

Capitola Planning Commission

Agenda Report



Meeting: May 4, 2023

From: Community Development Department

Topic: 1400 Wharf Road – Capitola Wharf

Permit Number: #20-0141

APN: 034-072-01, -02

Review of final designs for two public bathrooms for compliance with Condition #2 of permit #20-0141. The Capitola Wharf is located within the PF (Public Facilities) zoning district.

This project received a Coastal Development Permit issued by the California Coastal Commission.

Environmental Determination: Mitigated Negative Declaration

Property Owner: City of Capitola

Representative: Kailash Mozumder, Filed: 04.29.2020

Applicant Proposal:

The applicant, City of Capitola, was issued a Design Permit and Conditional Use Permit #20-0141 for the rehabilitation, repair, and expansion of the historic Capitola Wharf. Condition #2 of the permit required the final plans be brought back to the Planning Commission for review of four design elements prior to building permit. The current application is to satisfy condition of approval #2 related to design of new piles, the prefabricated restrooms, the relocated entrance gates, and the new security gates. The Capitola Wharf is located at 1400 Wharf Road in the PF (Public Facilities) zoning district.

Background:

The most recent structural alterations to the Capitola Wharf were in 1981, where significant portions of the wharf were replaced, and during the 2019-2020 storm season, when the wharf required emergency repairs due to wave damage. Uses for the wharf varied during its early existence, but since the 1920s it has been utilized for sport-fishing and recreation. In 1999, the Capitola City Council adopted the Historic Structures List, which identified the Capitola Wharf as a historic structure. The wharf has been closed to the public for safety since the beginning of January 2023 due to the most reason wave damage.

On June 4, 2020, the Planning Commission approved substantial renovations to the Capitola Wharf that included a 7,400 square-foot widening, new bathroom facilities, modifications to the entrance gate and a replacement security gate, as well as repair and replacement work throughout. As mentioned previously, a condition was added requiring the application be brought back to the Commission for final review of four design elements.

In December 2022, the U.S. Department of Housing and Urban Development (HUD) awarded the Capitola \$3.5 million for the wharf rehabilitation project.

On January 5, 2023, the wharf sustained substantial wave damage, which destroyed approximately 43 linear foot section (925 square feet) of the structure, severing access from the shore.

Discussion:

The Capitola Wharf is located next to the Capitola Village adjacent to the Venetian Historic District. The village is one of the original settlement areas and has a high concentration of historic structures. The wharf begins at the terminus of Wharf Road and spans approximately 866 feet in length. The wharf is publicly accessed by foot travel but is also accessed by motor vehicles primarily for handicap access and boat launching. The wharf contains several small structures, including two commercial structures, a restroom facility, a boat ramp, and an entrance gate.

Historic Resource

The proposed project includes significant alterations to the historic Capitola Wharf structure at 1400 Wharf Road. As part of the original application, Architectural Historian Leslie Dill reviewed the project for consistency with the Secretary of the Interior Standards for Rehabilitation as is required by the Capitola and under the California Environmental Quality Act (CEQA).

With respect to the initial designs, Ms. Dill found the proposed wharf rehabilitation, additions, and alterations to comply with the *Standards* as well as feasible. With respect to the restrooms, Ms. Dill supported the modern bathroom appearance with respect to *Standards* 3 and 9:

- Standard #3 “The restrooms are proposed to be modern in design and materials, so would not be mistaken for historic elements.”
- Standards #9 “The current design is compatible with this Standard, as it is compatible for its use of repetitive slats of vertical wood siding and for its compact, utilitarian massing. The design is differentiated by its contemporary flat roof and exposed stainless-steel components...”

The Planning Commission included Conditional of Approval #2 requiring the final plans to be reviewed by the Planning Commission for consistency with the Secretary of the Interior’s Standards for Rehabilitation, specifically the four elements noted in architectural historian’s report:

- a. Texture and finish of proposed exterior of the new piles and repaired piles
- b. Design, scale, materials, location, etc., of the prefabricated restrooms
- c. Design, scale, materials, etc., of the altered entrance gates: scale, materials, etc.
- d. Design, scale, materials, etc., of the new security gates

New and Repaired Piles

New and reinforced piles will both utilize black composite fiberglass material, similar to the piles that were already reinforced after the 2019-2020 storms. Pile widths vary depending on whether they are jacketed (reinforced) wood, jacketed steel, or new piles.

Prefabricated Restrooms

The project includes the replacement of an existing restroom located at the head of the wharf between Capitola Boat and Bait and the Wharf House restaurant with a new one-stall, Portland Loo design restroom. The area will be plumbed for two stalls in the event an additional bathroom is necessary. There is also a new three-stall restroom proposed at the base of the wharf entrance gateway.

The single-stall Portland Loo restroom measures approximately 55 square feet in size and eight-feet, eight-inches in height. The design utilizes coated steel panels with a flat roof and open steel louvers at the bottom and top of the restroom for venting. The Portland Loo design includes a toilet, sink, and baby changing area.

The three-stall restroom measures approximately 140 square feet in size and nine-feet, two-inches in height. The prefab structure is manufactured by Exeloo. There are two design options, each of which have identical height, shape, and footprint but differ by exterior cladding. Both designs feature stainless steel doors, extended front eaves, and raised vents. Design one utilizes vertical wood slat over metal paneling and design two utilizes horizontal wood board. The construction plans incorporate option one; however, the Planning Commission may direct staff to utilize the horizontal wood board if preferred.

Entrance Gateway

The existing entrance gateway will be preserved and relocated from its current location towards Wharf Road.

Security Gate

The project includes a new nine-foot security gate to replace the existing gate, also situated before the wharf restaurant and adjacent structures. The proposal has a swinging, arched metal gate with vertical posts, similar to the existing gate except modified to span the width of the expanded wharf.

Coastal Permit

The California Coastal Commission's (CCC) is responsible for authorizing the Coastal Development Permit (CDP) for the entirety of the proposed project because the entire wharf is located within the Commission's retained coastal permitting jurisdiction. A CDP was approved by the Coastal Commission on July 8, 2021, and issued to the City on July 19, 2021. Additions to the original scope of work due to storm damage were authorized under the 2021 approval as a minor modification.

Recommendation:

Staff recommends the Planning Commission review and approve the final designs details for the restrooms, gates, and pilings consistent with the previously approved Conditions of Approval and Findings for permit #20-0141.

Attachments:

1. 1400 Wharf Road – Phase 2 Drawings
2. 1400 Wharf Road – Project Rendering and Photos
3. 1400 Wharf Road – Historical Review - 2020
4. 1400 Wharf Road – Final Local Action Letter – 2020
5. 1400 Wharf Road – PC Staff Report – 06.04.2020

Conditions of Approval:

1. The project affirms the original approval of a Design Permit, Conditional Use Permit, and Initial Study/Mitigated Negative Declaration for the rehabilitation and repair of the historic Capitola Wharf. The project is conditioned under the existing Conditions of Approval for permit #20-0141 by the Planning Commission on June 4, 2020, except as modified through conditions imposed by the Planning Commission during the May 4, 2023, hearing.

California Environmental Quality Act Finding:

As part of the existing approval, the City adopted a Mitigated Negative Declaration (MND). A Mitigation Monitoring and Reporting Program (MMRP) was also adopted prepared pursuant to Section 21081.6. The MMRP has been incorporated into the existing conditions of approval by reference to ensure that impacts are reduced to a less than significant level. Additionally, the project has been reviewed and found to be consistent with Section 15300.2(f) for modifications to historical resources.

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