

# Capitola Planning Commission

## Agenda Report



**Meeting:** August 21, 2025

**From:** Community and Economic Development

**Subject:** 1400 Wharf Road

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**Project Description:** Amendment to permit #20-0141, a Design Permit and Conditional Use Permit for the rehabilitation, repair, and expansion of the historic Capitola Wharf. The Capitola Wharf is located at 1400 Wharf Road within the PF (Public Facilities) zoning district, at APN: 034-072-01, -02. This project received a Coastal Development Permit issued by the California Coastal Commission.

**Recommended Action:** Approve the amendments for permit #20-0141 and provide direction on the location of the donor panels.

**Property Owner:** City of Capitola

**Representative:** Katie Herlihy, Community and Economic Development Director

**Background:** The California Coastal Commission (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. The City received a Coastal Development Permit for the demolition of the commercial structures.

On March 27, 2024, the Planning Commission reviewed and approved an updated Capitola Wharf Design Permit which included: a new entryway arch with gate, enhanced lighting, public restrooms, a water fill station, forty benches, four viewing stations, four picnic tables, ten bike racks, bronze fish, a mosaic donor panel art piece, a fish cleaning station, and trash receptacles. Since the meeting, the City received a grant for interpretive signs along the wharf to explain the surrounding natural systems. These will include one kiosk by the entryway and four signs, one at each viewing station.

**Discussion:** The Wharf Improvement Project is in the final stages of implementation. The remaining installation items include ten wave-style bicycle racks, four interpretive signs (one at each viewing station), one interpretive kiosk near the Wharf entry, and the bronze fish leading from the kiosk to each of the viewing stations.

As part of the final design elements, staff is recommending relocating the donor recognition panel from the originally planned location at the west side of the Wharf entrance to an alternative location. The two options under review are: (1) in front of the Wharf entry on the west side, or (2) just inside the Wharf entrance on the east side, immediately before the stairs leading down to the beach. The potential change is recommended because the west side of the Wharf entrance is heavily programmed with multiple amenities including public restrooms, a water refill station, an interpretive kiosk, and ten wave-style bicycle racks. Relocating the donor panel will reduce congestion in the west-side entry area. Attachment one is the updated site plan with donor panel options.

**CEQA:** 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.

**Findings and Conditions of Approval:**

The finding and conditions of approval of permit #20-0141 are unchanged.

**Attachments:**

1. Updated site plan with donor panel options
2. Interpretive signs
3. Wave Bicycle Racks

Report Prepared By: Katie Herlihy, Community and Economic Development Director

Reviewed By: Rosie Wyatt, Deputy City Clerk

Approved By: Katie Herlihy, Community and Economic Development Director