



Figure 3. Bungalows and Cottage Courts. Ash Street Cottages, Brea. (photo courtesy The Local Government Commission)



Figure 4. Manses. Crescendo Oaks, San Jose. (photo by author)



Figure 5. Townhomes. Plaza Walk, Fullerton. (photo courtesy The Olsen Company)

include a 15,000 square foot city hall plus public square. Mixed use buildings rising to four or even five stories would not be out of scale with some of the taller old buildings in the downtown blocks of our larger Central Coast cities.

In Country Housing Types

- **Co-housing in Extended Farmhouses and Rural Villas** (Fig. 8) – The co-housing movement originated in Denmark, wherein a group of people jointly hires an architect, finds a site, and creates a cluster of homes that share common spaces. The co-housing model can take many forms, but a new possible one will be the creation of rural shared homes for small group retirees who want to live in the country while having proximity to old friends. Current zoning for agriculture areas may not permit the development of shared farmhouses or villas, and would instead require subdivision into separate home sites which requires more paving, fences, infrastructure runs, and changing the character of the surrounding area. I predict more interest in developing shared housing models that fit unnoticed into rural agricultural and natural areas as a new housing type that could be more desirable for the landscape as well as for the owners.
- **Sustainable Living** (Fig. 9) – Sometimes referred to as Green Architecture or living light on the land, the desire to be more environmentally friendly motivates an increasing number of buyers, regardless of the housing type they select. This means building in a way that leaves very little of the natural landscaped disturbed by the building process, harnessing solar power to heat water and generate electricity, and even collecting rainwater



Figure 6. Live-work. Claremont Village Walk, Claremont. (photo courtesy The Olsen Company)

and recycling gray water so as to limit the impact on groundwater resources. These techniques can also be used to fit clusters of homes, or small scale resorts, into the coastal environment. Though some components of sustainable systems require more initial investment, they offer lower operating costs over time.

The emerging trends in compact housing are coinciding nicely with what the citizens and planners say we need for a better future. Providing compact housing does not mean limiting access to traditional housing. The goal of planning more areas for compact and sustainable homes is to expand housing choice while also better conserving our Central Coast towns and countryside.



*Figure 7. Mixed use condos. Downtown, Davis.
(photo courtesy The Local Government Commission)*



*Figure 8. Co-op housing. Southside Park, Sacramento.
(photo by James Kline)*



Figure 9. Sustainable Living. The CAED Cal Poly prototype of green house for the 2005 Solar Decathlon.