculatum</em> + cultivars</td>
<td>California buckwheat varies with cultivar varies with cultivar</td>
<td>sun-pt shade</td>
<td>low</td>
<td>adaptable</td>
<td>Great habitat plant for birds and butterflies. Some cultivars ok for clay soil</td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Lessingia filangifolia</em> 'Silver Carpet'</td>
<td>Silver Carpet aster</td>
<td>6&quot;</td>
<td>3'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Silvery evergreen foliage, small lavender daisy-like flowers.</td>
</tr>
<tr>
<td><em>Mimulus aurantiacus</em></td>
<td>sticky monkeyflower</td>
<td>2-3'</td>
<td>3'</td>
<td>sun-pt shade</td>
<td>low</td>
<td>adaptable</td>
<td>Attracts birds and butterflies. Forage source for the Common Checkerspot and Buckeye butterflies</td>
</tr>
<tr>
<td><em>Asclepias eriocarpa</em></td>
<td>woolly pod milkweed, Indian milkweed, kotolo</td>
<td>1-3'</td>
<td>spread</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Forage source for Monarch and Striated Queen butterflies</td>
</tr>
<tr>
<td><em>Asclepias fascicularis</em></td>
<td>narrow-leaved milkweed</td>
<td>&lt; 4'</td>
<td>spread</td>
<td>sun-pt shade</td>
<td>mod</td>
<td>adaptable</td>
<td>Forage source for Monarch and Striated Queen butterflies, host for Monarch</td>
</tr>
<tr>
<td><em>Sisyrinchium bellum</em></td>
<td>blue-eyed grass</td>
<td>4-12&quot;</td>
<td>6&quot;</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable, ok for clay soils</td>
<td>Summer dormant, can cut leaves down during dormancy, will grow new leaves with fall/winter rains. Butterfly plant</td>
</tr>
<tr>
<td><em>Gilia capitata</em></td>
<td>globe gilia</td>
<td>1-2'</td>
<td>1'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Easy to grow</td>
</tr>
</tbody>
</table>

**C PERENNIALS**

- *Asclepias eriocarpa* woolly pod milkweed
- *Asclepias fascicularis* narrow-leaved milkweed
- *Sisyrixchium bellum* blue-eyed grass

**ANNUALS**

- *Gilia capitata* globe gilia
These plants are native to the state of California and have proven to be reliable in local gardens. By planting these plants in your parkway, you will be celebrating the seasonal beauty of California plants and will be helping to create important urban habitat for pollinators, butterflies, and birds.

**SHRUBS**

- *Epilobium* species  
  California fuschia
- *Salvia* ‘Bee’s Bliss’  
  Bee’s Bliss sage
- *Ceanothus* ‘Yankee Point’  
  Yankee Point California lilac
- *Arctostaphylos* ‘Pacific Mist’  
  Pacific Mist manzanita
### 2 TRIED-AND-TRUE CALIFORNIA NATIVES

<table>
<thead>
<tr>
<th>scientific name</th>
<th>common name</th>
<th>height</th>
<th>width</th>
<th>exposure</th>
<th>water</th>
<th>soil type</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Arctostaphylos</em> 'Pacific Mist'</td>
<td>Pacific Mist manzanita</td>
<td>2'</td>
<td>5'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>well-draining</td>
<td>Attracts birds, butterflies.</td>
</tr>
<tr>
<td><em>Ceanothus</em> 'Yankee Point'</td>
<td>Yankee Point California lilac</td>
<td>3'</td>
<td>6-10'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Attracts birds, butterflies. Clay soil ok</td>
</tr>
<tr>
<td>Epilobium species (synonym: <em>Zauschneria californica</em>)</td>
<td>California fuchsia</td>
<td>select cultivar under 3'</td>
<td>2-3'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Recommended cultivars include 'Everett's Choice,' 'Ghostly Red,' 'Calistoga'. After first year, cut back to few inches when blooming complete (fall/winter) to encourage lush spring growth</td>
</tr>
<tr>
<td><em>Salvia leucophylla</em> 'Bee's Bliss'</td>
<td>Bee's Bliss sage</td>
<td>1-2'</td>
<td>2-5'</td>
<td>sun-pt shade</td>
<td>very low-low</td>
<td>well-draining</td>
<td>Benefits from occasional deep watering in the summer</td>
</tr>
<tr>
<td><em>Achillea millefolium</em> and cultivars</td>
<td>yarrow</td>
<td>6&quot; if mown</td>
<td>2', spreads</td>
<td>sun</td>
<td>mod</td>
<td>adaptable, OK in clay</td>
<td>flower stalks to 2' high, can be mown for lawn, fuzzy, fern-like leaf texture</td>
</tr>
<tr>
<td><em>Iris douglasiana</em></td>
<td>Douglas iris</td>
<td>1'</td>
<td>2'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>well-draining, rocky, acidic</td>
<td>Attracts hummingbirds. Clay soil ok</td>
</tr>
<tr>
<td><em>Fragaria vesca</em></td>
<td>wood strawberry</td>
<td>4-6&quot;</td>
<td>spreads</td>
<td>part shade</td>
<td>low-mod</td>
<td>adaptable, OK in clay</td>
<td>Attracts birds and butterflies. Small, tasty fruit</td>
</tr>
<tr>
<td><em>Heuchera maxima</em></td>
<td>island alumroot</td>
<td>2'</td>
<td>2'</td>
<td>pt-shade-shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Delicate, wand-like pinkish white flowers in spring, attracts hummingbirds, Clay soil ok</td>
</tr>
<tr>
<td><em>Eschscholzia californica</em></td>
<td>California poppy</td>
<td>&lt; 1'</td>
<td>&lt; 1'</td>
<td>full sun</td>
<td>low</td>
<td>adaptable</td>
<td>California state flower. Grows best from seed, sow at start of rainy season in fall</td>
</tr>
</tbody>
</table>

#### B PERENNIALS

- *Achillea millefolium* yarrow
- *Fragaria vesca* wood strawberry
- *Heuchera maxima* island alumroot
- *Iris douglasiana* Douglas iris
- *Eschscholzia californica* California poppy

#### ANNUALS

- *Eschscholzia californica* California poppy
These plants are familiar favorites in Southern California gardens for their beauty, reliability, and low maintenance needs. These plants are well-suited to our climate and will attract birds, butterflies, and pollinators.

### UPRIGHT SHRUBS
- *Myrtus communis ‘Compacta’* dwarf myrtle
- *Lavandula stoechas* Spanish lavender
- *Lantana montevidensis* purple trailing lantana
- *Lantana camara ‘Gold Rush’* Gold Rush lantana
- *Rosmarinus ‘Prostratus’* prostrate rosemary
- *Trachelospermum jasminoides* star jasmine
### 3 MORE TRIED-AND-TRUE PLANTS FOR SOUTHERN CALIFORNIA  cont’

<table>
<thead>
<tr>
<th>scientific name</th>
<th>common name</th>
<th>height</th>
<th>width</th>
<th>exposure</th>
<th>water</th>
<th>soil</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Myrtus communis</em>  ‘Compacta’</td>
<td>dwarf myrtle</td>
<td>2-3' (keep under 30&quot;)</td>
<td>2-3'</td>
<td>sun</td>
<td>low</td>
<td>adaptable, well-draining preferred</td>
<td>Fragrant leaf, small white flowers.</td>
</tr>
<tr>
<td><em>Lavandula</em> species</td>
<td>lavender</td>
<td>choose species under 30&quot;</td>
<td>varies, 1.5-4'</td>
<td>sun</td>
<td>low-mod</td>
<td>prefers alkaline, well-drained / sandy soil</td>
<td>Several species and cultivars suitable for Southern California are available at nurseries</td>
</tr>
<tr>
<td><em>Lantana</em> (various types)</td>
<td>Lantana</td>
<td>select types under 30&quot;</td>
<td>varies, 2-8'</td>
<td>sun</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Durable, low-maintenance plant. Many types are available in a range of colors</td>
</tr>
<tr>
<td><em>Rosmarinus</em> species</td>
<td>rosemary</td>
<td>varies, 12-30&quot;</td>
<td>varies</td>
<td>sun</td>
<td>low</td>
<td>adaptable, well-draining preferred</td>
<td>Select lower-growing types like 'Prostratus,' 'Collingwood Ingram,' 'Huntington Carpet'</td>
</tr>
<tr>
<td><em>Trachelospermum jasminoides</em></td>
<td>star jasmine</td>
<td>2'</td>
<td>space at 5'</td>
<td>sun-pt shade</td>
<td>mod</td>
<td>adaptable, well-draining preferred</td>
<td>This vine can be grown as a groundcover with some tip-pinching. Very fragrant white flowers.</td>
</tr>
<tr>
<td><em>Nepeta</em> 'Walker’s Low’</td>
<td>catmint</td>
<td>2-3' (keep under 30&quot;)</td>
<td>2-3'</td>
<td>sun-pt shade</td>
<td>low</td>
<td>adaptable, well-draining preferred</td>
<td>Fragrant grey-green leaves, attracts bees, butterflies, and birds. Flowers spring-summer, prune after initial flowering</td>
</tr>
<tr>
<td><em>Thymus</em> species</td>
<td>thyme</td>
<td>varies, 1&quot;-12&quot;</td>
<td>varies, to 24&quot;</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable, well-draining preferred</td>
<td>Many species are appropriate, including <em>T. x citriodora</em> (lemon thyme), <em>T. serpyllum</em> (woolly thyme), and <em>T. vulgaris</em> (common thyme)</td>
</tr>
</tbody>
</table>

### C PERENNIALS

- *Nepeta* 'Walker’s Low’  
  Walker’s Low catmint

- *Thymus vulgaris* ‘Argenteus’  
  Silver thyme

- *Thymus serpyllum*  
  Woolly thyme
This palette includes low-growing, walkable groundcovers that require significantly less water than traditional turf. As noted in the list on the facing page, some of these plants are very low (like *Dymondia margaretae*) while others have more texture (like *Festuca* species). *Dymondia* requires no mowing. Mowing is optional for the others; also, some may go dormant part of the year. The palette includes some plants that are native to California, noted with an (N). Consult with the plant nursery for detailed instructions about establishment and care. Note that the Step-Out Strip and Accessway can be planted with any of these species.

Note:
--While seed or sod is getting established, you may temporarily mark off the parkway with low stakes and string or tape, so long as it does not pose a hazard

A NO MOWING REQUIRED

B MOWING REQUIRED FOR WALKABILITY

C MOWING OPTIONAL

*Dymondia margaretae*
silver carpet

*Achillea millefolium*
yarrow, mown

*Agrostis pallens*
bentgrass

*Bouteloua gracilis*
blue grama

*Buchloe dactyloides 'UC Verde'*
UC Verde buffalo grass
### 4 LOW-WATER LAWN / MEADOW cont’

<table>
<thead>
<tr>
<th>scientific name</th>
<th>common name</th>
<th>height</th>
<th>width</th>
<th>exposure</th>
<th>water</th>
<th>notes</th>
<th>recommended planting method</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Achillea millefolium</em> (N) and cultivars</td>
<td>yarrow</td>
<td>6'-1'</td>
<td>2', spreads</td>
<td>sun</td>
<td>mod</td>
<td>Can be mown for lawn, if left unmown will produce flower stalks to 2' high. Leaves have a soft, fern-like texture. Evergreen</td>
<td>seed</td>
</tr>
<tr>
<td><em>Agrostis pallens</em> (N)</td>
<td>bentgrass</td>
<td>6'-1'</td>
<td></td>
<td>pt sun-pt</td>
<td>low-reg</td>
<td>Fine-texture, can be mowed, will stay green in summer with water</td>
<td>seed or sod</td>
</tr>
<tr>
<td><em>Bouteloua gracilis</em> (N)</td>
<td>blue grama</td>
<td>6'-1'</td>
<td>6'-1'</td>
<td>sun</td>
<td>low</td>
<td>Mow to maintain as turf substitute. If left to grow, makes a beautiful ornamental grass. Winter dormant.</td>
<td>seed or plugs</td>
</tr>
<tr>
<td><em>Buchloe dactyloides 'UC Verde'</em></td>
<td>UC Verde buffalo grass</td>
<td>4-6&quot;</td>
<td>spreads</td>
<td>sun</td>
<td>low-mod</td>
<td>Set plugs 12&quot; apart. UC Verde is more heat-tolerant, with fine texture. Dormant in winter. Recomm. planting time: Mar-Aug</td>
<td>plugs</td>
</tr>
<tr>
<td><em>Carex pansa</em> (N)</td>
<td>dune sedge</td>
<td>12&quot;</td>
<td>spreads</td>
<td>sun-lt shade</td>
<td>low-mod</td>
<td>Very similar to C. praegracilis</td>
<td>plugs, containers</td>
</tr>
<tr>
<td><em>Carex praegracilis</em> (N)</td>
<td>clustered field sedge</td>
<td>12&quot;</td>
<td>spreads</td>
<td>sun-lt shade</td>
<td>low-mod</td>
<td>Very similar to C. pansa</td>
<td>plugs, containers</td>
</tr>
<tr>
<td><em>Dymondia margaretae</em></td>
<td>silver carpet</td>
<td>2-3&quot;</td>
<td>spreads by offsets to 20&quot;</td>
<td>sun-lt shade</td>
<td>low</td>
<td>Silvery evergreen foliage,yellow flowers, spreads to form low mat</td>
<td>flats</td>
</tr>
<tr>
<td><em>Festuca rubra 'Molate' (N)</em></td>
<td>Molate red fescue</td>
<td>&lt;1'</td>
<td>spreads</td>
<td>sun-shade</td>
<td>low-mod</td>
<td>Bunchgrass with beautiful, waving texture. Can be mowed if desired. Summer dormant. Recommended planting time: fall-winter</td>
<td>seed</td>
</tr>
<tr>
<td>Native Mow Free™ (sod) and Native Fescue Mix (seed)-</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td><em>Festuca rubra 'Molate’, F.idahoensis, F. occidentalis</em></td>
<td>Native Mow Free™ and Native Fescue Mix</td>
<td>1'</td>
<td>spreads</td>
<td>sun-shade</td>
<td>low-mod</td>
<td>Available through S&amp;S seeds, check for minimum order. Recommended planting time: fall-winter</td>
<td>seed or sod</td>
</tr>
</tbody>
</table>

(N) = native to California

---

Photos:
- Carex pansa dune sedge
- Carex praegracilis clustered field sedge
- Festuca rubra 'Molate'
- Native Mow Free™ / Native Fescue Mix
Residents of multi-family dwellings are permitted to plant edibles in the parkway provided that they maintain the plants as outlined in this guide (respecting height limits and general good maintenance). Please refer to the Standards section for the complete requirements regarding edible plants in parkways. Please note that most edible plants require full sun (at least 6 hours per day) and moderate to regular irrigation. These edible plants were selected because they are low-growing and do not have thorns.

Plan Notes:
--Group several of the same type of plant together for easier maintenance and harvesting
--Grouping annuals together will make it easier to replace them at the end of the growing season
--Consider placing woody perennials next to walkways, since they are more durable. Consider planting scented plants there in order to enjoy the fragrance.
--Consider adding some flowering plants to attract pollinators (see Schematic Designs 1 + 2)
--For areas of part to full shade where edibles might not thrive, selects shade-tolerant plants (see list of plants for shade)
--Keep in mind that you’ll need space to walk between the plants for maintainence and harvesting

A  ANNUALS

beets  bush beans  edamame  kale
### 5 EDIBLE GARDEN \ cont’

<table>
<thead>
<tr>
<th>common name</th>
<th>height</th>
<th>spacing</th>
<th>exposure</th>
<th>water</th>
</tr>
</thead>
<tbody>
<tr>
<td>beets</td>
<td>12”</td>
<td>4”</td>
<td>sun</td>
<td>mod-reg</td>
</tr>
<tr>
<td>bush beans</td>
<td>15-24”</td>
<td>18-24”</td>
<td>sun</td>
<td>mod-reg</td>
</tr>
<tr>
<td>edamame</td>
<td>24”</td>
<td>12-18”</td>
<td>sun</td>
<td>mod-reg</td>
</tr>
<tr>
<td>greens (kale, chard, lettuce, mustard, etc)</td>
<td>varies</td>
<td>18”</td>
<td>sun</td>
<td>mod-reg</td>
</tr>
<tr>
<td>lavender (fresh flowers of <em>L. angustifolia</em> and <em>L. x intermedia</em> varieties are edible)</td>
<td>keep under 30”</td>
<td>varies</td>
<td>sun</td>
<td>low-mod</td>
</tr>
<tr>
<td>rosemary (low varieties like 'Prostratus' or 'Ken Taylor')</td>
<td>about 2’</td>
<td>varies</td>
<td>sun</td>
<td>low-mod</td>
</tr>
<tr>
<td>sage (garden or culinary sage)</td>
<td>keep under 30”</td>
<td>30”</td>
<td>sun</td>
<td>mod-reg</td>
</tr>
<tr>
<td>strawberry</td>
<td>8”</td>
<td>12”</td>
<td>sun</td>
<td>mod-reg</td>
</tr>
</tbody>
</table>

#### B PERENNIALS

- **lavender**
- **rosemary**
- **sage**
- **strawberry**
People in Culver City, Southern California, and beyond are increasingly aware of the need to conserve water, improve local water quality, and increase groundwater reserves. A rain garden is one strategy that contributes to reaching these goals. A rain garden is a planted landscape designed to collect rain water from impermeable surfaces (roofs, parking lots, driveways, and other paved areas) and either detain it (hold it temporarily), infiltrate it (let it sink into the ground), or a combination of both. Rain gardens can improve water quality by filtering it through soil and plants. They can also increase the reserves of ground water by directing storm water into the ground instead of over dirty streets, into pipes and ultimately, to the ocean.

Rain Gardens in Culver City

Culver City has created several rain gardens in order to improve local water quality and to increase groundwater levels. These rain gardens are adjacent to City buildings, the Creek, and residential landscapes; taken together, they treat rain water from several acres of impermeable surfaces. The City is developing a plan to construct rain gardens throughout the City as part of its program to meet urban runoff water quality requirements under a permit from the Regional Water Quality Control Board. These projects demonstrate the City’s commitment to manage precious water resources and to improving water quality in Ballona Creek and Santa Monica Bay.
WHAT RESIDENTS CAN DO

To help improve local water quality and increase ground water reserves, residents might consider constructing a rain garden in their yard or parkway. Creating a rain garden requires thoughtful planning, design, construction, and maintenance. Please refer to the Resources page for several useful how-to guides.

Rain Gardens in Private Yards

A rain garden in your yard can capture and detain and/or infiltrate rain water from impervious surfaces like roofs, driveways, and patios. If your yard has a large, relatively flat area without mature trees and shrubs, and if the soil is well-draining, this could be a good option for you. You might direct downspouts to run into the rain garden and/or alter the grade of the ground to direct water from impervious surfaces. The total surface area from which you are capturing water will determine the size of the rain garden.

Parkway Rain Gardens

A rain garden in your parkway can capture and detain and/or infiltrate rain water from the street and/or from the sidewalk. A Culver City resident may apply for a permit to construct a rain garden in the parkway if the following conditions are met:

1. First, the adjacent property owner should call Dig Alert to locate any underground utility lines which will impact planning and design.
2. The Plan drawing for the rain garden must be prepared and stamped by a landscape architect.
3. The Plan drawing must demonstrate that the soil will absorb rain water so that there is no standing water 48 hours after a rain event.
4. The Plan drawing must demonstrate that any existing trees and their root systems are protected.
5. The Plan drawing must indicate measures to prevent soil erosion.
6. The Plan must adhere to all other requirements for parkways (e.g., the inclusion of a step-out strip and accessway, 30” height limitations).
7. The Plan and application must be submitted to the City’s Public Works-Engineering Division for plan check review and permitting.
8. The Rain Garden must be constructed by a licensed C-27 Landscape Specialty Contractor with a Class A license (which allows concrete curb construction).
9. The Rain Garden must be maintained by the property owner.
5  additional plant lists

Plants for under Native Oaks
Plants for under Eucalyptus (or other large trees)
More Tried-and-True Plants for Southern California
Succulents
Plants for Shade
Plants to Avoid
PLANTS FOR UNDER NATIVE OAKS

NOTE: These plants are California natives with a good success rate in home gardens; these plants are also suitable for planting under other mature trees. Native oak species are adapted to dry summers; watering them during the summer can lead to root rot and other problems. The plants on this list can thrive without summer water once established (after 1-2 years) and are able to compete with the root systems of mature trees.

<table>
<thead>
<tr>
<th>scientific name</th>
<th>common name</th>
<th>height</th>
<th>width</th>
<th>exposure</th>
<th>water</th>
<th>soil</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Arctostaphylos ‘Pacific Mist’</em></td>
<td>Pacific Mist manzanita</td>
<td>2’</td>
<td>5’</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>well-draining</td>
<td>Attracts birds, butterflies.</td>
</tr>
<tr>
<td><em>Ceanothus ‘Yankee Point’</em></td>
<td>Yankee Point California lilac</td>
<td>3’</td>
<td>6-10’</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Attracts birds, butterflies. Clay soil ok</td>
</tr>
<tr>
<td><em>Fragaria vesca</em></td>
<td>wood strawberry</td>
<td>4-6”</td>
<td>spreads</td>
<td>part shade</td>
<td>low-mod</td>
<td>adaptable, OK in clay</td>
<td>Attracts birds and butterflies. Small, tasty fruit</td>
</tr>
<tr>
<td><em>Heuchera maxima</em></td>
<td>island alumroot</td>
<td>2’</td>
<td>2’</td>
<td>pt shade-shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Attracts hummingbirds. Clay soil ok</td>
</tr>
<tr>
<td><em>Iris douglasiana</em></td>
<td>Douglas iris</td>
<td>1’</td>
<td>2’</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>well-draining, rocky, acidic</td>
<td>Attracts hummingbirds. Clay soil ok</td>
</tr>
<tr>
<td><em>Mimulus aurantiacus</em></td>
<td>sticky monkeyflower</td>
<td>2-3’</td>
<td>3’</td>
<td>sun-pt shade</td>
<td>low</td>
<td>adaptable</td>
<td>Attracts hummingbirds. Many cultivars available, with different flower colors</td>
</tr>
<tr>
<td><em>Salvia ‘Dara’s Choice’</em></td>
<td>Dara’s Choice creeping sage</td>
<td>1-2’</td>
<td>3’</td>
<td>sun-pt shade</td>
<td>low</td>
<td>adaptable</td>
<td>Attracts birds, butterflies. Fragrant leaves</td>
</tr>
<tr>
<td><em>Salvia ‘Terra Seca’</em></td>
<td>Terra Seca black sage</td>
<td>1-2’</td>
<td>6’</td>
<td>sun-pt shade</td>
<td>low</td>
<td>adaptable</td>
<td>Attracts birds, butterflies. Fragrant leaves. Clay soil ok</td>
</tr>
</tbody>
</table>

Native oak species are adapted to dry summers; watering them during the summer can lead to root rot and other problems. The plants on this list can thrive without summer water once established (after 1-2 years) and are able to compete with the root systems of mature trees.
### PLANTS FOR UNDER EUCALYPTUS

NOTE: These plants are also suitable for planting under other mature trees.

Eucalyptus trees tend to have extensive root systems and to drop litter, which often makes it difficult for other plants to grow beneath their canopies. The plants listed here have been successful when grown under eucalyptus.

<table>
<thead>
<tr>
<th>scientific name</th>
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<th>soil</th>
<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Achillea millefolium</em> (N)</td>
<td>yarrow</td>
<td>6” if mown</td>
<td>2’, spreads</td>
<td>sun</td>
<td>low-mod</td>
<td>adaptable, OK in clay</td>
<td>flower stalks to 2’ high, can be mown for lawn, fuzzy, fern-like leaf texture</td>
</tr>
<tr>
<td><em>Aloe</em>, various species</td>
<td>aloe</td>
<td>varies, approx 1-2’</td>
<td>varies, approx 1-3’</td>
<td>sun-pt shade</td>
<td>low</td>
<td>A. striata, A. vera, A. maculata, and A. Johnson’s ‘Hybrid,’ and other types under 30” and without spines</td>
<td></td>
</tr>
<tr>
<td><em>Arctostaphylos</em> 'Pacific Mist' (N)</td>
<td>Pacific Mist manzanita</td>
<td>2’</td>
<td>5’</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>well-draining</td>
<td>Attracts birds, butterflies.</td>
</tr>
<tr>
<td><em>Callistemon</em> ‘Little John’</td>
<td>dwarf callistemon</td>
<td>3’ (keep under 30”)</td>
<td>3-5’</td>
<td>full sun-pt shade</td>
<td>low</td>
<td>Australia. Showy red bottlebrush-type blooms attract bees and butterflies</td>
<td></td>
</tr>
<tr>
<td><em>Ceanothus</em> 'Yankee Point' (N)</td>
<td>Yankee Point California lilac</td>
<td>3’</td>
<td>6-10’</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Attracts birds, butterflies. Clay soil ok</td>
</tr>
<tr>
<td><em>Heuchera maxima</em> (N)</td>
<td>island alumroot</td>
<td>2’</td>
<td>2’</td>
<td>pt shade-shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Attracts hummingbirds. Clay soil ok</td>
</tr>
</tbody>
</table>

(N) = native to California
### SUCCULENTS

**NOTE:** Please note that some succulents are fragile and can be damaged by people or pets stepping on or past them.

<table>
<thead>
<tr>
<th>scientific name</th>
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<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Aeonium canariense</em></td>
<td>no common name</td>
<td>1-2'</td>
<td>1',</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td><em>Aeonium</em> 'Alice Keck Park' is a good cultivar (possibly a hybrid of <em>A. canariense</em>)</td>
</tr>
<tr>
<td><em>Aloe maculata</em></td>
<td>soap aloe</td>
<td>1.5-2.5'</td>
<td>2'</td>
<td>sun-pt shade</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td><em>Aloe striata</em></td>
<td>coral aloe</td>
<td>1-2'</td>
<td>2'</td>
<td>sun</td>
<td>low</td>
<td>Blooms intermittently year-round</td>
</tr>
<tr>
<td><em>Aloe vera</em></td>
<td>medicinal aloe</td>
<td>2-3'</td>
<td>2-3'</td>
<td>sun-pt shade</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td><em>Aloe 'Johnson's Hybrid'</em></td>
<td>Johnson's Hybrid aloe</td>
<td>&lt;1'</td>
<td>spreading</td>
<td>sun-shade</td>
<td>low</td>
<td>Very showy magenta flowers on tall, delicate stems, fall-spring</td>
</tr>
<tr>
<td><em>Calandrinia grandiflora</em> (syn. Cistanthe)</td>
<td>rock purslane</td>
<td>1'</td>
<td>2-3'</td>
<td>sun-shade</td>
<td>low</td>
<td></td>
</tr>
<tr>
<td><em>Dudleya spp. (N)</em></td>
<td>dudleya, chalk liveforever</td>
<td>&lt;1'</td>
<td>1-2'</td>
<td>pt shade inland</td>
<td>low</td>
<td><em>D. pulverulenta, D. brittonii.</em> Best to not water in summer. Avoid letting water collect in center.</td>
</tr>
<tr>
<td><em>Echeveria spp.</em></td>
<td>echeveria (includes Hens and Chicks)</td>
<td>varies</td>
<td>select species &lt;30'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>Rosette-forming</td>
</tr>
<tr>
<td><em>Kalanchoe spp.</em></td>
<td>various</td>
<td>varies</td>
<td>varies</td>
<td>sun-shade</td>
<td>low</td>
<td><em>K. marnieriana, K. luciae, K. tomentosa</em></td>
</tr>
<tr>
<td><em>Senecio spp.</em></td>
<td>kleinia, blue chalksticks</td>
<td>varies, 1-3'</td>
<td>varies, 1-3', spreads</td>
<td>sun-pt shade</td>
<td>low</td>
<td><em>S. mandraliscae, S. serpens, S. talinoides, S. vitalis.</em> Spreads (but not aggressively) to form lush “carpet”</td>
</tr>
</tbody>
</table>

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</tr>
</thead>
<tbody>
<tr>
<td><em>Carex pansa</em> (N)</td>
<td>dune sedge</td>
<td>12&quot;</td>
<td>spreads</td>
<td>sun-lt shade</td>
<td>low-mod</td>
<td>well-draining</td>
<td>Very similar to <em>C. praegracilis</em> (CNPG). Greenlee: both are top choices for natural lawns</td>
</tr>
<tr>
<td><em>Carex praegracilis</em> (N)</td>
<td>clustered field sedge</td>
<td>12&quot;</td>
<td>spreads</td>
<td>sun-lt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Very similar to <em>C. pansa</em> (CNPG). Greenlee: both are top choices for natural lawns</td>
</tr>
<tr>
<td><em>Festuca rubra</em> 'Molate' (cultivar of native species)</td>
<td>Molate red fescue</td>
<td>&lt;1'</td>
<td>spreads</td>
<td>pt shade</td>
<td>low-mod</td>
<td>adaptable</td>
<td>Bunchgrass with beautiful, waving texture. Can be mowed if desired. Semi-evergreen to evergreen</td>
</tr>
<tr>
<td><em>Fragaria vesca</em> (N)</td>
<td>wood strawberry</td>
<td>4-6&quot;</td>
<td>spreads</td>
<td>part shade</td>
<td>low-mod</td>
<td>adaptable, OK in clay</td>
<td>Attracts birds and butterflies. Small, tasty fruit</td>
</tr>
<tr>
<td><em>Heuchera maxima</em> (N)</td>
<td>island alumroot</td>
<td>2'</td>
<td>2'</td>
<td>pt shade-shade</td>
<td>low-mod</td>
<td>adaptable, OK in clay</td>
<td>Attracts hummingbirds. In addition to this California native, there are many other <em>Heuchera</em> species appropriate for our climate and shade</td>
</tr>
<tr>
<td><em>Iris douglasiana</em> (N)</td>
<td>Douglas iris</td>
<td>1'</td>
<td>2'</td>
<td>sun-pt shade</td>
<td>low-mod</td>
<td>well-draining, rocky, acidic</td>
<td>Attracts hummingbirds. Clay soil ok</td>
</tr>
<tr>
<td><em>Salvia spathacea</em> (N)</td>
<td>hummingbird sage</td>
<td>2'</td>
<td>spreads by offshoots</td>
<td>pt shade-shade</td>
<td>low-mod</td>
<td>adaptable, OK in clay</td>
<td>Fragrant foliage. Magenta flowers. Attracts birds (including hummingbirds) and butterflies. Watch for powdery mildew.</td>
</tr>
</tbody>
</table>

(N) = native to California
PLANTS TO AVOID

This list includes invasive plants that are most likely to be found in nurseries or gardens. No invasive species are allowed in the parkway. Invasive plants have the potential to spread aggressively in the garden and beyond, where they can out-compete other plants and disrupt ecosystems. For the purposes of these guidelines, “invasive species” includes any plant on the current list of the California Invasive Plant Council’s “Don’t Plant a Pest” program (www.cal-ipc.org/landscaping/dpp - refer to Southern California region) OR in the Plant Right program’s invasive list for the South Coast region (www.plantright.org/regions/south-coast).

<table>
<thead>
<tr>
<th>scientific name</th>
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<th>notes</th>
</tr>
</thead>
<tbody>
<tr>
<td><em>Carpobrotus edulis</em></td>
<td>iceplant</td>
<td>This succulent groundcover forms dense mats that smother other plants. Note that several plants share the common name “Iceplant,” so check the scientific name to be sure.</td>
</tr>
<tr>
<td><em>Hedera species</em></td>
<td>ivy</td>
<td>Several species of ivy are invasive in California. Since it is hard to distinguish from others that can be planted safely, all ivy species are not allowed in the parkways.</td>
</tr>
<tr>
<td><em>Iris pseudacorus</em></td>
<td>yellow flag iris</td>
<td>Can rapidly spread in moist areas and outcompete other plants.</td>
</tr>
<tr>
<td><em>Nasella tenuissima</em></td>
<td>Mexican feathergrass</td>
<td>Abundantly self-sows in the garden and can spread aggressively into natural areas.</td>
</tr>
<tr>
<td><em>Pennisetum setaceum</em></td>
<td>green fountain grass</td>
<td>Spreads aggressively into natural areas. Current research suggests that red varieties are not invasive (<em>P. setaceum ‘Rubrum’</em>)</td>
</tr>
<tr>
<td><em>Vinca major</em></td>
<td>periwinkle</td>
<td>Roots from trailing stems, allowing it to spread rapidly and outcompete other plants</td>
</tr>
</tbody>
</table>
Molate red fescue (*Festuca rubra* ‘Molate’), a low-water, low-maintenance native grass.

Molate red fescue (*Festuca rubra* ‘Molate’) with native and non-native irises that provide beautiful leaf texture and seasonal blooms.

This parkway was seeded with yarrow (*Achillea millefolium*), which can be maintained as a walkable groundcover by mowing, or left to grow flower stalks.

Yankee Point California lilac (*Ceanothus* ‘Yankee Point’) is a reliable native plant with evergreen leaves, that attracts butterflies.
CULVER CITY CONTACTS

For questions regarding trees, please contact the Maintenance Operations Division at (310) 253-6420.

For other parkway questions, please contact the Engineering Division at (310) 253-5600.

BOOKS


OTHER

“How to Keep Trees Alive in the Drought.” Tree People, spring 2015 | blog.treepro.org/treepro-news/2015/04/dont-las-trees-casualties-drought#.V2LM7fVhBc

PLANTS AND PLANT INFORMATION

Note: this list is for informational purposes only and does not constitute an endorsement from the City of Culver City

- Don’t Plant a Pest! program | website and brochures show invasive plants commonly sold in nurseries, and gives suggested alternatives | www.cal-ipc.org/landscaping/dpp/

- Plant Right | website shows invasive plants commonly sold in nurseries, and gives suggested alternatives | www.plantright.org/regions/south-coast

- Greenlee and Associates | grass and meadow nursery experts | website with information about grasses + turf alternatives | retail (mail order, minimum order) | Brisbane + Watsonville, CA | www.greenleeandassociates.com/

- Inner Gardens | local retail nursery | 5838 Perry Dr, Culver City, CA 90232 | Phone: 310-838-8378 | http://www.innergardens.com/plant-nursery

- Las Pilitas Nursery | native plants | retail (in-person and mail order) | Santa Margarita and Escondido, CA | www.laspilitas.com

- Rolling Greens | local retail nursery with large selection | retail (in-person only) | Culver City, CA | rollinggreensnursery.com/culver-city/

- San Marcos Growers | Mediterranean climate plants | Goleta Valley, CA | wholesale only, great online plant information | www.smgrowers.com

- S&S Nursery | mostly native CA seeds & sod | retail (mail order, minimum order) | Carpinteria, CA | www.ssseeds.com

- Theodore Payne Nursery | native CA plants and seeds | retail (in-person only) | www.theodorepayne.org

RAIN GARDEN HOW-TO


Note: web addresses are included for informational purposes, but may change over time