

## Exhibit A

Site No.	Location/Address	Current Land Use	Recommended Land Use	Basis for Recommendation
1	831 Monte Diablo Ave.	Residential Very Low  (1 to 3 stories, up to 9 du/ac)	Quasi-Public  (1 to 3 stories, up to 20 du/ac)	Align with existing religious institutional ownership and use.
2	50 Mounds Road	Residential Low II, (2 to 4 stories, 20 to 35 du/ac)  Residential Very Low (1 to 3 stories, up to 9 du/ac)	Residential Medium I  (3 to 5 stories, 36 to 50 du/ac)	Align with the existing density of the multi-family use that is developed on this location.
3	111 St. Matthews Ave.	Office Medium  (2 to 4 stories, up to 50 du/ac, 3.0 FAR)	Residential Medium I  (3 to 5 stories, 36 to 50 du/ac)	Align with the existing multi-family use that is developed at this location.
4	Address Range:  20 – 40 W. 3 <sup>rd</sup> Ave.	Residential Medium II  (4 to 6 stories, 51 to 99 du/ac)	Residential High  (5 to 8 stories, 100 to 130 du/ac)	Align with existing 12-story multi-family building that is developed at this location.
5	55 W 5 <sup>th</sup> Ave.	Residential Medium I  (3 to 5 stories, 36 to 50 du/ac)	Residential High  (5 to 8 stories, 100 to 130 du/ac)	Align with existing 16-story multi-family building that is developed at this location.
6	Address Range:  606 – 800 S. B St.	Residential Medium II  (4 to 6 stories, 51 to 99 du/ac)	Mixed-Use Medium II  (4 to 6 stories, 51 to 99 du/ac)	Align with existing mix of commercial and multi-family uses that are developed on these parcels; and to align with the mixed-use land use designations on the east side of B St.

Site No.	Location/Address	Current Land Use	Recommended Land Use	Basis for Recommendation
7	Arbor Rose Condominiums  Address Ranges:  101 – 303 and 701 – 1003 N. Hummingbird Ln.  401 – 506 and 1101 – 1206 S. Hummingbird Ln.  1117 – 1131 Sunnybrae Blvd.  1001 – 1033 S. Idaho St.  1106 and 1110 10th Ave.	Regional Commercial  (1 to 3 stories, up to 50 du/ac, 1.5 FAR)	Residential Low II  (2-4 stories, 20-35 du/acre)	Align with existing multi-family townhome and single-family uses that are developed at this location.
8	1050 S. Amphlett Blvd.	Regional Commercial  (1 to 3 stories, up to 50 du/ac, 1.5 FAR)	Service Commercial/Light Industrial  (1-3 stories, 1.0 FAR)	Align with adjacent Service Commercial/Light Industrial land uses along this section of Amphlett Blvd.
9	1495 S. El Camino Real	Mixed-Use Medium I  (3 to 5 stories, 15 to 50 du/ac)	Mixed-Use Medium II  (4 to 6 stories, 51 to 99 du/ac)	Align with adjacent Mixed-Use Medium II land use designations along this section of El Camino Real.
10	Office Buildings at  66 and 160 Bovet Rd.	Office Medium  (2 to 4 stories, up to 50 du/ac, 2.0 FAR)	Mixed-Use High  (5 to 8 stories, 100 to 130 du/ac, 4.5 FAR)	City Council direction to consider this land use designation change.
11	Address Range:  1711 - 1745 S. El Camino Real	Residential Medium II  (4 to 6 stories, 51 to 99 du/ac)	Mixed-Use Medium II  (4 to 6 stories, 51 to 99 du/ac)	Align with existing commercial uses that are developed on this group of sites.
12	1770 S. Amphlett Blvd. (Marriott site)	Regional Commercial  (1 to 3 stories, up to 50 du/ac, 1.5 FAR)	Mixed-Use High  (5 to 8 stories, 100 to 130 du/ac, 4.5 FAR)	City Council direction to consider this land use designation to allow for a wider range of uses in response to the closure of the hotel use.

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13	3130 La Selva St.	Neighborhood Commercial  (1-3 stories, up to 19 du/ac, 1.0 FAR)	Regional Commercial  (1-3 stories, up to 50 du/ac, 1.5 FAR)	Align with existing use and adjacent Regional Commercial land uses.



**City of San Mateo  
General Plan  
Land Use Map Amendments**

**Current Land Use**

- Office Medium  
(2 to 4 stories, up to 50 du/ac, 3.0 FAR)
- Residential Low II (2 to 4  
stories, 20 to 35 du/ac)
- Residential Very Low  
(1 to 3 stories, up to 9 du/ac)

**Proposed Land Use**

- Quasi-Public (1 to 3  
stories, up to 20 du/ac)
- Residential Medium I (3 to 5  
stories, 36 to 50 du/ac)

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**City of San Mateo  
General Plan  
Land Use Map Amendments**

#### Current Land Use

- Residential Medium I  
(3 to 5 stories, 36 to 50 du/ac)
- Residential Medium II  
(4 to 6 stories, 51 to 99 du/ac)

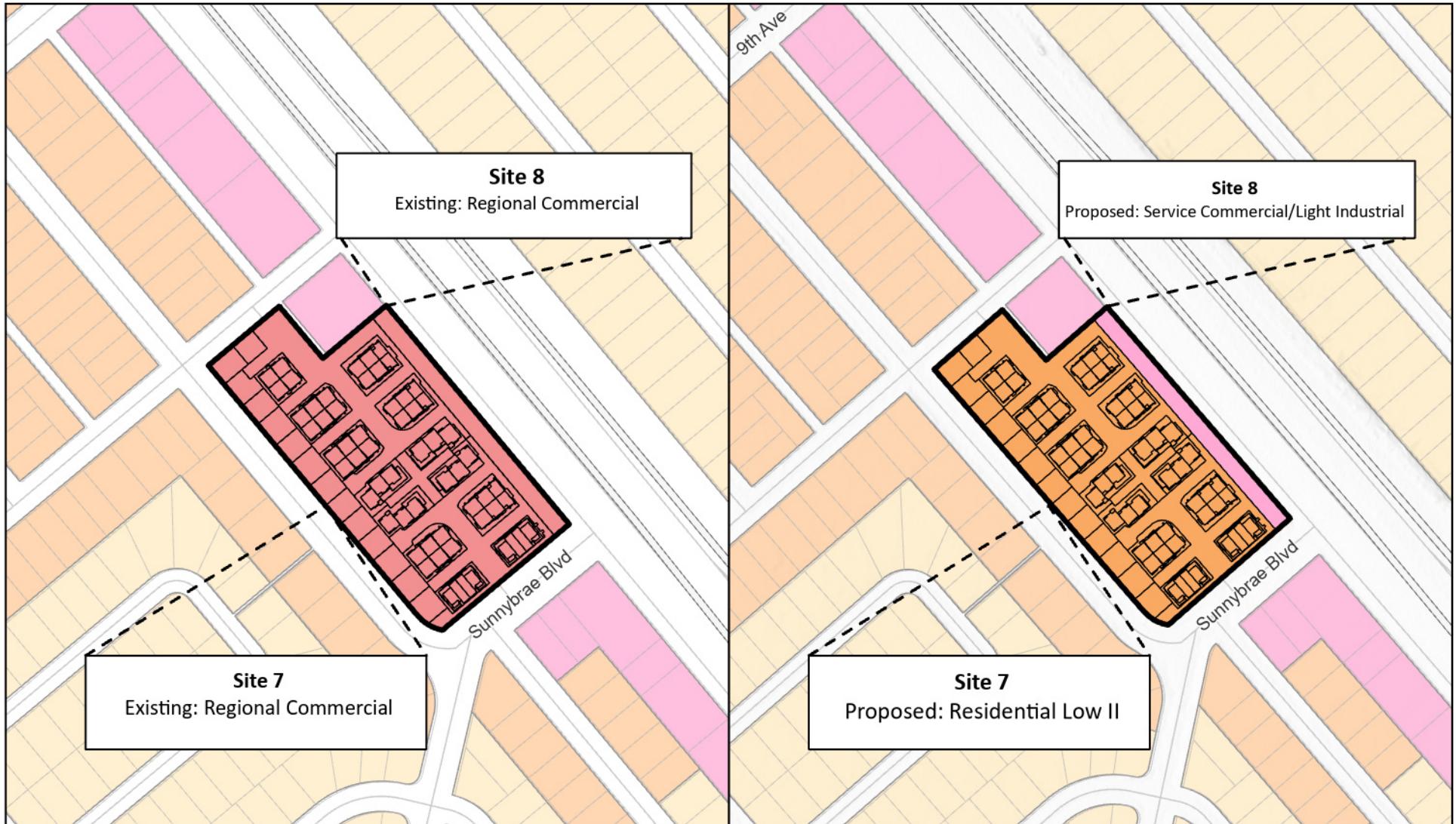
#### Proposed Land Use

- Mixed-Use Medium II  
(4 to 6 stories, 51 to 99 du/ac)
- Residential High  
(5 to 8 stories, 100 to 130 du/ac)

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 <p><b>City of San Mateo General Plan Land Use Map Amendments</b></p>	<p><b>Current Land Use</b></p> <p>■ Regional Commercial (1 to 3 stories, up to 50 du/ac, 1.5 FAR)</p>	<p><b>Proposed Land Use</b></p> <p>■ Service Commercial/Light Industrial (1-3 stories, 1.0 FAR)</p> <p>■ Residential Low II (2 to 4 stories, 20 to 35 du/ac)</p>	<p>Prepared by Planning Division</p> <p>N W E S</p> <p>0 100 200 US Feet</p>
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**City of San Mateo  
General Plan  
Land Use Map Amendments**

#### Current Land Use

- Mixed-Use Medium I  
(3 to 5 stories, 15 to 50 du/ac)
- Office Medium  
(2 to 4 stories, up to 50 du/ac, 2.0 FAR)
- Residential Medium II  
(4 to 6 stories, 51 to 99 du/ac)

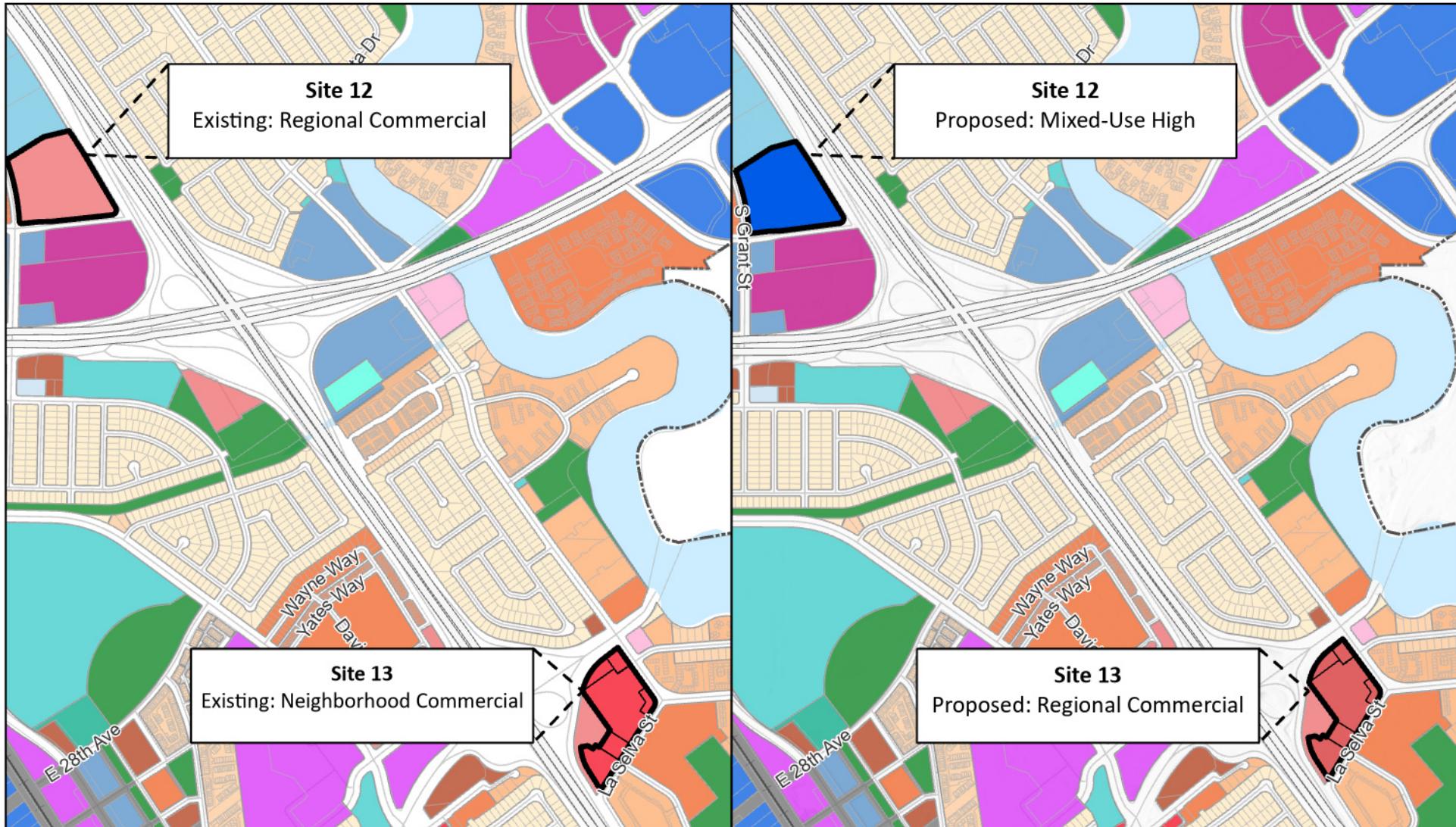
#### Proposed Land Use

- Mixed-Use Medium II  
(4 to 6 stories, 51 to 99 du/ac)
- Mixed-Use High (5 to 8 stories,  
100 to 130 du/ac, 4.5 FAR)

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**City of San Mateo  
General Plan  
Land Use Map Amendments**

**Current Land Use**

- Neighborhood Commercial  
(1-3 stories, up to 19 du/ac, 1.0 FAR)
- Regional Commercial  
(1 to 3 stories, up to 50 du/ac, 1.5 FAR)

**Proposed Land Use**

- Mixed-Use High  
(5 to 8 stories, 100 to 130 du/ac, 4.5 FAR)
- Regional Commercial  
(1 to 3 stories, up to 50 du/ac, 1.5 FAR)

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