

# Eastbluff HCA Landscape Committee

## Introduction

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In this proposal, we first discuss the close alignment of our current landscaping with our targeted Mediterranean style design. Almost all of our existing trees, shrubs, ground covers, succulents and grasses can mix in well with a Mediterranean landscape plan.

We then review how we will be handling existing plant material, new plantings and plant varieties in a Mediterranean style landscape.

Finally, we present the proposed plant palette for Eastbluff's association-maintained areas of Entrances, Exterior Slopes, Interior Slopes and Accent Areas adjacent to the Interior Slopes.

# Eastbluff HCA Landscape Committee

## Strategy

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Our existing landscape is primarily a Mediterranean plant palette. From our plant survey, it seems prudent to continue to use this palette, and to include adjacent plants from Mediterranean or sub-tropical areas like Australia, New Zealand, and South Africa. The look and the feel should aim to be typical of Mediterranean style. Characteristics of Mediterranean style landscaping include foliage that's gray-green or deep green with boldly colored flowers, low-maintenance plantings and waterwise selections.

**Trees-** We have Mediterranean trees like Stone Pine, Olive and Strawberry Tree (*Arbutus unedo*.) We also have trees from Australasia - Pink Melaleuca, New Zealand Christmas Tree (*Metrosideros*), and a consistent planting of Pink Powderpuff

(Calliandra), a South American tree like shrub. We have large native California plants such as the Western Redbud trees on the University Drive end of the Eastbluff Drive exterior slope, as well as shrubs that serve as small trees or large screening shrubs - Toyon and Lemonade Berry.

**Shrubs-** We have large plantings of *Raphiolepis* 'Majestic Beauty' which we are trying to phase out due to a blight. We also have large plantings of *Pittosporum tobira* and *Pittosporum tobira* 'Variegata'. These shrubs originate from China, but it could be argued that the *pittosporum* make good drought tolerant landscape background plants, and with more detailed maintenance, continue to be valuable in this palette. The committee would like to see more use of California natives such as Toyon and Lemonade Berry as uphill background shrubs along Eastbluff Drive. We would like to add more Australian *Grevillea* and *Leucadendron* as showy accent plants on interior slope accent corners, especially on the B Streets, where a similar planting has been installed on Bamboo and Bison. We would like to phase out the *Coprosma* on the ABC entrances. We think *Plumbago* near the entrances on the slopes is useful, and perhaps introduce a white-flowering variety to complement our existing light blue flowers. We are proposing to add Upright Rosemary and Natal plum 'Tuttle' as smaller shrubs for foreground planting in the Mediterranean palette.

**Ground Cover-** Ground covers are essential for weed suppression, erosion control, hiding stumps and decoratively edging the lower slopes. We are phasing out the ice plant, which thins in time and allows for weed growth. Lantana also thins out in time and gets weedy. The robust ground covers that suppress weeds and clamber over stumps include Cape Honeysuckle (*Tecomaria capensis*), Ivy (*Hedera helix*), Big Leaf Periwinkle (*Vinca major*), Star Jasmine (*Trachelospermum jasminoides*), and Japanese Honeysuckle (*Lonicera japonica*). In some areas white and purple African Daisy has been dotted in with other ground covers to provide seasonal spring color and a bit more coverage to crowd out weeds. At the edging of slopes we have low growing Natal Plum (*Carissa macrocarpa* 'Green Carpet'), which we think is a successful planting to be employed more in the future. We also have Blue Chalksticks (*Senecio serpens*) at relatively flat edges of the Eastbluff Drive / One Ford Road corner with Jamboree Road, and this plant could be used at ABC entrances as well.

**Accent Succulents-** We have successful installations of Blue Century Plant (*Agave americana*,) and Variegated Century Plant (*Agave americana variegata*) on slopes as accents. We propose to continue this planting throughout all slopes as they are renovated to improve cohesiveness.

**Grasses and Grass-like Plants-** We currently use Tasman Flax Lily (*Dianella tasmanica* 'Variegata') as an accent plant at the ABC entrances, and we intend to continue its use. We also have a large planting of Society Garlic at the Eastbluff Drive / University Drive corner with Jamboree Road. While it's tough and flowers seasonally, we don't intend to plant more of this. We would like to use Red-leaved New Zealand Flax (*Phormium tenax* 'Dark Delight') under the monument sign at the corner of Jamboree Road and Eastbluff Drive / One Ford Road. We are also considering using *Lomandara*, *Miscanthus sinensis* and Muhly grass as new accent plantings in high impact areas such as entrances and corners.





These Mediterranean and Australian plant groupings are drought tolerant, and full of leaf color and texture, which is consistent year-round.





Colorful plants from Australia and New Zealand- Grevilleas, Leucadendrons, Flax, Carex grass. They are drought tolerant, colorful and have great textures.



Here are examples of Mediterranean plant groupings- Olive trees, rosemary, Mexican sage, Agave, and other textural shrubs in gray green, lime green and dark green. Color and textural contrast of leaves give structure and year-round interest.





More great color and texture with leaves, mixing shrubs, grevilleas, leucadendron, flax, grasses, and lavender. The exciting combinations are long lasting all year round.



Above are plantings of two colors of Muhly grass on the left, possibly used in high impact areas like corners, and the textural contrast of Agave with Mexican Sage and an evergreen background shrub.



Flaxes (upper row) and Dianella (left) offer thick leaved texture that gives consistent texture and color year-round, with minimal maintenance required.

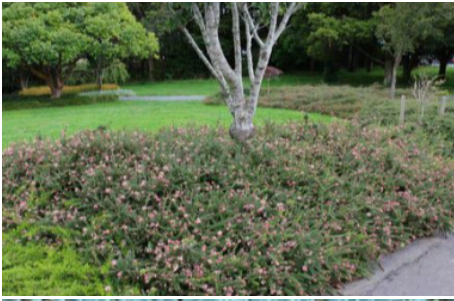




### Grevilleas and Leucadendrons

On the corner of Bison and Bamboo, the landscape committee installed a very showy planting of Grevilleas (shrub and ground cover edging), Leucadendron, and Lantana shrubs. This is a great example of a choice plant installation that we are lucky to have the perfect climate and slope drainage for. We should use more of these plants to create design impact on slope corners. They are very drought tolerant and low maintenance.





Installing more choice front row ground covers would improve the appearance of our established plantings

*Grevillea lanigera* 'Mt Tamboritha' (upper left) used on Bamboo/Bison corner

*Vinca major* (upper right)

*Senecio serpens* (lower left)- Blue chalksticks

*Carissa macrocarpa* 'Green carpet' (lower right)







Throughout Eastbluff, Agave America is dotted onto slopes. Planting more of these on interior slopes that have less variety of shrubs would improve the appearance of established plantings



Toyon is a valuable California Native plant that is doing well on exterior slopes. It is drought tolerant, low maintenance, and can be pruned to be more evenly shaped.



Westringia is used on high impact ABC entrances, and is a great performer with contrasting texture and color to the surrounding plants



White plumbago is an alternative to blue plumbago which does well on slope plantings adjacent to ABC entrances.



Blue plumbago is a transitional shrub on slopes adjacent to more intensive decorative planting on ABC corners. It's both decorative and colorful.





*Pittosporum tobira* 'variegata' is our mainstay slope plant and needs lacing out to be at its best. It provides good textural and color contrast for shrub plantings, but is probably overplanted and will be infill only go-forward..



*Pittosporum tobira* is a glossy medium green shrub, planted throughout Eastbluff. It's useful as a background plant on interior slopes, especially to infill ageing drifts.



Lemonade Berry is a tidy California native used on Eastbluff Drive exterior slopes., and serves as a nice larger background shrub.



Trees and larger shrubs to consider for larger slopes (alternatives to Acacia):

Australian Willow or *Geijera parvifolia* (left)

Peppermint Willow or *Agonis flexuosa* 'Nana' (right)



On larger slopes, also consider using multi-stemmed New Zealand Christmas Tree (*Metrosideros excelsa*).





Currently used on the Eastbluff Drive exterior slope near University Drive.

Western Redbud (*Cercis Occidentalis*)

Redbuds are deciduous and useful small accent trees for larger slopes.



Extensively used *Melaleuca nesophila*. We will continue to use this small tree and want to prune them to the angle of the slope to shape more balanced tree heads.



*Melaleuca nesophila*



*Calliandra californica* is one of our staple background shrubs along Eastbluff Drive exterior slopes adjacent to homeowner fences. It is useful as a fast and easy grower, and can be pruned in many ways to suit the coverage needs for a variety of areas.



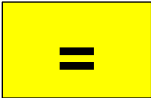



# Eastbluff HCA Landscape Committee

## Plant Selection Key

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The following pages contain current and proposed selections for the association-maintained areas of our Eastbluff community. The selections are coded as follows:

	<p><b>USE</b></p> <p>These plants are already in our community, align with a Mediterranean landscaping plan and we propose to continue using them.</p>
	<p><b>INTRODUCE &amp; USE</b></p> <p>These plants are proposed as new additions to our community landscaping and align with our Mediterranean style landscaping.</p>
	<p><b>MAINTAIN, NO NEW PLANTINGS, SELECTIVE INFILL PLANTINGS ONLY</b></p> <p>These plants are already in our community and are serving a purpose (i.e. slope coverage, erosion control). We will be phasing out these selections over time and as the budget allows. We propose to maintain what is established for these plants and use selective infill plantings only with no new plantings.</p>
	<p><b>VARIATIONS IDENTIFIED</b></p> <p>These selections have variations that also align with our Mediterranean landscape plan and that we may choose to use based on color preferences, size requirements, disease resistance and availability.</p>



# Eastbluff HCA Landscape Committee Plant Palette Proposal



## PLANTS BY AREA

### Entrances



*Buxus sempervirens*  
American Boxwood

+



*Carex testacea*  
Orange or Brown Sedge

++



*Carissa macrocarpa 'Tuttle'*  
Tuttle Dwarf Natal Plum

V

+



*Dianella tasmanica 'Variegata'*  
Variegated Tasmanian Flax Lily

+





*Ligustrum japonicum 'Texanum'*  
Waxleaf Privet

+



*Melaleuca nesophila*  
Pink Melaleuca

+



*Olea europaea*  
Olive

=



*Phormium 'Dark Delight'*  
Dark Delight Flax

V

++





*Plumbago auriculata* 'Royal Cape'  
Royal Cape Cape Plumbago

V

+



*Podocarpus elongatus* 'Icee Blue'  
Icee Blue Yew Pine

=



*Rosa* 'Iceberg'  
Iceberg Floribunda Rose

=



*Rosa Flower Carpet Red*  
Red Flower Carpet Rose

=





*Senecio serpens*  
Dwarf Senecio



*Tulbaghia violacea*  
Society Garlic



*Westringia fruticosa*  
Coast Rosemary





# Exterior Slopes



*Abelia chinensis*  
Chinese Abelia

+



*Agave americana 'Variegata'*  
Variegated Century Plant

V

+



*Agonis flexuosa 'Nana'*  
Willow Peppermint

++



*Arbutus 'Marina'*  
Marina Strawberry Tree

+





*Buxus sempervirens*  
American Boxwood

+



*Calliandra californica*  
Baja Fairy Duster

+



*Carissa macrocarpa* 'Tuttle'  
Tuttle Dwarf Natal Plum

V

+



*Carpobrotus chilensis*  
Western Ice Plant

=

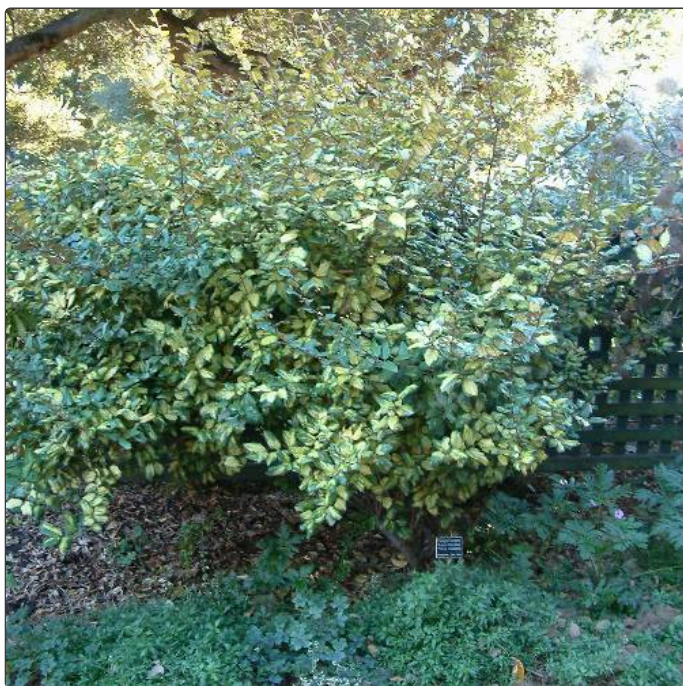




*Cercis occidentalis*  
Western Redbud



*Cotoneaster lacteus parneyi*  
Red Clusterberry Cotoneaster



*Elaeagnus pungens 'Maculata'*  
Silverberry; Maculata Thorny Elaeag



*Escallonia x exoniensis 'Fradesii'*  
Frades Compact Escallonia







*Geijera parviflora*  
Australian Willow

++



*Hedera helix 'Hahn's'*  
Hahn's English Ivy

=



*Heteromeles arbutifolia*  
Toyon

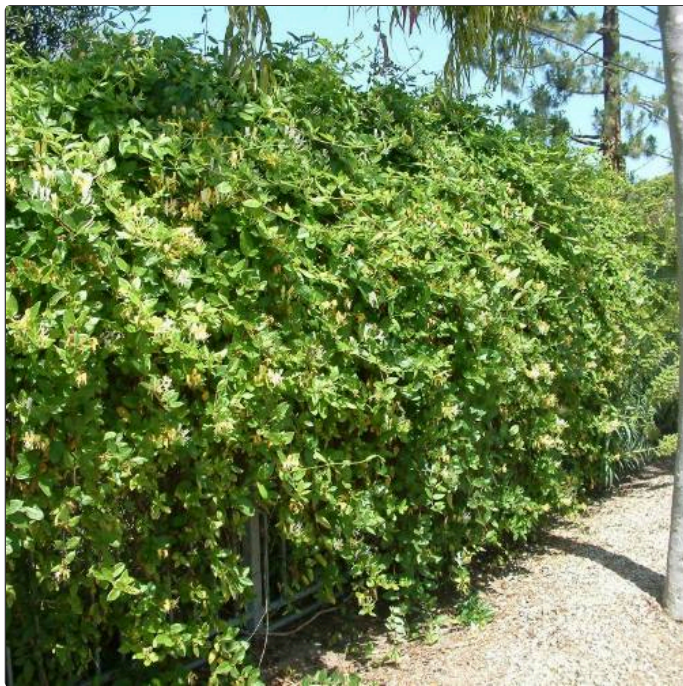
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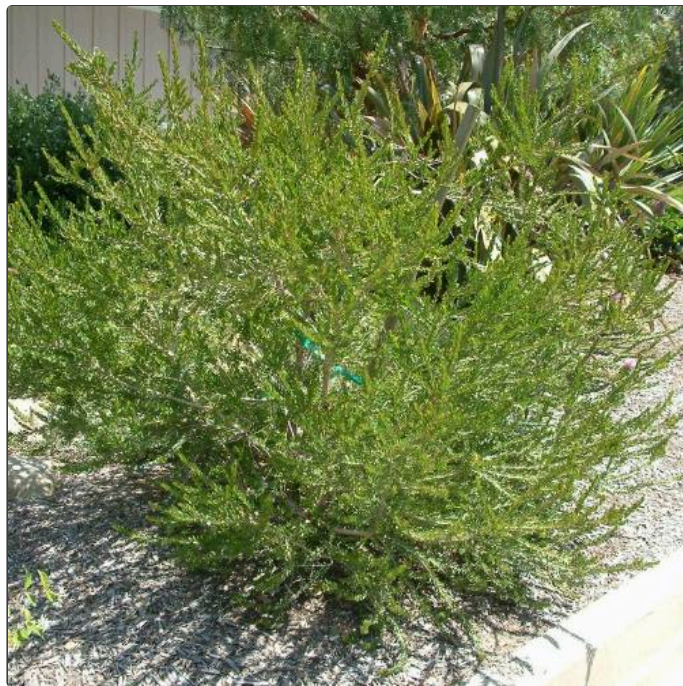
*Ligustrum japonicum 'Texanum'*  
Waxleaf Privet

+





*Lonicera japonica*  
Japanese Honeysuckle



*Melaleuca nesophila*  
Pink Melaleuca



*Metrosideros excelsa*  
New Zealand Christmas Tree



*Pittosporum tobira*  
Tobira







*Raphiolepis indica*  
Indian Hawthorne



*Rhus integrifolia*  
Lemonade Berry



*Tecoma capensis*  
Cape Honeysuckle



*Vinca major*  
Periwinkle







*Westringia fruticosa*  
Coast Rosemary





# Interior Slopes



*Abelia chinensis*  
Chinese Abelia

+



*Agave americana 'Variegata'*  
Variegated Century Plant

V

+



*Agonis flexuosa 'Nana'*  
Willow Peppermint

++



*Arbutus 'Marina'*  
Marina Strawberry Tree

+





*Calliandra californica*  
Baja Fairy Duster

+



*Carissa macrocarpa* 'Tuttle'  
Tuttle Dwarf Natal Plum

V

+



*Carpobrotus chilensis*  
Western Ice Plant

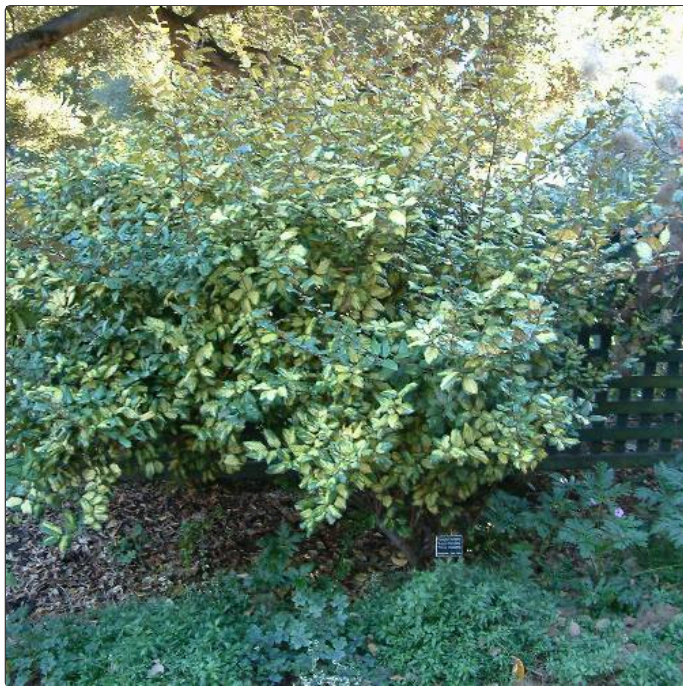
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*Cotoneaster lacteus parneyi*  
Red Clusterberry Cotoneaster

+





*Elaeagnus pungens* 'Maculata'  
Silverberry; Maculata Thorny Elaeag

+



*Escallonia x exoniensis* 'Fradesii'  
Frades Compact Escallonia

+



*Geijera parviflora*  
Australian Willow

++



*Hedera helix* 'Hahn's'  
Hahn's English Ivy

=





*Heteromeles arbutifolia*  
Toyon

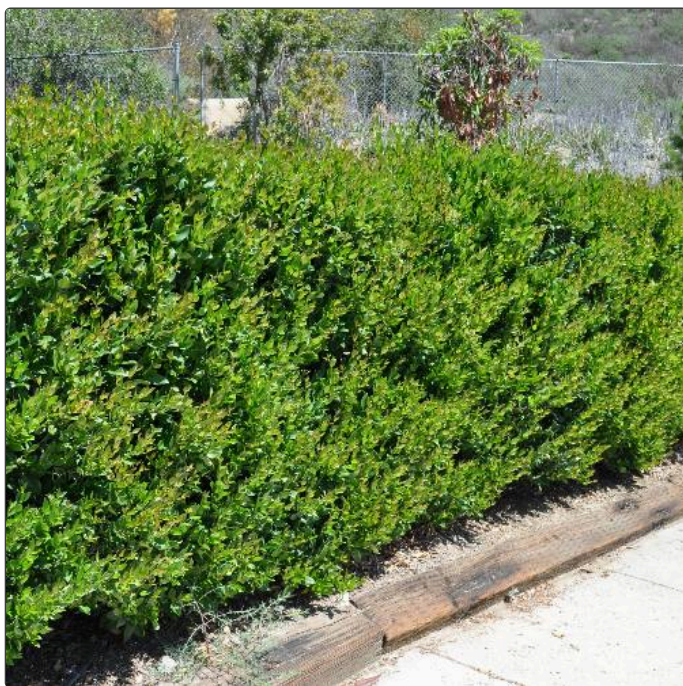
+



*Lantana montevidensis*  
Trailing Lantana

V

+



*Ligustrum japonicum* 'Texanum'  
Waxleaf Privet

+



*Lonicera japonica*  
Japanese Honeysuckle

+





*Melaleuca nesophila*  
Pink Melaleuca



*Metrosideros excelsa*  
New Zealand Christmas Tree



*Pittosporum tobira*  
Tobira



*Raphiolepis indica*  
Indian Hawthorne







*Rhus integrifolia*  
Lemonade Berry

+



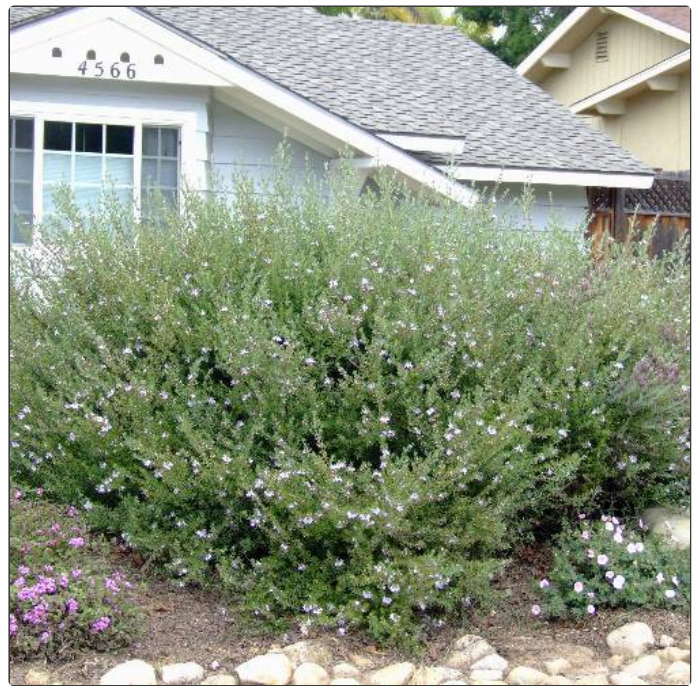
*Tecoma capensis*  
Cape Honeysuckle

+



*Vinca major*  
Periwinkle

+



*Westringia fruticosa*  
Coast Rosemary

V

+



# Interior Slopes: Accent Corners & Parkways Within B & C Streets



*Grevillea 'Bonfire'*  
Bonfire Grevillea

V

+



*Lantana montevidensis*  
Trailing Lantana

V

+



*Leucadendron 'Jester'*  
Sunshine Conebush

+



*Leucospermum 'Sunrise'*  
Sunrise Pincushion

++





*Phormium 'Dark Delight'*  
Dark Delight Flax

V

++