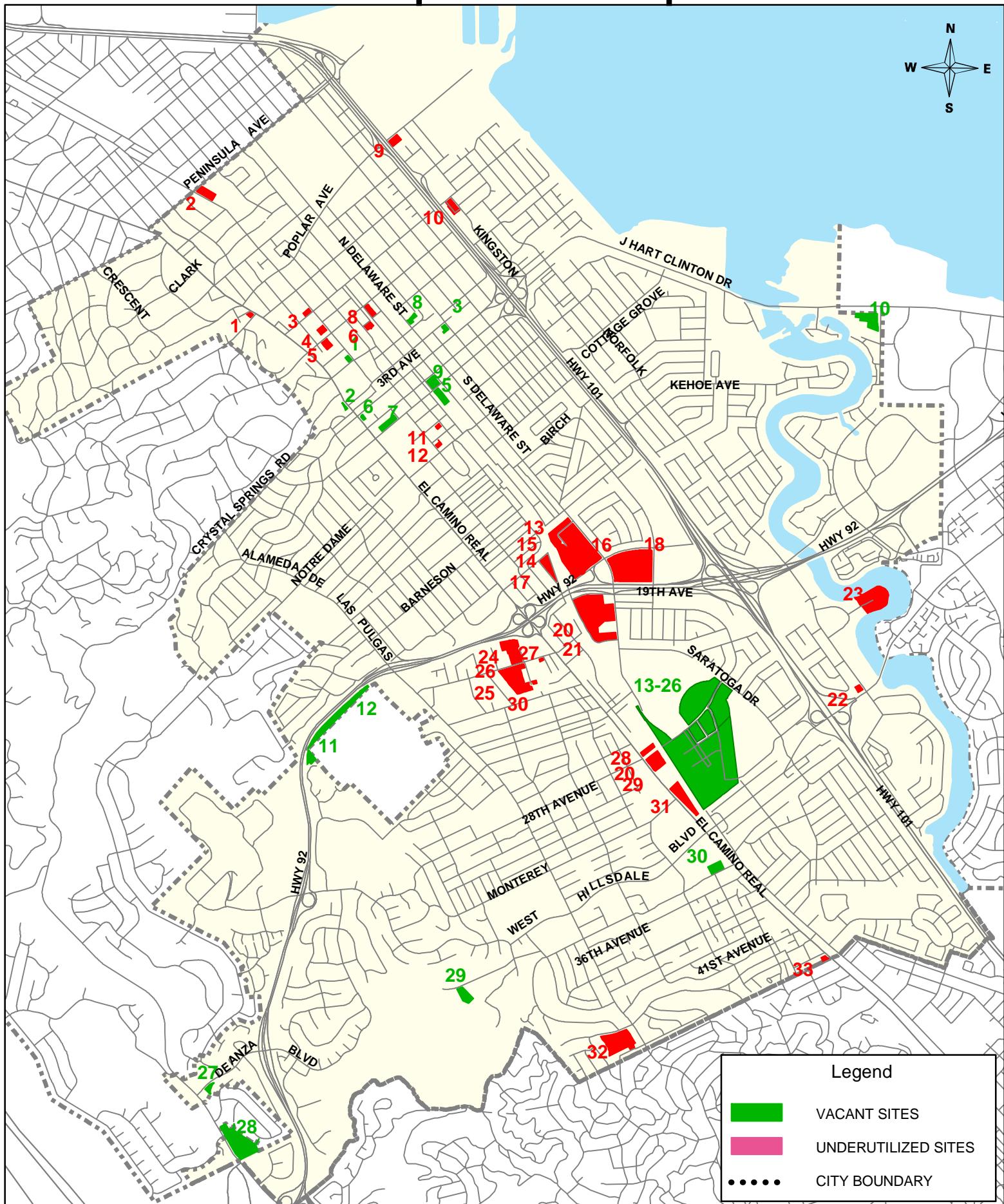


Adequate Sites Map



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Underutilized Sites																Potential CEQA Streamlining*		Comments	
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	Within a PDA*	Plan EIR*	Housing Ops Sines*	
								Extremely Low	Low	Moderate	Above Moderate (Market)								
1	032-075-010 032-075-100	1 Engle Road	R4	Multi-Family High Density	0.23	50	12	0	0	1	8	6	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	No	No		
2	032-121-210	888 North San Mateo Drive	C3-2.0	Regional/Community Commercial	3.08	50	154	15	0	0	140	155	155 unit residential project approved by the City on october 25, 2011. Project presently under construction. Density bonus project.	Yes	None	No	No		
3	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	14	16	Existing (2) Single Family Dwelling and small medical office building. A new 16 unit residential building was approved by the City on March 9, 2010. No building permit has yet been submitted	Yes	None	No	No		
4	032-292-070 032-292-080	117 & 121 N. San Mateo Drive	E2	Executive Office	0.59	50	30	0	0	3	30	33	Existing (2) medical office buildings. On August 12, 2008 a 33-unit building was approved by the Planning Commission. No building permit has yet been submitted	Yes	None	No	No		
5	032-311-120 032-311-130	106, 110 & 120 Tilton Avenue	R5	High Density Multi-Family	0.77	50	39	0	0	3	27	30	Existing 20-unit building and duplex. A 52 unit condominium was approved by the City on August 12, 2006. While that approval remains valid, a new application is being processed for a 27 unit townhome project.	Yes	None	No	No		
6	032-323-310 032-323-140 032-323-150 032-323-160	80 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. On July 15, 2013 a 12,500 sq.ft. grocery store was approved for this site. No building permit has yet been submitted	Yes	Former laundry and dry cleaning use.	Yes	No	Parcels are considered aggregated because they are under a single ownership.	
7																			
8	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	No	No	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	
9																			
10	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	16	10	8	13	48	Existing single story 1952 shopping complex operating at a marginal level with multiple vacancies over the past 5 years.	Yes	None	No	No	Several discussion have occurred with the majority owner about the aggregation of these lots and constructing residential on the site.	
11																			
12	034-198-090 034-198-100	234 7th Avenue	C1/R5D	Neighborhood Commercial/Medium-High Density Multi-Family	0.23	50	12	0	0	0	9	9	Existing 6-unit apartment building and vacant lot. A mixed-use building consisting of 11-units over commercial was approved on February 8, 2011. A building permit is under review for 9 units.	Yes	None	No	No	Parcels are considered aggregated because they are under a single ownership.	
13	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	Yes	No		
14	035-200-120	1650 S. Delaware Street	TOD	Transit Oriented Development	1.07	50	54	14	9	7	12	41	Existing operating commercial building.	Yes	None	Yes	No	Yes	
15	035-200-160 035-200-040	1630 Delaware	TOD	TOD	5.20	50	260	68	42	34	56	200	Existing operating post office and service parking lot.	Yes	None	Yes	No	Yes	Parcels are considered aggregated because they are under a single ownership.

UNDERUTILIZED SITES																						
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	Within a PDA*	Plan EIR*	Housing Ops Sites*	Comments
	Extremely Low	Low							Thick	Thick	Thick	Thick	Thick	Thick								
16	035-200-180 035-200-060	1700 S. Delaware Street	TOD	Transit Oriented Development	11.98	50	599	125	106	115	115	599	Existing big box retail operating at a marginal level. A mixed-use project consisting of 599 units and commercial was approved by the City on January 18 2011. Approval included a 10 year development agreement. Design review approval for specific building design has not yet been initiated.	Yes	Traffic. Mitigated with project.	Yes	No	Yes				
17		Leslie/17th/Railroad	TOD	Transit Oriented Development	1.62 1.02 0.3 0.16 0.14	50	81	21	13	11	17	62	Existing operating industrial buildings with various large parking and/or service lots.	Yes	None	Yes	No	Yes	Parcels are under separate ownership, however development would necessitate parcel aggregation because of the increased density incentives allowed with larger lots.			
18	S. Delaware/Concar/S. Grant/Highway 92		TOD	Transit Oriented Development	14.53 0.24 5.41 0.39 5.06 0.41 0.41 1.86 0.75	50	727	190	117	95	157	559	Existing large multi-tenant shopping complex with multiple vacancies.	Yes	Former Gas Station	Yes	No	Yes	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.			
19	035-320-120	2000 S. Delaware Street	TOD	Transit Oriented Development	2.1	50	105	59	0	61	0	120	Old police station. A 120 unit project was approved by the City on May 16, 2011 and is currently under construction	Yes		Yes	No	Yes				
20	035-320-360	1949 Pacific Blvd	TOD	Transit Oriented Development	5.68	50	284	74	46	37	61	219	Existing City of San Mateo corporation yard.	Yes	Automobile repair use.	Yes	No	Yes				
21	035-320-450	2090 S. Delaware Street	C3	Regional/Community Commercial	2.73	50	137	0	11	0	100	111	111 units approved by the City on July 24, 2010. Project currently under construction	Yes		Yes	No	Yes				
22	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 was never issued. This approval has expired	Yes	None	Yes	No					
23	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.	No	No					
24	039-030-110 039-030-310	220 W. 20th Avenue	E1/R4	Executive Park/Multi-Family High Density	3.99	50	200	20	0	0	187	197	A mixed-use development with 197 units and commercial was approved by the City on May 20, 2011 and is currently under construction.	Yes	None	No	No	Yes				
25	039-052-350	229 W. 20th Avenue	R3	Medium Density Multi-Family	5.40	35	189	49	31	25	41	146	Existing private member club. Preliminary conversations with the owner to convert to residential have occurred.	Yes	None	No	No	Yes				
26	039-060-010	205 West 20th Avenue	E1/R4	Executive Office/High Density Multi-Family	0.25	50	13	0	0	2	9	10	Existing small commercial building.	Yes	None	No	No					
27	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	Yes	No					
28	039-351-070	2743 El Camino Real	TOD	Transit Oriented Development	0.82	50	41	11	7	5	9	32	Existing operating multi-tenant commercial building.	Yes	None	Yes	No					
29	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	28	17	14	23	81	Existing fast food restaurant, parking lots and various marginally operating commercial businesses.	Yes	None	Yes	No	Yes	Due to limited access issues and problematic lot configurations, feasible development would require the aggregation of multiple parcels.			

Realistic Capacity																			
Site	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/Acre	Mathematical Capacity without a Density Bonus	Extremely Low	Low	Moderate	Above Moderate (Market)	Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Within a PDA*	Plan EIR*	Housing Ops Sites*	Comments
30	039-060-060-070, 090	2700-2790 El Camino Real	C3-1/R4	Mixed Use Regional Community Commercial/High Density Residential	1	50	50	13	8	7	11	50	Former fast food restaurant converted to auto sales and one vacant lot		Yes	Traffic and parking	Yes	No	Study Session held on 68 unit residential project with ground floor retail. Density bonus to increase from 50 to 68 units.
31	039-360-060-039-360-070	3025 S. El Camino Real	TOD	Transit Oriented Development	3.13	50	157	41	25	20	34	121	Existing vacant restaurant and large parking lot next to train station.	Yes	None	Yes	No	Yes	Parcels are considered aggregated because they are under a single ownership.
32	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	No	No		
33	042-245-120	4300 S. El Camino Real	C1/R4	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	Yes	No		
34	279-41-31 279-41-32 249-41-40	SBE Lots @ Highway 92/Pacific Blvd	TOD	Transit Oriented Development	4.00	50	200	52	32	26	43	154	Existing utilities lot with minor storage buildings.	Yes	None	Yes	No	Parcels are considered aggregated because they are under a single ownership.	
							Mathematical Capacity without a Density Bonus	Realistic Capacity				Total Realistic Units							
								Extremely Low	Low	Moderate	Above Moderate (Market)								
		</																	

Realistic Capacity																Potential CEQA Streamlining*	Comments	
Site	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Mathematical Capacity without a Density Bonus	Extremely Low	Low	Moderate	Above Moderate (Market)	Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Within a PDA*	Plan EIR*	Housing Ops Sites*
1	032-312-250	131 Baldwin Avenue	E2/R4	Executive Office/High Density Multi-Family	0.30	50	15	0	0	2	10	12	Parking Lot	Yes	None	Yes	No	
2	032-442-200	El Camino Real @ 2nd Street	E2/R5	Executive Office/High Density Multi-Family	0.17	50	9	0	0	1	6	7	Vacant Site	Yes	Near San Mateo Creek	Yes	No	
3	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	No	No	Parcels are considered aggregated because they are under a single ownership.
4	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	No	No	Parcels are considered aggregated because they are under a single ownership.
5	033-281-140	Worker Resource	CBD-S	Central Business Support	1.25	50	63	16	10	8	13	48	Parking Lot	Yes	None	No	No	
6	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	Yes	No	Mixed-Use project currently proposed.
7	034-144-240	East 5th Avenue/San Mateo Dr	CBD/R	Downtown Retail Core	1.2	50	60	16	10	8	13	60	Parking Lot	Yes	None	Yes	No	Study Session held on 117 unit residential project. General Plan policy allows up to 75 du/acre based on findings & public benefit, also requesting a density bonus.
8	034-161-090	39 Delaware Street	R2	Low Density Multi-Family	0.54	17	9	0	0	1	6	7	Vacant Site	Yes	None	No	No	
9	034-183-060	480 4th Avenue	CBD-S	Central Business Support	1.16	50	58	15	9	8	13	45	Vacant Site	Yes	None	Yes	No	Yes
10	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	No	No	Project has received Planning approval.
11	038-282-020	North of Verona Ridge	R3	Medium Density Multi-Family	0.94	35	33	0	0	1	27	28	Vacant Site	Yes	None	No	No	All units occupied, under construction, or have a building permit pending. 6 units occupied by 12/31/13.
12	039-501-110	North of the Peninsula Golf & Country Club	R1B	Single Family	4.45	9	40	0	0	1	12	13	Vacant Site	Yes	None	No	No	
13	040-030-190	BMSP - Residential Block 1	BMSP	TOD	2.16	50	108	0	11	0	97	108	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Project has received Planning approval.
14	040-030-190	BMSP - Residential Block 2	BMSP	TOD	3	50	150	0	0	8	72	80	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Project has received Planning approval. Presently under construction
15	040-030-190	BMSP - Residential Block 3	BMSP	TOD	6.8	50	340	0	0	10	85	95	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Project has received Planning approval. 61 townhouses granted occupancy as of 12/31/13, remainder under construction.
16	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	Yes	Yes	Project has received Planning approval.
17	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	Yes	Yes	Project has received Planning approval. Presently under construction.
18	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	Yes	Yes	Project has received Planning approval.

			Residential Capacity Grand Total	6,440	938	564	669	2,401	4,723					
			City of San Mateo RHNA #s		859	469	530	1,242	3,100					
			Minus Pipeline Projects		(35)	(11)	(105)	(835)	(986)					
			Final Adjusted RHNA #s		824	458	425	407	2114					
			Surplus/Shortfall		114	106	244	1,994	2,609					
			Income as a Percent of RHNA		114%	123%	158%	305%						
			Lower Income as a Percent of RHNA		127%									
			RHNA %	0.28	0.15	0.17	0.40	1.00						
			proposed target %	0.34	0.21	0.17	0.28	1.00						
			proposed % w/ assumed target	0.20	0.12	0.14	0.51	0.97						

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	<p>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.</p> <p>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. Furthermore, the analysis shows that the maximum residential density can be reached <u>in mix-used project that include both residential along</u> with non-residential uses associated with the approved project.</p> <p>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.</p>
Existing Use or Proposed Development	Describes what is currently on the site and or what is being proposed/approved/under construction.
Infrastructure Capacity	<p>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.</p> <p>Sites listed in Appendix A all have existing water and sewer connections or are may be easily connected to the existing infrastructure.</p>
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.
Potential CEQA Streamlining	Potential CEQA Streamlining columns identify whether the sites may be considered for CEQA streamlining due to their location within a Priority Development Areas (PDAs) or whether they are located within the study area of a Specific Plan or other plan with an EIR. This information may be helpful for housing developers seeking to maximize on opportunities for tax credits.
Housing Opportunity Sites	Housing Opportunity Sites column identify sites that are located close to amenities that support housing to the degree that they would be competitive utilizing the scoring criteria for 2014 Low Income Housing Tax Credits.
Comments	Additional notes about the identified site are listed here.