

## 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	<p>Arbor Rose Condominiums</p> <p>Address Ranges:</p> <p>101 – 303 and 701 – 1003 N. Hummingbird Ln.</p> <p>401 – 506 and 1101 – 1206 S. Hummingbird Ln.</p> <p>1117 – 1131 Sunnybrae Blvd.</p> <p>1001 – 1033 S. Idaho St.</p> <p>1106 and 1110 10th Ave.</p>	<p>Regional Commercial</p> <p>(1 to 3 stories, up to 50 du/ac, 1.5 FAR)</p>	<p>Residential Low II</p> <p>(2-4 stories, 20-35 du/acre)</p>	Align with existing multi-family townhome and single-family uses that are developed at this location.
8	1050 S. Amphlett Blvd.	<p>Regional Commercial</p> <p>(1 to 3 stories, up to 50 du/ac, 1.5 FAR)</p>	<p>Service Commercial/Light Industrial</p> <p>(1-3 stories, 1.0 FAR)</p>	Align with adjacent Service Commercial/Light Industrial land uses along this section of Amphlett Blvd.
9	1495 S. El Camino Real	<p>Mixed-Use Medium I</p> <p>(3 to 5 stories, 15 to 50 du/ac)</p>	<p>Mixed-Use Medium II</p> <p>(4 to 6 stories, 51 to 99 du/ac)</p>	Align with adjacent Mixed-Use Medium II land use designations along this section of El Camino Real.
10	<p>Office Buildings at</p> <p>66 and 160 Bovet Rd.</p>	<p>Office Medium</p> <p>(2 to 4 stories, up to 50 du/ac, 2.0 FAR)</p>	<p>Mixed-Use High</p> <p>(5 to 8 stories, 100 to 130 du/ac, 4.5 FAR)</p>	City Council direction to consider this land use designation change.
11	<p>Address Range:</p> <p>1711 - 1745 S. El Camino Real</p>	<p>Residential Medium II</p> <p>(4 to 6 stories, 51 to 99 du/ac)</p>	<p>Mixed-Use Medium II</p> <p>(4 to 6 stories, 51 to 99 du/ac)</p>	Align with existing commercial uses that are developed on this group of sites.
12	1770 S. Amphlett Blvd. (Marriott site)	<p>Regional Commercial</p> <p>(1 to 3 stories, up to 50 du/ac, 1.5 FAR)</p>	<p>Mixed-Use High</p> <p>(5 to 8 stories, 100 to 130 du/ac, 4.5 FAR)</p>	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.

Site No.	Location/Address	Current Land Use	Recommended Land Use	Basis for Recommendation
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**

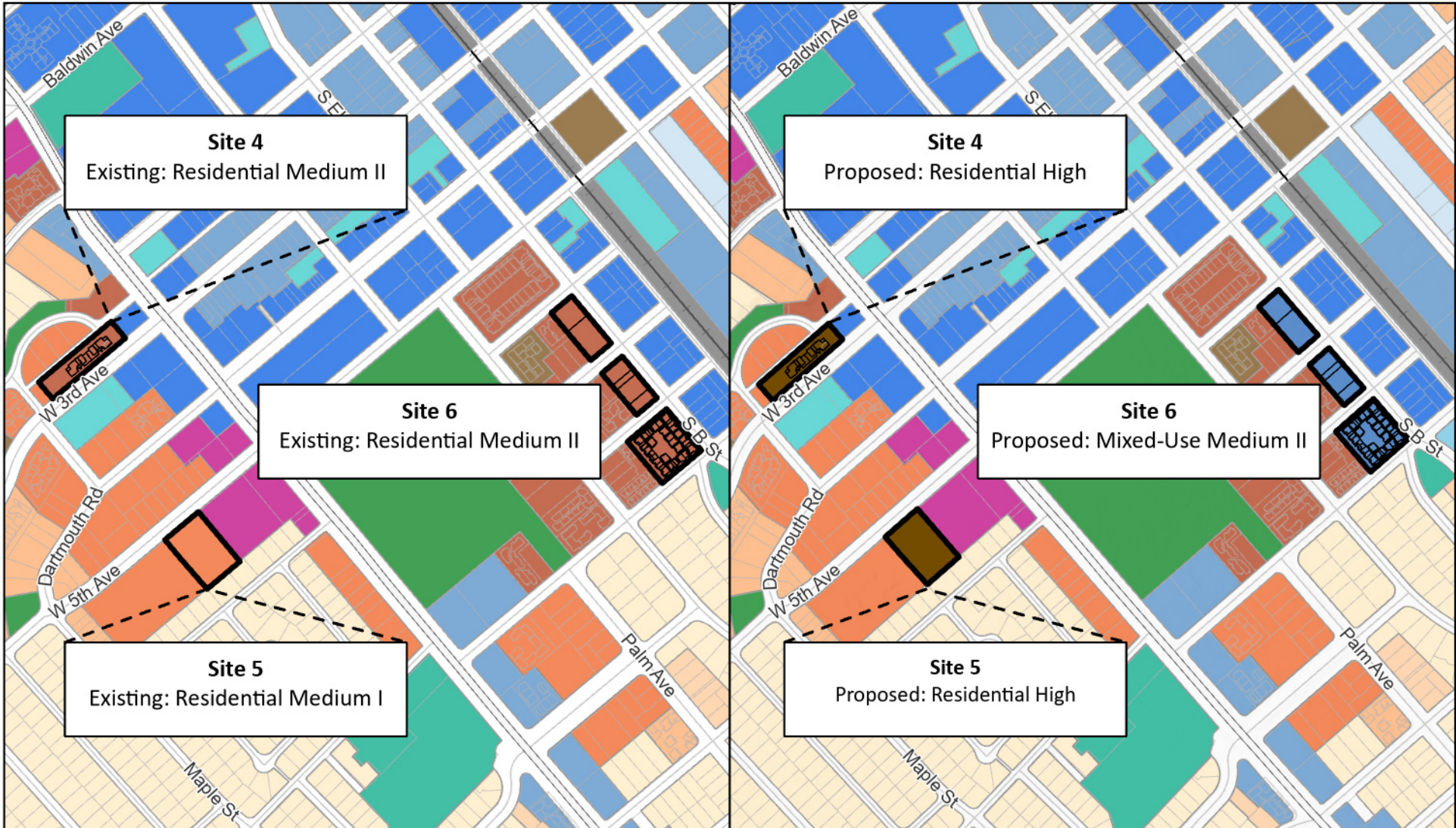
- Quasi-Public (1 to 3 stories, up to 20 du/ac)
- Residential Medium I (3 to 5 stories, 36 to 50 du/ac)

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

**Current Land Use**

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

**Proposed Land Use**

 Service Commercial/Light Industrial  
 (1-3 stories, 1.0 FAR)

 Residential Low II  
 (2 to 4 stories, 20 to 35 du/ac)

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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**

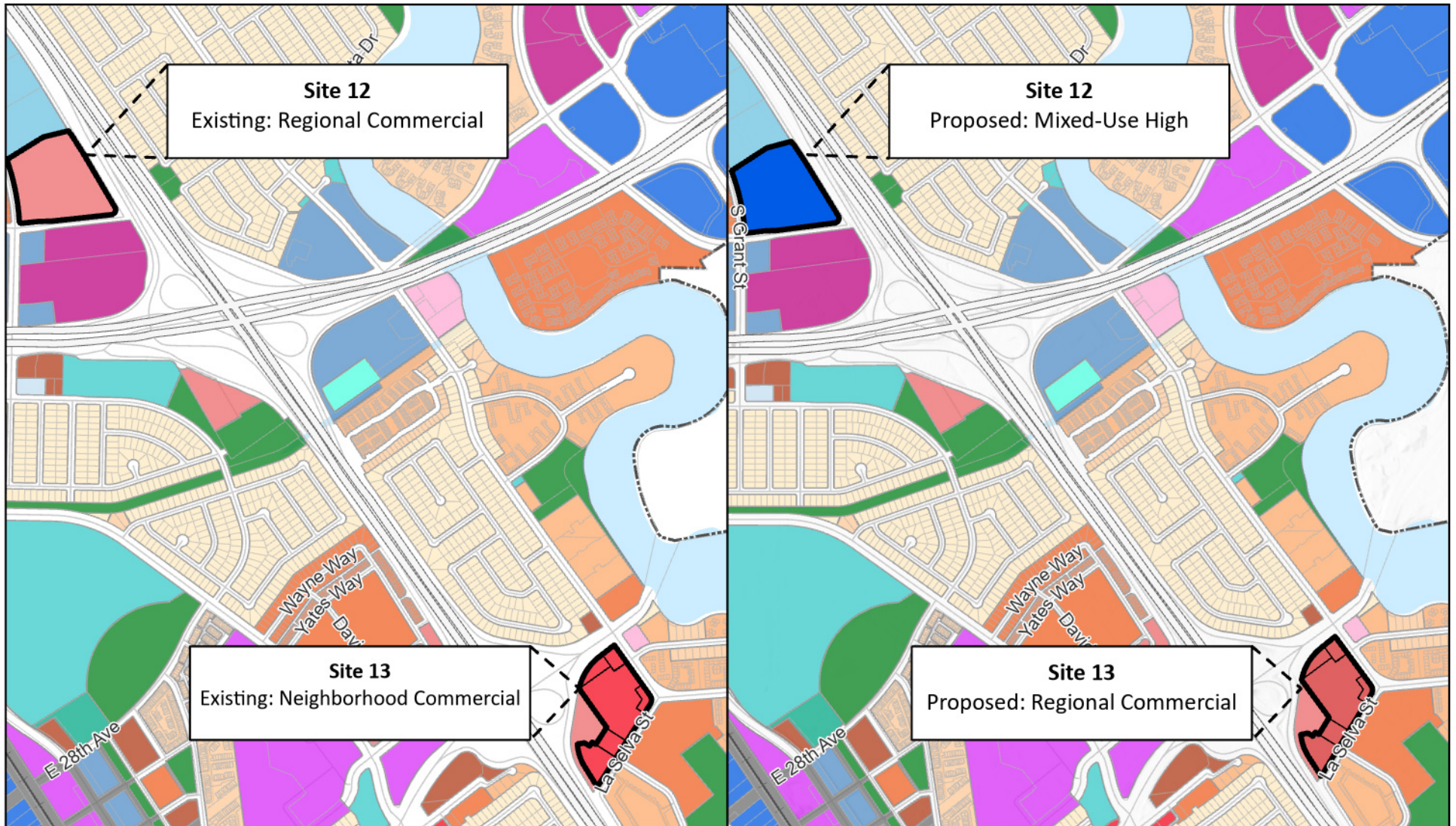
- Mixed-Use Medium II  
(4 to 6 stories, 51 to 99 du/ac)
- Mixed-Use High (5 to 8 stories,  
100 to 130 du/ac, 4.5 FAR)

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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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