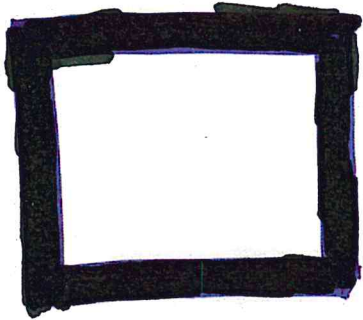
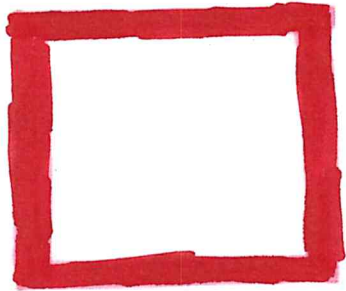


COLOR LEGEND

Level of Agreement

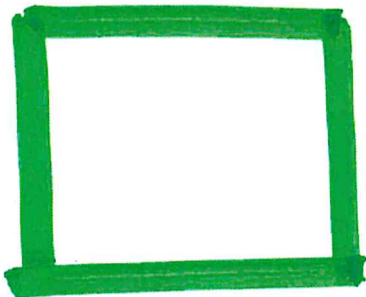


High (Most of Group Agrees)

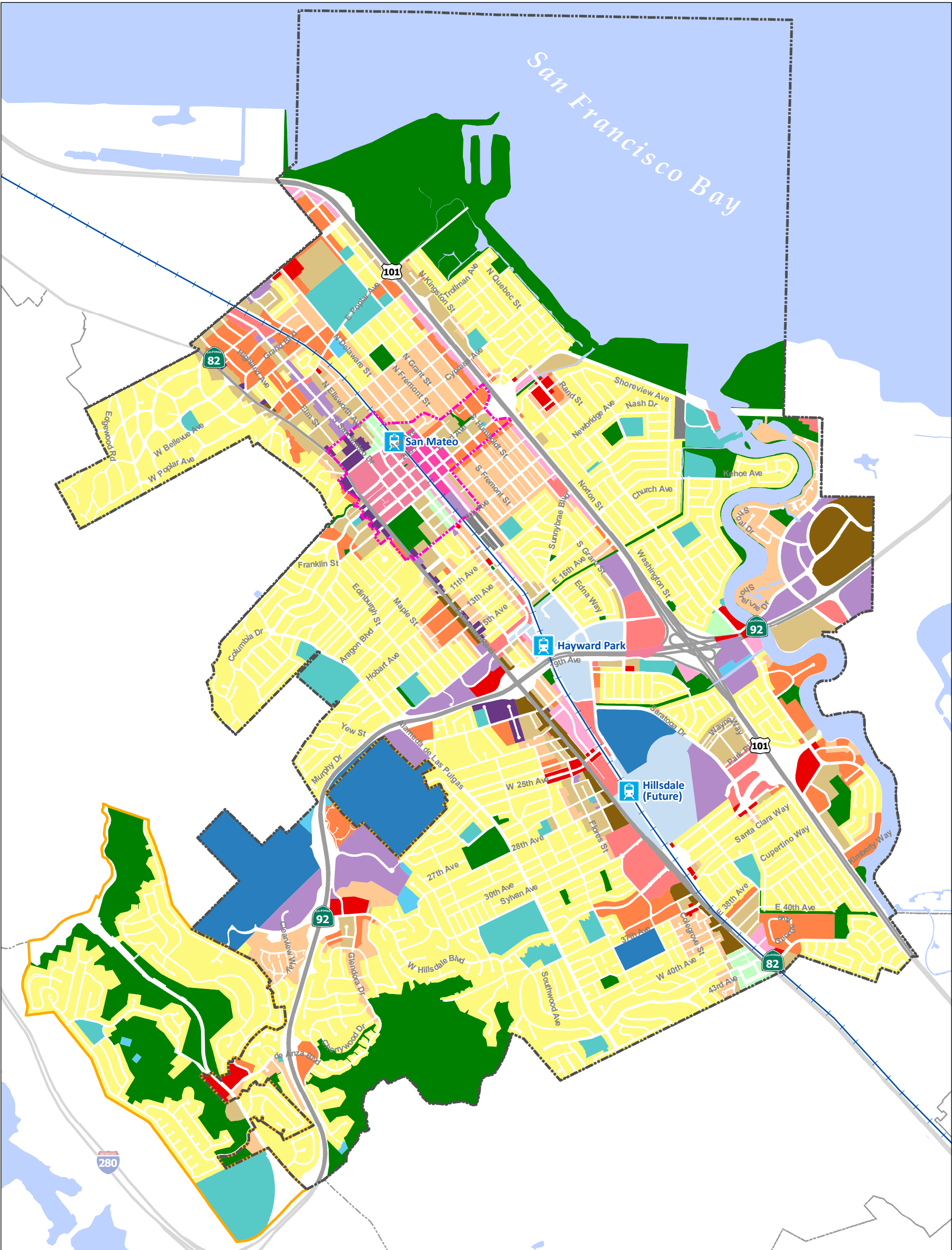


Medium (Half of Group Agrees)

To denote area that should stay the same, add a hatching over the area (It is not necessary to identify open space and parks for preservation).



Preserve as is



Source data: City of San Mateo, 2019; San Mateo County, 2018; Esri, 2019; Caltrans, 2013; PlaceWorks, 2019.

- | | | | |
|----------------------|-------------------------------|-----------------------------|--|
| San Mateo City Limit | Neighborhood Commercial | Single Family | Major Institution/ Special Facility |
| Sphere of Influence | Regional/Community Commercial | Low Density Multi-Family | Transit-Oriented Development |
| Downtown Study Area | Service Commercial | Medium Density Multi-Family | Executive Office/ High Density Multi-Family |
| Caltrain Station | Downtown Retail Core | High Density Multi-Family | Neighborhood Commercial/ High Density Multi-Family |
| Railroad (Caltrain) | Downtown Retail Core Support | Parks/ Open Space | Regional/Community Commercial/ High Density Multi-Family |
| | Executive Office | Public Facility | |
| | Manufacturing | Utilities | |

0 0.5 1 Miles



San Mateo General Plan Land Use Designations



Neighborhood Commercial

This designation allows shopping centers that serve the immediate neighborhood at a floor area ratio (FAR) of 0.5 to 1.0 and heights between 25 to 45 feet.



Regional/Community Commercial

This designation allows large shopping centers that rely on large trade areas like the Hillsdale and The Island Shopping centers and some areas of El Camino Real. The allowed FAR is between 1.0 to 2.5 and building heights of 35 to 55 feet.



Service Commercial

This designation allows city- and regional-serving commercial services such as automotive repair, pet hospitals, and building material yards. The allowed FAR is 1.0 with building heights up to 30 feet.



Downtown Retail Core

This designation allows a range of retail, service, and office uses. High-density residential is allowed above the ground floor. The allowed FAR is between 1.0 to 3.0 with building heights from 35 to 55 feet.



Downtown Retail Core Support

This designation allows commercial uses which both support traditional downtown uses as well as serve adjacent residential neighborhoods, with building heights up to 55 feet.



Executive Office

This designation allows office parks, including concentrations of medical or professional offices. Permitted accessory uses include restaurants, personal services, travel agencies, printing, ticket outlets, clubs, and recreation facilities. The allowed FAR is between 0.62 and 1.0 with building heights between 35 to 55 feet.



Manufacturing

This designation allows light manufacturing, warehousing, and distribution facilities with an FAR of 1.0 and building heights between 35 to 90 feet.



Single Family

This designation allows one single-family dwelling unit per parcel and up to nine dwelling units per acre.



Low Density Multi-Family

This designation allows attached, multi-family units from 9 to 17 units per net acre. These units are typically 1 to 2 stories.



Medium Density Multi-Family

This designation allows attached, multi-family units from 18 to 35 units per net acre. These units are typically 2 to 4 stories.



High Density Multi-Family

This designation allows attached, multi-family units from 36 to 50 units per net acre. These units are typically 3 to 5 stories.



Parks/ Open Space

This designation allows public parks and City-owned conservation lands and private open space or recreation facilities.



Public Facility

This designation includes City and other government-owned facilities.



Utilities

This designation allows public utilities facilities.



Major Institution/ Special Facility

This designation allows private and public institutional, educational, recreational, and community service uses.



Transit-Oriented Development

This designation is for parcels within close proximity of the Hillsdale Station Area and Hayward Park Caltrain Station Area. Permitted uses include multi-family housing, major employment centers, retail, office, and other supporting uses.



Executive Office/ High Density Multi-Family

This designation allows mixed-use office and high-density multi-family residential uses.



Neighborhood Commercial/ High Density Multi-Family

This designation allows mixed-use neighborhood commercial with high-density multi-family residential uses.





Regional/Community Commercial/ High Density Multi-Family


This designation allows mixed-use regional or community commercial with high-density multi-family residential uses.





Source data: City of San Mateo, 2019; San Mateo County, 2018; Esri, 2019; PlaceWorks, 2019.


 San Mateo City Limit

 Sphere of Influence

 Downtown Study Area

 School

 Parks and Open Space

 Caltrain Station

