

**Gautho, Julia**

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**From:** michael routh <qwakwak@gmail.com>  
**Sent:** Friday, February 2, 2024 4:09 PM  
**To:** City Council  
**Subject:** MGP Property height limit

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Mayor and Council members,

I have some questions regarding the proposed changes to the Housing Element as it relates to the Capitola Mall site.

MGP claims without the height increase from 50' to 75' it is not economically feasible to develop 853 units on the unencumbered developable land under MGP ownership. They are requesting the zoning code be amended to allow this height increase.

Has the city or any city hired consultant completed an economic analysis to determine if the MGP assertions are valid? Perhaps this has been done, but if not, it would seem to be a logical step before granting a 50% increase in building height that will forever change the character of 41st Ave and open the door to increased densities and height the length of the Avenue.

When current MGP land encumbered by lease agreements becomes free to be redeveloped into other commercial uses or additional housing, will a 75' height limit also apply to those areas of MGP property?

Respectfully,

Mick Routh

Sent from my iPad