



December 18, 2007

Dear Lazanja Homeowner:

THE SANTALUZ VISION:

The Santaluz Community aspires to create and preserve a manner of living that nurtures and respects both the land and its people.

SANTALUZ CORE VALUES:

Community

Santaluz strongly values a community that welcomes all, that connects with & cares for each other and has a willingness to extend these values beyond its boundaries.

Conservation

Santaluz strongly values and respects the natural beauty of its environment and is committed as a community to responsible long-term stewardship of the landscape theme and maintenance of the area's ecological integrity.

Enrichment

Santaluz strongly values lifelong learning by partnering with neighborhood schools and sponsoring cultural events and exchanges.

Involvement

Santaluz strongly values creating opportunities for participation in community events, civic involvement and leisure activities.

Lifestyle

Santaluz strongly values a lifestyle that promotes a feeling of refuge and sanctuary removed from the intensity of the outside world.

Respect

Santaluz strongly values a pride of ownership that promotes an appreciation of the land and the people who live in the community and at the same time is aware and accepting of the diversity of its community.

In an ongoing effort to improve our living environment and property values, the Santaluz Maintenance Association has partnered with our Aesthetics Council to review and revise our current Community Design Guidelines. Enclosed is a proposed revision to the Design Guidelines for Lazanja area landscaping.

Landscape Guideline/Plant Palette Changes

The Aesthetics Council, staff and Board of Directors along with professional consultants employed for this purpose, have prepared an updated, thoroughly researched and documented "Plant List" for the Lazanja Community. It is planned that as time goes forward the new plant materials offered, elimination of native grasses and descriptive information provided will help revolutionize landscaping options and encourage many residents to "finish" their front yards. You will find more flowering species of shrubs and trees and evergreen ground covers not previously included and each item has a description, spacing, mature height and water use information to help owners choose plants to fill their open spaces.

The Board of Directors is seeking your input as to these changes. We encourage you to send us your comments via email (through Santaluzliving.com – ASK SMA/SCC), in writing or in person by attending a hearing which will be held on Friday, January 18, 2008 at 10:00am at the Community Conference Room located at 14885 Camino Del Sur.

Once the hearing is completed and final Landscape Guidelines are adopted, residents will be encouraged to supplement their streetscape landscaping with no design review fees if original installation is approved. A simple plan amendment is all that will be needed and you can obtain a copy of your original plan from the Design Review Office to work from.

Sincerely,
On Behalf of the SMA Board of Directors and
the Aesthetics Council

William E. Stewart
General Manager



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Proposed Lazanja Landscaping Guideline Revisions

Purpose: To promote a fuller and greener landscape within the Lazanja Community. To facilitate a more complete landscape coverage by introducing appropriate varieties of evergreen groundcovers. To standardize the type of mulch used within Santaluz and eliminate the inappropriate use of mulch as a replacement for plant material. To remove from the plant list those species that have not worked well within Lazanja due to size, maintenance or aesthetics. To add color by including more varieties of flowering and evergreen plant materials. To eliminate as much as possible non-landscaped areas and aim to eventually achieve complete coverage. To define a consistent planting theme for parkways to achieve a better integration of the streetscape. To provide homeowners practical information on individual plant species such as water requirements, recommended grouping quantities, size at maturity, and other useful facts.

Effect: The Lazanja landscaping will look more lush and the planting theme more consistent. Homeowners will be able to make better informed decisions when choosing plant material and have more options available. Consistent plantings within parkways will create a more unified look. As these new guidelines are extensively applied throughout Lazanja, the prospective landscaping improvements have the potential to enhance neighborhood property values.

Landscape: Lazanja Homesites

4.1 Natural in Character

~~The landscape of Santaluz is natural in character and open in appearance with groves of trees and shrub masses carefully composed on the land. Large areas of grassland change color with the seasons — more green in winter and more golden in the dry season. Homes are carefully sited within this landscape to complete the picturesque scene.~~

~~Homesites occur within and are surrounded by a landscape designed to preserve views, provide shelter and natural separation. The Plant List includes native, naturalized and accent species. The Interior Yard landscape of the Homesite, though compatible with the natural surrounding landscape, may be ornamental in character offering much greater latitude to the homeowner for individual expression. The intent is to create a seamless and harmonious California landscape.~~

4.1 General Landscaping Guidelines: Lazanja

The intent of these guidelines is to establish a landscaping scheme that presents a generally green background created by the prevalent use of selected evergreen groundcover species. Over this basic green landscaping canvas, shrub groupings are added in broad brush strokes, and trees and flowering plants are incorporated as accents. The objective is to eventually achieve complete coverage of landscape areas including streetscape, interior yards, parkways and slopes.

A soils test is highly recommended for each property to assist the homeowner with valuable information on required soil amendments to achieve and maintain optimal plant growth.

The use of mulch shall be restricted to temporary use – as a moisture retainer, as a soil amendment and as an aid in weed control – for newly installed landscapes. Mulch shall be dark in color and fine in texture (please contact the Design Review Office for information on approved mulch samples). Use of bark chips is not permitted.

Permanent use of mulch shall be allowed only in small circular areas around trees and shrubs when so required for watering purposes (i.e. under oaks). For these specific locations, permanent mulch shall be replaced on a yearly basis.

Within the various areas of their yards, homeowners are encouraged to consider planting compatible species in regards to water needs.

Dead or dying plants or trees are to be replaced promptly.

In designing their landscape, homeowners should consider utilizing broad brushstrokes by planting a few shrub species in single-species groupings, incorporating a limited plant variety for front and side yard slopes, and making use of contrasting textures of plant species.

To promote common elements across the neighborhood, it is desirable to blur property lines by straddling various single-specie groupings across adjacent lots – creating a feeling of wider spaces and a common landscaping setting. The use of rubble walls and large, partially-buried, rocks is highly recommended. A common parkway treatment will create a sense of unity and continuity throughout the neighborhood.

Section 4.6 lists the permitted plants indicating the locations where they are permitted, their water requirements, the distance between centers to achieve full coverage, the minimum and maximum plant quantities for single-species groupings, and other relevant and useful information.

Section 4.7 lists the prohibited plants. These plants shall not be used.

Plants not included in sections 4.6 and 4.7 may be used on a limited basis in the Interior Yard only (see 4.3.1 below). It is important to note here that the Aesthetics Council expressly recommends against the use of some plant species. These include any plants that are scratchy and thorny-looking, have a short season of attractiveness, require high maintenance, are short-lived, are poisonous, propagate in an invasive manner, are messy or have an invasive root system. Homeowners are strongly advised to refrain from including these types of plants as part of their landscape.

4.2 Residential Landscape: Lazanja

~~This chapter describes the treatment of the residential landscape for the Lazanja Homesites. The residential landscape is comprised of two zones that are described in the following sections: Interior Yard and Streetscape.~~

~~Each of the landscape zones have different requirements. Although the landscape for each Homesite must be compatible with the surrounding landscape character, the highest amount of design freedom occurs within the Interior Yard, where the homeowner chooses and composes the landscape.~~

The residential landscape is comprised of two zones that are described in the following sections: Interior Yard and Streetscape. Each of the landscape zones has different requirements. In order to achieve continuity, the Streetscape for each homesite must be compatible with the surrounding Streetscape. The Interior Yard allows for more design freedom.

Although each of the landscape zones has different design criteria, it is essential that the overall character of the landscape of each lot have a unity that can only be achieved with careful attention to the transition between zones. A portion of the Interior Yard may be located in the front yard adjacent to the streetscape zone. A compatible relationship must be established between these landscapes. Accordingly, all landscape design submittals must show all of the existing and proposed landscape on and adjacent to the lot and not just the Interior Yard. Evaluation of the design by the Aesthetics Council will be based on the total landscape.

~~The landscaping for which the homeowner is responsible must be completed within one hundred eighty (180) days after the Close of Escrow or issuance of a certificate of occupancy, whichever occurs later.~~

4.3 Interior Yard

In the Lazanja Homesites, the Interior Yard consists of two areas as described in the Lazanja Site Planning section. The rear yard portion of the Interior Yard is enclosed by buildings and fences or walls and is not generally visible off-site. This portion of the Interior Yard can accommodate a wide variety of landscape treatments. ~~However, any projections of landscape above perimeter walls or the roof line should be consistent in character with the surrounding landscape.~~ The portion of the Interior yard described as the Interior yard Projection is located in the front yard.

4.3.1 General Requirements

The homeowner will install, maintain and irrigate the Interior Yard landscape.

~~A minimum of 85% of plant species utilized in the Interior Yard must be from the Interior Yard Plant List in Section "4.6 Plant List." No plant material listed on the Prohibited Plant List found in Section "4.7 Prohibited Plants" is permitted.~~

A minimum of 75% of the Interior Yard planted area must utilize species from the Interior Yard Plant List in Section "4.6 Plant List." No plant material listed on the Prohibited Plant List found in Section "4.7 Prohibited Plants" is permitted.

4.3.2 Trees

All trees as listed on the Plant List may be used in any portion of the Interior Yard. The homeowner is responsible to install root barriers near foundations, hardscape and utilities. When selecting a tree

species for a particular location, the tree's mature size and maintenance requirements are important considerations. Minimum tree-size requirements shall be: at least one 48"-box and three 36"-box trees.

4.3.3 Shrubs, Vines and Groundcovers Shrubs and Vines

In the rear yard portion of the Interior Yard, any shrub on the plant list may be used.

4.3.4 Grasses and Wildflowers Groundcovers, Grasses and Wildflowers

Groundcovers, ornamental grasses and moderate use of wildflowers are encouraged in these gardens with more drought tolerant varieties making a comfortable transition to the Streetscape.

4.3.5 Turf Grass

Mowed turf grass is permitted in the Interior Yard and may occur in areas extending from the home or patio. A maximum of fifty percent (50%) of the Interior Yard area may be planted with turf grass. The amount of turf grass within building setback area adjacent to private lots is limited to 15% of the total setback area, see Lazanja Landscape Exhibit.

4.3.6 Irrigation

A variety of irrigation methods may be used, although water-conserving systems such as drip and micro-spray techniques are encouraged.

4.4 Interior Yard Projection

A portion of the Interior Yard may be located in the front, see Site Planning Section "2.6 Interior Yard Projection" and "2.7 Expansion of the Interior Yard Projection." It may be defined by low walls or maximum (4) six-foot (4) foot high walls or a landscape element, such as a hedge. This court may provide an extension of the living area of the home, or an entry court. The landscape treatment must be sympathetic to harmonize with the landscape of the adjacent Streetscape.

Within the Interior Yard Projection, shrubs may help define extensions of interior home living spaces or create a special courtyard near the entry. As hedges, they may frame small turf or paved courts emanating from building entries, doorways or verandas. Flowering vines on trellises and pergolas may further enhance courtyards and gardens extending from the house. The homeowner is encouraged to use a planting scheme that enhances the home's architectural style.

4.5 Streetscape

Each Lazanja Homesite contains Streetscape landscape that extends from the curb in front of the home to the face of the front elevation. The portion of the Interior Yard known as the Interior Yard Projection is excluded from the Streetscape landscape. The Streetscape landscape and irrigation may be installed by the builder and will be maintained by the homeowner.

The Streetscape landscape is an important component of the Lazanja area that helps create the overall character of the neighborhood. This landscape may be supplemented by the homeowner with the prior approval of the Aesthetics Council. These supplements must be consistent with the character of the Streetscape and should blend seamlessly with the landscapes on adjacent parcels; planting that reveals or emphasizes property lines is not appropriate. This includes additions and removal of the Streetscape landscape.

If a building addition or remodel occurs that causes the disturbance or partial removal of the Streetscape, it should be replaced with landscape that matches the existing or previous Streetscape landscape, with prior approval of the Aesthetics Council.

4.5 Streetscape, Perimeter Sideyards, Slopes, Parkways

Each Lazanja Homesite contains Streetscape landscape that extends from the curb in front of the home to the face of the front elevation. It also includes the perimeter sideyards that face the street and the sideyard slopes. The Streetscape should blend seamlessly with the landscapes on adjacent parcels. Planting that reveals or emphasizes property lines is not appropriate.

The portion of the Interior Yard known as the Interior Yard Projection is excluded from the Streetscape landscape. The Streetscape landscape and irrigation will be installed and maintained by the homeowner.

If a building addition or remodel causes the disturbance or partial removal of Streetscape improvements, the homeowner is responsible to restore such improvements to their previous condition. Any changes in the Streetscape landscape require prior Aesthetics Council approval.

Slopes shall be planted using a limited variety of species. Evergreen groundcovers are recommended to attain a generally green look. Full slope coverage is desired for a wholly planted appearance and better erosion control.

4.5.1 General Requirements

The Streetscape landscape is an important component of the Lazanja area that helps to create the overall character of the neighborhood. The streetscape should be installed using the Lazanja plant list (in section 4.6) with an overall character that is green and colorful. The landscape should relate to the architectural style and use plant material with low to medium water requirements. The landscape plans should take into consideration existing planting on adjacent lots to blend the landscape to create a broader more open character to the neighborhood.

4.5.2 Trees

Trees are to be selected from the Streetscape column on the plant list. Minimum tree-size requirements for non-corner lots shall be: at least one 48"-box and two 36"-box trees. Corner lots and lots with perimeter sideyards or large sideyard slopes facing the street are required to plant three additional 36"-box trees.

4.5.3 Shrubs & Vines

The Homeowner is encouraged to plant shrubs in broad brushstrokes of single-species groupings. Larger-scaled green or coarse textured shrubs should be planted in the background with accent shrubs in foreground. Accent shrubs should be used to create focal points and to emphasize the architectural style of the house. Shrubs shall be planted in sizes and spacing as suggested on plant list with spacing to produce full ground coverage in 2 years.

4.5.4 Groundcovers, Grasses and Wildflowers

Groundcovers and low growing grasses in masses are encouraged in the foreground zone of the streetscape zone closest to the sidewalk or street edge. Groundcovers should be used to create full ground coverage with no dirt or mulch showing within 2 years of planting. Wildflowers are encouraged for large sideyard slopes only.

4.5.5 Turf Grass

Turf grass is not permitted in the Streetscape Zone.

4.5.6 Irrigation

A variety of irrigation methods may be used, although water-conserving systems such as drip and micro-spray techniques are encouraged. Valves should be hidden from view of streetscape and not placed in front of courtyard walls.

4.5.7 Parkways

The Streetscape guidelines generally apply to the Parkways. Due to the narrow and linear geometric nature of the Parkways, single-species grouping quantities should be scaled down accordingly. For the most part, plant selection shall consist of groundcovers and low-growing species 30" or less in mature height.

Parkway planting plans shall take into consideration existing planting on adjacent Streetscape and on adjacent Parkways and utilize similar or compatible plant species. The design objective here is to create an integrated landscape within each individual lot and bring about a sense of continuity throughout the neighborhood.

Homeowners are responsible for the installation of the landscape and the irrigation and maintenance of the parkway sections fronting their lot. Parkway landscape shall be trimmed as needed to minimize encroachment onto the street and sidewalks.

4.6 Plant List - Lazanja

		Location		Additional Notes			Remarks
		Interior Yard**	Streetscape**	Water Requirement	Planting Size (min.)	Mature Height (feet)	
Trees							
Botanical name	Common name						
<i>Acacia spp.</i>	Acacia	■					Limit species that will work well within Santaluz, there are around 35 species; Pollen can cause allergies; Consider removing from list
<i>Aesculus californica</i>	California Buckeye	■		M	24" box.	15'	Large deciduous shrub or tree, native to California; Seeds are poisonous; Flowers in April and May; Showy oblong shaped leaves can be 16" long
<i>Agonis flexuosa 'After Dark'</i>	Purple Peppermint Willow	■		M-L	15 gal.	15'	Dark burgundy evergreen tree with dramatic foliage; Great for informal hedges
<i>Agonis flexuosa</i>	Peppermint Willow	■	■	M-L	24" box	25'	Small, evergreen, fast growing tree; Nice for gardens; Peppermint scented leaves; Nice movement and texture
<i>Albizia julibrissin</i>	Silk Tree	■		M-L	15 gal.	25'	Small, deciduous, fast growing, multi-trunk tree; Flowers in late spring with puff balls of pink stamens; Great accent tree
<i>Alnus cordata</i>	White Alder	■					Remove from list, loves water not drought tolerant
<i>Alnus rhombifolia</i>	California Alder	■					Remove from list, loves water not drought tolerant
<i>Angophora costa</i>	Sydney Red Gum	■					Fast grower and too massive, consider removing from list
<i>Arbutus unedo</i>	Strawberry Tree	■	■	M-L	15 gal.	15'	Small tree, nice accent
<i>Avocado spp.</i>	Avocado	■		L	15 gal.	30'	Dense, evergreen, fast growing tree with an aggressive root system; Produces fruit in 1 to 2 years if grafted; Maximum fruit production in full sun
<i>Brachychiton populneus</i>	Bottle Tree	■					Fast growing tree; Has hard, brown seeds that can jam mowers; Recommend removing from list
<i>Calodendrum capense</i>	Cape Chestnut	■		M-L	24" box	30'	Moderate growing deciduous tree with showy spikes of lilac flowers in early summer; Use in large garden; Partial shade to full sun
<i>Catalpa speciosa</i>	Catalpa	■		L	24" box	30'	Use as a large ornamental shade tree in full sun; Deciduous, very adaptable
<i>Ceratonia siliqua</i>	Carob Tree	■					Too massive, difficult to grow plant material underneath; Recommend removing from list
<i>Cercis occidentalis</i>	Western Redbud	■	■	M-L	24" box	15'	Deciduous shrub to multi-trunk small tree with nice red and orange foliage; Blooms magenta flowers
<i>Citrus "thornless" spp.</i>	Citrus	■		M	15 gal.	15'	Requires good drainage and full sun for max. fruit production; Soils should be neutral to acidic in pH; Shallow root system; Glossy green foliage year round; Eureka spp. Recommended
<i>Eucalyptus ficifolia</i>	Red-flowering Gum	■	■				Tall, slow growing tree; Doesn't complement Lazanja Plant Palette; Consider removing from plant list
<i>Eucalyptus lehmanii</i>	Bushy Yate	■	■	L	24" box	15'	Small, dense, evergreen tree with foliage reaching down to ground level; Good for screening and high wind areas
<i>Eucalyptus microtheca</i>	Coollibah	■	■				Very tall tree with weak bark; Recommend removing from Plant List

4.6 Plant List - Lanza

		Location		Additional Notes			Remarks
		Interior Yard**	Streetscape**	Water Requirement	Planting Size (min.)	Mature Height (feet)	
Trees							
Botanical name	Common name						
<i>Eucalyptus nicholii</i>	Nichol's Willow	■	■	L	24" box	30'	Fast growing tree with weeping branches; Requires full sun
<i>Eucalyptus spathulata</i>	Narrow-leafed Gimlet	■	■	L	24" box	25'	Small, erect, thin leafed tree; Good for small spaces; Requires full sun
<i>Eucalyptus torquata</i>	Coral Gum	■		L	24" box	25'	Fast growing evergreen with red and pink flowers; Likes full sun; Good for large pots
<i>Ficus rubiginosa</i>	Rusty-leaf Fig	■					High water requirement; Doesn't complement plant palette; Recommend removing from Plant List
<i>Geijera parvifolia</i>	Australian Willow	■	■	L	24" box	30'	Low maintenance, evergreen, moderate growing tree; Good patio tree
<i>Hymenosporum flavum</i>	Sweetshade	■		M-L	24" box	25'	Evergreen, drought tolerant tree with moderate growth rate; Blooms in late winter to early spring
<i>Jacaranda mimosifolia</i>	Jacaranda	■		M	24" box	30'	Semi-evergreen tree that blooms lavender flowers in the spring; Petals can stain adjacent concrete; Produces large seed pods
<i>Juglans californica</i>	So. Calif. Black Walnut	■		M-H	24" box	25'	California native tree with dense foliage; Requires moist soil; Cannot grow in shade
<i>Koelreuteria bipinnata</i>	Chinese Flame Tree	■		M	24" box	25'	Deciduous, moderate growing tree with spreading canopy; Blooms pink flowers in August and September; Flowers best in well drained soil; Likes full sun
<i>Lagerstroemia indica</i>	Crape Myrtle	■		M	24" box	25'	Fast growing large shrub that can be trained as a tree; Long lasting flowers in summer; Great patio accent tree
<i>Maytenus boaria</i>	Mayten Tree	■		M-L	24" box	35'	Slow growing evergreen tree with a shiny, glossy texture; Needs full sun to partial shade
<i>Metrosideros excelsus</i>	New Zealand Xmas Tree	■		L	24" box	25'	Narrow, upright, hardy evergreen tree; Blooms showy scarlet flowers spring thru summer
<i>Olea europea</i>	Olive	■	■	L	24" box	25'	Slow growing, evergreen tree that thrives in hot, dry conditions; Easy to care for; Fruitless variety recommended; Little Ollie variety 4'-6' high, nice for hedges
<i>Pinus pinea</i>	Italian Stone-Pine	■					Too massive, Grows 30'-40' tall and wide; Consider removing from plant list
<i>Pistachia chinensis</i>	Chinese Pistach	■	■	L	24" box	25'	Moderate growing, deciduous tree with nice fall color; Grows best in full sun
<i>Platanus racemosa</i>	California Sycamore	■	■				Fast growing; High water requirement; Needs lots of space; Recommend removing from Plant List
<i>Pyrus calleryana</i>	Callery Pear & cultivars	■	■	M-L	24" box	30'	Moderate growing, deciduous tree with nice fall color; Best in full sun
<i>Quercus agrifolia</i> *	Coast Live Oak	■	■	L	24" box	50'+	Moderate growing, native coastal California tree with shiny evergreen prickly leaves; Wildlife depends heavily on oaks
<i>Quercus dumosa</i> *	Scrub Oak	■		L	24" box	15'	Moderate growing, hardy, evergreen tree; Great for erosion control

4.6 Plant List - Lanzaña

		Location		Additional Notes			
		Interior Yard**	Streetscape**	Water Requirement	Planting Size (min.)	Mature Height (feet)	Remarks
Trees							
Botanical name	Common name						
<i>Quercus engelmanni</i> *	Engelman Oak	■	■	L	24" box	40'	Semi-drought tolerant, evergreen tree with spreading canopy; Native to Southern and Baja California
<i>Quercus ilex</i>	Holly Oak	■	■	L	24" box	40'	Moderate growing, evergreen tree with strong wood; Has good canopy with leaves that resemble holly; Grows well in dry conditions
<i>Quercus kelloggii</i>	California Black Oak	■		M-L	24" box	40'	Broad leafed, deciduous tree with strong wood; Leaves turn yellow, orange and red in fall
<i>Quercus suber</i>	Cork Oak	■					Slow grower that prefers acidic soil; Should be in park setting; Recommend removing from Plant List
<i>Quercus virginiana</i>	Southern Live Oak	■	■	M-L	24" box	40'+	Broad leafed, fast growing, evergreen tree with spreading branches
<i>Rhus lancea</i>	African Sumac	■	■	M-H	24" box	25'	Small, slow growing, evergreen tree with spreading, weeping branches; Good shade tree for gardens; Likes moist, well drained soil
<i>Salix spp.</i>	Willow	■		M-H	24" box		Deciduous trees and shrubs that enjoy moist soil; Hundreds of species; Some can have invasive root systems; Choose smaller species
<i>Schinus molle</i>	California Pepper	■	■	L	24" box	35'	Evergreen tree with weeping branches and lacy looking leaves that can be messy; Tolerates full sun; Roots can be invasive
<i>Tabebuia avellanedae</i>	Trumpet Tree	■		M-L	24" box	25'	Fast grower; produces showy, trumpet shaped flowers; Nice patio tree
<i>Tipuana tipu</i>	Tipu Tree	■		L	24" box	30'	Fast grower with dense foliage that provides shade; Blooms in the spring; Drought tolerant and needs well drained soil
<i>Ulmus parvifolia</i>	Evergreen Elm	■	■	M-L	24" box	35'	Moderate growing, durable, deciduous tree; Tolerates poor soil conditions, likes moist soils that are well drained; Good street tree
<i>Zelkova serrata</i>	Sawleaf Zelkova	■		M-L	24" box	50'	Moderate growing, durable, deciduous tree with spreading branches; Can have shallow roots if not watered properly; Likes full sun

*Native to California and fire resistant/retardant. Use in perimeter yard and on slopes to help stabilize soil.

**Any tree installed within 5 feet of sidewalks, driveways, walls and streets will require a root barrier

4.6 Plant List - Lazanja

		Use			Location			Additional Notes					Remarks
Botanical name	Common name	Plant Type	Background	Accent	Interior Yard	Streetscape	Large Slopes Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	
Shrubs and Vines													
<i>Aeonium</i> spp.	Hens & Chicks, Black Aeonium	S		■	■	■		L	10"	5-15	1 gal	var.	Succulents; Use as accents at boulders and as low ground cover in masses
<i>Agapanthus</i> spp.	Lily-of-the-Nile	S		■	■			ML	18"	5-15	1 gal	24"	Blooms mid summer to early fall; Clumping blue flowers on top of stalks
<i>Agave</i> spp.	Agave	S	■	■	■	■		L	18"	1-3	5 gal	var.	See Note 1
<i>Aloe</i> spp.	Aloe	S		■	■	■		L	18"	1-3	1 gal	var.	See Note 1
<i>Anisodontea</i> spp.	Cape Mallow	S	■	■	■	■		M	36"	1-3	5 gal	48"-60"	Use as large accent plants; For smaller varieties, plant at 3" on center
<i>Antigonon leptopus</i>	Rosa de Montana	V		■	■	■		M	240"	1-3	5 gal	60"	Coral Vine; Use on architectural columns & walls to add color
<i>Anigozanthos flavidus</i>	Kangaroo Paw	S		■	■	■		ML	24"	3-15	1 gal	36"-48"	Plant as single accents, around boulders or as large groupings
<i>Arbutus unedo 'Compacta'</i>	Strawberry Tree	S	■		■	■		ML	30"	5-15	1 gal	36"	Use as foundation plant
<i>Artemisia 'Canyon Grey'</i>	California Sage		■										Large and woody, not appropriate for smaller lots; Recommend removing
<i>Artemisia pycnocephala *</i>	Sandhill Sage	S	■		■	■		L	24"	5-15	1 gal	6"-12"	Replace after 2 years due to short lived woody appearance
<i>Artemisia 'Powis Castle'</i>	Wormwood 'Powis Castle'	S		■	■	■		L	18"	3-15	1 gal	36"	Feathery grey foliage; Use to intensify color of near by flowers and other foliage
<i>Atriplex</i> spp.	Saltbush		■		■								Related to the Tumbleweed; Not attractive; Recommend removing from
<i>Aucuba japonica</i>	Japanese Aucuba	S	■		■			L	60"	1-3	5 gal	72"-120"	Use in pots and shady zones against house and loggias
<i>Azalea</i> spp.	Azalea	S		■	■			M	6"	5-15	1 gal	24"-36"	Several varieties; Prefer cool partially shaded areas, plant in protected areas
<i>Baccharis</i> spp. *	Coyotebrush	S	■		■	■			24"	5-20	1 gal	8"	Use on large slopes and as large area ground cover
<i>Bambusa</i> spp.	Bamboo		■		■								Difficult to maintain; Recommend removing from Plant List
<i>Bougainvillea</i> spp.	Bougainvillea	S/V		■	■	■	■	L	36"	3-5	1 gal	60"	Many colors; Great as vines on architectural features, walls and trellis
<i>Buddleia</i> sp.	Butterfly Bush	S		■	■	■	■	L	60"	1-3	15 gal	180"	If used as a single specimen; Can also be used as a small, multi-trunk tree
<i>Buxus</i> spp.	Boxwood	S	■	■	■	■		M	36"	3-8	5 gal	24"	See Note 2
<i>Caliandra californica</i>	Fairy Duster	S	■		■	■		L	36"	1-5	5 gal	12"-72"	Use as large scale espalier against building walls; Use dwarf variety as
<i>Callistemon</i> spp.	Bottlebrush	S		■	■	■	■	L	96"	1-5	15 gal	180"	Use as large scale shrub for side yards unless dwarf variety is used
<i>Camellia</i> sp.	Camillia	S		■	■			M-L	30"	1-3	5 gal	var.	Use in shady areas with amended soil; Has glossy leaves; Many species
<i>Carissa grandiflora 'Prostrata'</i>	Natal Plum	S	■		■	■		L	18"	3-5	5 gal.	24"	Use as green backdrop to more natural shrubs in perimeter yard closest to
<i>Cassia artemisioides</i>	Senna	S	■		■			L	24"	3-5	5 gal	36"	Lavish bright yellow flowers; Seed pods may be messy; Good for screening
<i>Ceanothus</i> spp. 'Yankee Point' *	California Lilac	S		■	■	■	■	L	36"	5-15	5 gal	48"	Great on slopes for erosion control; Blooms purple flowers

4.6 Plant List - Lazanja

		Use			Location			Additional Notes					Remarks
Plant Type	Background	Accent	Interior Yard	Streetscape	Large Slopes Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**			
Shrubs and Vines													
Botanical name	Common name												
<i>Cissus antarctica</i>	Kangaroo Treebine		■		■							Green, invasive vine, no flowers; Recommend removing from Plant List	
<i>Cistus spp.</i>	Rockrose	S	■	■	■	■	L	36"	5-10	1 or 5 gal	24"-48"	See Note 3	
<i>Citrus spp.</i>	Citrus	S		■	■	■	L-M	144"	1-5	5 gal	var.	Use as accent, small tree/large shrub	
<i>Coleonema pulchrum</i>	Pink Breath of Heaven	S	■	■	■	■	L	36"	3-15	1 gal	48"	Bright green with pink flowers; Use in masses in interior yard	
<i>Clematis armandii</i>	Clematis	V		■	■	■	L	180"	1-3	5 gal	240"	Use as accent on walls and architecture	
<i>Clytostoma callistegioides</i>	Violet Trumpet Vine	V		■	■		ML	120"	1-3	5 gal	160"	Use as accent on walls and architecture	
<i>Comarostaphylis diversifolia</i>	Summer Holly	S	■	■	■	■	L	42"	3-5	5 gal	var.	Dark green, large, native shrub; Can be used as an accent as a multi-trunk tree	
<i>Coprosma spp- kirkii</i>	Mirror Plant	S	■		■	■	L	30"	5-15	1 gal	var.	Use dwarf variety as ground cover; Prune to keep low and dense	
<i>Cordyline australis</i>	Cordyline	S		■	■	■	L	36"	3-8	5 gal	36"-60"	Use as accent and focal point or in pots	
<i>Cotoneaster spp.</i>	Cotoneaster	S	■		■	■	L	48"	1-3	5 gal	36"	Large shrub, good for erosion control; Nice red berries in the fall	
<i>Cycas revoluta</i>	Sago Palm	S		■	■		ML	60"	1-3	5 gal	96"	Evergreen plant with stout trunk and long leaves; Slow growing; Plant in full	
<i>Dasylyrion spp.</i>	Sotol	S	■		■		L	36"	3-5	5 gal	48"	Semi Succulent plant; In summer, blooms a long tall stalk with tiny clumps	
<i>Dendromecon spp.</i>	Bush Poppy	S		■	■		L	60"	3-5	5 gal	72"	Small evergreen with yellow flowers; Blooms in late winter to mid-spring	
<i>Distictis buccinatoria</i>	Blood-red Trumpet Vine	V		■	■	■	L		1-3	5 gal		Use as accent on walls and architecture	
<i>Echium fastuosum</i>	Pride-of-Medeira	S	■	■	■	■	L	48"	3-8	1 or 5 gal	60"-96"	See Note 4	
<i>Elaeagnus pungens</i>	Silverberry	S	■		■		L	42"	5-8	5 gal	180"	Use as foundation planting in front of walls or to screen AC units; Needs	
<i>Encelia spp.</i>	Encelia		■		■		L	36"	3-5	5 gal	36"-48"	Mix with Ceanothus & Salvias; Tolerates poor soil conditions, but is short lived	
<i>Eriogonum spp. *</i>	Buckwheat	S	■		■		L	24"	5-15	1 gal	36"-60"	Very drought tolerant; Native species	
<i>Escallonia spp.</i>	Escallonia	S	■		■	■	ML	36"	3-8	1 or 5 gal	60"-72"	Use dwarf variety as foundation planting with natural planting in front; Needs	
<i>Fatshedera lizei</i>	Bush Ivy	V	■		■		M-L	180"	1-3	1 gal	240"	Use in shade areas; Rapid growth, needs support to climb; Evergreen vine	
<i>Fatsia japonica</i>	Japanese Aralia	S	■		■		M	36"	1-3	5 gal	96"	Use in shade areas	
<i>Feijoa sellowiana</i>	Pineapple Guava	S		■	■	■	M	60"	1-3	5 gal	180"	Grey green, native, large shrub or single accent multi-trunk tree (15-gal)	
<i>Ferocactus viridescens</i>	Coast Barrel Cactus		■		■	■						Does not blend well with plant palette; Recommend removing from Plant List	
<i>Ficus pumila</i>	Creeping Fig	V	■		■		L	180"	1-3	1 gal.	240"	Adheres to masonry or wood; Attractive foliage; Grows fast, must trim	
<i>Fremontodendron spp.</i>	Flannel Bush	S	■		■		M-L	60"	1-3	5 gal.	180"	Fast growing evergreen shrub with a velvet fuzzy texture; Yellow flowers	

4.6 Plant List - Lazanja

		Use			Location			Additional Notes					
		Plant Type	Background	Accent	Interior Yard	Streetscape	Large Slopes Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)***	Remarks
Shrubs and Vines	Botanical name	Common name											
	<i>Galvezia speciosa</i>	Island Bush Snapdragon	S	■	■			L	36"	3-8	5 gal	48"	Evergreen perennial; Blooms year long with 1" scarlet tubular flowers
	<i>Garrya elliptica</i>	Silktassel	S	■	■	■	■	L	36"	1-3	5 gal	72"	Evergreen shrub; Great foundation plant or hedge; Showy flowers, glossy leaves
	<i>Gelsemium sempervirens</i>	Carolina Jessamine	V	■	■			M		1-3	1 gal		Vigorous growing twining vine; Fragrant yellow flowers; Use on trellis and fences
	<i>Grevillea spp.</i>	Grevillea	S	■	■	■	■	L	24"	3-15	1 gal	48"	Use in larger areas; Use Grevillea 'noelii' as large slope ground cover
	<i>Hakea suavoalens</i>	Sweet Hakea	S	■	■	■		L	96"	1-3	5 gal	240"	Evergreen dense canopy; Good tree for small spaces; Cluster flowers winter &
	<i>Hedera spp.</i>	English Ivy	V	■	■			M		1-3	5 gal		Easy to grow, self clinging vine; Great for walls
	<i>Hesperaloe parviflora</i>	Hesperaloe	S	■	■	■		L	24"	5-15	1 gal	36"	Use in transitions from interior yard to streetscape with succulents & grasses
	<i>Heuchera spp.</i>	Coral Bells	S	■	■	■		L	8"	5-15	1 gal	16"	Blooms June to Aug.; nice when planted with low ground covers; Likes full sun
	<i>Hemerocallis spp.</i>	Daylily	S	■	■	■		M	18"	3-5	1 gal	12"-36"	Use in perimeter yard transition zone only
	<i>Heteromomeles arbutifolia *</i>	Toyon	S	■	■	■	■	L	36"	5-8	1-5 gal	var.	Use dwarf variety as foundation planting in front of walls or to screen AC units
	<i>Hibiscus spp.</i>	Chinese Hibiscus	S	■	■	■		M	96"	1-3	1-5 gal	var.	Ornamental plant with large flowers in a variety of colors
	<i>Iris douglasiana</i>	Douglas Iris	S	■	■			L	12"	3-5	1 gal	24"	Evergreen perennial; Blooms from May-June with light blue to dark purple
	<i>Isomeris arborea</i>	Bladderpod		■	■								Use only in HOA maintained areas as transition plants to BMZ and natural
	<i>Iva haysiana</i>	Hayes iva	S	■	■			L	36"	3-15	1 gal	48"	Use on large banks and hillsides for erosion control
	<i>Juncus patens</i>	California Gray Rush	S	■	■	■	■	M	24"	5-8	1 gal	12"-24"	Steely blue-grey leaves provide an upright, grassy effect; Great accent plant
	<i>Juncus polyanthemos</i>	Australian Silver Rush		■	■								Needs lots of water and doesn't mix well with ornamentals
	<i>Kniphofia uvaria</i>	Red Hot Poker	S	■	■	■		L	24"	3-8	1 gal	24"-36"	Use in large groups with daylily and grasses
	<i>Lavandula spp.</i>	Lavander	S	■	■	■		L	24"	3-15	1 or 5 gal	36"	Use to add color and texture to walls and architecture
	<i>Lavatera spp.</i>	Tree Mallow	S	■	■	■		L	60"	1-3	5 gal	96"	Blooms pink flowers June through August; Looks good with Rosemary
	<i>Leptospermum spp.</i>	Tea Tree	S	■	■	■		L	48"	3-5	5 gal	240"	Use to add color to large areas; Can be used as small tree in 15 gallon size
	<i>Ligustrum japonica 'Texanum'</i>	Japanese privet	S	■	■	■		L	30"	3-8	5 gal	96"-120"	See Note 5
	<i>Limonium perezii</i>	Sea Lavander	S	■	■			L	12"	3-8	1 gal	18"-24"	Great color from large clusters of purple blooms
	<i>Liriope spp.</i>	Lily Turf	S	■	■	■		M	12"	3-8	1 gal	10"-18"	Use in small masses for shady interior yard and perimeter yard areas near
	<i>Lonicera japonica</i>	Japanese Honeysuckle	V	■	■			M	96"	1-3	5 gal	24"	Easy to grow, self clinging vine; Great for walls and has fragrant flowers
	<i>Lotus scoparius</i>	Deerweed	S	■	■			L	36"	3-5	1 gal	48"	Low, bushy shrub commonly found in coastal chaparral areas

4.6 Plant List - Lazanja

		Use			Location			Additional Notes					
		Plant Type	Background	Accent	Interior Yard	Streetscape	Large Slopes Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Shrubs and Vines	Botanical name	Common name											
	<i>Lyonothamnus floribundus</i>	Catalina Ironwood	S	■	■	■		M	120"	1-3	5 gal	600"	Large fern-like leaves; Large white flower clusters are held out from the
	<i>Mahonia spp.</i>	Mahonia	S	■	■	■		ML	36"	3-5	5 gal	48"-72"	Good green backdrop shrub for shady areas; Use as foundation plant
	<i>Malesma laurina</i>	Laurel Sumac		■	■	■							Does not blend well with plant palette; Recommend removing from Plant List
	<i>Melaleuca nesophila</i>	Pink Melaleuca	S	■	■	■	■	L	48"-60"	3-15	5 gal	240"	Great transition to natural areas and as screens for AC units and for privacy
	<i>Mimulus puniceus</i>	Red Bush Monkey Flower	S	■	■	■	■	L	30"	3-15	1 gal	12"-60"	Good for temporary color and texture; Not long lived
	<i>Miscanthus spp.</i>	Maiden Grass	S		■	■	■	M	36"	1-10	1 or 5 gal	60"-72"	Use as single accents next to boulders or in masses
	<i>Myoporum laetum</i>	Myoporum		■	■	■							Not appropriate for Lazanja area; Recommend removing from Plant List
	<i>Narcissus spp.</i>	Daffodil	S		■	■	■	L	8"	5-8	1 gal	6"-18"	Blooms yellow flowers from March until May; Looks best when planted in clumps
	<i>Nandina domestica 'Compacta'</i>	Heavenly Bamboo	S	■	■	■	■	L	30"	3-8	5 gal	36"-60"	Softens architecture; Grows well in containers
	<i>Nemophila menziesii</i>	Baby blue eyes		■		■							This is an annual and needs lots of water; Recommend removing from Plant
	<i>Nolina spp.</i>	Beargrass	S	■	■	■	■	L	18"	5-8	1 or 5 gal	48"	Use as accent
	<i>Oenothera spp.</i>	Evening Primrose			■	■							Invasive and short-lived; Recommend removing from Plant List
	<i>Opuntia littoralis</i>	Beavertail	S		■	■	■	L	18"	3-5	5 gal	var.	Coastal Prickly Pear Cactus
	<i>Osmanthus fragrens</i>	Sweet Olive	S	■		■		L		1-3	5 gal	240"	Has peach scented fragrant flowers; Moderately hardy, dense shrub
	<i>Pelargonium peltatum</i>	Ivy Geranium	S		■	■		M	12"	5-8	1 gal	12"-18"	Blooms year round
	<i>Philodendron spp.</i>	Philodendron	S	■		■		M		1-3	1 or 5 gal	var.	Use in shady areas in interior yards and pots
	<i>Phoenix roebelenii</i>	Pigmy Date Palm	S		■	■		M	36"	1-3	5 gal	48"-72"	Very hardy, long living palm; Use near patios and entry ways; Slow growing
	<i>Pittosporum undulatum</i>	Victorian Box	S	■		■	■	L	60"	1-3	5 gal	144"	Large scale shrub
	<i>Pittosporum tobira spp.</i>	Mock Orange	S	■		■	■	L	36"	3-5	1 or 5 gal	60"	Use as foundation planting and medium scale background shrub; Keep pruned
	<i>Plumbago auriculata</i>	Cape Plumbago	S		■	■		M-L	36"	1-3	1 or 5 gal	36"-48"	Evergreen shrub; Covered most of the year with light blue clusters of flowers
	<i>Podocarpus spp.</i>	Fern Pine	S	■		■		L	120"	1-3	5 gal	360"	Use for screening and shady areas in columnar form
	<i>Prunus caroliniana</i>	Carolina Cherry	S	■		■		M-L	180"	1-3	5 gal	240"	Use for screening and shady areas in columnar form as a hedge
	<i>Prunus ilicifolia *</i>	Hollyleaf Cherry	S	■		■		L	180"	1-3	5 gal	240"	Evergreen shrub; Can be pruned into a hedge or into a tree
	<i>Prunus lyonii</i>	Catalina Cherry	S	■		■		L	180"	1-3	5 gal	300"	Produces black, edible cherries
	<i>Punica granatum</i>	Pomgranate	S	■	■	■	■	L	42"	5-15	5 gal	var.	Use as small accent tree or use dwarf varieties as background massing

4.6 Plant List - Lazanja

		Use			Location			Additional Notes					Remarks
Plant Type	Background	Accent	Interior Yard	Streetscape	Large Slopes Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)***			
Shrubs and Vines		Botanical name		Common name									
	<i>Quercus dumosa</i>	Scrub Oak	S	■	■	■	■	L	96"	3-5	5 gal	120"	Densely branched; Recommended for erosion control
	<i>Rhamnus californica</i> *	Coffeeberry	S	■	■	■	■	L	36"	5-15	1 or 5 gal	96"	Good hedge and screening plant
	<i>Rhamnus crocea</i> 'ilicifolia' *	Redberry	S	■	■	■	■	L		3-5	1 gal	108"	Slow grower; Looks like an oak tree w/ red berries
	<i>Rhaphiolepis indica</i>	India Hawthorne	S	■	■	■	■	L	36"	3-5	1 or 5 gal	var.	Use as large scale screen plant; Mix with grasses in perimeter yard; Many sizes
	<i>Rhaphiolepis umbellata</i>	Yeddo Hawthorne	S	■	■	■	■	L	60"	3-5	1 or 5 gal	72"	Low maintenance, easy to grow; Has fragrant flowers; Grows into a small tree
	<i>Rhus integrifolia</i> *	Lemonadeberry	S	■	■	■	■	L	36"	5-15	1 gal	96"	Good for erosion control and for areas that are fire prone
	<i>Rhus ovata</i> *	Sugarbush	S	■	■	■	■	L	72"	1-3	1 gal	96"	Good for areas that are fire prone
	<i>Ribes spp.</i> *	Gooseberry or Currant	S	■	■	■	■	L	60"	1-3	1 gal	72"-96"	Good fall color, fragrant foliage; Berries attract many varieties of birds
	<i>Romneya coulteri</i>	Matilija Poppy	S	■	■	■	■	L	72"	3-5	1 gal	96"	Spreads aggressively; Use root barrier and plant away from buildings
	<i>Rosa spp.</i>	Rose	S	■	■	■	■	M	36"	3-8	5 gal	var.	See Note 6
	<i>Rosmarinus officianalis</i> 'Tuscan Blue'	Tuscan Blue Rosemary	S	■	■	■	■	L	36"	3-15	5 gal	48"	Use in large groups as foundation plant; Provides more vertical branching
	<i>Salvia spp.</i>	Sage	S	■	■	■	■	L	12"-18"	3-8	1 gal	var.	Evergreen shrub, many varieties; Attracts humming birds and butterflies
	<i>Salvia leucantha</i>	Mexican Sage	S	■	■	■	■	L	48"	3-8	1 gal	48"	Great perennial; Mix with rosemary, agaves and grasses; Prune in the fall
	<i>Sarcococca ruscifolia</i>	Fragrant Sarcococca	S	■	■	■	■	M	60"	1-3	1 gal	72"	Small, fragrant white flowers; Trainable to an espalier; Use against architecture
	<i>Sisyrinchium bellum</i>	Blue-eyed Grass	S	■	■	■	■	M-L	12"	5-15	1 gal	24"	Has grass effect
	<i>Solanum jasminoides</i>	Potato Vine	V	■	■	■	■	M	18"-24"	1-3	5 gal		Use as a screen on fence or along a lattice; Fast grower with lg. purple
	<i>Strelitzia reginae</i>	Bird-of-Paradise	S	■	■	■	■	M-L	36"	3-15	5 gal	48"	See Note 7
	<i>Strelitzia nicolai</i>	Giant Bird-of-Paradise	S	■	■	■	■	M-L	96"	1-3	5 gal	240"	See Note 7
	<i>Thevetia spp.</i>	Yellow Oleander	S	■	■	■	■	M-L	120"	1-5	5 gal	180"	FYI: All parts are poisonous
	<i>Trachelospermum jasminoides</i>	Star Jasmine	V	■	■	■	■	L	30"	5-15	1 gal	24"	Use as vine against architecture in shady areas; Use as ground cover in
	<i>Trichostema lanatum</i>	Woolly Blue Curls	S	■	■	■	■	L	36"	3-5	1 gal	60"	Blooms fuzzy blue, 12" flower clusters; Excellent for cut flowers
	<i>Tupidanthus calypratus</i>	No Common Name	S	■	■	■	■	M-L	120"	1-3	1 gal	300"	Use as accent in shady areas of interior yard; Small tree or large shrub
	<i>Viburnum tinus</i>	Laurustinus	S	■	■	■	■	M	48"	3-5	1 or 5 gal	72"	Blooms dense fragrant white flowers in the spring; Use as hedge or to screen
	<i>Vinca spp.</i>	Periwinkle	S	■	■	■	■	L	6"	9-15	1 gal	30"	Use to add year round color; Has small violet flowers; Fast grower, invasive
	<i>Vitis spp.</i>	Grape	V	■	■	■	■	L	12"-24"	1-3	5 gal	36"	High climbing, woody vine

4.6 Plant List - Lazanja

		Use			Location			Additional Notes					
		Plant Type	Background	Accent	Interior Yard	Streetscape	Large Slopes Areas	Water Requirement	Distance o.c. (inches)**	Groupings (quantity)***	Planting Size (min.)	Mature Height (inches)**	Remarks
Shrubs and Vines													
Botanical name	Common name												
<i>Westringia fruticosa</i>	Westringia	S			■	■	■	L	42"	3-5	5 gal	48"	Use with Lavender; Plant like Tuscan Blue Rosemary, but on larger scale
<i>Wisteria spp.</i>	Wisteria	V	■	■	■	■		L	180"	1-3	5 gal	240"	Use on walls, columns and arches on architecture; Can get large & woody
<i>Xylosma congestum</i>	Xylosma	S	■		■		■	L	48"	5-15	5 gal	72"	Use only on large side yard shrub areas
<i>Yucca spp.</i>	Yucca	S		■	■	■		L	12"	3-5	5 gal	var.	Use as accents against walls and boulders

Note 1: Use as accent or focal point; Plant in groups of one to three in interior yard and groupings of three to ten in streetscape; Plant with low growing ground cover below to connect Agaves until grown in; Plant with softer textured plant palette for contrast and to avoid desert like landscape; ie. Prostrate Rosemary,

Note 2: Allow Boxwood in interior yard and streetscape; Use as foundation plant against wall or to create "green wall/boundary" between front door and streetscape area; Keep min. 15 ft. back from public sidewalk

Note 3: Plant with Mexican Sage, Tuscan Blue Rosemary and/or Prostrate Rosemary and Agaves for good mix of texture and contrast; Needs to be pruned to extend life expectancy and neat appearance

Note 4: Large shrub that is good for big areas in large groups; Consider groups of 3 to 8 in sideyards or single in interior yard as accent only; Tendency to get woody and brittle when not maintained

Note 5: Consider using as a "green wall" between interior yard zone and streetscape zone as break between house and street; Use as a hedge

Note 6: Consider allowing Floribunda Roses in streetscape closest to house and/or low growing ground cover; Plant Roses in masses to look natural and give color and texture to yard and streetscape

Note 7: Use for Adobe and Santa Barbara architecture against arches and columns; Mix with dryer looking shrubs like Agaves and grasses to keep from getting tropical in character; Use Giant Bird of Paradise as single accent tree

* Native to California and Fire Resistant/Retardant; Use in perimeter yard and on slopes to help stabilize soil

**Approximate mature heights and spread in California landscape may vary depending on local conditions and species

***Grouping ranges are recommendations; Optimum grouping quantities may vary depending on planting location and lot size

Water Requirement: L= No Irrigation Once Established ML = Seasonal Irrigation M = Year Round; Moderate Irrigation

Plant Type: S=Shrub V=Vine

Definitions:

Background - Shrubs to be used close to building or perimeter walls in "background" with shorter shrubs in front

Accent - Shrubs with unique textures or flowers used to create a focal point in a garden

Var - Height and width vary depending on species selected; Check with plant nursery for species specific height

4.6 Plant List - Lazanja

		Location					Additional Notes
		Interior Yard	Large Slopes	Streetscape	Parkway	Turf Grass	Remarks
Botanical name	Common name						
<i>Acacia redolens</i> 'Prostrata'	Prostrate Acacia		■				When used on slopes, plant 3' from top of slope and 6' from bottom of slope; Plant 60" o.c. as this ground cover spreads
<i>Agrostis diegoensis</i>	No Common Name	■		■			Difficult to maintain
<i>Agrostis pallens</i>	No Common Name	■					Difficult to maintain
<i>Avena barbata</i>	Slender Wild-Oat	■		■			Difficult to maintain
<i>Arctostaphylos</i> 'Emerald green'	Manzanita	■	■	■			Needs rich, well drained soils; Good ground cover; Drought tolerant; Glossy, deep green leaves
<i>Bougainvillea</i> spp.	Bougainvillea	■	■	■			Many colors available, use low growing varieties as large scale ground cover
<i>Bouteloua gracilis</i>	Blue Grama	■		■	■		Clump forming, warm season grass with grey green color; Nice in rock gardens, very durable; Slow to establish
<i>Bromus carinatus</i>	California Brome	■		■	■		Difficult to maintain
<i>Bromus diandrus</i>	Rippgut Grass	■		■	■		Difficult to maintain
<i>Bromus hordeaceus</i>	Brome	■		■			Difficult to maintain
<i>Buchloe dactyloides</i>	Buffalo Grass	■		■	■	■	Warm season grass grows mainly in prairies; Very hardy, drought tolerant, gets brown during dry seasons
<i>Carrex tumilicola</i>	Sedge	■	■	■	■		Great bunching grass; Use 1-gal at 18" o.c. in groups of 5 to 25; Needs ample water; Green and bronze varieties
<i>Dymondia margaretae</i>	Dymondia	■		■	■		Use as low growing ground cover for large areas; Consider for parkway shrub; Expensive, but beautiful and can take foot traffic
<i>Elymus glaucas</i>	Blue Wild Rye	■	■	■	■		Native bunch grass; Use in big drifts; Mix with Agaves and other greener grasses and succulents
<i>Eriogonum Fasciculatum foliolosum</i>	Buckwheat	■	■	■			Little to no water after established, good groundcover
<i>Eschscholzia californica</i>	California Poppy	■	■	■	■		Nice color, great for accents anywhere; Native, drought tolerant annual
<i>Euphorbia</i> spp.	Euphorbia	■		■	■		Drought tolerant, easy to grow; Some spp. can be used for groundcovers; Adds color and interesting textures to landscapes
<i>Festuca californica</i>	California Fescue	■	■	■	■		Good in big groups (10 to 50) at 10" o.c.; Use with low water shrubs
<i>Festuca idahoensis</i>	Idaho Fescue	■		■			Densely tufted bunch grass; Not appropriate for Lazanja plant palette; Recommend removing from list
<i>Festuca longifolia</i>	Tall Fescue	■			■	■	Cool season grass, moderate to course textured lawn; Most common lawn grass in California
<i>Festuca ovina</i> 'Glaucua'	Sheep Fescue	■	■	■	■	■	Use as ground cover flatted solid or 1 gal @ 12" oc; Consider for use in parkways
<i>Festuca rubra</i> 'Molate'	Molate Fescue	■	■	■	■		Cool season, ornamental native California grass; Can be mixed with other grass
<i>Gazania</i> spp.	Gazania	■		■	■		Plant adjacent to patios and walkways; Use clumping variety and within small areas for a splash of color; Plant from flats @ 12" o.c.
<i>Hordoum californicum</i>	California Barley	■		■			Slender grass mostly brown; Recommend removing from Plant List

4.6 Plant List - Lazanja

		Location				Additional Notes	
		Interior Yard	Large Slopes	Streetscape	Parkway	Turf Grass	
							Remarks
Groundcovers, Grasses and Wildflowers							
Botanical name	Common name						
<i>Ice Plant</i>	Ice Plant	■		■		Use as low growing ground cover in place of mulch; Use with succulents; Limit use of this plant, only in small areas with Agaves	
<i>Juncus acutus 'sphaerocarpus'</i>	Spiney Rush	■		■		High water requirement; Recommend removing from Plant List	
<i>Lantana spp.</i>	Lantana	■	■	■	■	Use as medium sized groundcover to add color and slope coverage; Plant 1 gal. at 24" o.c. in groups of ten or more	
<i>Lasthenia chrysostoma</i>	Common Goldfields	■	■	■	■	Small, slender annual with very narrow opposite leaves and branches bearing solitary golden yellow flower heads	
<i>Lonicera japonica</i>	Japanese Honeysuckle	■	■	■		Works well as a groundcover; Nice fragrant flowers	
<i>Lupinus bicolor</i>	Pigmy-leaved Lupine	■	■	■	■	Annual plant tolerates sandy soil and full sun; Blooms purple flowers; Good for color on slopes; Adds nitrogen to soil	
<i>Lupinus nanus</i>	Sky Lupine	■	■	■		Annual plant tolerates sandy soil and full sun; Blooms purple flowers, grown in meadows; Good for color on slopes	
<i>Melica californica</i>	Melie	■		■	■	Difficult to maintain	
<i>Melica imperfecta</i>	Melie	■		■		Difficult to maintain	
<i>Mulenbergia rigens</i>	Deer grass	■	■	■	■	Use as single accent at boulder or wall or use as large mass of grass in groups of nine or more	
<i>Nassella pulchra</i>	Purple Needlegrass	■	■	■	■	Native California cool season bunch grass; Likes deep, well drained soils	
<i>Nepeta faassenii</i>	Catmint	■				Good edging plant for taller shrubs; Blooms blue and purple flowers	
<i>Origanum spp.</i>	Oregano	■		■		Several species of Oregano make excellent groundcovers	
<i>Pennisetum mesasiacum</i>	Bunny Tails	■	■	■	■	Use as large mass 1gal at 18" oc in groups of 5 to 25	
<i>Pennisetum setaceum 'Rubrum'</i>	Red Fountain Grass	■	■			Limit use to large scale groupings on slopes or 5 to 10 clumps placed behind evergreen shrubs to screen grass during dormant period	
<i>Rosmarinus o. prostrata varieties</i>	Prostrate Rosemary	■	■	■	■	Use as foreground groundcover; Use in parkways with low growing grasses; Plant 1 gal. @ 18' o.c.	
<i>Santolina spp.</i>	Santolina	■		■	■	Produces dense yellow flowers	
<i>Salvia sonomensis</i>	Creeping sage	■	■	■		Great for slope control and drought tolerant	
<i>Senecio mandraliscae sp.</i>		■	■	■		Consistent groundcover with Agaves, Lavendar and in front of Roses Plant from flats @ 10" o.c.	
<i>Sesleria autumnalis</i>	Autumn Moor Grass	■	■	■		Upright grass with very tough evergreen foliage; Use as a large scale groundcover or under planting for shrubs	
<i>Stachys byzantina</i>	Lambs Ear	■		■	■	Good small scale ground cover; Use with Lavander, Agave and grasses for contrast	
<i>Stipa comua</i>	Foothill Needlegrass	■		■		Difficult to maintain	
<i>Thymus sp.</i>	Thyme	■		■		Creeping variety is good ground cover; Plant from flats @ 8" o.c.	
<i>Trachelospermum jasminoides</i>	Star Jasmine	■		■		Use as vine against architecture in shady areas; Use as ground cover in interior yard; 1 gal. @ 30" o.c.	

4.6 Plant List - Lazanja

		Location					Additional Notes
		Interior Yard	Large Slopes	Streetscape	Parkway	Turf Grass	Remarks
Groundcovers, Grasses and Wildflowers							
Botanical name	Common name						
<i>Verbena spp.</i>	Verbena	■		■			Low growing varieties make good ground cover under taller accent shrubs; Colorful; Plant from flats @ 12" o.c.
<i>Vinca spp.</i>	Periwinkle	■		■			Use to add year round color; Has small violet flowers; Fast grower, can be invasive
<i>Vulpia microstachys</i>	Small Fescue	■		■			Difficult to maintain
<i>Agrostis spp.</i>	Bent Grass	■					Difficult to maintain
<i>Cynodon dactylon</i>	Bermuda Grass	■					Difficult to maintain
<i>Festuca eliator</i>	Tall Fescue	■					Meadow fescue
<i>Lolium perenne</i>	Ryegrass	■				■	Bright green color, cool season grass; Mainly used as annual grass in warmer climates; Used as turf in cooler climates
<i>Poa spp.</i>	Bluegrass	■				■	Requires regular watering; Some species are nice for lawns
<i>Stenotaphrum secundatum</i>		■				■	Flowering perinneal wetland grass; Forms a dense turf grass
<i>Zauschneria spp.</i>	California Fushia	■		■			Blooms pink flowers; Can be used as a groundcover
<i>Zoysia japonica 'Meyer'</i>	Meyer Zoysia	■				■	Course leaf texture, medium green color; Nice for lawns