WE WANT TO HEAR FROM YOU!
MASTER PLAN TEAM

City of Culver City

Department Of Public Works
Charles D. Herbertson, Public Works Director / City Engineer
Joe Susca, Senior Management Analyst
Eric Mirzaian, Maintenance Operations Manager

Department Of Parks, Recreation, And Community Services
Patrick Reynolds, Parks Manager

City Manager
John Nachbar

City Council

Consultants

ARTECHO Architecture + Landscape Architecture
Pamela Palmer, ASLA
Sonia Brenner
Catherine Burce
INTRODUCTION

What is a parkway?
Why is it important?
What are the Residential Parkway Guidelines?
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.
COMPONENTS

• Standards
• How-To Guide
• Schematic Designs + Plant Palettes
• Special Topic: Rain Gardens
• Additional Plant Lists
• Parkway examples
• Resources
• 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.
• 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).
Diagram of a parkway showing the required step-out strip and accessway
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.
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  Maintenance
How to Maintain your Parkway
How to Water your Parkway
• 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 to the Engineering Division of Public Works in City Hall for review during open hours.
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’tl inspection hrs)_____________

List proposed plant species: ________________________________________________

List any other proposed changes to the parkway: ______________________________

- 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.
SCHEMATIC DESIGNS + PLANT PALETTES

• The schematic plans are like templates for planning your parkway

• 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 plants included here have low to moderate water needs, are relatively low-maintenance, are suitable for Culver City, and are appropriate for parkways

• The plants are shown as circles that represent the ultimate width of the plant

• Remember to keep it simple!
1. CULVER CITY NATIVE GARDEN

A. SHRUBS FOR SUN

- Baccharis pilularis 'Pigeon Point' dwarf Coyote Bush
- Epilobium canum California fuschia
- Eriogonum fasciculatum California buckwheat

B. SHRUBS FOR SUN - PART SHADE

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

C. PERENNIALS

- Asclepias eriocarpa woolly pod milkweed
- Sisyrinchium bellum blue-eyed grass

D. ANNUALS

- Gilia capitata globe gilia
# 1 CULVER CITY NATIVE GARDEN

<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><strong>Baccharis pilularis</strong> '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>Epilobium canum</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</td>
<td>varies with cultivar</td>
<td>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>
</tr>
<tr>
<td>Lessingia filangifolia '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>Mimulus aurantiacus</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>Asclepias eriocarpa</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>Asclepias fascicularis</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>Sisyrichium bellum</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>Gilia capitata</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>
2 TRIED-AND-TRUE CALIFORNIA NATIVES

A SHRUBS

- Arctostaphylos ‘Pacific Mist’
  - Pacific Mist manzanita
- Ceanothus ‘Yankee Point’
  - Yankee Point California lilac
- Epilobium species
  - California fuschia
- Salvia ‘Bee’s Bliss’
  - Bee’s Bliss sage

B PERENNIALS

- Achillea millefolium
  - yarrow
- Fragaria vesca
  - wood strawberry
- Heuchera maxima
  - island alumroot
- Iris douglasiana
  - Douglas iris

ANNUALS

- Eschscholzia californica
  - California poppy
3  MORE TRIED-AND-TRUE PLANTS FOR SOUTHERN CALIFORNIA

**Upright Shrubs**
- Myrtus communis 'Compacta'
- Lavandula stoechas
- Lantana montevidensis
- Lantana camara 'Gold Rush'
- Rosmarinus 'Prostratus'
- Trachelospermum jasminoides

**Spreading Shrubs**
- Myrtus communis 'Compacta'
- Lavandula stoechas
- Lantana montevidensis
- Lantana camara 'Gold Rush'
- Rosmarinus 'Prostratus'
- Trachelospermum jasminoides

**Perennials**
- Nepeta 'Walker's Low'
- Thymus vulgaris 'Argenteus'
- Thymus serpyllum

*NOTE: The schematic designs and plant palettes are provided for visual reference.*
4 LOW-WATER LAWN / MEADOW

schematic designs and plant palettes

A NO MOWING REQUIRED

Dymondia margaretae
silver carpet

B MOWING REQUIRED FOR WALKABILITY

Achillea millefolium
yarrow, mown

unmown (up to 2’ tall)

Carex praegracilis
clustered field sedge

C MOWING OPTIONAL

Agrostis pallens
bentgrass

Bouteloua gracilis
blue grama

Buchloe dactyloides ‘UC Verde’
UC Verde buffalo grass

Carex pansa
dune sedge

Festuca rubra ‘Molate’
Molate red fescue

Native Mow Free™ / Native Fescue Mix

Calochortus albus
FAIRY LANTERNS

1-2’ t x 1’ w
part shade

Iris douglasii
DOUGLAS IRIS

1-2’ t x 2-3’ w
sun or shade

Clarkia spp.
CLARKIA

1-2’ t x 1’ w
sun or shade

Laurus nobilis
BAY LAUREL

kept to hedge dimensions
sun or part shade

Dymondia margaretae
silver carpet

Buchloe dactyloides ‘UC Verde’
UC Verde buffalo grass

Festuca rubra ‘Molate’
Molate red fescue

Native Mow Free™ / Native Fescue Mix
5 EDIBLE GARDEN

A ANNUALS

beets
bush beans
edamame
kale

B PERENNIALS

lavender
rosemary
sage
strawberry
A rain garden is a planted landscape designed to collect water from impermeable surfaces and detain it, infiltrate it, or a combination of both.

Rain gardens conserve water, improve local water quality, and increase groundwater levels.
WHAT RESIDENTS CAN DO

Rain Gardens in Private Yards

• Collects rain water from impermeable surfaces like roofs, driveways, patios

• Direct downspouts to rain garden, and/or alter grade

Parkway Rain Gardens

• Collects rain water from the street and/or sidewalk

• Plan must be prepared and stamped by a landscape architect

• Requires permit
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
A FEW EXAMPLES
NEXT STEPS

• Today’s discussion
• Comment period?
• Revisions
• Present to City Council for adoption
WE WANT TO HEAR FROM YOU!