

**PLANNING AREAS BY CATEGORY  
San Mateo County**

**Key Sites**

10, 11, 32, 38, 39, 119, 122, 137

**Residential**

1, 2, 5, 7, 9, 13, 14, 16, 17, 20, 21, 22, 23, 25, 27, 41, 43, 44, 45, 46, 49, 51, 59, 61, 65, 67, 70, 71, 72, 74, 77, 80, 87, 90, 91, 92, 97, 100, 101, 108, 109, 110, 112, 114, 126, 127, 128, 130, 131, 132, 135, 136, 138, 139, 143, 144, 145, 146, 149, 150, 151, 152, 153, 154, 155, 157, 158

**Mixed Use**

3, 15, 18, 28, 35, 60, 66, 83, 86, 94, 95, 106, 113, 124, 134

**Town Centers/Downtowns**

29, 50, 55, 62, 68, 96, 103, 104, 117, 141, 156

**Employment Centers/Institutions**

4, 6, 8, 12, 19, 24, 26, 30, 31, 33, 34, 36, 37, 40, 42, 47, 48, 53, 54, 56, 57, 58, 63, 64, 69, 73, 75, 76, 78, 79, 81, 82, 84, 85, 88, 89, 93, 98, 102, 105, 107, 111, 115, 116, 118, 120, 121, 123, 125, 129, 133, 140, 142, 147,

**Transit Center (Station Area)**

2, 3, 14, 15, 16, 17, 23, 24, 25, 29, 30, 34, 35, 36, 37, 38, 50, 55, 56, 57, 58, 62, 63, 66, 68, 76, 77, 78, 83, 84, 85, 96, 103, 104, 117, 128, 129, 130, 141

**Corridor**

3, 4, 8, 15, 17, 18, 24, 26, 37, 47, 48, 57, 60, 69, 76, 82, 84, 86, 95, 102, 105, 107, 113, 115, 116, 127, 129, 137, 140, 142

***Regional Agencies Smart Growth Strategy***  
***Bay Area Alliance for Sustainable Development Regional Livability Footprint Project***  
**SAN MATEO COUNTY**  
**KEY SITES**

Brisbane

**The Baylands:** The Baylands is an area of approximately 600 acres that has been planned for mixed commercial uses, including office and light industrial uses. There is a lack of infrastructure in the area, and much of the land is unregulated fill. There is an old Southern Pacific railyard which contains railyard contamination. For development to occur in this area, a Specific Plan must be developed. There is currently one property owner of the site.

**Northeast Ridge:** Development plan for this area was approved in 1989, including 93 acres of planned development and 135 acres of open space. The project was approved in two phases to allow for time for the habitat to heal between construction. Brookfield Homes has built Unit 1 with 160 townhouses and 214 stacked flats (all occupied) and 37 single-family homes have permits pending. Unit 2 is approved for 60 single-family homes and 108 townhouses. This development is currently on hold because of its Habitat Conservation Plan (a butterfly that was not listed at the time of approval, is now listed as endangered). Depending on the decision by the U.S. Fish and Wildlife Service, the plan may go ahead as proposed, there may be some new combination of housing and open space, or it may all be open space.

**Housing: 542**

East Palo Alto

**University Avenue:** Existing conditions along this corridor include a mix of single-family homes, a few apartments and scattered retail. This arterial is a regional feeder to the Dumbarton Bridge and many commuters pass along here daily. A mile-long section of the University/Bay Road Corridor is an Urban Design Study Area, which the City plans to develop with a mix of uses, including a new downtown site. The “Four Corners” area will be a walkable district with a mix of retail and housing. There are a number of transit routes that pass through this area, which the City would like to be a transit hub. The surrounding neighborhoods are one to two story houses and there has been debate about allowing three or four story buildings in this area. There is a 20% inclusionary requirement for permanently affordable housing. At build-out, the study projects 1,282 housing units and 4,000 permanent jobs.

**Housing Units: 1,282 Jobs: 4,000**

### Redwood City

**Bair Island/Glenborough Site:** The City is considering an application for this 53-acre site near Highway 101. There is existing low- to medium-density office development, outdoor storage and marina-related uses in this area. The density and zoning would have to change to accommodate the current proposal of 1,300 townhouses, retail and office space. One of the biggest constraints to development in this area is roadway infrastructure, as there is only one 2-lane road. The greatest opportunity may be for housing. Nearby are two residential developments: 46 townhouses by Kaufman and Broad and 155 apartments by Irvine Apartment Communities.

**Pacific Shores:** On this peninsula northeast of 101, there are three areas with potential for development. From Highway 101 eastward, there is a campus of 3,000 workers, port businesses and then the Pacific Shores project. The pharmaceutical company, Abbott Labs, is proposing a one-million square foot office and manufacturing headquarters in the area of the Leslie Salt/Cargill plant. In the port area, the City has received a preliminary application for the West Point Marina. This project includes 408 marina slips and space for retail and restaurant uses. The Pacific Shores Project is 1.2 million square feet of high-end commercial office space that is nearing completion. Up to 6,000 jobs could be generated from this project. A major constraint to development in this area is roadway infrastructure, due to an outdated freeway interchange.

The City of Redwood City is pursuing developing an Area Plan for the area east of 101 to study the infrastructure needs and determine the appropriate type of development for the area.

### San Bruno

**Navy Site:** The US Navy site, comprised of 15-20 acres at the northwest corner of El Camino Real and the Interstate 380 Interchange, is scheduled to be down-sized and sold by the US Navy and General Services Administration (GSA) to a private developer. This is not part of Base Closure operations, but is under the provisions of a Relocation Asset Management Program (RAMP). In anticipation of this upcoming sale, the San Bruno Planning staff is preparing the US Navy Site Specific Plan. The City is preparing this Plan in order to help guide the development of this site with the interests of San Bruno in mind. The Specific Plan will consider linkages, traffic, circulation, and pedestrian/bicycle access to the surrounding area and capitalize on a wide range of transit alternatives.

### South San Francisco

**East of 101:** This 1,700-acre area is mostly developed and has a mix of land uses, including industry, warehousing, retail, offices, hotels, marinas, and bioscience research and development facilities. There are also some significant undeveloped parcels. Historically, the area was used for stockyards, meat packing, steel production and warehousing. The area includes a number of developments, redevelopment areas and Specific Plan areas which have been proposed and developed to varying degrees and with varying successes. Currently, there are 19,400 jobs in this area, which is almost half of the City's total employment base. There was an East of 101 Area Plan written for the City of South San Francisco in 1994, which defines land use policies for the vacant parcels, among other things. Large portions of the site are built on Bay fill, and there is a lack of transit, roads, and services to parts of the site.

*Regional Agencies Smart Growth Strategy*  
*Bay Area Alliance for Sustainable Development Regional Livability Footprint Project*

Data Entry Sheet  
**SAN MATEO COUNTY**  
 September 29, 2001

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11							
12							
13							
14							
15							

Scenario Name	Density Dialup Location	Dialup Residential Density	Dialup Employment Density

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
16							
17							
18							
19							
20							
21							
22							
23							
24							
25							
26							
27							
28							
29							
30							
31							
32							
33							
34							
35							

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
36							
37							
38							
39							
40							
41							
42							
43							
44							
45							
46							
47							
48							
49							
50							
51							
52							
53							
54							
55							

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase ( <i>new PT must =100%</i> )	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
56							
57							
58							
59							
60							
61							
62							
63							
64							
65							
66							
67							
68							
69							
70							
71							
72							
73							
74							
75							

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
76							
77							
78							
79							
80							
81							
82							
83							
84							
85							
86							
87							
88							
89							
90							
91							
92							
93							
94							
95							

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
96							
97							
98							
99							
100							
101							
102							
103							
104							
105							
106							
107							
108							
109							
110							
111							
112							
113							
114							
115							

**GROUP #:** \_\_\_\_\_

Planning Area #	Place Type or % Increase <i>(new PT must =100%)</i>	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
116							
117							
118							
119							
120							
121							
122							
123							
124							
125							
126							
127							
128							
129							
130							
131							
132							
133							
134							
135							

GROUP #: \_\_\_\_\_

Planning Area #	Place Type or % Increase (new PT must =100%)	% Planning Area Coverage	Housing Affordability Mix				
			Accept Default	Very-Low (20%)	Low (10%)	Moderate (26%)	Above-Moderate (44%)
136							
137							
138							
139							
140							
141							
142							
143							
144							
145							
146							
147							
148							
149							
150							
151							
152							
153							
154							
155							
156							

# EXISTING CONDITIONS TABLE

# SAN MATEO

Planning Area	Housing Units	Jobs	Ped. Index	Place Type Category
1	13,522	5,178	1	Residential
2	2,105	1,386	2	Residential
3	499	545	3	Mixed Use
4	383	2,805	4	Employment Center/Institution
5	7,029	1,230	2	Residential
6	7	1,025	1	Employment Center/Institution
7	741	256	2	Residential
8	229	1,101	2	Employment Center/Institution
9	65	256	1	Residential
10	0	1,847	1	Key/Pivotal Site
11			1	Key/Pivotal Site
12	161	4,007	1	Employment Center/Institution
13	1,310	1,304	4	Residential
14	1,008	190	4	Residential
15	191	282	3	Mixed Use
16	345	3,034	3	Residential
17	13	0	1	Residential
18	77	125	1	Mixed Use
19	949	2,616	1	Employment Center/Institution
20	5,270	6,779	1	Residential
21	6,667	2,083	2	Residential
22	9,769	3,269	1	Residential
23	581	0	2	Residential
24	140	1,306	2	Employment Center/Institution
25	477	683	3	Residential
26	365	2,753	2	Employment Center/Institution
27	6,031	1,425	3	Residential
28	2,914	4,694	5	Mixed Use
29	506	187	5	Downtown/Town Center
30	1	1,471	1	Employment Center/Institution
31	24	13,178	1	Employment Center/Institution
32	6	8,024	1	Key/Pivotal Site
33	32	11,013	1	Employment Center/Institution
34	48	3,695	1	Employment Center/Institution
35	416	305	3	Mixed Use
36	205	2,074	2	Employment Center/Institution
37	85	1,041	2	Employment Center/Institution
38	0	468	1	Key/Pivotal Site
39	0	853	1	Key/Pivotal Site
40	1	2,568	1	Employment Center/Institution
41	10,782	1,590	4	Residential
42	24	394	1	Employment Center/Institution
43	849	518	1	Residential
44	5,772	1,872	1	Residential

Planning Area	Housing Units	Jobs	Ped. Index	Place Type Category
45	5,104	2,753	1	Residential
46	1,424	543	3	Residential
47	356	1,659	1	Employment Center/Institution
48	438	1,406	2	Employment Center/Institution
49	1,100	1,076	3	Residential
50	849	4,365	4	Downtown/Town Center
51	776	112	3	Residential
52	-	0	1	Buffer Area
53	0	31,310	1	Employment Center/Institution
54	743	8,396	1	Employment Center/Institution
55	483	1,732	3	Downtown/Town Center
56	25	1,353	2	Employment Center/Institution
57	0	1,643	2	Employment Center/Institution
58	0	720	2	Employment Center/Institution
59	4,539	3,699	1	Residential
60	2,770	3,743	2	Mixed Use
61	431	289	2	Residential
62	978	72	3	Downtown/Town Center
63	6	1,623	2	Employment Center/Institution
64	14	3,328	1	Employment Center/Institution
65	3,535	1,844	3	Residential
66	1,002	4,236	4	Mixed Use
67	10,851	5,570	3	Residential
68	1,906	6,886	5	Downtown/Town Center
69	481	1,652	3	Employment Center/Institution
70	1,795	0	2	Residential
71	3,849	656	1	Residential
72	2,867	4,021	3	Residential
73	68	5,566	1	Employment Center/Institution
74	7,910	3,204	1	Residential
75	801	4,777	2	Employment Center/Institution
76	318	957	3	Employment Center/Institution
77	1,777	669	4	Residential
78	118	3,598	2	Employment Center/Institution
79	1	1,597	2	Employment Center/Institution
80	2,448	3,104	1	Residential
81	241	2,090	3	Employment Center/Institution
82	34	606	2	Employment Center/Institution
83	1,187	1,470	3	Mixed Use
84	109	2,221	1	Employment Center/Institution
85	794	4,336	3	Employment Center/Institution
86	149	244	2	Mixed Use
87	2,227	1,973	3	Residential
88	599	5,612	2	Employment Center/Institution
89	536	9,145	2	Employment Center/Institution
90	10,672	5,948	3	Residential

Planning Area	Housing Units	Jobs	Ped. Index	Place Type Category
91	63	0	1	Residential
92	3,290	40	2	Residential
93	260	20,327	1	Employment Center/Institution
94	1,242	1,090	1	Mixed Use
95	108	201	2	Mixed Use
96	509	1,111	3	Downtown/Town Center
97	8,688	4,901	1	Residential
98	23	1,762	2	Employment Center/Institution
99	5,261	1,191	1	Residential
100	5,100	3,643	2	Residential
101	273	681	2	Employment Center/Institution
102	376	1,238	4	Downtown/Town Center
103	305	454	3	Downtown/Town Center
104	332	1,113	2	Employment Center/Institution
105	1,089	3,024	3	Mixed Use
106	119	1,676	2	Employment Center/Institution
107	11,472	1,367	2	Residential
108	4,599	3,368	1	Residential
109	1,858	920	1	Residential
110	14	584	1	Employment Center/Institution
111	304	0	1	Residential
112	910	1,640	1	Mixed Use
113	3,475	11	2	Residential
114	233	1,741	2	Employment Center/Institution
115	49	94	2	Employment Center/Institution
116	779	9,129	3	Downtown/Town Center
117	510	10,584	1	Employment Center/Institution
118	24	496	1	Key/Pivotal Site
119	0	1,277	1	Employment Center/Institution
120	0	220	1	Employment Center/Institution
121	0	0	1	Key/Pivotal Site
122	1,087	3,428	1	Employment Center/Institution
123	1,286	1,699	2	Mixed Use
124	587	2,407	2	Employment Center/Institution
125	5,618	1,539	2	Residential
126	105	47	1	Residential
127	87	0	1	Residential
128	213	797	1	Employment Center/Institution
129	402	128	2	Residential
130	769	728	1	Residential
131	2,101	645	2	Residential
132	68	14,409	1	Employment Center/Institution
133	556	526	1	Mixed Use
134	1,919	806	1	Residential
135	934	44	1	Residential
136	438	130	1	Key/Pivotal Site

Planning Area	Housing Units	Jobs	Ped. Index	Place Type Category
137	2,851	936	2	Residential
138	3,903	4,469	3	Residential
139	79	1,712	2	Employment Center/Institution
140	854	4,073	4	Downtown/Town Center
141	41	373	3	Employment Center/Institution
142	1,357	1,628	1	Residential
143	3,689	1,754	3	Residential
144	1,465	822	3	Residential
145	1,538	114	1	Residential
146	522	4,670	1	Employment Center/Institution
147	535	40	2	Residential
148	1,474	189	1	Residential
149	264	0	1	Residential
150	492	6	1	Residential
151	1,865	1,700	3	Residential
152	1,896	137	3	Residential
153	1,171	264	2	Residential
154	471	1,448	4	Downtown/Town Center
155	1,106	320	3	Residential
156	704	100	2	Residential

## Population, Household and Employment Growth 2000-2020

## SAN MATEO

Jurisdiction									Illustrative Example (a)	
	ABAG Household Projection				ABAG Jobs Projection				Housing Balance (a)	Projected Housing Shortfall (b)
	2000	2020	# Change	% Change	2000	2020	# Change	% Change		
Atherton	2,440	2,720	280	11.5%	3,330	3,840	510	15.3%	340	60
Belmont	10,600	11,080	480	4.5%	11,750	15,140	3,390	28.9%	2,260	1,780
Brisbane	1,420	2,120	700	49.3%	8,420	10,430	2,010	23.9%	1,340	640
Burlingame	12,570	13,690	1,120	8.9%	29,170	32,990	3,820	13.1%	2,547	1,427
Colma	360	420	60	16.7%	1,670	2,080	410	24.6%	273	213
Daly City	31,100	32,460	1,360	4.4%	25,510	33,700	8,190	32.1%	5,460	4,100
East Palo Alto	7,150	8,660	1,510	21.1%	2,760	6,670	3,910	141.7%	2,607	n/a
Foster City	11,630	12,870	1,240	10.7%	17,850	21,060	3,210	18.0%	2,140	900
Half Moon Bay	3,650	5,080	1,430	39.2%	3,050	3,480	430	14.1%	287	n/a
Hillsborough	3,720	3,930	210	5.6%	1,220	1,300	80	6.6%	53	n/a
Menlo Park	12,330	13,420	1,090	8.8%	31,030	36,580	5,550	17.9%	3,700	2,610
Millbrae	8,100	8,720	620	7.7%	6,350	7,020	670	10.6%	447	n/a
Pacifica	13,830	15,500	1,670	12.1%	4,840	5,690	850	17.6%	567	n/a
Portola Valley	1,700	1,950	250	14.7%	1,090	1,120	30	2.8%	20	n/a
Redwood City	28,180	30,090	1,910	6.8%	52,290	59,560	7,270	13.9%	4,847	2,937
San Bruno	14,650	15,620	970	6.6%	15,980	18,620	2,640	16.5%	1,760	790
San Carlos	11,350	12,080	730	6.4%	17,370	21,540	4,170	24.0%	2,780	2,050
San Mateo	36,270	39,920	3,650	10.1%	58,450	67,920	9,470	16.2%	6,313	2,663
S. San Francisco	20,180	22,040	1,860	9.2%	47,470	54,250	6,780	14.3%	4,520	2,660
Woodside	1,930	2,080	150	7.8%	1,590	1,640	50	3.1%	33	n/a
Unincorporated	21,210	24,050	2,840	13.4%	39,180	47,200	8,020	20.5%	5,347	2,507
<b>San Mateo County</b>	<b>254,370</b>	<b>278,500</b>	<b>24,130</b>	<b>9.5%</b>	<b>380,370</b>	<b>451,830</b>	<b>71,460</b>	<b>18.8%</b>	<b>47,640</b>	<b>23,510</b>

Notes:

(a) The Regional Agencies Smart Growth Steering Committee has adopted a range of calculations of how many units are needed to house projected workers, which range from 35,000 to 40,000 units for San Mateo County. For illustrative purposes only, the high end of this range is shown and disaggregated in these two

(b) Represents the new households needed to match job growth assuming 1.5 employed residents per household.

(c) Represents the difference between current ABAG household projections and the number of households needed to achieve jobs housing balance.

## Projected Affordability Need:

**Very Low Income: 20%**

**Low Income: 10%**

**Moderate Income: 26%**

**Above Moderate Income: 44%**