



Kitchens are seeing colorful updates.
JACKSON DESIGN AND REMODELING



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To save space, consider storing your favorite pots and pans on a hanging rack mounted on a ceiling or wall.

KITCHEN DECLUTTER

Scale down items; look high and low for unused space

BY NICOLE ANZIA

Some people can live with a messy home office or a disorganized bedroom closet, and it doesn't affect their lives in any fundamental way. But the kitchen is different. We all have to eat. If the kitchen is a mess, it can have a real impact on your lifestyle.

If you're not inspired to cook because you can't easily find the tools you need, or if you're convinced you don't have ample space to prepare a meal, not only will your emotional and physical health be affected, but the endless takeout can also kill your budget.

I consulted with Katherine DiGiovanni of Refine Home Concepts, who specializes in kitchen organization and what she calls "kitchen coaching," to develop these recommendations for maximizing your storage space and making your kitchen work for you.

Take stock and cull the clutter

First, take a complete inventory of your kitchen. Pull everything out of the cabinets and drawers and put back only the items you need and use. Less is more. Why? There are tools that every kitchen needs, but if you have too many gadgets and dishes crowding your cabinets and drawers, it makes accessing them difficult, which means you'll never use them. It's better to stick with the basics and store things so that they're easy to access.

Instead of having a dozen red and white wine glasses, 18 water glasses, 4 martini glasses, 6 Champagne flutes and 10 mugs crammed into one cabinet, pare down your glassware. Store the items you use daily within reach of the sink and dishwasher, and donate the extras or store them elsewhere. Likewise, you probably don't need one drawer dedicated to dish towels and another for

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TRENDING AT HOME

Smart tech, shared spaces for kin or roomies, more creature comforts — top desires in many upcoming moves or remodels

BY JAMIE GOLD

This year has zoomed by, hasn't it? What are you planning for 2019? What role will your home play in those plans? If you're looking at a move, remodel, build or addition, you might want to take stock of what the experts are seeing when considering your project or sale.



FERGUSON BATH, KITCHEN & LIGHTING GALLERY



CONTROL4

▲ Voice control continues to trend in smart home features. "Usually it's used for starting a music playlist or station, or to simply turn on and off lights," says tech expert Shaun Birdsall.

Here are five pros weighing in on some of the major trends happening now:

- Shaun Birdsall, co-owner of Oceanside-based home technology firm Low Volt Automation Technologies (LVAT);
- Tiffany Finstad, director of project management with national builder Pardee Homes' San Diego region. The company has nine communities here;
- Stephanie Graham, showroom manager for Ferguson Bath, Kitchen & Lighting Gallery in Vista;
- John La Mattery, a San Diego-based real estate agent with eXp Realty;
- Tatiana Machado-Rosas, design department head at San Diego-based Jackson Design and Remodeling.

Social trends

The trends you see in your own life and social circles are widely reflected in the home buying population. "I'm seeing more buyers

looking to add rooms to their existing homes, looking for space to build accessory dwelling units (ADUs), or homes that have the ability to build a full downstairs living suite to house their elderly parents," says La Mattery. "While more boomers are downsizing, we are also seeing many of them contribute to multi-generational households in ways that suit both their needs and their [adult] children's, such as with childcare."

Since ADU laws were liberalized in California, they have definitely influenced the housing market. "We are beginning to see more sellers advertise the ability to build an ADU or granny flat on their property as a selling point to their home. I anticipate we will continue to see this more and more as our population grows and as land becomes scarcer," La Mattery predicts. They might house relatives, hobbies, rental tenants or Airbnb visitors, but all increase a property's living space and value. SEE TRENDS • E3



BENNY SNYDER AP

Permeable paving cuts storm runoff, a source of pollution from oils and debris that flow into waterways.

POROUS PAVING CAN SOAK UP PROBLEMATIC STORM RUNOFF

Lessening water flow helps prevent waterway pollution

BY KATHERINE ROTH

One driveway at a time, many green-minded homeowners and communities are opting for permeable paving options instead of traditional asphalt.

"It's much better for the environment because it helps cut down on storm runoff, which picks up motor oil and other pollutants, overburdens water treatment facilities, and can ultimately end up in local waterways," says Margaret Mayfield, an architect in Los Osos.

"Along with green roofs and landscaping, it's one more tool in the tool chest in terms of cutting down on runoff. It can also be more beautiful than traditional asphalt."

Permeable, or porous, driveways come in a range of styles, some high-tech and others decidedly Old School. For patios and walkways, in addition to driveways, common permeable options include:

Grass with tire strips: In dry and mild
SEE POROUS • E5



CAMILLE BRUNO

▲ Steam is an increasingly popular wellness feature in cooking appliances such as in this 60-inch dual fuel steam range from Thermador.

◀ According to real estate agent John La Mattery, more buyers are looking for space to build accessory dwelling units to accommodate extended family.

TRENDS

FROM E1

Another trend affecting home buying is the growing presence of millennials in the market. “Millennials are getting married much later in life and buying homes later, too,” notes Pardee’s Finstad. “Because of this, smaller families are becoming quite common. Naturally, the demand for smaller houses is increasing. Baby boomers are entering retirement with an empty nest and opting for an equally luxurious yet smaller new home.”

Accessibility is a key issue for older buyers. “We are starting to see a demand for more first-floor master bedrooms and single-floor living,” the builder notes. “With baby boomers entering retirement, they are looking for homes where they can live primarily on one floor. We have also seen a large demand for dual masters and/or large secondary bedrooms downstairs with multi-generational living becoming more popular.” In some instances, those secondary suites are for roommates, rather than relatives. (Think 21st century “Gold-En Girls.”)

Technology trends

If you’re buying a new construction house, it will likely include smart home features. “We currently offer a standard smart home system,” says the Pardee executive. “Homebuyers find the ability to connect with and control their homes at all times, from all locations, to be an attractive bonus.” These features typically include security, lighting, voice control, energy management and climate control.

Smart home technology is also popular with many homeowners seeking to remodel or expand their homes. “Voice Control is huge right now,” says technology pro Birdsall. “Usually it’s used for starting a music playlist or station, or to simply turn on and off lights. However, every year products get more and more intuitive.”

Birdsall says 90 percent of his projects incorporate voice control, and it’s acti-

vating entire scenes. “For example, walking in and having [Alexa] turn on specific lights throughout the home to a certain level, while starting a music playlist in specified areas and then turning up or down the HVAC system to a desired temperature. She can also be used in a ‘goodnight’ setting where she will lock your doors, arm your security system, adjust the temperature and turn on a few nighttime pathway lights to a low wattage.” (Think 21st century “Jetsons.”)

What is Birdsall predicting for 2019? “I think smaller profile speakers and more options in hiding flat panel TVs will be a continuous push into 2019. I also see a larger demand for facial recognition in security systems in a residential setting. To the point where as you enter your home you won’t even have to speak to Alexa; scenes will just happen.”

Master bathroom trends

“Some of the trending features we are seeing in master bath layouts are steam shower, spa/rain-shower head, freestanding tubs, wet/dry areas (shower/tub combinations), huge showers and lots of light in bathrooms,” says Pardee’s Finstad. “At some price points, tubs in master bathrooms are becoming less of a priority. We do expect these trends to continue into 2019.” The steam showers, spa shower heads and well-lit bathrooms all signify a major trend in home building toward wellness.

Machado-Rosas is seeing similar trends in her projects at Jackson Design and Remodeling. “The home wellness features we’ve seen increasing in popularity are steam and digital showers and bidet toilet seats. Human-centric lighting is also trending for us, with a focus on thoughtfully planned layers of lighting that adapt to the body’s natural cycles. Baby boomers and millennial parents are equally interested in these features, which we see connected in part to an overall trend toward comfort and coziness at home.”

“Homeowners continue to want the spa experience at home,” says Ferguson’s Graham. “At the same time,



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Sources

Low Volt Automation Technologies (LVAT):
lvat.us

Pardee Homes:
www.pardeehomes.com

Ferguson Bath, Kitchen & Lighting Gallery:
www.ferguson.com

John La Mattery with eXp Realty:
www.johnlattery.com

Jackson Design and Remodeling:
www.jdrsandiego.com

living in Southern California, they are conscious of water efficiency.” This can be achieved with either automation or steam, she says. “With a smart shower, you can control the water temperature and shower time using digital controls, an app or voice activation. Compared to a traditional shower, a steam shower’s combination of low-flow water with steam is a water-saving luxury,” she adds.

Even with larger, barrier-free spa showers gaining popularity, freestanding tubs remain extremely popular with some clients, Graham says. “Homeowners are using them as the focal point of their bathroom design. They gravitate toward clean, simple shapes. Natural materials such as compressed stone complement the uncomplicated look and add warmth to the design.”

“Toilets with an inte-



ALEX HAYDEN

▲ **Showers are growing larger and more wellness-focused with features like steam.**

◀ **Third racks add capacity to dishwashers like this one from Bosch Home Appliances available at Ferguson Bath, Kitchen & Lighting Gallery.**

grated bidet maintain their popularity as we head into 2019. Once seen as a luxury, the bidet functionality is increasing in popularity in the U.S. as its hygiene benefits are more widely realized,” says Graham.

With multigenerational and co-housing trends increasing, dual master bathroom type arrangements are becoming more common. “Secondary baths, especially ones tied with dual masters or large downstairs secondaries, are becoming larger and more luxurious. Dual sinks and large showers are expected in these secondary baths,” says Pardee’s Finstad.

Kitchen trends

The wellness trend is showing up in kitchens, too. “The steam oven has captured the imagination of homeowners,” says Graham. “They can effortlessly transition from a conventional oven to a convection steam oven and immediately see the benefits. It is an attractive option for the health-conscious consumer.”

Connected appliances

that let you see inside from the supermarket are another trend, as are dishwashers that do more with less: less water, less energy and less noise, but more capacity with third racks. “On the horizon, I think we’ll see manufacturers continue to focus on how they can create a dishwasher with maximum cleaning power using the least amount of water and energy possible.”

“Open-concept homes with an integrated kitchen, dining and living space remain very popular with our clients,” says JDR’s Machado-Rosas. “Because we’re in San Diego, the open concept often embraces an outdoor living area, as well.”

“When we look ahead to 2019, we’re seeing two distinct approaches for home design. One approach is centered on comfort, warmth and connection to the natural world. On the other end of the spectrum, some clients will be expressing a bolder, more dramatic and glamorous point of view.”

That drama might include blue or orange islands in otherwise clean and

simple kitchens or deep navy, green and black cabinetry as an alternative to the long popular white kitchen, the designer says. “We’re also noticing black fixtures and hardware popping up everywhere in the kitchen and terrazzo in the midst of another resurgence in popularity.”

Living space trends

Socialization is key, with kitchens opening up to indoor and outdoor living areas. “Today’s buyers are looking for homes with open spaces, particularly downstairs, with open entryways and inviting kitchens that open to the family room. I would recommend sellers with older homes remove a wall or reconfigure their living areas in order to entice more buyers, which, in turn, will demand a higher price,” La Mattery suggests. “I also find that many buyers would rather have an additional guest room downstairs, as opposed to a living room that gets very limited use.”

“We have increased our output of health/wellness spaces, both indoor and outdoor,” Pardee’s Finstad says. “The modern homebuyer prioritizes health and wellness far more than ever before. We’ve staged yoga decks as well as more traditional indoor fitness rooms to illustrate the opportunities buyers have to create a healthy environment within their own home.”

Last words

Though real estate agents typically suggest neutral colors for home sellers, those seeking their forever homes increasingly want to put their stamp on them, says Graham. “As we move into the new year, homeowners continue to want their home to reflect their lifestyle, and there are so many ways to do it. It is exciting to see more customers step outside of the box and get creative with their design choices!” Maybe there’s an orange island in your future?

Gold is a San Diego-based Certified Kitchen Designer, wellness design consultant and the author of the “New Bathroom Idea Book” (Taunton Press). Her website is jgkitchens.com.