



City Manager Department

Memo

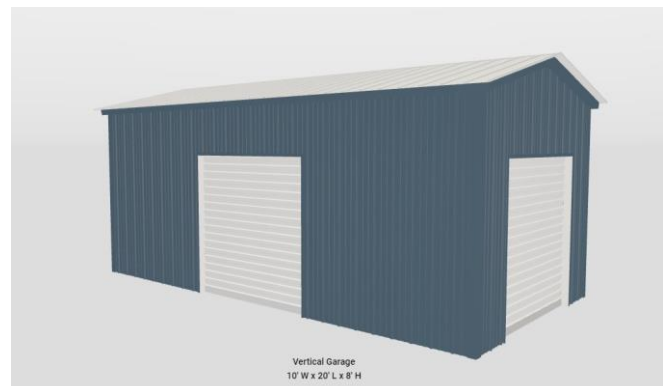
To: City Council
From: Chloé Woodmansee, Assistant to the City Manager
Date: June 11, 2024
Re: Item 9A: Short-Term Wharf Use Agreement and Temporary Structure Plan

Last Thursday, the Capitola Planning Commission met and received an update on the Wharf temporary structure plan. Since the temporary buildings do not require Planning Commission review, but will be in a prominent location on the Capitola Wharf, the Planning Commission established an ad-hoc committee comprised of Chair Christiansen, Commissioner Westman, and the owners of Boat and Bait, to review the proposed colors and materials of the structure.

The ad-hoc committee met on Monday, June 10, 2024. During the meeting, the committee recommended the following changes to the temporary structures as they were depicted in the published staff report:

1. Change the color from royal blue to slate blue
2. Change roof design from rounded to pitched
3. Change siding from horizontal to vertical
4. Add two windows

The ad-hoc committee recommended structures would look like the following:



The temporary structures require an administrative permit issued by the Community Development Director consistent with Capitola Municipal Code section 17.96.180.C.5. The standard allows a commercial modular unit to be used as a work site for employees of a business displaced during construction for twelve months (and the potential for two twelve-month extensions). Upon authorization of the lease, Director Herlihy will issue the temporary permit through December 31, 2025, and Public Works will order the temporary structures.

The ad-hoc committee recommendations result in an increased cost of approximately \$3,000. The following is a cost summary breakdown for all expenses related to the short term lease.

Temporary Buildings	\$ 19,050
Second Storage Shed	\$ 3,000
Electrical and Flooring Installation Allowance	\$ 10,000
Total for Temporary Concessions	\$ 32,050
Hazardous Materials Shed	\$ 11,000
Total	\$ 43,050