

Capitola City Council

Agenda Report



Meeting: March 13, 2025

From: Community Development

Subject: Public Outreach Long Term Plan for Capitola Wharf

Recommended Action: Receive report regarding the draft long term concepts for the Capitola Wharf and direct staff to proceed with public outreach in April and May 2025 utilizing the concepts.

Background: In 2024, the Wharf Resiliency and Public Access Project (Project) was completed. The Project focused on critical elements, including widening the Wharf, addressing failing pilings, replacing the deck, and adding new restroom facilities. Storms in December 2023 caused additional damage to both the Wharf and its structures, necessitating the removal of the buildings. In February 2024, the Council approved the demolition of the buildings and instructed staff to initiate the Capitola Wharf long-term planning process (Long-Term Wharf Plan).

On September 12, 2024, the City Council approved a contract with Fuse Architecture for outreach, planning, and design services for the Long-Term Wharf Plan.

Discussion: At the March 13, 2025, City Council meeting, Fuse Architecture will introduce six draft concepts for the Long-Term Wharf Plan. Staff, working with Fuse Architecture, will provide an update to the City Council on the project's progress, will introduce each concept, and will provide an overview of next steps.

These six concepts are designed to provide concrete starting points for public discussion and feedback. Following the presentation to Council, staff will initiate public outreach, actively seeking and ensuring opportunities for the public to contribute entirely new ideas.

Public Outreach: Staff proposes the following outreach plan.

1. Hosting Two Community Meetings
 - a. In-person interactive community meeting at New Brighton Middle School date TBD
 - b. Virtual meeting on April date TBD
2. Public Survey: A public survey will be open online April 1 – April 30. Paper surveys will be available at City Hall and the Library.
3. Meetings with Capitola Stakeholder Groups: During April and May, staff will meet with the Art and Cultural Commission, Commission on the Environment, Finance Advisory Committee, Historical Museum Board, Planning Commission, representatives from the CWEP Board, and representatives from the CVWBIA during their regularly scheduled meetings. Each board, commission, and community group will be provided with an overview of the Wharf concepts and asked to provide input and ideas. Members of these stakeholder groups are also encouraged to participate in the community meetings and the survey.

Draft Concepts/Alternatives: On March 13th, Fuse Architecture will present the following draft alternatives, including a summary of each concept, conceptual site plans and images, square feet estimates for structures, and preliminary cost estimates.

The alternatives include:

Option 1: Public Open Space with Enhanced Public Realm:

- A. Wharf with all areas open to the public. No leased space.
- B. Public gathering infrastructure, including benches, stage, and shade structures.
- C. Additional public restroom(s).
- D. Remove hoist

Option 2: Enhanced Public Realm and Mobile Vendors

- A. Open space with up to 4 mobile kiosks for a variety of uses.
- B. Public gathering infrastructure, including benches, stage, and shade structures.
- C. Additional public restroom(s).
- D. Remove hoist.

(Examples for mobile kiosks include: Food/Drink/Mobile Fishing Shop/Non-Power Water Craft Rental - Kayaks, Paddle Boards)

Option 3: Enhanced Public Realm and Fixed Fishing Concession

- A. Fixed low-cost structure for fishing concession with boat rental, repair, fixed boat storage, mooring buoys, dingy service, and hoist.
- B. Public gathering infrastructure including benches, stage, and shade structures.
- C. Fixed lifeguard station with personal rescue watercraft (PRWC).
- D. Additional public restroom(s) at the end of the Wharf.

Option 4: Enhanced Public Realm, Fixed Low-Cost Fishing Concession, and Mobile Vendor(s):

- A. Fixed low-cost structure for fishing concession with boat rental, repair, fixed boat storage, mooring buoys, dingy service, and hoist.
- B. Mobile kiosks for food/beverage operations.
- C. Public gathering infrastructure, including benches, stage, and shade structures.
- D. Fixed lifeguard station with personal rescue watercraft (PRWC).
- E. Additional public restroom(s) at the end of the Wharf.

Option 5: Enhanced Public Realm, Fixed Fishing Concession, and Flexible Market Space:

- A. Fixed all-weather building for a fishing concession with boat rental, repair, fixed boat storage, mooring buoys, dingy service, and hoist.
- B. Fixed flexible open market space for food & beverage concessions and open space for public.
- C. Fixed lifeguard station with personal rescue watercraft (PRWC).
- D. Public gathering infrastructure, including benches, stage, and shade structures.
- E. Additional public restroom(s) at the end of the Wharf.

Option 6: Enhanced Public Realm and Permanent Structures for Fishing Concession and Restaurant:

- A. Fixed all-weather building for a fishing concession with boat rental, repair, fixed boat storage, mooring buoys, dingy service, and hoist.
- B. Fixed all-weather building for a full restaurant.
- C. Fixed lifeguard station with personal rescue watercraft (PRWC).
- D. Public gathering infrastructure, including benches, stage, and shade structures.
- E. Additional public restroom(s) at the end of the Wharf.

During the March 13th presentation, the City Council will have the opportunity to identify any additional considerations to be included in the alternatives. Once direction is provided, the project consultant will incorporate requested changes and initiate the public outreach process.

Next Steps:

Step 1: Public Outreach on Alternatives: Public outreach will be conducted through community meetings, a survey, and meetings with Capitola boards, commissions, and stakeholder groups, as previously outlined.

Step 2: City Council Presentation with Recommendation: The findings of the public outreach will be presented to the City Council, along with Fuse Architecture's recommended alternative for the Plan. The City Council will provide feedback on the recommendation prior to final development and design.

Step 3: Final Development of Wharf Plan: The final development design plans for the Wharf Plan will include a site plan, a description of uses and programmed area, 360-degree conceptual elevations and renderings, updated cost estimate, and overview of applicable permits and CEQA. The Wharf Plan will be presented to the City Council for adoption.

Fiscal Impact: The FY 2024-25 Budget included \$75,000 for the Wharf Plan. On September 12, 2024, the City Council approved the agreement with Fuse Architecture in the amount of \$75,000.

Attachments:

1. Draft Alternatives Analysis Report

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Julia Gautho, City Clerk

Approved By: Jamie Goldstein, City Manager