

## Westly, Austin

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**From:** Carl Pritchard <mileaway59@gmail.com>  
**Sent:** Thursday, February 15, 2024 5:41 PM  
**To:** City Council  
**Subject:** The wharf house the bait shop shop

To the city council of capitola I would like you to save the bait shop and The wharf house do not tear it down rebuild it  
it's part of Capitola's History

Sincerely  
Carl Pritchard

## Westly, Austin

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**From:** Dawn Campbell <vikingtenniscal@yahoo.com>  
**Sent:** Friday, February 16, 2024 9:39 AM  
**To:** City Council  
**Subject:** Save the Wharf House and the Bait Shop

Dear City Council,

Please recognize what a great treasure we had with rooftop outdoor dining and a live music venue on the point of the pier/wharf. It draws locals and tourist alike. The bait shop is a source of community young and old. Family have long standing traditions around both establishment. Both businesses and services are so loved by ALL. Unique to Capitola and sadly missed, if the council does not act to repair what is left or include it in the NEW vision design the village will lose a once great draw. Most businesses in the village struggle. The need for unique and diverse options is real, in order to keep locals coming during the slower times of year.

There is NO place like it in our county and the wait list each and every weekend shows that there is a demand for an experience like outdoor roof top dining on the coast. And the ability to buy your bait and sit for a visit are real needs and pleasures that so many get to enjoy.

Please listen to what the people are saying and include the restoration of the Wharf House and Bait Shop in your plans. If it is all about a new design and new wharf. Please see that an outdoor rooftop option is made for the new restaurant design. I sadly do not recall what type of retail if any was in the new design. Think it through and do something FOR the people who currently live here and use the services we so enjoy.

Capitola remains the best place in the county to live and to play. Please keep it that way, with fun and UNIQUE options that everyone can enjoy.

Sincerely,

Dawn E. Campbell  
919 Capitola Rd. #47  
Capitola, CA 95010  
(831) 588-1595

## Westly, Austin

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**From:** John Martorella <martorella1115@gmail.com>  
**Sent:** Friday, February 16, 2024 2:54 PM  
**To:** City Council  
**Subject:** Capitola Wharf

Hello Mayor and members of the council,

Great job so far on the wharf repairs, looking forward to seeing it completed down the road.

It's sad that both buildings need to come down, but it's been long over due and we all know it. Mother nature just sped up this process.

A replacement idea can be a modular building design that has both a smaller restaurant or kiosk and a bait and tackle shop.

I only recommended the modular buildings as they are less expensive and have many designs to choose from.

I know all of you have been getting a lot of feedback on this topic from some interesting individuals, I just wanted to add some constructive ideas.

In any event, thank you for all your hard work and dedication to the city.

John Martorella  
505 Riverview Dr.

## Westly, Austin

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**From:** Steven Henderson <freeflyfreak1@gmail.com>  
**Sent:** Saturday, February 17, 2024 11:41 AM  
**To:** City Council  
**Subject:** In support of rebuilding the Wharf House and Boat & Bait shop

Council member,

I understand that there is a meeting on the 21st regarding the condition of the buildings on the wharf and that they are too damaged to refurbish.

That they are to be demolished, the options being considered are to demolish and not rebuild, or demolish and rebuild.

Unfortunately I am working and will be unable to attend.

I realize that there will be pros and cons to each option. I am sure you will hear both sides at the meeting so I will not list them here.

Rather than this email dragging on, I will just express my support for any options that retain a Wharf House with upstairs area for music, and the boat and Bait shop.

A bare wharf is much less of an attraction for people to come to the village and spend money, than a wharf with a restaurant, music, dancing and Boat rental and store.

Additionally those assets will retain the wharf as a place that generates income to Capitola in the form of building rent, and sales tax income. If not rebuilt, the wharf will become solely an expense to Capitola.

Thanks

Steve Henderson.

## Westly, Austin

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**From:** Paul Estey <paul.estey1@gmail.com>  
**Sent:** Monday, February 19, 2024 8:45 PM  
**To:** City Council  
**Subject:** Capitola Wharf Resiliency and Public Access Project

Councilmembers:

I am surprised 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) The assessment of "total loss" of the Wharf House Restaurant was done by the City's staff. It seems prudent given the nature of building and its popularity with the public to have a third party review the state of building and weigh in on the potential for repairs, if any. That review will not take a significant amount of time and will assure the public that due process was completed before one of the iconic buildings in the city is demolished.
- 2) Assuming that the conclusion holds that both buildings need to be removed, the City should open up the demolition bidding process to other contractors. This is a substantial change to the original contract which envisaged that all the piling and decking rehab work would be completed with the two buildings intact. It would not be unusual given the circumstances, to open the bidding process to those firms well-versed in demolition of old and unique structures. That strikes me as being fiscally responsible, if nothing else.
- 3) Moving forward with no plan for replacing the buildings and an implied promise to build something later with some un-identified funding source will leave the public with a bad taste in their mouths. This project spent considerable time in the review process prior to the letting of the contract to begin the work. Now a substantial change in that plan is occurring and there is no end game identified.

Perhaps I am unaware of the need for haste in moving forward with the proposed plans. The contractor bid the job knowing that they would have to work around these buildings so let them continue their work while the City more methodically and transparently determines the long-range plan for the project.

Thank you for your consideration,  
Paul Estey

## Westly, Austin

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**From:** Brigitte Estey <esteymain@gmail.com>  
**Sent:** Tuesday, February 20, 2024 1:34 PM  
**To:** City Council  
**Subject:** Capitola Wharf - Decision to demolish Wharf House and Bait Shop

Councilmembers,

I am writing to express my great concern and disappointment with the "process" that has been followed to date with respect to the determination of the future of the Wharf House and Bait Shop buildings. There has been very little public information or ability for public review and feedback for the decisions being made by the City Staff. A decision of this magnitude - the determination of the future of these iconic and beloved structures - should be dealt with in an extremely sensitive and transparent manner. I've seen the City occupy itself with much less significant structures in a much more vigorous manner than these two iconic structures. The Wharf House and Bait Shop have been the happy subject of many family photos, artists paintings, professional photographers as well as family experiences and memories, general public memories both local and worldwide.

A few specific items:

1. I have not seen any details regarding the evaluation and analysis from the experts on the decision that the structures cannot be saved. It would seem to me that a decision of this magnitude would be backed up by expert analysis that would be available for the public to read and ask questions on.
2. The request to approve a budget amendment of \$1M for the demolition of the structures should be brought to the attention of the public before any decisions are made about the structures. The dollar amount is quite large and the public should understand how the decision matrix that included this cost arrived at a decision to demolish the structures instead of salvaging them.
3. The promise to rebuild like structures in the future is just that - a promise. The public should understand and weigh in on a detailed plan that includes timeline, funding source, etc. This detailed plan should be an amendment to the existing Wharf plan and get the same review, scrutiny, and public review and opportunity for feedback as the original plan. A one time, one hour town hall with no way to participate remotely and just a few weeks notice appears as an attempt to placate the public.

Bottom line - I'd like to see the city council stand down on approving the budget amendment for demolition and take several steps back and establish a more methodical and transparent process for determining the future of the Capitola Wharf that includes a thoughtful plan for the future of these iconic structures.

Regards,  
Brigitte Estey

Re: Council Meeting  
February 22, 2024  
Agenda item 8A

February 20, 2024

Dear Council,

I am unable to attend Thursday's council meeting but wanted to give you my thoughts regarding agenda item 8A.

CWEP has raised over 400K for wharf improvements that have been listed in staff reports dated August 24, 2023, and December 14, 2023. A resolution was passed at its August meeting codifying these improvements.

Those improvements include:

- Artistic Features: improved entry gate, mosaic art, donor feature, bronze scavenger hunt
- Sightseeing binoculars
- Benches, tables, enhanced light standards, trash receptacles, water filling station with foot wash, fish station

Although tonight's staff report budget lists CWEP contribution as 400K, it makes no mention of the scope of improvements that have been previously agreed upon, instead only mentions lighting, furniture and viewing stations which the city seems to want Cushman Contracting to provide. What, specifically, would that include?

Considering there is now a large shortfall, I want to make sure all the items we have raised community funds for get funded. It is for this very scenario our group asked for the city's commitment in two meetings. Often, when push comes to shove at the end of a project, things get cut. This cannot happen with our community-raised funds.

Please ensure that the city is still dedicated to funding all the components CWEP has raised funds for are left intact.

Further, it concerns me that we have not seen a Cushman Contracting bid and have been told there is not one. Keep in mind, the city granted \$250,000 to install the CWEP improvements so the CWEP totals only include purchase.

Thank you for your past support of our project, we truly appreciate your continued support.

Gayle Ortiz

## Westly, Austin

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**From:** LISA GRUBER <lisagruber@gmail.com>  
**Sent:** Tuesday, February 20, 2024 1:55 PM  
**To:** City Council  
**Subject:** Capitola Wharf Resiliency and Public Access Project

Council Members,

My husband David and I have been Depot Hill homeowners since 2001. We strongly agree with Paul Estey's email below and did not see a reason to rewrite his letter.

Thanks for your consideration.

Lisa and David Gruber  
204 Central Ave

**Lisa Gruber**  
415.385.1471

----- Forwarded message -----

**From:** Paul Estey <[paul.estey1@gmail.com](mailto:paul.estey1@gmail.com)>  
**Date:** Mon, Feb 19, 2024 at 8:44 PM  
**Subject:** Capitola Wharf Resiliency and Public Access Project  
**To:** <[citycouncil@ci.capitola.ca.us](mailto:citycouncil@ci.capitola.ca.us)>

Councilmembers:

I am surprised 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) The assessment of "total loss" of the Wharf House Restaurant was done by the City's staff. It seems prudent given the nature of building and its popularity with the public to have a third party review the state of building and weigh in on the potential for repairs, if any. That review will not take a significant amount of time and will assure the public that due process was completed before one of the iconic buildings in the city is demolished.
- 2) Assuming that the conclusion holds that both buildings need to be removed, the City should open up the demolition bidding process to other contractors. This is a substantial change to the original contract which envisaged that all the piling and decking rehab work would be completed with the two buildings intact. It would not be unusual given the circumstances, to open the bidding process to those firms well-versed in demolition of old and unique structures. That strikes me as being fiscally responsible, if nothing else.



3) Moving forward with no plan for replacing the buildings and an implied promise to build something later with some un-identified funding source will leave the public with a bad taste in their mouths. This project spent considerable time in the review process prior to the letting of the contract to begin the work. Now a substantial change in that plan is occurring and there is no end game identified.

Perhaps I am unaware of the need for haste in moving forward with the proposed plans. The contractor bid the job knowing that they would have to work around these buildings so let them continue their work while the City more methodically and transparently determines the long-range plan for the project.

Thank you for your consideration,  
Paul Estey