

September 11, 2025

BY ELECTRONIC MAIL

Katie Herlihy, Community and Economic Development Director  
420 Capitola Ave,  
Capitola, CA 95010

kherlihy@ci.capitola.ca.us

**Re: September 11, 2025, City Council Item No. 9.A; Capitola Mall Update – Merlone Geier Partners' Comments**

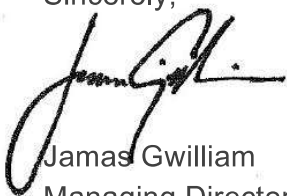
Dear Ms. Herlihy:

We are writing to support implementation of the zoning code updates necessary to facilitate redevelopment of our property, the Capitola Mall in keeping with the timeline and objectives of the 2024 approved Housing Element. MGP has provided staff with a summary of the code changes that if implemented would facilitate redevelopment. Having the zoning code in place is one step to a longer process that MGP must then undertake to prepare a plan in keeping with code requirements, solicit community input, and secure approvals from adjacent property owners.

To that end, we do not see the benefit of additional community input at this stage in the process. There was input during the Housing Element update and there will be additional community outreach during any subsequent design review process related to mall redevelopment.

If with the understanding of the process that is yet to transpire, Staff and Council feel strongly that community meetings need to occur now, we would be open to the modified Option 1.5 that staff is recommending so long as the timeline of zoning code updates be adopted prior to the end of the year.

Sincerely,



James Gwilliam  
Managing Director  
Merlone Geier Partners