

APPENDICES

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TABLE I
SUMMARY LAND USE TABLE

PLANNING AREA	TOTAL AREA	DEVELOPABLE (Acre < 30% Slope)	UNDEVELOPABLE (Acre > 30% Slope)	ACRES DEVELOPED IN URBAN USES							ACRES OF PARKS & OPEN SPACE (Less Than 30% Slope)				
				RESIDENTIAL	RETAIL COMMERCIAL	OFFICE OR INDUSTRY	CHURCH SITES	SCHOOLS	ARTERIALS	TOTAL	PARKS & OPEN SPACE TOTAL	PRIVATE OPEN SPACE	PUBLIC PARKS	SCHOOL PARKS	OTHER PUBLIC
Saddle Area	337 ¹	254	73	-	-	-	-	-	-	-	254.0	-	-	-	-
Northeast Ridge	310	135	175	65.5	14	11	-	5.5	12	108.0	27.0	14.0	9	4	-
South San Francisco	323	152	171	67.5	12	29	-	2.0 ³	12	122.5	29.5	19.5	10	-	-
Brisbane Vicinity	115	56	59	-	-	9	-	-	-	9	47.0	11.0	-	-	36 ⁴
Reservoir Hill (unincorporated)	31	-	31	-	-	-	-	-	-	-	-	-	-	-	-
TOTAL:	1,116	597	509	132.0	26	49	-	7.5	24	239.5	357.5	44.5	19	4	36

NOTES: ¹Includes 10 acres of developed area > 30% slope

³Pre-school

⁴Minimal developed open space

SOURCE: San Bruno Mountain General Plan Amendment

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TABLE II
RETAIL AND INDUSTRIAL USES

SUBAREA	RETAIL (sq. ft.)	OFFICE (sq. ft.)	WAREHOUSING (sq. ft.)	TOTAL (sq. ft.)
Bayshore North	40,000	165,000	-	205,000
Northeast Ridge Residential Commercial	10,000	-	-	10,000
Northeast Ridge Industrial	-	30,000	165,000	195,000
Brisbane Vicinity	-	80,000	62,000	142,000
Sierra Point	-	217,500	182,500	400,000
South San Francisco	<u>100,000</u>	<u>-</u>	<u>-</u>	<u>100,000</u>
TOTAL:	150,000	492,500	409,500	1,052,000

SOURCE: San Bruno Mountain General Plan Amendment

TABLE III

DENSITY AND HOUSING TYPE

PLANNING AREA	TOTAL UNITS	DENSITY		PERCENTAGE OF UNITS BY HOUSING TYPE				TOTAL
		Units Per Developable Acre	Units Per Residential Acre	Type I ¹ (15-20 Units Per Acre)	Type II ² (25-35 Units Per Acre)	Type III ³ (45-55 Units Per Acre)	Type IV ⁴ (60-70 Units Per Acre)	
Northeast Ridge	1,250	9.3	19.1	46%	19%	16%	19%	100%
So. San Francisco	985	6.48	14.6	25%	45%	-	30%	100%
TOTAL	2,235	7.8	16.8	37%	30%	9%	24%	100%

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NOTES:

- ¹Townhouses
- ²Garden Apartments
- ³Mid-Rise Units
- ⁴High-Rise Units

SOURCE: San Bruno Mountain General Plan Amendment

TABLE IV

TRAFFIC IMPACT LOCATIONS AND REQUIRED IMPROVEMENTS

<u>TRAFFIC IMPACT LOCATION</u>	<u>IMPROVEMENT REQUIRED</u>
Randolph Avenue (Hillside to Bayshore Boulevard)	Widening to 4 lanes as specified in SSF Master Plan
San Pedro Rd. (Mission to Washington)	Traffic engineering improvements (improved signalization, channelization, possible reversible lanes and similar measures to improve capacity)
Guadalupe Canyon Parkway (North Hill Drive to Bayshore Boulevard)	Improved intersection design at Bayshore Boulevard with special turning lanes
Bayshore Boulevard (Geneva Ave. to Guadalupe Canyon Parkway)	Widening from 4 to 6 lanes
Bayshore Boulevard (Guadalupe Canyon Parkway to Randolph Ave.)	Improvement and widening from 4 to 6 lanes
John Daly Boulevard (Knowles Ave. to Mission to BART Station)	Minor improvements

Source: San Bruno Mountain General Plan Amendment

TABLE 2.8

EXISTING AND PROPOSED ZONING AND GENERAL PLAN DESIGNATIONS
FOR EXISTING SUBDIVIDED AND COMMERCIAL AREAS

Area	<u>EXISTING</u>		<u>PROPOSED</u>	
	Zoning	General Plan Designation	Zoning	General Plan Designation
*1. East side Skyline Blvd. at Route 92	H-1	General Open Space	RM	General Open Space
2. Quail Lane/Skyline Blvd.	RE/S-12	General Open Space	RM	General Open Space
3. Nursery and Vista Del Mar Restaurant/Skyline Blvd.	H-1/S-3	General Open Space	H-1/S-11	Commercial
*4. Filoli/Skyline Scenic Corridor	RE/S-11	General Open Space	RM	General Open Space
*5. Bella Vista Restaurant/Skyline Boulevard	H-1/S-3	General Open Space	H-1/S-11 & P	Commercial
6. Sierra Morena Woods	R-1/S-8, R-1/S-10, R-1/S-11 & RE/S-11	General Open Space	R-1/S-10, R-1/S-11 & RE/S-11	Low Density Residential
7. Redwood Park	R-1/S-7	General Open Space	R-1/S-10 & RM	Low Density Residential and General Open Space
8. Alexis Restaurant, Real Estate Office, Etc./ Skyline Blvd.	H-1/S-3	General Open Space	H-1/S-11	Commercial
*9. Kings Mtn. Fire Station	H-1/S-3	General Open Space	RM	General Open Space

*These areas are not proposed for rezoning as part of the Implementation of the Skyline Area General Plan Amendment.

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TABLE 2.8 (cont.)

Area	EXISTING		PROPOSED	
	Zoning	General Plan Designation	Zoning	General Plan Designation
*10. Phleger Estate/Skyline Scenic Corridor	RE/S-11	General Open Space	RM	General Open Space
11. Skyline Blvd./Tunitas Creek Road	H-1/S-3	General Open Space	RM	General Open Space
12. Kings Mountain Park	R-1/S-10	General Open Space	R-1/S-11	Low Density Residential
13. Skyline Blvd./Swett Road	H-1/S-3	General Open Space	R-3/S-11	Low Density
14. Sky Ranch Estates Subdivision	RM	General Open Space	R-1/S-11	Low Density Residential
14a. Skylonda North	R-1/S-10	General Open Space	R-1/S-11	Low Density Residential
15. Skylonda	R-1/S-10	General Open Space	R-1/S-10	Low Density Residential
16. La Honda-Vista	R-1/S-8, RE/S-9 & RE/S-10	General Open Space	R-1/S-11 & RE/S-11	Low Density Residential
*17. Skyline Blvd./Page Mill Road	H-1 & RE/S-11	General Open Space	RM	General Open Space
18. Skyline Blvd./Alpine Road	H-1	General Open Space	RM	General Open Space
*19. East Side Skyline Blvd. South of Page Mill Road	RE/S-11	General Open Space	RM	General Open Space
20. Cuesta La Honda	R-1/S-7 & R-1/S-8	Rural Service Center	R-1/S-10	Low Density Residential

*These areas are not proposed for rezoning as part of the Implementation of the Skyline Area General Plan Amendment.

TABLE 2.8 (cont.)

Area	EXISTING		PROPOSED	
	Zoning	General Plan Designation	Zoning	General Plan Designation
20a. Cuesta La Honda Guild Prop.	R-1/S-7 & R-1/S-8	Rural Service Center	COSC**	General Open Space
21. La Honda Road/North of Entrada Way	R-3/S-1 & H-1/S-3	Rural Service Center	R-1/S-10	Low Density Residential
22. La Honda Road/Sears Ranch Road	H-1/S-3 & H-1/S-7	Rural Service Center	H-1/S-10 & H-1/S-10	Commercial
23. La Honda Road/South of Entrada Way	R-1/S-7 & H-1/S-7	Rural Service Center	H-1/S-10	Commercial
24. La Honda Road/Pescadero Road	R-1/S-7	Rural Service Center	RM	General Open Space
25. Boots and Saddle Restaurant/La Honda Road	H-1/S-3	Rural Service Center	H-1/S-11	Commercial
26. La Honda Road/Pescadero	R-1/S-7	County Park	R-1/S-11	Low Density Residential
27. Redwood Terrace Subd.	R-1/S-10	General Open Space	R-1/S-10	Low Density Residential
28. Alpine Creek Tract	R-1/S-7, R-1/S-10 & & R-1/S-8	County Park	R-1/S-11	Low Density Residential
29. Redwood-La Honda Subdivision	R-1/S-7 & R-1/S-8	County Park	RM	General Open Space
30. Guthrie Subdivision	R-1/S-8	General Open Space	R-1/S-10	Low Density Residential
31. Loma Mar/Pescadero Subdivisions	R-1/S-8	General Open Space	R-1/S-10	Low Density Residential
32. Loma Mar/Pescadero Creek Road	C-1/S-1	General Open Space	H-1/S-10	Commercial

**Community Open Space Conservation District

SOURCE: Skyline Area General Plan Amendment

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