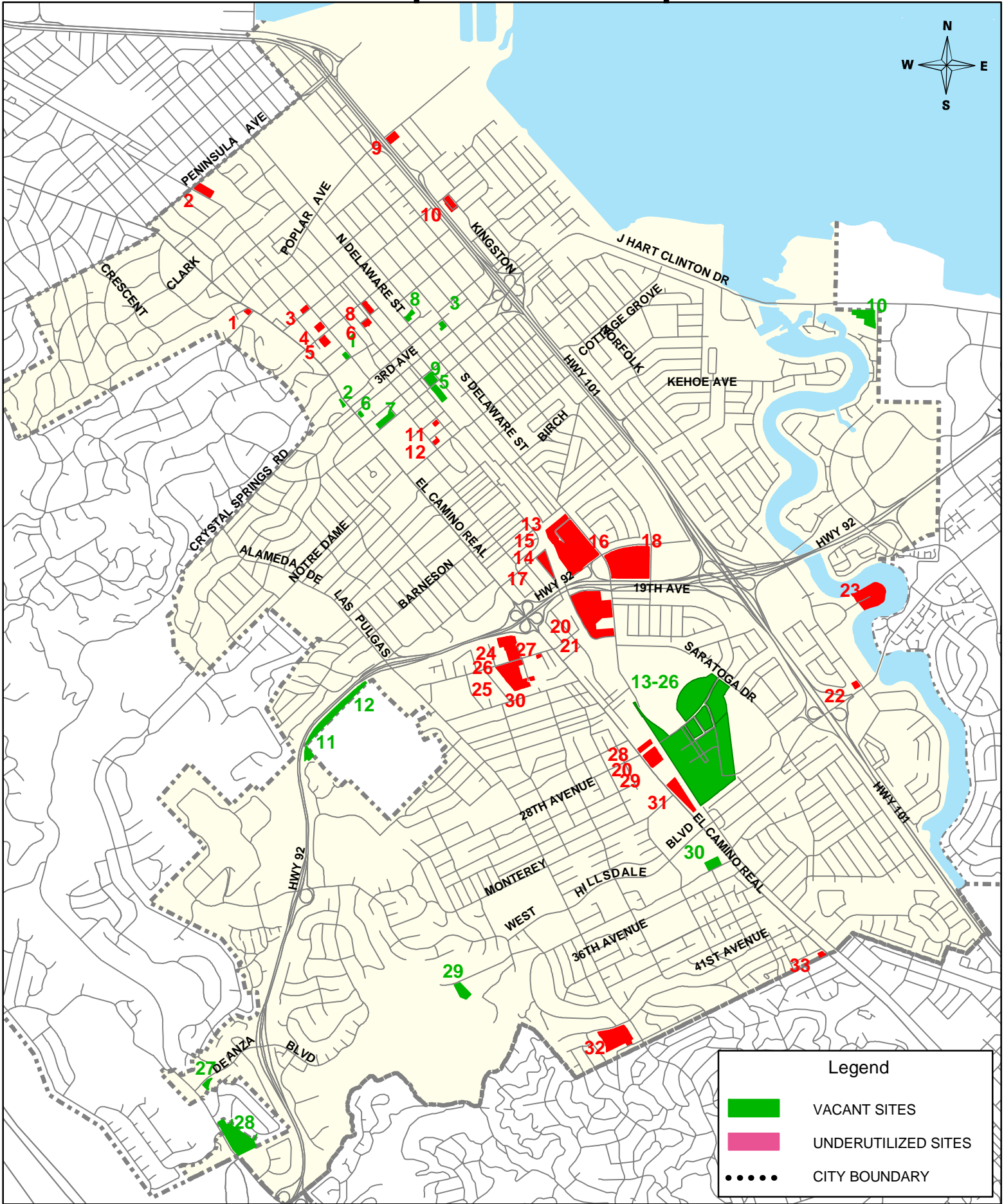
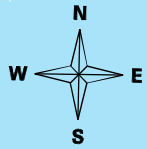
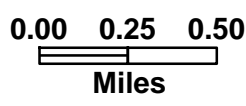


Adequate Sites Map



Legend	
■	VACANT SITES
■	UNDERUTILIZED SITES
.....	CITY BOUNDARY



UNDERUTILIZED SITES																				
SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Realistic Capacity						Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Potential CEQA Streamlining*		Housing Opps Sites*	Comments
							Mathematical Capacity without a Density Bonus	Extremely Low/Very Low	Low	Moderate	Above Moderate (Market)	Within a PDA*					Plan EIR*			
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 (2)-unit building and duplex. A 52 unit condominium was approved by the City on August 12, 2008. 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, 2103 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	033-081-280	480 Bayshore Blvd	R4	High Density Multi-Family	0.93	50	47	12	8	6	10	36	Existing 1956 operating motel.	Yes	None	No	No			
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 discussions have occurred with the majority owner about the aggregation of these lots and constructing residential on the site.	
11	034-196-010 034-196-020	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			
12	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	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															Potential CEQA Streamlining*		Housing Opps Sites*	Comments	
SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Realistic Capacity					Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Within a PDA*			Plan EIR*
							Mathematical Capacity without a Density Bonus	Extremely Low/Very Low	Low	Moderate	Above Moderate (Market)					Yes	No		
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	035-215-050 035-215-060 035-221-010 035-221-020	Leslie/17th/Railroad	TOD	Transit Oriented Development	1.62	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.
					1.02														
					0.3														
					0.16														
18	035-242-090 035-242-140 035-242-160 035-242-170 035-242-190 035-242-200 035-242-210 035-242-220	S. Delaware/Concar/S. Grant/Highway 92	TOD	Transit Oriented Development	14.53	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.
					0.24														
					5.41														
					0.39														
					5.06														
					0.41														
					0.41														
					1.86														
0.75																			
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, 2102. 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	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.
					0.82														
					0.80														
					0.27														
					0.11														
					0.11														

VACANT SITES																	Potential CEQA Streamlining*		Housing Opps Sites*	Comments
SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Realistic Capacity					Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues	Within a PDA*	Plan EIR*			
							Mathematical Capacity without a Density Bonus	Extremely Low/Very Low	Low	Moderate	Above Moderate (Market)					Yes	No			
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.	

VACANT SITES														Potential CEQA Streamlining*		Housing Opps Sites*	Comments		
SITE	APN / Location	Street Address	Zoning District	General Plan Designation	Acres	Max DU/acre	Realistic Capacity					Total Realistic Units	Existing Uses or Proposed Development	Infrastructure Capacity	Possible or Known Environmental Issues			Within a PDA*	Plan EIR*
							Mathematical Capacity without a Density Bonus	Extremely Low/Very Low	Low	Moderate	Above Moderate (Market)								
19	040-030-190	BMSP - Residential Block 7	BMSP	TOD	3.15	50	158	0	16	0	142	158	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Project has received Planning approval.	
20	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	Yes	Yes	Project has received Planning approval.	
21	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	Yes	Yes	Project has received Planning approval.	
22	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	Yes	Yes	Project has received Planning approval.	
23	040-030-190	BMSP - Block Mixed-Use 2a	BMSP	TOD	1.36	50	68	0	7	0	81	88	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Project has received Planning approval.	
24	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	Yes	Yes	Project has received Planning approval.	
25	040-030-190	BMSP - Block Mixed-Use 4	BMSP	TOD	0.87	50	44	0	7	0	63	70	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Project has received Planning approval.	
26	040-030-190	BMSP - Affordable Housing Block	BMSP	TOD	1	50	50	63	0	0	0	63	Demolished Bay Meadows Race Track	Upgrades Conditioned as Part of the Approved Project	Mitigated via project	Yes	Yes	Not approved yet.	
27	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	No	No		
28	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	No	No		
29	042-012-020	907 Laurelwood Drive	R1B	Single Family	1.66	9	15	0	0	2	10	12	Vacant Site	Yes	None	No	No		
30	042-121-060	36th Avenue @ Cole Grove	C3/R4	Regional/Community Commercial/High Density Multi-Family	1.43	50	72	19	12	9	15	55	Parking Lot	Yes	None	Yes	No		
Vacant Sites Subtotal							2,458	129	82	148	1,156	1,528							

