

# Capitola Planning Commission

## Agenda Report



**Meeting:** May 1, 2025

**From:** Community Development Department

**Subject:** Capitola Wharf Master Plan

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**Project Description:** Review of draft options for the future buildout of the Capitola Wharf.

**Recommended Action:** Provide feedback for City Council on the draft concepts for the Capitola Wharf Master Plan.

**Property Owner:** City of Capitola

**Representative:** Fuse Architecture

**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 use and development planning process (Capitola Wharf Master Plan).

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

On March 13, 2025, the City Council directed staff to proceed with public outreach utilizing the concepts.

**Discussion:** As part of the public outreach for the Capitola Wharf Master Plan, staff is presenting the Wharf options to multiple stakeholder groups to receive input on the initial seven options. At the May 1, 2025, meeting, the Planning Commission will receive a presentation on the seven Wharf options and then provide input and ideas that will be shared with City Council. The Commissioners' input should be related to the Planning Commissions role in project review of land use, design, coastal development, historic preservation, and circulation.

The alternatives include:

- Option 1: Open Space
- Option 2: Open Space with Mobile Vendors
- Option 3: Existing Fishing Concession (with added bathroom)
- Option 4: New Larger Fishing Concession
- Option 5: New Larger Fishing Concession and Mobile Vendor(s)
- Option 6: New Larger Fishing Concession and Flexible Market Space
- Option 7: Permanent Structures for Fishing Concession and Restaurant

New information since agenda publication:

Upcoming Public Input Opportunities:

Public Survey: Open May 1 – May 30<sup>th</sup> at [www.cityofcapitola.org](http://www.cityofcapitola.org)

Community Open House: Tuesday May 20, 2025. 6 pm at New Brighton Middle School.

**Attachments:**

1. Capitola Wharf Master Plan Concepts

Report Prepared By: Katie Herlihy, Community Development Director

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community Development Director