



5 December 2023

Letter of Justification

413 Capitola Ave, Capitola CA 95010

To: Planner and Design Review Committee:

The proposed demo of an existing sub-par structure and construction of a new single family residence with attached J-ADU can best be described as an urban infill project. The zoning is MUN, and the property sits between a recently updated 2 story commercial / mixed use structure, a proposed new two story home, and backs to R-1 residential zoning and homes.

The proposed home has been designed to accommodate all neighboring properties, while adding to the housing stock in Capitola with a J-ADU and creating a structure that is safe and meets current flood plane codes. Front and side setbacks conform to adjacent neighbors, with the right side (3' at the NW side, 1' at the SE side) allowing a comfortable and private path of travel to the J-ADU. The proposed rear setback is increased to 6', matching the setback of the 2-story residence behind and protecting both rear yards. The home has been designed so that bedroom/bathroom windows only are on the rear façade, further keeping the rear of the property more private in use.

The size of the home has been designed to fit under the maximum allowed Floor Area (1455 SF allowed, JADU allowed = 500 SF), with the main residence at 1407 SF and the J-ADU at 451 SF. The building has been designed with a flat roof, and sits just under the allowed 27' at 26'-11", and slopes down at the rear to 25' to manage the daylight roof.

The overall proposed aesthetic pays homage to the colorful downtown of Capitola while maintaining a clean coastal vibe, with modern Mediterranean details and architectural elements. The front facing upper level balcony does not create a privacy factor to neighbors yet adds some dimension and depth to the otherwise simple structure, and allows for the opportunity to bring in additional greenery and useful outdoor space for the resident. The sides of both the street level entry and upper balcony are articulated with a modular open tile block that allows for some filtered light and transparency while protecting the privacy of both the neighbors and the owner. Additional architectural details such as coordinated trellis structures, arbor, gate, tile inset details at recessed arches, etc further enhance the façade. Tile detailing at the front porch adds character with relevant materials further articulating the style. Some garden space at the front stoop also provides separation from the driveway and softens the street level.

The color palette is fresh and coastal with crisp, white stucco, blue painted accents at the carriage house styled garage door and wood trellis details, blue and terra cotta block and tile, light stained wood entry door, dark bronze metal accents at metal railings/ light fixtures and copper down spouts. The home has been designed to be sensitive to its neighbors while enhancing the inherent character of Capitola.

Warm Regards,

Bess Wiersema, principal + owner

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