

**MEETING DATE:** 05/28/2013

**AGENDA ITEM:** (1) Introduction of an Ordinance Amending Chapter 9.08, Streets and Sidewalks, and Chapter 9.10, Parks, Public Buildings, and Property, of the Culver City Municipal Code, by Repealing and Replacing Section 9.08.005, Amending Section 9.08.010, Adding a New Subchapter 9.08.200 et seq., and Repealing and Reserving Sections 9.10.025 Through 9.10.040, Relating to Parkway Planting Standards and Tree Removal Regulations; and (2) Adoption of a Resolution Establishing Residential Parkway Standards.

**ATTACHMENTS**

|   |                                                               | <u><b>Pages</b></u> |
|---|---------------------------------------------------------------|---------------------|
| 1 | Proposed Ordinance                                            | 1-11                |
| 2 | Proposed Resolution (including Exhibit A – Parkway Standards) | 12-32               |

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1           **WHEREAS**, the process for permitting plantings in the City's parkways is in  
2 need of updating and it is desirable to establish more detailed parkway standards to  
3 promote water conservation, access to the public rights-of-way, visibility of traffic and traffic  
4 signs and signals, and elimination of potential hazards and nuisances; and

5           **WHEREAS**, the City Council desires to amend Chapters 9.08 and 9.10 of the  
6 CCMC to accomplish the above, as well as to make other organizational and clarifying  
7 changes to the provisions relating to parkway standards and tree removal regulations.  
8

9           **NOW THEREFORE**, the City Council of the City of Culver City, California,  
10 **DOES HEREBY ORDAIN** as follows:

11           **SECTION 1.** Chapter 9.08, Streets and Sidewalks, of the Culver City  
12 Municipal Code, is hereby renamed "Streets, Sidewalks and Parkways."  
13

14           **SECTION 2.** Section 9.08.005, Definitions, of Chapter 9.08, Streets,  
15 Sidewalks and Parkways, of the Culver City Municipal Code, is hereby repealed and  
16 replaced as follows:

17           **§ 9.08.005 DEFINITIONS.**

18           In addition to the definitions contained elsewhere in this Code, the following  
19 words and phrases shall, for the purposes of this Chapter, be defined as follows,  
20 unless it is clearly apparent from the context that another meaning is intended.  
21 Should any of the definitions be in conflict with any other provision of this Code,  
22 these definitions shall prevail.

23           **Street Right-of-Way.** Includes all streets, parkways, sidewalks, highways,  
24 avenues, lanes, alleys, courts, places, squares, curbs, or other public ways in the  
25 City, which have been or may hereafter be dedicated and opened to public use.

26           **SECTION 3.** Culver City Municipal Code Section 9.08.010 is hereby  
27 amended to read as follows (deletions indicated by ~~strikethrough~~ text and additions  
28 indicated by underline text):

1                   **§ 9.08.010 OBSTRUCTIONS PROHIBITED.**

2           C. Any structure, building or other obstacle of any nature whatever upon  
3 any sidewalk or Street Right-of-Way which will interfere with the free passage of  
4 pedestrians or vehicles, except as permitted pursuant to Section 9.08.205 of this  
5 Code.

6                   **SECTION 4.** A new subchapter 9.08.200, et seq., Parkway Planting and  
7 Tree Removal Standards, is hereby added to Chapter 9.08, Streets, Sidewalks and  
8 Parkways, of the Culver City Municipal Code to read as follows:

9                           ***Parkway Planting and Tree Removal Standards***

- 10       § 9.08.200   Definitions.  
11       § 9.08.205   Public Works Director Authority and Duties.  
12       § 9.08.210   Plantings, Landscaping, Hardscapes or Other Items in Parkways;  
13                   Permit Required.  
14       § 9.08.215   Removal of Trees or Plants in Parkways; Application Procedure,  
15                   Notice and Appeals.  
16       § 9.08.220   Removal of Trees in Parkways Related to Private Improvement or  
17                   Development Project.  
18       § 9.08.225   Director-Initiated Removal of Trees in Street Medians and Parkways;  
19                   Notice and Objections.  
20       § 9.08.230   Violations Unlawful; Penalties  
21       § 9.08.235   Conflict of Provisions.

22                   **§ 9.08.200   DEFINITIONS.**

23           In addition to the definitions contained elsewhere in this Code, the following  
24 words and phrases shall, for the purposes of this Subchapter, be defined as follows,  
25 unless it is clearly apparent from the context that another meaning is intended.  
26 Should any of the definitions be in conflict with any other provision of this Code,  
27 these definitions shall prevail.

28           **Applicant.** An Interested Person who has submitted an application for  
removal of a Parkway tree.

**Interested Person.** Except as otherwise provided in this definition, an  
Interested Person is an owner, occupant or agent of real property located within a  
100 feet radius of the location of a Parkway tree that is proposed for removal. For  
purposes of this definition, an Interested Person is limited to owners, occupants and  
agents of real property located on the same Street on which the proposed Parkway

1 tree is located or on a Street intersecting the Street on which the proposed Parkway  
2 tree is located.

3 **Parkway.** That portion of a Street Right-of-Way between the curb and the  
4 sidewalk.

5 **Parkway Standards.** The City of Culver City Parkway Standards,  
6 established by resolution of the City Council.

7 **Public Works Director.** The City of Culver City Public Works Director/City  
8 Engineer or his/her designee.

9 **Street Median.** A raised area containing landscaping, including trees and/or  
10 hardscape features, located in the street between opposing lanes of traffic.

11 **Street Right-of-Way.** Includes all streets, Parkways, sidewalks, highways,  
12 avenues, lanes, alleys, courts, places, squares, curbs, or other public ways in the  
13 City, which have been or may hereafter be dedicated and opened to public use.

#### 14 **§ 9.08.205 PUBLIC WORKS DIRECTOR AUTHORITY AND DUTIES.**

15 The Public Works Director shall have authority over the City's public  
16 right-of-way and shall be in charge of and have control over the planting, trimming,  
17 and removal of trees in Parkways and other public places within the City. Except as  
18 otherwise provided in this Chapter, the Public Works Director shall follow and be  
19 governed by the procedures set forth in the Tree Planting Act of 1931 (the "Act")  
20 (California Streets and Highways Code Sections 22000 et seq., as amended),  
21 provided, however, that the authority provided to the Board under the Act shall be  
22 vested in the City Council.

#### 23 **§ 9.08.210 PLANTINGS, LANDSCAPING, HARDSCAPES OR OTHER 24 ITEMS IN PARKWAYS; PERMIT REQUIRED.**

25 A. No person shall plant any tree, plant, shrub, flower, vine,  
26 vegetable, grain, or other vegetation in or on any Parkway in the City without  
27 first obtaining a permit from the Public Works Director. Such permit shall  
28 state the variety, location and size of trees, plants and shrubs to be planted.

B. No person shall install, construct, deposit, or maintain any  
stepping stones, pavers, brick, rock, concrete structure or any other item or  
obstacle in or on any Parkway within the City without first obtaining a permit  
from the Public Works Director. Such permit shall state the type and location  
of materials to be installed, constructed, deposited or maintained.

1 C. No plantings or other items shall be permitted in or on any  
2 Parkway that:

- 3 1. Preclude the passage of pedestrians along the sidewalk or  
4 from parking spaces or ramps to the sidewalk;
- 5 2. Obstruct traffic signs or signals from view;
- 6 3. Reduce the visibility of traffic; or
- 7 4. Pose harm to the health or safety of persons or property.

8 D. The Public Works Director shall only issue permits authorized  
9 under this Section 9.08.210 after the following requirements have been met:

- 10 1. The permit is consistent with the requirements of this  
11 Chapter and the Parkway Standards; and
- 12 2. All applicable permit fees have been paid.

13 E. Except in the case of a Landscape Assessment District or City-  
14 installed rain garden, for which the City has explicitly taken maintenance  
15 responsibility, and notwithstanding any other provision of this Code, it shall be  
16 the responsibility of the owner and the person in charge, custody, control, or  
17 possession of the parcel of real property adjoining any Parkway to maintain  
18 the trees, plants, shrubs and other items in the adjoining Parkway, including  
19 watering, as necessary. The owner and the person in charge, custody,  
20 control, or possession of the parcel of real property adjoining any Parkway  
21 shall also be responsible and liable for keeping the Parkway at all times in a  
22 clean and neat condition, in compliance with the Parkway Standards and free  
23 from obstructions, encroachments or obstacles which may pose a hazard to  
24 persons or property.

25 **§ 9.08.215 REMOVAL OF TREES IN PARKWAYS; APPLICATION**  
26 **PROCEDURE; NOTICE AND APPEALS.**

27 A. The Public Works Director shall have sole authority to cut, trim,  
28 prune, replace or remove any tree in or on any Parkway in the City.  
No other person shall cut, trim, prune, replace, remove, deface, or  
in any manner injure any tree in or on any Parkway in the City,  
except as authorized by the Public Works Director in the case of a  
private improvement project in accordance with Section 9.08.220.

B. Any Interested Person may request removal of a Parkway tree by  
submitting a written application to the Public Works Director, on a

1 form approved by the City. The written application shall state the  
2 name and address of the Applicant, the location of the tree, the  
3 reason for the request, and any other information required by the  
4 Public Works Director. The written application shall be  
5 accompanied by a filing fee, established by resolution of the City  
6 Council.

7 C. The Public Works Director shall review the application and  
8 supporting documentation to determine whether to approve the  
9 removal of the requested tree. In determining whether any tree in  
10 or on the Parkway shall be removed or replaced, the Public Works  
11 Director shall determine whether the removal or replacement is in  
12 the best interest of the City and the public health, safety and  
13 welfare. Such determination shall be based on the criteria set forth  
14 in either Subsection C.1 or Subsection C.2 as follows:

15 1. If any one of the following criterion is met:

- 16 a. The tree is dead, dying, or weakened by disease, age,  
17 storm, fire or other injuries so as to pose an existing or  
18 potential danger to persons, properties, improvements  
19 or other trees; or
- 20 b. The removal is necessary for construction of a Street  
21 improvement project or other public improvement/repair  
22 work; or
- 23 c. The removal is necessary for a private improvement or  
24 development project. Where the application for  
25 removal is related to a private improvement or  
26 development project, see Section 9.08.220.

27 2. If two or more other criteria are met, including but not limited  
28 to the following:

- a. The tree is a known problem species.
- b. The tree roots are creating extensive and repeated  
damage to public and/or private infrastructure, including  
sidewalks, sewer lines, or other utility lines. A history of  
sewer line blockages from tree roots does not alone  
provide sufficient reason for tree removal, but rather  
suggests the need for sewer repair to stop leaks and  
the accompanying root intrusion that results.
- c. The tree is creating a public or private nuisance.

1 D. If a Parkway tree is approved for removal, following review of the  
2 criteria listed in Subsection 9.08.215.C, such removal shall be  
3 accommodated on a priority basis subject to availability of City  
4 resources and funds. In the event that the Applicant desires the  
5 approved removal occur prior to when it can be accommodated by  
6 the Public Works Director, the Applicant shall be given the option of  
7 paying for the removal, in which case the tree will be removed at  
8 the first opportunity upon receipt of payment.

9 E. The decision of the Public Works Director is final, unless appealed  
10 by the Applicant, a member of the City Council or an Interested  
11 Person. Appeals shall be submitted in writing and filed with the  
12 City Clerk within 10 days after the decision date identified in the  
13 notice of decision. The number of days shall be construed as City  
14 Hall business days. Time limits will extend to the following City Hall  
15 business day, where the last of the specified number of days falls  
16 on a weekend, holiday, or other day when City Hall is officially  
17 closed. An appeal shall include a general statement, specifying the  
18 basis for the appeal, shall be based on an error in fact or dispute of  
19 the findings of the decision, and must be accompanied by  
20 supporting evidence substantiating the basis for the appeal.  
21 Appeals shall be accompanied by a filing fee established by  
22 resolution of the City Council.

23 F. Appeals shall be heard by the City Council, which shall affirm the  
24 decision of the Public Works Director, unless the appellant  
25 demonstrates, by substantial evidence, that the decision is based  
26 on an error in fact or disputed findings. The decision of the City  
27 Council on an appeal shall be final.

28 **§ 9.08.220 REMOVAL OF TREES IN PARKWAYS RELATED TO PRIVATE  
IMPROVEMENT OR DEVELOPMENT PROJECT.**

A. An application for removal of an existing Parkway Tree, in  
accordance with Sections 9.08.215.B and 9.08.215.C.1.c, as a  
necessity for the construction of a private improvement or  
development project, shall be accompanied by a report prepared  
by a registered consulting arborist, for review and approval by the  
Public Works Director. The report shall explain the necessity of  
removing the tree and evaluate the feasibility of transplanting the  
tree(s) to another location.

B. If the tree(s) can be transplanted, the tree(s) shall be relocated, at  
the sole cost and expense of the Applicant, to a location specified  
by the Public Works Director. Applicant has the option of



1 performing this work or paying to the City the cost to have the work  
2 performed by the City's contractor.

3 C. If the requested tree(s) cannot be transplanted, then the Applicant  
4 shall provide sufficient evidence, to be reviewed and considered by  
5 the Public Works Director, that the private improvement or  
6 development project cannot be reasonably redesigned to avoid the  
7 removal of the tree(s). If the Public Works Director determines that  
8 a project redesign is not feasible, then removal of the tree(s) may  
9 be approved, on the condition that the Applicant shall plant two  
10 new Street Right-of-Way trees or Parkway trees for each tree that  
11 is removed. The size and location of the replacement trees shall  
12 be determined by the Public Works Director based on what is  
13 appropriate for the particular Street Right-of-Way or Parkway.

14 D. At the Applicant's sole cost and expense, the replacement trees  
15 shall be planted along the site frontage of the private improvement  
16 or development or in other Street Median or Parkway locations in  
17 the City at the discretion and direction of the Public Works Director.  
18 Applicant has the option of performing this work or paying to the  
19 City the cost to have the work performed by the City's contractor.

20 E. All new or transplanted Street Median and/or Parkway trees shall  
21 be planted in a tree well with a tree grate, if required, as approved  
22 by the Public Works Director. New or transplanted Parkway trees  
23 that are located adjacent to the Applicant's Property shall be  
24 supplied with irrigation water from the irrigation system located on  
25 the Applicant's property, which system shall include a timer and  
26 rain sensor. With the exception of single family developments, a  
27 landscape/irrigation plan for the new or transplanted Parkway trees,  
28 and any other required Parkway landscaping, shall be prepared at  
the sole expense of the Applicant and submitted to the Public  
Works Director for review, approval, and permitting.

F. Applicant shall be responsible for the maintenance of the  
transplanted or new Parkway trees that are located adjacent to the  
Applicant's Property for a period of one year. If a transplanted or  
new Parkway tree does not survive during the first year, the  
Applicant shall be required to plant a replacement tree in  
accordance with the requirements of this Section 9.08.220.  
Applicant shall be responsible for the maintenance of such  
replacement tree for a period of one year.

1                   **§ 9.08.225   DIRECTOR-INITIATED REMOVAL OF TREES IN STREET**  
2                                           **MEDIANS AND PARKWAYS; NOTICE AND OBJECTIONS.**

- 3                   A. The Public Works Director has the authority to remove any Street  
4                                           Median tree or Parkway tree if he or she determines such removal  
5                                           is in the best interest of the City and the public health, safety and  
6                                           welfare, based on the criteria listed in Section 9.08.215.C.
- 7                   B. Except as otherwise provided in Section 9.08.225.E, prior to  
8                                           removal of any Street Median tree or Parkway tree, the Public  
9                                           Works Director shall provide to all Interested Persons 10 days  
10                                          written notice of the date scheduled for removal of the Street  
11                                          Median tree or Parkway tree.
- 12                   C. Except as otherwise provided in Section 9.08.225.E, if any  
13                                          Interested Person objects to such removal, his or her objection  
14                                          must be in writing and filed with the City Clerk at least three days  
15                                          prior to the date scheduled for removal of the tree. The objection  
16                                          shall state the name and address of the Interested Person, the  
17                                          location of the tree and the reason for the objection.
- 18                   D. Any objection(s) timely filed shall be heard by the City Council at a  
19                                          regularly scheduled public meeting. The City Council shall  
20                                          consider the objections and make a determination as to whether  
21                                          the tree shall be removed. In order to overturn the Public Works  
22                                          Director's decision, the City Council must find the decision was  
23                                          based on an error in fact or dispute the findings that were the basis  
24                                          of the Public Works Director's decision.
- 25                   E. In any case where the Public Works Director determines that a tree  
26                                          poses a manifest public danger and its removal is an immediate  
27                                          necessity, the notice and objection provisions of Sections  
28                                          9.08.225.B and 9.08.225.C shall not apply.

21                   **§ 9.08.230   VIOLATIONS UNLAWFUL; PENALTIES; ADMINISTRATIVE**  
22                                           **COST RECOVERY.**

- 23                   A. A violation of any provision of this Subchapter is unlawful.
- 24                   B. The remedies provided by this Subchapter are cumulative and in  
25                                          addition to any other remedies available in law or equity, including those provided in  
26                                          Chapters 1.01 and 1.02 of this Code.
- 27                   C. A violation of any provision of this Subchapter is subject to a civil action  
28                                          brought by the City Attorney, punishable by a civil fine not less than one hundred

dollars (\$100) and not exceeding one thousand dollars (\$1,000) per violation for each day, or part thereof, such violation occurs.

D. A violation of any provision of this Subchapter may, at the discretion of the City Attorney, be prosecuted as an infraction or misdemeanor and subject to the criminal penalties provided in Sections 1.01.040 and 1.01.045 of this Code.

E. Causing, permitting, aiding, abetting or concealing a violation of any provision of this Subchapter shall also constitute a violation of this Subchapter.

F. It is the intent of the City Council to recover the costs incurred by the City from: (1) enforcing and obtaining compliance with the provisions of this Subchapter and (2) damage to City property resulting from violations of this Subchapter. Any person, firm or corporation in violation of this Subchapter shall be responsible to the City for the payment of an administrative assessment for all costs associated with said violation, including administrative costs of enforcing and obtaining compliance with this Subchapter and actual costs of damage to City property. An administrative assessment may be appealed in the same manner as an administrative citation, pursuant to the procedures set forth in Section 1.02.045 of this Code.

G. In addition to the administrative assessment and civil and criminal penalties attached to violations of this Subchapter, any violation of this Subchapter is hereby declared a public nuisance.

#### **§ 9.08.235 CONFLICT OF PROVISIONS.**

In the event of any conflict between this Subchapter and any other provisions of this Code or the Tree Planting Act of 1931, this Subchapter shall control.

**SECTION 5.** Sections 9.10.025 through 9.10.040 of the Culver City Municipal Code, relating to street and parkway trees, are hereby repealed and reserved, as the provisions set forth in those Sections have been moved to new Subchapter 9.08.200, et seq., Parkway Planting and Tree Removal Standards, in Chapter 9.08, Streets, Sidewalks and Parkways.

**SECTION 6.** Pursuant to Section 619 of the City Charter, this Ordinance shall take effect thirty (30) days after the date of its adoption. Pursuant to Sections 616 and 621 of the City Charter, prior to the expiration of fifteen (15) days after the adoption, the City Clerk shall cause this Ordinance, or a summary thereof, to be published in the

Culver City News and shall post this Ordinance or a summary thereof in at least three places within the City.

**SECTION 7.** The City Council hereby declares that, if any provision, section, subsection, paragraph, sentence, phrase or word of this ordinance is rendered or declared invalid or unconstitutional by any final action in a court of competent jurisdiction or by reason of any preemptive legislation, then the City Council would have independently adopted the remaining provisions, sections, subsections, paragraphs, sentences, phrases or words of this ordinance and as such they shall remain in full force and effect.

**APPROVED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

JEFFREY COOPER, Mayor  
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

MARTIN R. COLE, City Clerk

A13-00277

*for*   
CAROL A. SCHWAB, City Attorney

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**RESOLUTION NO. 2013-R**

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF  
CULVER CITY, CALIFORNIA, ADOPTING THE "CITY OF  
CULVER CITY PARKWAY STANDARDS."

WHEREAS, the City's residential parkways have historically been planted  
with grass; however, numerous alterations to the plantings in City parkways have been  
made without City approval, which has created issues with sustainability, access,  
visibility, potential hazards and nuisances; and

WHEREAS, the City Council desires to establish more detailed  
parkway standards to promote water conservation, access to the public rights-of-way,  
visibility of traffic and traffic signs and signals, and elimination of potential hazards and  
nuisances.

NOW, THEREFORE, the City Council of the City of Culver City, DOES  
HEREBY RESOLVE as follows:

The "City of Culver City Parkway Standards," attached hereto as Exhibit  
"A" and incorporated herein by this reference, are hereby adopted.

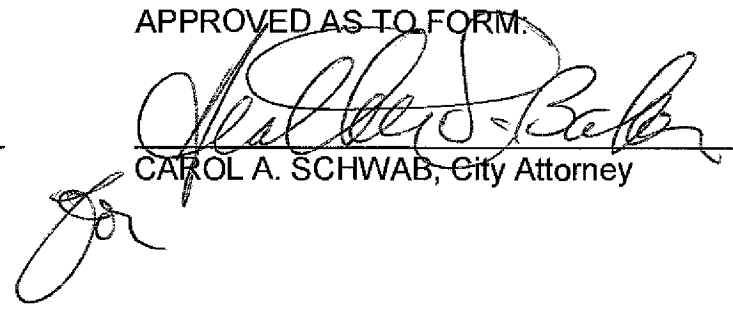
APPROVED and ADOPTED this \_\_\_\_\_ day of May, 2013.

\_\_\_\_\_  
JEFFREY COOPER, MAYOR  
City of Culver City, California

ATTEST:

APPROVED AS TO FORM:

\_\_\_\_\_  
MARTIN R. COLE City Clerk

  
CAROL A. SCHWAB, City Attorney

A13-00278

# **CITY OF CULVER CITY** **PARKWAY STANDARDS**



**PUBLIC WORKS DEPARTMENT**  
May 2013

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## **I. INTRODUCTION**

### **1. Definitions:**

- A. CCMC: Culver City Municipal Code.
- B. Invasive: Non-native species that displace and crowd out native vegetation and the wildlife that feeds on it. See <http://www.cal-ipc.org/> for a list.
- C. Parkway: The portion of the street right-of-way between the curb and the sidewalk.
- D. Pea gravel: A type of gravel/rock whose individual particles are approximately the size of peas (approx. 3/8" or less in diameter).
- E. Permeable: Containing pores or openings that permit liquids or gases to pass through. For the purposes of these Standards, decomposed granite and trees and tree roots are included in this definition.
- F. Public Works Director: Includes the Public Works Director/City Engineer or his/her designee.
- G. Rain garden and bioswales: Shallow planted depressions that are specially designed to capture and infiltrate storm water. Bioswales tend to slope to a destination, while rain gardens do not.
- H. Standards: The City of Culver City Parkway Standards.
- I. Step-out strip: A uniform, firm walking surface that should extend along the full length of the parkway (except where the presence of tree roots from existing street trees makes it impracticable). Some examples of firm walking surfaces include grass, decomposed granite, and walkable groundcover.
- J. Street right-of-way: Includes all streets, parkways, sidewalks, highways, avenues, lanes, alleys, courts, places, squares, curbs, or other public ways in the City, which have been or may hereafter be dedicated and opened to public use.
- K. Turf or grass: Short plants with long slender leaves that can be walked on. These terms are used interchangeably for the purposes of these Standards.

### **2. Applicability:**

These Standards apply to all residential parkways of the City of Culver City. Enforcement action related to existing non-conforming parkways will be prioritized based on the severity of the deviation from these Standards and the frequency of the complaints received.



3. Amendments to Standards:

Substantive amendments to these Standards shall be made by resolution of the City Council. Non-substantive changes to these Standards, such as typographical or clerical errors, or modifications to the attached exhibits, may be made by the Public Works Director.

4. Background:

Parkways are part of the street right-of-way. While parkways are not intended for pedestrian passage, it is important that they allow vehicle passengers to safely and easily open their car doors and reach a nearby sidewalk. It is also critical that they not obstruct the visibility of traffic, traffic signals, and traffic signs or otherwise cause hazards. Parkway often incorporate public infrastructure such as parking meters, bus stops, trees, and street lights. Despite this, except in the case of Landscape Assessment Districts or City-installed rain gardens for which the City has explicitly taken maintenance responsibility, it is the adjacent property owner, not the City, who is required to maintain all plantings and other items in the parkway, including watering, as necessary. The property owner is also responsible and liable for ensuring that the parkway is kept in a clean and neat condition and free from obstructions, encroachments or obstacles which may pose a hazard to persons or property, including tripping hazards (CCMC §9.08.210 E.).

5. Applications and Permits:

Applications for street tree plantings, removals, and tree trimming (including tree roots) may be obtained from and must be submitted to the Maintenance Operations Division of the Public Works Department. With an approved application, tree plantings can be done by an approved contractor. However, trimming and removal of street trees shall only be conducted by the City except in the case of new development where the applicant may be authorized to remove or transplant an existing tree subject to CCMC § 9.08.220.

Permits for all other plantings and other items in residential parkways ("Parkway Permits") shall be issued by the Engineering Division of the Public Works Department. The application for a Parkway Permit may be obtained from and must be submitted to the Culver City Engineering Division of the Public Works Department. When submitted, the Parkway Permit application shall include all necessary exhibits, including a labeled and dimensioned drawing of the proposed plantings and other items to be placed in the parkway, specification sheets for each species of plant or other material proposed to be used (if not on pre-approved lists included as Exhibits C and D), and the permit fee as established by resolution of the City Council. The approved application shall serve as the required permit.

Notwithstanding any permitted modifications to the parkway, the City reserves the right to remove any and all plantings in the modified parkway if it is determined by the Public Works Director that the removal is necessary to conduct maintenance, construct capital improvements, or further other governmental purposes, and the City shall not be responsible for the costs or work necessary to replace any removed planting. The property owner shall be

allowed to restore the modifications allowed under the original permit at his/her sole expense, so long as the restored modifications meet the City's design requirements and do not otherwise interfere with the public health, safety and welfare. Furthermore, as practicable, the City will cooperate 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.

6. Goals for Standards:

In residential areas of the City, the parkway has historically been planted with grass. However, given the increasing need for water conservation, there has been growing interest in replacing water-hungry grass in the City's parkways with more water-efficient turf or other drought-tolerant alternatives.

The City has created the requirements outlined herein in order to facilitate the conversion of existing grass to more water-efficient alternatives and ensure that, as these modifications occur, parkways remain publicly accessible, safe, and otherwise free from hazards. In order to achieve these goals, CCMC §9.08.210.C requires that alterations to parkways must not:

- A. Preclude the passage of pedestrians along the curb or from parking spaces or ramps to the sidewalk
- B. Obstruct traffic signs or signals from view
- C. Reduce or obstruct the visibility of traffic
- D. Pose harm to the health or safety of persons or property

The CCMC also references these Standards, which are intended to provide more specific guidance regarding acceptable modifications to the City's parkways.

## **II. CATEGORIES OF PARKWAY MODIFICATIONS AND STANDARDS FOR THOSE MODIFICATIONS**

There are three categories of modifications to parkways:

1. Walkable Plantings – Permit Fee Not Required

The first category of modifications to the parkway is the planting of walkable plant material not requiring the installation or modification of an irrigation system (except for the replacement of sprinkler heads). If the walkable plant material is selected from the recommended list (attached as Exhibit C), it has already been found to meet the goals of these Standards and thus the permit fee is not required as long as no installation or modification of an irrigation system is requested.

2. Standard Plantings and Other Modifications – Basic Permit Required

The second category is the planting of other standard plants and non-vegetative material (not walkable plants as described in 1 or complex changes such as rain gardens as described in 3). These modifications to the parkway require a permit, with a fee established by resolution of the City Council, and must comply with the following requirements aimed at meeting the stated City goals:

*Goal: Promoting Water Conservation, Storm water Infiltration, and Other Environmental Goals*

In order to promote water conservation, new plants shall be water-efficient, climate appropriate or native/indigenous. No invasive species are allowed.<sup>1</sup> A list of recommended plants is included as Exhibit D. When irrigation is necessary, it must be installed and maintained to preclude runoff outside the parkway area and must meet the requirements of the Model Water Efficient Landscape Ordinance<sup>2</sup> and other local, state and federal requirements, if applicable. Additionally, when such irrigation is necessary, low-volume, non-overhead irrigation systems or hand-watering is recommended. At least 75 percent of the parkway area must be permeable and 50 percent must be planted.<sup>3</sup>

*Goal: Promoting Access*

To promote pedestrian access, step-out strip along the length of the curb shall be provided for passengers to enter and exit vehicles parked at the curb, except when there is a red curb or tree roots preclude it. The strip must be a uniform, firm walking surface (such as turf, other walkable ground cover, pavers, brick, or decomposed granite) extending at least 18 inches from the back of the curb. Plantings shall not overhang or encroach on the sidewalk or step-out strip. Also, one unimpeded path from the curb to the sidewalk (accessway) is required per standard parcel. Additional accessways may be required for large parcels at the discretion of the Public Works Director.

*Goal: Promoting Visibility*

In order to promote the visibility of traffic signs, signals, and traffic, additions to the parkway (with the exception of trees) shall not exceed 30 inches in height at maturity.

*Goal: Eliminating Potential Hazards and Nuisances*

In order to prevent potential hazards or public nuisances, the following are not allowed in the parkway: 1) ivy or other dense ground covers that harbor or attract rodents; 2) plants with thorns, stickers, or edible fruit; 3) objects such as statues, raised planters and pots, benches, fences, other similar decorative items; 4) artificial turf; and 5) pea gravel or other loose small rock that can be easily kicked out or otherwise displaced onto the sidewalk. Additionally, plantings or other improvements shall not be placed or planted in such a way as to impede access to fire hydrants or be incompatible with street trees. For the health of the street trees, plantings shall be a minimum of 12 inches away from tree trunks (24 inches recommended, with the area covered in mulch) and shall not negatively impact the existing tree root systems. Finally, bricks, flagstone, pavers, and other similar materials are allowed if the minimum planting area requirement is met and these materials are maintained flush with the ground, so as not to pose a tripping hazard.

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<sup>1</sup> To find invasive species, please visit <http://www.cal-ipc.org/>.

<sup>2</sup> To view the Model Water Efficient Landscape Ordinance, visit <http://www.water.ca.gov/wateruseefficiency/docs/MWEL009-10-09.pdf>.

<sup>3</sup> Step-out strips are included in the minimum permeable requirement, where applicable.

3. Rain Gardens or Other Complex Modifications to the Parkway – Additional Permit Requirements

Rain gardens and bioswales are storm water capture systems. They are required to meet the criteria set forth in Section II of these Standards, outlined above. However, because of their complexity, additional requirements may apply and property owners wishing to install them must also present plans prepared by a California registered landscape architect or Civil Engineer and must pay an additional hourly plan check fee, as established by resolution of the City Council.

Notwithstanding compliance with Section II of these Standards, proposed modifications to the parkway may nevertheless be denied if the Public Works Director deems such modifications are not in the best interest of the City and the public health, safety and welfare, or do not otherwise meet the objectives of these Standards.

### **III. QUESTIONS**

1. Tree Questions:

For questions regarding trees, please contact the Maintenance Operations Division of the Public Works Department at: (310) 253-6420.

2. Other Parkway Questions:

For other parkway questions, please contact the Engineering Division of the Public Works Department at: (310) 253-5600.

### **EXHIBIT A: APPLICATION**

### **EXHIBIT B: DOS AND DON'TS**

### **EXHIBIT C: RECOMMENDED WALKABLE PLANTS**

### **EXHIBIT D: RECOMMENDED PLANTS**

# Exhibit A



**MATE GASPAR**

Engineering Services Manager  
Engineering Division



9770 CULVER BOULEVARD, 2ND FLOOR  
CULVER CITY, CALIFORNIA 90232-0507



Phone (310) 253-5600

FAX (310) 253-5626

## RESIDENTIAL PARKWAY APPLICATION/PERMIT

ADDRESS \_\_\_\_\_

### 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 \_\_\_\_\_

### LIST PLANT SPECIES PROPOSED FOR PLANTING:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### LIST ANY OTHER PROPOSED CHANGES TO THE PARKWAY:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Applicant \_\_\_\_\_

Date \_\_\_\_\_

Approved by \_\_\_\_\_

Date \_\_\_\_\_

| Category 1 <input type="checkbox"/> | Category 2 <input type="checkbox"/> | Category 3 <input type="checkbox"/>          |
|-------------------------------------|-------------------------------------|----------------------------------------------|
|                                     | Standard fee:                       | Fee (Including Additional Inspection Hours): |

- 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 any permitted modifications to the parkway, the City reserves the right to remove and all plantings in the modified parkway if it is determined by the Public Works Director that the removal is necessary to conduct maintenance, capital improvements, or other governmental purposes, and the City shall not be responsible for the costs or work necessary to replace any removed planting. The property owner shall be allowed to restore the modifications allowed under the original permit at his/her sole expense, so long as the restored modifications meet the City's design requirements and do not otherwise interfere with the public health, safety and welfare. Furthermore, as practicable, the City will cooperate 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 §9.08.210 and the Parkway Standards 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.

## Exhibit B: Examples of Dos and Don'ts



Don't preclude the passage of pedestrians from parking



Fail to maintain the parkway adjacent to your property

Do provide a step out strip to enable drivers to open doors and get from the curb to the sidewalk



Don't use the parkway as your vegetable garden or plant ivy or other rodent-attractors



Don't overhang the step-out strip or sidewalk



Do plant drought-tolerant species

Don't put in plants that grow to more than 30 inches tall



Do avoid planting near the base of street trees (this robs the trees of nutrition)





## Exhibit C: Recommended Walkable Plants

| Category                   | Scientific Name                          | Common Name                 | Reference Photo                                                                       |
|----------------------------|------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|
| Walkable Turf Alternatives | <i>Buchloe dactyloides</i><br>UC Verde™  | UC Verde™ Buffalo Grass     |    |
| Walkable Turf Alternatives | <i>Bouteloua gracilis</i><br>'Hachita'   | Hachita' Blue Grama Grass   |    |
| Walkable Turf Alternatives | <i>Carex pansa</i>                       | California Meadow Sedge     |    |
| Walkable Turf Alternatives | <i>Achillea millifolium</i><br>cultivars | Achillea cultivars          |   |
| Walkable Turf Alternatives | <i>Chamaemelum nobile</i>                | Chamomile                   |  |
| Walkable Turf Alternatives | <i>Dymondia margaretae</i>               | Dymondia                    |  |
| Walkable Turf Alternatives | No mow grass                             | Mix of bentgrass and fescue |  |
| Walkable Turf Alternatives | Slope saver                              | Mix of fescues              |  |

## Exhibit C: Recommended Walkable Plants

| Category                   | Scientific Name                                                                   | Common Name        | Reference Photo                                                                       |
|----------------------------|-----------------------------------------------------------------------------------|--------------------|---------------------------------------------------------------------------------------|
| Walkable Turf Alternatives | <i>Carex tumulicola</i>                                                           | Foothill sedge     |    |
| Walkable Turf Alternatives | <i>Carex caryophylla</i>                                                          | The Beatles        |    |
| Walkable Turf Alternatives | <i>Carex praegracilis</i>                                                         | Field sedge        |    |
| Walkable Turf Alternatives | <i>Cynodon dactylon</i> 'GN 1', 'Santa Ana', 'Tifdwarf', 'Tifgreen', 'Tifway 419' | Hybrid bermuda     |   |
| Walkable Turf Alternatives | <i>Paspalum vaginatum</i> 'Seaspray'                                              | Sea Spray Paspalum |  |
| Walkable Turf Alternatives | <i>Achillea tomentosa</i>                                                         | Woolly Yarrow      |  |
| Walkable Turf Alternatives | <i>Herniaria glabra</i>                                                           | Green Carpet       |  |
| Walkable Turf Alternatives | <i>Leptinella squalida</i> a.k.a. <i>Cotula Squalida</i> (Shade)                  | Brass Buttons      |  |



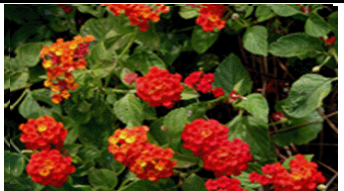
## Exhibit C: Recommended Walkable Plants

| Category                   | Scientific Name   | Common Name                                              | Reference Photo                                                                      |
|----------------------------|-------------------|----------------------------------------------------------|--------------------------------------------------------------------------------------|
| Walkable Turf Alternatives | Phyla Nodiflora   | Texas frogfruit,<br>Turkey tangle fogfruit,<br>Frogfruit |   |
| Walkable Turf Alternatives | Sagina Subulata   | Heath Pearlwort or<br>Irish Moss                         |   |
| Walkable Turf Alternatives | Zoysia Tenuifolia | Korean Grass                                             |   |
| Walkable Turf Alternatives | Zoysia Tenuifolia | Emerald                                                  |  |

## Exhibit D: Recommended Plants

| Category                                                   | Scientific Name                                      | Common Name                 | Reference Photo                                                                       |
|------------------------------------------------------------|------------------------------------------------------|-----------------------------|---------------------------------------------------------------------------------------|
| Low-Growing Grasses or Grass-like Perennials (18" or less) | <i>Carex divulsa</i> (C. tumincola)                  | Berkeley Sedge              |    |
| Low-Growing Grasses or Grass-like Perennials (18" or less) | <i>Festuca glauca</i> 'Siskiyou Blue' & other var.   | Blue Fescue                 |    |
| Low-Growing Grasses or Grass-like Perennials (18" or less) | <i>Pennisetum alopecuroides</i> 'Little Bunny'       | Little Bunny Fountain Grass |    |
| Low-Growing Grasses or Grass-like Perennials (18" or less) | <i>Sesleria autumnalis</i>                           | Autumn Moor Grass           |   |
| Low-Growing Grasses or Grass-like Perennials (18" or less) | <i>Festuca Ovina</i> Glavca                          | Sheep Fescue                |  |
| Low-Growing Grasses or Grass-like Perennials (18" or less) | <i>Achillea millifolium</i> 'Terra Cotta'            | Yarrow Terra Cotta          |  |
| Low-Growing Perennials/Succulents (18" or less)            | <i>Aptenia cordifolia</i> /A. cordifolia 'Red Apple' | Heartleaf Ice Plant         |  |
| Low-Growing Perennials/Succulents (18" or less)            | <i>Delosperma cooperi</i>                            | Trailing Ice Plant          |  |

## Exhibit D: Recommended Plants

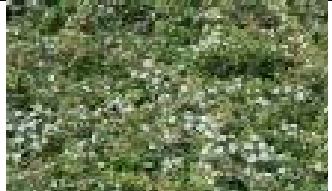
| Category                                              | Scientific Name                                      | Common Name                      | Reference Photo                                                                       |
|-------------------------------------------------------|------------------------------------------------------|----------------------------------|---------------------------------------------------------------------------------------|
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Drosanthemum floribundum</i>                      | Rosea Ice Plant                  |    |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Dudleya hassei</i>                                | Santa Catalina Live<br>Forever   |    |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Erigeron karvinskianus</i> &<br><i>E. glaucus</i> | Santa Barbara &<br>Seaside Daisy |    |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Gazania rigens leucolaena</i>                     | Gazania                          |   |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Gazania linearis</i><br>'Colorado Gold'           | Colorado Gold<br>Gazania         |  |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Hypericum calycinum</i>                           | Creeping St.<br>Johnswort        |  |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Iris douglasiana</i> &<br>'Pacific Coast Hybrids' | Douglas & Pacific<br>Coast Iris  |  |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Lantana Patriot</i><br>cultivars                  | Dwarf Lantana                    |  |



## Exhibit D: Recommended Plants

| Category                                              | Scientific Name                                                                         | Common Name                  | Reference Photo                                                                       |
|-------------------------------------------------------|-----------------------------------------------------------------------------------------|------------------------------|---------------------------------------------------------------------------------------|
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Lessingia filaginifolia</i><br>'Silver Carpet'                                       | Beach Aster                  |    |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Monardella villosa</i>                                                               | Coyote Mint                  |    |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Nepeta mussinii</i>                                                                  | Catmint                      |    |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Osteospermum fruitcosum</i>                                                          | Trailing African Daisy       |   |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Oenothera caespitosa</i>                                                             | Tufted evening<br>primrose   |  |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Rosmarinus officinalis</i><br>'Huntington Carpet' or<br>other prostrate<br>varieties | Prostrate Rosemary           |  |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Scaevola aemula</i><br>varieties                                                     | Fairy Fan Flower             |  |
| Low-Growing<br>Perennials/Succulents<br>(18" or less) | <i>Senecio serpens</i> , <i>S. mandraealiscae</i>                                       | Blue Chalksticks,<br>Kleinia |  |

## Exhibit D: Recommended Plants

| Category                                        | Scientific Name               | Common Name                       | Reference Photo                                                                       |
|-------------------------------------------------|-------------------------------|-----------------------------------|---------------------------------------------------------------------------------------|
| Low-Growing Perennials/Succulents (18" or less) | Thymus species                | Thyme                             |    |
| Low-Growing Perennials/Succulents (18" or less) | Verbena peruviana & hybrids   | Verbena                           |    |
| Low-Growing Perennials/Succulents (18" or less) | Vinca minor                   | Dwarf Periwinkle                  |    |
| Low-Growing Perennials/Succulents (18" or less) | Senecio Jacobsensii           | Trailing Jade                     |   |
| Low-Growing Shrubs (18" or less)                | Ceanothus 'Centennial'        | Wild Lilac                        |  |
| Low-Growing Shrubs (18" or less)                | Cotoneaster dammeri 'Lowfast' | Groundcover Cotoneaster varieties |  |
| Low-Growing Shrubs (18" or less)                | Cotoneaster Kewensis          | Kew Broom                         |  |
| Low-Growing Shrubs (18" or less)                | Juniperus horizontalis        | Groundcover Juniper varieties     |  |

## Exhibit D: Recommended Plants

| Category                            | Scientific Name                 | Common Name                                                                                   | Reference Photo                                                                       |
|-------------------------------------|---------------------------------|-----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|
| Low-Growing Shrubs<br>(18" or less) | Juniperus Chinensis<br>Parsonii | Prostrata Juniper                                                                             |    |
| Low-Growing Shrubs<br>(18" or less) | Juniperus Virginiana            | Silver Spreader                                                                               |    |
| Low-Growing Shrubs<br>(18" or less) | Baccharis Pilularis             | Dwarf Coyote Bush                                                                             |    |
| Low-Growing Shrubs<br>(18" or less) | Heuchera Hybrids                | Coral Bells                                                                                   |   |
| Low-Growing Shrubs<br>(18" or less) | Ribes Viburnum                  | Catalina Perfume,<br>Evergreen Currant                                                        |  |
| Low-Growing Shrubs<br>(18" or less) | Mahonia Repans                  | Creeping Mahonia,<br>Creeping Oregon<br>Grape, Creeping<br>Barberry, or Prostrate<br>Barberry |  |
| Low-Growing Shrubs<br>(18" or less) | Teucrium<br>Chamaedrys          | Wall Germander                                                                                |  |
| Low-Growing Shrubs<br>(18" or less) | Myoporum Parvifolium            | Creeping Boobialla,<br>Creeping Myoporum<br>or Dwarf Native Myrtle                            |  |



## Exhibit D: Recommended Plants

| Category                              | Scientific Name                                                | Common Name              | Reference Photo                                                                       |
|---------------------------------------|----------------------------------------------------------------|--------------------------|---------------------------------------------------------------------------------------|
| 18" to 30" Tall Grasses               | <i>Helictotrichon sempervirens</i>                             | Blue Oat Grass           |    |
| 18" to 30" Tall Grasses               | <i>Leymus condensatus</i> 'Canyon Prince'                      | Canyon Prince Wild Rye   |    |
| 18" to 30" Tall Grasses               | <i>Nasella tenuissima</i> ( <i>Stipa tenuissima</i> )          | Mexican Feather Grass    |    |
| 18" to 30" Tall Grasses               | <i>Pennisetum orientale</i>                                    | Oriental Fountain Grass  |   |
| 18" to 30" Tall Grasses               | <i>Pennisetum setaceum</i> 'Eaton Canyon'                      | Dwarf Red Fountain Grass |  |
| 18" to 30" Tall Perennials/Succulents | <i>Anigozanthos</i> 'Bush Pearl', 'Bush Ranger' & 'Bush Devil' | Kangaroo Paws varieties  |  |
| 18" to 30" Tall Perennials/Succulents | <i>Limonium perezii</i>                                        | Statice                  |  |
| 18" to 30" Tall Perennials/Succulents | <i>Lomondra longifolia</i> 'Breeze' & 'Little Con'             | Lomondra cultivars       |  |

## Exhibit D: Recommended Plants

| Category                                 | Scientific Name                                | Common Name                          | Reference Photo                                                                       |
|------------------------------------------|------------------------------------------------|--------------------------------------|---------------------------------------------------------------------------------------|
| 18" to 30" Tall<br>Perennials/Succulents | Penstemon<br>heterophyllus<br>'Margarita BOP'  | Foothill Penstemon                   |    |
| 18" to 30" Tall<br>Perennials/Succulents | Phormium 'Tom<br>Thumb' & 'Jack Spratt'        | Small Flax hybrids                   |    |
| 18" to 30" Tall<br>Perennials/Succulents | Hippocrepis Comosa                             | Horseshoe Vetch                      |    |
| 18" to 30" Tall<br>Shrubs                | Arctostaphylos<br>densiflora 'Pacific<br>Mist' | Pacific Mist'<br>Manzanita           |   |
| 18" to 30" Tall<br>Shrubs                | Artemisia<br>pycnocephala 'David's<br>Choice'  | David's Choice<br>Sandhill Sagebrush |  |
| 18" to 30" Tall<br>Shrubs                | Ceanothus gloriosus<br>'Anchor Bay'            | Pt. Reyes Ceanothus                  |  |
| 18" to 30" Tall<br>Shrubs                | Cistus salvifolius                             | Sageleaf Rockrose                    |  |
| 18" to 30" Tall<br>Shrubs                | Iva hayesiana                                  | Poverty Weed                         |  |



## Exhibit D: Recommended Plants

| Category               | Scientific Name             | Common Name                                             | Reference Photo                                                                                                                                                     |
|------------------------|-----------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 18" to 30" Tall Shrubs | Lantana montevidensis       | Trailing Lantana                                        |                                                                                  |
| 18" to 30" Tall Shrubs | Lantana camara 'Monol'      | Lantana 'Gold Rush', 'New Gold' & 'Cha-pel Hill Yellow' |                                                                                  |
| 18" to 30" Tall Shrubs | Mimulus 'Jelly Bean Yellow' | Persoff Hybrid Yellow Monkeyflower                      |                                                                                  |
| 18" to 30" Tall Shrubs | Cistus Skanbergii           | Hybrid Rockrose                                         |                                                                                 |
| 18" to 30" Tall Shrubs | Coprosma Kirkii             | Mirror Plant                                            |                                                                                |
| 18" to 30" Tall Shrubs | Coprosma "Verde Vista"      | Creeping Coprosma                                       |  |
| 18" to 30" Tall Shrubs | Correa 'Carmine Bells'      | Australian Fuchsia                                      |                                                                                |
| 18" to 30" Tall Shrubs | Salvia 'Bee's Bliss'        | Bee's Bliss Sage                                        |                                                                                |