

From: [kwilliams](#)
To: [Planning Commission](#)
Subject: Request to postpone consideration of changes to the County 40-unit housing cap in the LCP
Date: Tuesday, May 26, 2026 5:47:35 PM

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Dear Planning Commissioners,

I am writing as a resident of the unincorporated Coastsides to express concern that the proposed change to the Local Coastal Program to amend the 40-unit cap on housing permits requested by the County Department of Planning and Building, only affects the unincorporated Midcoast and yet the County has allowed no time for the community to learn about or understand this proposed change. One of the reasons the Midcoast Community Council exists is to function as a mechanism to ensure that the community is informed in a reasonable amount of time and that they have a voice in the process before decisions are taken on important and substantive policy issues that affect local residents. Yet no one from the County reached out to the Council, nor was there an announcement until May 20th just prior to a major holiday weekend. This isn't the action of a transparent and public serving Department, but has the appearance of an evasive one that doesn't see its job as primarily serving the best interest and needs of the entire community.

I believe the community should have the opportunity to learn about this proposed change and have a reasonable amount of time to develop and express any comments they may have before it is considered by the Planning Commission and the Board of Supervisors. This item was announced with very little time for citizens to be aware of it, understand it, and be able to comment prior to the Planning Commission meeting on May 27th.

In regard to this proposed policy change specifically, I believe the 40-unit cap is a cap or maximum not to exceed; it isn't a quota to achieve 40 units annually, so this change would change the original intent of the cap in the LCP. It was meant to slow down development to keep it in line with limited infrastructure and services, and those limitations haven't changed significantly. Slowing down permitting by two years seems to be exactly what the cap was intended to do, rather than back-filling to fast track more development in the next two years. The County understood this would be a consequence of approving Cypress Point on the timeline it did, so the cap is working the way it should. If every time the County decides it wants to get around it, there is an effort to change the way the cap works, that would seem disingenuous at best.

Again, I ask the Planning Commission to send this proposal back to the Department of Planning and Building with direction to allow a reasonable amount of time for community outreach and input before it brings such a significant proposal that will have serious consequences for the Coastsides, forward for approval.

Thank you,
Kimberly Williams