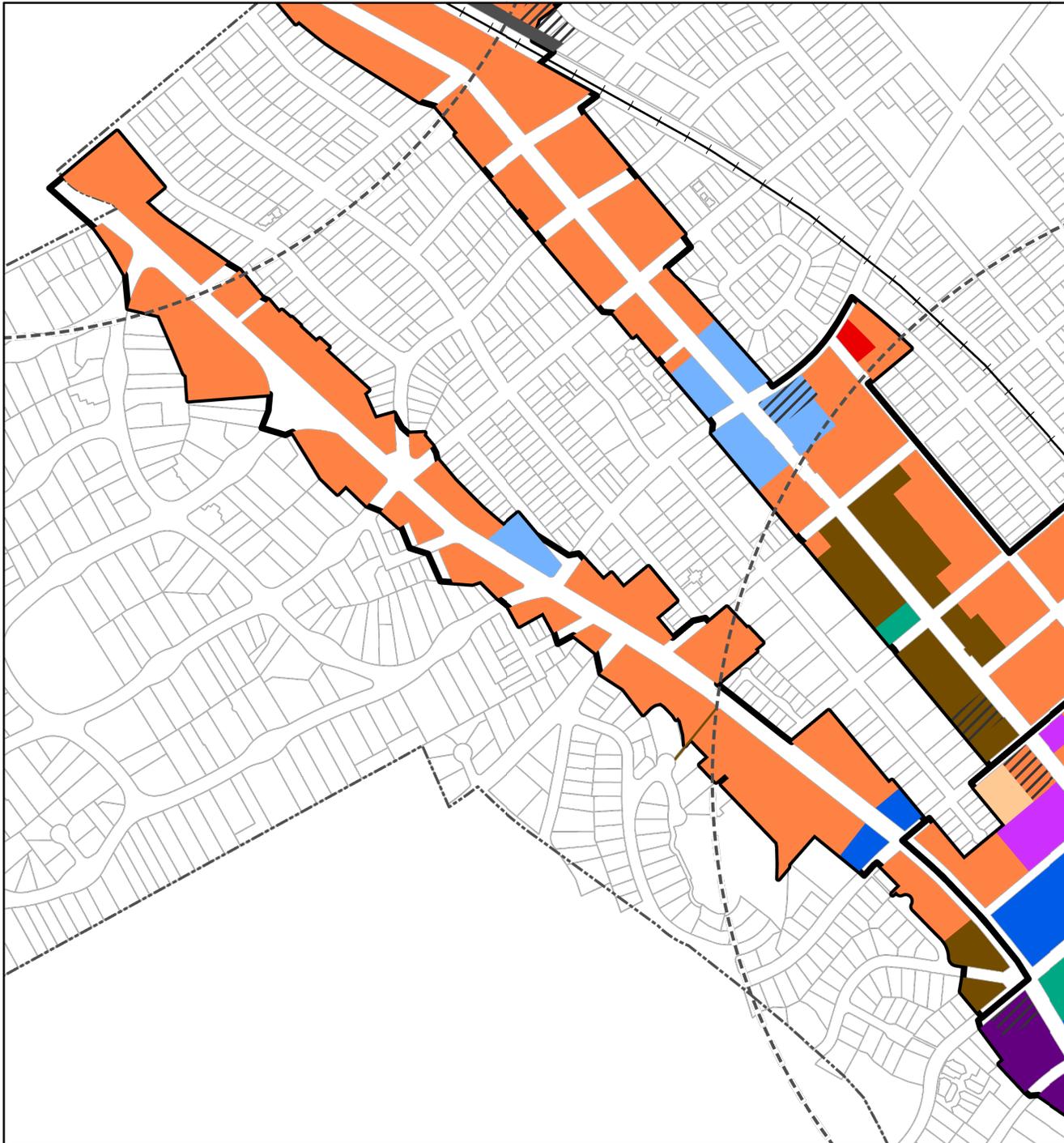


# Planning Commission Preferred Scenario

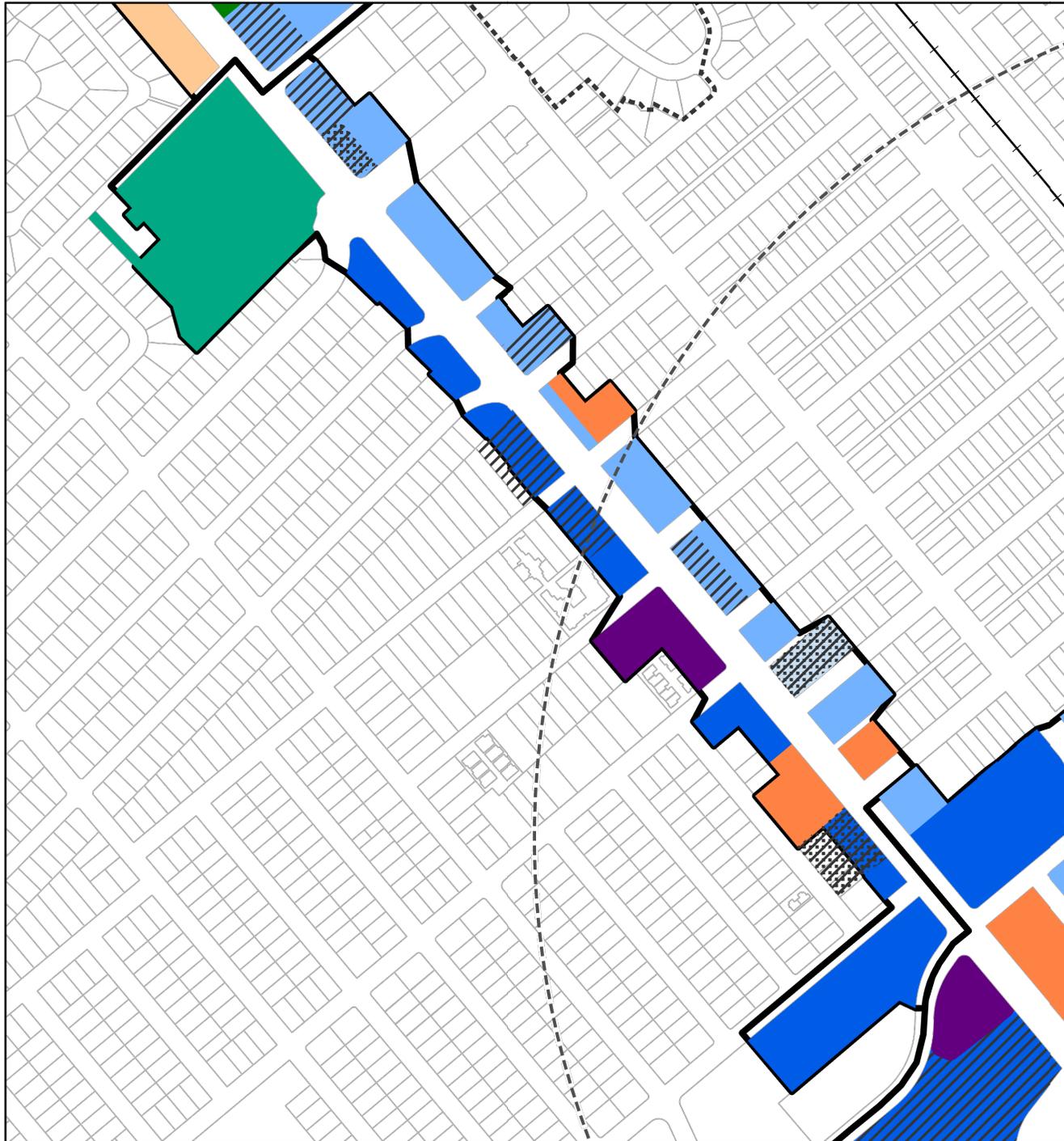


- Study Areas
- San Mateo City Limit
- Sphere of Influence
- Historic Districts
- Property Owner Requests
- Privately Owned Public Open Space
- Caltrain Station
- Caltrain
- 1,000 Foot Buffer Around Caltrain
- 1/2 Mile Radius Around Caltrain
- Housing Element - Adequate Sites
- Pipeline Projects
- Residential Low (1-3 stories, 9 to 39 du/ac)
- Residential Medium (4-7 stories, 40-99 du/ac)
- Residential High (8+ stories, 100 to 200 du/ac)
- Commercial Service (1-3 stories)
- Commercial Regional (3+ stories)
- Commercial Neighborhood (1-2 stories)
- Office Low (1-3 stories)
- Office Medium (4-7 stories)
- Office High (8+ stories)
- Research and Development (3+ stories)
- Traditional Light Industrial (3+ stories)
- Mixed-Use Low (1-3 stories, 9 to 39 du/ac)
- Mixed-Use Medium (4-7 stories, 40-99 du/ac)
- Mixed-Use High (8+ stories, 100 to 200 du/ac)
- Parks/ Open Space
- Public Facilities
- Quasi-Public
- Transportation Corridor
- Utilities



Study Area 1-N

# Planning Commission Preferred Scenario

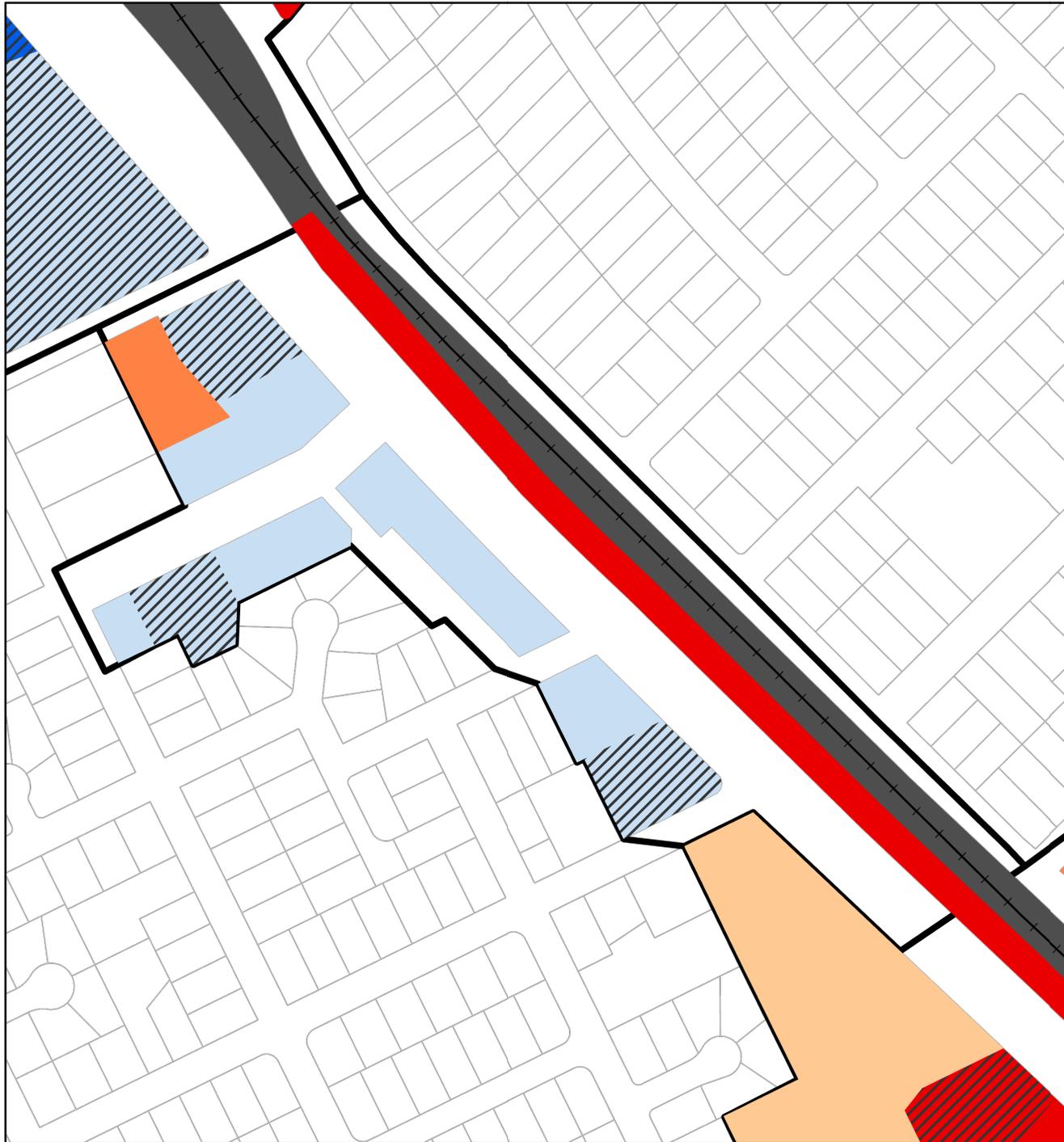


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- Transportation Corridor
- Utilities

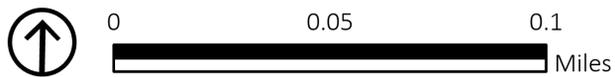


Study Area 1-C

# Planning Commission Preferred Scenario

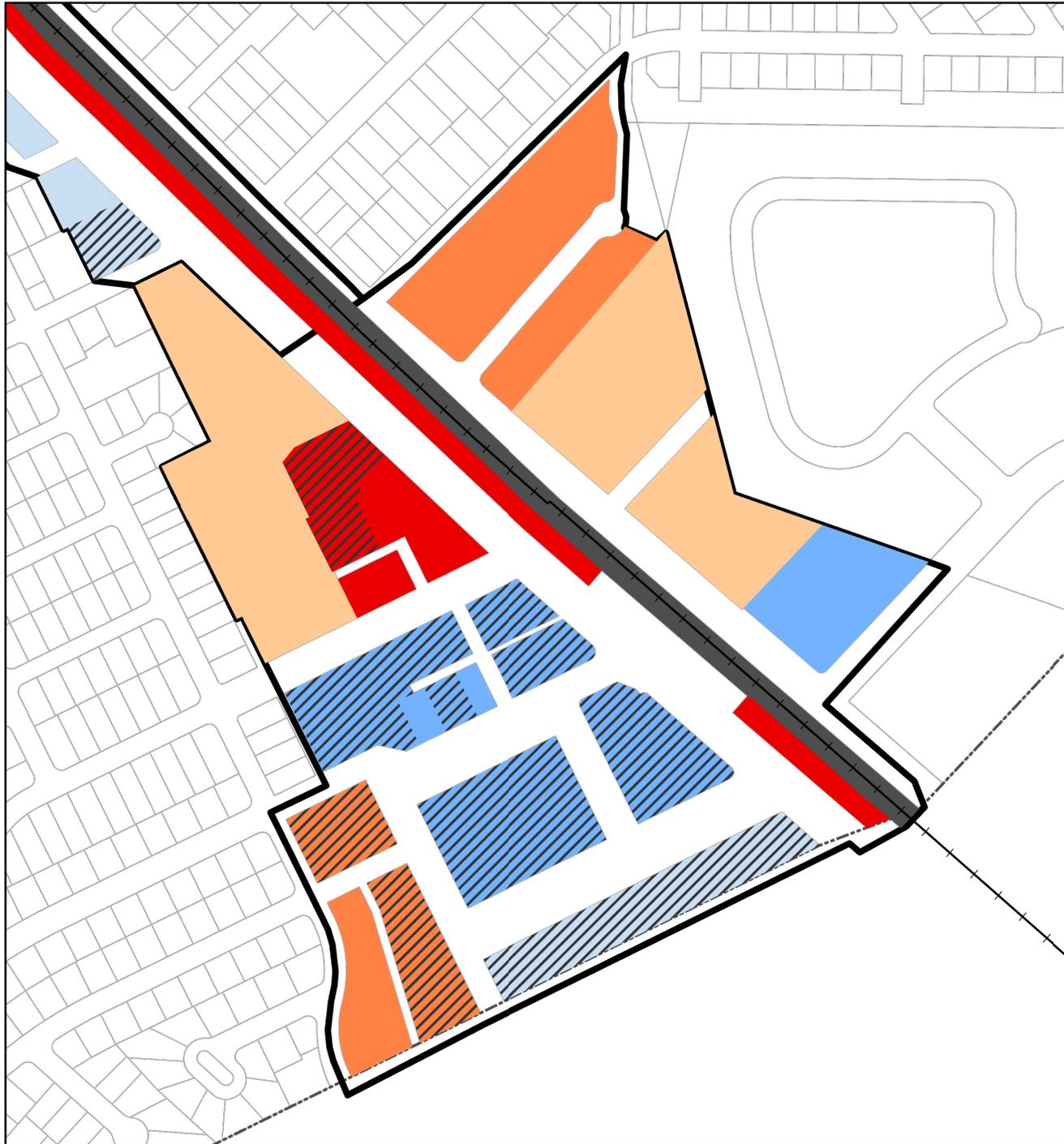


- Study Areas
- San Mateo City Limit
- Sphere of Influence
- Historic Districts
- Property Owner Requests
- Privately Owned Public Open Space
- Caltrain Station
- Caltrain
- 1,000 Foot Buffer Around Caltrain
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- Transportation Corridor
- Utilities

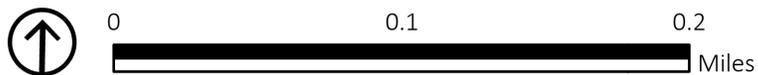


Study Area 1-S

# Planning Commission Preferred Scenario

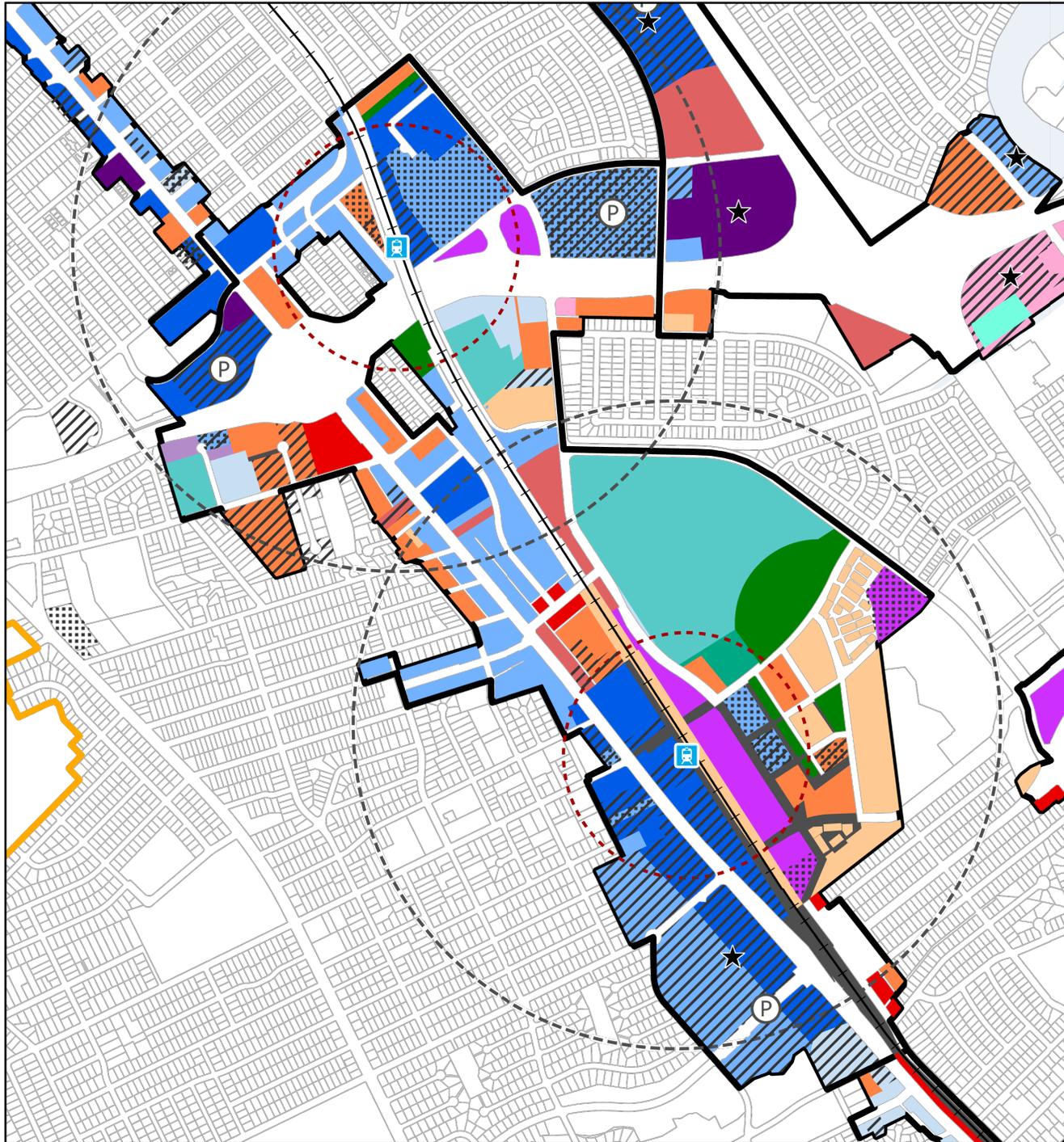


-  Study Areas
-  San Mateo City Limit
-  Sphere of Influence
-  Historic Districts
-  Property Owner Requests
-  Privately Owned Public Open Space
-  Caltrain Station
-  Caltrain
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-  1/2 Mile Radius Around Caltrain
-  Housing Element - Adequate Sites
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-  Research and Development (3+ stories)
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-  Mixed-Use High (8+ stories, 100 to 200 du/ac)
-  Parks/ Open Space
-  Public Facilities
-  Quasi-Public
-  Transportation Corridor
-  Utilities



Study Area 2

# Planning Commission Preferred Scenario

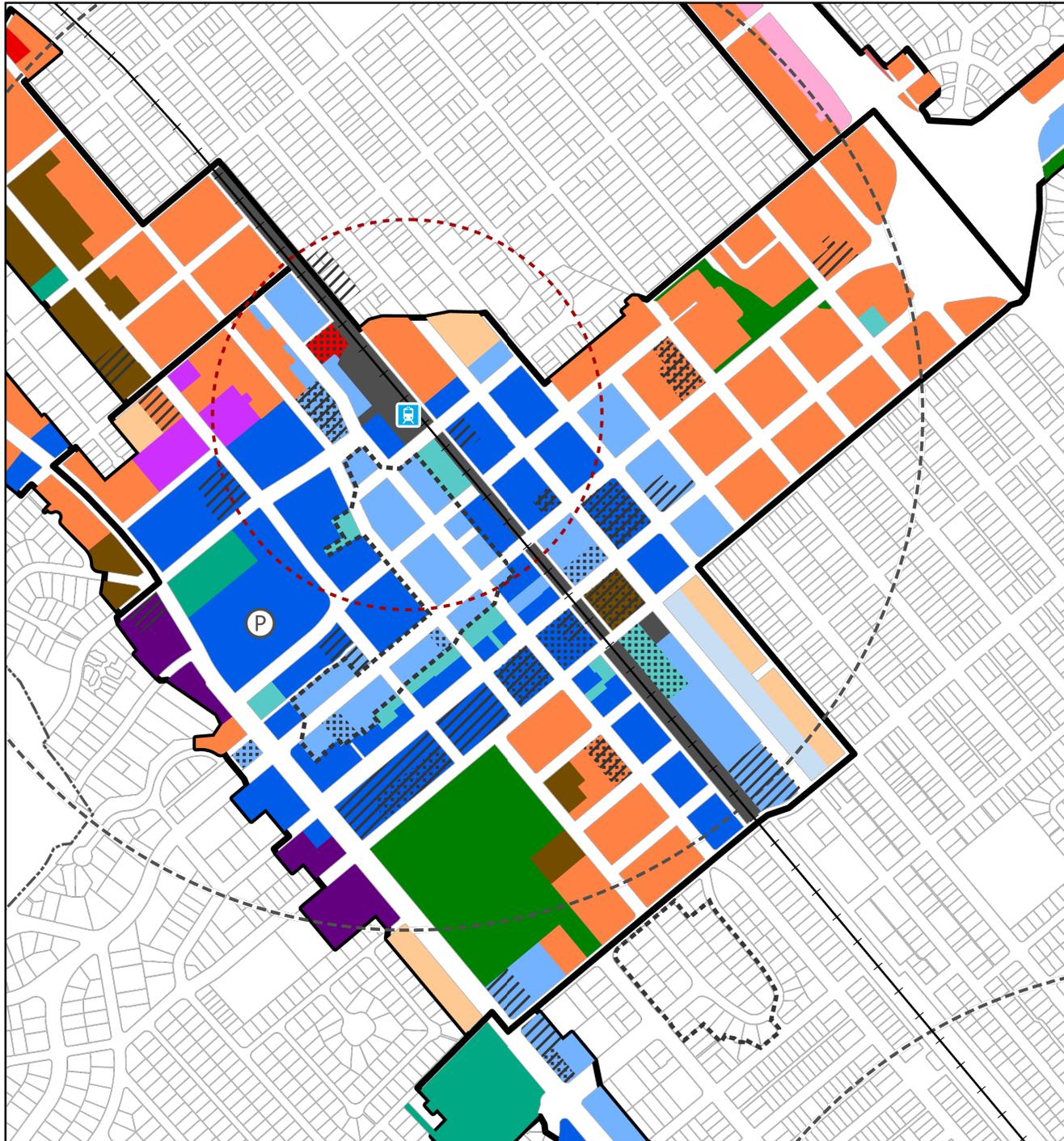


- Study Areas
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- Quasi-Public
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Study Area 3

# Planning Commission Preferred Scenario

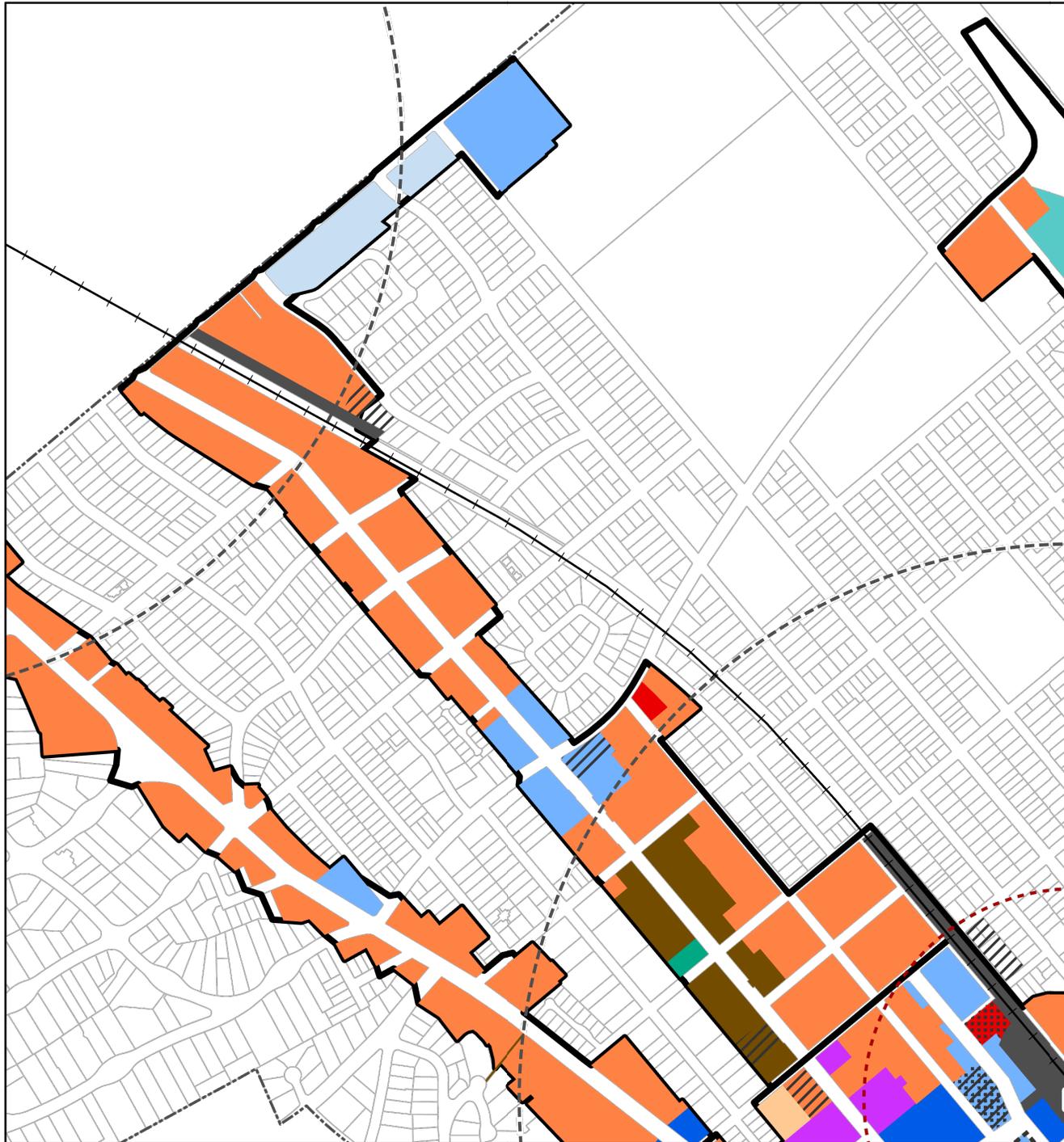


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- Quasi-Public
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Study Area 4

# Planning Commission Preferred Scenario

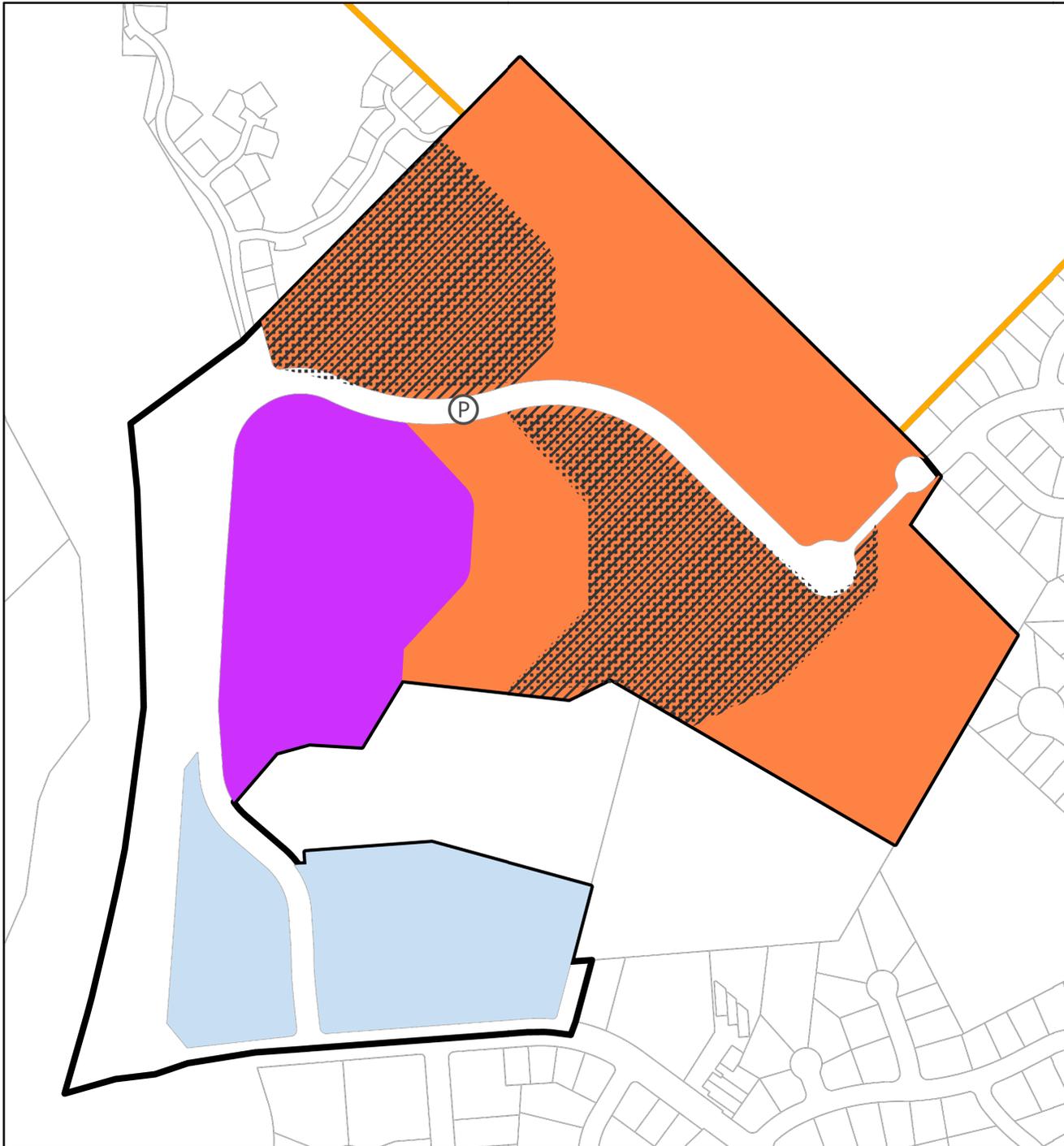


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Study Area 5

# Planning Commission Preferred Scenario

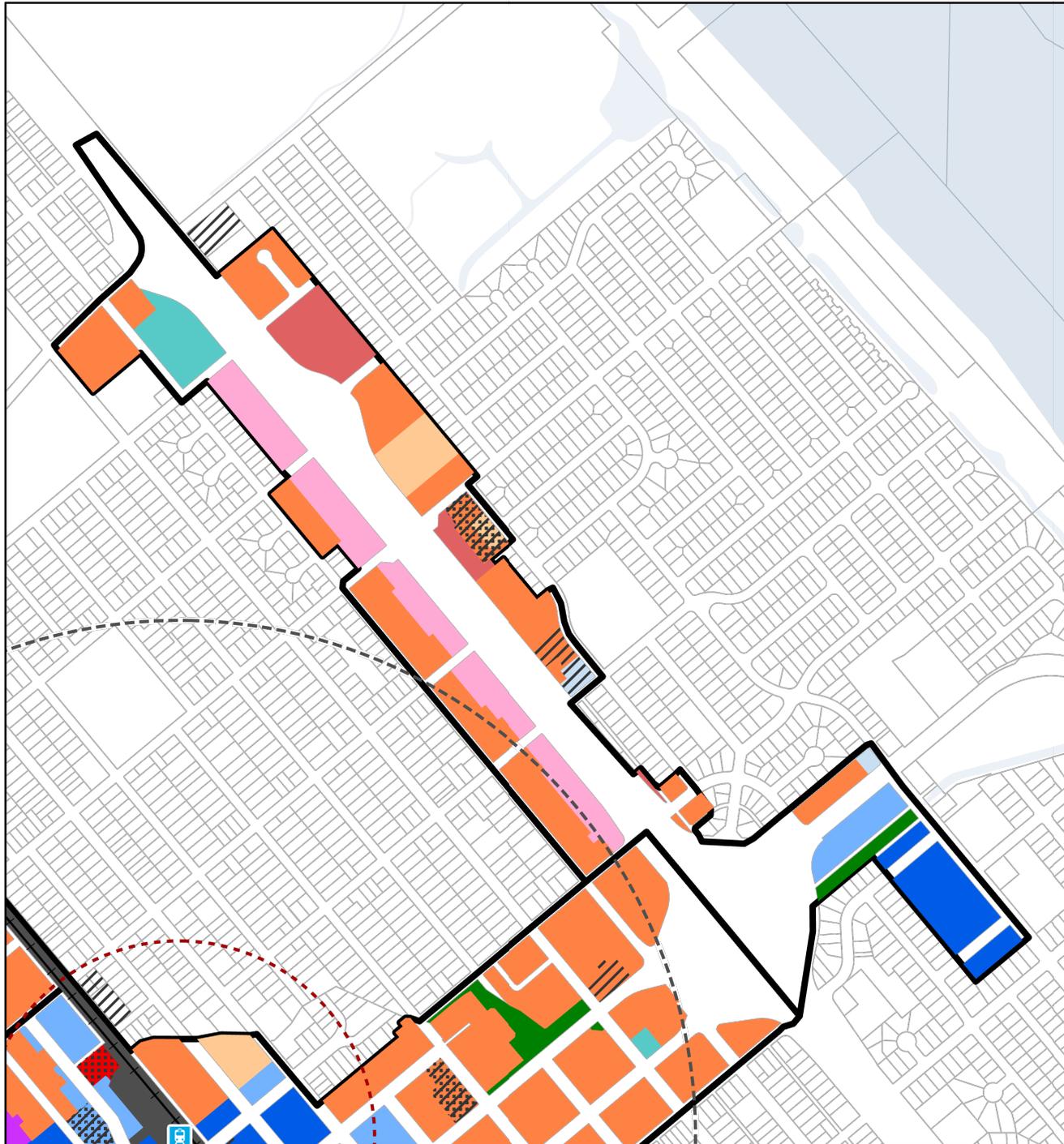


- Study Areas
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Study Area 6

# Planning Commission Preferred Scenario

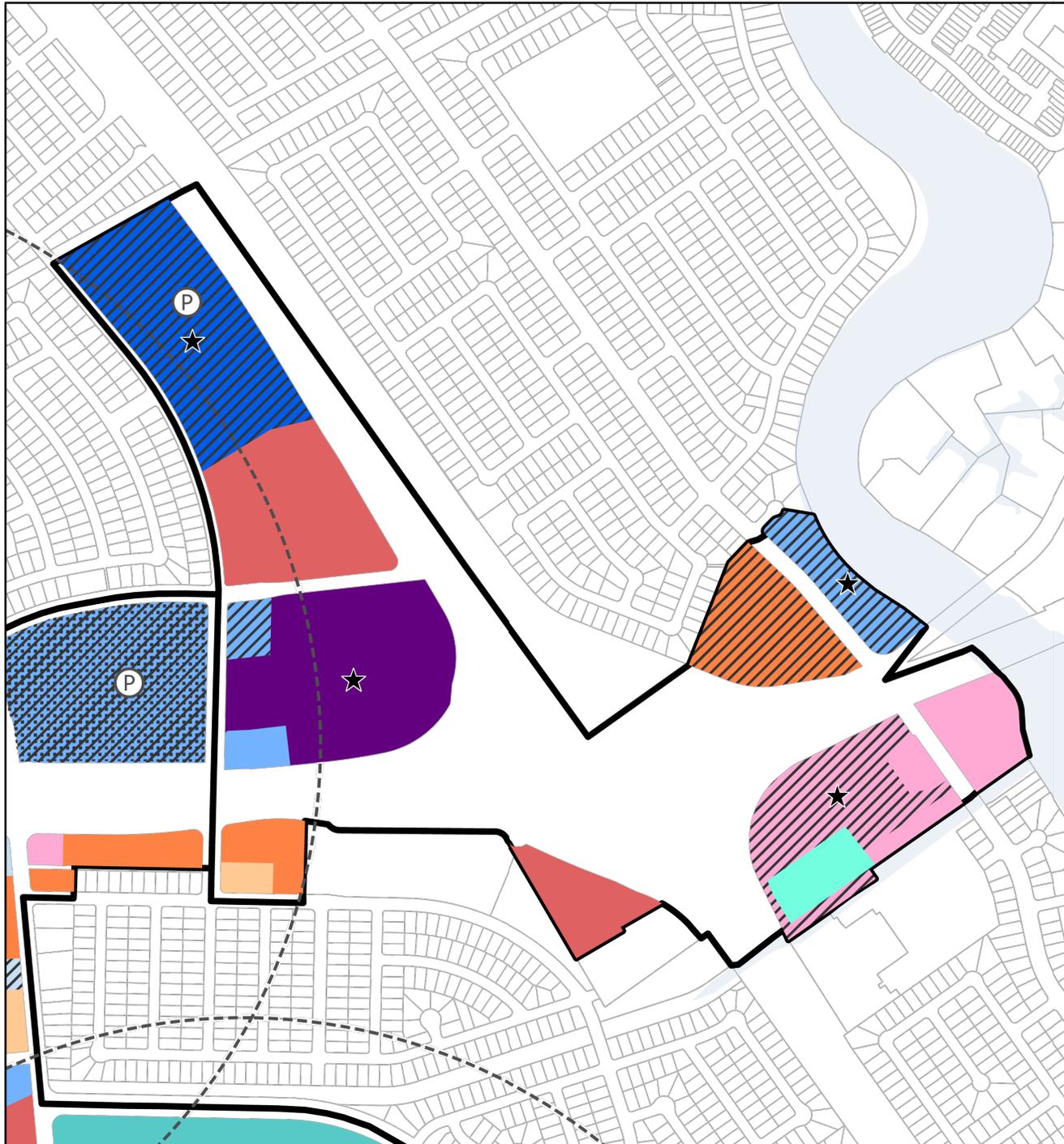


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Study Area 7

# Planning Commission Preferred Scenario

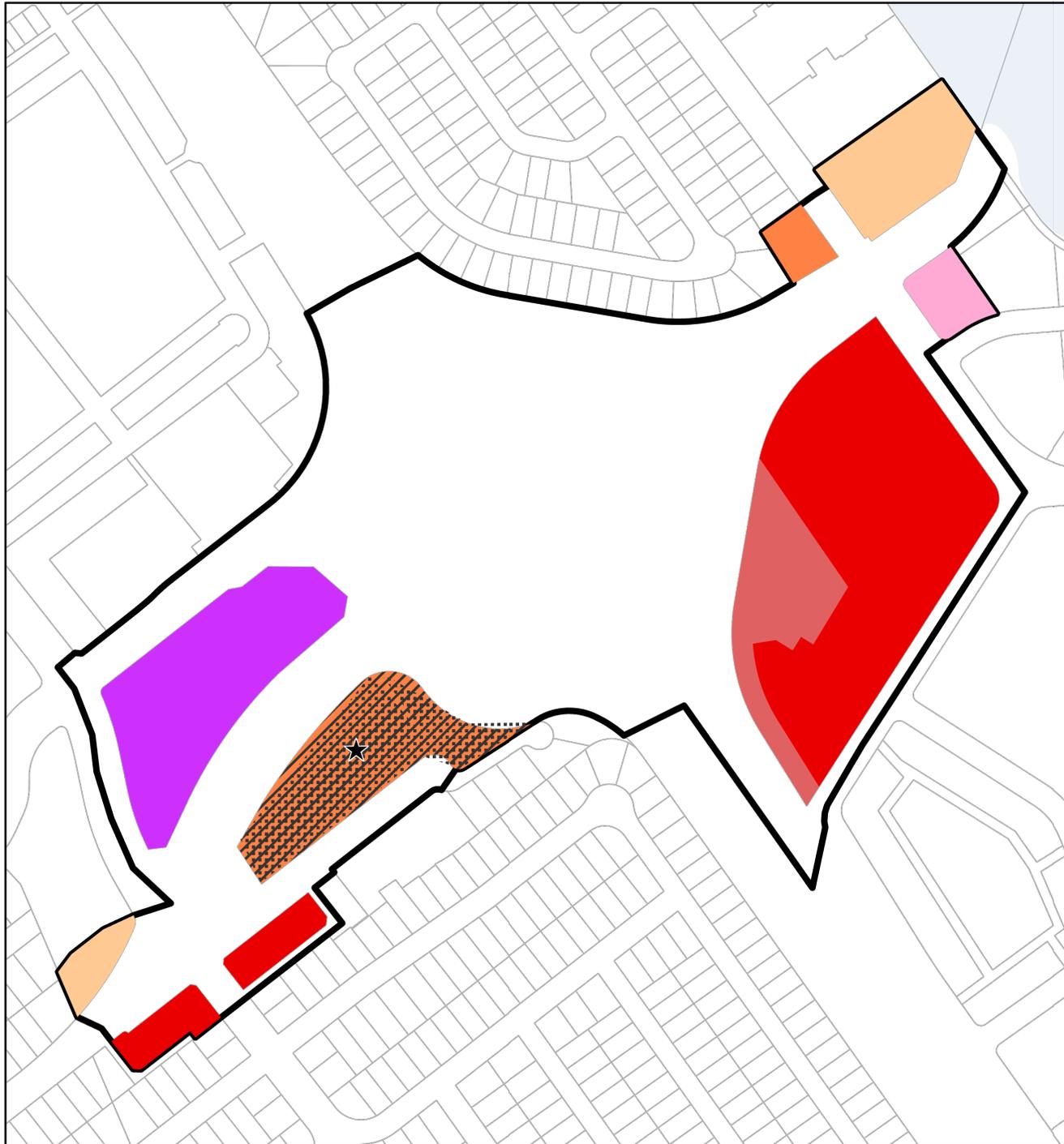


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Study Area 8

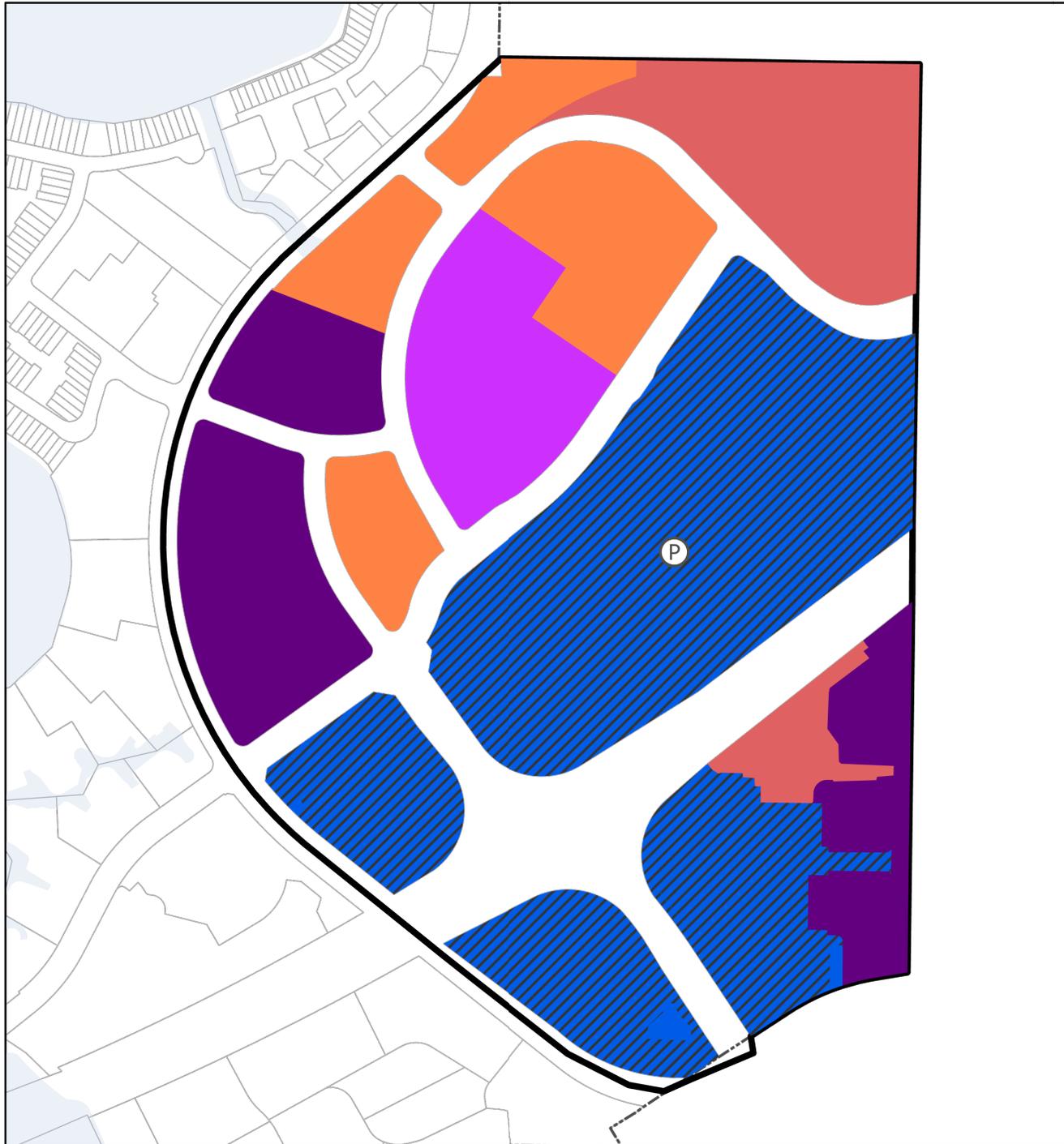
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