

CITY OF CAPITOLA CITY COUNCIL

RESOLUTION NO. XXXX

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CAPITOLA ADOPTING THE
CAPITOLA WHARF MASTER PLAN**

WHEREAS, the Capitola Wharf is a vital public asset that supports coastal access, recreation, commercial activity, and community identity; and

WHEREAS, in 2024, the City completed the Wharf Resiliency and Public Access Project, which addressed critical infrastructure needs including structural improvements and public amenities; and

WHEREAS, severe storm events in December 2023 caused significant damage to Wharf structures, necessitating their removal and prompting the need for a long-term vision for the Wharf; and

WHEREAS, in February 2024, the City Council directed staff to initiate preparation of a Wharf Master Plan to guide future improvements, uses, and investment; and

WHEREAS, the City retained Fuse Architecture to assist with community outreach, planning, and conceptual design services; and

WHEREAS, the City conducted extensive public outreach, including a community survey with over 1,000 participants, stakeholder meetings, and a public workshop, to inform development of Wharf concepts; and

WHEREAS, on June 26, 2024, the City Council reviewed public input and directed staff to proceed with a hybrid concept combining elements of a restaurant and fishing concession within one structure and creating a separate structure for public bathrooms and lifeguard rescue equipment storage; and

WHEREAS, the resulting Wharf Master Plan reflects this direction and establishes a cohesive vision that balances public access, recreation, economic vitality, public safety, and long-term resilience; and

WHEREAS, the Wharf Master Plan concept includes a single marketplace structure integrating a restaurant use and a fishing concession; new public amenities including public restrooms and a lifeguard station with marine rescue watercraft (jet ski) storage; and retention of existing Wharf features, including approximately 40 benches, 4 picnic tables, 4 viewing stations, 1 fish cleaning station, 3-stall restroom near the Wharf entrance, 10 bike racks, 1 boat hoist, and buoys; and

WHEREAS, the Wharf Master Plan is intended to guide future implementation, including potential public/private partnerships and issuance of a Request for Proposals (RFP) for development and operation of Wharf commercial uses; and

WHEREAS, adoption of the Wharf Master Plan does not constitute project approval but provides policy direction for future actions, which will be subject to environmental review

pursuant to the California Environmental Quality Act (CEQA) and applicable coastal permitting requirements.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Capitola as follows:

The Capitola Wharf Master Plan is hereby adopted as a guiding policy document for the future development, use, and improvement of the Capitola Wharf.

The Wharf Master Plan shall serve as the basis for:

- Preparation and issuance of a Request for Proposals (RFP) for a private entity to design, construct, and operate the marketplace;
- Evaluation of potential public/private partnership opportunities; and
- Future design development, permitting, and environmental review.

The City Council directs staff to proceed with implementation actions consistent with the Wharf Master Plan, including development of an RFP for consideration by the City Council.

Adoption of this Resolution does not approve any specific development project and does not commit the City to any funding or contractual obligations. All future actions shall be subject to separate City Council review and approval.

I HEREBY CERTIFY that the foregoing Resolution was passed and adopted by the City Council of the City of Capitola on the 23rd day of April, 2026, by the following vote:

AYES:
NOES:
ABSENT:
ABSTAIN:

Margaux Morgan, Mayor

ATTEST:

Julia Gautho, City Clerk