

November 12, 2003

Honorable Chairman and Members of
the Public Works Commission

Regular Meeting of
November 19, 2003

USE OF NON-STANDARD PAVING SURFACES FOR PARKING AND SIDEWALK AREAS

Recommendation:

It is recommended that the Public Works Commission consider approving requests from development applicants to utilize non-standard paving surfaces for parking and sidewalk areas within the public right-of-way.

Summary:

Staff receives requests periodically from development applicants to use brick pavers, or other surface treatments in lieu of standard concrete sidewalks or asphalt paving. We presently have an applicant that is requesting the use of pavers for sidewalk and a parking lane on Circle Court. Circle Court is a very short street (2 lots) between Monterey Boulevard and Circle Drive. They are also offering to improve both sides of the street for a uniform look.

Public Works has traditionally required the standard paving surfaces for work in the public right-of-way. The reasons are; 1) a uniform appearance citywide, and 2) maintainability. The first issue is sometimes challenged because of the fact that so much of Hermosa Beach has existing encroachments that make it unlikely that there will ever be a uniform look possible and perhaps the uniform look is not necessarily desirable to the community. The second is a more serious issue and that deals with our Street Maintenance Department's ability to perform excavations in these areas and the challenge/cost of resurfacing to match these non-standard materials.

As the new Public Works Director, I would like to receive comments from the Public Works Commission and the community on this issue. My experience with another somewhat eclectic city, Malibu, was that we allowed non-standard surfaces. The main issue was getting a walkway and, of course, meeting ADA compliance requirements. Hermosa has had neighborhoods protest walks and request to be exempted because they like their eclectic look. The applicant on Circle Court desires to blend with the existing look on Circle Drive.

We could deal with the maintenance issue the same as we do with a request for any other encroachment permit. We require the applicant to enter into a "covenant and agreement" accepting full responsibility for the improvements and also giving the City a right to revoke permission. This agreement is recorded with the County Recorder and runs with the land, not the present owner.

Respectfully submitted,

Richard D. Morgan, P.E.
Director of Public Works/City Engineer

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