






























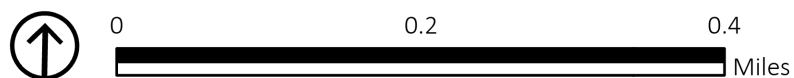
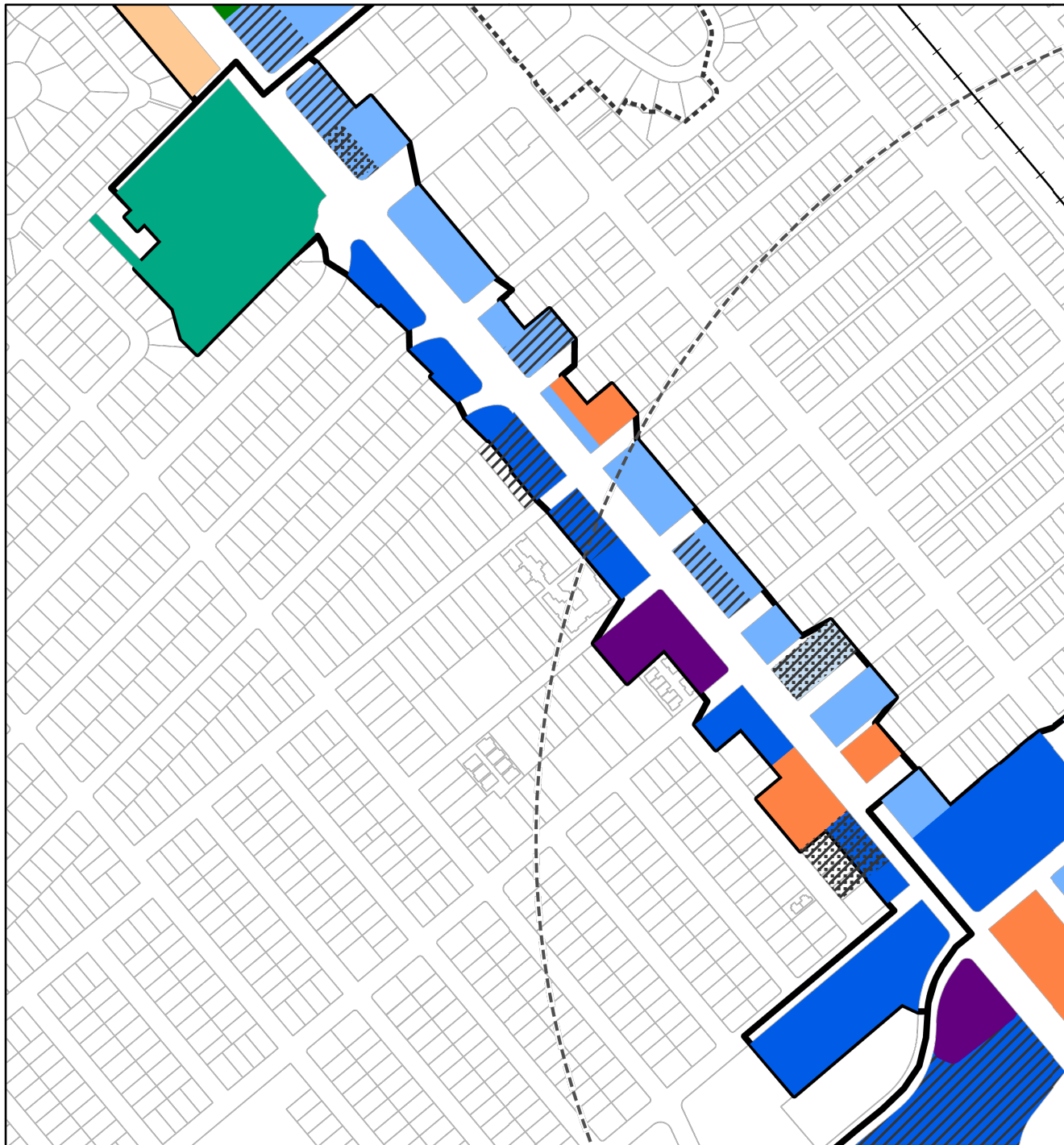


Planning Commission Preferred Scenario

-  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)
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-  Parks/ Open Space
-  Public Facilities
-  Quasi-Public
-  Transportation Corridor
-  Utilities



Study Area 1-N

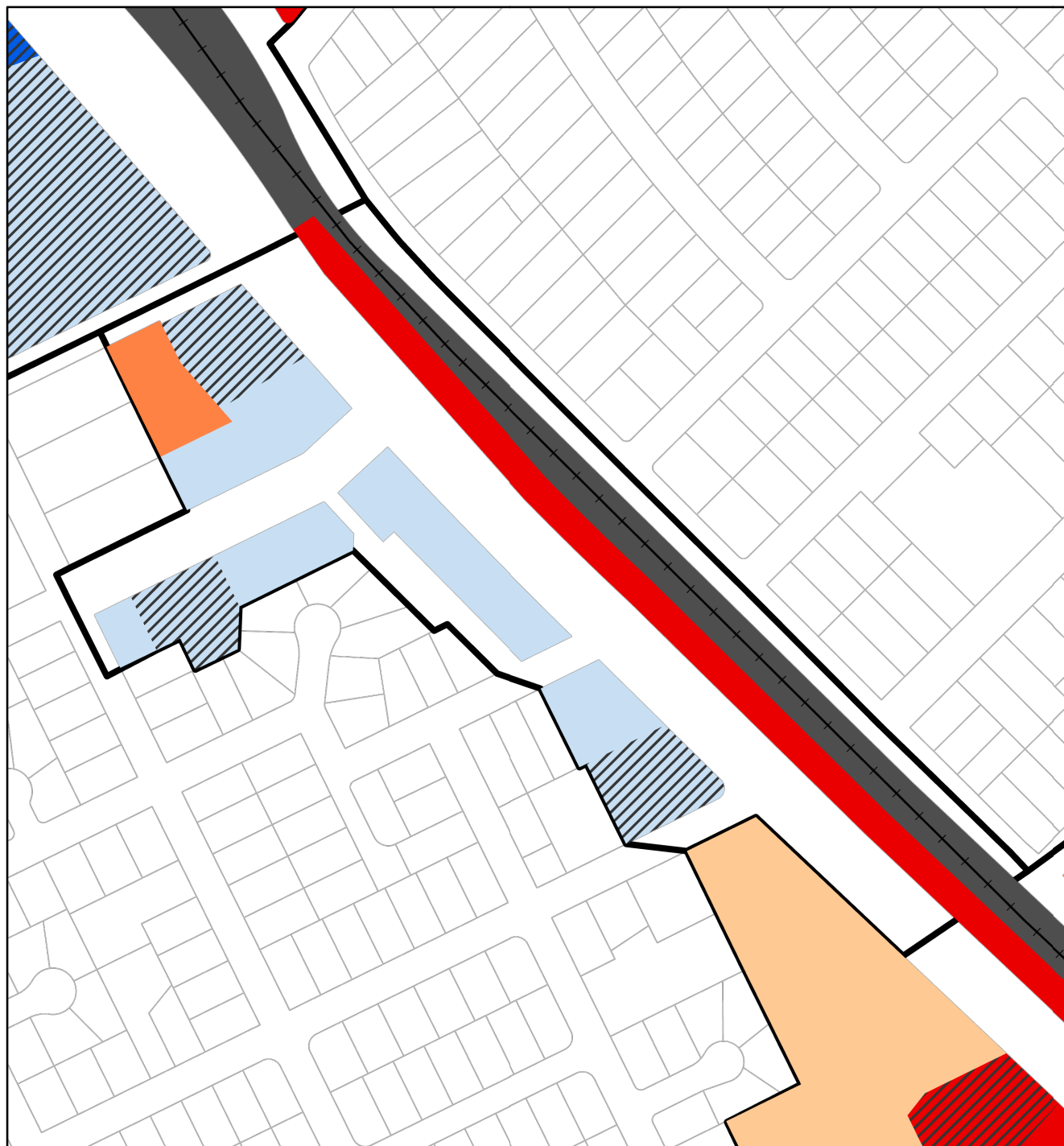


Planning Commission Preferred Scenario
































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- Transportation Corridor
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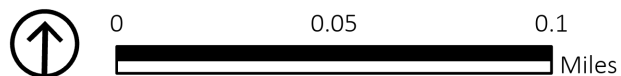


Study Area 1-C

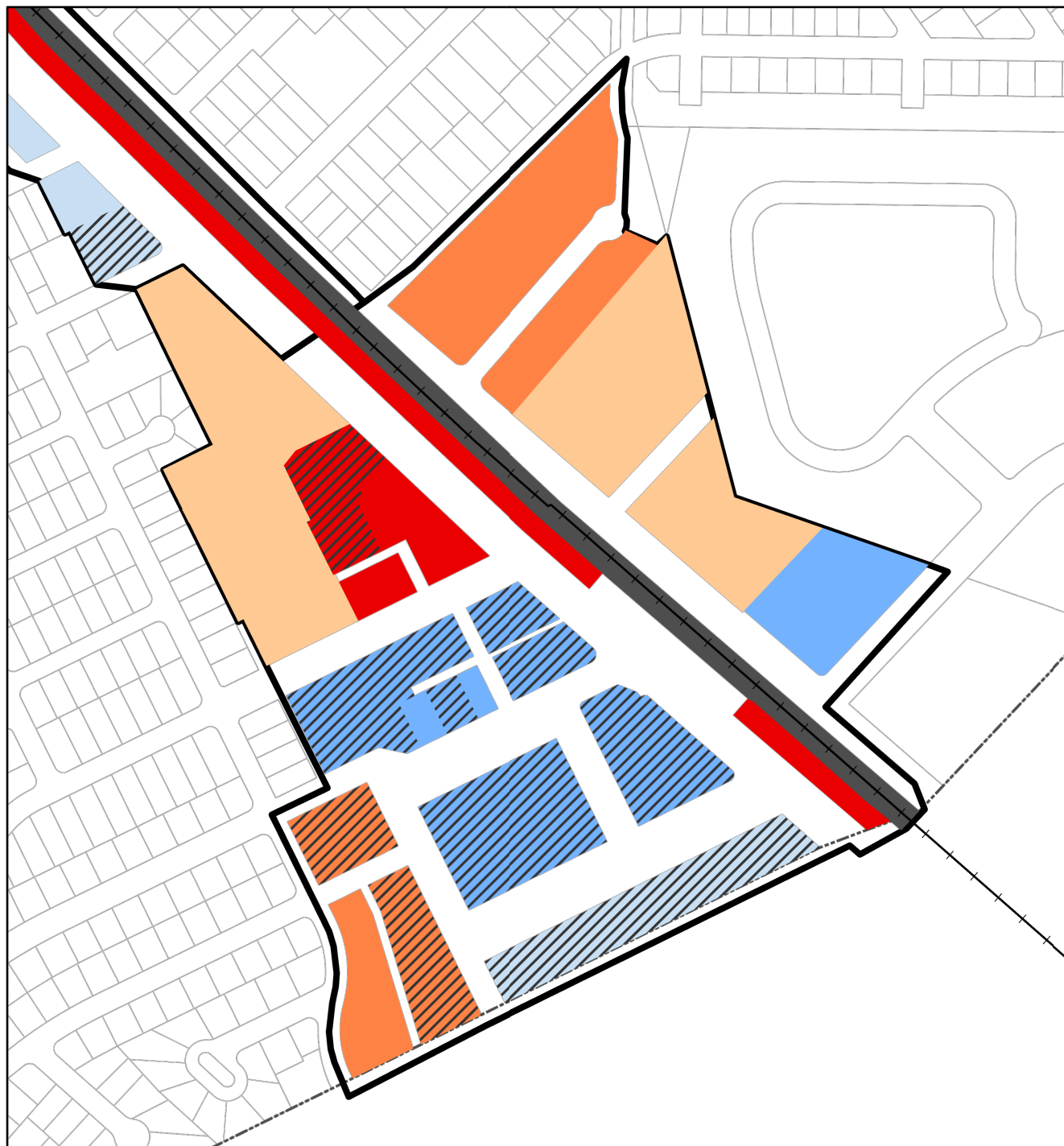


Planning Commission Preferred Scenario

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-  Sphere of Influence
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-  Public Facilities
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-  Transportation Corridor
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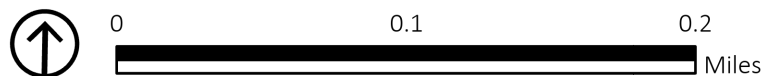


Study Area 1-S

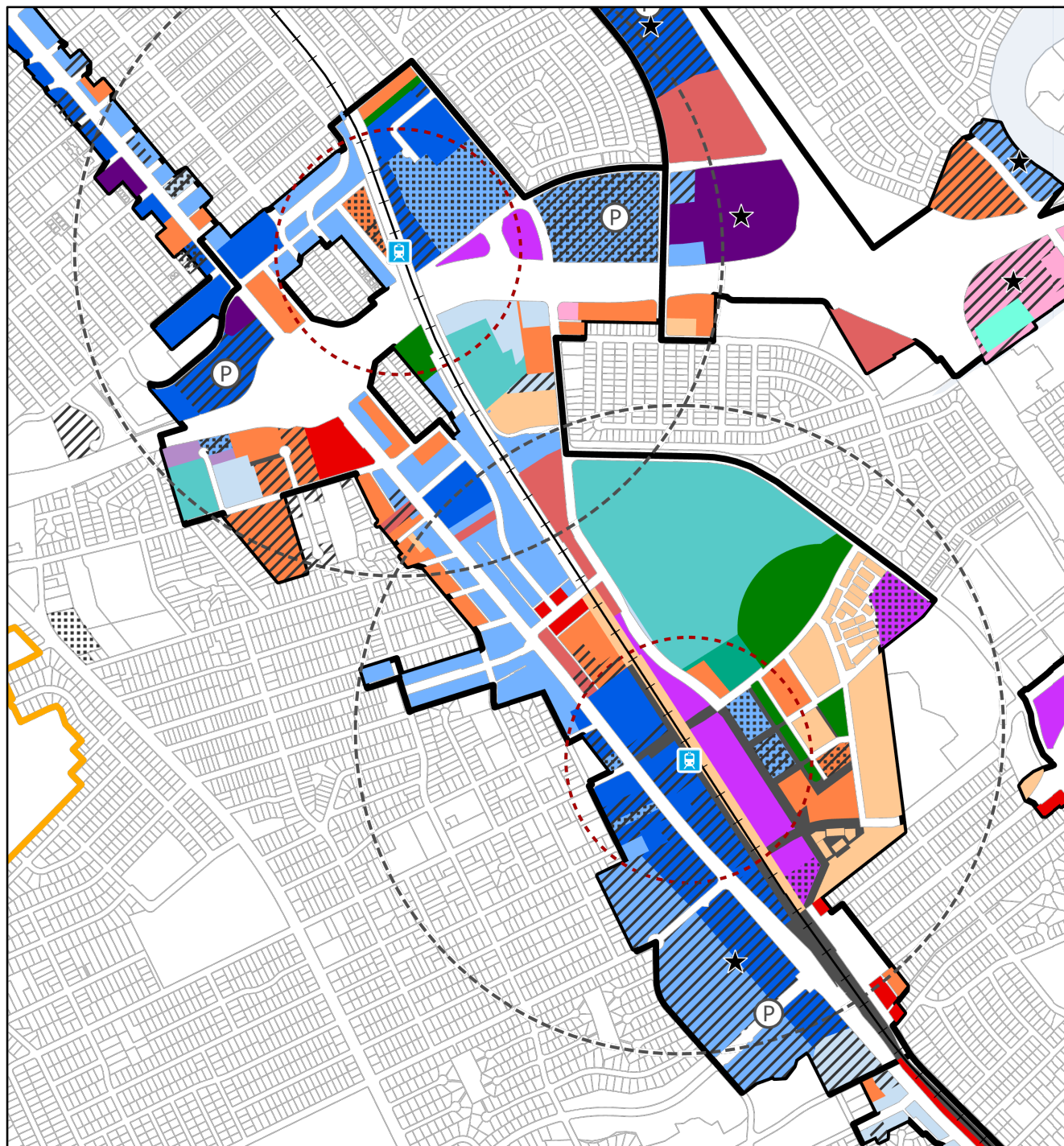


Planning Commission Preferred Scenario

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Study Area 2



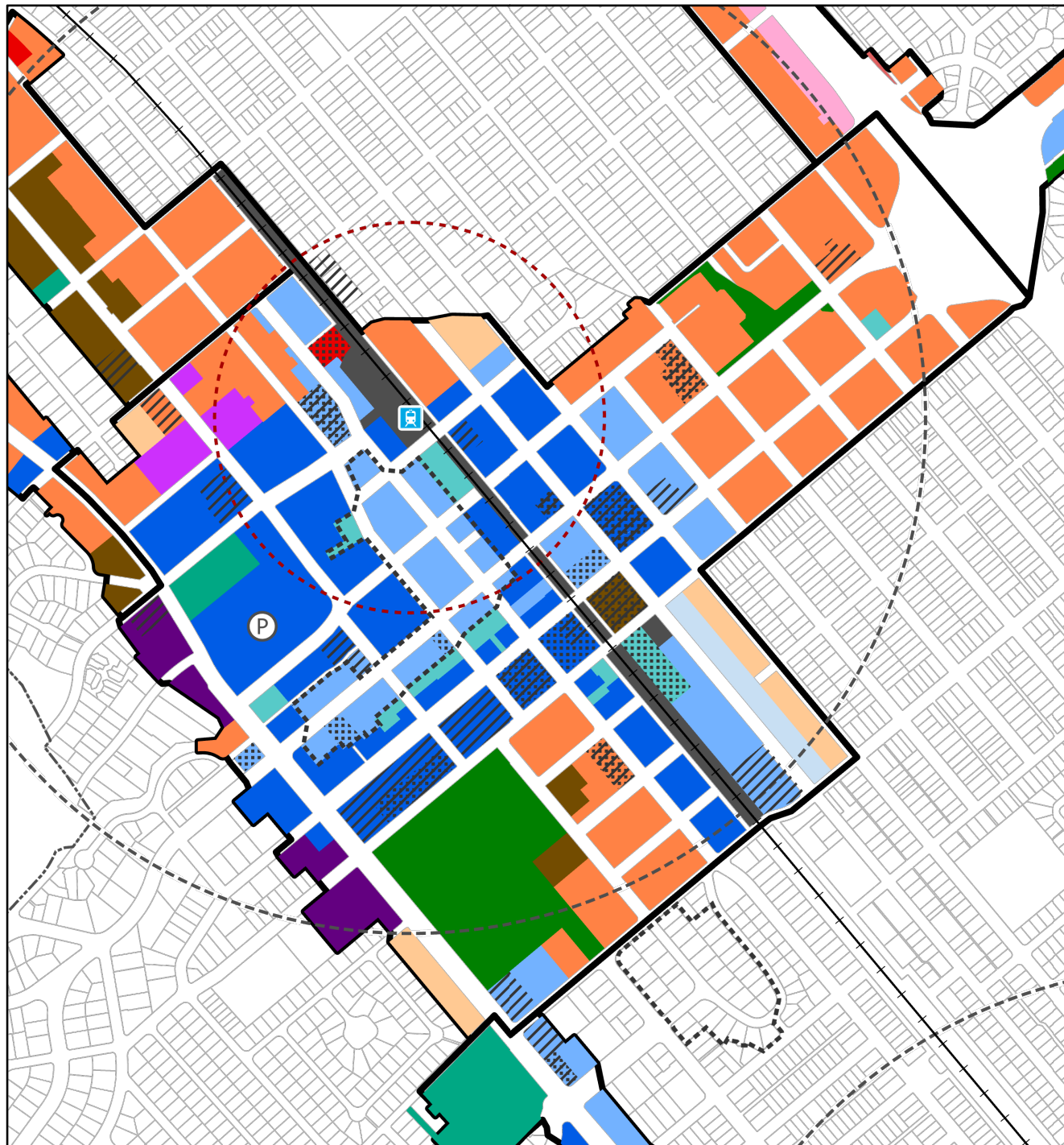
Planning Commission Preferred Scenario

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- Transportation Corridor
- Utilities



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Miles

Study Area 3



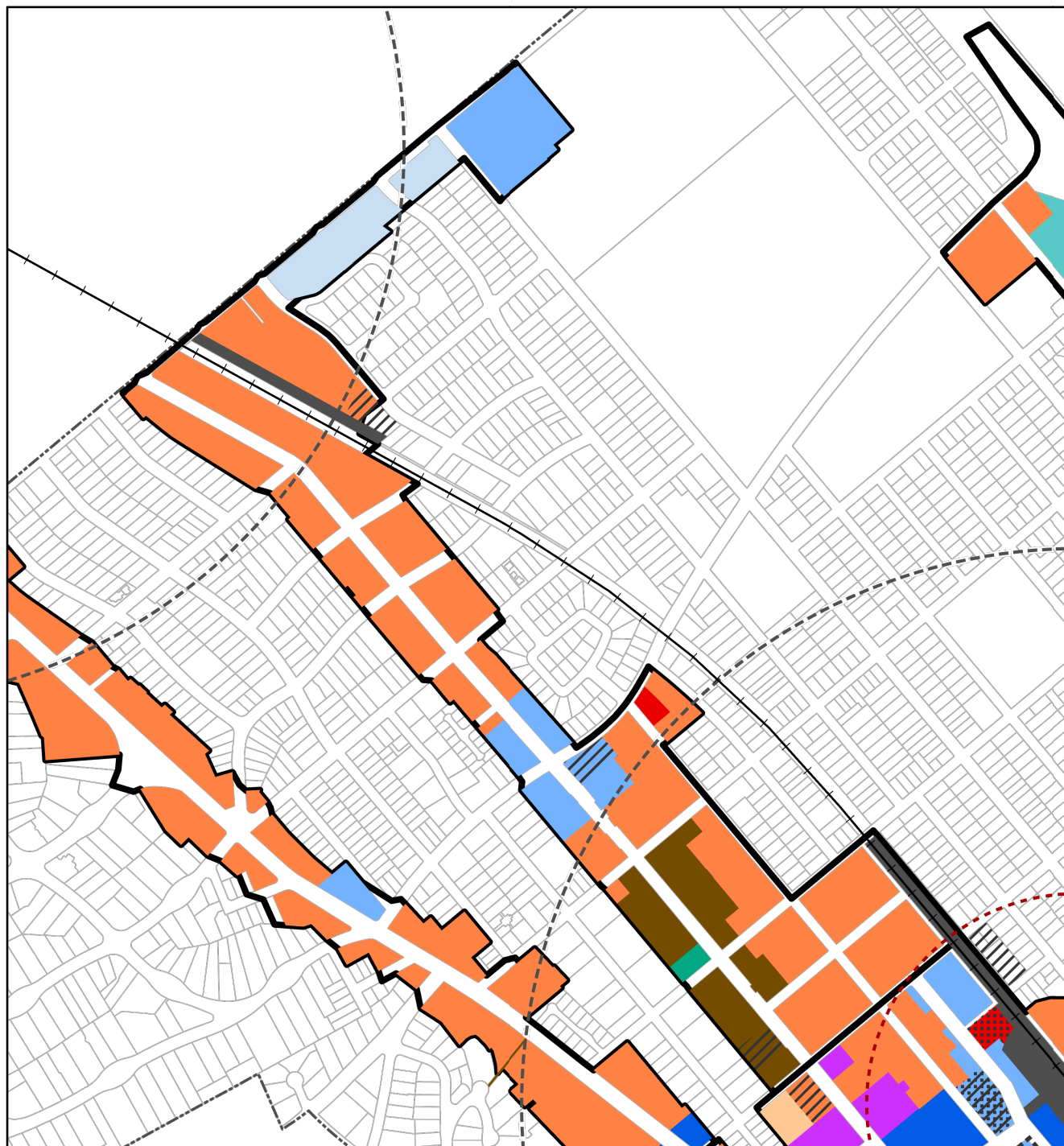
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Miles

Study Area 4



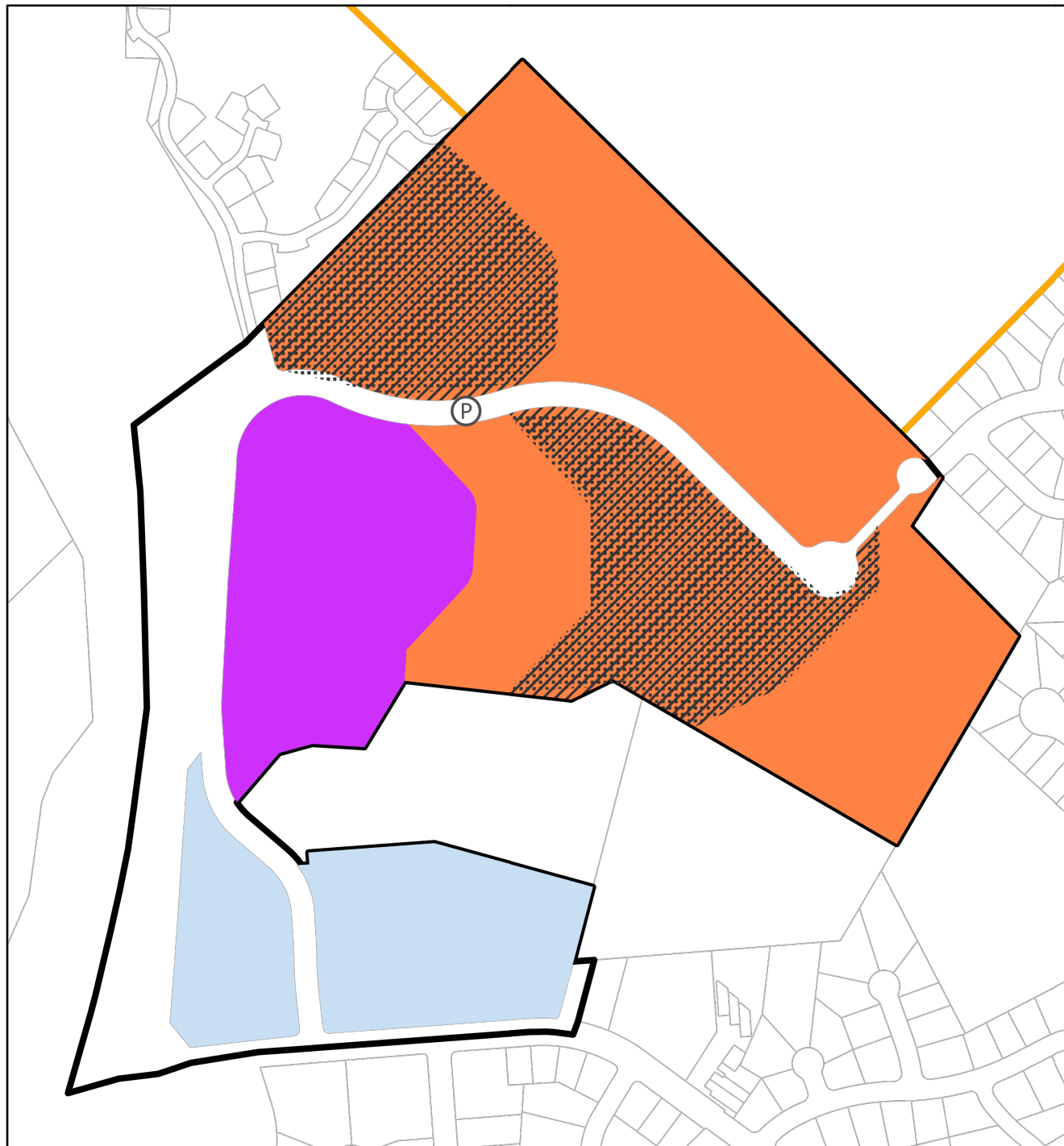
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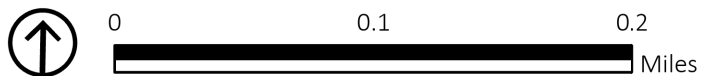


Study Area 5

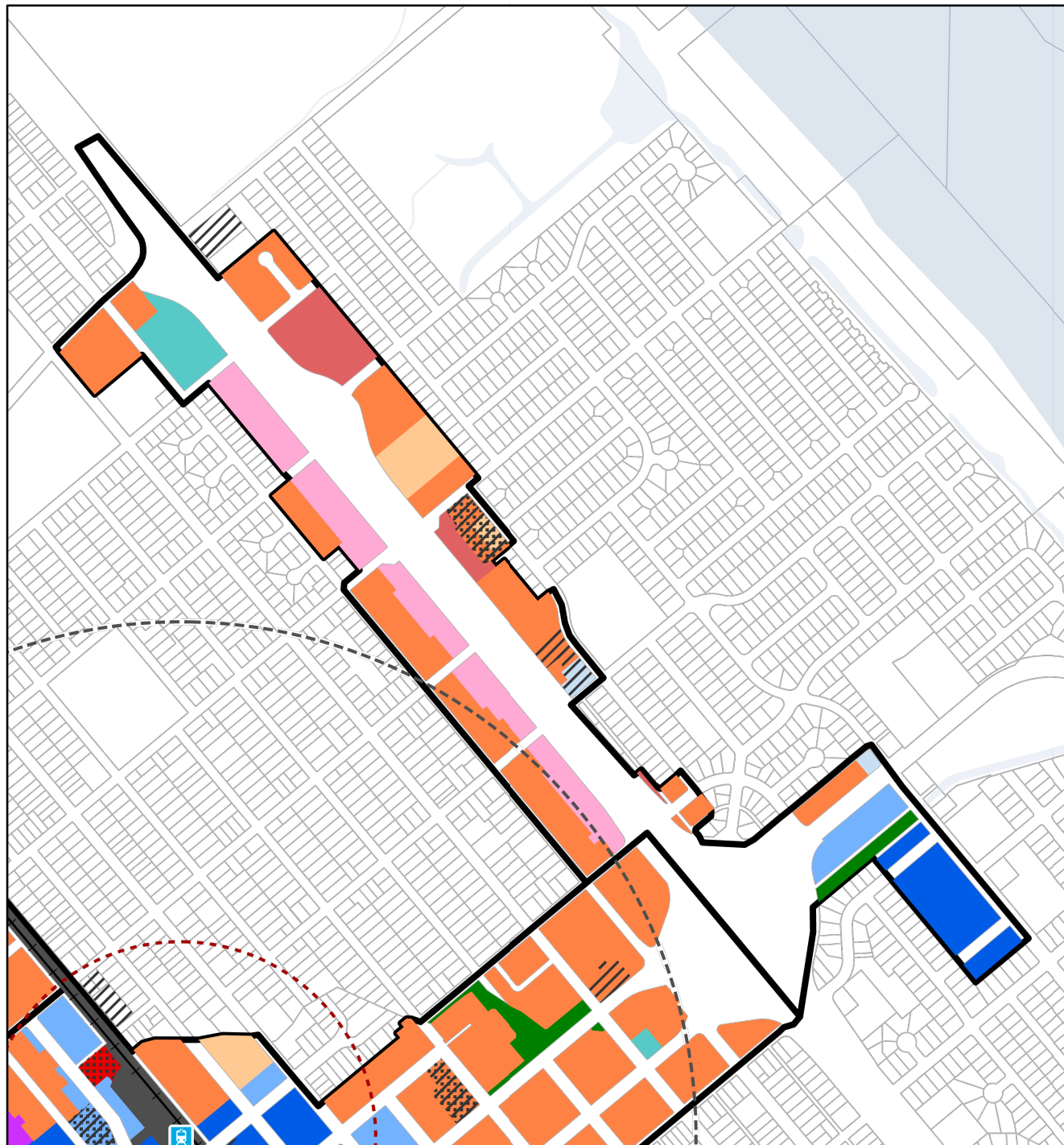
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Study Area 6



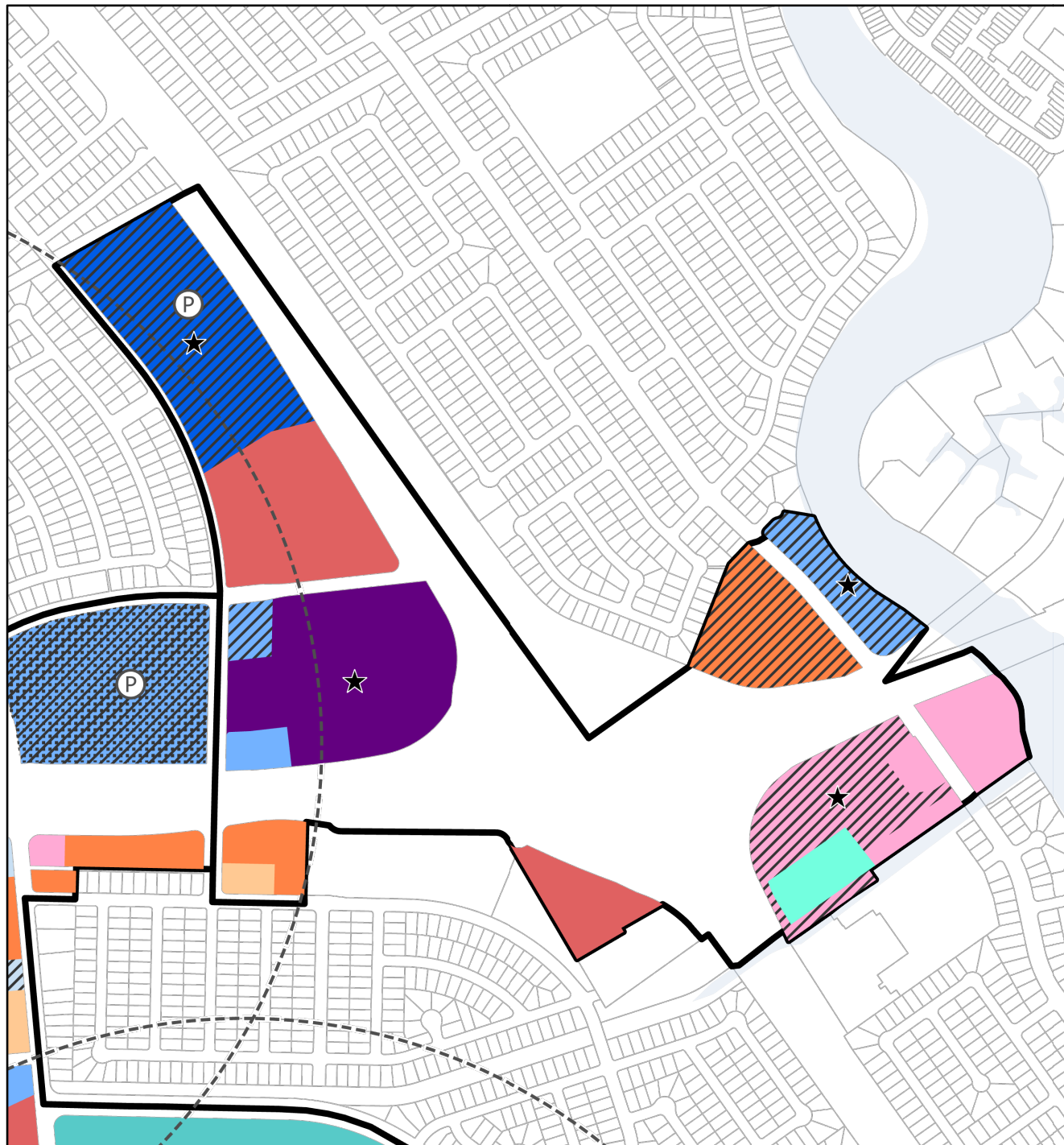
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Miles

Study Area 7



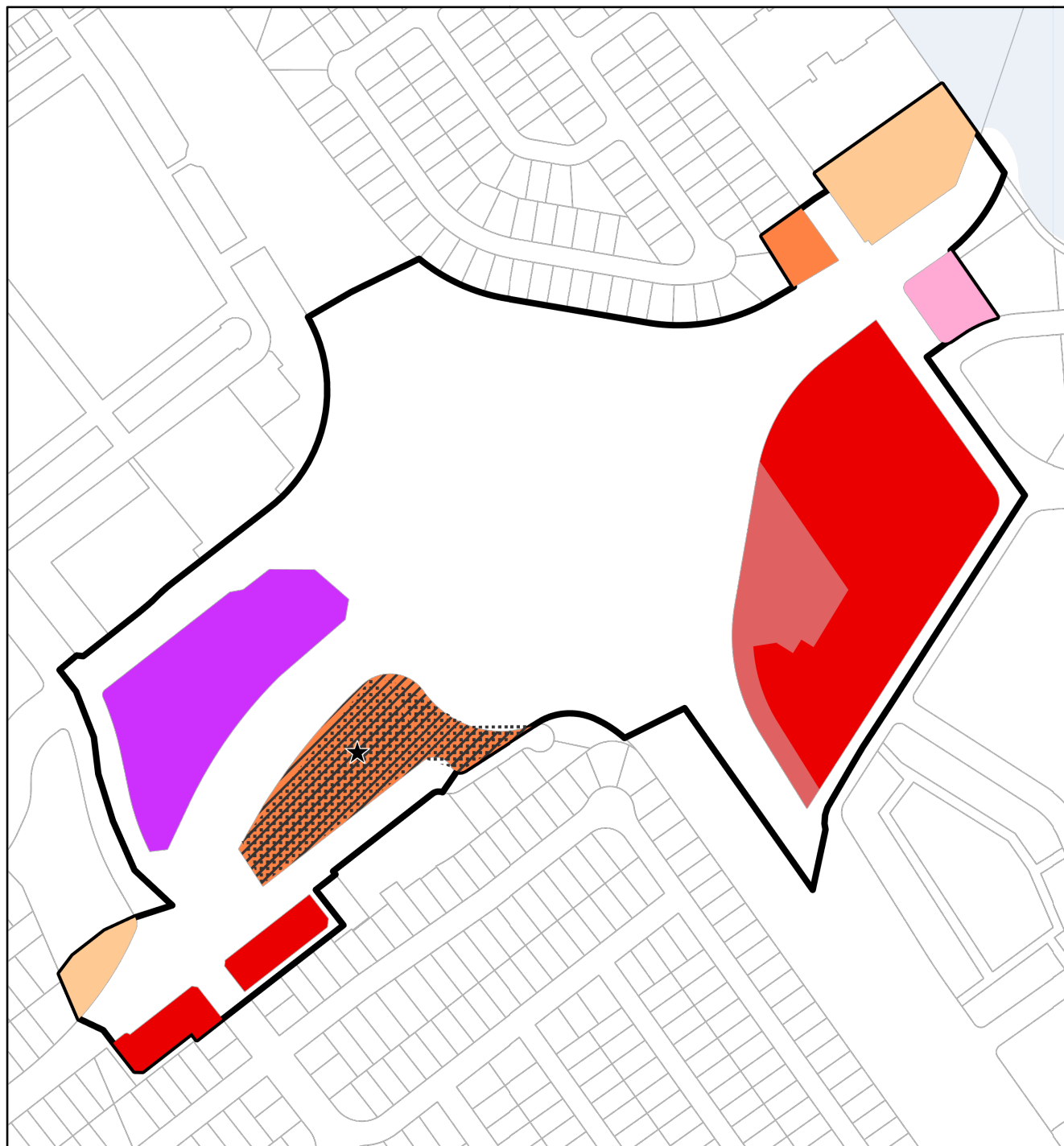
Planning Commission Preferred Scenario

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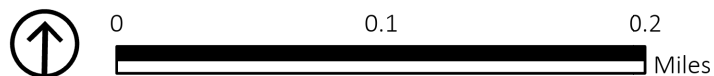
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Study Area 8

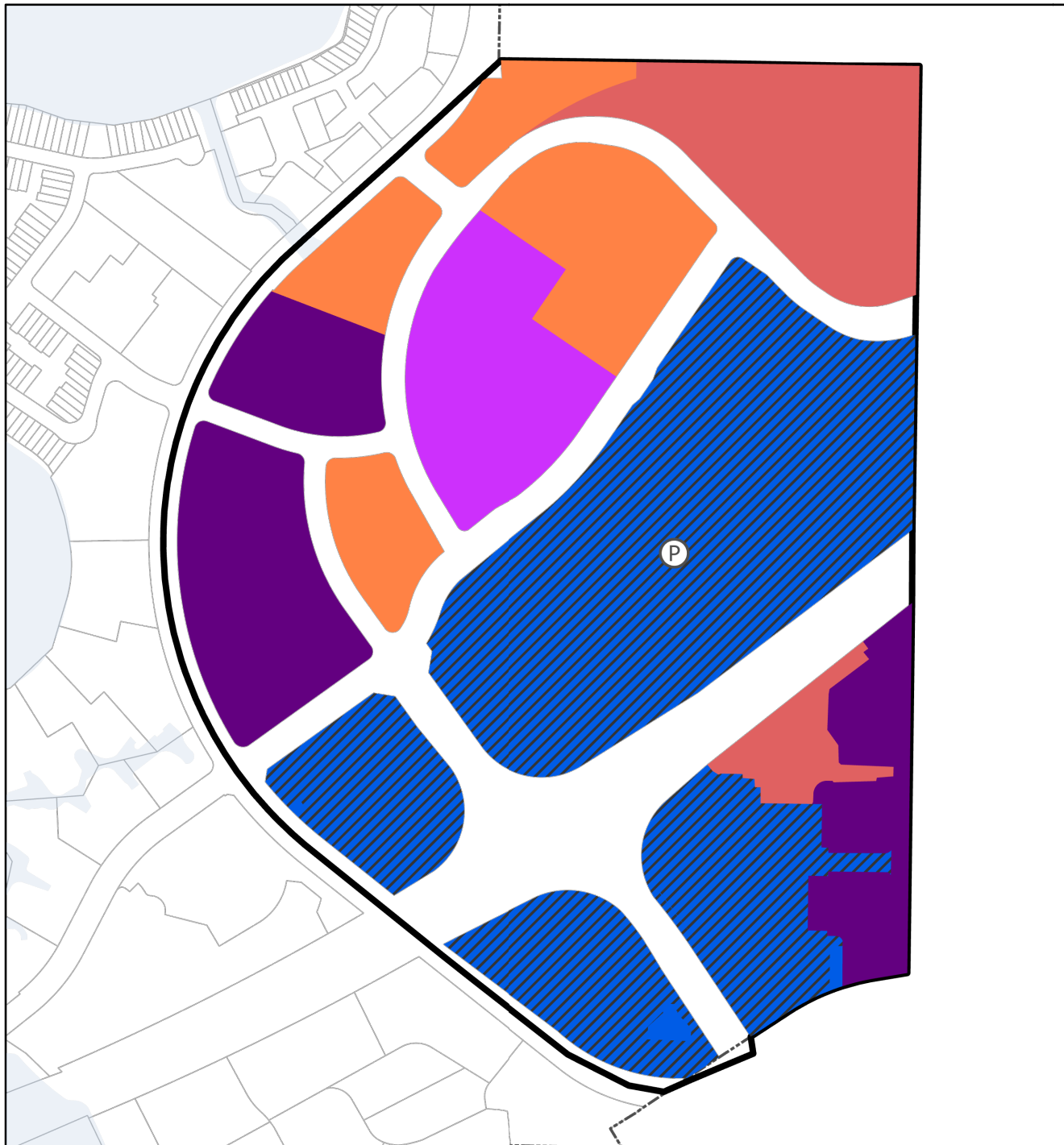


Planning Commission Preferred Scenario























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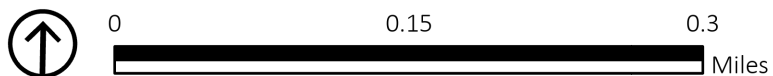


Study Area 9



Planning Commission Preferred Scenario

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Study Area 10