

COAST

ORANGE
COUNTY

MAY 2018



*The Body
Beautiful*
Your path to outer polish, inner peace



104

Current

23 My OC
Rita Goldberg cheers on Newport Beach arts.
BY JODIE TILLMAN

26 Along the Coast
Banning Ranch's future, Irvine updates and more.
BY MARTIN A. BOWER

30 Driver's Seat
Maserati muscles into the luxe SUV market.
BY STEVE IRSAY

34 Fashion File
It's a bloomin' bouquet of floral designs this spring.
BY JENN TANAKA

Passions



96 Chef Style
Carlos Salgado's smart take on scallops at Taco Maria.
BY STEVE BRAMUCCI

98 Morsels
Seasonal citrus freshens up the dessert menu.
BY JENN TANAKA

100 Liquid Assets
Gratitude puts the squeeze on the Brazilian caipirinha.
BY JENN TANAKA

102 Wish You Were Here
Restaurateur Ivan Spiers makes us love his homeland, South Africa.
BY ROSEMARY McCLURE

104 Home Tour
San Clemente's Sea Summit balances ecology with functionality.
BY ALEXANDRIA ABRAMIAN

110 Now Trending
Modernist Memphis style becomes new again.
BY JENNY PETERS



110

Nature, Nurtured

A LUXURY COMMUNITY IN SAN CLEMENTE
TAKES SUSTAINABLE DEVELOPMENT
INTO NEW TERRAIN

BY ALEXANDRIA ABRAMIAN

For some environmentalists, a visit to Sea Summit at Marblehead may leave a sense of longing that more coastal developments in Orange County didn't follow a similar approach: Instead of replacing acres of flora and fauna with water-guzzling sod and golf courses, developer Taylor Morrison is seeing whether nature and luxury housing can live in harmony. Walk through the 248-acre community perched on the coastal bluffs of San Clemente, and you begin to see the results of more than 40 years of planning and refinement. While all 309 homes are yet to be built, the overall concept is fully formed: Residents will live next to 116 acres – almost half of the entire area – of restored habitat.

PHOTOGRAPHY BY LEONARD ORTIZ



At Sea Summit's Azure neighborhood, Corona del Mar-based Objekt Designs did all interiors for the model units. A variety of styles includes Polynesian-inspired motifs, used in the dining room (above). In another home (below), teak beams and wide-plank wood floors are used.



"We were stunned that this kind of site was still available," says Chris Barlow, project director with Irvine-based Robert Hidey Architects, which designed homes at Azure, one of four Sea Summit neighborhoods. "The natural habitat – the ravines, bluffs and canyons – is incredibly special. We knew right from the beginning that a strong connection to this setting had to be the top priority for the design."

Topography dictated the orientation of the homes, which are priced from the \$1 millions to the mid-\$2 millions. Barlow and his team determined how to best capitalize on views of the ocean and nature preserve from almost every room in the two-story, Spanish-style houses, regardless of where they were positioned in the development.

"We actually created two versions of the second floor," Barlow says.

"There's one where the master bedroom and bath are at the front of the house; and another where they're at the back. We did that so regardless of which home you live in, your master bedroom will look onto the ocean, day and night."



Chris Barlow

Architects also connected the inside with the outside in each home with a series of what Barlow calls "impactful outdoor spaces." In addition to backyard areas, they also created side courtyards, interior courtyards, Juliet balconies and cantilevered balconies. "This all underscores a truly exceptional setting," says Barlow.

Upon move-in, residents will have more to explore beyond their property lines: Four miles of public trails weave through the preserve, connecting five parks.

Homeowners will experience resurgent native vegetation including coastal sage scrub, the iconic yet hard-to-find plant that for many signifies the Southern California oceanfront. Other species, such as Blochman's dudleya, support threatened wildlife like ground-nesting bees. Eight acres of new wetlands are now home to endangered birds, such as the California gnatcatcher, already making a comeback at Sea Summit. All of the open areas are monitored in perpetuity by biologists from the Center for Natural Lands Management.

"When you have something this special, you want it to be there for a very long time," says Barlow. "We feel that way both about the houses and the setting." ■



Sea Summit Homes offer expansive backyard areas as well as a variety of other outdoor zones, including balconies as well as interior and side courtyards. Residents are encouraged to landscape with plants that are native to the area.



Coastal views are the starring attraction in almost every room of every home. While the architects created homes in a variety of traditional Spanish architectural styles, interiors are more contemporary and designed for open-flow living.