



Use of Artificial Turf in Historic Districts

Community & Economic
Development Department

Cultural Heritage Board

Agenda Item: 7

March 17, 2020

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BACKGROUND

- On June 25, 2020, Staff approved artificial turf at 2470 Mission Inn Avenue
- Proposal found to be compliance as follows:
 - Maintained visual appearance of a lawn
 - Revisable
- On December 16, 2020, Public Comment received
- On January 20, 2021, held discussion and continued to next meeting



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DISCUSSION – STATE AND CITY REGULATIONS

- 2015 statewide mandate
 - Limited the amount of grass in the front, rear, and side yard to 25% of landscaping
- Assembly Bill 1164
 - Approved in 2015
 - Prohibits regulations to forbid the use of artificial turf
 - Allows for reasonable restrictions
- Title 20 – Landscaping reviewed administratively.



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DISCUSSION - DESIGN GUIDELINES

- Chapter 10 of Citywide Residential Historic District Design Guidelines.
- Intent “to encourage designs that respect the architecture and placement of structures on the site and in the neighborhood.”
- Guidelines State:
 - The traditional character of residential front and side yards should be preserved. These areas should be reserved for planting materials and lawn. Paving and nonporous ground coverings should be minimized.



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DISCUSSION – PREVIOUS APPROVALS



5036 BROCKTON AVE – 2008 APPROVAL



2470 MISSION INN AVE – 2020 APPROVAL



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RECOMMENDATION

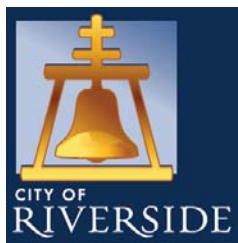
That the Cultural Heritage Board:

1. Receive and file this report on the use of artificial turf within historic districts.



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