

**From:** [Steve Monowitz](#)  
**To:** [midcoast.claire](#)  
**Cc:** [Bharat Singh](#); [Angela Montes](#)  
**Subject:** RE: Please pull the item regarding Midcoast housing cap from the upcoming agenda  
**Date:** Tuesday, May 26, 2026 12:05:51 PM

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Hi Claire,

Thank you for your message. I recognize the importance of this issue to the community and apologize that it has been scheduled for Planning Commission consideration before the Midcoast Community Council had an opportunity to review and comment on it. I am sure you understand the urgency of this item due to the impact that the cap is having on projects currently in our review pipeline. Given that the action to be taken by the Planning Commission will be advisory only, we think it makes sense to move forward with tomorrow's hearing, and to obtain the MCC's feedback before the Board of Supervisor's acts on it. I understand that Bharat has been in touch with Kimberely and will attend the May 27 MCC meeting to present the item. Here is the information Bharat shared with her regarding the item earlier today:

*In a nutshell, we aren't changing the 40 residential unit permits/year cap, but changing the method on how affordable housing projects that exceed the cap are averaged out over the following years to maintain the 40 permits/year limit. The existing process will stall a significant number of permits in the review process until January 1, 2028, and will not allow us to take new applications till then. We are recommending a different way of averaging out excess affordable units to capture unrealized permit allowances from past years so that present permits in process and potential applications for 2026/2027 can be accepted and processed without exceeding the 40 permits/year.*

We welcome any comments that you or other individuals may want to share with the Planning Commission tomorrow, and will consider any comments submitted by the MCC before the Board of Supervisors takes action on the proposed amendment at a subsequent hearing.

Sincerely,  
Steve

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**From:** CLAIRE TOUTANT <[midcoast.claire@gmail.com](mailto:midcoast.claire@gmail.com)>  
**Sent:** Saturday, May 23, 2026 2:05 PM  
**To:** Planning\_Commission <[planning\\_commission@smcgov.org](mailto:planning_commission@smcgov.org)>  
**Subject:** Please pull the item regarding Midcoast housing cap from the upcoming agenda

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Although I am a member of the Midcoast Community Council, I am writing to you as an individual community member. This is because the MCC has received no notification regarding the proposed changes to our development cap and has therefore been unable to meet to formulate comments on it.

Regardless of the merits or lack thereof contained in the proposal before you, the community has had no opportunity to be aware of or comment on a plan that affects only the Midcoast and its infrastructure constraints. Just and fair governance would

allow the residents of the affected area a chance to weigh in.

I ask that you table this agenda item to give the community the opportunity to learn more about it and to consider responses.

Thank you.

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Claire Toutant

Secretary, Midcoast Community Council

[midcoastcommunitycouncil.org](http://midcoastcommunitycouncil.org)