

AGENDA DESCRIPTION:

Consideration and possible action to review the Arterial Fences and Walls Assessment Report and to direct Staff to proceed with suggested solutions.

RECOMMENDED COUNCIL ACTION:

- (1) Review the Arterial Fences and Walls Assessment Report;
- (2) Direct Staff to proceed with the following short-term solutions to address private arterial fences and walls identified as being in "poor" condition in the Assessment Report:
 - a. Remove damaged chain link fencing and associated debris within the public right-of-way along Hawthorne Boulevard;
 - b. Initiate code enforcement for the 9% (26 properties) of arterial fences and walls in the City's single-family residential zoning districts identified as "unsafe" in the Assessment Report; and,
 - c. Initiate code enforcement for all of the arterial fences and walls in the City's multi-family residential, commercial and institutional zoning districts identified in the Assessment Report.
- (3) Direct Staff to proceed with the Council-preferred long-term solution to address arterial fences and walls, based on the options described in the Assessment Report.

FISCAL IMPACT: Funding to remove the damaged chain link fencing was included in the Council-adopted FY16-17 budget.

Amount Budgeted:	\$500,000
Additional Appropriation:	N/A
Account Number(s):	101-1025-421-32-00

ORIGINATED BY: Ara Mhrianian, AICP, Community Development Director *Am*
Nicole Jules, Deputy Public Works Director *nj*

REVIEWED BY: Gabriella Yap, Deputy City Manager *gy*

APPROVED BY: Doug Willmore, City Manager *dw*

ATTACHED SUPPORTING DOCUMENTS:

- A. Arterial Fences and Walls Assessment (page A-1)
 - B. September 15, 2015 City Council Meeting Minutes Excerpt (page B-1)
 - C. RPVMC Section 8.24.060 (page C-1)
 - D. RPVMC Section 17.76.030(F)(6) (page D-1)
 - E. August 21, 2001, Hawthorne Beautification Staff Report (page E-1)
 - F. August 21, 2001, Hawthorne Beautification Presentation (page F-1)
 - G. 2001 Hawthorne Beautification Corridor Plan (page G-1)
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EXECUTIVE SUMMARY:

On September 15, 2015, the City Council received a summary report on the general condition of the fences and walls along the City's arterial roadways. Based on information presented that evening, the City Council, among other things, directed Staff to return with a strategic plan to repair and/or remove privately-owned fences and walls that are deteriorating or pose a public safety concern utilizing the City's code enforcement procedures, with an emphasis on addressing deteriorated chain-link fencing. The following report responds to the City Council's directive, suggesting short- and long-term strategies to address this issue.

BACKGROUND AND DISCUSSION:

Arterial Fences and Walls Assessment Report

The City, with the assistance of an outside consultant, conducted a visual assessment of the condition of the private arterial fences and walls along the following 11 arterial streets in the City:

- Hawthorne Boulevard
- Palos Verdes Drive West
- Palos Verdes Drive South
- Palos Verdes Drive East
- Miraleste Drive
- Western Avenue
- Montemalaga Drive
- Crest Road
- Crenshaw Boulevard
- Silver Spur Road
- Highridge Road

Attached for the Council's review is the consultant's assessment report (Attachment A), which is based upon a survey of 300 properties with private arterial fences and walls in need of some level of repair as described below:

	Number of Properties	Linear Feet	Linear Feet as a Percentage
Minor Issues	114	13,286	41%
Needs Improvement	36	4,293	13%
Poor	150	15,076	46%
Total	300	32,655	100%

The categories used for the survey are based on the aesthetic condition of the arterial fences and walls as defined below:

- **Minor Issues** – Fences and walls that are not visibly in disrepair when traveling along an arterial street, but at a closer inspection need cosmetic improvements (e.g., paint, etc.).

- **Needs Improvement** – Fences and walls that need more than cosmetic improvements but stopping short of a major repair or reconstruction.
- **Poor** – Fences and walls that are visually in a deteriorated condition as viewed when traveling along an arterial street, and in need of major repairs or reconstruction

Of the 300 properties assessed, 96% percent (288 properties) are single-family homes. Additionally, of the 15,076 linear feet of fences or walls identified as being in poor condition, approximately 9% of the 288 single-family residential properties assessed (26 properties) may be considered "unsafe." This is based solely on field observations and not on any engineering survey. These “unsafe” structures are cinder block walls that are leaning, buckling, and/or severely cracking. The remaining properties are either multi-family homes (4 properties), commercial (3 properties) or institutional (5 properties). As added information, Table 3 in the Attachment A summarizes the types of fences and walls (block, chain link, wood, stucco, etc.) assessed in the report with their respective linear feet. The report also assesses pilasters, as summarized in Table 4 of Attachment A.

In light of the options identified in the Assessment Report, Staff recommends approaching the solutions to the damaged arterial fences and walls in two phases: short-term and long-term, as discussed below.

Short-Term Improvements

Staff recommends proceeding with the following short-term improvements (approximately 1 year to implement) to private arterial fences and walls identified as being in “poor” condition in the Assessment Report:

a. Remove damaged chain link fencing and associated debris within the public right-of-way along Hawthorne Boulevard

As an immediate and tangible solution, Staff seeks City Council authorization to proceed with removing the damaged chain-link fencing and associated debris along Hawthorne Boulevard. The cost has been estimated at \$500,000 and has been programmed in the FY16-17 budget. If authorized this evening, Staff will begin the process by contacting the property owners to obtain permission to access the portion of their property where the fencing and debris exists. Staff anticipates this program taking approximately six (6) months to implement because Staff will need to contact and secure access permission. The chain-link fencing removed will not be replaced. It should be noted that a good portion of the damaged chain link fencing is currently encroaching into the public right-of-way.

b. Initiate code enforcement for the 9% of arterial fences and walls in the City’s single-family residential zoning districts identified as “unsafe”

Because of the unsafe condition of 9% (26 single-family residential properties) of the arterial fences and walls, Staff recommends that the City Council authorize Staff to initiate code enforcement proceedings for these properties. If authorized, these property owners will be notified by the City's Code Enforcement Division that the condition of their arterial fence or wall does not comply with the City's property maintenance ordinance (Attachment C), and that it is their responsibility to improve the condition of the structure. These property owners will be notified that, pursuant to RPVMC Section 17.76.030(F)(6) (Attachment D), their arterial fence or wall will have to be repaired or replaced at the same height and location and with the same materials and color as the original uniform (tract) fence or wall (this includes replacing existing chain-link with new chain-link). The City will provide the property owner with three (3) separate notices establishing a deadline date to bring the arterial fence or wall into compliance with the RPVMC. If compliance is not achieved by the established deadline, the matter will then be forwarded to the City Attorney for processing.

c. Initiate code enforcement for all of the arterial fences and walls in the City's multi-family residential, commercial and institutional zoning districts

There are 12 non-single-family residential properties where "poor" condition arterial fences and walls exist. Similar to the code enforcement process described above for residential properties, Staff seeks the Council's authorization to initiate the code enforcement process to repair these arterial fences and walls.

Long-Term Solution Options

The Assessment Report provides the following long-term solution options to repairing arterial fences and walls:

- a. Code Enforcement** – as previously described, this option will require property owners to repair or replace their deteriorated or damaged walls or fences. If the Code Enforcement option is chosen, prior to its implementation, it is advised that the City conduct an extensive public outreach campaign, such as workshops, to educate the property owners of arterial fences and walls of their responsibility to maintain these structures. This should occur prior to implementing the Code Enforcement option because it is likely that most of the property owners abutting an arterial street are not aware that the fence or wall is on their property and is their responsibility to maintain. Moreover, requiring these property owners to improve something that has little tangible benefit to their day-to-day living, and at considerable expense, will most likely not be received well. It is projected that these code enforcement cases will take more than a year to resolve especially if the matter is forwarded to the City Attorney.
- b. Replacement (City Funded):**
 - i. Like-for-Like Replacement** – Under this option, arterial fences or walls will be repaired using similar materials (e.g., chain-link for chain-link) at an

estimated cost of \$1,543,300, which is a “ball park” figure that will have to undergo a specific cost analysis if selected. This amount only includes replacing the existing fence or wall with the same material and is based on industry standards for the construction of retaining walls and fences and the removal of existing structures. This cost estimate does not include the removal of slough material collecting behind the fences and walls, along with improving some of the landscaping on the slope. It should be noted that this one-time replacement would not change the private ownership of the new fence or wall.

- ii. **Arterial Fences and Walls Master Plan** - Using information from the August 2001 Hawthorne Corridor Beautification plan (Attachments E, F & G), a Master Plan would be prepared that would modernize and create a uniform appearance of the City’s arterial fences and walls. At a minimum, the Master Plan would establish a common and unique theme for the look and feel of City’s arterial fences and walls. This can be achieved by combining existing and proposed materials, such as maintaining and improving the Palos Verdes stone pilasters; painting or stuccoing masonry walls with earth tone colors; or replacing the rusted chain-link fences with wrought-iron fencing or vinyl-coated chain-link fencing. Funding this option will vary depending on the selected materials. Thus, if this is selected as the preferred option, part of developing a Master Plan will include cost options based on a variety of materials for Council consideration at a later date. Staff would also need to come back to the City Council with a cost estimate to develop a master plan. The Master Plan would serve as an aesthetic blueprint to the overall look of the arterial corridor, but it will be the responsibility of adjacent property owners to adhere to the plan when they choose to replace/repair their private fences or walls.
- c. **Removal (City Funded)** – This option is for a City-funded project that simply removes the deteriorated arterial fences or walls without replacing them. The advantage of this option is that it provides an immediate and visible solution to the deteriorated condition of the arterial fences and walls at a relatively minimal cost to the City. The estimated cost for this option is \$635,500, but more accurate cost analyses will be needed because in many cases the existing arterial fences and walls are supporting slough material. This option will require the consent of the adjacent property owner and may require access agreements to conduct the work. It should be noted that in some cases, it may not be possible to only remove a segment of a deteriorated fence or wall because doing so may result in a finished condition that appears incomplete or fragmented.
- d. **Public/Private Partnership** – Currently the law does not allow the use of public funds on private property. There is no legal funding mechanism that allows the use of public funds on private property. To foster a public/private partnership, private property owners will have to voluntarily decide to replace/repair/maintain

their fence or wall. The City could assist with coordinating an event or hosting public workshops to foster greater participation. Otherwise, the City would have to assume ownership of the fences and walls by securing right-of-way agreements with each and every property owner. It should be noted that this information differs from the Assessment Report because subsequent to the completion of the Assessment Report Staff obtained information that public funds cannot be used on repairing private fences or walls.

ALTERNATIVES:

In addition to the Staff recommendation, the following alternative actions are available for the City Council's consideration:

1. Direct Staff to proceed with code enforcement to address all of the private arterial fences and walls assessed in the report identified as needing some level of repair.
2. Identify additional long-term solutions for further analysis by Staff for consideration at a future meeting.
3. Direct Staff not to proceed with any short- or long-term solutions or repairs to the existing arterial fences and walls.

Arterial Fences & Walls Assessment in Rancho Palos Verdes

June 20, 2016

Arterial Fences & Walls Assessment in Rancho Palos Verdes

The beautiful coastal city of Rancho Palos Verdes is referred to by many as “a place set apart” from the urbanized Los Angeles basin. The City has approximately 42,000 residents and encompasses 13.7 square miles. The City is the largest of the four cities on the Palos Verdes Peninsula and is primarily residential comprised of approximately 15,000 single family residential properties, 40 multi-family properties and 155 commercial/institutional properties. A majority of the City and these properties were built prior to the City’s incorporation in 1973, under the jurisdiction of Los Angeles County.

There are 11 arterial streets in the City abutting private property that are improved with fences and walls. These fences and walls abut the City’s arterial streets and were primarily constructed at the time residential tracts were developed under the jurisdiction of the County. Over the years, these arterial walls and fences have weathered, aged and deteriorated, thus detracting from the overall aesthetics of the City. This report provides an assessment of these deteriorated walls and fences, as well as a plan to address this problem.

1. SURVEY

A visual survey of the fences and walls that abut the City’s major arterial streets was conducted in November 2015 (See Table 1). The surveyed fences and walls, which are located on private property, were assessed according to the following aesthetic scale (The fences and walls determined to be visually in good condition are not included in this survey):

Minor Issues – Fences and walls that are not visibly in disrepair when traveling along an arterial street, but at a closer inspection need cosmetic Improvements (i.e. paint, etc.).

Needs Improvement – Fences and walls that need more than cosmetic improvements but stopping short of a major repair or reconstruction.

Poor – Fences and walls that are visually in a deteriorated condition as viewed from the arterial street and in need of major repairs or reconstruction

Table 2 summarizes how many private properties abutting arterial streets have fences and walls in need of some level of repair, as well as the linear footage. Of the 300 properties assessed, 96% or 288 are single family homes. The remaining properties are either multi-family, commercial or institutional uses.

Of the 15,076 linear feet of fences or walls identified as being in poor condition, approximately 9% may be considered “unsafe.” This is based purely on field observations and not on any engineering survey. These “unsafe” structures are

cinder block walls that are leaning, buckling, and/or severely cracking.

It must be noted that this is not an engineering report. No claims are made about the structural integrity of the structures. The fences and walls not included in this survey should not be interpreted as structurally sound. The focus of this report is on the visual aesthetic quality of the fences and walls.

Table 1: Streets Surveyed

Street	Linear Feet
Hawthorne Blvd.	30,149
Palos Verdes Dr. West	8,184
Palos Verdes Dr. South	26,400
Palos Verdes Dr. East	31,258
Miraleste Dr.	9,557
Western Ave.	11,088
Montemalaga Dr.	4,488
Crest Rd. West	8,290
Crenshaw Blvd.	6,389
Silver Spur Rd.	5,280
Highridge Rd.	2,798
TOTAL	143,880

Table 2: Types of Property Surveyed

Condition	Residential		Commercial	Institutional	TOTAL
	Single Family	Multi Family			
Minor Issues	104	3	3	4	114
Needs Improv.	35	0	0	1	36
Poor	149	1	0	0	150
TOTAL	288	4	3	5	300

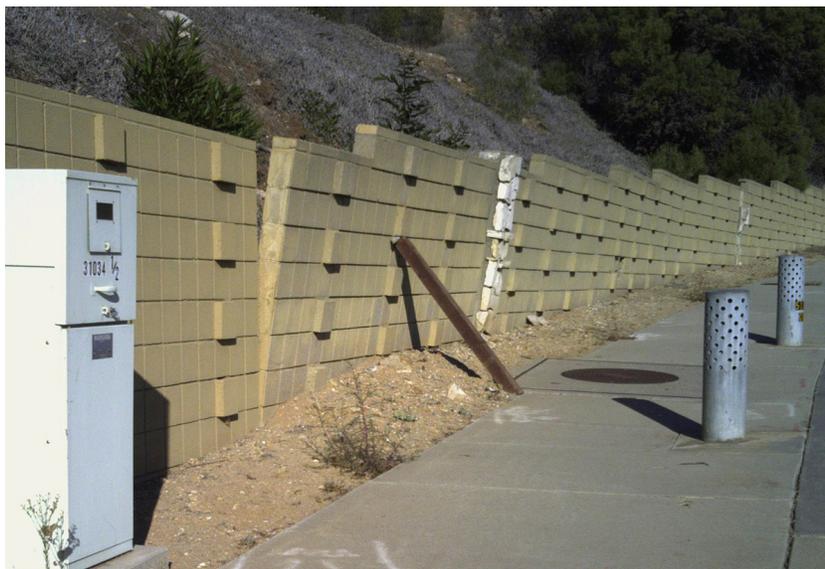
Walls that Appear to be Unsafe



Silver Spur Rd.



Crest Rd. West



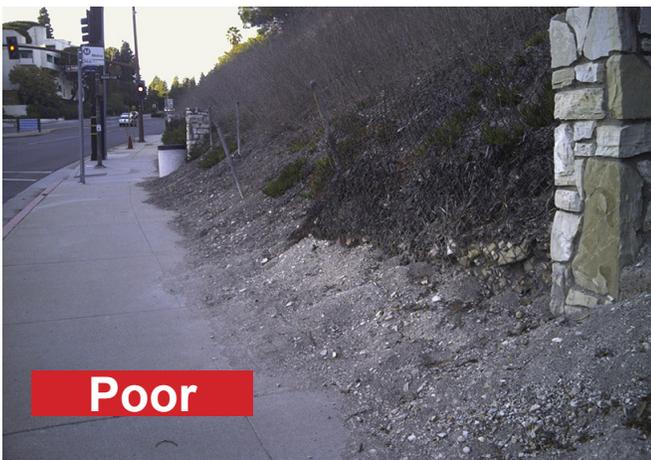
Hawthorne Blvd.

Table 3 summarizes the types of fences and walls assessed in the survey and where they are located. The following pictures are examples of the types of structures surveyed. Maps showing the locations of all the surveyed fences and walls are provided in the last sections of this report.

Table 3: Types of Walls & Fences

Street	Linear Feet Surveyed	Fence / Wall Rated as (1) Minor Issues, (2) Needs Improvement or (3) Poor Condition								TOTAL
		Chain-Link	Cinder Block	Concrete	Stucco	Wood	Wrought Iron	No Fence/Wall	Other*	
Hawthorne	30,149	11,333	1,294	0	293	0	0	367	1,620	14,907
PV Drive West	8,184	645	552	0	0	0	0	97	0	1,294
PV Drive South	26,400	3,301	0	0	0	0	0	0	0	3,301
PV Drive East	31,258	1,055	15	1,599	65	0	97	0	0	2,830
Miraleste	9,557	0	0	0	0	0	36	0	0	36
Western	11,088	167	1,153	0	0	0	1,847	0	0	3,167
Montemalaga	4,488	215	313	0	0	0	0	0	0	528
Crest	8,290	1,498	1,553	0	93	42	0	0	0	3,186
Crenshaw	6,389	102	0	295	0	42	0	61	0	501
Silver Spur	5,280	2,136	141	0	0	200	0	151	0	2,628
Highridge	2,798	0	277	0	0	0	0	0	0	277
TOTAL	143,880	20,452	5,298	1,894	451	283	1,980	677	1,620	32,655

*Combination stucco & chain-link

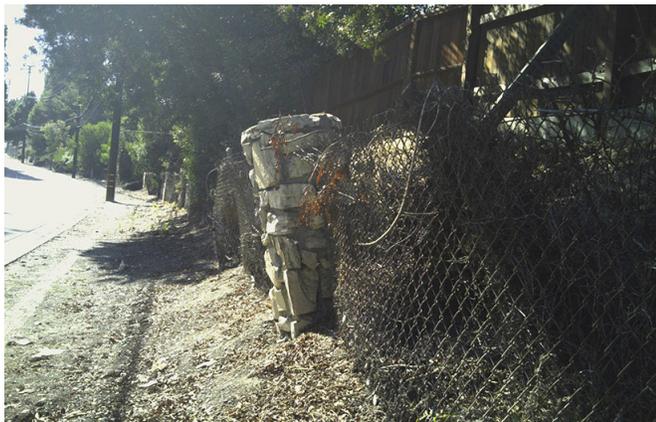


PILASTERS

A good portion of the City’s arterial fences and walls are flanked by pilasters made from Palos Verdes stone or, in some cases, brick. To some, the pilasters may be considered a historically signature feature of the City’s identification, while others may view these pilasters as dated. Nonetheless, over the years, these pilasters have deteriorated or collapsed. As part of this survey, the pilasters have also been assessed based on their visual condition. Table 4 summarizes the visual condition of the arterial pilasters similar to fences and walls. The following are several examples of pilasters in poor condition.

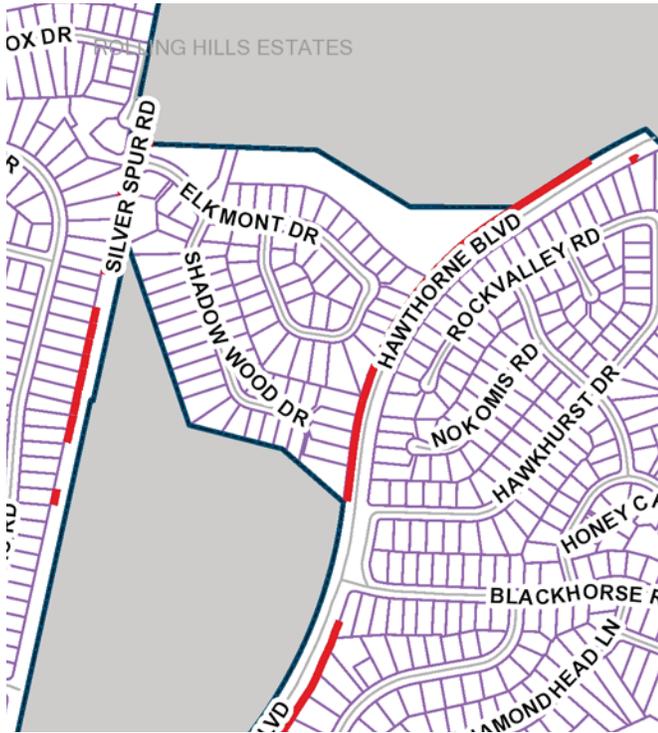
Table 4: Pilasters

Street	Rated Pilasters			Total
	Minor Issues	Needs Improv.	Poor	
Crest Rd. West	2	0	0	2
Hawthorne Blvd.	11	7	12	30
Palos Verdes Dr. West	2	0	0	2
Silver Spur Rd.	5	0	0	5
Total	20	7	12	39



CITY'S GIS SYSTEM

This visual assessment was completed using the City's "Trimble" which is a GPS asset tracking device that collects data that can be integrated into the City's GIS program. Thus, data such as location information and length of the arterial fences and walls, as well as corresponding photographs have been incorporated into the City's GIS program. Storing this data within the City's GIS program will enable Staff to easily access specific property information (including photographs) as it pertains to arterial fences and walls, particularly as solutions are explored and information disseminated to the public.



The above map is from the City's GIS system. The red lines indicate "poor" fences or walls. Clicking on any of the red lines brings up detailed information of the structures.

2. SOLUTIONS

Addressing the deteriorating and aging condition of the City’s arterial fences and walls will require some form of improvement consisting of either the repair, replacement, removal, or any combination thereof. Thus, the proposed options to approach a solution to this issue includes the following:

- A. Increased Code Enforcement
- B. City Funded – Replacement
 - I. Like-for-Like Material Replacement
 - II. Arterial Fence and Wall Master Plan
- C. City Funded - Removal
- D. Public / Private Partnership

The potential solutions discussed in this report are focused on the fences and walls rated as “poor” as identified in Table 5. Addressing these issues will essentially solve the visual blight problem.

Table 5: Fences / Walls in “Poor” Condition

	Linear Feet
Chain-link	13,464
Cinder-block	954
Wood	42
Missing wall / fence	616
TOTAL	15,076

A. Increased Code Enforcement Option

The arterial fences and walls are located on private property. According to Section 8.24.060 of the Rancho Palos Verdes Municipal Code (RPVMC), it shall be unlawful for any person owning, leasing, occupying, or having charge or possession of any property in the city to cause, or to permit, or to maintain thereon any condition which is at variance with the level of maintenance of surrounding properties, or which results in substantial detriment to the comfortable enjoyment of life or property by others in the immediate vicinity

thereof. In other words, fences and walls that are in disrepair are in direct violation of the City’s Municipal Code.

As indicated in Table 2, there are 150 properties with arterial fences and walls that are in poor condition. Under this option, these property owners will be notified by the City’s Code Enforcement Division that the condition of their arterial fence or wall does not comply with the City’s property maintenance ordinance, and that it is their responsibility to improve the condition of the structure.

According to Section 17.76.030(F)(6) of the RPVMC, the property owner will be asked to repair or replace the arterial fence or wall at the same height and location and with the same materials and color as the original uniform (tract) fence or wall (this includes replacing existing chain link with new chain link). The City will provide the property owner with three separate notices establishing a deadline date to bring the arterial fence or wall into compliance with the RPVMC. If non-compliance by the established deadline occurs, the matter will then be forwarded to the City Attorney for processing.

The immediate benefit of using the Code Enforcement option is minimal construction costs incurred by the City. However, City Staff costs may increase (possibly requiring overtime or hiring contract or new personnel), as well as legal costs may be incurred if the matter is forwarded to the City Attorney’s office for resolution.

If the Code Enforcement option is chosen, prior to its implementation, the City should conduct an extensive public outreach campaign to educate the property owners of arterial fences and walls of their responsibility to maintain these structures. It is suggested that, at a minimum, informational workshops be held and informational leaflets be mailed to all property owners who have an arterial fence or wall. Additionally, Staff can present information at a Council of Homeowners Association (CHOA) meeting and air a public service announcement on the City’s local cable channel. This should occur prior to implementing the Code Enforcement option.

In considering the Code Enforcement option, it is likely that most of the property owners abutting an arterial street are not aware that the fence or wall is on their property and is their responsibility to maintain. This may be because the arterial fence or wall is located at the rear of their property (at the bottom or top of slope) and is probably “out of sight and out of mind.” Often, these properties have another wall or fence enclosing the useable portion of their lot. Moreover, requiring these property owners to improve something that has little tangible benefit to their day-to-day living, and at considerable expense, will most likely not be received well. It is projected that these code enforcement cases will take more than a year to resolve especially if the matter is forwarded to the City Attorney.

B. City Funded – Replacement

This option proposes to repair or replace the deteriorated arterial fences and walls at a cost incurred by the City because, although on private property, a strong case can be made that the whole community will benefit from this program. City funding options would have to be further explored, but may include appropriating General Fund or Beautification Grant money to implement this option in phases over a course of 5 to 20 years (depending on how funding allocation is appropriated). A license agreement between the City and each property owner will need to be signed granting the City permission to conduct work on private property. In considering this option, there are two possible choices to pursue:

I. Like-for-Like Material Replacement - As previously noted, Section 17.76.030(F)(6) of the RPVMC requires that arterial fence or walls be repaired using similar materials (chain-link for chain-link). Under this option, the cost to replace deteriorating arterial fences or walls is estimated to be **\$1,543,331**. This amount only includes replacing the existing fence or wall with the same material (see Table 6). This estimate is based on industry standards for the construction of retaining walls and fences and the removal of existing structures. It should be noted that this is a “ball-park” estimate. If the City decides to embark on such a project, more specific cost analysis will

be needed. For example, it may be necessary to remove the slough material collecting behind the fences and walls, along with improving some of the landscaping on the slope, which will add to the cost of the project.

Table 6: Replacement Cost

	Linear Feet	Per LF	Total
Installation			
Chain-link	13,464	\$20	\$269,280
Cinder-block	954	\$350	\$333,799
Wood	42	\$25	\$1,050
Missing chain-link	519	\$20	\$10,380
Missing block wall	97	\$350	\$33,950
Total Install			\$648,459
Removal Cost*			\$453,921
Total Install / Removal			\$1,102,379
Construction Mgmt.**			\$220,476
Contingencies (20%)			\$220,476
TOTAL			\$1,543,331

II. Arterial Fence and Wall Master Plan - This option requires the City to develop a Master Plan (using information in a previous study prepared for the City in 2000) that would modernize and create a uniform appearance of the City’s arterial fences and walls. At a minimum, the Master Plan would establish a common and unique theme for the look and feel of City’s arterial fences and walls. This can be achieved by combining existing and proposed materials, such as maintaining and improving the Palos Verdes Stone pilasters, painting or stuccoing masonry walls with earth tone colors, or replacing the rusted chain link fences with wrought iron fencing or vinyl coated chain link fencing.

Funding this option will vary depending on the selected materials for the Arterial Fence and Wall Master Plan. Thus, if this option is selected as the preferred option, as part of developing a Master Plan, cost options will be provided based on a variety of materials for Council consideration at a later date, as well as who pays for the implemen-

tation, such as the City, the property owner, or any combination thereof.

In addition to the above, if the City decided to incur maintenance responsibilities, an additional maintenance cost should be factored in considering having the City replace existing arterial fences and walls. Depending on the replacement material (like-for-like or other uniform material), it is estimated that the annual maintenance cost could range between \$60,000 and \$100,000. If desired by the Council, this cost would be captured annually in the City’s Capital Improvement Plan (CIP) on a year-to-year basis.

C. City Funded – Removal

This option is a City-funded project that simply removes the deteriorated arterial fences or walls without replacing them. The advantage of this option is that it provides an immediate and visible solution to the deteriorated condition of the arterial fences and walls at a relatively minimal cost to the City. The estimated cost for this option is **\$635,500**. This is a ball-park estimate that will need more analysis because in many cases, the existing arterial fences and walls are supporting slough material. Costs should factor the potential maintenance responsibility for the City to ensure slough material doesn’t spill into the public right-of-way, including sidewalks, bike lanes, and vehicle lanes.

Notwithstanding, it should be the property owners’ responsibility to ensure that no slough material spills into the public right-of-way.

It should be noted that in some cases, it may not be possible to only remove a segment of a deteriorated fence or wall because by doing so, the finished condition may appear incomplete or odd.

D. Public / Private Partnership – Replacement

This option is intended to soften the costs associated with implementing a replacement program to both the City and the residents with arterial fences and walls. A public/private partnership

can be achieved by having the City establish a program to fund the costs of replacing and maintaining arterial fences and walls. Property owners with an arterial fence and wall will be billed an annual fee that could be spread over a 10 or 20 year span which may lessen public resistance. If maintenance is incorporated into the program, the City will be able to maintain the fences and walls for the benefit of the entire community and avoid on-going code enforcement issues with property owners. Furthermore, an agreement between the City and the fence-owners will have to be executed allowing the City to maintain the arterial fences and walls on behalf of their owners. Additionally, if the City determines that the project has an overall City benefit, in addition to a specific benefit to the property owners, the City can contribute to the program thus lowering the costs for property owners.

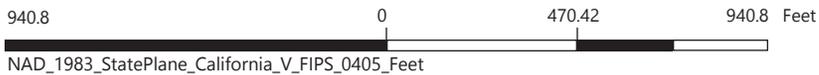
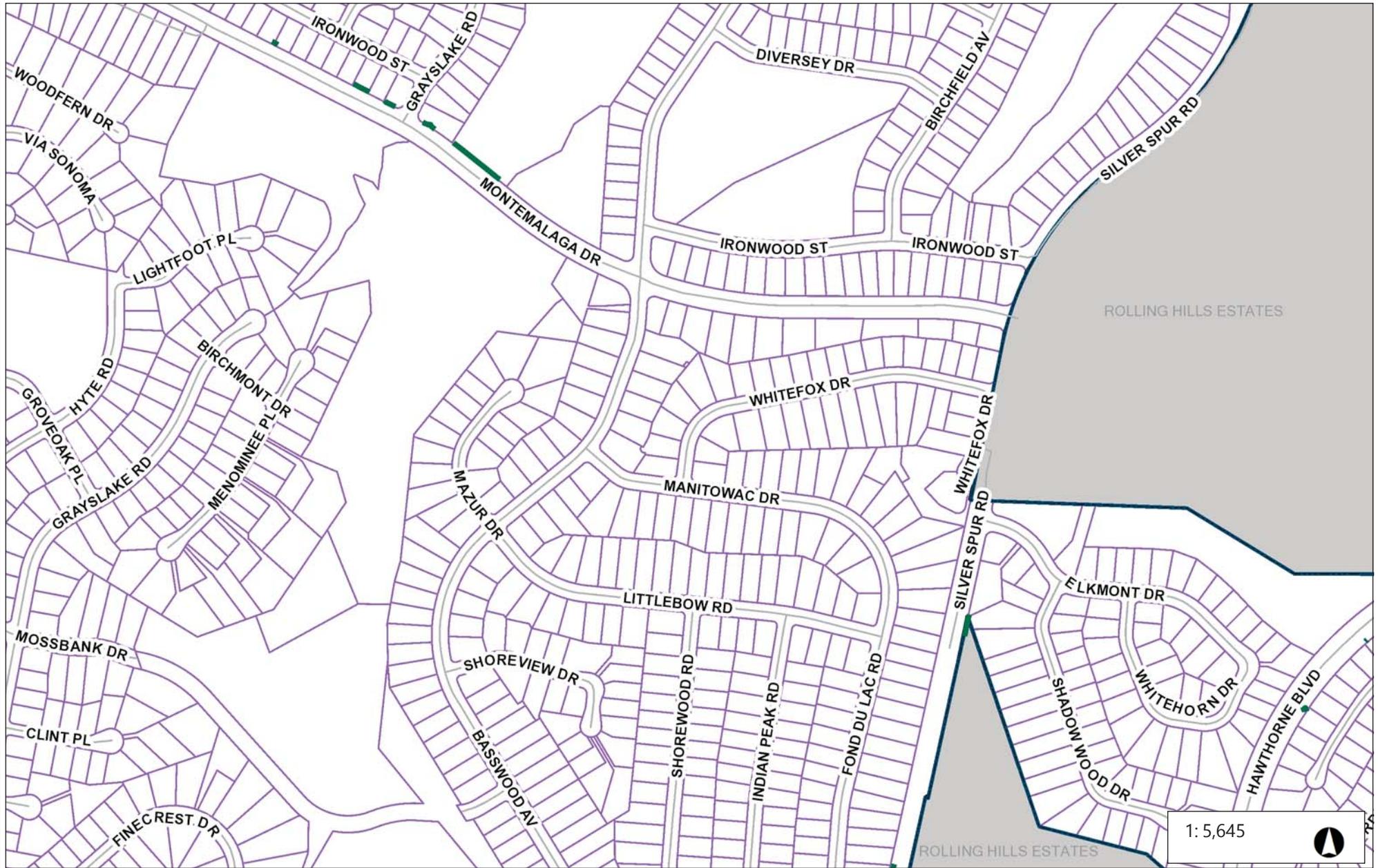
3. PHASING

In order to provide the most tangible and visible aesthetic results of this program that occurs in an orderly and uniform manner, it is suggested that the City implement the preferred option in phases based on street block segments. This will avoid creating fragmented improvements within street blocks that will appear disorderly and incomplete.

4. SUMMARY

The deteriorating condition of the arterial fences and walls have become significant visual problem in Rancho Palos Verdes. In considering options to solve this visual problem along the City’s arterial streets, implementing the Code Enforcement option would be the least costly method but the most time-consuming and difficult, and fragmented as repairs will occur at different times. The other three options involve City funding that could cost as much as \$1.5 million, but render a quicker and more tangible result without fragmented improvements.

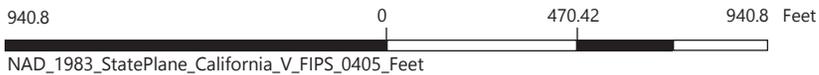
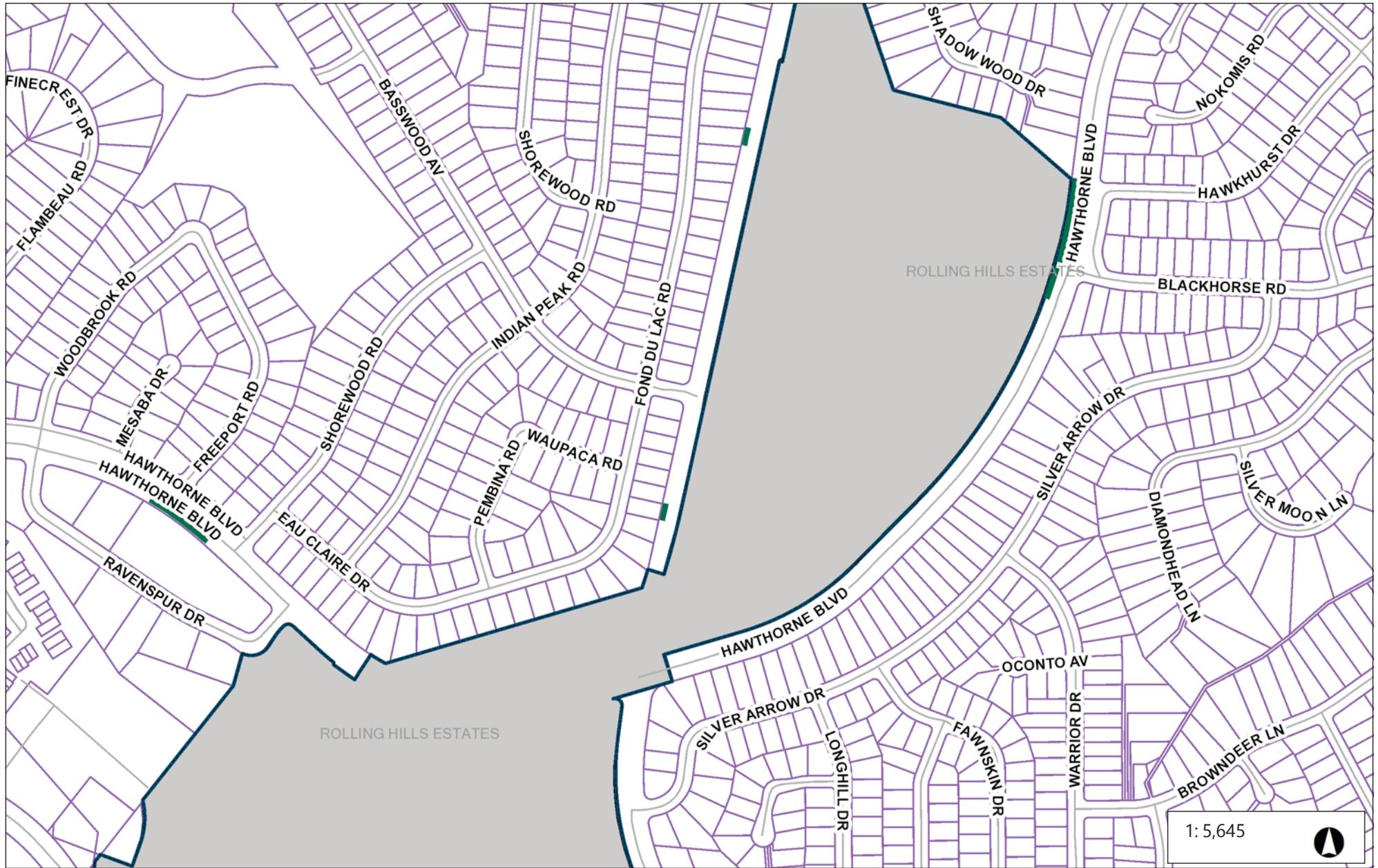
ARTERIAL FENCES AND WALLS MINOR ISSUES



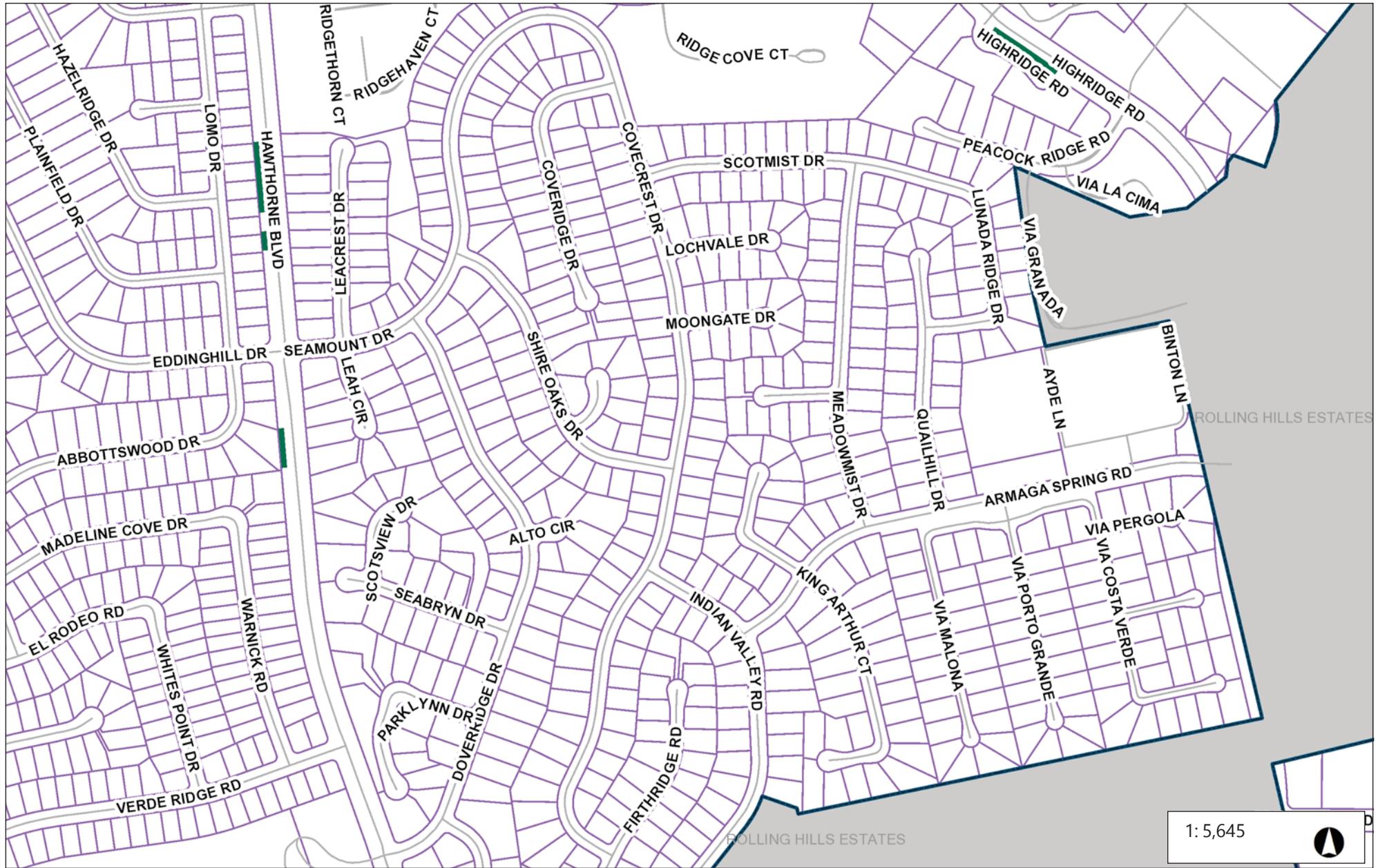
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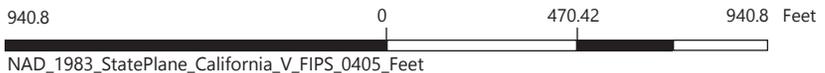
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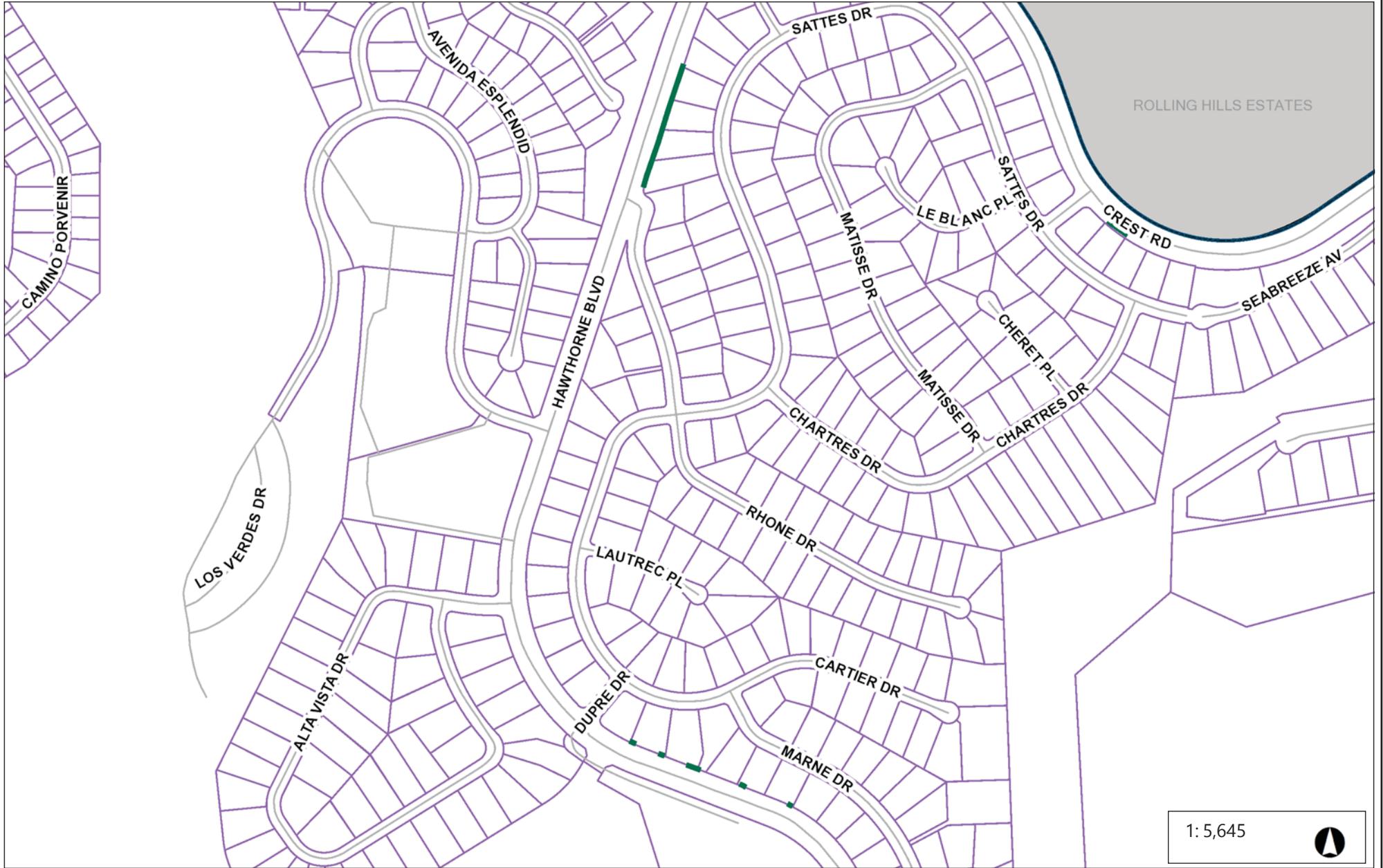
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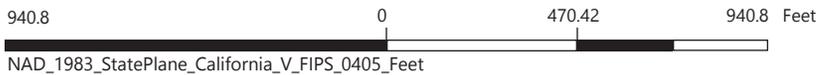
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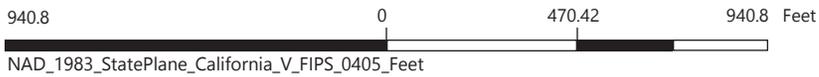
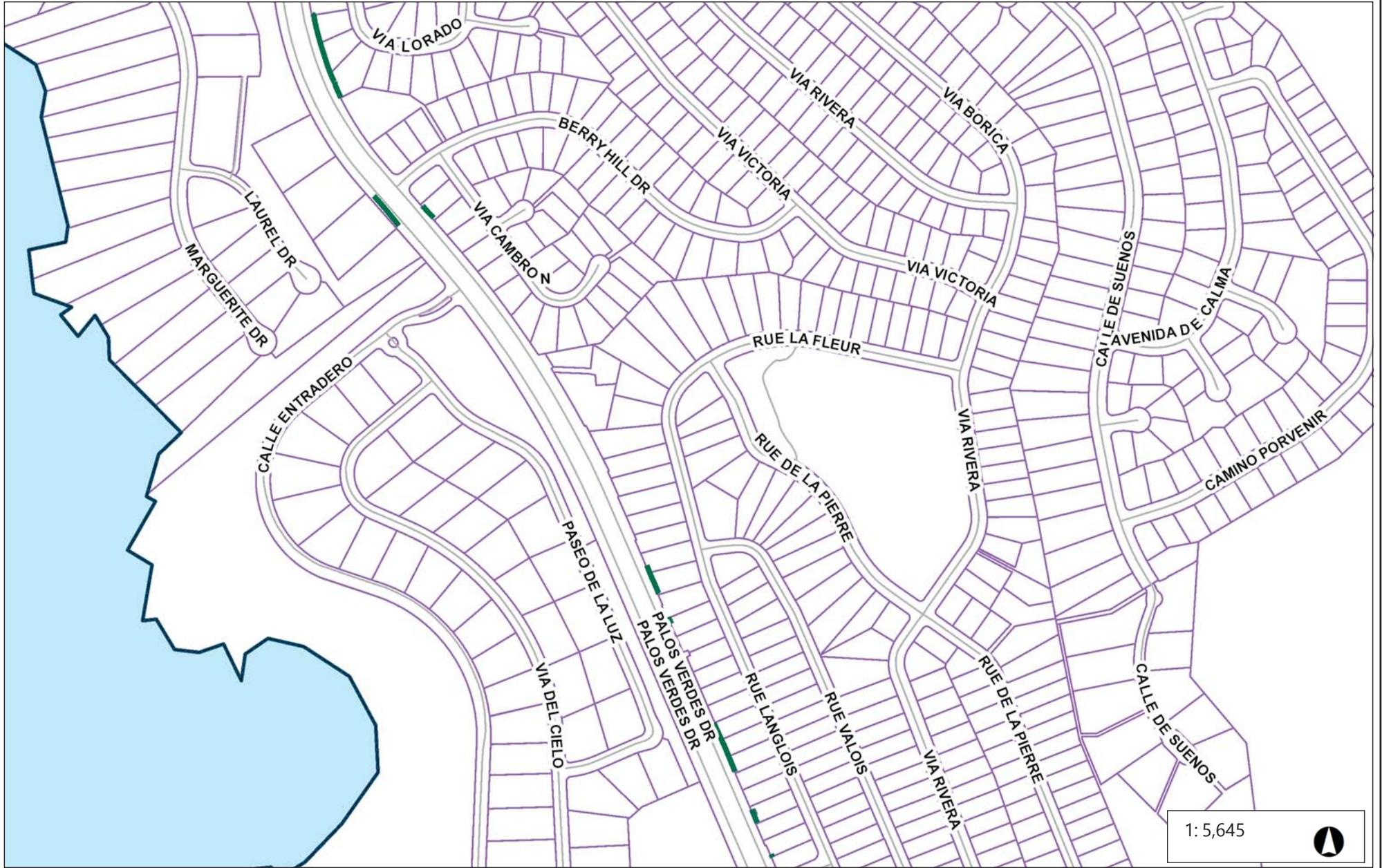
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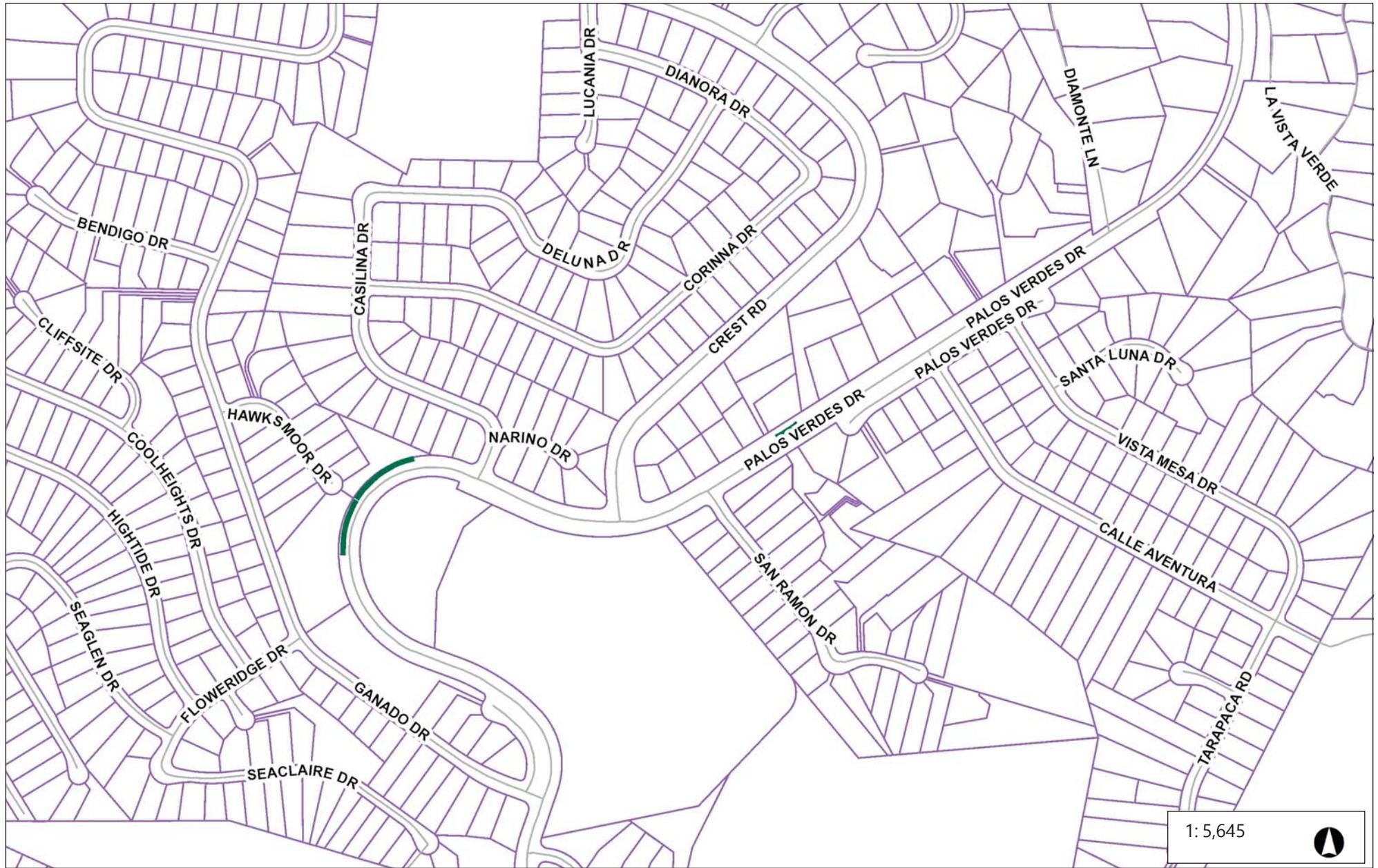


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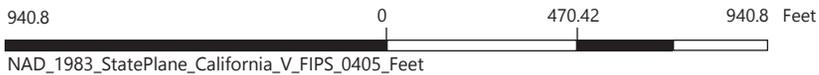


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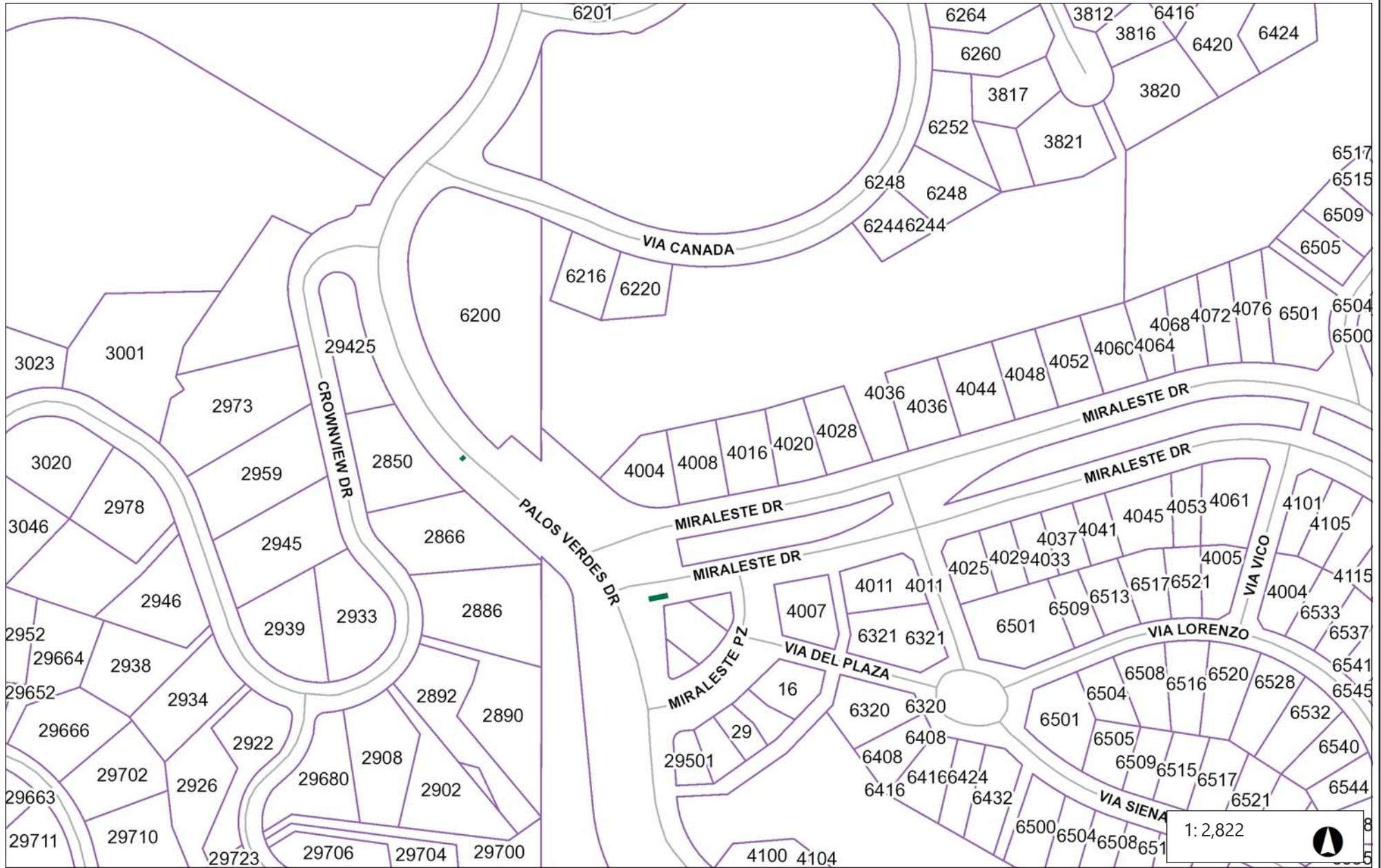




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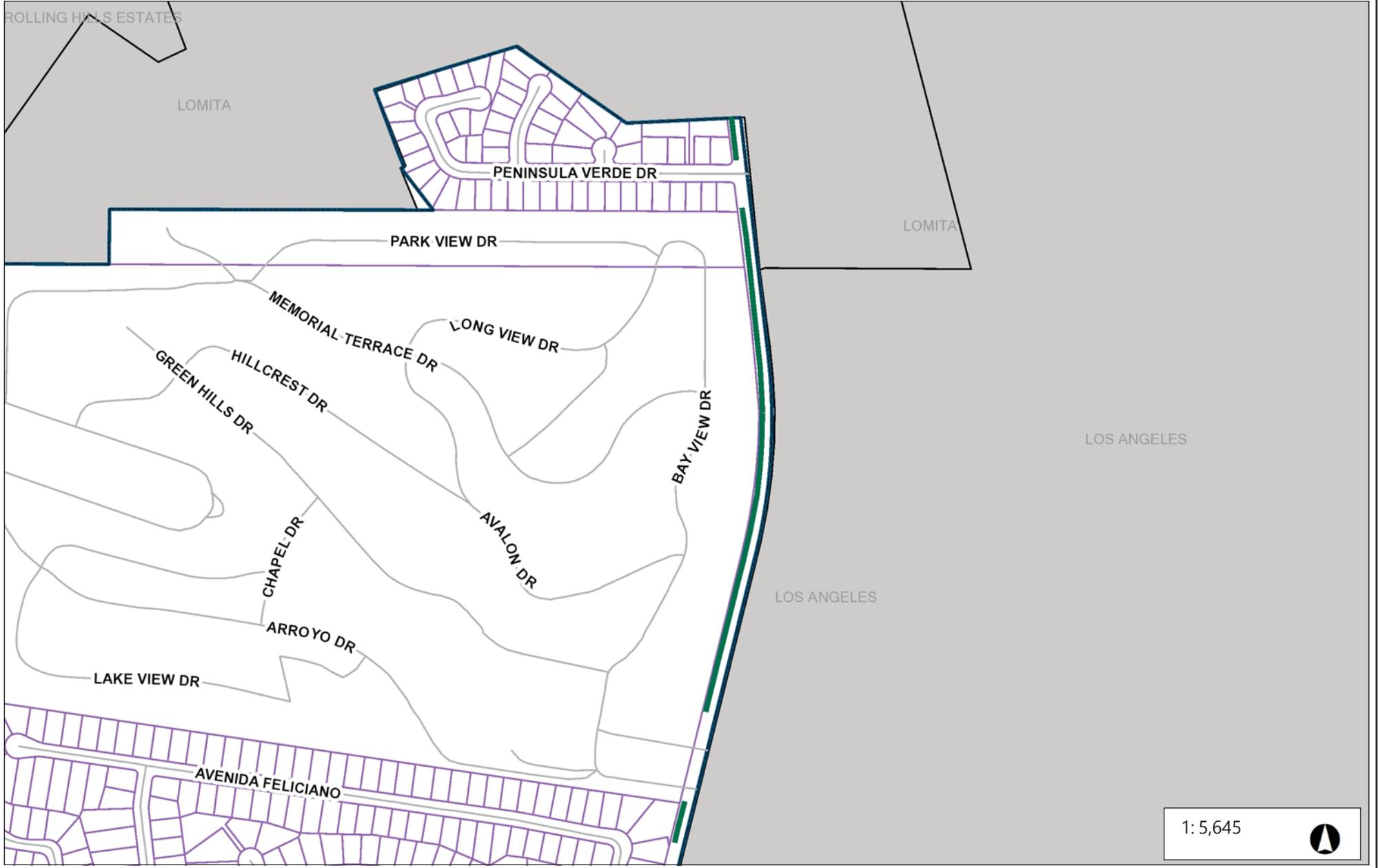


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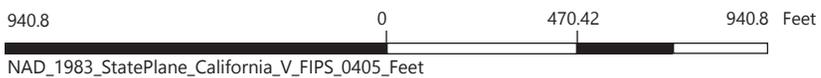


470.3 0 235.17 470.3 Feet
 NAD_1983_StatePlane_California_V_FIPS_0405_Feet

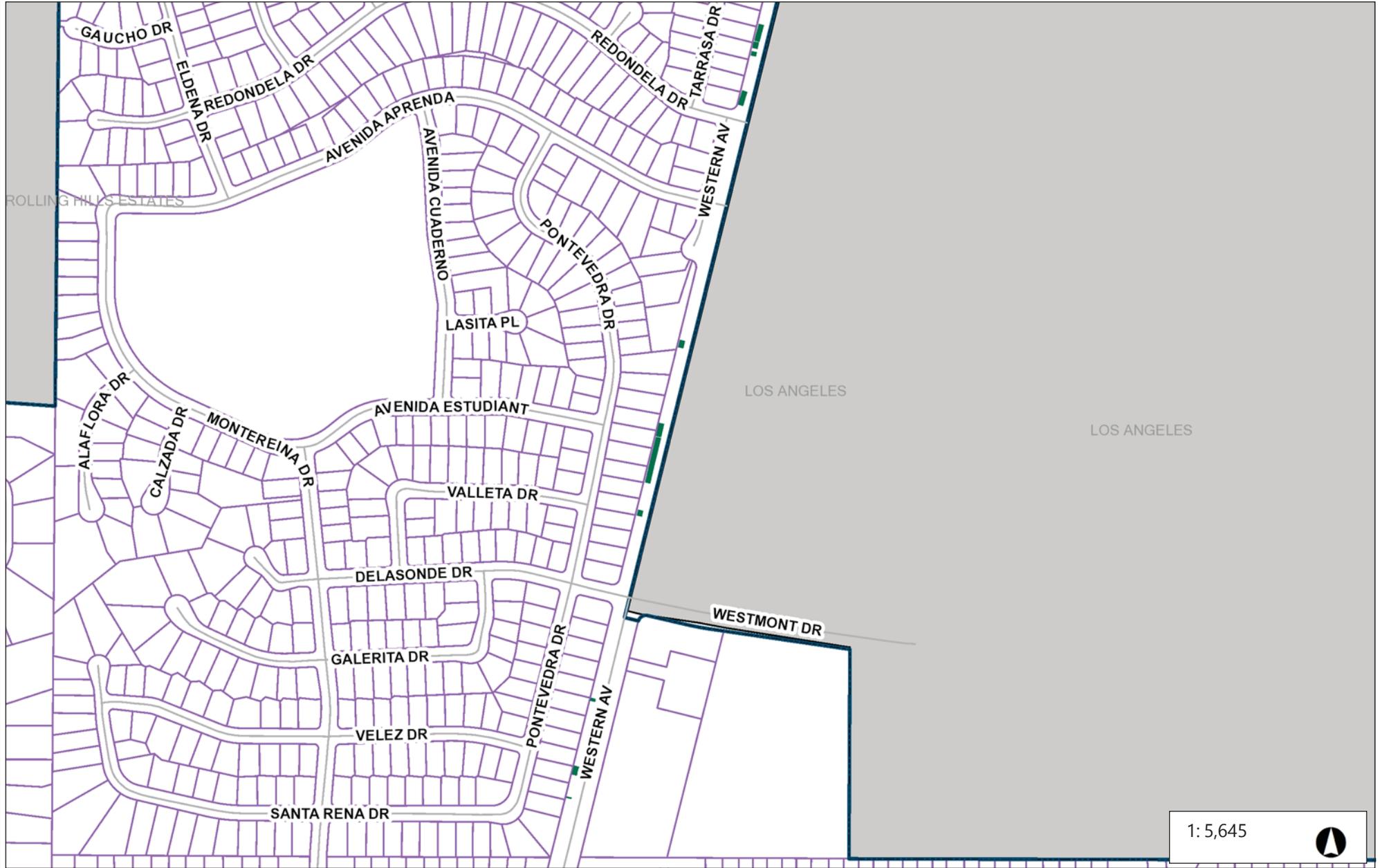
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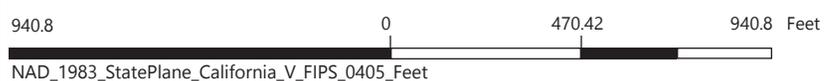
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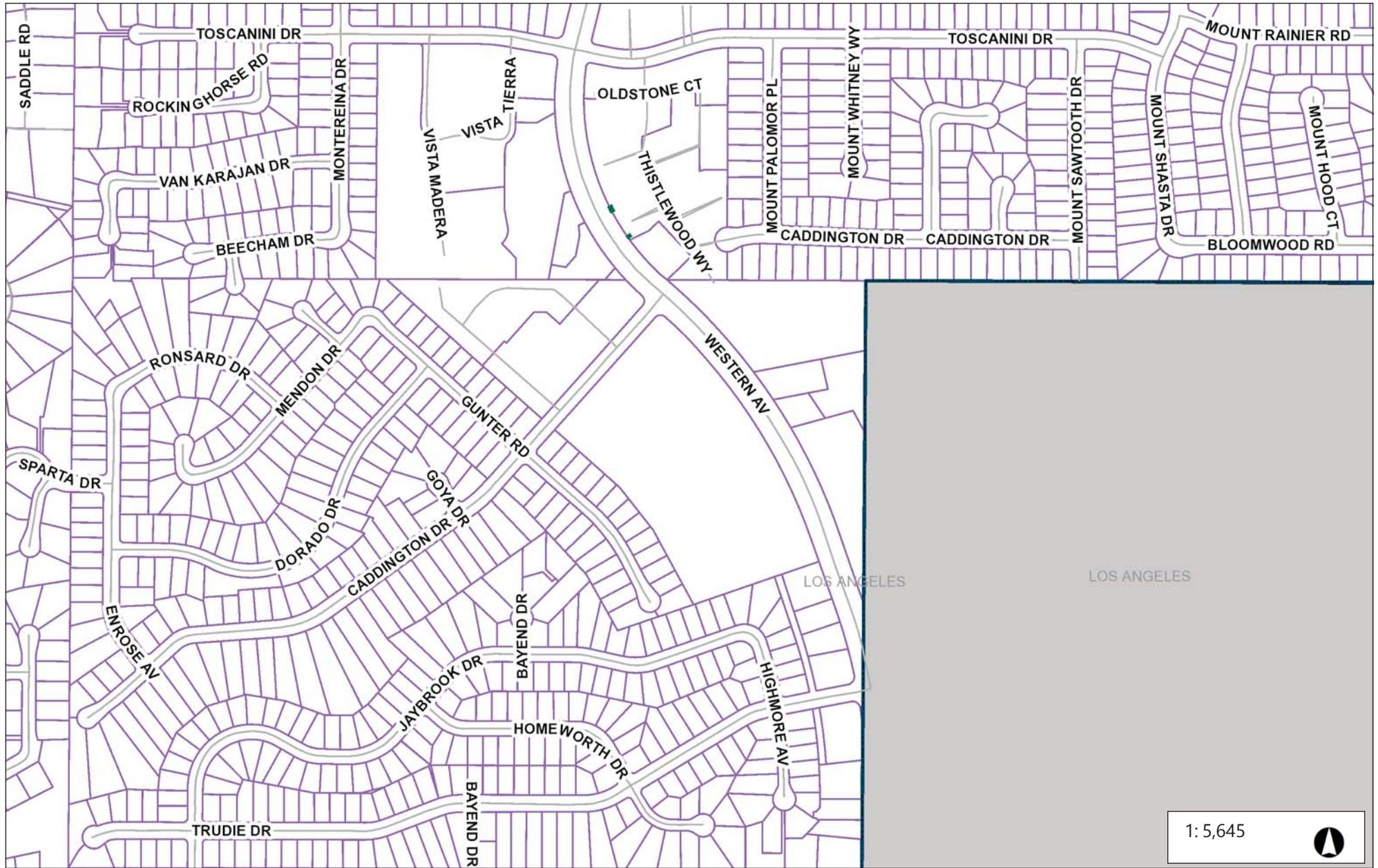
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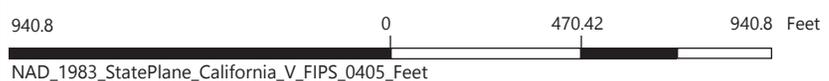
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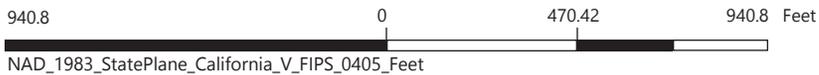
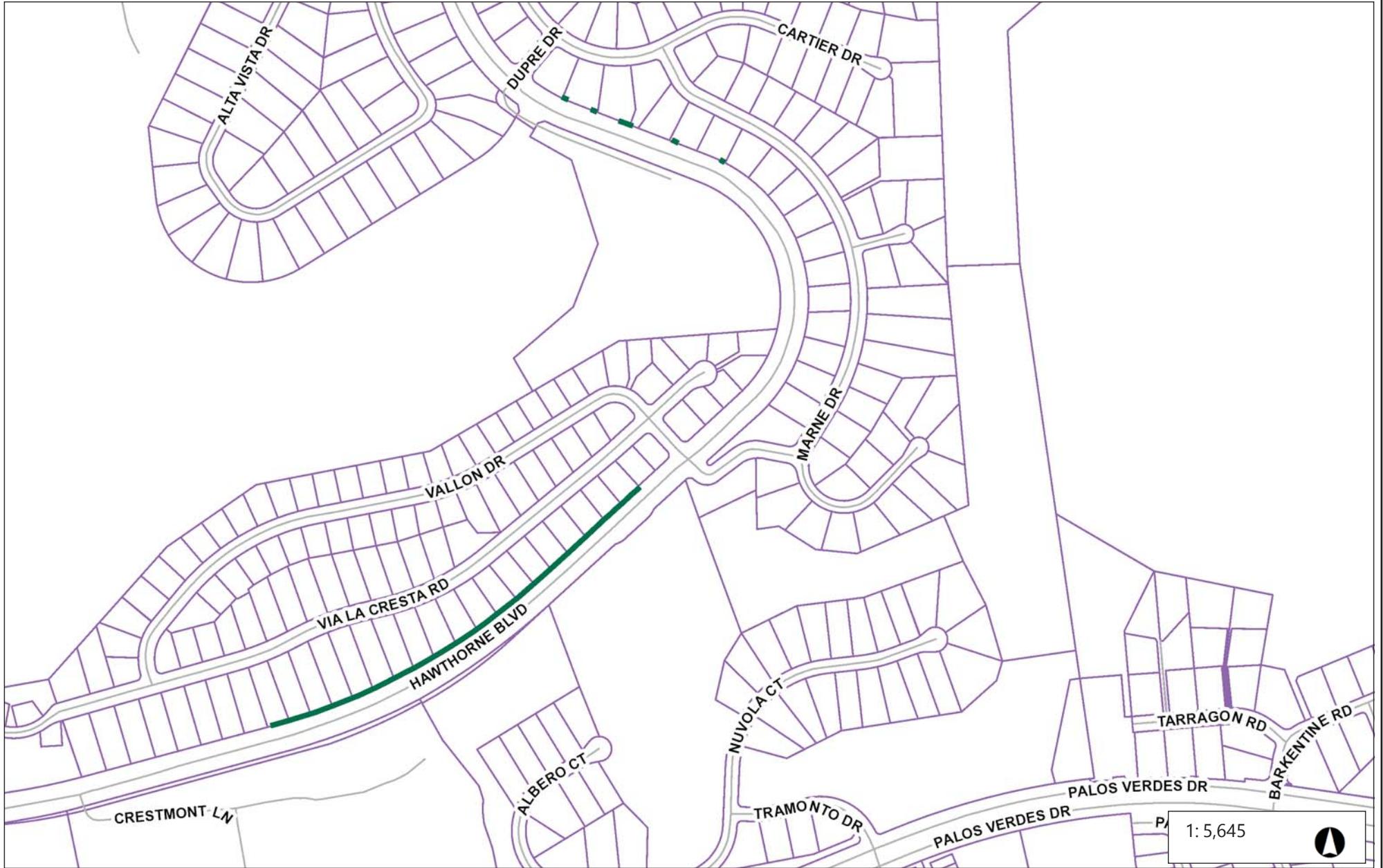
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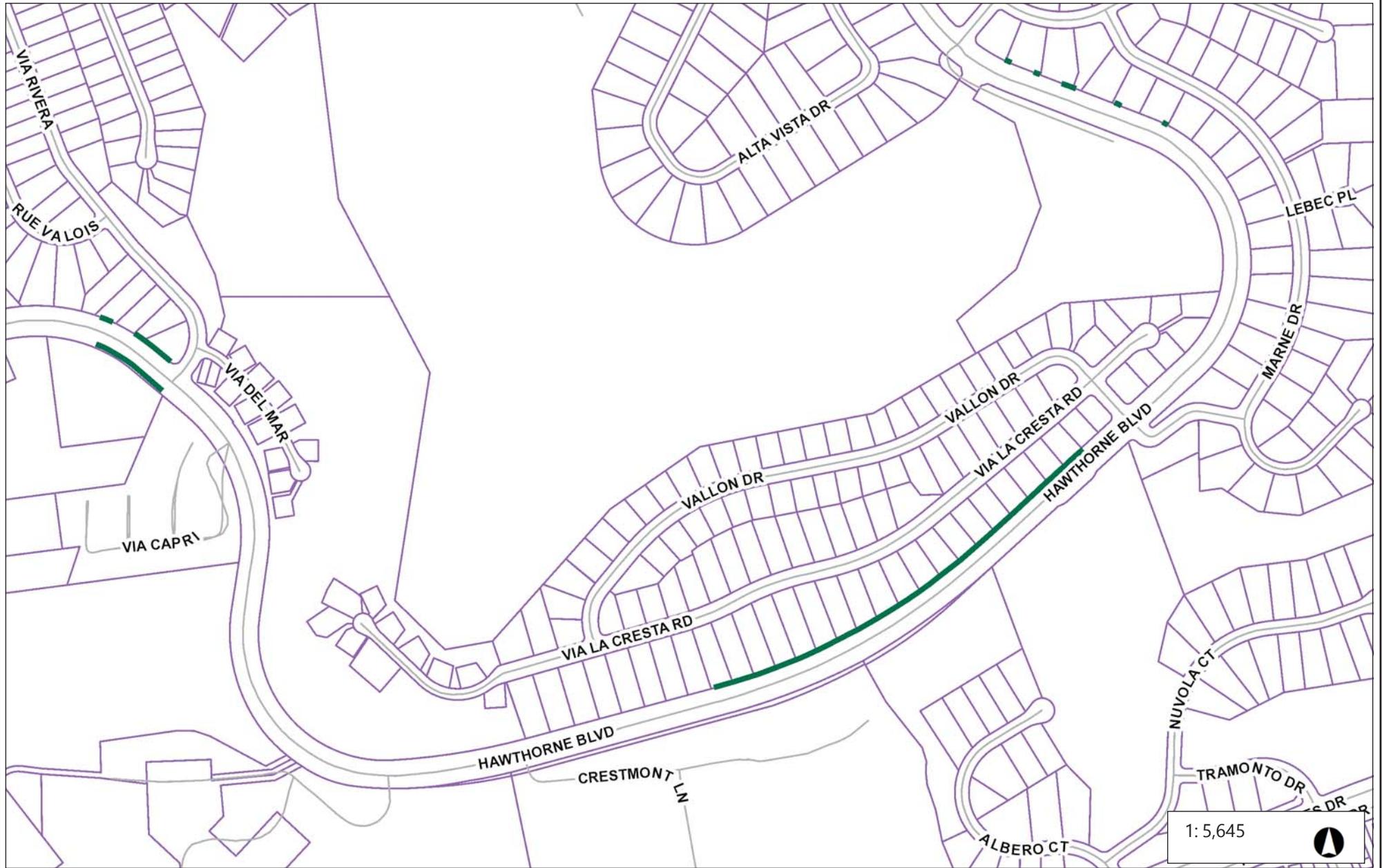
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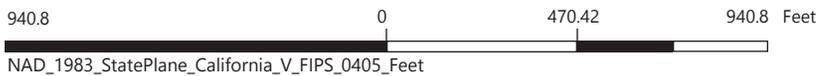
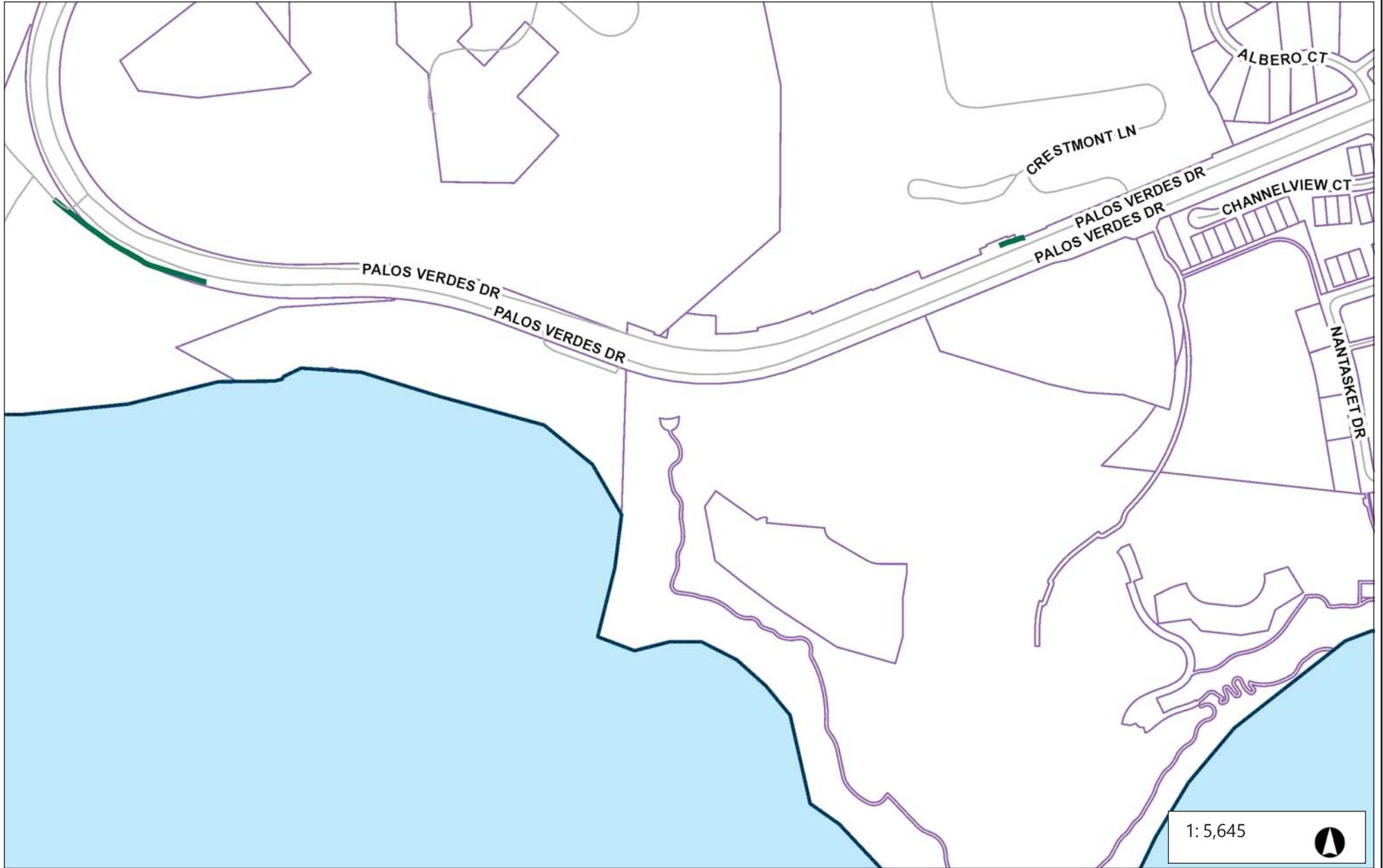
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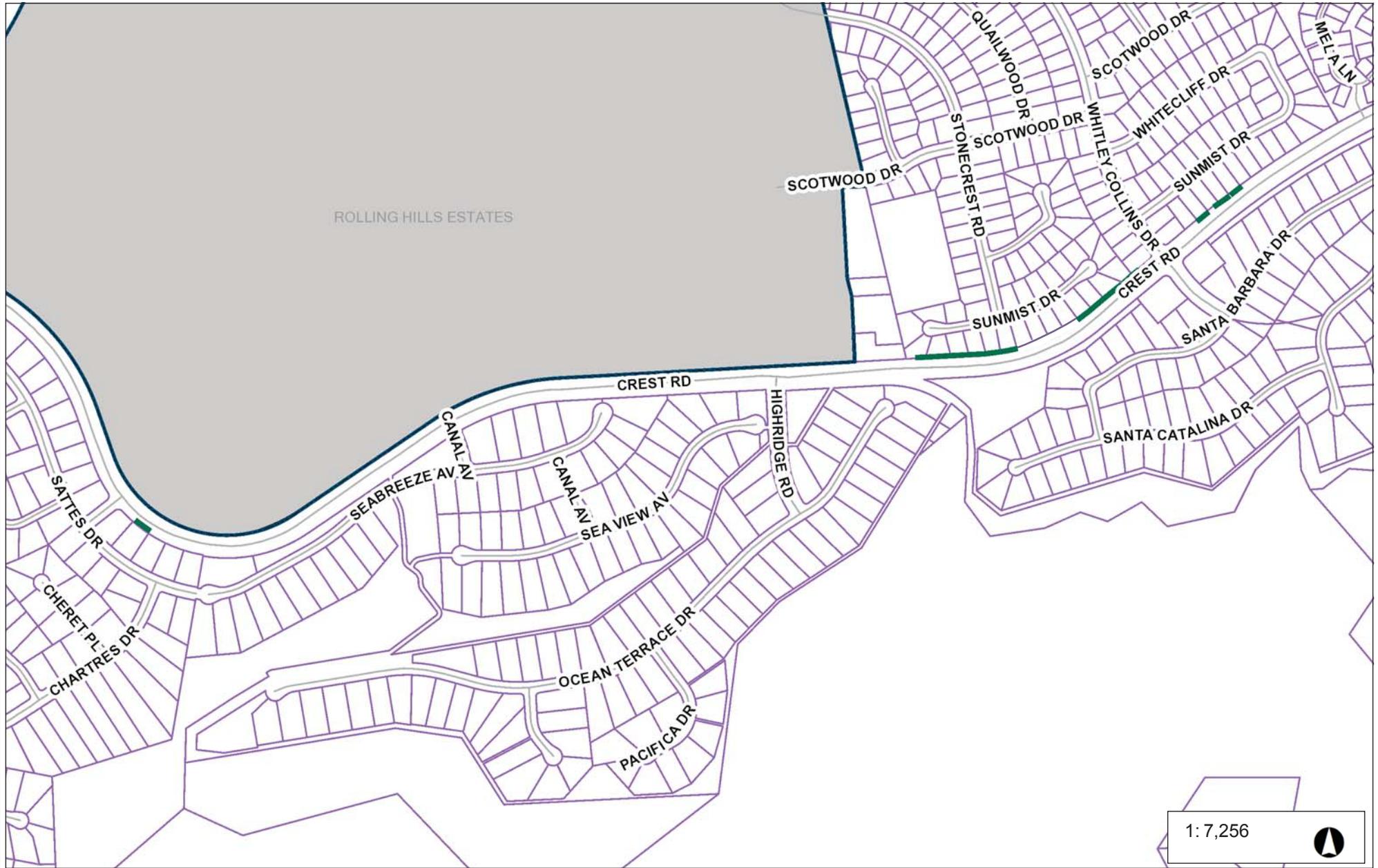
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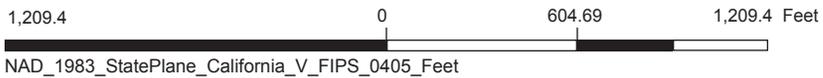
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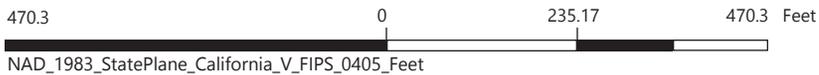
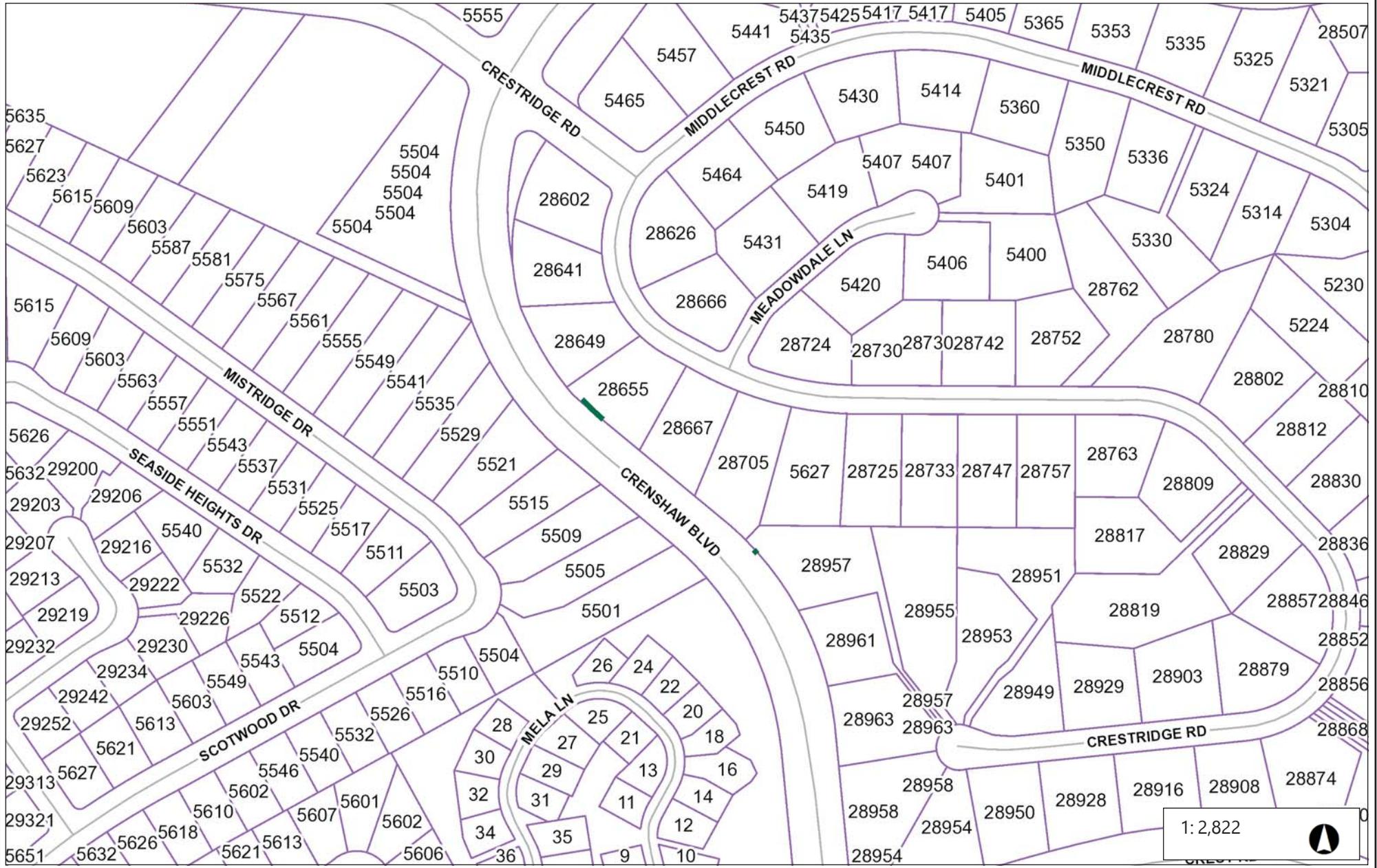
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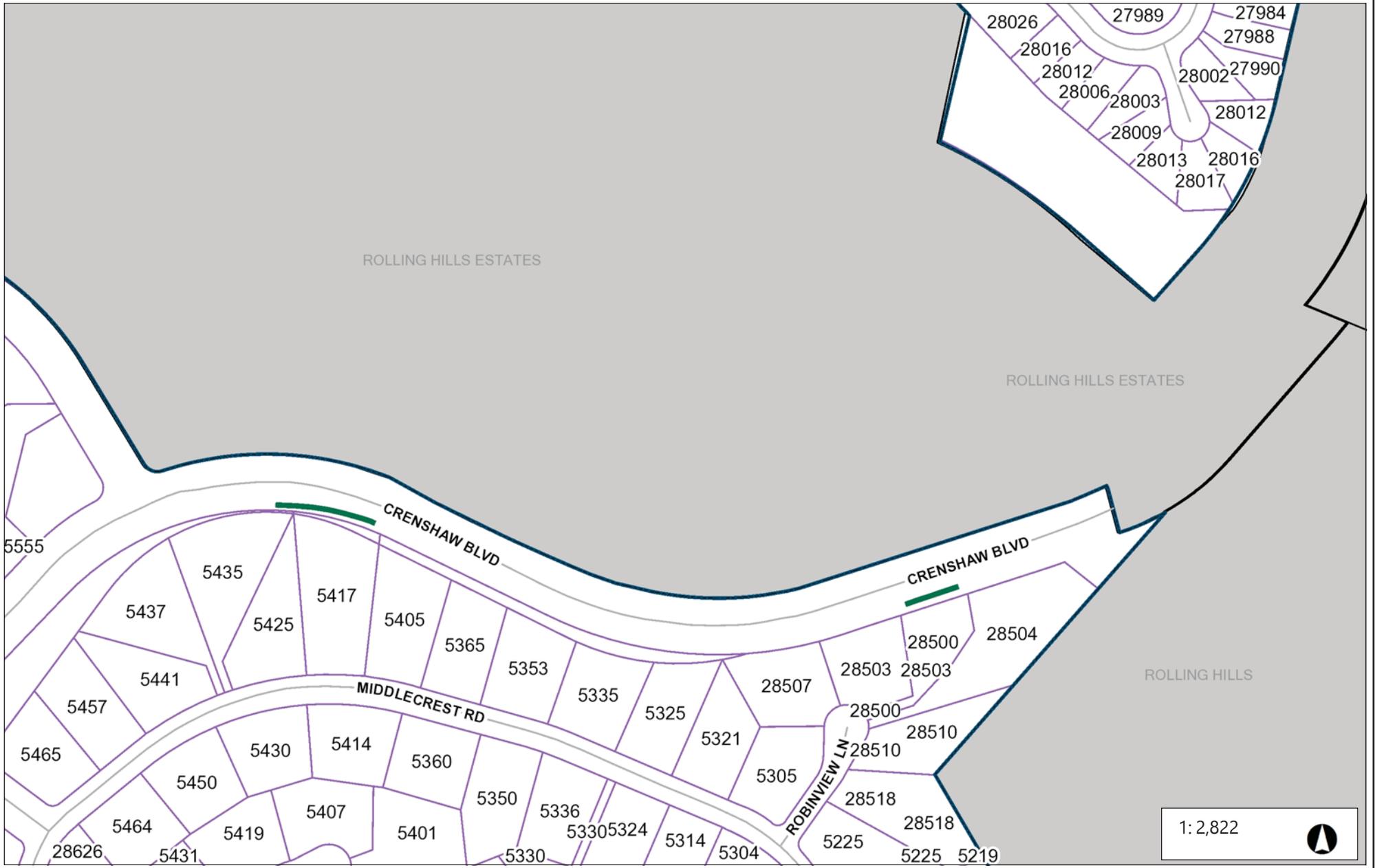


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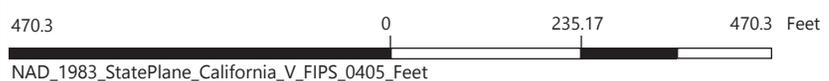



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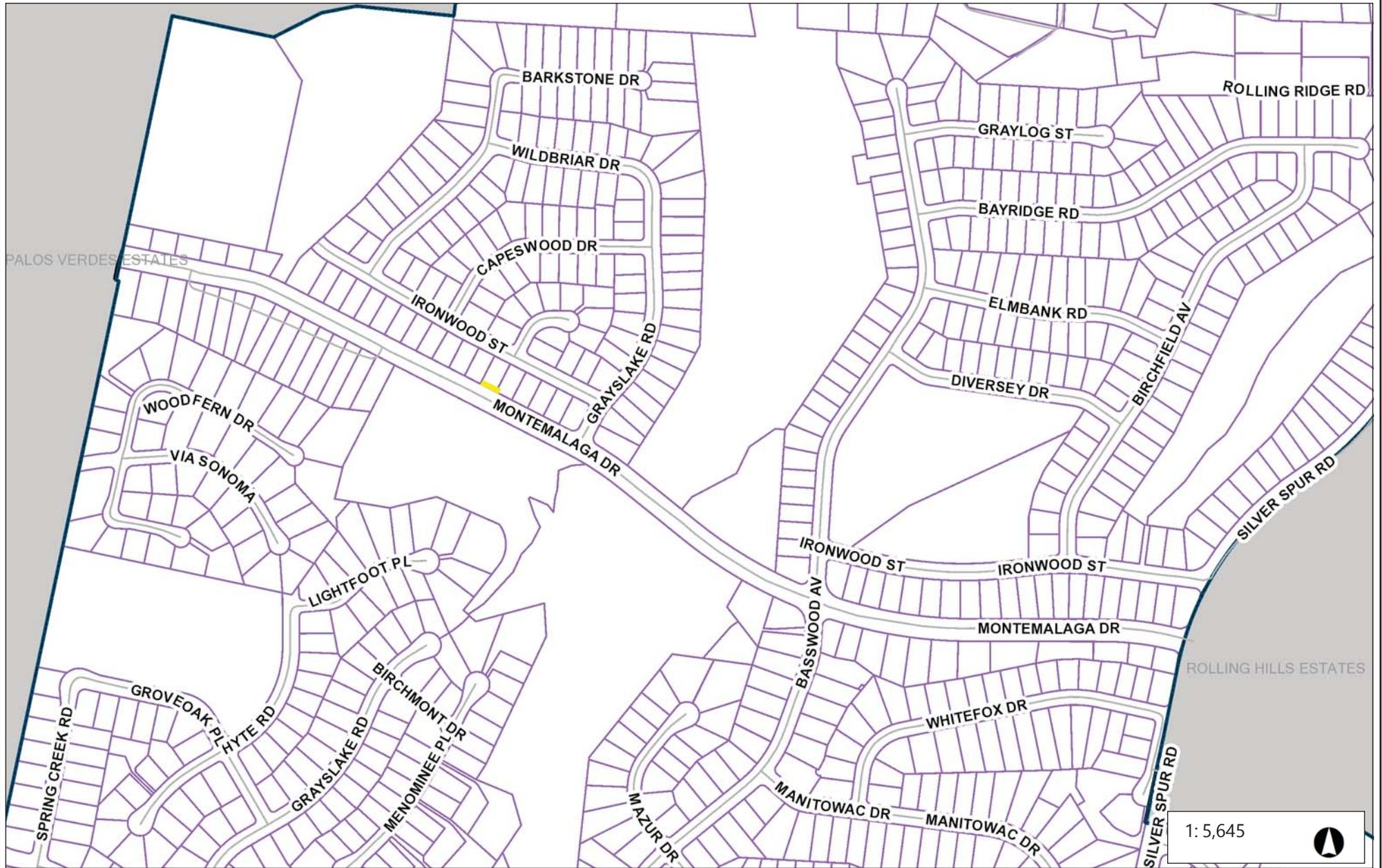


1:2,822



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ARTERIAL FENCES AND WALLS NEEDS IMPROVEMENT



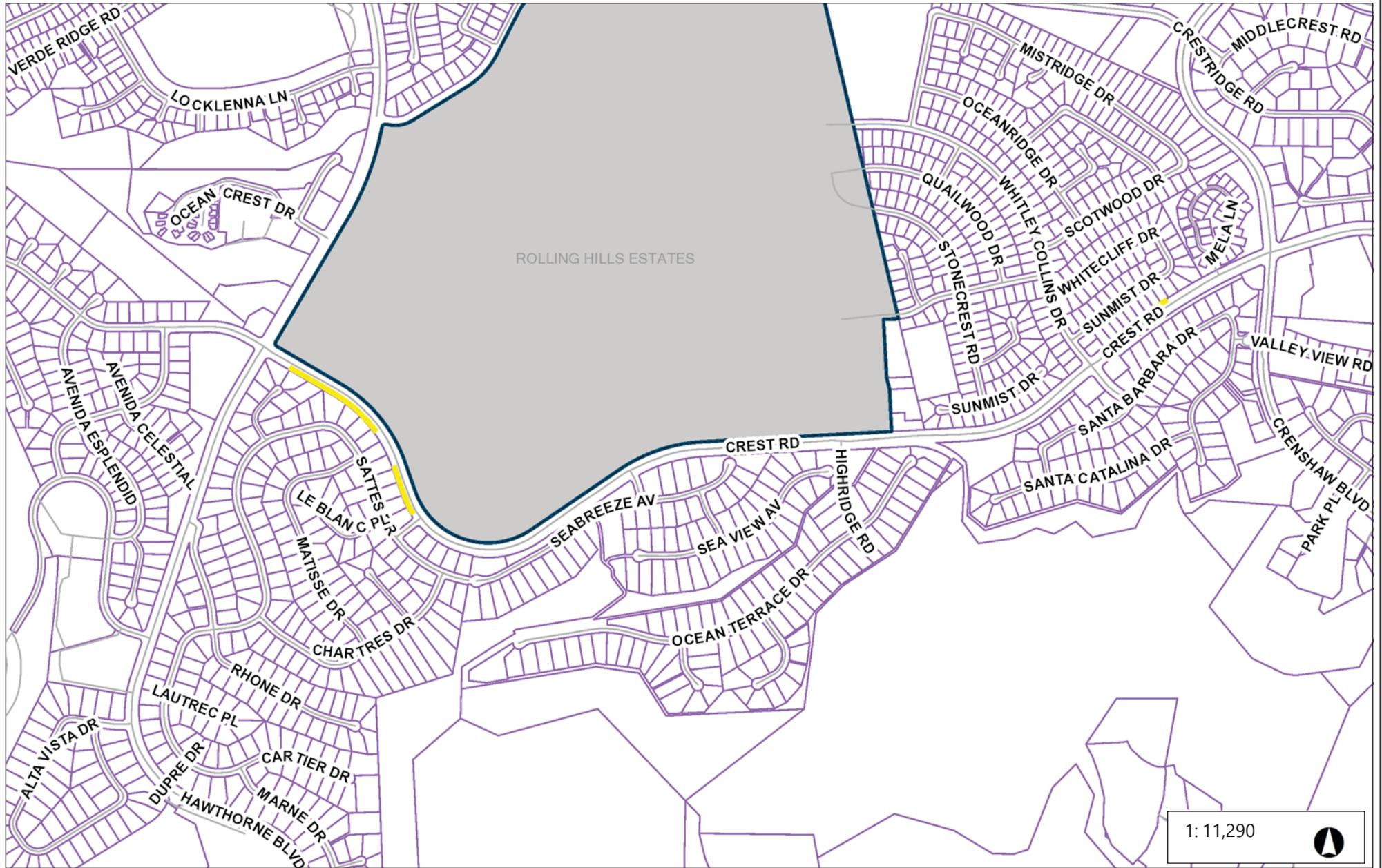
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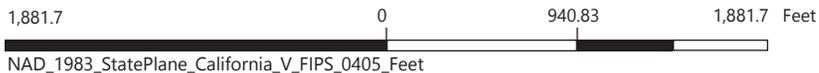
940.8 0 470.42 940.8 Feet

NAD_1983_StatePlane_California_V_FIPS_0405_Feet

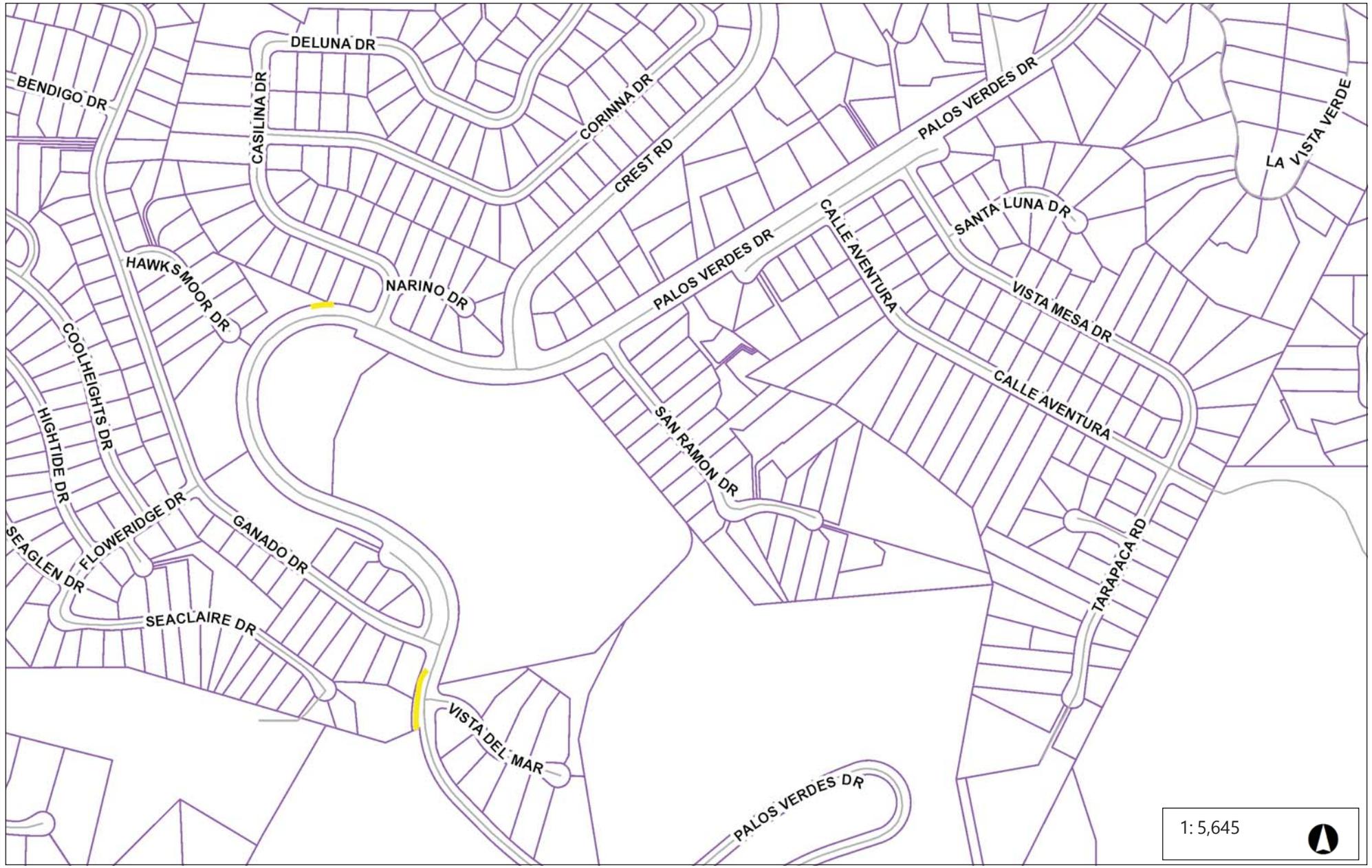
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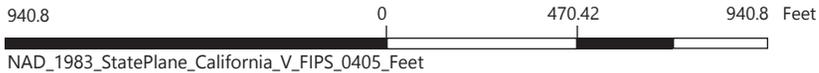
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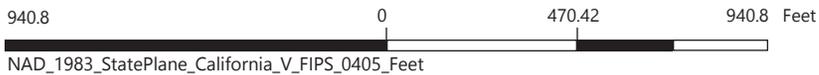
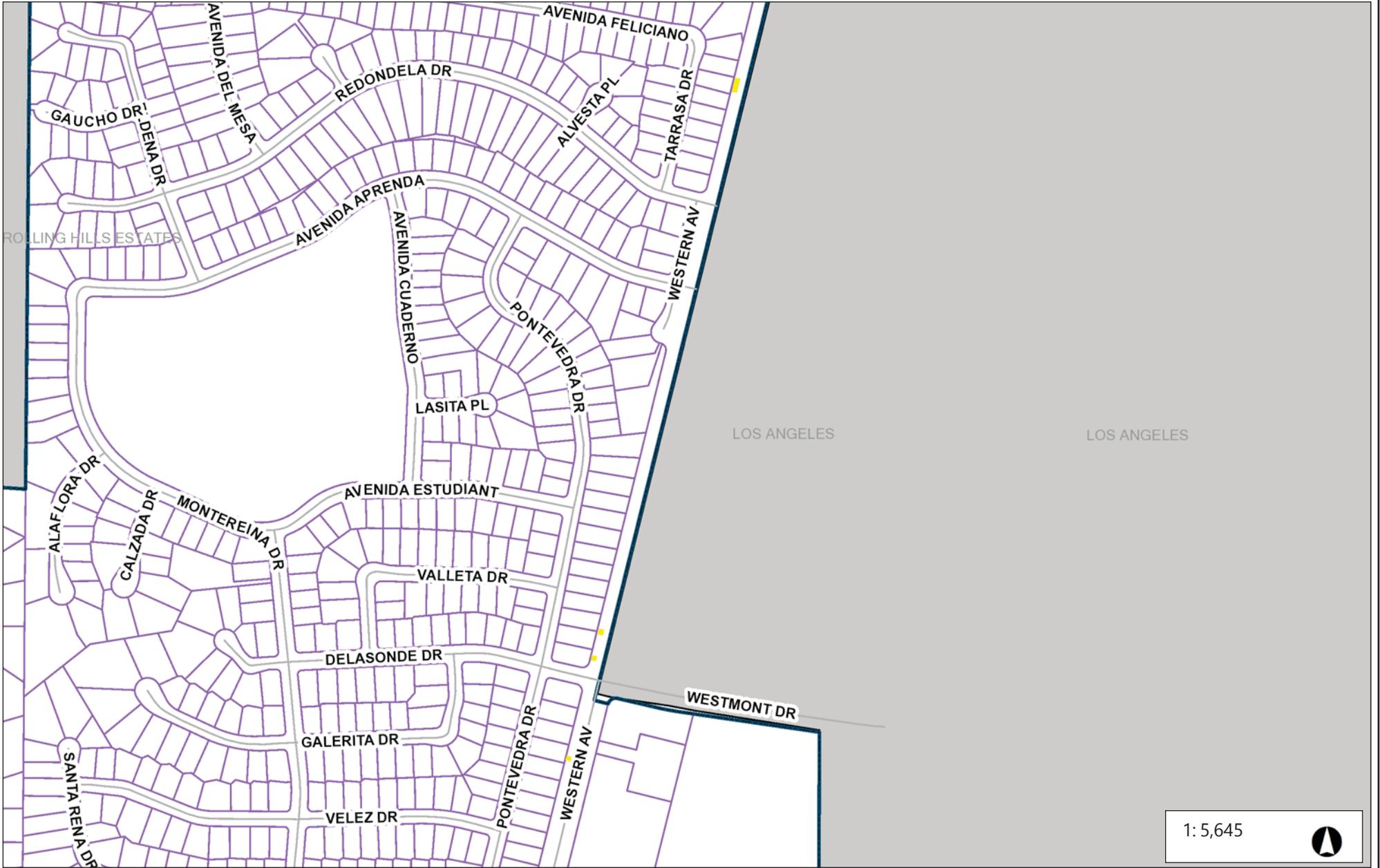
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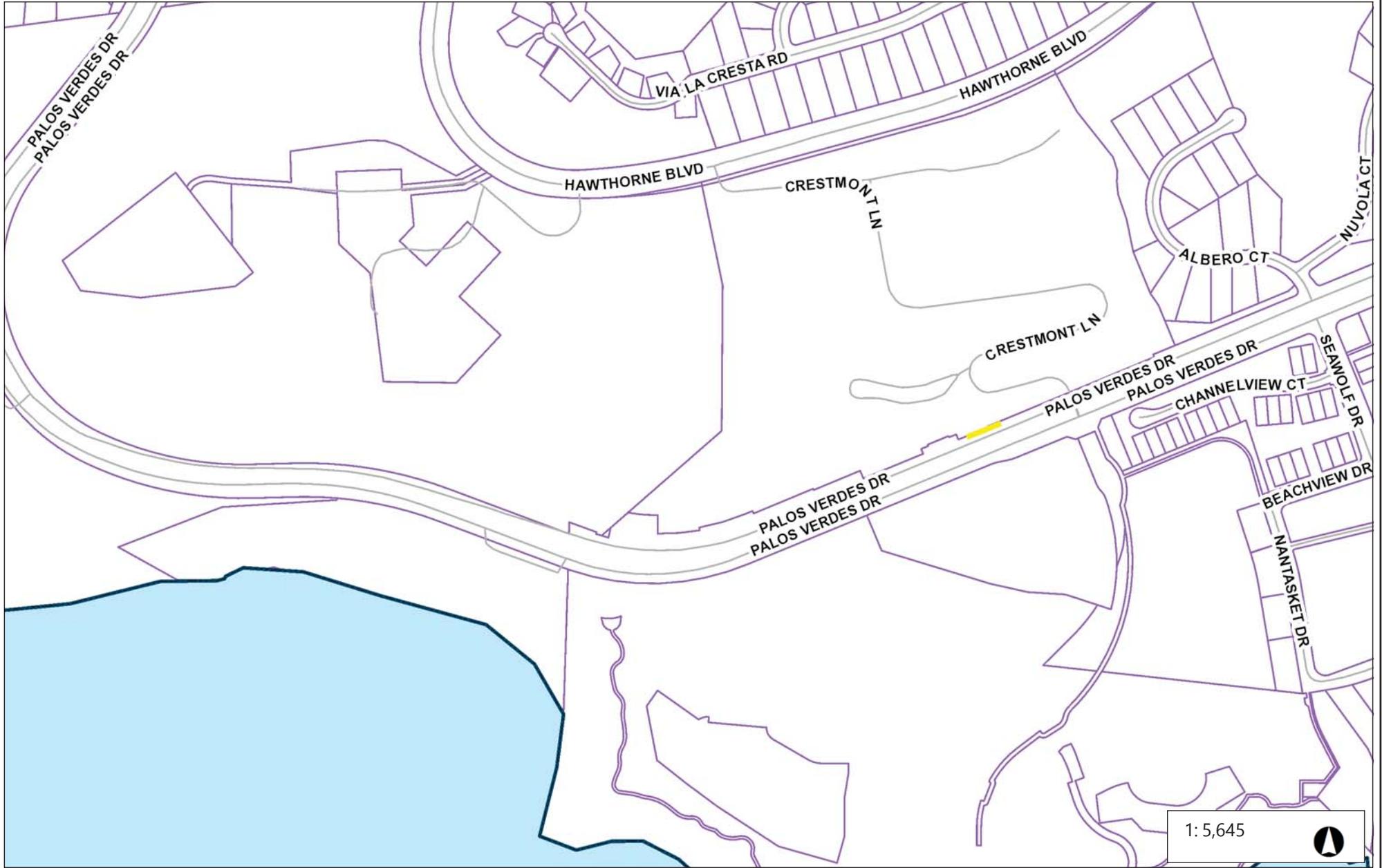
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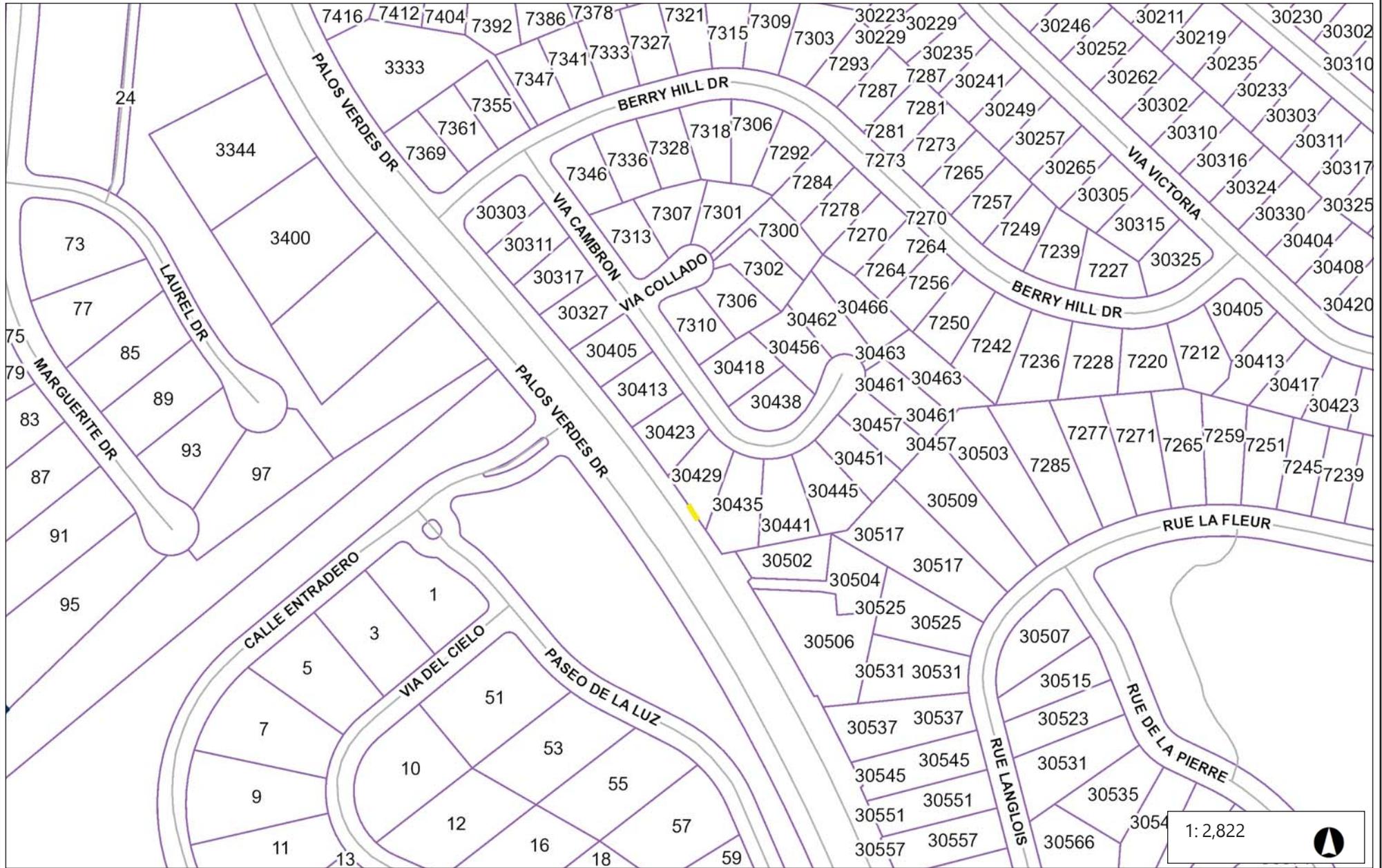
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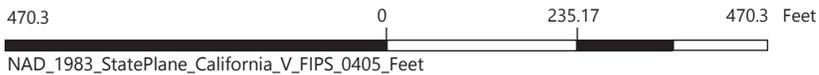
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940.8 0 470.42 940.8 Feet
NAD_1983_StatePlane_California_V_FIPS_0405_Feet

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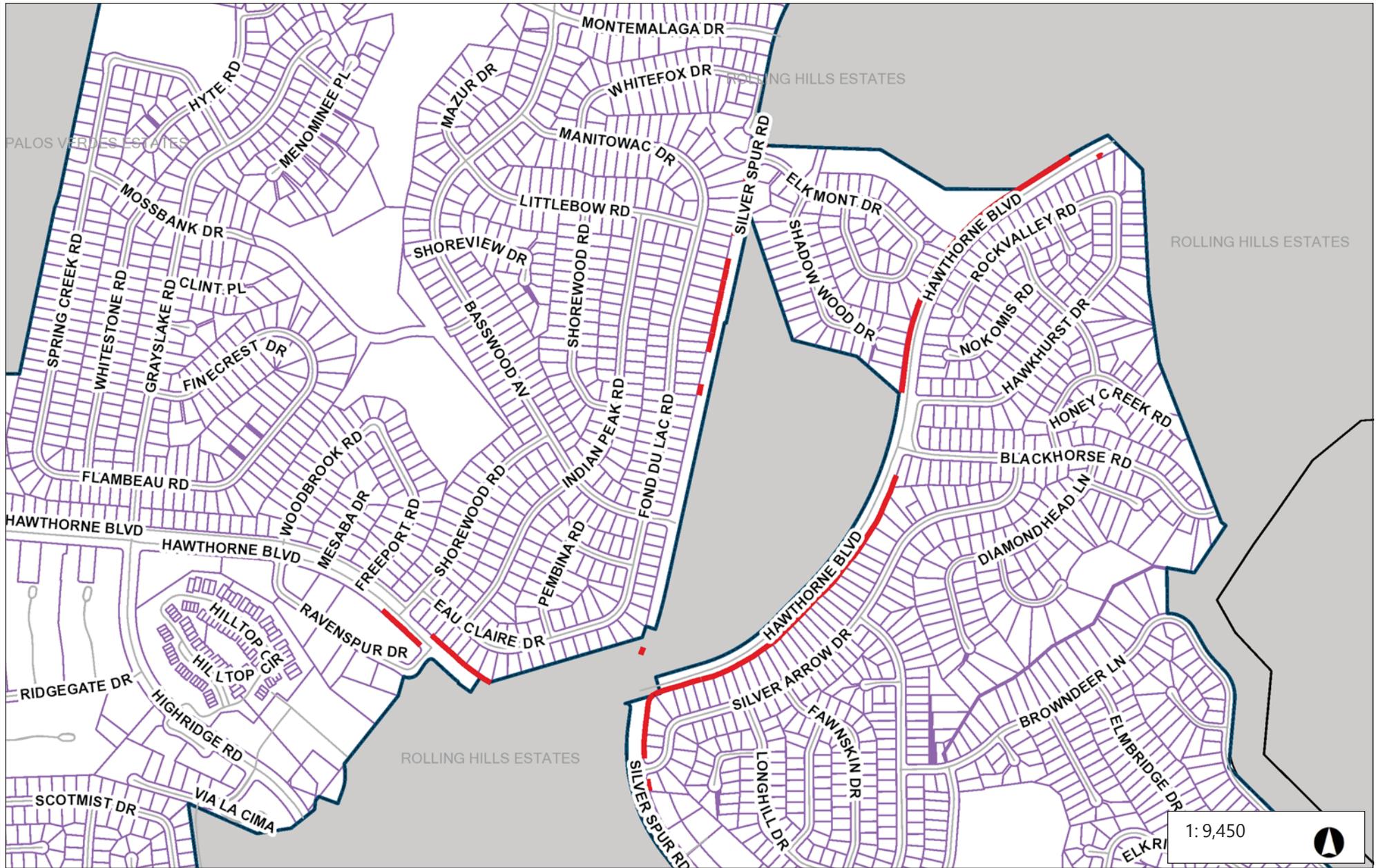


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**ARTERIAL FENCES AND WALLS
POOR CONDITION**



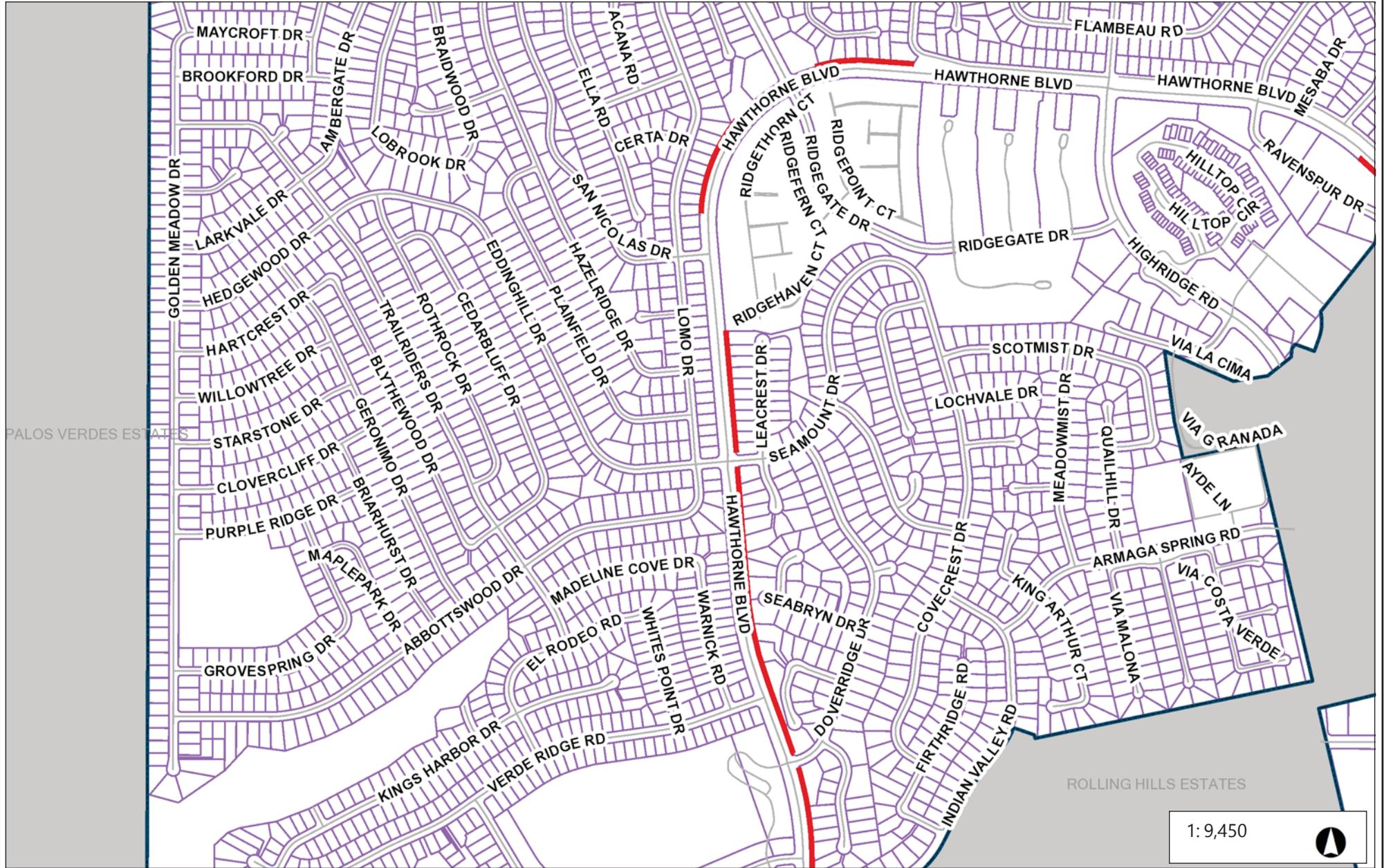
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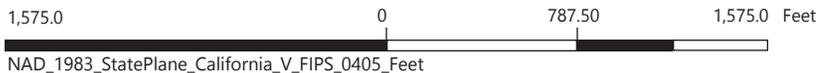
1,575.0 0 787.50 1,575.0 Feet

NAD_1983_StatePlane_California_V_FIPS_0405_Feet

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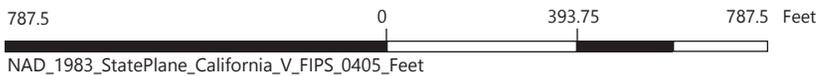


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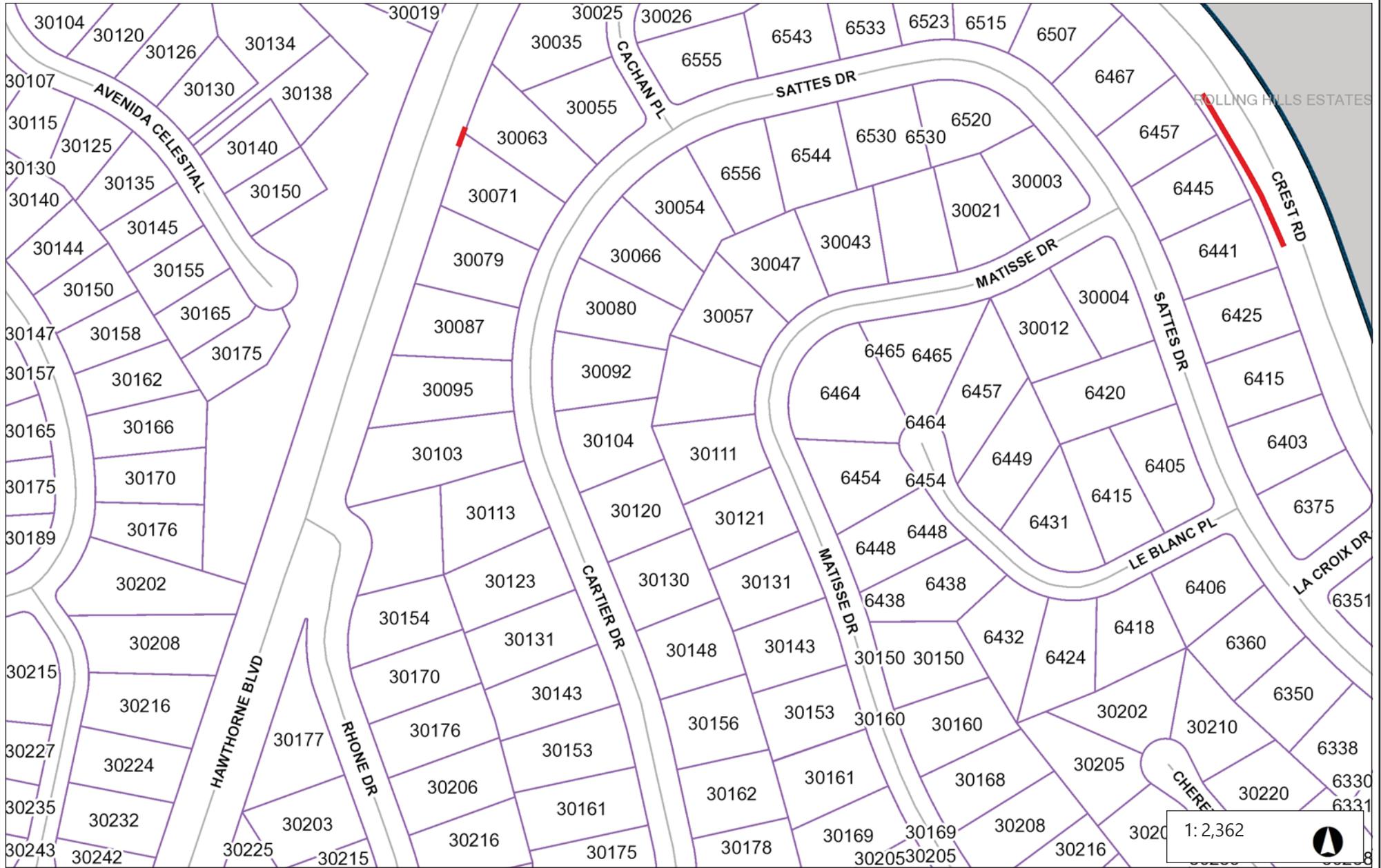




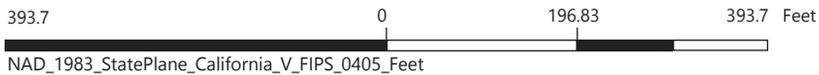
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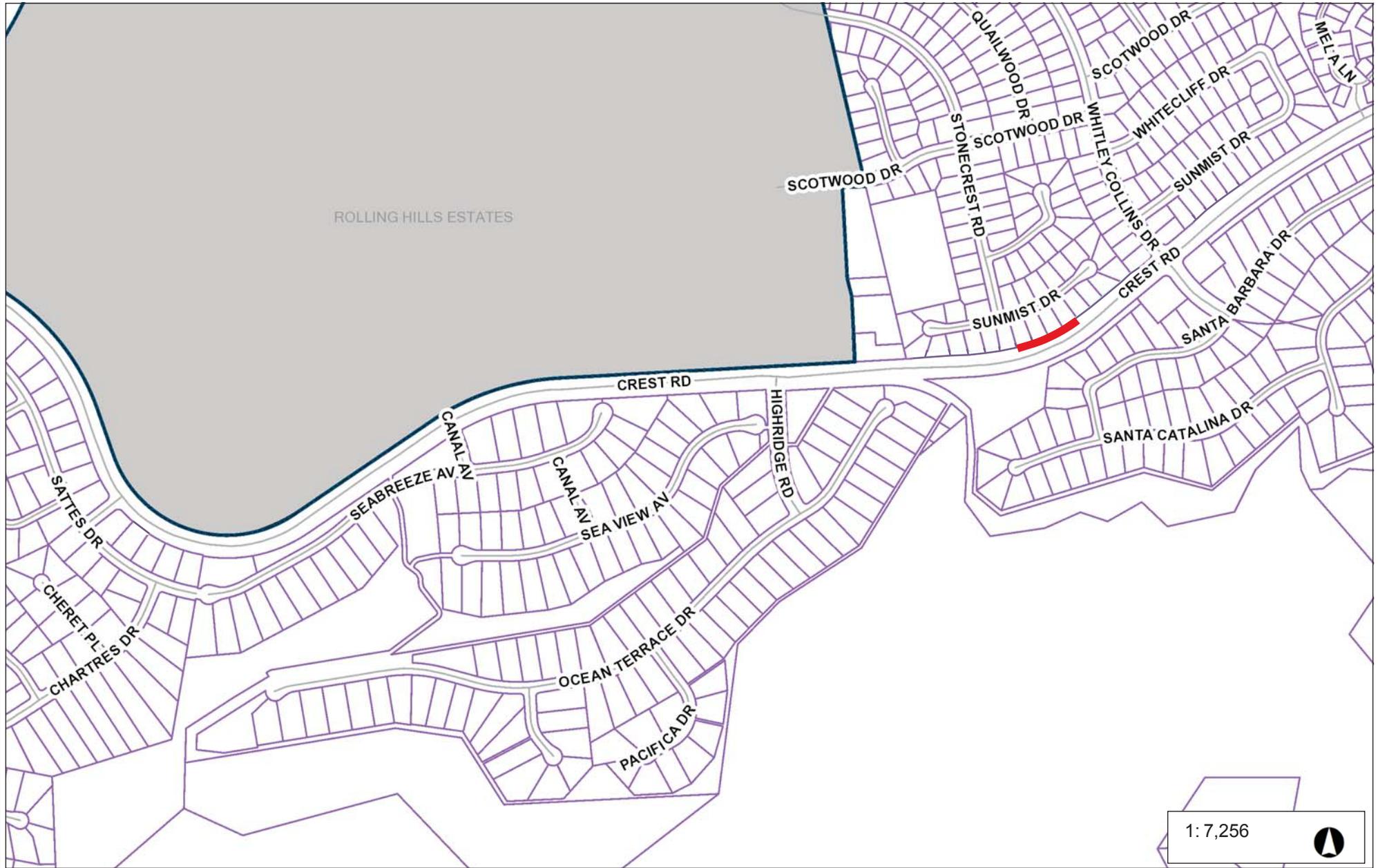
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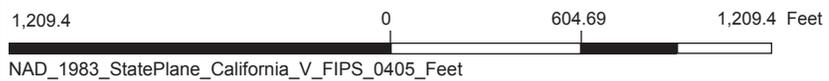
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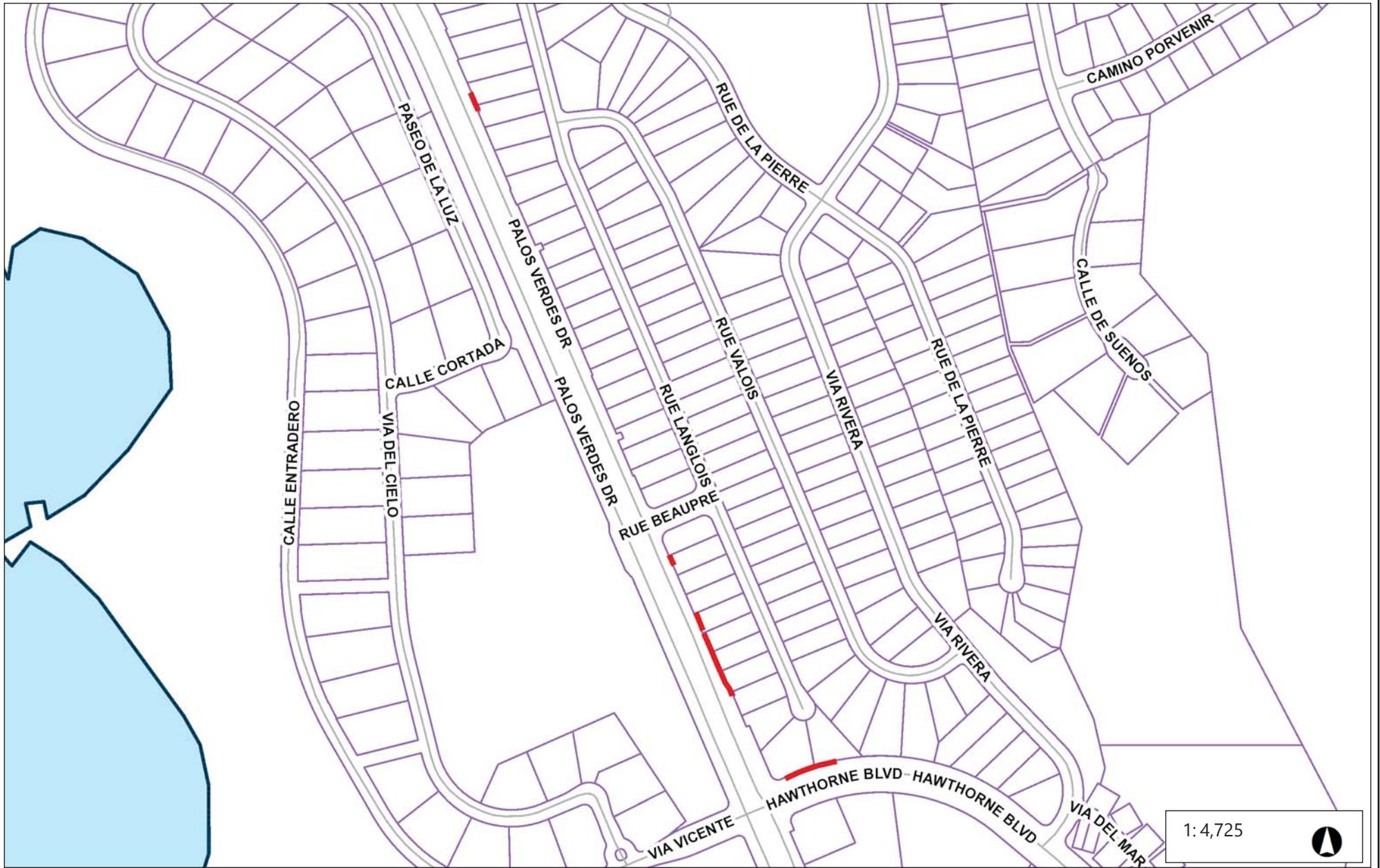
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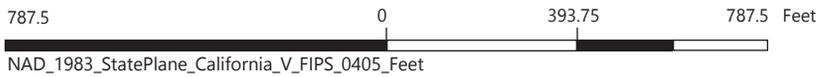
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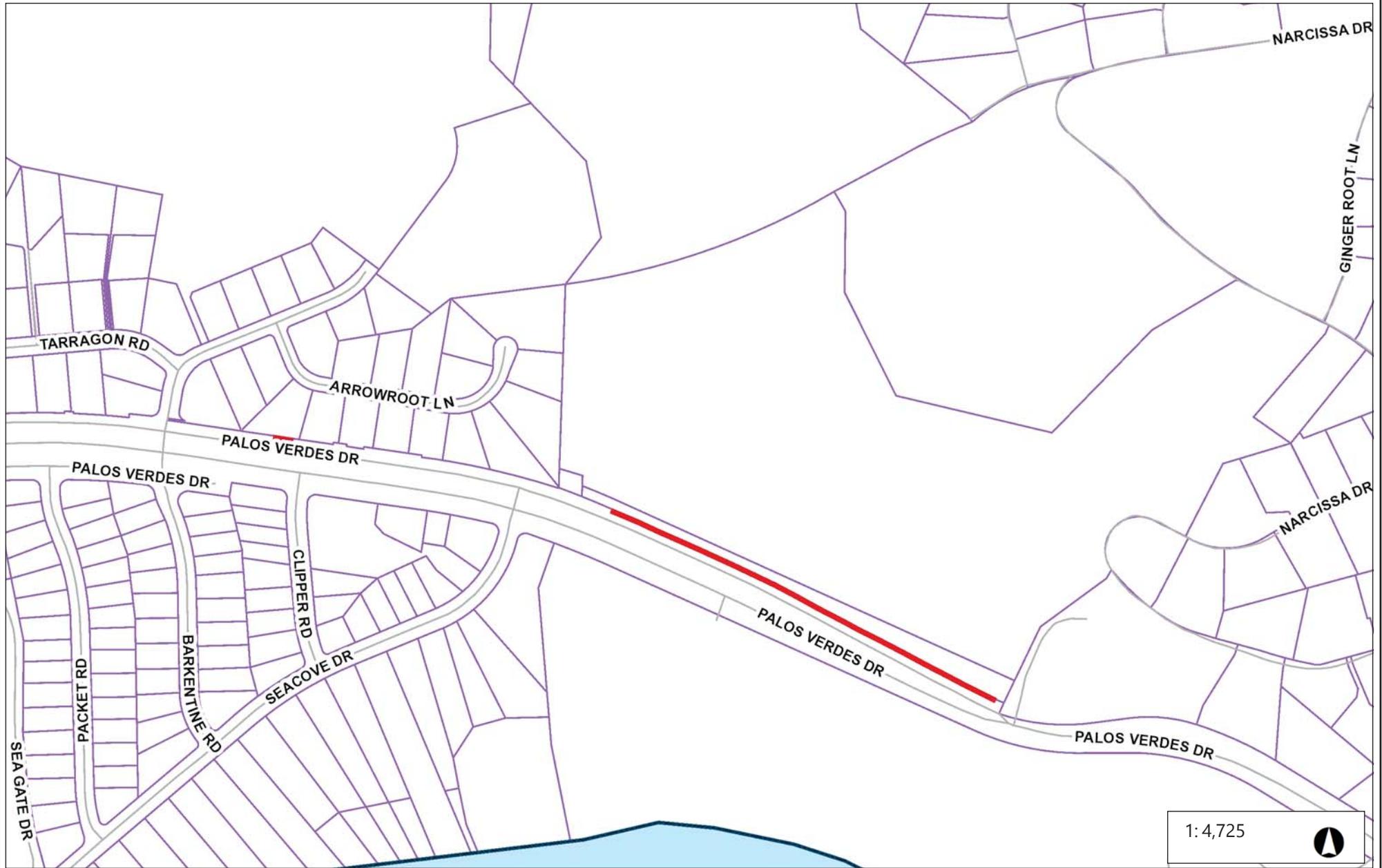
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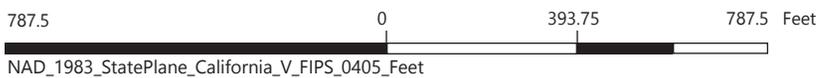
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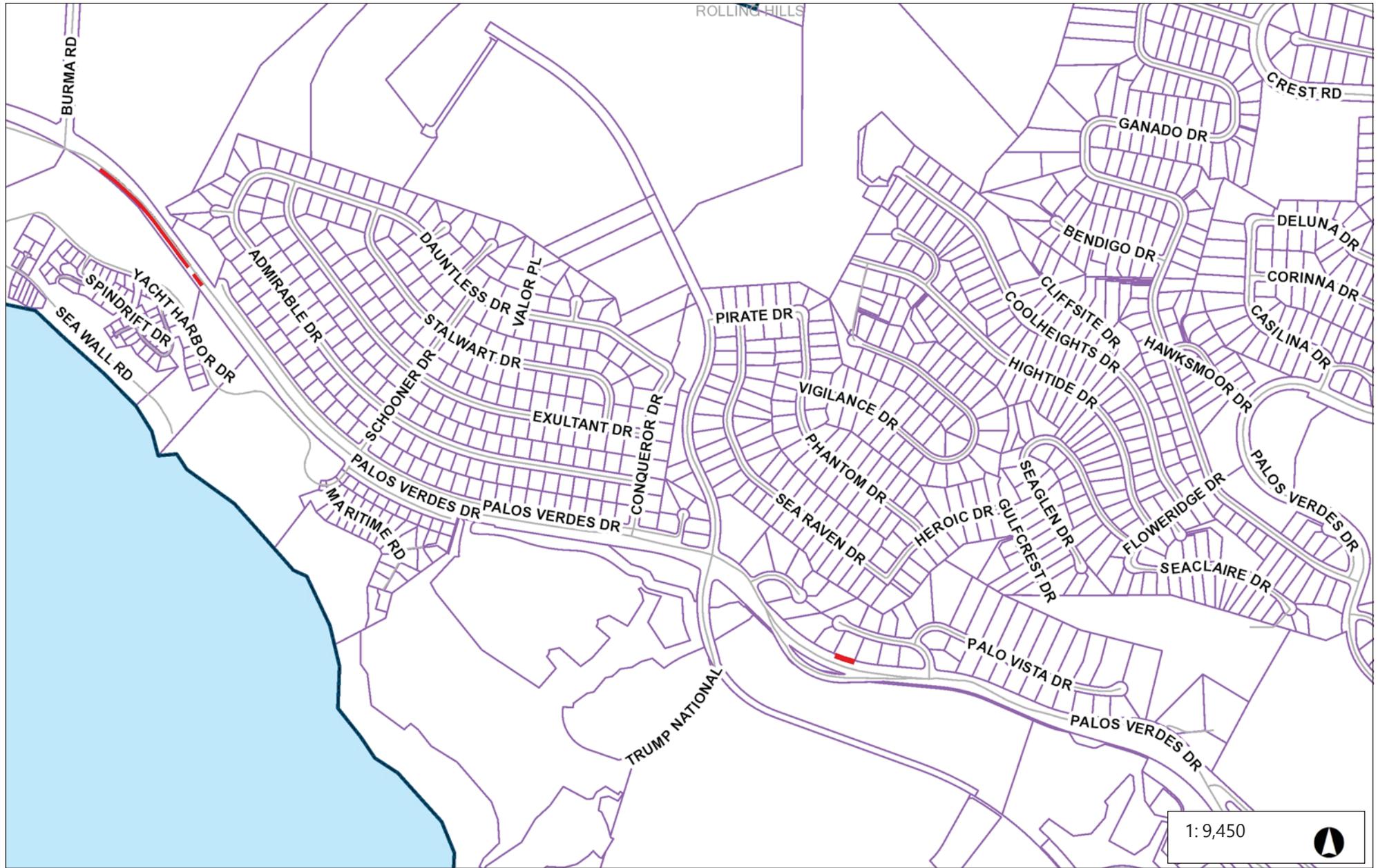
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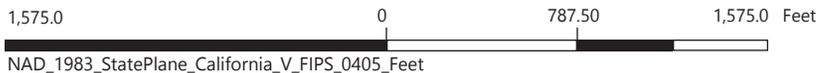
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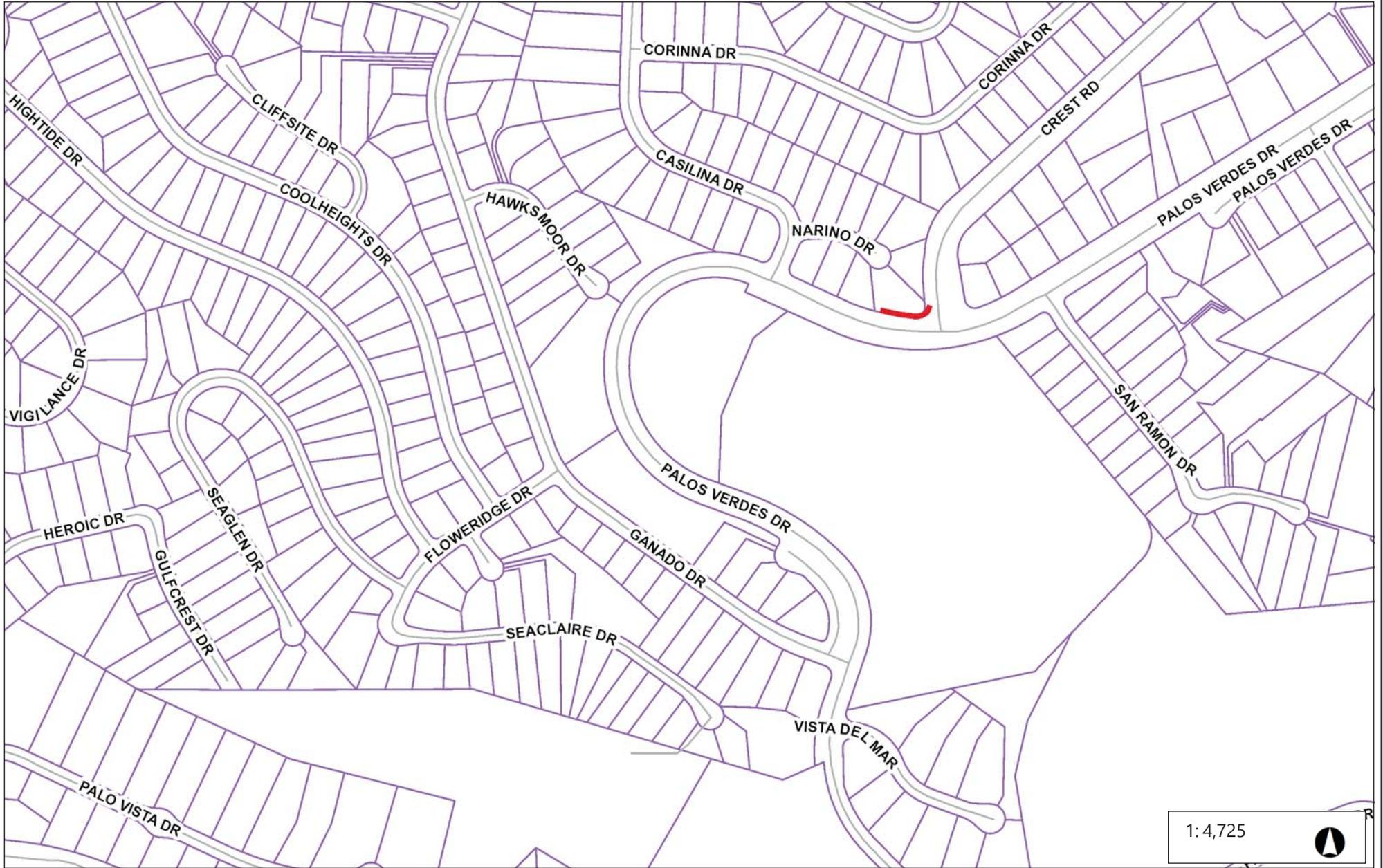
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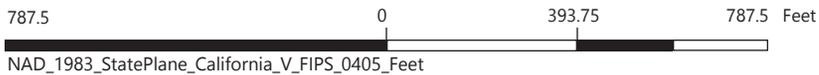
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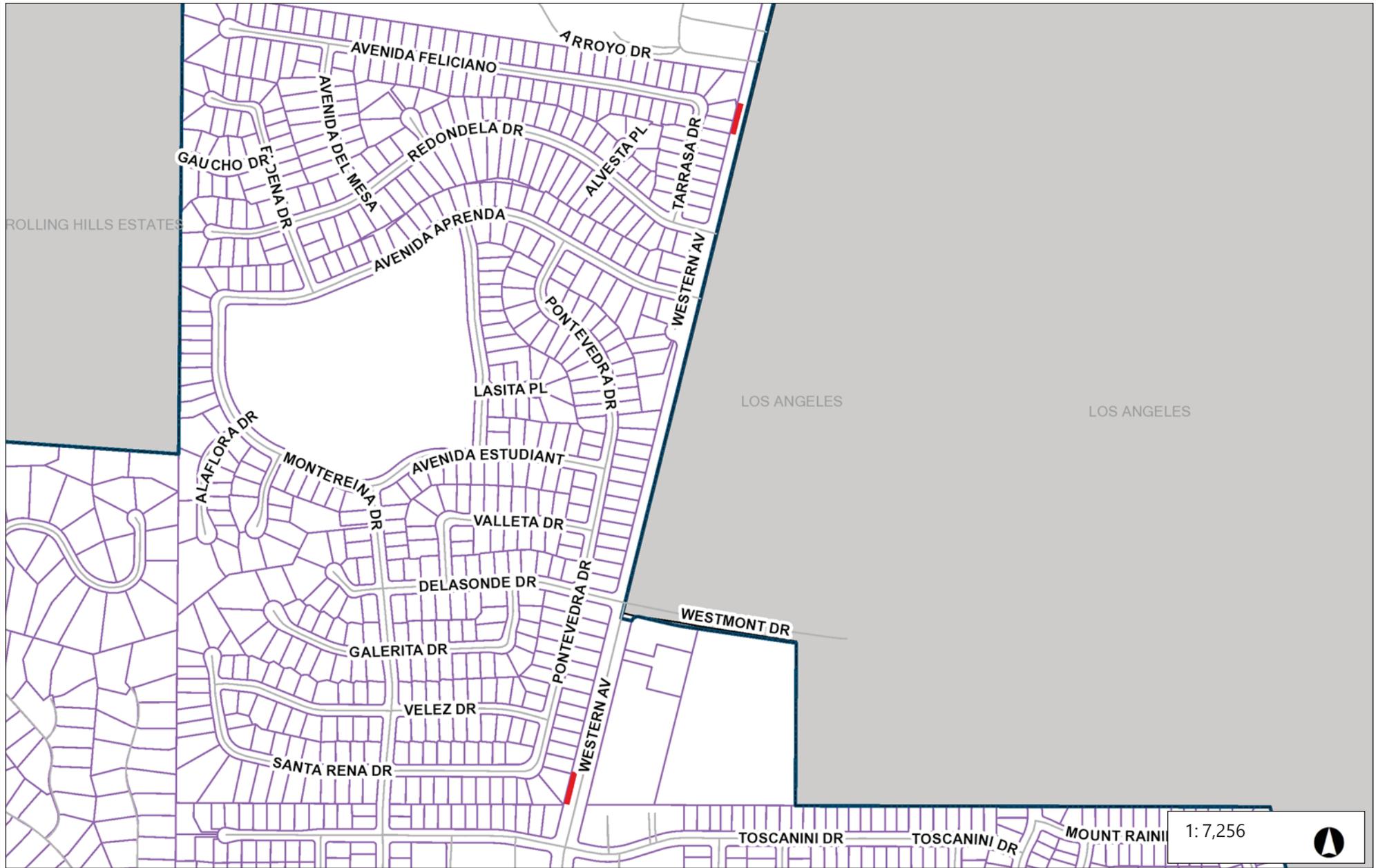
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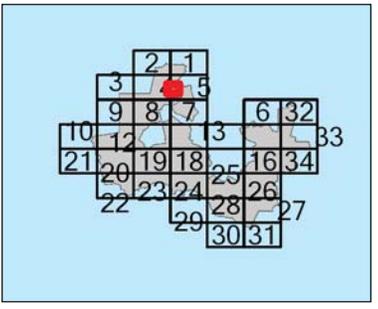
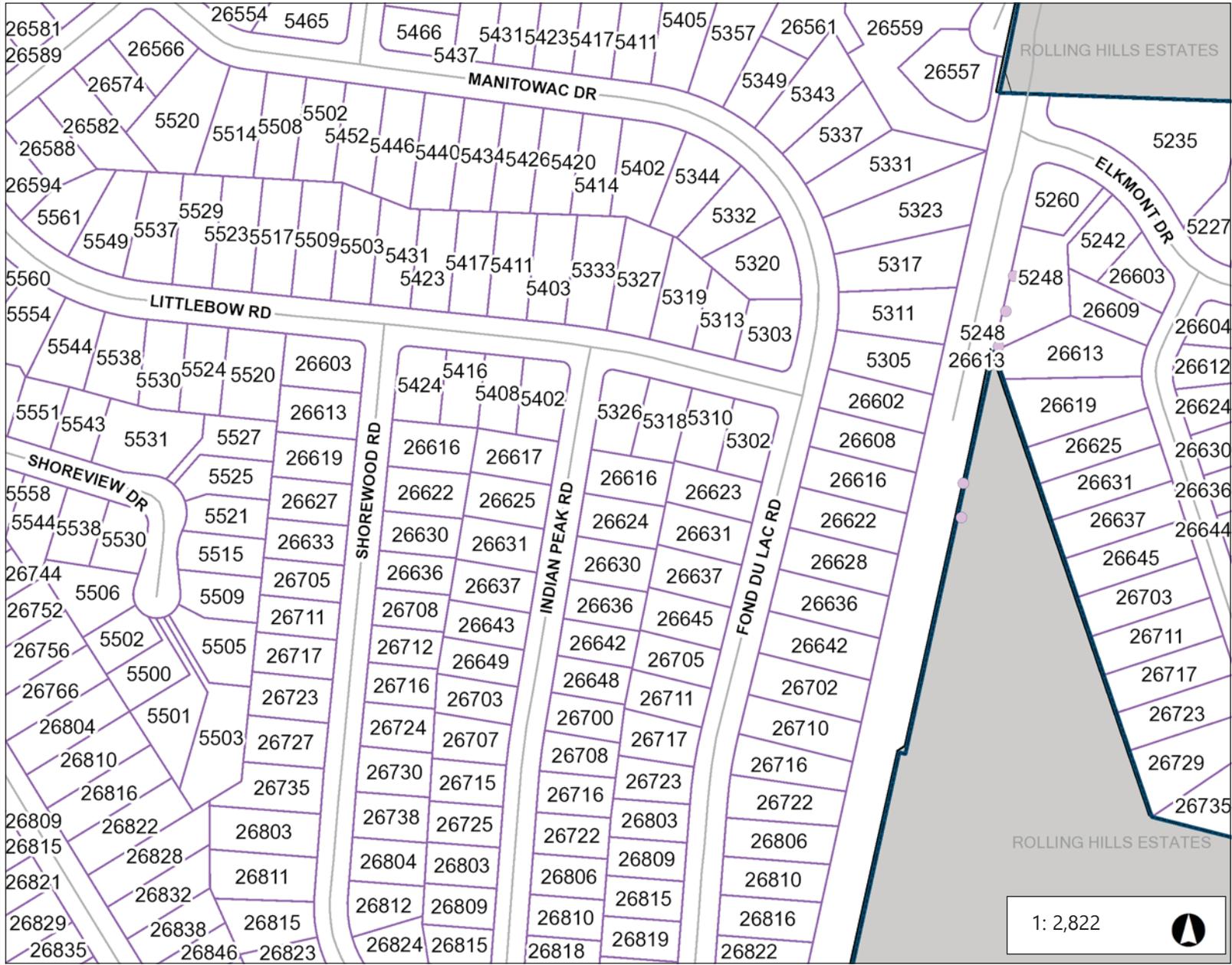


1,209.4 0 604.69 1,209.4 Feet

NAD_1983_StatePlane_California_V_FIPS_0405_Feet

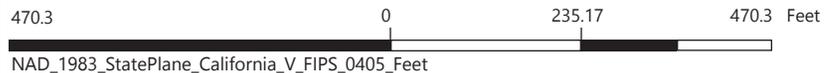
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ARTERIAL FENCES AND WALLS PILASTER ASSESSMENT



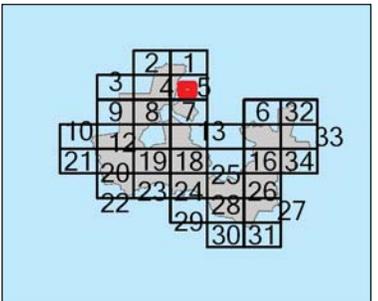
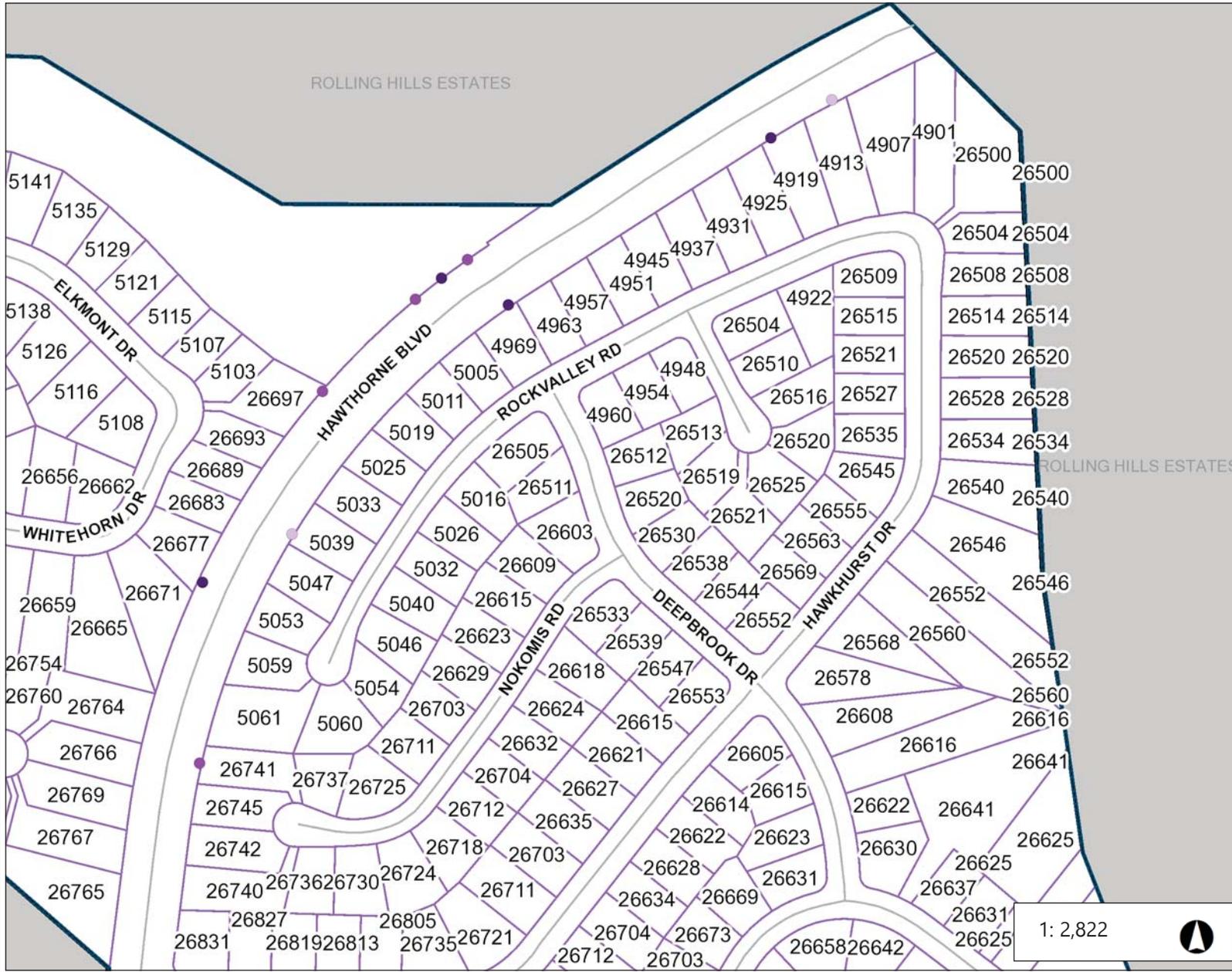
- Legend**
- Street Centerlines
 - Minor Damage
 - Needs Improvement
 - Poor
 - City Boundary
 - Adjacent Cities
 - Parcel

1: 2,822 



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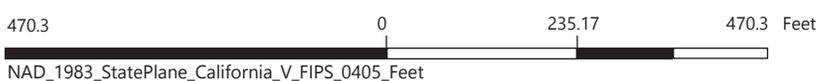


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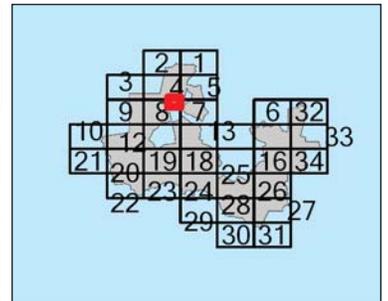
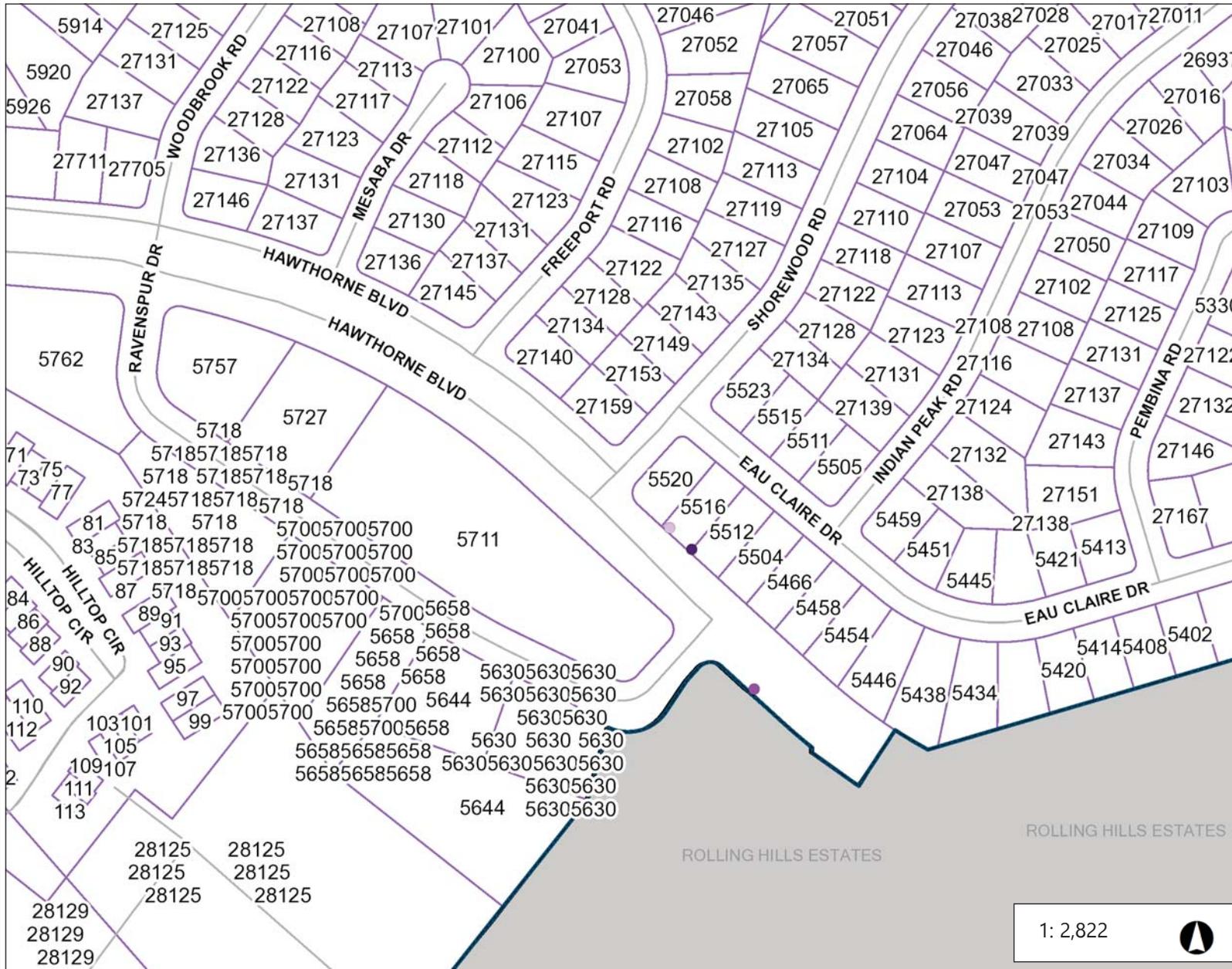
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- Needs Improvement
- Poor
- ▭ City Boundary
- ▭ Adjacent Cities
- ▭ Parcel

Notes
Enter Map Description

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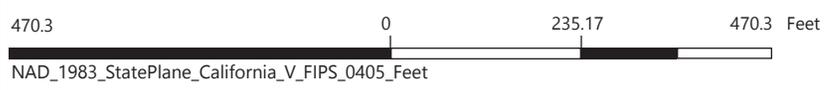
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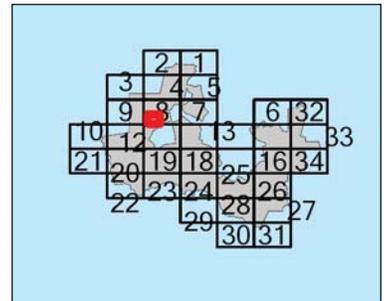
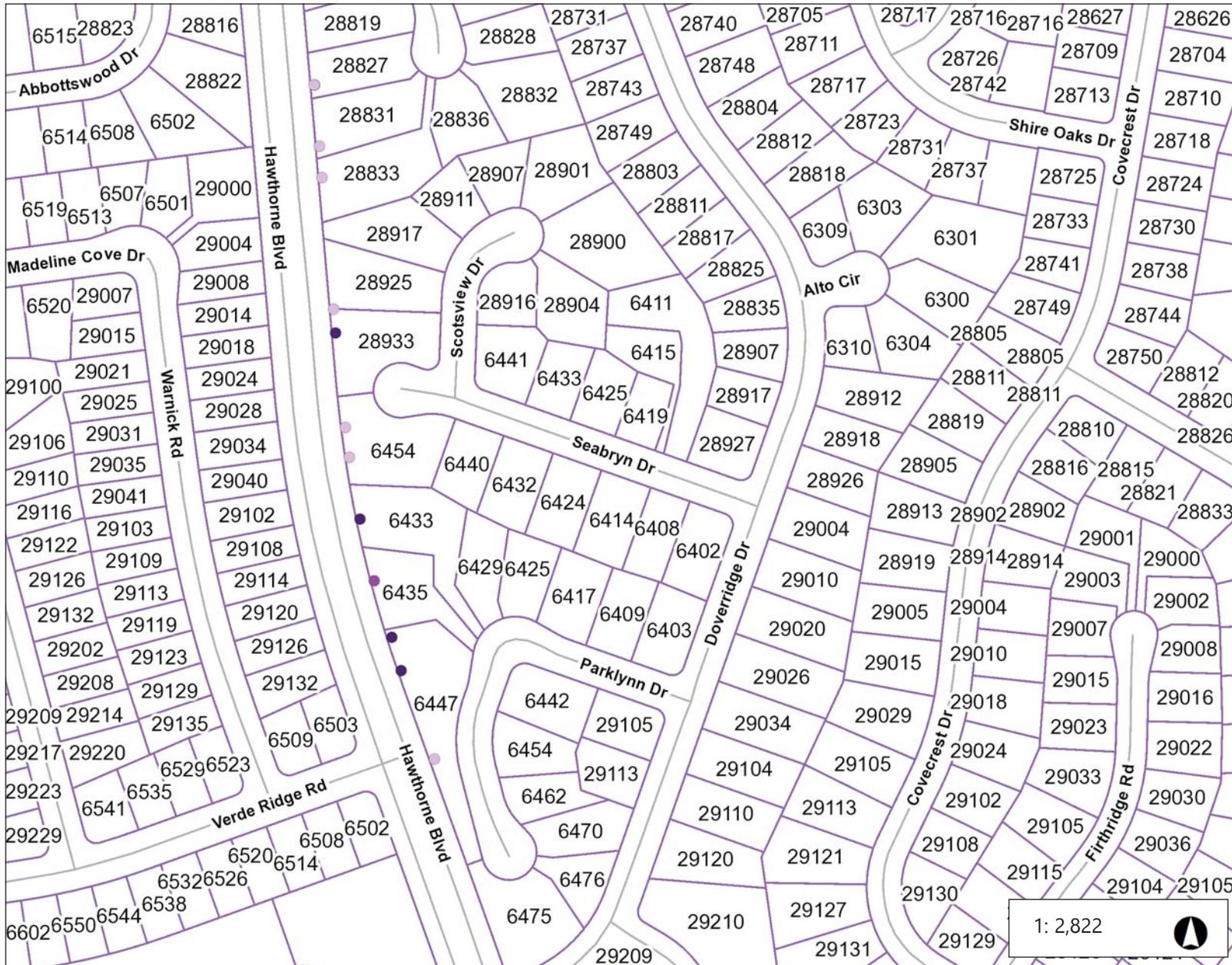
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- Needs Improvement
- Poor
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- Parcel

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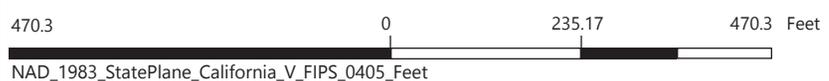
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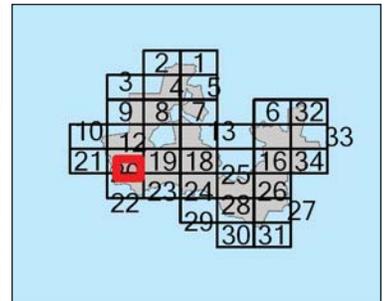
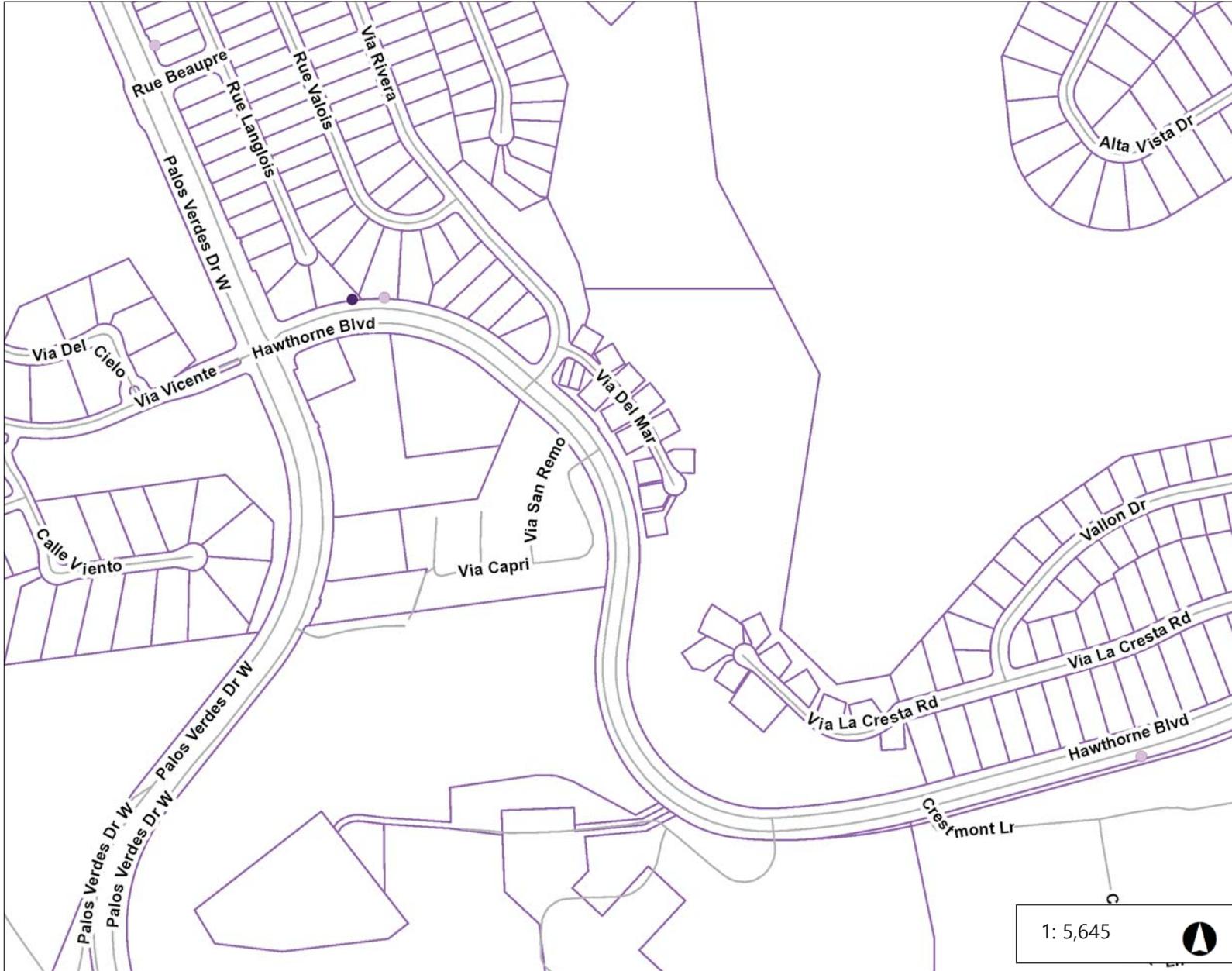
- Legend**
- Street Centerlines
 - Minor Damage
 - Needs Improvement
 - Poor
 - City Boundary
 - Adjacent Cities
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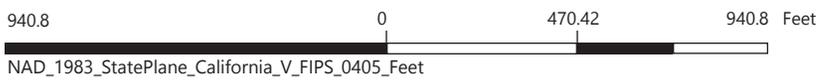
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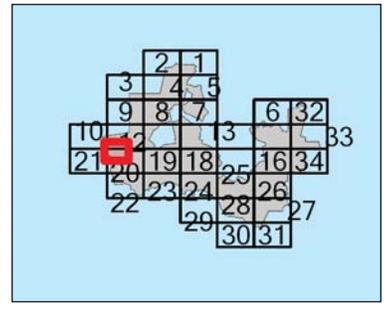
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- Minor Damage
- Needs Improvement
- Poor
- City Boundary
- Adjacent Cities
- Parcel

1: 5,645



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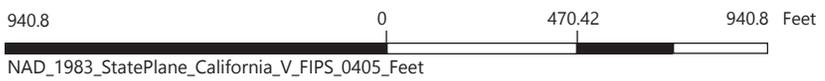
Legend

- Street Centerlines
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- Poor
- ▭ City Boundary
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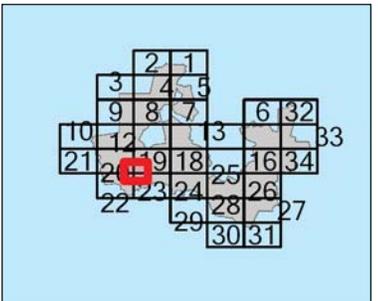
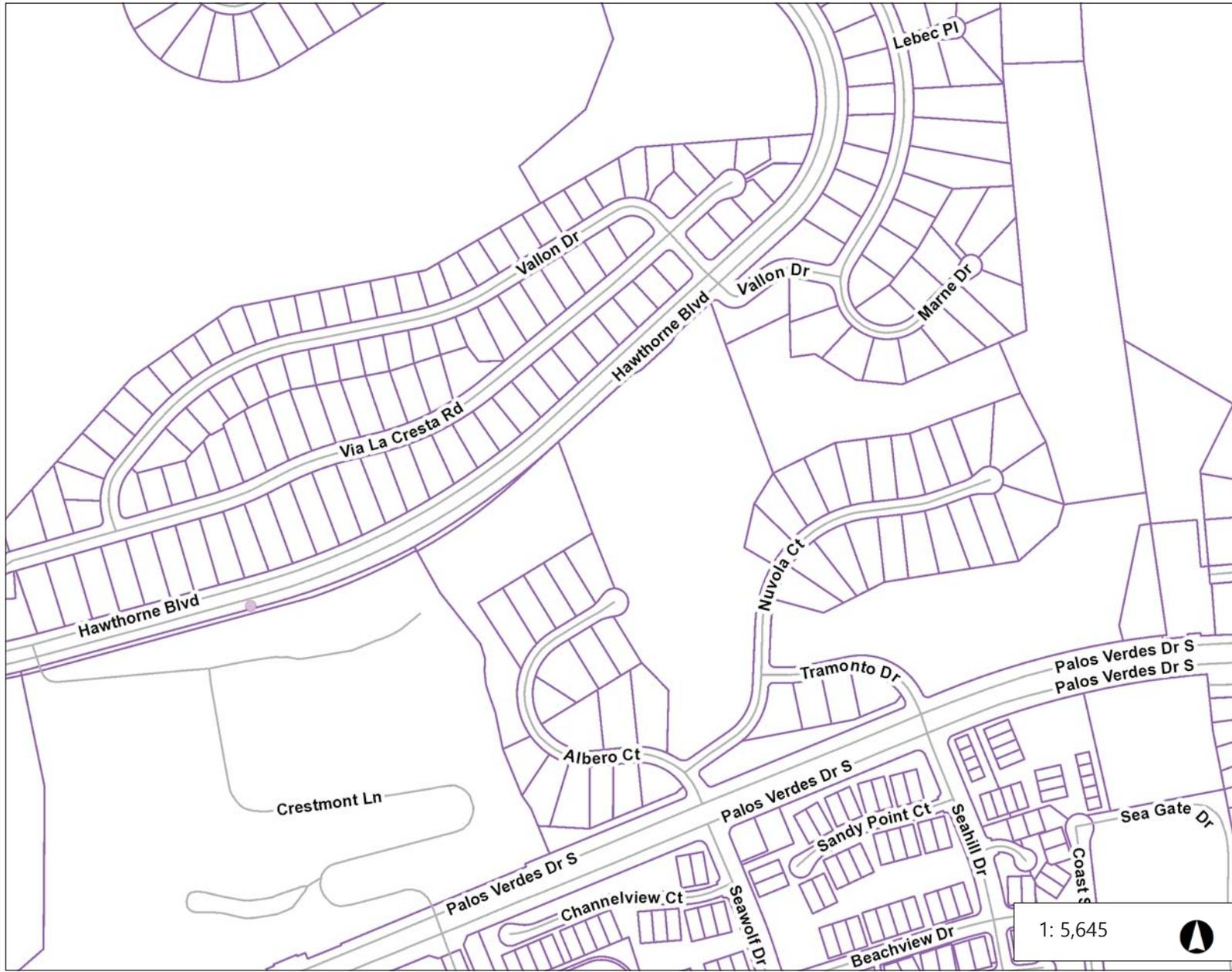
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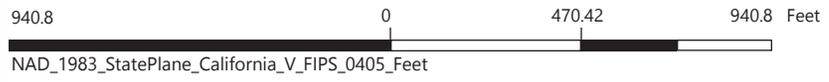
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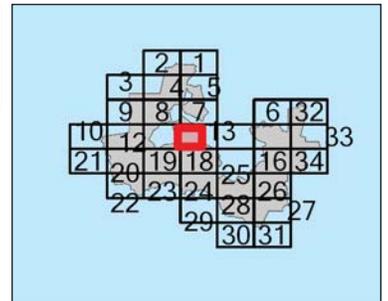
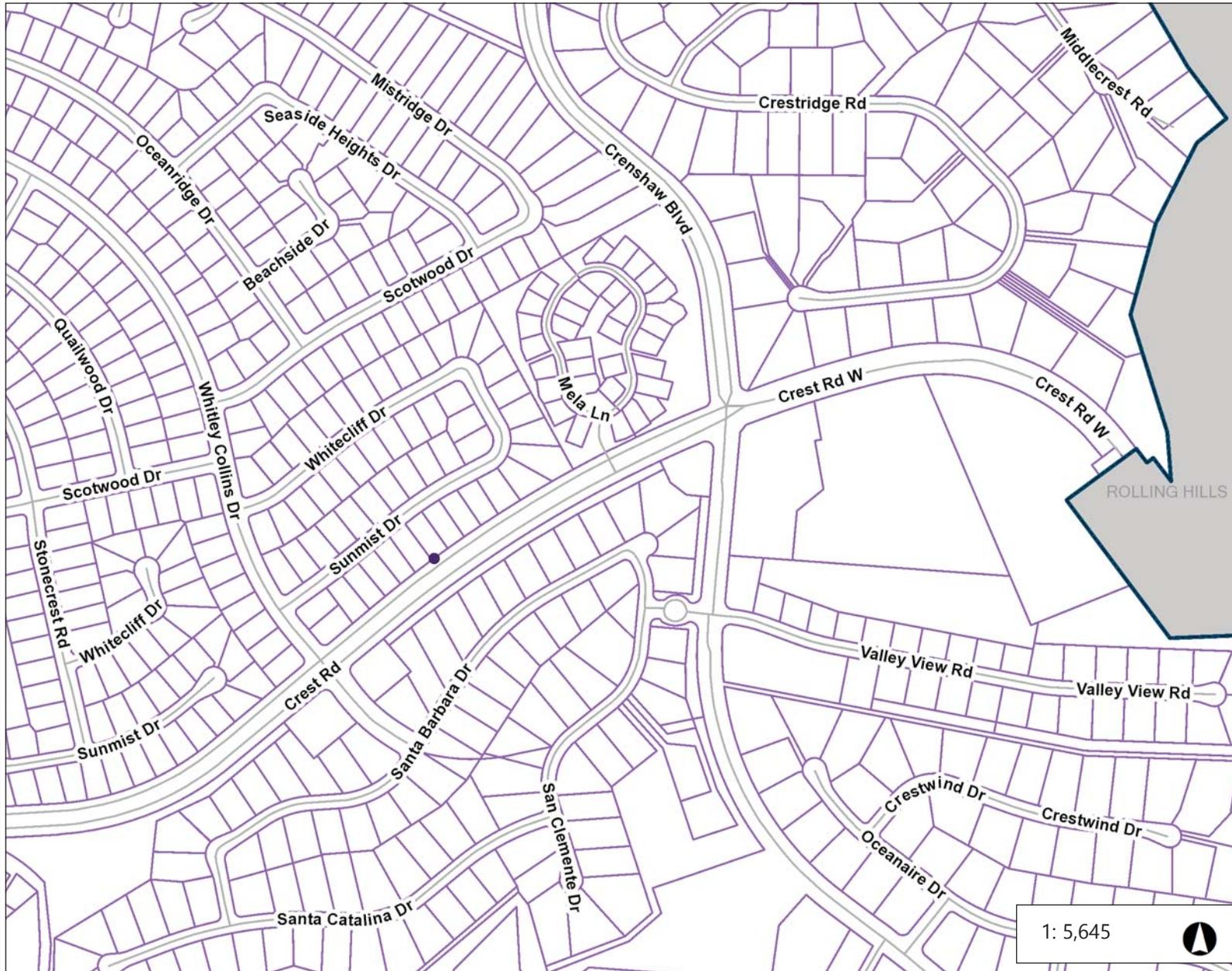
- Street Centerlines
- Minor Damage
- Needs Improvement
- Poor
- ▭ City Boundary
- ▭ Adjacent Cities
- ▭ Parcel

1: 5,645



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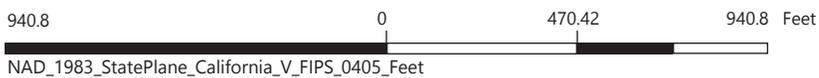
Notes
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Legend

- Street Centerlines
- Minor Damage
- Needs Improvement
- Poor
- City Boundary
- Adjacent Cities
- Parcel

1: 5,645



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Notes
Enter Map Description

RECESS AND RECONVENE:

Mayor Knight called a brief recess from 8:58 P.M. to 9:13 P.M.

REGULAR BUSINESS:

Assessment of Arterial Street Walls and Fences along Major Corridors

City Clerk Morreale reported that there was no request to speak regarding this item.

Deputy Community Development Director Mihranian provided a staff report and PowerPoint presentation regarding the assessment of the condition of arterial street walls and fences along segments of Hawthorne Blvd., Crest Road, and Palos Verdes Drive West, including chain-link fences, stone and block walls, Palos Verdes stone columns, and wrought iron fences. He noted that the majority of the arterial walls were not engineered as retaining walls, and illustrated the failure of some walls due to the sloughing of material from the adjoining slopes, which has compromised the integrity of the walls.

Deputy Director of Public Works Jules provided an overview of possible fence and wall improvement options, including voluntary repairs; beautification program which could be a public/private partnership; Right-of-Way improvements, including landscaping in front of the walls; proactive code enforcement; or maintaining the status quo, with the inclusion of two upcoming projects: Hawthorne Blvd. Beautification Project and Hawthorne Blvd. Pedestrian Linkage Project. She displayed an illustration from a 2001 Beautification Study that proposed robust landscaping along a portion of Hawthorne Blvd.

Discussion ensued among Council Members, staff, and City Attorney Aleshire.

City Clerk Morreale reported that a request to speak had been received.

Ken Dyda, Rancho Palos Verdes, suggested that the early median improvement studies included the use of drought-resistant, non-invasive landscaping in the medians that does not obstruct views; and noted the work should be prioritized and performed in phases based on available funding.

Mayor Pro Tem Brooks moved, seconded by Councilman Misetich, to direct staff to return with a strategic code enforcement plan to focus on the medians; repair chain-link fencing; work with the 2001 Beautification Study; and research the use of Community Development Block Grant (CDBG) funding for improvements where appropriate.

Councilman Duhovic moved an amendment to the motion, seconded by Councilman Misetich, to immediately address all public safety issues with fencing; direct staff to move forward with median improvements; direct City Attorney Aleshire to look into legal issues involved with the removal of chain-link fencing on private property; direct staff to

come back with a strategic code enforcement plan; and, direct staff to move forward with an overall beautification plan, with the location and possible utilization of components of the 2001 Beautification Study.

Mayor Pro Tem Brooks and Councilman Misetich, as the maker and seconder of the motion, accepted this amendment.

Mayor Knight suggested the inclusion of immediately addressing all encroachment issues in the public right-of-way. The maker and seconder of the motion accepted this amendment.

The motion as amended is reiterated as the following: Mayor Pro Tem Brooks moved, seconded by Councilman Misetich, to immediately address all public safety and encroachment issues with fencing; direct staff to move forward with median improvements; direct City Attorney Aleshire to look into legal issues involved with the removal of chain-link fencing on private property; direct staff to come back with a strategic code enforcement plan; and, direct staff to move forward with an overall beautification plan, with the location and possible utilization of components of the 2001 Beautification Study.

The motion passed on the following roll call vote:

AYES: Brooks, Campbell, Duhovic, Misetich and Mayor Knight
NOES: None
ABSENT: None

Mayor Pro Tem Brooks moved, seconded by Councilman Duhovic, to continue the meeting to 11:00 P.M. for the consideration of new business.

Without objection, Mayor Knight so ordered.

League of California Cities 2015 Annual Conference Resolutions

Councilman Duhovic moved to waive the staff report.

Councilman Misetich moved a substitute motion, seconded by Councilman Duhovic, to waive the staff report and approve the staff recommendation to: Authorize the City Council's Voting Delegate to support the adoption of League of California Cities General Assembly Resolution No. 1 (League Bylaw Amendment); League of California Cities General Assembly Resolution No. 2 (Overconcentration of Alcohol & Drug Treatment Facilities); League of California Cities General Assembly Resolution No. 3 (Residential Rentals, Support for SB 593 (McGuire)); and, League of California Cities General Assembly Resolution No. 4 (Compensation for Prolonged Electrical Power Outages).

The motion passed on the following roll call vote:

8.24.060 - Prohibited activities and unlawful conditions - Excerpt

- A. It shall be unlawful for any person owning, leasing, occupying, or having charge or possession of any property in the city to cause, or to permit, or to maintain thereon any condition which is at variance with the level of maintenance of surrounding properties, or which results in substantial detriment to the comfortable enjoyment of life or property by others in the immediate vicinity thereof. Such conditions include, but are not limited to, the following:
1. Inadequately maintained landscaping visible from the public right-of-way or adjoining property, which shall include:
 - a. Lawns with grasses which create an unsightly appearance due to lack of water or inadequate spraying, trimming, treatment or similar maintenance;
 - b. Overgrown vegetation which is unsightly and likely to harbor rats or vermin;
 - c. Trees, hedges, shrubs, plants or other vegetation which:
 - i. Are dead, decayed, diseased, or infested with insects, or
 - ii. Create a fire hazard or are otherwise dangerous to the public health, safety and welfare, or
 - iii. Interfere with or impede the flow of traffic, whether vehicular or pedestrian, or obstruct visibility, on streets, intersections, sidewalks or other public rights-of-way, or
 - iv. Create an unsightly appearance due to lack of water or inadequately spraying, trimming, pruning, treatment or similar maintenance;
 7. Buildings, structures or appurtenances thereto which are deemed to be "unsafe" as defined in Section 102 of the Uniform Building Code, as adopted by Section 15.04.010 (Building Code Adopted) of this code;
 8. Building exteriors, walls, fences, driveways or walkways which are cracked, broken, defective, deteriorated, in disrepair, or defaced due to any writing, inscription or other marking commonly referred to as "graffiti";
- B. It is unlawful for any person owning, leasing, occupying, or having charge or possession of any property in the city to fail or refuse to remove from any sidewalk or other public right-of-way abutting or adjoining such property all loose earth, mounds of soil, dry grass, weeds, dead trees, tin cans, abandoned asphalt or concrete, rubbish, refuse, and waste material of any kind, or any other unsanitary substance, object or condition which may endanger or injure neighboring property or the health, safety or welfare of the residents in the vicinity of such property, or which may obstruct such sidewalk or other public right-of-way and thereby endanger or injure persons traveling thereon.
- C. It is unlawful for any person to dump, move or place any earth, sand, gravel, rock, stone or other excavated material or debris so as to cause the same to be deposited upon or to roll, blow, flow, or wash upon or over any public place or way or the premises of another without the express written consent of the owner of such premises so affected. No person shall, when hauling any earth, sand, gravel, rock, stone or other excavated material or debris over any public street, alley or other public place, allow such material to blow or spill over and upon such street, alley, or place, or adjacent private property.

(Ord. 390 § 2, 2003; Ord. 273 § 5 (Exh. A), 1991; Ord. 235 § 2 (part), 1988)

(Ord. No. 511, § 1, 6-29-10; Ord. No. 553, § 2, 12-3-13)

17.76.030(F) - Fences, walls and hedges – General Regulations (Excerpt)

F.

5. Chain link, chicken wire and fiberglass fences are prohibited in front yards between the front property line and the exterior facade of the existing single-family residence closest to the front property line, in side yards between the street-side property line and the exterior facade of the existing single-family residence closest to the street side property line, and within a rear yard setback which abuts the following arterial streets identified in the city's general plan:
 - a. Crenshaw Boulevard;
 - b. Crest Road;
 - c. Hawthorne Boulevard;
 - d. Highridge Road;
 - e. Miraleste Drive;
 - f. Palos Verdes Drive East;
 - g. Palos Verdes Drive North;
 - h. Palos Verdes Drive South;
 - i. Palos Verdes Drive West; and
 - j. Silver Spur Road.
6. Replacement of Privately Owned Fences and Walls along Arterial Streets. Any existing fence or wall that is part of an existing uniform fence or wall design and is located within a rear yard setback of a private property located along any of the arterial streets listed in Section 17.76.030(F)(5) shall be replaced or repaired at the same height and location and with the same materials and color as the original uniform fence or wall, to the satisfaction of the community development director.

(Amended during 11-97 supplement; Ord. 320 § 7 (part), 1997; Ord. 254 §§ 2—4, 1990; Ord. 194 § 10 (part), 1985; Ord. 175 §§ 14—18, 1983; Ord. 150 §§ 15, 16, 1982; Ord. 132 § 3 (part), 1980; Ord. 90 § 5 (part), 1977; Ord. 75 (part), 1975)

(Ord. No. 510, §§ 13, 14, 16, 6-29-10; Ord. No. 540, § 6, 11-20-12; Ord. No. 546, § 1, 4-1-14; Ord. No. 559U, § 1, 6-17-14; Ord. No. 560, § 1, 7-15-14)

Staff Report Begins Here

TO:HONORABLE MAYOR AND MEMBERS OF THE CITY COUNCIL

FROM:DIRECTOR OF PUBLIC WORKS

DATE:AUGUST 21, 2001

SUBJECT:HAWTHORNE BOULEVARD BEAUTIFICATION

RECOMMENDATIONS

- 1. Approve the preliminary median and parkway landscape plan for Hawthorne Boulevard.
- 2. Authorize a contract amendment with Land Images Inc, to provide professional services in an amount up to \$53,500 to prepare final construction plans for the first phase of landscape improvements for Hawthorne Boulevard.
- 3. Revise the expenditure plan for Recycling Fund, to reprogram funds from the neighborhood beautification program to Hawthorne Boulevard beautification efforts.
- 4. Request staff to prepare a fence / wall improvement program for Hawthorne Boulevard that establishes a fence / wall standard for Hawthorne Boulevard, and provides City funding for a portion of the cost of private fence/wall replacement.

BACKGROUND

The City Council established an adhoc committee to propose improvements that beautify the City. Mayor Lyon, and Mayor Pro tem McTaggart are members of that committee.Carolynn Petru and Dean Allison staff the committee. A number of potential projects were considered including undergrounding utilities along the City's arterial roadways, increasing code enforcement activities, and constructing landscape improvements along the City's arterial roadways. The committee concluded that constructing landscape improvements along Hawthorne Boulevard has the highest priority.

The committee utilized the City's on-call landscape architect, Land Images Inc., to review conditions along Hawthorne Boulevard, suggest improvements, and estimate costs. This staff report presents the results of that investigation. More specifically this report presents the landscape theme proposed for Hawthorne Boulevard, proposes a funding plan for the improvements and recommends the reach of Hawthorne Boulevard that will be the first reach to be improved. The report also proposes that a fencing program be established along Hawthorne Boulevard to reconstruct the private walls and fences along the roadway, and finally the report requests funding authorization to design the first phase of landscape improvements.

If the staff recommendations are approved, landscape improvements for the first phase of Hawthorne Boulevard will be designed. The plans will be advertised and brought back to the City Council for award in early 2002, and construction can be underway by May of 2002. It will be the first step in a multi-year plan to beautify Hawthorne Boulevard, which has an estimated cost of \$7.5 million.

DISCUSSION

The committee considered the following issues in the preparation of the plan:

Issue	Discussion	Resolution
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Parkways	To achieve the desired level of beautification, both the parkways and medians must be landscaped	The plan proposes to landscape parkways as well as the medians. This will require portions of sidewalks to be reconstructed.
Walls and fencing along the edge of roadway	The walls and fences along Hawthorne Boulevard are private. The wall and fencing type vary, and they are unattractive. Many need to be replaced.	A fencing program will be established to replace the existing walls and fences. The program will establish a fencing/wall standard, and the City will participate in a portion of the costs.
Views from private properties must be preserved.	Trees can be installed along portions of Hawthorne Boulevard without impacting views.	The plan proposes to include trees along both medians and parkways where it is determined that they will not impact views.
Invasive Plant material	The plan must avoid the use of invasive plants when there is the possibility that the plants can spread to the native areas.	At Aqua Armaga Canyon no invasive plants will be utilized.
Maintenance costs	Plant selection should be such that maintenance costs do not become burdensome.	The plan proposes grasses and trees which require less maintenance when compared to turf, and groundcover.
Which segment of Hawthorne Boulevard should be improved first ?	The first segment to be improved should be in a high traffic area, and should create a significant visual impact.	Hawthorne Boulevard from Eddinghill Drive to Locklenna Drive will be the first segment constructed. This is because traffic volume is high, and site preparation costs are relatively low.

In May of 2001 the City Council established the Roadway Beautification Fund for the purposes of funding a beautification program along the City's arterial roadways. The City Council began a program to set aside \$200,000 from the City General Fund and \$100,000 from recycling revenues each year for the next two years. The details of the Roadway Beautification Fund are as follows:

Roadway Beautification Fund:	
Fund balance July 1, 2001	\$ 0
Revenues	\$ 0
Transferred from the General Fund	\$ 200,000
Transferred from the Recycling Fund	\$ 100,000
Interest	\$ 6,000
Estimated fund balance July 1, 2002	\$ 306,000

It is important to note that when the City Council established the Roadway Beautification Fund it was decided that before any Roadway Beatification Funds are spent the City Council must be comfortable that all health and public safety needs of the City are met and adequate reserves are on hand.

The Recycling Fund, which is primarily funded from the proceeds of the city's curbside recycling program, provides funding for citywide beautification. The details of the Recycling Fund are as follows:

Recycling Fund:	
Fund balance on July 1, 2001	\$ 500,000
Revenues	\$ 146,000
Less Neighborhood beautification	\$ 96,000
Less Recycler of the month, admin, supplies, salaries	\$ 7,000
Less Block grant expenditures	\$13,000
Less Transferred to the Roadway Beautification Fund	\$ 100,000
Estimated Fund Balance July 1, 2002	\$ 430,000

Funding Plan for first phase of improvements

The estimated construction cost for the first phase of Hawthorne Boulevard is \$550,000, plus the design costs of \$53,500. Staff proposed the following funding plan:

From the Roadway Beautification Fund:	
Transferred from the General Fund	\$ 0
Transferred from the Recycling Fund	\$ 100,000
Interest	\$ 6,000
From the Recycling Fund:	
July 1, 2002 Balance	\$ 430,000
Neighborhood Beautification Funds	\$ 96,000
Total Funding Available	\$ 632,000
Total Funding Required	\$ 603,500
Excess Funding	\$ 28,500

Under this funding plan, the entire costs for the first phase of improvements will be funded with recycling funds. No General Funds are proposed.

Included in the funding plan proposed above is the reprogramming of recycling funds from the Neighborhood Beautification Program to the Roadway Beautification Fund. This recommendation is made because staff believes that the Neighborhood Beautification Program has accomplished what it was created to do, improve the appearance of residential neighborhoods. Staff believes that Hawthorne Boulevard presents a greater need for beautification than the city's neighborhoods.

Future year costs

Future year costs can be provided with a combination of Recycling Funds and General Funds. The amount of General Fund contribution can vary based the financial condition of the City.

Staff estimates that recycling funds will be available to the City on an annual basis as follows:

Recycling Fund:	
Anticipated sources of Funds:	
Collector Fee from haulers	\$80,000
State Block Grant	\$13,000
Redemption value of recyclables	\$120,000
Curbside Supplement Payment	\$40,000
Total Funding Available	\$253,000
Proposed uses of Funds:	
Neighborhood Beautification	\$0
Recycler of the Month	\$7,000
Use of State Block Grant for litter pick up	\$3,000
Roadway Beautification:	\$233,000

The recycling fund provides a reliable revenue stream for the city to fund roadway beautification. Utilizing these funds alone will provide adequate funding for a significant roadway beautification project every two years. Under such a scenario it would take approximately 30 years to complete landscaping improvements of Hawthorne Boulevard. If this revenue stream were augmented with General Funds the schedule would accelerate. For example if the City Council were to annually contribute \$200,000 of general funds toward beautification, a project could be completed each year, and it would take approximately fifteen years to complete landscaping improvements along Hawthorne Boulevard.

Maintenance Costs

Construction of Landscape Improvements will require funding for maintenance. Currently the costs to maintain medians citywide are as follows:

Maintenance Costs:	
Maintenance Contractor	\$86,000
Power	\$8,000
Water	\$52,000
Total	\$146,000

Funding for median maintenance is provided by a combination of General Funds, Gas Tax Funds, Proposition C Funds, and Landscaping and Lighting District Funds. Any cost increases must be borne by the General Fund.

The estimated annual maintenance cost for landscape improvements along Hawthorne Boulevard is follows:

Annual Maintenance Costs:	Phase One Hawthorne	All of Hawthorne
Maintenance Contractor	\$ 11,000	\$ 102,000
Power	\$ 1,000	\$ 9,000
Water	\$ 7,000	\$ 62,000
Total	\$ 19,000	\$173,000

Fencing Plan

The beautification committee concluded that to achieve the desired level of beautification along Hawthorne Boulevard many of the private walls and fencing at the edges of the roadway must be replaced. Since the improvements are private, one possibility is to require property owners to reconstruct the wall or fence through code enforcement activities. The committee believed that such actions would be protracted and may not be effective. Instead the committee suggested that a fencing program be established which encouraged property owners to upgrade their fencing and walls. The program would be voluntary and would establish standards, and contribute city funding towards replacement costs. If the staff recommendations are adopted staff will bring back to City Council a fencing program that proposes a standard fencing type and identifies a funding source.

CONCLUSIONS

Adopting the staff recommendations will begin the process to significantly improve the appearance of Hawthorne Boulevard. A landscape theme will be established and the design of the first phase of improvements will begin. Plans for the first phase will be completed in November. A construction project will be brought back to the City Council for consideration in February 2002, and if approved construction will be underway by May 2002.

Adopting the staff recommendations will also result in staff to preparing a fencing replacement program for Hawthorne Boulevard. That plan will be brought back to the City Council in November 2001. This will allow the first phase of fencing improvements to move forward at the same time as the first phase of the landscape improvements.

FISCAL IMPACT

Adopting the staff recommendations will result in the expenditure of \$53,500 for professional services to prepare final construction plans for phase one of landscape improvements for Hawthorne Boulevard. The cost of the phase one improvements are estimated at \$550,000, and the cost of improvements for all Hawthorne Boulevard, from Palos Verdes Drive West to the northerly city limits is \$7.5 million.

Based upon previous City Council direction, to initiate a program of beautification along the City's arterial roadways, the City Council must be comfortable that all health and public safety needs of the City are met and adequate reserves are on hand.

Submitted by,
 Dean E. Allison
 Director of Public Works

Reviewed by,
 Les Evans, City Manager

Attachments:
Preliminary Landscape Plans
Power Point Presentation

Hawthorne Boulevard Beautification August 21, 2001



Goals for this evening

- **Landscape theme for Hawthorne Boulevard**
- **Project costs**
- **Funding Plan**
- **Authorization to design phase one**



If approved ...

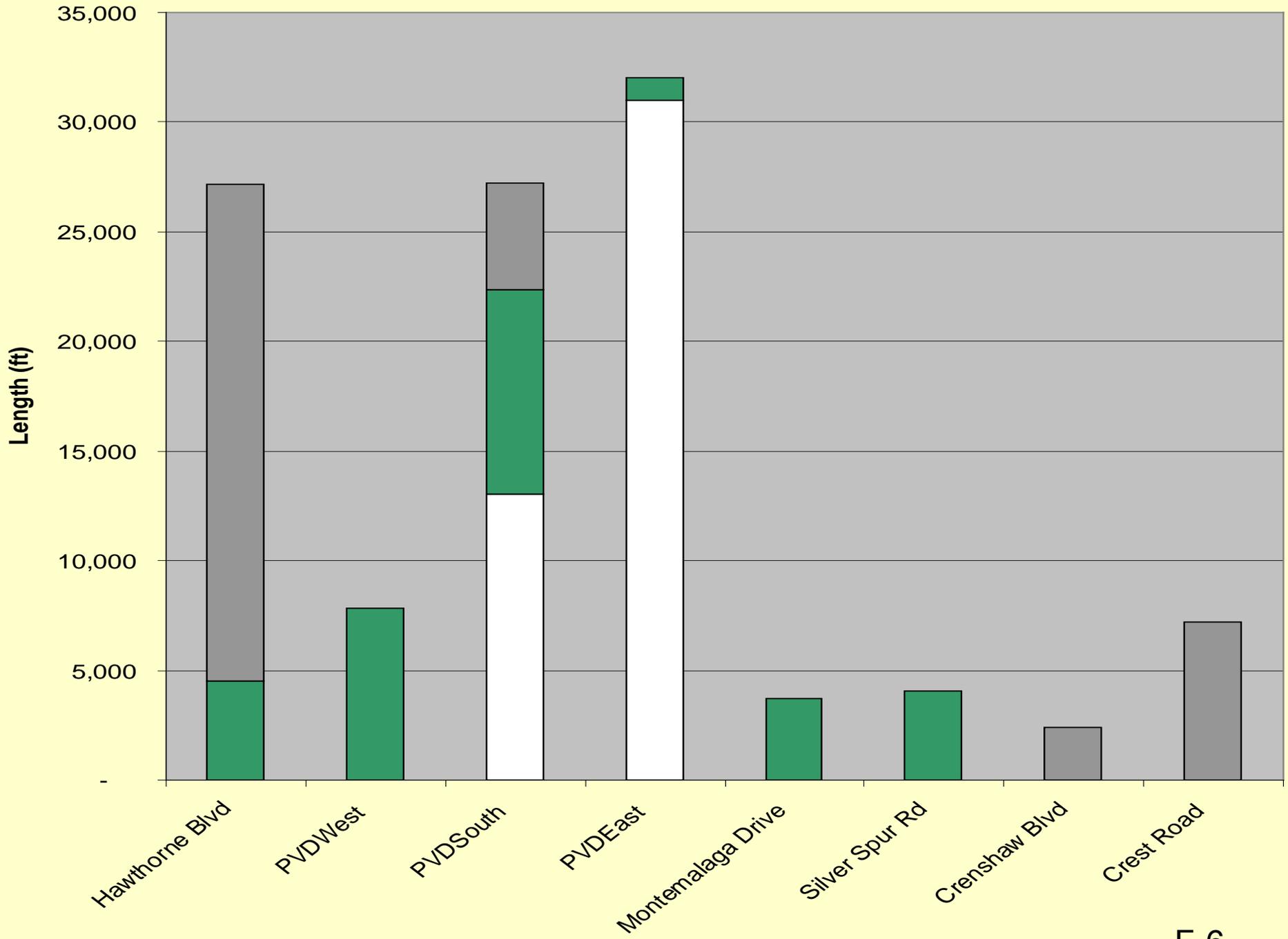
- **Phase One design will begin**
- **Fencing Program - Nov 2001**
- **Phase one Construction - May 2002.**

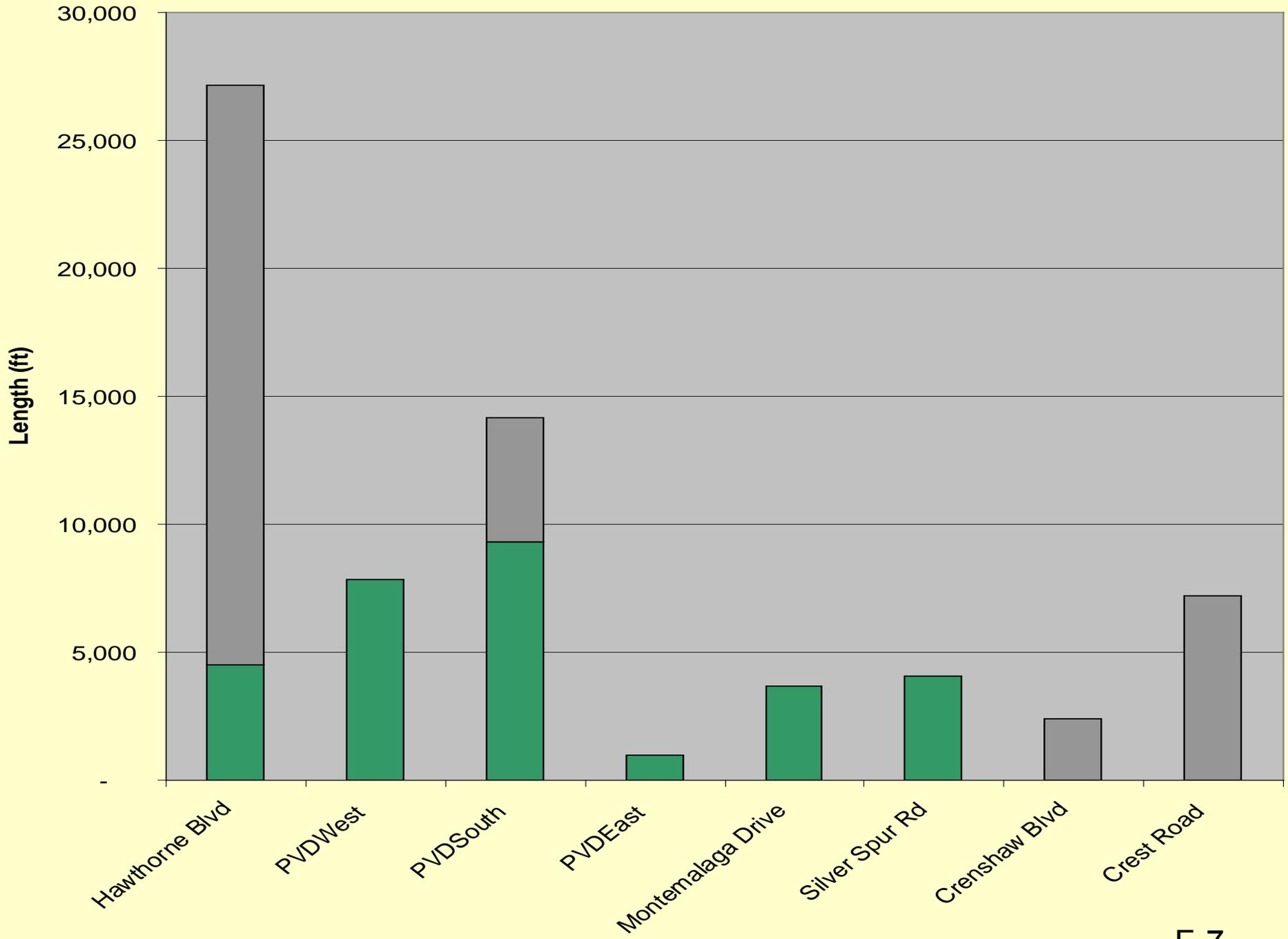
Beautification Subcommittee

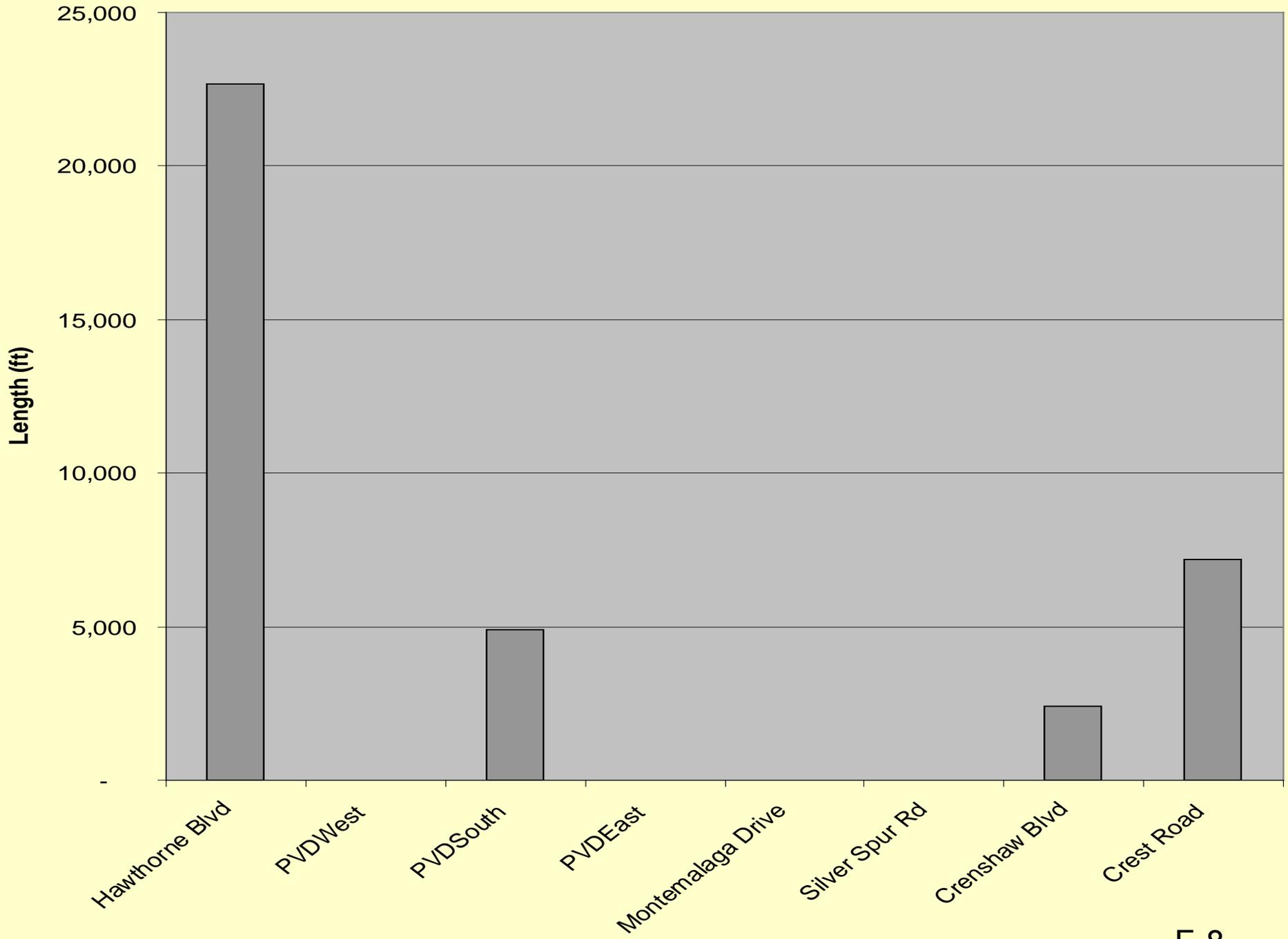
- **Mayor Lyon and Mayor pro Tem McTaggart**
- **Land Images Inc.**
- **Meeting since August 2000.**
- **Looked at several opportunities for beautification**
- **Focussed on Hawthorne Boulevard.**

Hawthorne Boulevard with Numbers









Hawthorne Boulevard by the numbers

- High traffic volumes
- Access for all homes / business on west side



Medians

















Conclusions

- Medians focal point



Parkways





←
LANE
ENDING













Conclusions

- Parkways will be included



Walls and Fences

























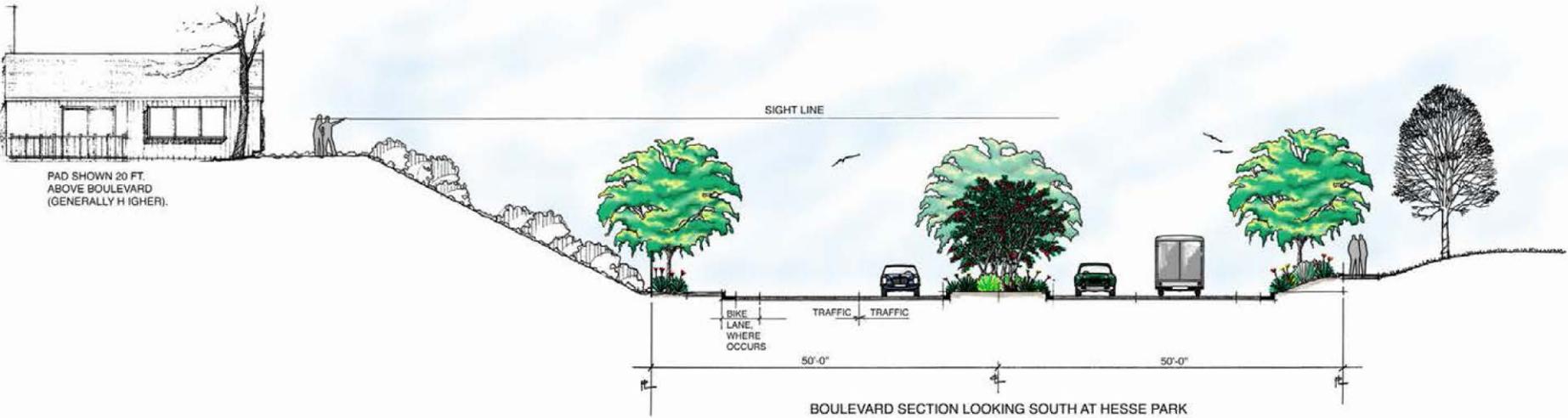
Conclusions

- Fencing is non-uniform
- Fencing must be upgraded
- Staff to prepare a fencing program.



Views





Conclusions

- Trees can be utilized without impacting views at many locations



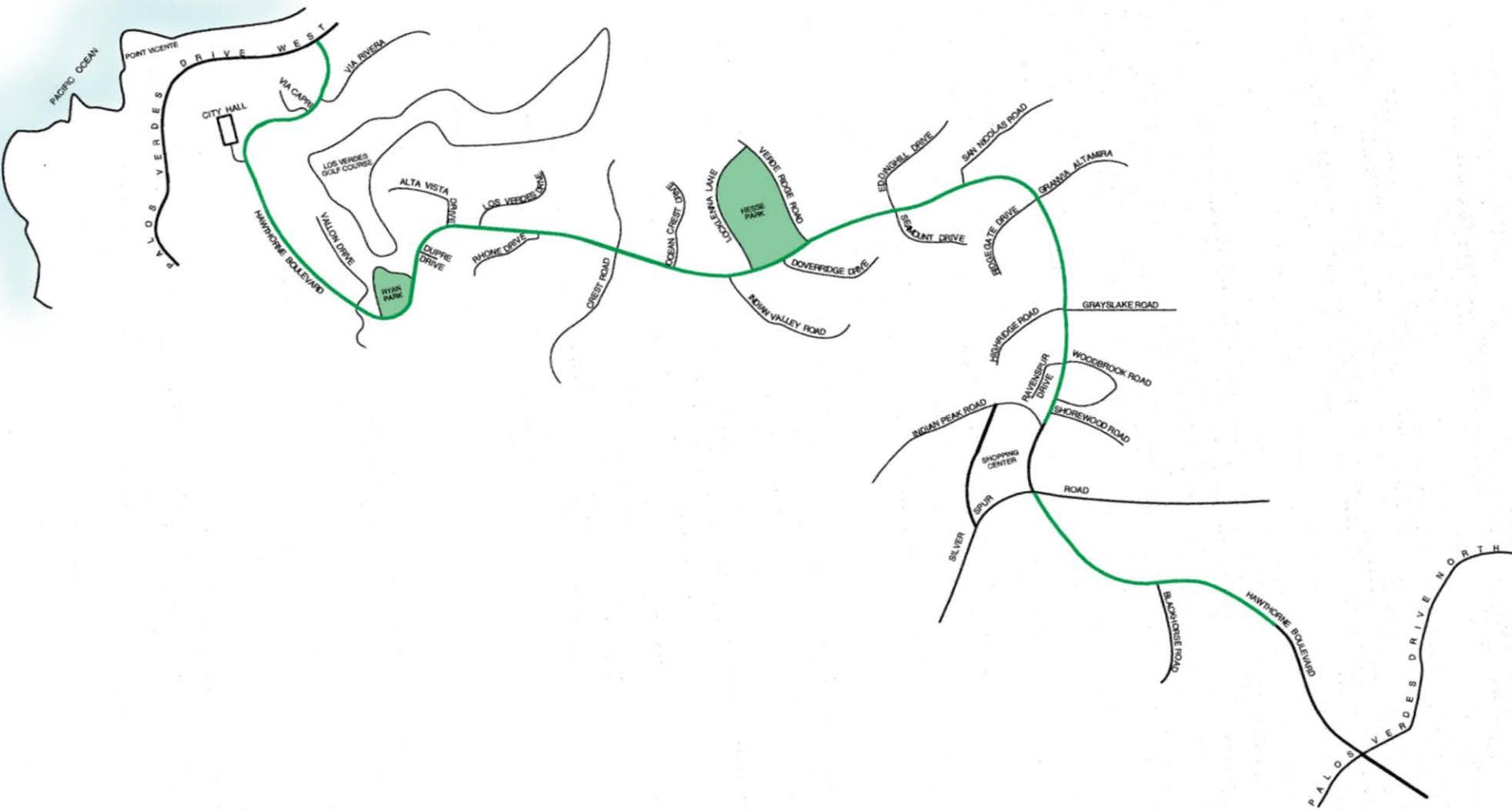
Other issues

- Avoid invasive plants at key locations
- Keep maintenance costs low
- First phase must create impact

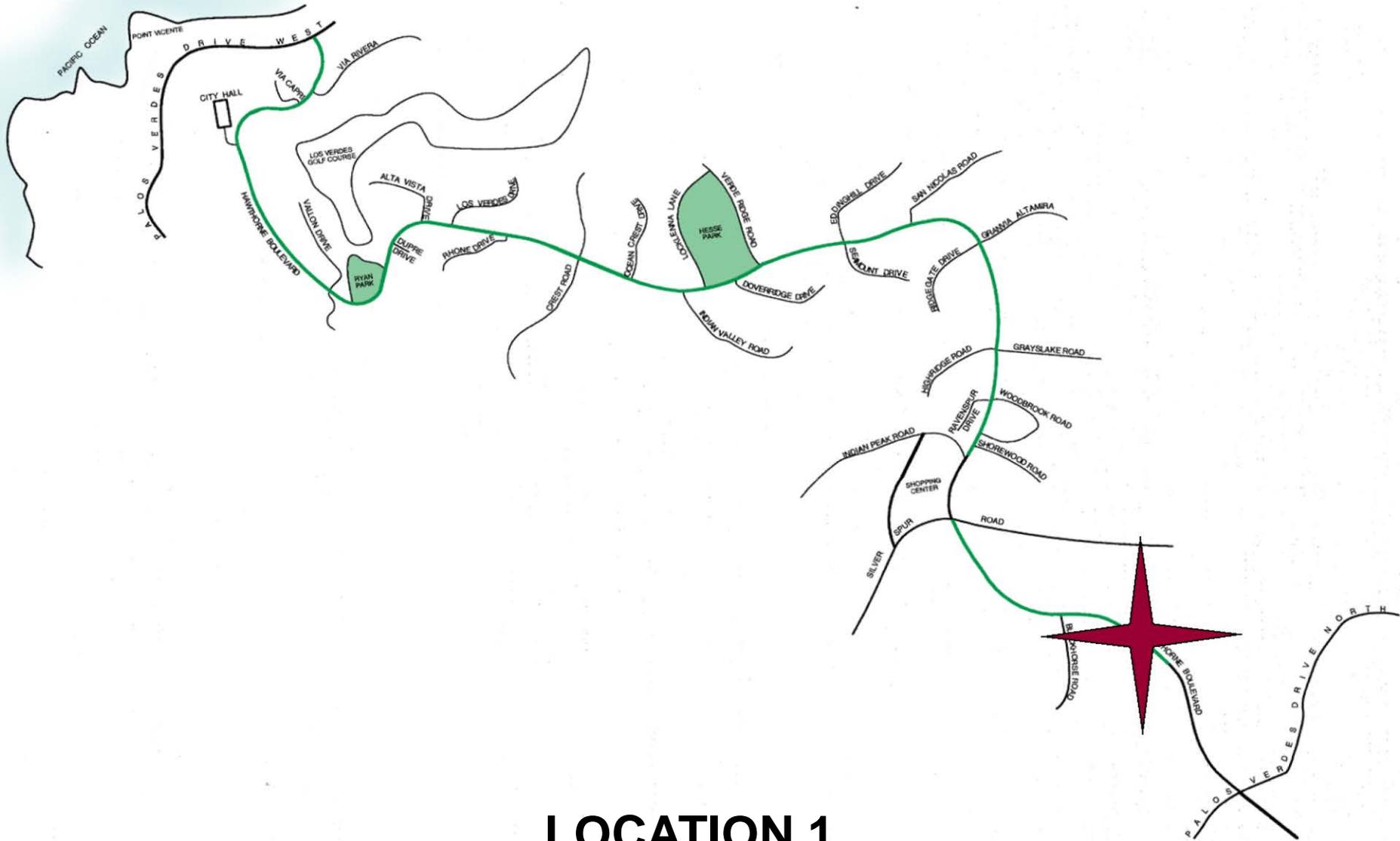


Proposed Improvements

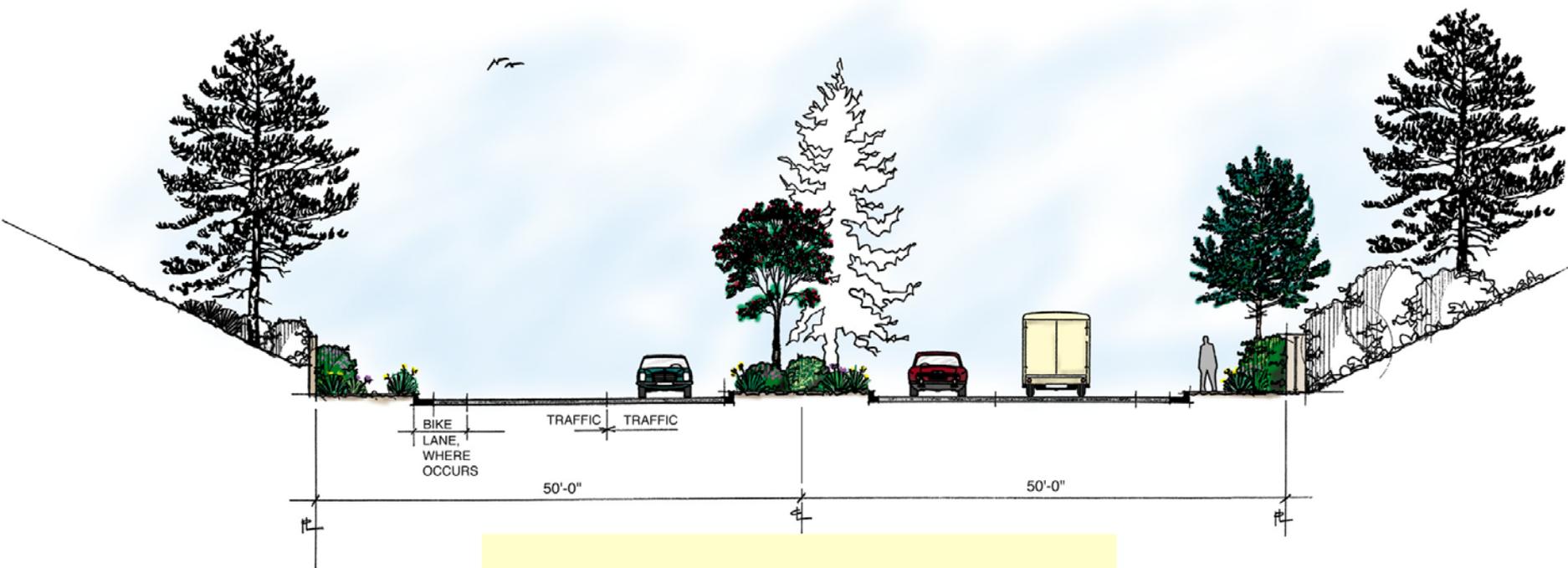




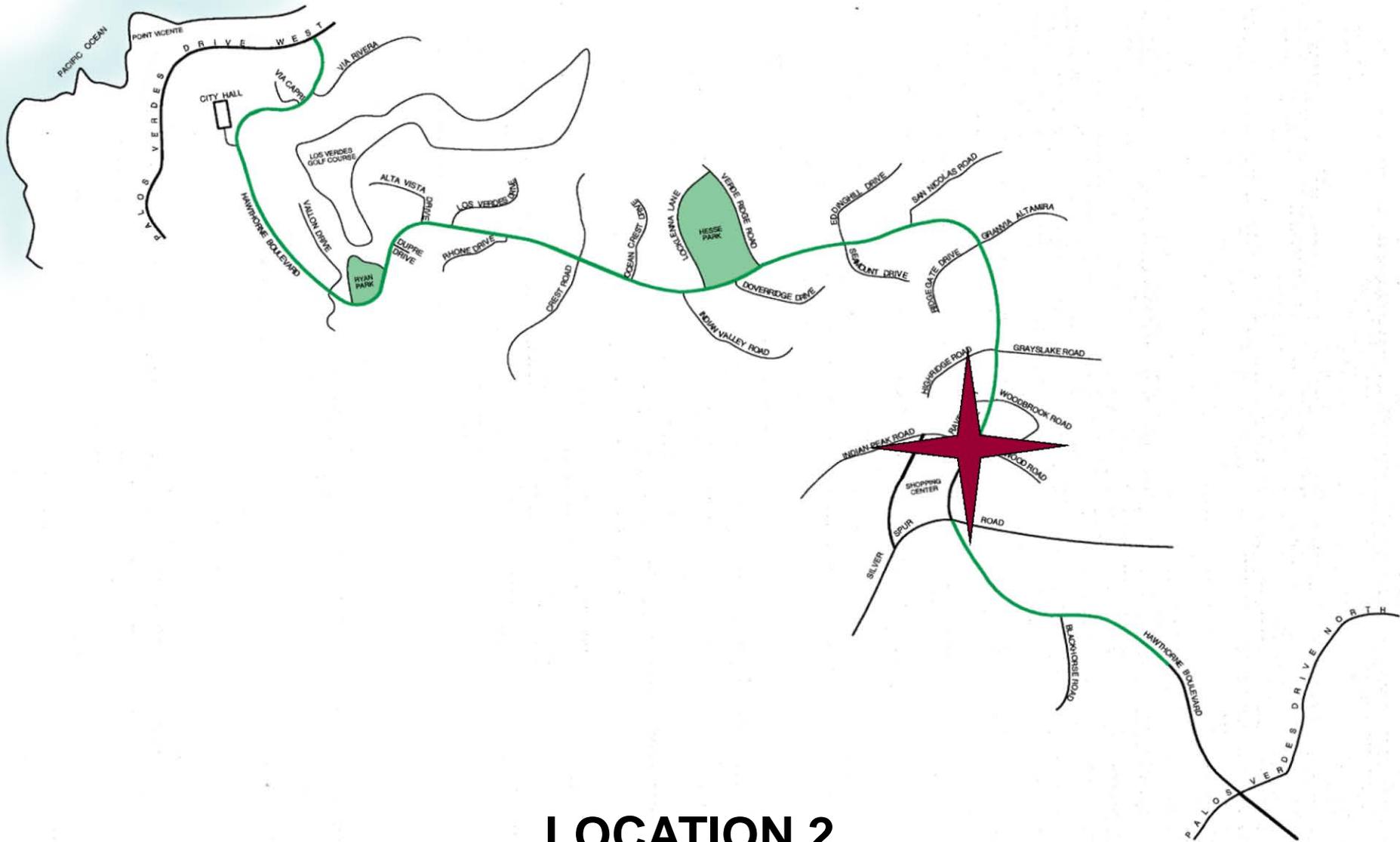
HAWTHORNE BOULEVARD



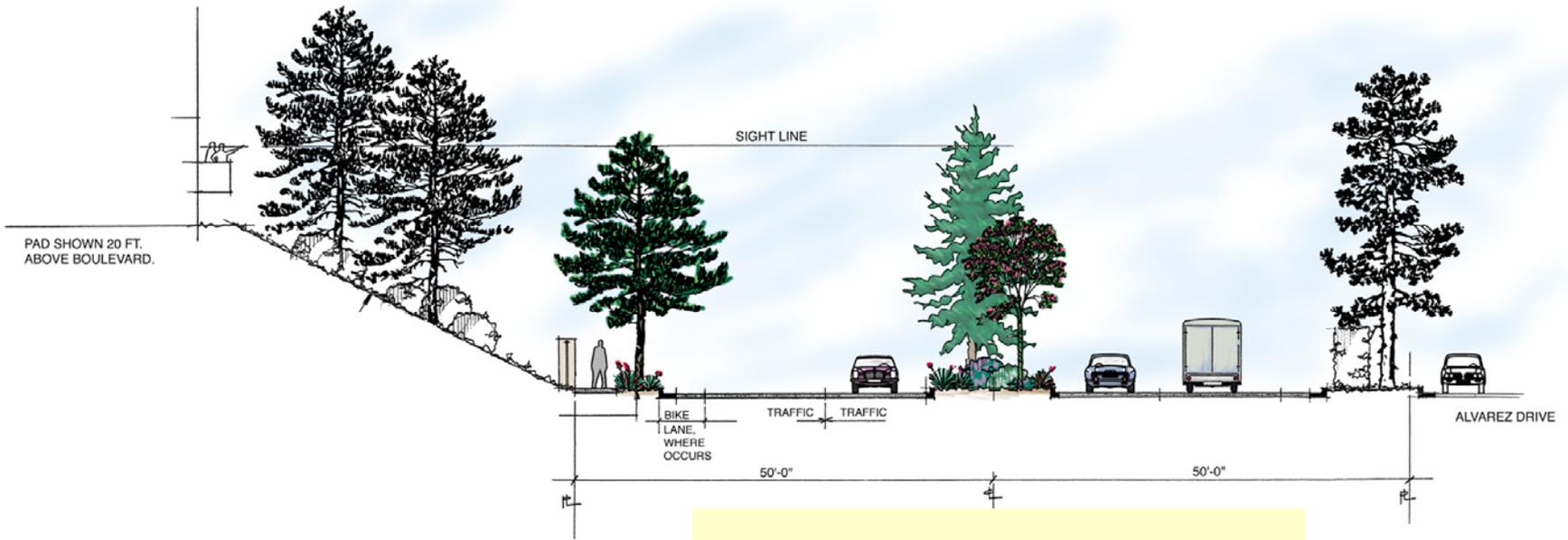
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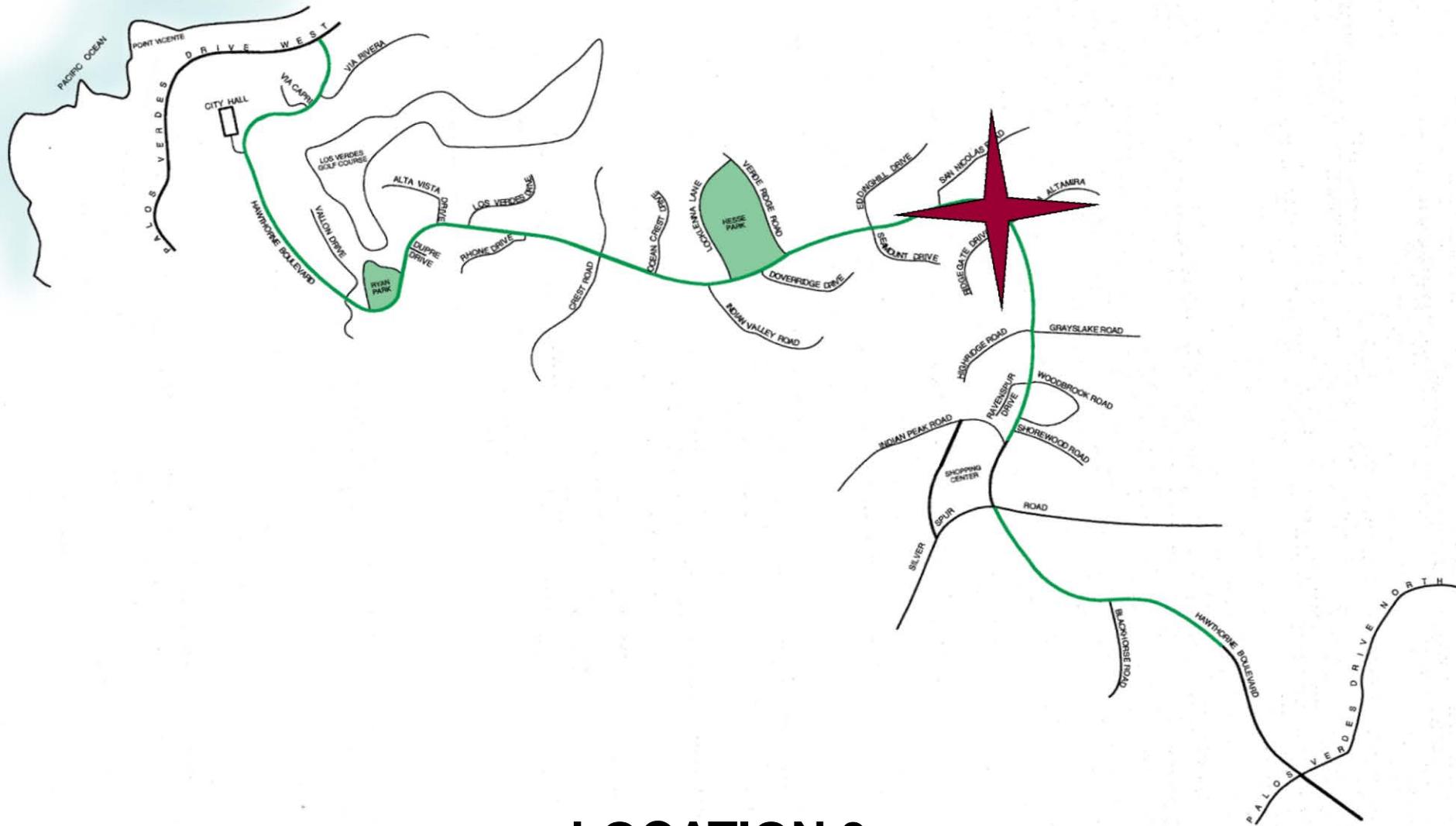
BOULEVARD SECTION LOOKING WEST JUST WEST OF CITY LIMITS



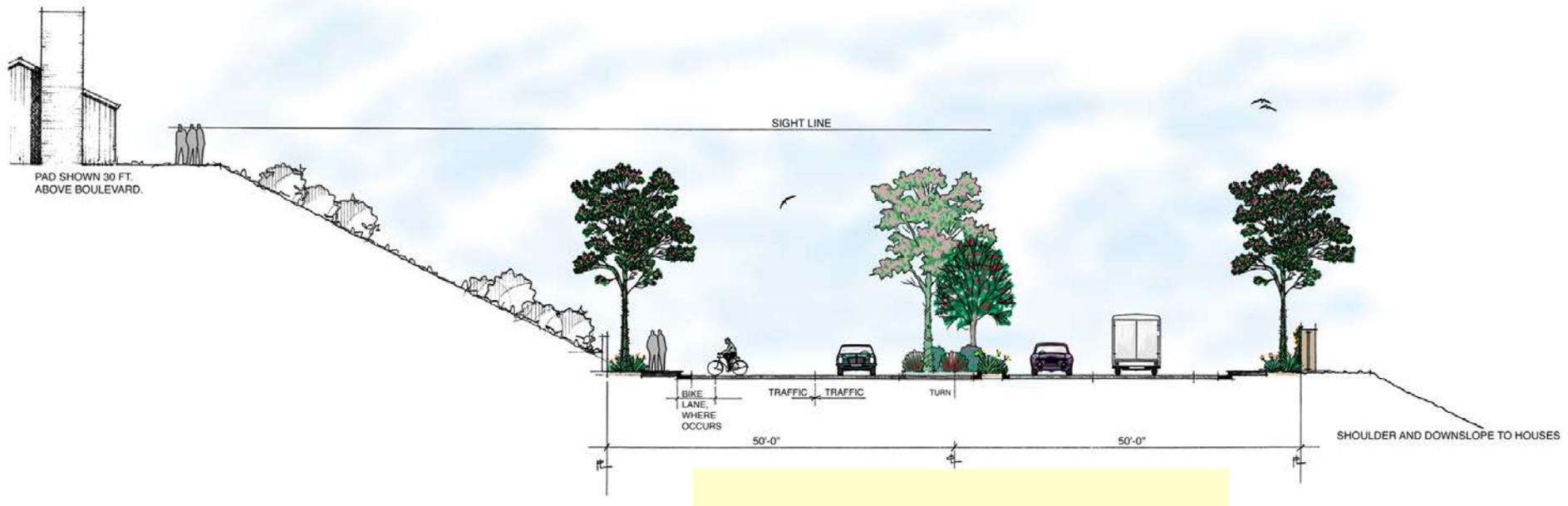
LOCATION 2



BOULEVARD SECTION LOOKING WEST JUST WEST OF INDIAN PEAK ROAD



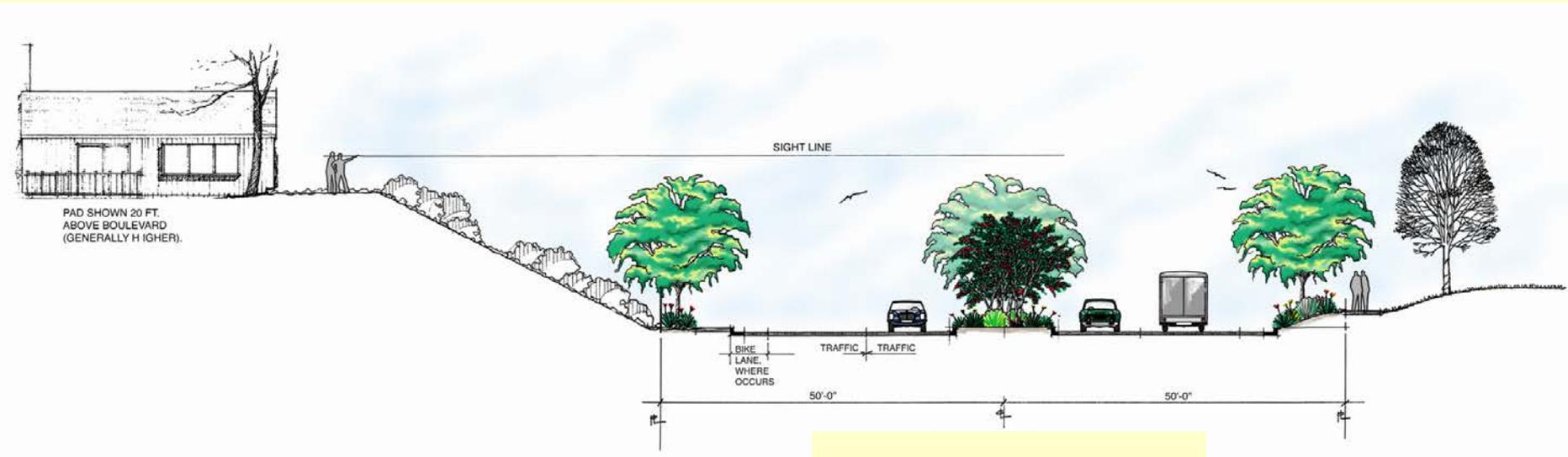
LOCATION 3



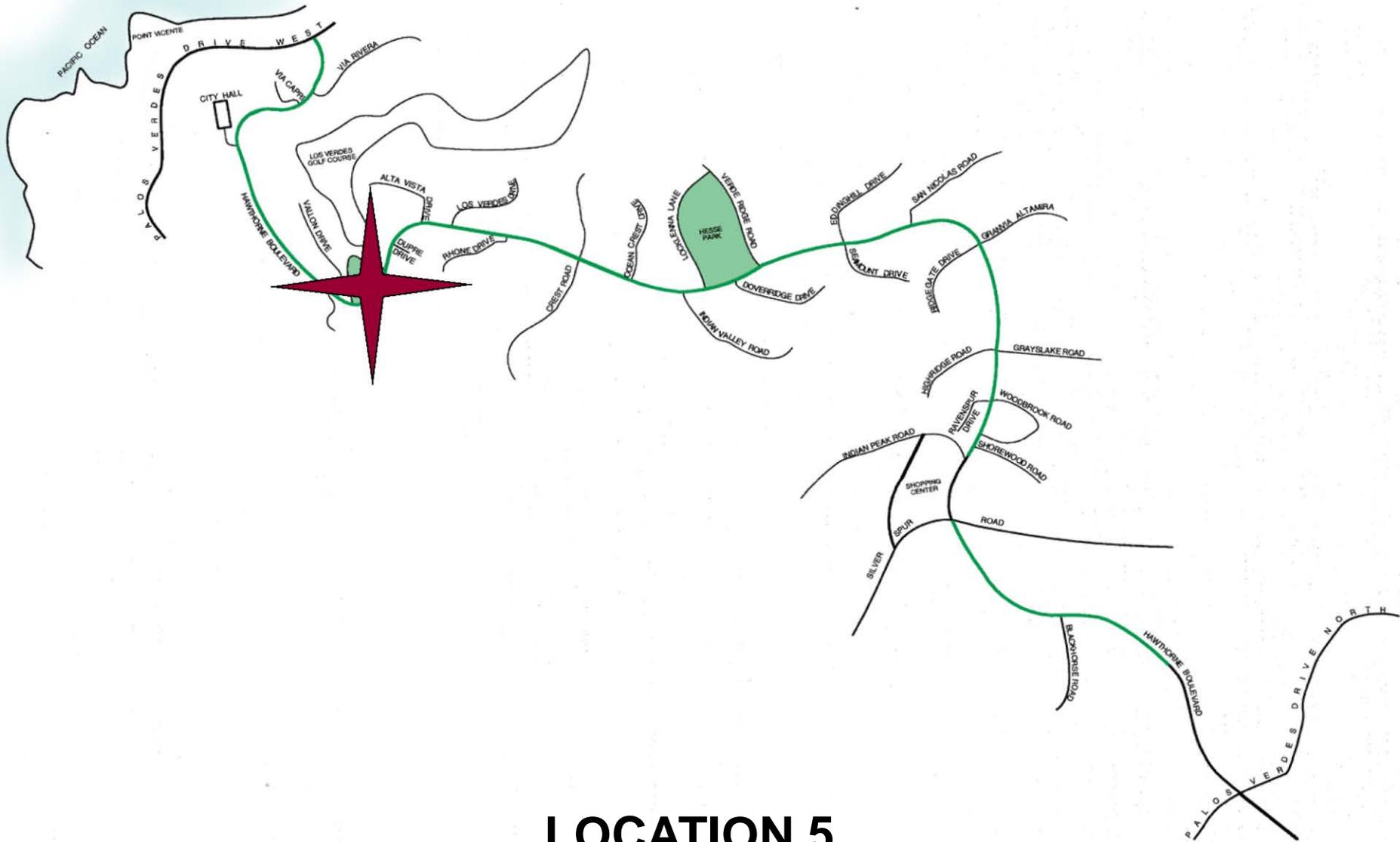
BOULEVARD SECTION LOOKING SOUTH JUST SOUTH OF GRANVIA ALTAMIRA



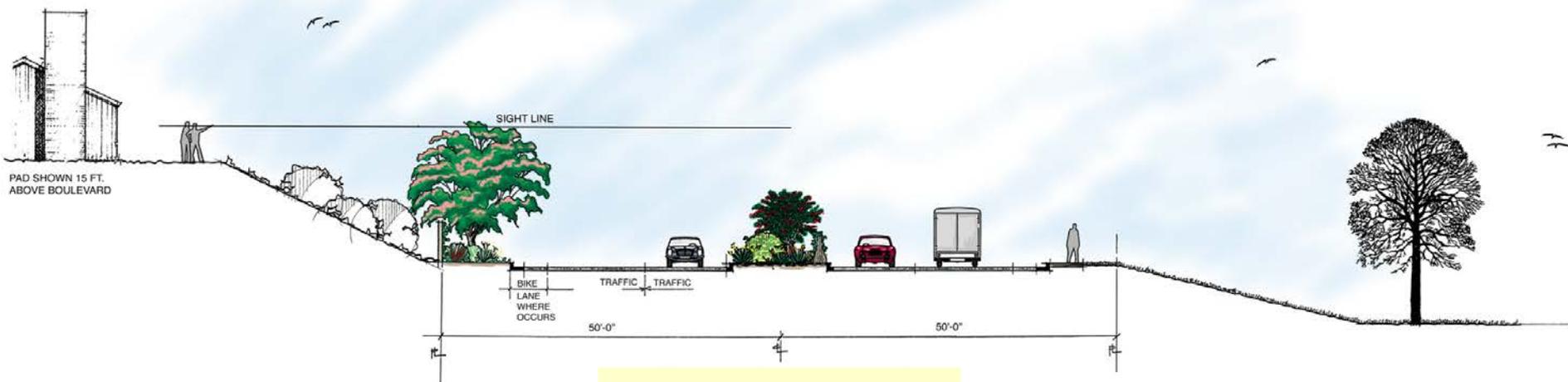
LOCATION 4



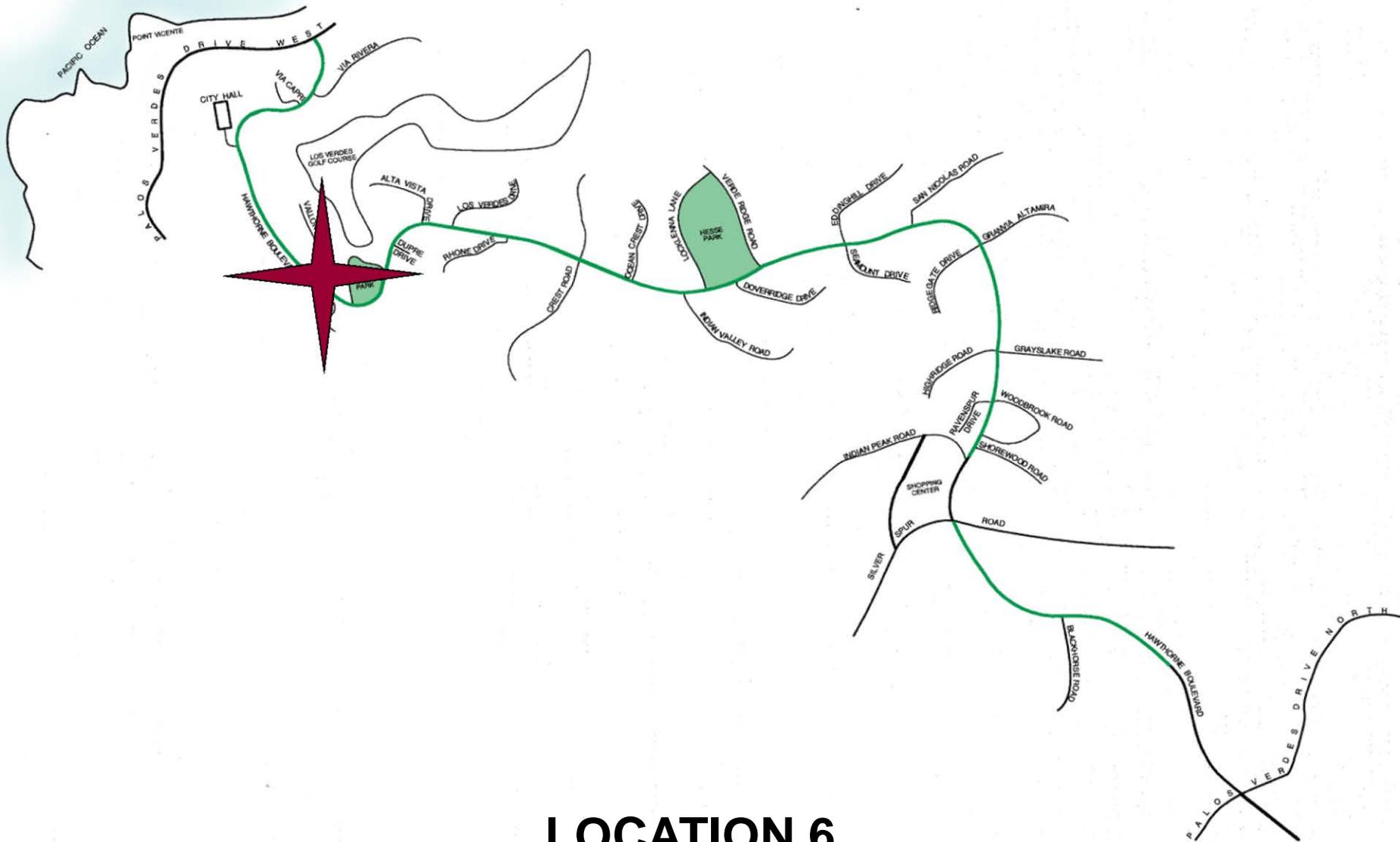
BOULEVARD SECTION LOOKING SOUTH AT HESSE PARK



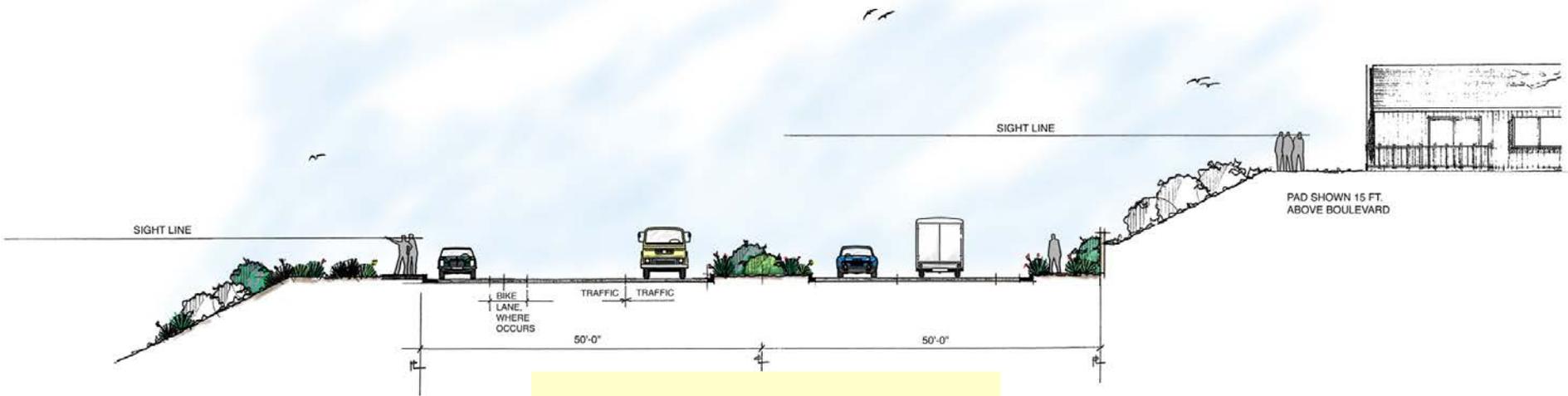
LOCATION 5



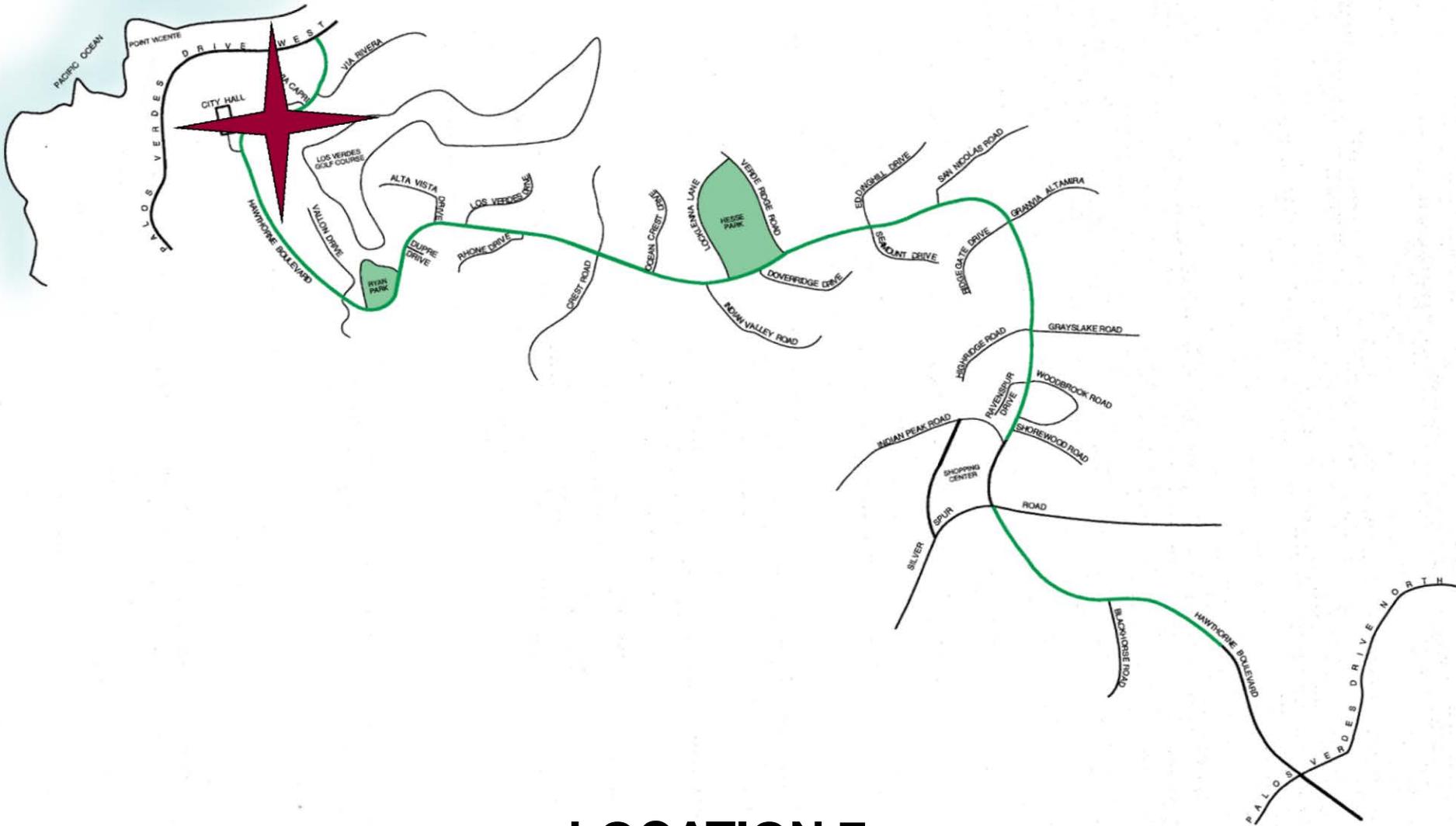
BOULEVARD SECTION LOOKING SOUTH AT RYAN PARK



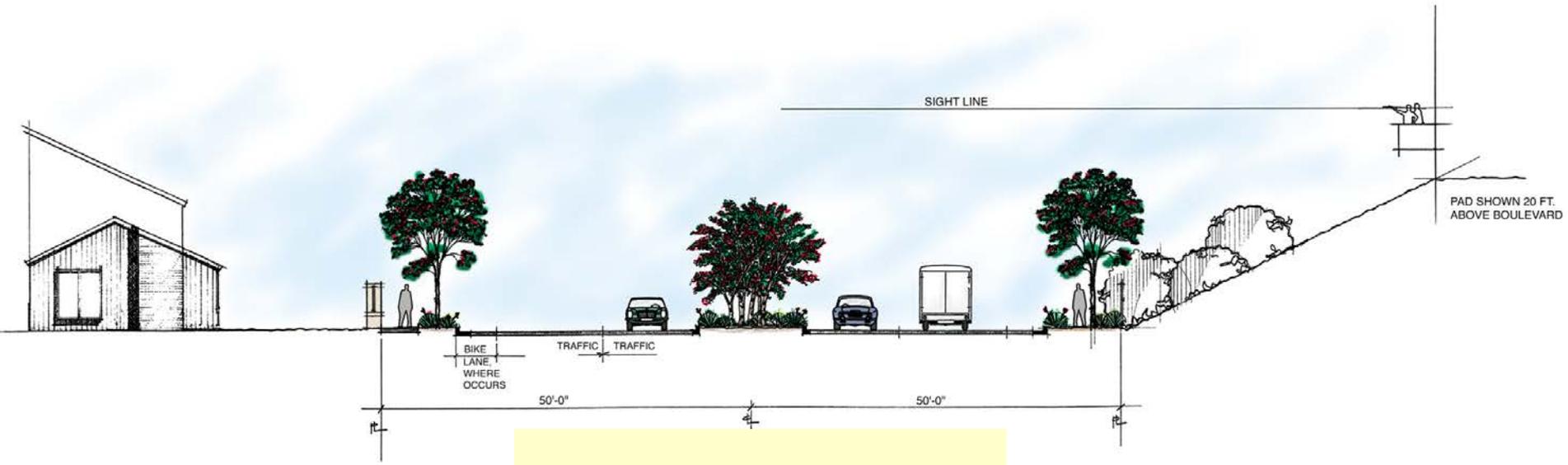
LOCATION 6



BOULEVARD SECTION LOOKING WEST JUST WEST OF VALLON DRIVE



LOCATION 7



BOULEVARD SECTION LOOKING WEST JUST EAST OF VIA CAPRI

Kniphofia uvaria
Red-hot Poker



Aloe species



Phormium 'Yellow Wave'
New Zealand Flax



Erythrina species, Coral Tree



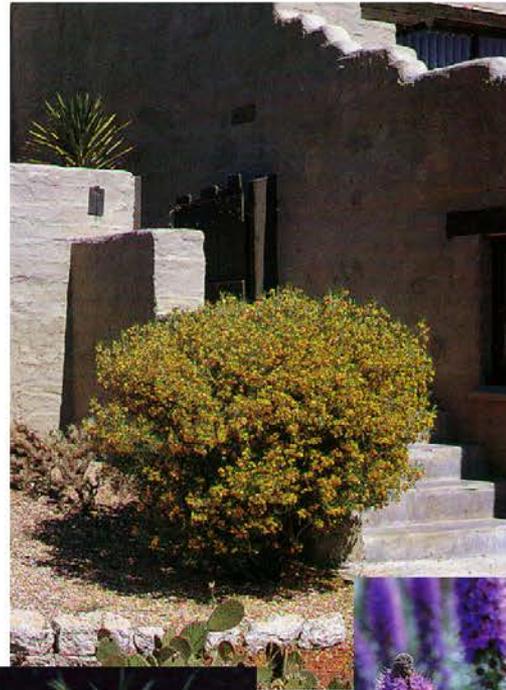
Plant Palette:
Yellow, Orange, Purple



Cassia excelsa
Crown of Gold Tree



Cassia artemisioides
Feathery Cassia



Plant Palette:
Yellow, Orange,
Purple

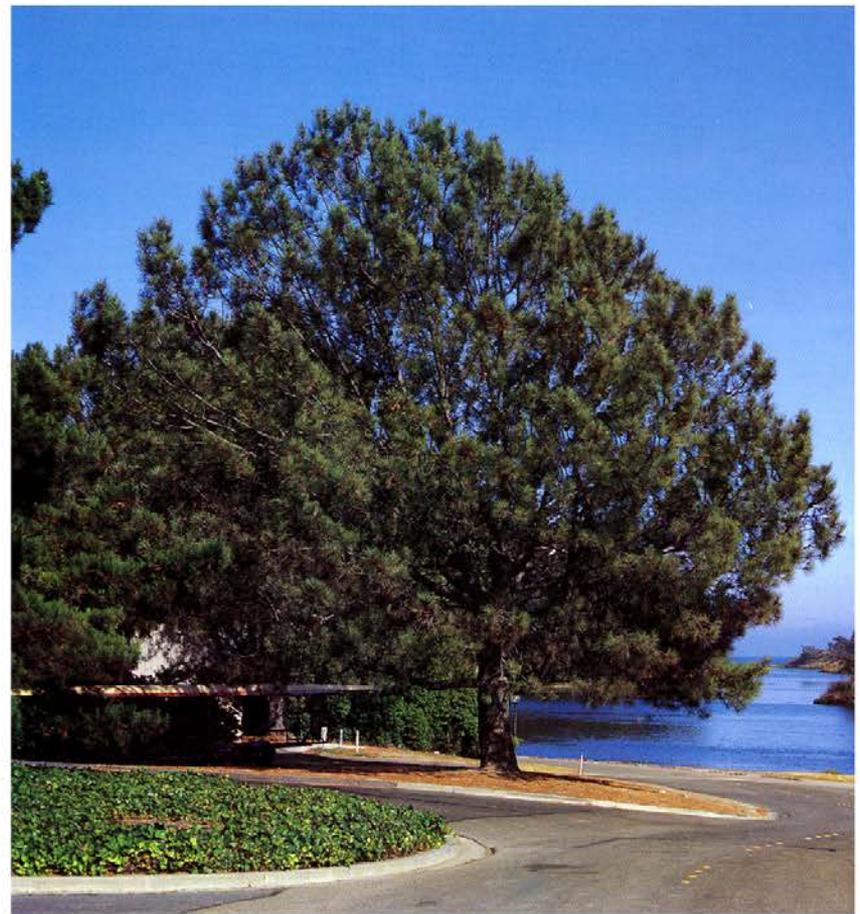


Liriope m. 'Silvery Sunproof'
Variegated Big Blue Lily Turf



Echium fastuosum
Pride of Madeira

Muhlenbergia rigens
Deer Grass



Pinus torreyana
Torrey Pine



Ceanothus species
California Lilac

Plant Palette:
Yellow, Orange, Purple



Chorisia speciosa
Floss Silk Tree



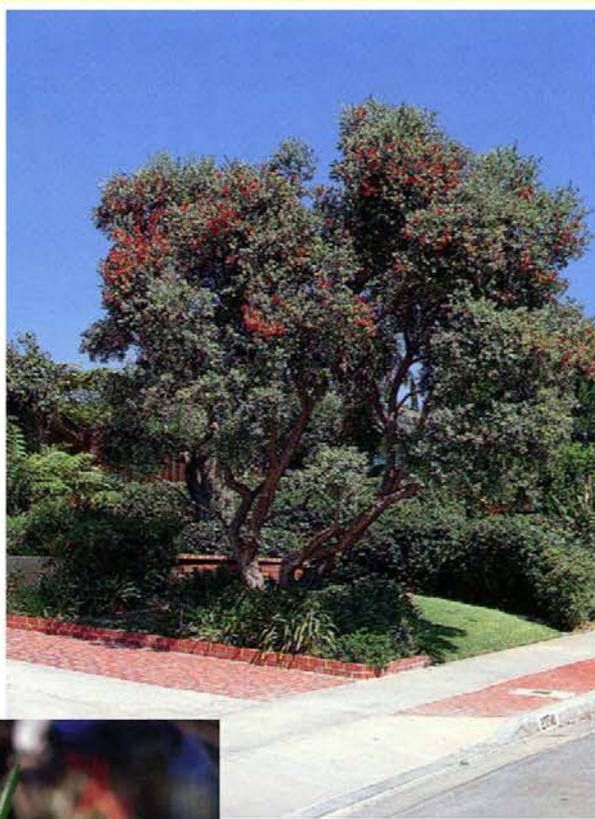
Phormium species
Red New Zealand Flax

Agave a. 'Variegata'
Variegated Agave



Miscanthus transmorrisonensis
Evergreen Maiden Grass

Plant Palette:
Pink, Purple, Red,
Silver



Metrosideros excelsus
New Zealand Christmas Tree



Aeonium species
Aeonium



Ceanothus species
California Lilac



Phormium 'Firebird'
New Zealand Flax

Plant Palette:
Pink, Purple, Red,
Silver



Echium fastuosum
Pride of Madeira

Pennisetum messiacum
Veld Grass



Senecio serpens
Senecio



Araucaria heterophylla
Norfolk Island Pine

Plant Palette:
Pink, Purple, Red, Silver

Plant Palette: Screening & Massing



Phormium species &
Muhlenbergia species
New Zealand Flax and Grasses

Phormium species
New Zealand Flax



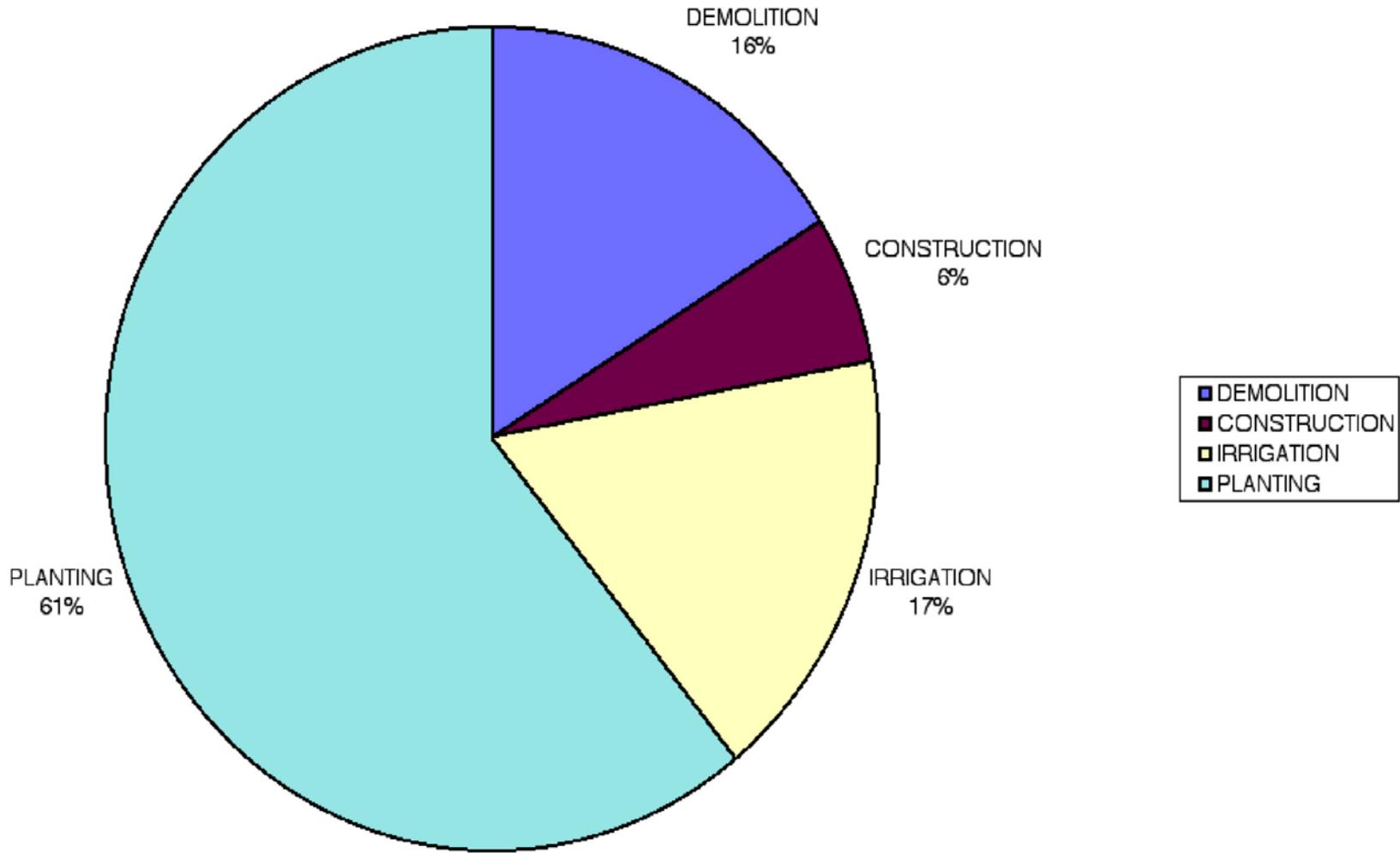
Aloe species &
Agave species



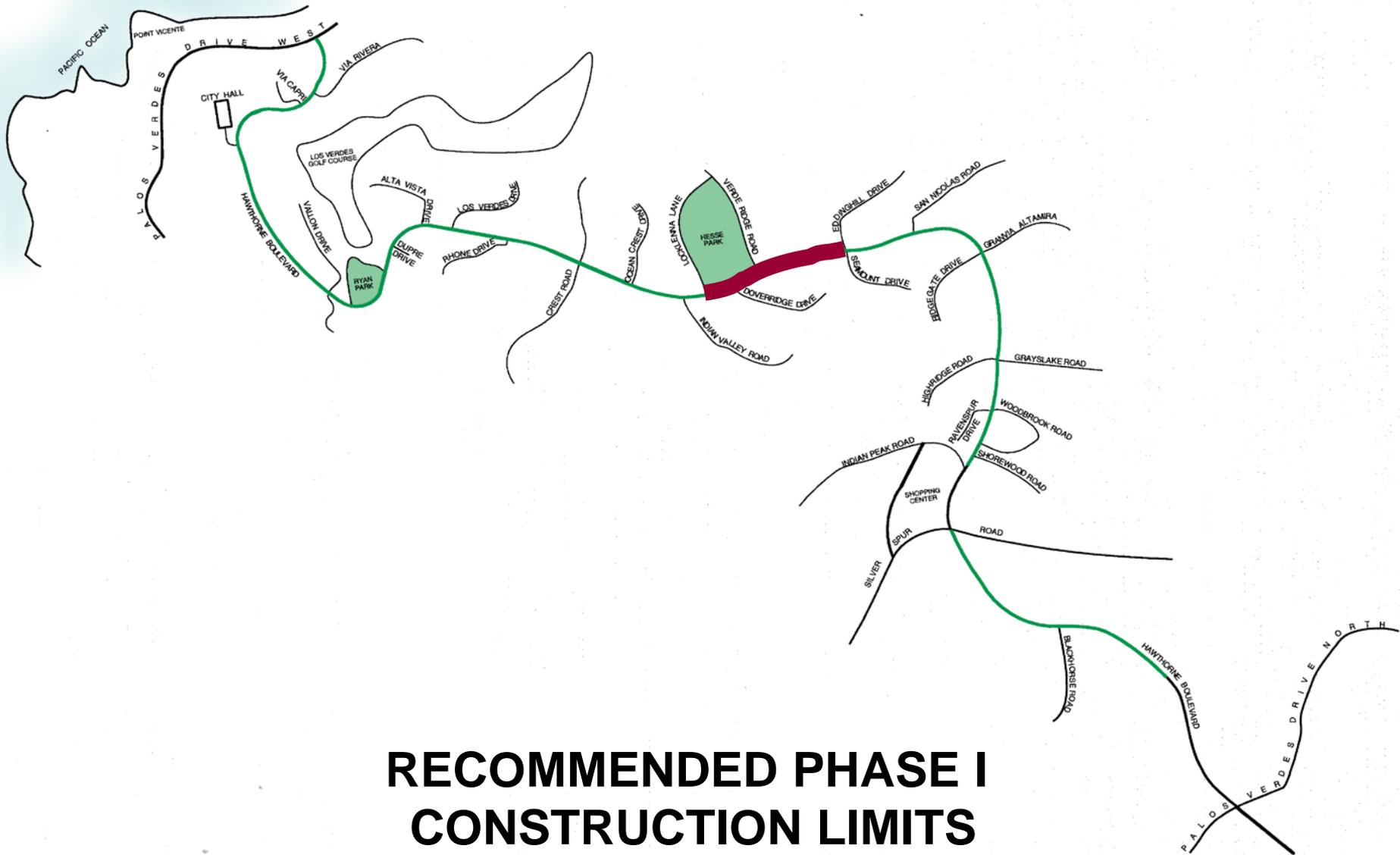
Miscanthus transmorrisonensis
Evergreen Maiden Grass



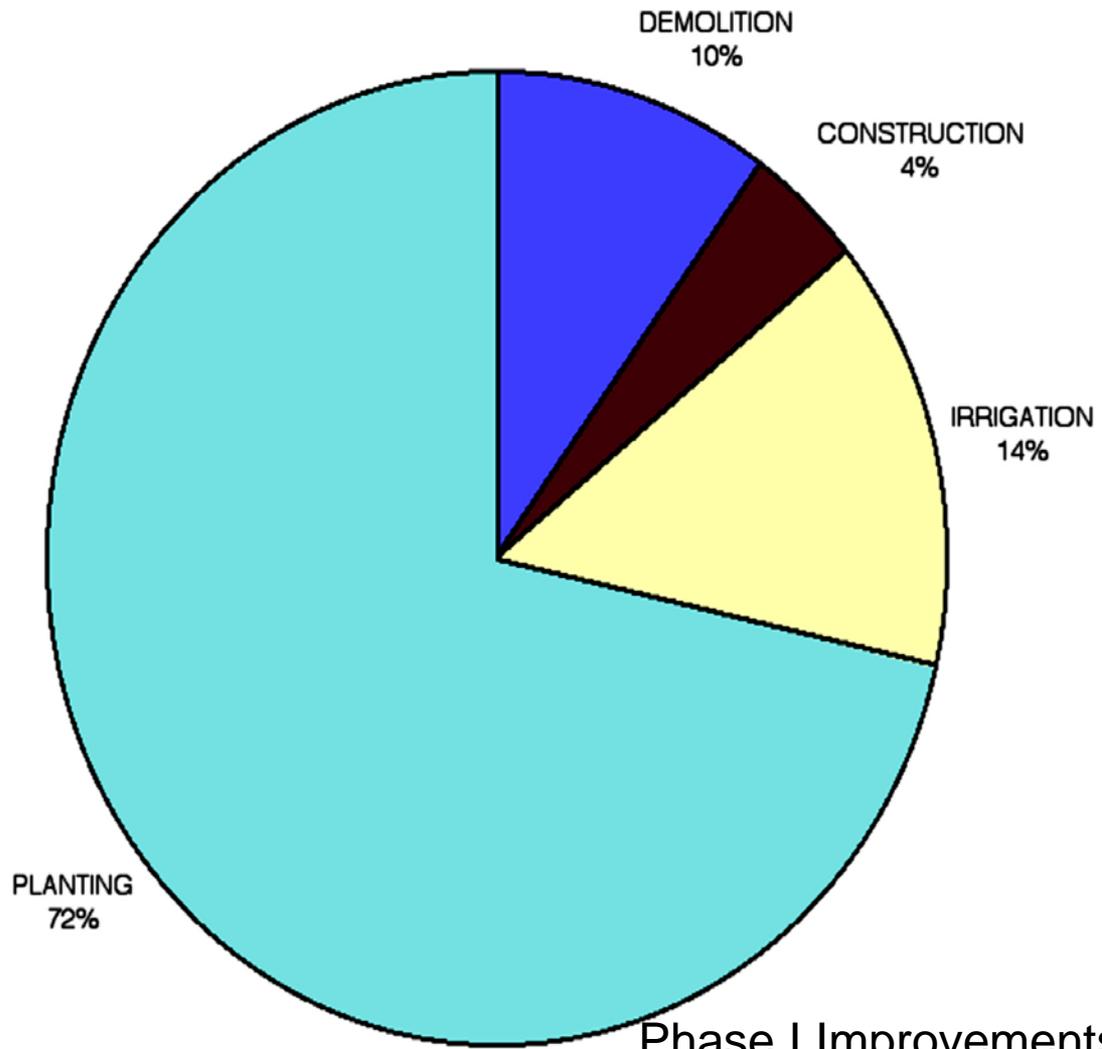
Screening Shrubs & Succulent Ground Cover



Hawthorne Boulevard Improvements
Total Estimated Costs: \$6,825,000.00



RECOMMENDED PHASE I CONSTRUCTION LIMITS



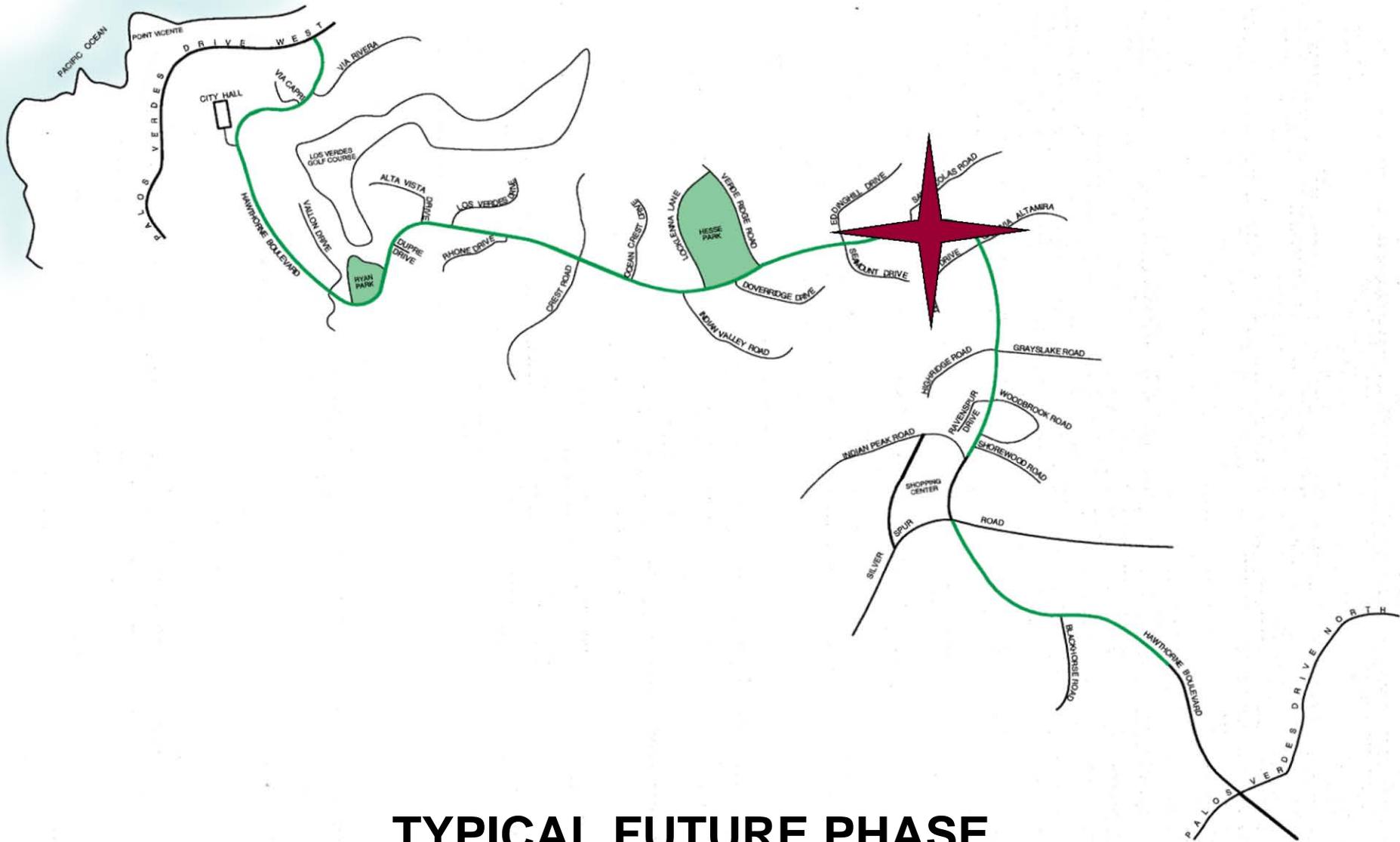
Phase I Improvements
Total Estimated Costs: \$535,500.00



Existing Conditions at Eddinghill Drive



Proposed Conditions at Eddinghill Drive



TYPICAL FUTURE PHASE



Typical Existing Conditions/Future Phase



Proposed Solution for Future Phase

Costs and a Funding Plan



- **How much will this cost ?**
- **How will it be funded ?**

How much will it cost?

- Complete project \$7.5 Million
- Phase One: \$ 603,500

How do we pay for improvements ?

- **Roadway Beautification Fund**
- **Recycling Fund**

Phase One Costs

\$603,500



Roadway Beautification Fund:		
Beginning Fund Balance:	\$	-
Revenues:		
Transferred from the General Fund	\$	200,000
Transferred from the Recycling Fund	\$	100,000
Anticipated Interest	\$	6,000
Expenditures:		
Ending Fund Balance	\$	306,000
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$	500,000
Revenues:		
Revenues	\$	146,000

Roadway Beautification Fund:		
Beginning Fund Balance:	\$	-
Revenues:		
Transferred from the General Fund	\$	200,000
Transferred from the Recycling Fund	\$	100,000
Anticipated Interest	\$	6,000
Expenditures:		
Ending Fund Balance	\$	306,000
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$	500,000
Revenues:		
Revenues	\$	146,000
Expenditures:		
Neighborhood Beautification	\$	96,000

Roadway Beautification Fund:		
Beginning Fund Balance:	\$	-
Revenues:		
Transferred from the General Fund	\$	200,000
Transferred from the Recycling Fund	\$	100,000
Anticipated Interest	\$	6,000
Expenditures:		
Ending Fund Balance	\$	306,000
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$	500,000
Revenues:		
Revenues	\$	146,000
Expenditures:		
Neighborhood Beautification	\$	96,000
Recycler of the Month	\$	7,000

Roadway Beautification Fund:		
Beginning Fund Balance:	\$	-
Revenues:		
Transferred from the General Fund	\$	200,000
Transferred from the Recycling Fund	\$	100,000
Anticipated Interest	\$	6,000
Expenditures:		
Ending Fund Balance	\$	306,000
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$	500,000
Revenues:		
Revenues	\$	146,000
Expenditures:		
Neighborhood Beautification	\$	96,000
Recycler of the Month	\$	7,000
Litter pick up for curbside grant	\$	13,000

Roadway Beautification Fund:		
Beginning Fund Balance:	\$	-
Revenues:		
Transferred from the General Fund	\$	200,000
Transferred from the Recycling Fund	\$	100,000
Anticipated Interest	\$	6,000
Expenditures:		
Ending Fund Balance	\$	306,000
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$	500,000
Revenues:		
Revenues	\$	146,000
Expenditures:		
Neighborhood Beautification	\$	96,000
Recycler of the Month	\$	7,000
Litter pick up for curbside grant	\$	13,000
Transfer to Roadway Beautification	\$	100,000

Roadway Beautification Fund:		
Beginning Fund Balance:	\$	-
Revenues:		
Transferred from the General Fund	\$	200,000
Transferred from the Recycling Fund	\$	100,000
Anticipated Interest	\$	6,000
Expenditures:		
Ending Fund Balance	\$	306,000
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$	500,000
Revenues:		
Revenues	\$	146,000
Expenditures:		
Neighborhood Beautification	\$	96,000
Recycler of the Month	\$	7,000
Litter pick up for curbside grant	\$	13,000
Transfer to Roadway Beautification	\$	100,000
Ending Balance 6/30/02	\$	430,000

Roadway Beautification Fund:		Project:
Beginning Fund Balance:	\$ -	
Revenues:		
Transferred from the General Fund	\$ 200,000	
Transferred from the Recycling Fund	\$ 100,000	
Anticipated Interest	\$ 6,000	
Expenditures:		
Ending Fund Balance	\$ 306,000	
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$ 500,000	
Revenues:		
Revenues	\$ 146,000	
Expenditures:		
Neighborhood Beautification	\$ 96,000	
Recycler of the Month	\$ 7,000	
Litter pick up for curbside grant	\$ 13,000	
Transfer to Roadway Beautification	\$ 100,000	
Ending Balance 6/30/02	\$ 430,000	

Roadway Beautification Fund:		Project:
Beginning Fund Balance:	\$ -	
Revenues:		
Transferred from the General Fund	\$ 200,000	
Transferred from the Recycling Fund	\$ -	\$ 100,000
Anticipated Interest	\$ 6,000	
Expenditures:		
Ending Fund Balance	\$ 206,000	
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$ 500,000	
Revenues:		
Revenues	\$ 146,000	
Expenditures:		
Neighborhood Beautification	\$ 96,000	
Recycler of the Month	\$ 7,000	
Litter pick up for curbside grant	\$ 13,000	
Transfer to Roadway Beautification	\$ 100,000	
Ending Balance 6/30/02	\$ 430,000	.
Total		\$ 100,000

Roadway Beautification Fund:		Project:
Beginning Fund Balance:	\$ -	
Revenues:		
Transferred from the General Fund	\$ 200,000	
Transferred from the Recycling Fund	\$ -	\$ 100,000
Anticipated Interest	\$ -	\$ 6,000
Expenditures:		
Ending Fund Balance	\$ 200,000	
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$ 500,000	
Revenues:		
Revenues	\$ 146,000	
Expenditures:		
Neighborhood Beautification	\$ 96,000	
Recycler of the Month	\$ 7,000	
Litter pick up for curbside grant	\$ 13,000	
Transfer to Roadway Beautification	\$ 100,000	
Ending Balance 6/30/02	\$ 430,000	.
Total		\$ 106,000

Roadway Beautification Fund:		Project:
Beginning Fund Balance:	\$ -	
Revenues:		
Transferred from the General Fund	\$ 200,000	
Transferred from the Recycling Fund	\$ -	\$ 100,000
Anticipated Interest	\$ -	\$ 6,000
Expenditures:		
Ending Fund Balance	\$ 200,000	
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$ 500,000	
Revenues:		
Revenues	\$ 146,000	
Expenditures:		
Neighborhood Beautification	\$ -	\$ 96,000
Recycler of the Month	\$ 7,000	
Litter pick up for curbside grant	\$ 13,000	
Transfer to Roadway Beautification	\$ 100,000	
Ending Balance 6/30/02	\$ 430,000	.
Total		\$ 202,000

Roadway Beautification Fund:		Project:
Beginning Fund Balance:	\$ -	
Revenues:		
Transferred from the General Fund	\$ 200,000	
Transferred from the Recycling Fund	\$ -	\$ 100,000
Anticipated Interest	\$ -	\$ 6,000
Expenditures:		
Ending Fund Balance	\$ 200,000	
Recycling Fund:		
Beginning Fund Balance 6/30/01	\$ 500,000	
Revenues:		
Revenues	\$ 146,000	
Expenditures:		
Neighborhood Beautification	\$ -	\$ 96,000
Recycler of the Month	\$ 7,000	
Litter pick up for curbside grant	\$ 13,000	
Transfer to Roadway Beautification	\$ 100,000	
Ending Balance 6/30/02	0.00	\$ 430,000
Total		\$ 632,000

Conclusions

- Phase One funded entirely with Recycling Funds; no General Funds
- Neighborhood beautification funds programmed to roadway beautification



Future Costs

- Primary funding source is the recycling fund



Annual Cash Flow Recycling Fund:			
Revenues:			
	Collector Fees from Haulers	\$	80,000
	State Block Grant	\$	13,000

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000

Annual Cash Flow Recycling Fund:		
Revenues:		
Collector Fees from Haulers		\$ 80,000
State Block Grant		\$ 13,000
Redemption value of recyclables		\$ 120,000
Curbside Supplement Payment		<u>\$ 40,000</u>

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000
	Curbside Supplement Payment	<u>\$ 40,000</u>
	Total Revenues	\$ 253,000

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000
	Curbside Supplement Payment	<u>\$ 40,000</u>
	Total Revenues	\$ 253,000
Expenses:		

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000
	Curbside Supplement Payment	<u>\$ 40,000</u>
Total Revenues		\$ 253,000
Expenses:		
	Litter pick up for curbside grant	\$ 13,000

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000
	Curbside Supplement Payment	<u>\$ 40,000</u>
Total Revenues		\$ 253,000
Expenses:		
	Litter pick up for curbside grant	\$ 13,000
	Recycler of the month	<u>\$ 7,000</u>

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000
	Curbside Supplement Payment	<u>\$ 40,000</u>
Total Revenues		\$ 253,000
Expenses:		
	Litter pick up for curbside grant	\$ 13,000
	Recycler of the month	<u>\$ 7,000</u>
Total Expenses		\$ 20,000

Annual Cash Flow Recycling Fund:		
Revenues:		
Collector Fees from Haulers		\$ 80,000
State Block Grant		\$ 13,000
Redemption value of recyclables		\$ 120,000
Curbside Supplement Payment		<u>\$ 40,000</u>
Total Revenues		\$ 253,000
Expenses:		
Litter pick up for curbside grant		\$ 13,000
Recycler of the month		<u>\$ 7,000</u>
Total Expenses		\$ 20,000
Excess Revenues		\$ 233,000

Annual Cash Flow Recycling Fund:		
Revenues:		
	Collector Fees from Haulers	\$ 80,000
	State Block Grant	\$ 13,000
	Redemption value of recyclables	\$ 120,000
	Curbside Supplement Payment	<u>\$ 40,000</u>
Total Revenues		\$ 253,000
Expenses:		
	Litter pick up for curbside grant	\$ 13,000
	Recycler of the month	<u>\$ 7,000</u>
Total Expenses		\$ 20,000
Excess Revenues		\$ 233,000

Annual Cash Flow Recycling Fund:		
Revenues:		
Collector Fees from Haulers		\$ 80,000
State Block Grant		\$ 13,000
Redemption value of recyclables		\$ 120,000
Curbside Supplement Payment		<u>\$ 40,000</u>
Total Revenues		\$ 253,000
Expenses:		
Litter pick up for curbside grant		\$ 13,000
Recycler of the month		<u>\$ 7,000</u>
Total Expenses		\$ 20,000
Excess Revenues		\$ 233,000

Roadway Beautification Funding:

Roadway Beautification Funding:

Option One: Use only recycling funds

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
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Time to complete:	30 Years
-------------------	----------

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
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Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
----------------	-----------

Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Option Two: Use recycling and general funds

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
----------------	-----------

Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Option Two: Use recycling and general funds

Recycling Fund	\$233,000
----------------	-----------

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
----------------	-----------

Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Option Two: Use recycling and general funds

Recycling Fund	\$233,000
----------------	-----------

General Fund	<u>\$200,000</u>
--------------	------------------

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
----------------	-----------

Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Option Two: Use recycling and general funds

Recycling Fund	\$233,000
----------------	-----------

General Fund	\$200,000
--------------	-----------

Funding	\$433,000
---------	-----------

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
----------------	-----------

Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Option Two: Use recycling and general funds

Recycling Fund	\$233,000
----------------	-----------

General Fund	\$200,000
--------------	-----------

Funding	\$433,000
---------	-----------

Time to complete:	16 years
-------------------	----------

Roadway Beautification Funding:

Option One: Use only recycling funds

Recycling Fund	\$233,000
----------------	-----------

Time to complete:	30 Years
-------------------	----------

Construct a beautification project every other year

Option Two: Use recycling and general funds

Recycling Fund	\$233,000
----------------	-----------

General Fund	\$200,000
--------------	-----------

Funding	\$433,000
---------	-----------

Time to complete:	16 years
-------------------	----------

Construct a beautification project each year

Maintenance Costs

- Currently \$146,000 / year
- Phase One \$ 19,000 / year
- All Hawthorne \$173,000 / year
- Funding source General Fund

Conclusions and Recommendations

- Approve landscape theme
- Authorize phase one design
- Adopt funding plan for phase one
 - Includes re-programming funds from neighborhood beautification
- Request a fencing program



Schedule

- Fencing Plan November 2001
- Phase One Construction can begin Spring 2002





August 21, 2001

Kniphofia uvaria
Red-hot Poker



Aloe species



Phormium 'Yellow Wave'
New Zealand Flax



Erythrina species, Coral Tree



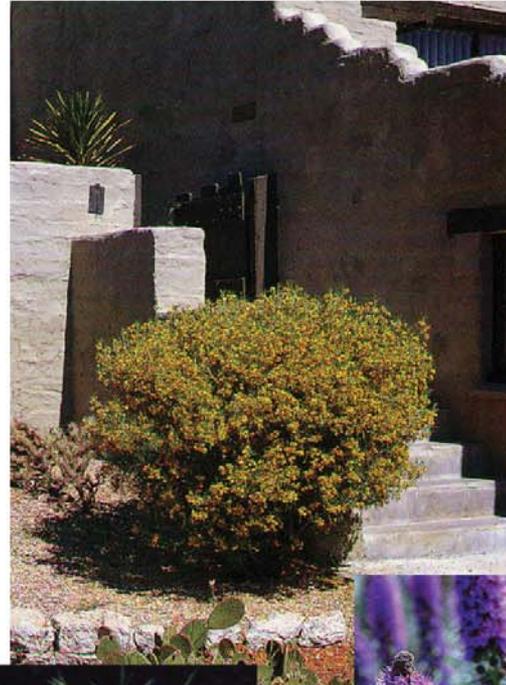
Plant Palette:
Alternate #1



Cassia excelsa
Crown of Gold Tree



Cassia artemisioides
Feathery Cassia



Plant Palette:
Alternate #1



Liriope m. 'Silvery Sunproof'
Variegated Big Blue Lily Turf



Echium fastuosum
Pride of Madeira



Chorisia speciosa
Floss Silk Tree



Phormium species
Red New Zealand Flax

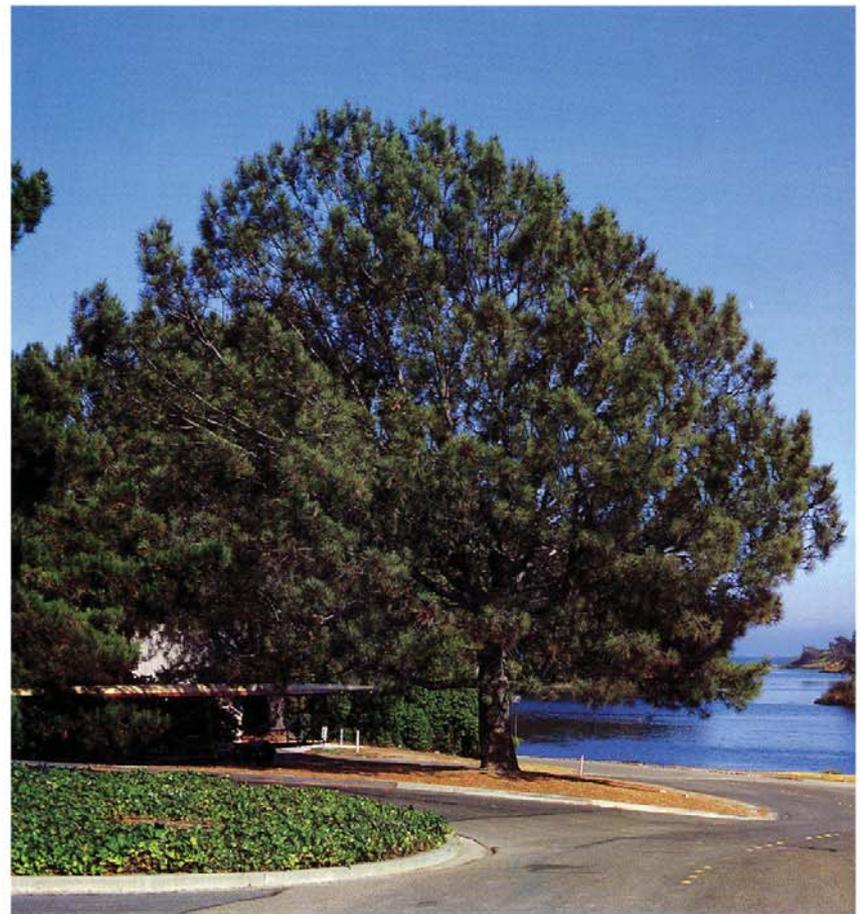
Agave a. 'Variegata'
Variegated Agave



Miscanthus transmorrisonensis
Evergreen Maiden Grass

Plant Palette:
Alternate #1

Muhlenbergia rigens
Deer Grass



Pinus torreyana
Torrey Pine



Ceanothus species
California Lilac

Plant Palette:
Alternate #2



Metrosideros excelsus
New Zealand Christmas Tree



Aeonium species
Aeonium



Ceanothus species
California Lilac



Pennisetum messiacum
Veld Grass

Plant Palette:
Alternate #2

Plant Palette: Alternate #2



Phormium species &
Muhlenbergia species
New Zealand Flax and Grasses

Phormium species
New Zealand Flax



Aloe species &
Agave species



Miscanthus transmorisonensis
Evergreen Maiden Grass



Screening Shrubs & Succulent Ground Cover



Existing Conditions: Hawthorne Boulevard at Eddinghill Drive



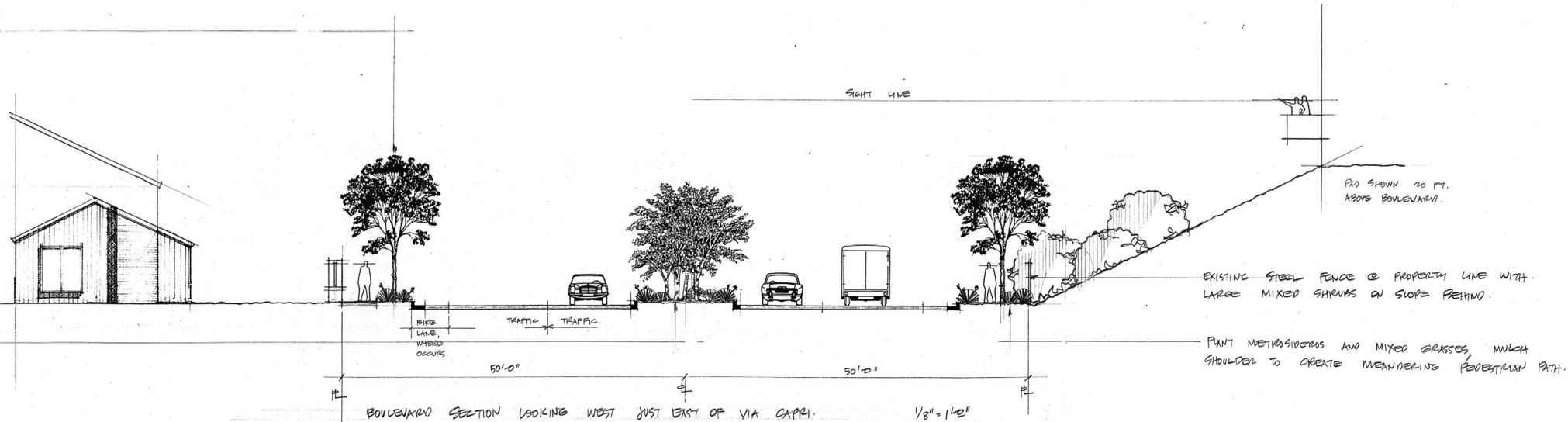
Hawthorne Boulevard at Eddinghill Drive: Alternate #1



Hawthorne Boulevard at Eddinghill Drive: Alternate #2

EXISTING PARKWAY WITH METROSIDEROS,
 REMOVE CASSETTA AND REPLANT WITH MIXED
 GRASSES. EXISTING PLANTERS AND STEEL
 FENCE @ PROPERTY LINE

RANDOM MASSES OF SMALL CORN-
 TREES IN MEDIUM WITH DRIFTS OF
 GRASSES AND COLORFUL PERENNIALS
 FOR ACCENT.



BOULEVARD SECTION LOOKING WEST JUST EAST OF VIA CAPRI. 1/8" = 1'-0"