

## Froelich, Brian

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**From:** Froelich, Brian  
**Sent:** Wednesday, May 31, 2023 10:18 AM  
**To:** Castagnola Deli & Cafe  
**Cc:** Bennett, Shelon  
**Subject:** RE: meeting - sidewalk lease and balance  
**Attachments:** Castagnola - Sidewalk Use - Lease Agreement - Unsigned 5.15.23.pdf

Hi Daniel,

Thank you for meeting with us two weeks ago and please find the attached lease agreement. Please take note of the strikeouts and underlined sections that are specific to this your lease and let me know if you have any questions. The lease remains a draft until the city receives the insurance documentation and payment in-full for outstanding rent.

Next steps:

1. Please contact your insurance carrier and add the City of Capitola as an additionally insured party. Please email or have your agent email the updated Certificate of Insurance to Shelon and copy me.
2. The total outstanding balance is \$1,312.
3. Please make the payment in full by June 29, 2023.

A question came up during the meeting about the rate of \$90 vs. \$108 per month. During the COVID period the rate was \$90. With the permanent program it is now \$108. The change in rate took effect city-wide on September 22, 2022 when the temporary program expired. If the above items are not completed by June 29, 2023 a revocation hearing will be scheduled with the Planning Commission.

Thanks,

Brian

Brian Froelich, AICP  
Senior Planner  
City of Capitola  
831.475.7300 x 259  
[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)

**Planning Counter Hours: 1 p.m. - 4 p.m., Monday - Friday**

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**From:** Castagnola Deli & Cafe <castagnoladeli@gmail.com>  
**Sent:** Friday, May 12, 2023 2:19 PM  
**To:** Froelich, Brian <bfroelich@ci.capitola.ca.us>  
**Subject:** Re: meeting - sidewalk lease and balance

Monday 1030 will work. Thank you Brian

On Fri, May 12, 2023, 1:36 PM Froelich, Brian <[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)> wrote:

Does Monday at 10:30 or Tuesday at 9:30am work?

Brian Froelich, AICP

Senior Planner

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**From:** Castagnola Deli & Cafe <[castagnoladeli@gmail.com](mailto:castagnoladeli@gmail.com)>

**Sent:** Thursday, May 11, 2023 4:39 PM

**To:** Froelich, Brian <[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)>

**Subject:** Re: meeting - sidewalk lease and balance

Okay. Do you have any morning times available?

On Tue, May 9, 2023, 1:19 PM Froelich, Brian <[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)> wrote:

Hi Daniel,

Are you available Friday at 2pm to come to the city office? Should be 20-30 minutes. Please let me know.

Thanks,

Brian

Brian Froelich, AICP

Senior Planner

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**From:** Castagnola Deli & Cafe <[castagnoladeli@gmail.com](mailto:castagnoladeli@gmail.com)>  
**Sent:** Friday, May 5, 2023 2:27 PM  
**To:** Froelich, Brian <[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)>  
**Subject:** Re: meeting - sidewalk lease and balance

Good Afternoon Brian.

Thank you for your email and following back with me. Appreciate

You and finance dept working with me on this matter. Waiving the late fees is a big help. Thank you. I'm available anytime next week except Tuesday. I will get lease agreement signed and returned ASAP. Off the top I should be able to get caught up by end of June, if not sooner. Thanks again. Have a great weekend

On Mon, May 1, 2023, 4:42 PM Froelich, Brian <[bfroelich@ci.capitola.ca.us](mailto:bfroelich@ci.capitola.ca.us)> wrote:

Hello Daniel,

I am following up after our phone call several weeks ago. You were clear that you want to continue using the sidewalk for tables and chairs, so we need to resolve several issues in order to keep the permit active. The Finance Department has agreed to waive the late fees and interest. I am requesting a meeting with you to discuss and resolve the open items.

Open Items:

1. Public Works Department needs a lease agreement signed and proof of insurance.
2. We need to agree on a deadline to pay the outstanding balance.

Please let me know a day in the coming week that you can meet at City Hall and we can begin resolving the open items and discuss the path forward. I am available at 10:30am on Wednesday or Friday or let me know another time that works better for you.

Best,

Brian

Brian Froelich, AICP

Senior Planner

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