SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
UNDERUTILIZED SITES																
A	032-075-010 032-075-100	1 Engle Road	R4	Multi-Family High Density	0.23	50	12	0	0	1	8	9	Existing (2) Single Family Dwellings. On August 14, 2006, a 6-unit townhouse development was approved, however a building permit has not been issued yet.	Yes	None	
B	032-197-160 032-197-150 032-197-330	201 N. San Mateo Drive 111 & 113 Monte Diablo	E2 & R5	Executive Office	0.38	50	19	0	0	2	13	15	Existing (2) Single Family Dwelling and small medical office building. A new 16 unit residential building is currently being reviewed.	Yes	None	
C	032-292-070 032-292-080	117 & 121 N. San Mateo Drive	E2	Executive Office	0.59	50	30	0	3	0	30	33	Existing (2) medical office buildings. On August 12, 2008 a 33-unit building was approved by the Planning Commission.	Yes	None	
D	032-311-120 032-311-130	106, 110 & 120 Tilton Avenue	R5	High Density Multi Family	0.77	50	39	8	7	7	7	30	Existing 20-unit building and duplex. A 50-unit building is currently under review.	Yes	None	
E	032-323-310 032-323-140 032-323-150 032-323-160	72 B Street	C1/ R5	Neighborhood Commercial/ Medium-High Density Multi-Family	0.54	50	27	0	0	4	17	21	Commercial building on large undeveloped lot next to train station. Vacant for over 15 years.	Yes	Former laundry and dry cleaning use.	Parcels are considered aggregated because they are under a single ownership.

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
F	032-331-010 032-331-020 032-331-150	20 N. Railroad	R3	Medium Density Multi-Family	0.76 0.13 0.13 0.50	35	27	0	0	3	17	20	Existing industrial building with operating business and (2) single family dwellings.	Yes	None	These are the only R3 parcels in the immediate area. There are only two owners for 3 parcels, therefore the sites can be easily aggregated by one of the existing owners.
G	033-081-280	480 Bayshore Blvd	R4	High Density Multi-Family	0.93	50	47	10	8	9	9	36	Existing 1956 operating motel.	Yes	None	
H	033-171-040 033-171-050 033-171-060 033-171-180	155 Kingston Street	R4	High Density Multi-Family	1.24 0.09 0.13 0.13 0.89	50	62	13	11	12	12	48	Existing single story 1952 shopping complex operating at a marginal level with multiple vacancies over the past 5 years.	Yes	None	Several discussion have occurred with the majority owner about the aggregation of these lots and constructing residential on the site.
I	034-158-090 034-158-100 034-158-110 034-158-120	15-27 S. Claremont Street	R4D	High Density Multi-Family	0.38	50	19	0	0	2	16	18	Existing (3) Single Family Homes. An 18-unit townhome development was approved on May 9, 2006.	Yes	Cultural Resources Mitigated with approved project.	

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
J	034-196-010 034-196-020	234 7th Avenue	C1/ R5D	Neighborhood Commercial/ Medium-High Density Multi-Family	0.23	50	12	0	0	1	8	9	Existing 6--unit apartment building and vacant lot. A mixed-use building consisting of 11-units over commercial is currently under review.	Yes	None	
K	034-198 090 034-198-100	807 Laurel Avenue	R6D	High Density Multi-Family	0.24	50	12	0	0	1	8	9	Existing 1962 3-unit building previously reviewed for demolition and reconstruction with a density of 12 units.	Yes	None	Parcels are considered aggregated because they are under a single ownership.
L	035-200-070	1620 S. Delaware Street	TOD	Transit Oriented Development	0.30	50	15	0	0	2	10	12	Existing operating outdoor car wash structure.	Yes	None	
M	035-200-120	1650 S. Delaware Street	TOD	Transit Oriented Development	1.07	50	54	11	9	10	10	41	Existing operating commercial building.	Yes	None	
N	035-200-160 035-200-040	1630 Delaware	TOD	TOD	5.20	50	260	54	46	50	50	200	Existing operating post office and service parking lot.	Yes	None	Parcels are considered aggregated because they are under a single ownership.
O	035-200-180 035-200-060	1700 S. Delaware Street	TOD	Transit Oriented Development	11.98	50	599	125	106	115	115	461	Existing big box retail operating at a marginal level. A mixed-use project consisting of 600-units and commercial is currently being reviewed.	Yes	Traffic. Mitigated with project.	

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity: Extremely Low/ Very Low	Realistic Capacity: Low	Realistic Capacity: Moderate	Realistic Capacity: Above Moderate (Market)	Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
P		Leslie/17th/ Railroad	TOD	Transit Oriented Development	1.62	50	81	17	14	16	16	62	Existing operating industrial buildings with various large parking and/or service lots.	Yes	None	Parcels are under separate ownership, however development would necessitate parcel aggregation because of the increased density incentives allowed with larger lots. Furthermore, with the lots adjacency to the Hayward Park Caltrain Station, the developmen
	035-215-050				1.02											
	035-215-060				0.3											
	035-221-010				0.16											
	035-221-020				0.14											
Q		S. Delaware/ Concar/ S. Grant/ Highway 92	TOD	Transit Oriented Development	14.53	50	727	151	129	140	140	559	Existing large multi-tenant shopping complex with multiple vacancies.	Yes	Former Gas Station	Parcels are under separate ownership, but have consistently been treated as one shopping center development. The shopping center has numerous access easements and shared parking which would limit the development without the aggregation of parcels. Furth
	035-242-090				0.24											
	035-242-140				5.41											
	035-242-160				0.39											
	035-242-170				5.06											
	035-242-190				0.41											
	035-242-200				0.41											
	035-242-210				1.86											
	035-242-220				0.75											

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
R	035-320-120	200 S. Delaware Street	TOD	Transit Oriented Development	2.1	50	105	22	19	20	20	81	Old police station. A RFQ has been issued for an affordable residential development.	Yes		
S	035-320-360	1949 Pacific Blvd	TOD	Transit Oriented Development	5.68	50	284	59	50	55	55	219	Existing City of San Mateo corporation yard.	Yes	Automobile repair use.	
T	035-320-450	2090 S. Delaware Street	C3	Regional/ Community Commercial	2.73	50	137	0	0	11	100	111	Existing industrial building.	Yes		
U	035-421-450	2868 S. Norfolk Street	R3	Medium Density Multi-Family	0.41	35	14	0	0	0	10	10	Existing (3) vacant residential buildings. A 10-unit townhome development was approved on July 25, 2006, but a building permit has not been issued.	Yes	None	
V	035-431-090	1633 Marina Court	R3	Medium Density Multi-Family	6.78	35	237	0	0	3	27	30	Existing residential apartment complex. On February 12, 2008 a 30-unit apartment building was approved.	Yes	Near Lagoon. Mitigated with project.	
W	039-030-110 039-030-310	220 W. 20th Avenue	E1/ R4	Executive Park/Multi-Family High Density	3.99	50	200	41	35	38	38	154	Existing (2) commercial buildings. A mixed-use development with 197 units and commercial is currently under review.	Yes	None	

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
X	039-052-350	229 W. 20th Avenue	R3	Medium Density Multi-Family	5.40	35	189	39	33	36	36	146	Existing private member club. Preliminary conversations with the owner to convert to residential have occurred.	Yes	None	
Y	039-060-010	205 West 20th Avenue	E1/R 4	Executive Office/High Density Multi-Family	0.25	50	13	0	0	2	9	10	Existing small commercial building.	Yes	None	
Z	039-060-250	31 West 20th Avenue	R4	High Density Multi-Family	0.14	50	7	0	0	1	4	5	Existing Single Family Dwelling.	Yes	None	
AA	039-351-070	2743 El Camino Real	TOD	Transit Oriented Development	0.82	50	41	9	7	8	8	32	Existing operating multi-tenant commercial building.	Yes	None	
BB	039-351-100 039-351-110 039-351-120 039-351-130 039-351-140	2817-2841 S. El Camino Real	TOD	Transit Oriented Development	2.11 0.82 0.80 0.27 0.11 0.11	50	106	22	19	20	20	81	Existing fast food restaurant, parking lots and various marginally operating commercial businesses.	Yes	None	Due to limited access issues and problematic lot configurations, feasible development would require the aggregation of multiple parcels. Furthermore, the City has received a grant to review these parcels for development in conjunction with the possible r

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
CC	039-351-170 039-351-180	2901-2905 S. El Camino Real	TOD	Transit Oriented Development	0.99	50	50	24	43	0	1	68	Existing single story commercial building. A 68-unit affordable project is currently under construction.	Yes	Former automobile repair use. Mitigated via project.	
DD	039-360-060 039-360-070	3025 S. El Camino Real	TOD	Transit Oriented Development	3.13	50	157	33	28	30	30	121	Existing vacant restaurant and large parking lot next to train station.	Yes	None	Parcels are considered aggregated because they are under a single ownership.
EE	042-201-320	514 La casa Avenue	R1C	Public Facility	6.20	9	56	0	0	25	18	43	Existing old public school.	Yes	None	
FF	042-245-120	4300 S. El Camino Real	C1/R 4	Neighborhood Commercial/ Medium-High Density Multi-Family	0.30	50	15	0	0	0	10	10	Existing 2-story commercial building. A mixed-use 10-units over commercial was approved on May 27, 2008.	Yes	None	
GG	279-41-31 279-41-32 249-41-40	SBE Lots @ Highway 92/Pacific Blvd	TOD	Transit Oriented Development	4.00	50	200	42	35	39	39	154	Existing utilities lot with minor storage buildings.	Yes	None	Parcels are considered aggregated because they are under a single ownership.
				Underutilized Sites Subtotal			**3847**	**678**	**603**	**664**	**911**	**2857**				

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
VACANT SITES																
A	032-312-250	131 Baldwin Avenue	E2/R 4	Executive Office/High Density Multi-Family	0.30	50	15	0	0	2	10	12	Parking Lot	Yes	None	
B	032-442-200	El Camino Real @ 2nd Street	E2/R 5	Executive Office/High Density Multi-Family	0.17	50	9	0	0	1	6	7	Vacant Site	Yes	Near San Mateo Creek	
C	033-163-010 033-163-020	728 2nd Avenue	R4D	High Density Multi-Family	0.42	50	21	0	0	2	14	16	Vacant Site	Yes	Near San Mateo Creek	Parcels are considered aggregated because they are under a single ownership.
D	033-163-030 033-163-040	216-222 Fremont Street	R4D	High Density Multi-Family	0.40	50	20	0	0	2	13	15	Vacant Site	Yes	None	Parcels are considered aggregated because they are under a single ownership.
E	033-281-140	Worker Resource	CBD-S	Central Business Support	1.25	50	63	13	11	12	12	48	Parking Lot	Yes	None	
F	034-143-010	2 East 3rd Avenue	CBD	Central Business	0.2	50	10	0	0	1	7	8	Vacant Site	Yes	Former Gas Station	Mixed-Use project currently proposed.
G	034-161-090	39 Delaware Street	R2	Low Density Multi-Family	0.54	17	9	0	0	1	6	7	Vacant Site	Yes	None	

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
H	034-183-060	480 4th Avenue	CBD-S	Central Business Support	1.16	50	58	12	10	11	11	45	Vacant Site	Yes	None	
I	035-503-390	400 Mariner's Island Blvd	C2	Regional/ Community Commercial	2.87	50	144	0	0	11	65	76	Vacant Site	Conditioned as Part of the Approved Project	Near San Francisco Bay	Project has received Planning approval.
J	038-282-020	North of Verona Ridge	R3	Medium Density Multi-Family	0.94	35	33	7	6	6	6	25	Vacant Site	Yes	None	
K	039-501-110	North of the Peninsula Golf & Country Club	R1B	Single Family	4.45	9	40	0	0	18	13	31	Vacant Site	Yes	None	
L	040-030-190	BMSP - Residential Block 1	BMSP	TOD	2.16	50	108	0	0	11	97	108	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
M	040-030-190	BMSP - Residential Block 2	BMSP	TOD	3	50	150	0	0	8	78	80	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
N	040-030-190	BMSP - Residential Block 3	BMSP	TOD	6.8	50	340	0	0	16	140	156	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
O	040-030-190	BMSP - Residential Block 4	BMSP	TOD	1.65	50	83	0	0	7	64	71	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
P	040-030-190	BMSP - Residential Block 5	BMSP	TOD	4.38	50	219	0	0	8	68	76	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
Q	040-030-190	BMSP - Residential Block 6	BMSP	TOD	1.9	50	95	0	0	5	49	54	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
R	040-030-190	BMSP - Residential Block 7	BMSP	TOD	3.15	50	158	0	0	16	142	158	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
S	040-030-190	BMSP - Residential Block 8	BMSP	TOD	4.2	50	210	0	0	7	67	74	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
T	040-030-190	BMSP - Residential Block 9a	BMSP	TOD	3.07	50	154	0	0	4	20	24	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
U	040-030-190	BMSP - Residential Block 9b	BMSP	TOD	1.6	50	80	0	0	3	28	31	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
V	040-030-190	BMSP - Block Mixed-Use 1	BMSP	TOD	2.8	50	140	29	25	27	27	108	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
W	040-030-190	BMSP - Block Mixed-Use 2a	BMSP	TOD	1.36	50	68	0	0	7	81	88	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
X	040-030-190	BMSP - Block Mixed-Use 3a	BMSP	TOD	1.17	50	59	0	0	8	68	76	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
Y	040-030-190	BMSP - Block Mixed-Use 4	BMSP	TOD	0.87	50	44	0	0	7	63	70	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
Z	040-030-190	BMSP - Affordable Housing Block	BMSP	TOD	1	50	50	10	9	10	10	39	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Project has received Planning approval.
AA	041-200-500	De Anza/Polhemus	R2	Low Density Multi-Family	0.53	17	9	0	0	1	6	7	Vacant Site	Yes	Steep Slope	
BB	041-212-340	Liaw/Polhemus Road	R1A	Single Family	7.37	9	66	0	0	30	21	51	Vacant Site	Yes	Steep Slope & Heritage Trees	
CC	042-012-020	907 Laurelwood Drive	R1B	Single Family	1.66	9	15	0	0	2	10	12	Vacant Site	Yes	None	
DD	042-121-060	36th Avenue @ Cole Grove	C3/R4	Regional/ Community Commercial/High Density Multi-Family	1.43	50	72	15	13	14	14	55	Parking Lot	Yes	None	

SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Comments
								Extremely Low/ Very Low	Low	Moderate	Above Moderate (Market)					
						Vacant Sites Subtotal	2538	86	73	258	1216	1628				
						Residential Capacity Grand Total	6384	765	677	922	2127	4484				
						City of San Mateo RHNA #s		695	500	589	1267	3051				
						Minus Pipeline Projects		0	(20)	(18)	(340)	(378)				
						Final Adjusted RHNA #s		695	480	571	927	2673				
						Surplus/Shortfall		70	197	351	1200	1811				

APPENDIX A REFERENCE NOTES

Underutilized Sites	This section refers to sites that can be redeveloped for housing or for additional housing. A majority of these sites are underperforming and may be redeveloped due to their Transit Oriented Development Zoning or proximity to transit. A third of the sites listed in this section currently have residential projects that are being reviewed, approved or are under construction.
Vacant Sites	The section lists the very limited available vacant land in the City of San Mateo available for large scale residential development. Half of the sites identified in this section are part of the Bay Meadows II development and have planning approval for high density residential projects
Mathematical Capacity	The Mathematical Capacity is derived from the maximum units per acre multiplied by the actual size of the identified parcel. Development standards that may limit the number units allowed were not applied to this calculation.
Realistic Capacity	The Realistic Capacity is calculated using historical development and approval trends which has shown that since 2001, the City approves residential development at 77% of the maximum allowable density. This analysis includes all residentially and non-residentially zoned properties. Since uses other than residential are allowed on non-residentially zoned parcels, a further analysis was conducted to evaluate the number of units approved on these non-residentially zoned parcels. Historical development on non-residential zones has shown that either all residential is approved on the sites or a mixed-use development occurs with either commercial on the ground floor or adjacent to the residential. The analysis also shows that the City approves residential at 85% of the maximum allowable density on these non-residentially zoned parcels. While the Realistic Capacity calculation could have used 85% for non-residentially zoned properties, the overall 77% is more conservative to ensure that the City has adequate sites for housing development to meet the Regional Housing Needs Assessment numbers
Existing Use or Proposed Development	Describes what is currently on the site and or what is being proposed/approved/under construction.
Infrastructure Capacity	Infrastructure Capacity refers to the availability of both water and sewer infrastructure for each of the sites listed in Appendix A. Water is dispersed by CalWater who has a contract with the San Francisco Public Utilities Commission (SFPUC). According to CalWater's Urban Water Management Plan existing and future water supplies has been secured with the SFPUC. Sewer service is provided by the City of San Mateo's Public Works Department. Following a 1996 Waste Water Treatment Plant expansion, the City should have adequate sewer service for the projected population growth through the year 2025. Sites listed in Appendix A all have existing water and sewer connections or are may be easily connected to the existing infrastructure.
Possible or Known Environmental Issues	Issues are identified if known or assumed. For example, a former gasoline site will probably have underground storage tanks that need to be removed, if they haven't already.
Comments	Additional notes about the identified site are listed here.