

# A QUIET SOLAR RETREAT IN LEUCADIA



died off from years of neglect, and was a closed basin that would drain through the neighbor's yard during heavy winter rains. We controlled drainage with a 10,000 gallon underground rainwater storage tank and a 2,500 gallon drywell for groundwater recharge, and a backup pumping system to convey overflow to the street and city storm drainage systems.

We stepped down the site with a series of walls that created outdoor landscape, garden and private living areas. A maturing grove of palm



notice it from the street. We wanted to blend it into the old neighborhood as a quiet retreat.

Inside, entire glass walls fold back to let kitchen and living areas flow outdoors into the marine fog or brilliant summer sunshine. A Bali inspired private lanai garden serves as the formal entry, but formal may be too strong a word. Everything here is relaxed. Bedrooms are carpeted in natural wool, baths are tiled in iridescent glazes and natural stone, and flames dance in broken glass in the open fireplaces.

approved mixes. Wood surfaces such as floors and ceilings are certified renewable species and no special materials were shipped from beyond local sources.

Windows and doors are energy efficient double glazed Low-emmissivity units with exterior cladding. Plumbing fixtures are certified for new CALGREEN low-water use standards.

Mechanical equipment is all 95% high-efficiency with zoning designed for maximum efficiency. The 4,000 Watt Solar PV system has new thin-film technology and the latest "Enphase" micro-inverters. This system back feeds the SDG&E meter and has yet to generate a power bill from



the utility. A 6-panel 450,000 BTU "Heliodyne" Solar Hot Water system provides all domestic hot water, and enough extra energy to keep the 40 foot lap pool warm all summer without any natural gas backup.

This house achieves the net-zero power generation goals that the state of California now only dreams of for the future.

The finishes on this home are all understated and quiet by design. Harry wanted this home to be a

backdrop for a lifestyle set away from the city and away from the bustle of life. It is a place where those cut flowers that Leucadia is so well known for find a perfect home - and so do the people who love them.

## Leucadia has long been known

as a sleepy hamlet by the surf in north San Diego County. It is a place where greenhouses and fields of exotic flowers greet the travelers speeding by between LA and the Mexican border, and the few who slow down long enough to smell those flowers find quiet neighborhoods, beach-easy lifestyles and the eternal sound of crashing waves on the shore.

This is a beach where I spent lazy summer days as a child with my cousins who lived in nearby Cardiff-by-the-Sea.

It is here in the rolling hills above the beach that friend and client Harry Petersen dreamed of a new kind of home that would reflect that lazy sunny lifestyle, but with the features of a sustainable life and a durable building that lives

and breathes for the comfort of those inside.

"I want this home to have it all, Peter" he told me nearly six years ago. "A surfer's home with solar power, solar water and pool, construction recycling, durable materials, the best energy star appliances, outdoor living areas, beautiful glass doors and expansive wood floors, reclaimed irrigation water, indigenous xeriscape landscaping, groundwater recharge, - what have I missed?"

I got the picture.

And with a focused commitment we met the challenges of city, site and systems that seemed relentless at times.

The site we began with was an abandoned orchard that had mostly

trees will complete a privacy screen from the street. A ramp leads down to a large 4 car garage with generous shop and storage areas for all the beach gear - surfboards, scuba, fishing, and biking as well as the benches and tools to keep them in great shape.

The house is on a single level just below the street. It sits atop a full basement that holds all of those vehicles and beach toys, as well as a comfortable two bedroom guest suite. This house is small in scale but roomy inside, and you hardly



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The kitchen boasts commercial grade stainless steel appliances and a large working island with lots of seating. It is a sunny gathering spot that is central to all of the indoor and outdoor spaces, and has a good view of the street.

During construction, measures were taken to mitigate dust, runoff and erosion, as well as recycling of all waste materials and packaging. Paints, waterproofing, adhesives and surface coatings were all certified non-toxic and low VOC California

