

Westly, Austin

From: Lorie Satzger <loriesatzger@icloud.com>
Sent: Tuesday, February 20, 2024 7:39 PM
To: City Council; citycouncil@ci.capitol
Cc: douglas satzger
Subject: Capitola Wharf Resiliency and Public Access Project

Dear Councilmembers,

Doug and I have been residing in Capitola for 10 years now, and deeply saddened and frustrated to hear that your council is considering taking down the Wharf restaurant and boat house!!! This is so unfair, and we should all have the opportunity to speak out about this change that will so impact the village. The Wharf has been a playground for all, and a huge attraction and money maker for the city. We personally rent the red fishing boats regularly, and love hearing the music from the restaurant and opportunity to dine on the water! These long-standing establishments have been a large reason for our love of Capitola. It's unique, quaint, and soooo special to the village!

So, we are writing to express our concern and sadness for the process currently under discussion to demo the structures at the cost of \$1M, without even consulting with city residents and getting a vote. Where is your analysis, and how do we as residents access it? \$1M to demo long standing establishments just seems so extreme, and we do not support this in any way!

We vote that we as a village come together, and collectively create a solution. We need a real plan, that is open and in line with the majority of city residents. So, we ask that city council steps down on approving the budget amendment for demolition of the Wharf restaurant, and Boat house. We need a more methodical and transparent process moving forward for the future of the Wharf!

Let's spend that \$1M to rebuild our storm- impacted iconic structures, and maintain the memorable times the Wharf has brought us all over the years!!!

Respectfully,

Lorie Satzger

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Westly, Austin

From: Alfred carlson <alcarlton@aol.com>
Sent: Tuesday, February 20, 2024 9:20 PM
To: Al Carlson; Kisling, Niels (nkisling@pacbell.net); City Council; Kahn, Jessica; Goldstein, Jamie (jgoldstein@ci.capitola.ca.us)
Subject: Re: HISTORY OF CAPITOLA WHARF



THIS IS ME IN MIDDLE SEAT OF OUR DORY, THAT MY DAD LAUNCHED OFF THE CAPITOLA WHARF. I FIRST FISH IN CAPITOLA WHEN WAS 7 YEARS OLD IN 1938, I REMEMBER CAPTAIN MITCHELL WELL, AS HELPED LOWER OUR BOAT OFF THE WHARF WITH WOODEN BLOCK AND TACKLE. WITH THE LONG HISTORY LAUNCHING BOATS OFF THE WHARF WE NEED TO PRESERVE IT IN OUR NEW WHARF
ALFRED CARLSON 5000 JEWEL ST



A familiar figure on Capitola Wharf for many years in 1894 and fell in love with the seaside town. He loved Bessie (named for his

George Mitchell, Manager of Capitola Wharf [1870-1950s?]

Captain George Mitchell's journey to California began in 1893. Journeying from Kansas, he arrived in San Jose when he was twenty-three years of age. Having never set eyes on a large body of water before, he was excited by the prospect of getting a glimpse of the Pacific Ocean while in California.

Although he was not very impressed with his first sight of the San Francisco Bay, George's time near the bay would greatly influence his life

. There he was enchanted by the naphtha engine (a combustion engine powered by naphtha rather than gasoline) powered boat "Virginia", which was a frequent cruise boat in Capitola. This idea must have inspired Mitchell, as he acquired two boats like the "Virginia". Mitchell eventually found his way to Capitola, CA where he became a wharfinger in 1894. He rented skiffs, as well as renting two launches, the "Bessie" and the "Capitola". The "Bessie" he would rent for cruises; later he owned and operated a commercial fishing boat named "Bessie" as well. George Mitchell wed Kathryn Mitchell and they took up residence at 221 San Jose Avenue in Capitola (Source: "Fishing From the Decks of Capt'n Mitchell's Old Naptha Launch" newspaper article, unknown date and source. From SC MAH Koehle Twins Collection).

For more than thirty-nine years, George Mitchell managed the Capitola Wharf, and was lauded for his management; state inspector's visiting the wharf during Mitchell's management called it the cleanest wharf on the Pacific Coast (Source: "Capitola Pier 'Cleanest on Pacific Coast'" S.C. Evening News, 9/10/1933). In 1941, Mitchell remodeled the Capitola wharf and maintained it for many years ("Capitola Wharf Being Remodeled..." S.C. Evening News 8/29/1941). George Mitchell led an eventful life leading cruises in Capitola, witnessing boat accidents, and rescuing youths in danger of drowning while swimming on Capitola beaches (Sources: "Body of Victim of Boat Upset Found Yesterday" S.C. Sentinel 5/21/1933; "San Jose Boy Rescued From Surf Drowning" S.C. Sentinel 9/10/1933). In 1960, Mitchell's wife Kathryn passed away. Mitchell preceded her in death though his exact date of passing is unknown at this time ("Kathryn Mitchell Dies in Hospital" S.C. Sentinel 9/6/1960).

Westly, Austin

From: michael routh <qwakwak@gmail.com>
Sent: Wednesday, February 21, 2024 7:33 AM
To: City Council
Subject: wharf Agenda item 8A

Mayor and Council members,

My late friend, Rick Karleen was the wharf owner who built the restaurant building and a new bait shop nearly 50 years ago.

I was Capitola's Mayor in 1979, and Rick approached me after the wharf was damaged to see what could be done. He didn't have the financial capability to repair it. Rick and I developed a plan for the city to purchase the wharf and make the repairs. In a nutshell, we took our plan to city manager Steve Burrell, he negotiated the details of our agreement, the council approved the purchase, and the city acquired the wharf in exchange for granting Rick a 17 year concession lease. The city gained full control of the wharf in 1983 when it bought the lease rights from Mr. Karleen.

The city purchased the wharf to save this historical Capitola landmark and the businesses on it. The community wanted then, and now, to have the bait shop, boat launch, and small restaurant remain for the residents to enjoy. The bait shop and boat launch are particularly important because they provide fishing and boating access to Soquel Cove for thousands of kids and adults annually that would be denied if these concessions were not replaced. The city needs to continue the historical legacy of the Capitola wharf as a fishing pier with access to the bay, as it's been for nearly 175 years. In addition, the projected '24-'25 budget anticipates \$131,000 in revenue from wharf concessions and that revenue stream will be an ongoing loss if the buildings are not rebuilt.

The restaurant and bait shop were in need of major repairs regardless of the current storm damage. I'm surprised the city hasn't set aside funds in the budget each year knowing that. So where will you find the funds to rebuild the bait shop and restaurant? I'll tell you - Redirect the \$1.65 million budgeted to renovate the community center, delay that project, and apply those funds to the wharf. The city has until 2026 before the community center needs to be completed according to the agreement with the school district. Rebuild the wharf buildings in the funky style they are. Raise them up if necessary. The restaurant, bait shop, and boat launch are what connect local residents to the wharf and bay and need to be rebuilt ASAP. Thank you.

Mick Routh
Crystal St
Capitola
Sent from my iPad

Westly, Austin

From: Dennis Norton <dennis@dennisonortondesign.com>
Sent: Wednesday, February 21, 2024 8:00 AM
To: City Council
Cc: Goldstein, Jamie (jgoldstein@ci.capitola.ca.us)
Subject: [SPF Softfail] Capitola Boat and Bait

Dear Capitola City Council

The Capitola Wharf with its boat and bait are truly an icon in our community.

One does not exist without the other.

A pier with out a bait shop is not a pier.

The bait shop serves as a bait and tackle service, boat rentals, and a launch point into the Bay.

It also services as. A safety point for sea safety, and the employees are the constant eye on the Pier environment.

This service services as recreation and sports fishing for kids and many-many minorities who use the pier and bait shop on a daily basis.

The pier is a designated United States Coast Guard safe access point out of the Pacific Ocean.

The Boat and Bait must serve if you really want the Pier to survive.

Tearing the Bait Shop down is not acceptable, with out he proper process and careful analysis of it condition by Experts in the construction field, To start with a Structural engineer, which has not been done.

It is the opinion of the present owner of the business , " is the same today as it was before the storm."

The present estimate of 1.4 million for removal of the buildings is so far out online, it should be less than half that amount. And estimate by the Company that is doing wharf repairs is not acceptable.

It is truly a gouge of public funds. This being funds that the City does not have.

As required by law , this should b a competitive bid. Why would it not be?

The Capitola Wharf is a State Historic Structure, as is in our Historic Ordinance for the City of Capitola, structures that are attached to an Historic Structure shall be considered Historic.

The bait shop that was build in the 1930's should be considered historic, and go thru historic review.

The City needs to do proper analysis before removing this structure.

In foresight, this structure should never be removed, upgraded yes, at well below the 1.4 milling cost to remove.

It will outlast the life of the existing Wharf, which has a very limited life span left in its history.

As do all the Wharfs on the California Coast.

Take 2 months a do proper analysis before considering removal of this great asset.

The Capitola public wants this business and structure to remain.

Thank You

Dennis Norton

16 year Capitola Councilman

7 year Planning Commissioner

4 year mayor

55 year resident

And continual user of pier and Bait shop Place where my kids grew up fishing

Westly, Austin

From: Alberto Munoz <ajmunoz@googlealumni.com>
Sent: Wednesday, February 21, 2024 8:47 AM
To: City Council
Subject: Capitola Warf Project

Dear City Council Members,

It has come to my attention that there is a proposal to demolish Wharf House Restaurant and the Boat and Bait properties on the Capitola Wharf being fast tracked without giving enough time for public comments. This is very concerning, as these two properties have been a central part of the Capitola Village character and appeal for locals and tourists alike. Especially concerning is the fact that there is no serious plan to replace these buildings except for a vague (not official, and more importantly, not funded!) promise to do something about this later... We know that the most likely outcome of this type of promise is to have future council members stating that they did not make it and that there is no budget (or official plan) to support it anyway.

I would like to ask that the council please do its due diligence with this proposal and that, as part of a decision to proceed, an official plan be provided indicating how these properties will be replaced and how this replacement will be funded.

Thank you for your attention.

Regards,

Alberto Munoz
700 Escalona Drive
Capitola, CA 95010

Westly, Austin

From: Molly Ording <mollyording@yahoo.com>
Sent: Wednesday, February 21, 2024 9:59 AM
To: City Council
Subject: What's House & Capitola Boat & Bait...Do NOT tear down!

Good morning. Council Members!

I look forward to attending your meeting this evening! It is essential that you listen to the voices of your community before even considering such a move!! Beyond the thousands of local and visitor's fond memories, these historic structures provide essential and unforgettable recreational opportunities and memories..in the past and for the future! Those experiences, and the ones to come, are NOT to be torn down or destroyed without MUCH MORE thorough investigations AND exploration of options! AND....I might add....further community input & investigation with regard to the expense of the proposed wharf restroom versus the loss of these iconic Capitola structures! We all need to look critically at our Coastal treasures and be very careful & deliberative when determining their future within the new realities of climate & coastal change. Please proceed slowly and deliberately and weigh ALL OPTIONS!!

Thank you for your attention.

Most sincerely,
Molly & Mickey Ording
218 Monterey Avenue
Capitola, Ca.
Sent from my iPhone

Westly, Austin

From: Teresa Green <teresajgreen@me.com>
Sent: Wednesday, February 21, 2024 1:52 PM
To: City Council
Subject: Wharf Building

I am unable to attend the meeting tonight but wanted to share my thoughts.

It is sad that the buildings have been damaged so severely that they must be demolished. The Capitola Boat and Bait shop has been such an integral part of the character of the Wharf that it is hard to imagine not having it. Many memories of them supporting the Fishing Derby at the Capitola Begonia Festival and later the Capitola Beach Festival. Hundreds of kids have been thrilled with fishing off the pier and the Capitola Boat and Bait shop graciously provided prizes to winners.

I feel the character of the Wharf would never come close to our expectations without this business. I hope you can find some way to carry on this important element of the Capitola experience.

Teresa J Green
Resident and Treasurer of the Capitola Beach Festival.

Sent from my iPhone

Westly, Austin

From: Lori Munoz <lperpich@gmail.com>
Sent: Tuesday, February 20, 2024 4:32 PM
To: City Council
Subject: Wharf House and Boat Properties

Dear Councilmembers:

I am surprised, disappointed and disturbed by the proposal to move quickly to demolish the Wharf House Restaurant and the Boat and Bait properties. There are several items that I would recommend the council consider before passing the proposed resolution to amended the FY 23-24 budget:

- 1) I would like to understand the assessment of "total loss" of the Wharf House Restaurant. Who prepared this assessment? Was it completed by multiple impartial parties or was done by the City's staff? At a minimum this decision requires a third party to review the state of the building and weigh in on the potential for repairs.
- 2) Should the buildings require demolition, the City should open up the bidding process to multiple contractors.
- 3) Moving forward with no plans is not acceptable. This project spent considerable time in the review process prior to the letting of the contractor begin the work, it is not time to move forward expeditiously without having a thoroughly vetted plan for wharf improvement.

I would like to see Capitola methodically and transparently determine the long-range plan for the project.

I appreciate your attention to this matter.

Sincerely,

Lori Munoz