

SAN FRANCISCO BAY AREA RAPID TRANSIT DISTRICT

MEMORANDUM

TO: Board of Directors

DATE: July 8, 2022

FROM: Val Menotti, Chief Planning & Development Officer

SUBJECT: Assembly Bill (AB) 2923 conformance findings

AB 2923 (Chiu/Grayson) was signed into law September 30, 2018. This law requires zoning that is compatible with transit-oriented development (TOD) on developable BART-owned land within a half-mile of station entrances in Alameda, Contra Costa, and San Francisco Counties. Staff last presented an AB 2923 update at the February 11, 2022, Board workshop.

AB 2923 Milestones

Board members were reminded of the law's timelines at the 2022 Board Workshop. Specifically:

- BART was to either set TOD zoning standards for AB 2923 parcels or let AB 2923 Baseline Zoning become the TOD standards by **July 1, 2020**.
- Local jurisdictions were to rezone their non-conforming standards to align with AB 2923 Baseline Zoning or let AB 2923 become the local zoning by **July 1, 2022**.
- AB 2923 sunsets on January 1, 2029.

The BART Board opted to let **AB 2923 Baseline Zoning** become the **Standards** for BART-owned land. Some jurisdictions have taken an active role in rezoning their land to conform with AB 2923 while others have let AB 2923 Baseline Standards become the zoning. The "Summary of Conformance Findings by Station Area" attachment to this memo summarizes each parcel's conformance with AB 2923 baseline zoning standards as of July 1, 2022. Further details are found on the [Station Area Fact Sheets](#).

Zoning Standards Subject to AB 2923

AB 2923 applies to 10 zoning standards. They are:

1. Land use
2. Residential density
3. Building height
4. Floor area ratio (FAR)
5. Shared vehicle parking
6. Unbundled vehicle parking
7. Vehicle parking minimums
8. Residential vehicle parking maximums
9. Office vehicle parking maximums
10. Residential bicycle parking minimums

AB 2923 Baseline Zoning Standards




AB 2923 Baseline Zoning Standards were established using **TOD Place Types** that originally appeared in BART's *Transit-Oriented Development Guidelines* (2017). Three TOD Place Types were identified to ensure that future development projects balance neighborhood contexts with regional and BART objectives for transportation and housing investments. Exhibit 1 is a map of station areas subject to AB 2923 by TOD Place Type while Exhibit 2 details the AB 2923 Baseline Zoning Standards by TOD Place Type.

Exhibit 1: TOD Place Types for Stations Subject to AB 2923



Source: *A Technical Guide to Zoning for AB 2923 Conformance*, June 2021

Exhibit 2: AB 2923 Baseline Zoning Standards for Each TOD Place Type

 Neighborhood/ Town Center	 Urban Neighborhood/ City Center	 Regional Center
Allowable Residential Density		
75 dwelling units per acre or higher		
Allowable Height		
5 stories or higher	7 stories or higher	12 stories or higher
Allowable Floor Area Ratio (FAR)		
3.0 FAR or higher	4.2 FAR or higher	7.2 FAR or higher
Minimum Vehicle Parking		
Zero for all land uses (no minimum requirement allowed)		
Maximum Residential Vehicle Parking		
1.0 spaces per unit or lower	0.5 spaces per unit or lower	0.375 spaces per unit or lower
Maximum Office Vehicle Parking		
2.5 per 1,000 square feet or lower	1.6 per 1,000 square feet or lower	0 per 1,000 square feet
Shared Or Unbundled Vehicle Parking		
Allowed (neither prohibited nor required)		
Minimum Secure Bike Parking		
1 space per residential unit or higher		

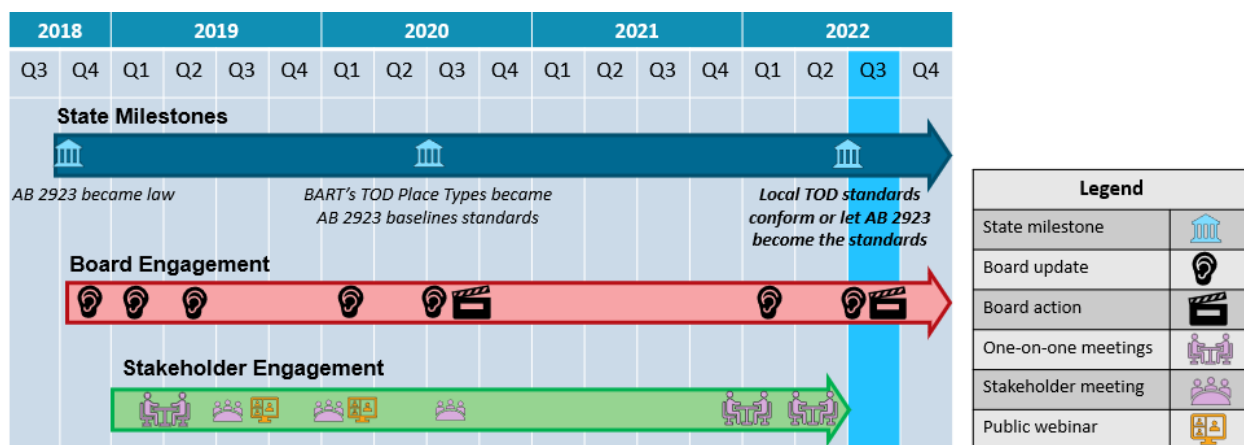
Source: *A Technical Guide to Zoning for AB 2923 Conformance*, June 2021

Implementation of AB 2923

Since AB 2923 was signed into law, BART staff have conducted extensive outreach and produced numerous materials to demonstrate its commitment to a collaborative and transparent process.

Exhibit 3 summarizes the outreach timeline in relation to the State's milestones. It shows engagement with the Board, key stakeholders such as local jurisdictions and developers, and the public.

Exhibit 3: Timeline of Outreach



In order to make determinations for AB 2923 conformance, BART worked with local jurisdictions starting in fall 2021 by meeting with staff in advance of submitting their preliminary conformance packages to BART in December 2022. BART staff reviewed the submissions and provided preliminary determinations to local agency staff who then prepared the final conformance packages in March 2022. BART staff reviewed these submittals, followed up with local jurisdictional staff as needed, and refined the final determinations to produce the findings of AB 2923 conformance, as summarized in Attachment A.

The following materials, all available at www.bart.gov/ab2923, have been produced to provide guidance to local jurisdictions and other key stakeholders about the law and its effect on BART's TOD program:

- A Technical Guide to Zoning for AB 2923 Conformance
- BART's Transit-Oriented Development Work Plan and appendices
- ArcView Online map of AB 2923 Parcels and TOD Work Plan
- AB 2923 Conformance Checklist workbook and instructions

AB 2923 Station Areas

There are 34 station areas across 18 jurisdictions for a total of 154 AB 2923 parcels, summing to roughly 300 acres of developable land. The remaining 16 BART stations are not subject to AB 2923 because there is little to no developable BART-owned land (such as airports and downtown San Francisco) or BART-owned parcels are in San Mateo or Santa Clara counties. The 34 station areas are listed in Exhibit 4 along with their TOD Place Type, as explained in Exhibit 1 and Exhibit 2, which determines their AB 2923 Baseline Zoning Standards.

Exhibit 4: AB 2923 Baseline Zoning Standard for Each Affected Station Area

Station Area	AB 2923 Baseline Zoning Standards/ TOD Place Type
12th St-Oakland City Center	Regional Center
19th St	Regional Center
24th St-Mission	Urban Neighborhood/ City Center
Antioch	Neighborhood/ Town Center
Ashby	Urban Neighborhood/ City Center
Balboa Park	Urban Neighborhood/ City Center
Bay Fair	Neighborhood/ Town Center

Station Area	AB 2923 Baseline Zoning Standards/ TOD Place Type
Castro Valley	Neighborhood/ Town Center
Coliseum	Urban Neighborhood/ City Center
Concord	Neighborhood/ Town Center
Daly City (San Francisco parcels only)	Neighborhood/ Town Center
Dublin-Pleasanton	Neighborhood/ Town Center
El Cerrito del Norte	Neighborhood/ Town Center
El Cerrito Plaza	Urban Neighborhood/ City Center
Fremont	Urban Neighborhood/ City Center
Fruitvale	Urban Neighborhood/ City Center
Glen Park	Urban Neighborhood/ City Center
Hayward	Urban Neighborhood/ City Center
Lafayette	Neighborhood/ Town Center
Lake Merritt	Regional Center
North Berkeley	Urban Neighborhood/ City Center
North Concord-Martinez	Neighborhood/ Town Center
Pittsburg Center	Neighborhood/ Town Center
Pittsburg-Bay Point	Neighborhood/ Town Center
Pleasant Hill-Contra Costa Centre	Neighborhood/ Town Center
Richmond	Urban Neighborhood/ City Center
Rockridge	Urban Neighborhood/ City Center
San Leandro	Urban Neighborhood/ City Center
South Hayward	Neighborhood/ Town Center
Union City	Urban Neighborhood/ City Center
Walnut Creek	Neighborhood/ Town Center
Warm Springs-South Fremont	Urban Neighborhood/ City Center
West Dublin-Pleasanton	Neighborhood/ Town Center
West Oakland	Urban Neighborhood/ City Center

AB 2923 Conformance

All 18 jurisdictions submitted reports for their AB 2923 parcels, as indicated above. BART staff used these reports to make recommended AB 2923 conformance findings for each parcel, which are summarized by station area in Attachment A.

BART staff provided these recommended AB 2923 conformance findings to each jurisdiction in June.

Summary of Conformance Findings by Station

The Summary of Conformance Findings by Station summarizes BART staff's recommendations for each parcel. It indicates if local zoning conforms to AB 2923 Baseline Zoning Standards for each of the 10 zoning standards.

- When local zoning conforms, the recommended finding is to “retain local zoning”, represented in each cell by the abbreviation, **RLZ**
- When local zoning does not conform, the recommended finding is “AB 2923 baseline zoning standards become the local zoning as of July 1, 2022”, represented in each cell by

the abbreviation **AB 2923**. The column, “TOD Place Type/ AB 2923 Baseline Zoning Standards”, indicates which set of standards from Exhibit 2 apply to the station area.

Station Area Fact Sheets

The recommended findings of AB 2923 conformance are also summarized geographically on the [Station Area Fact Sheets](#), which will be publicly available no later than July 28, 2022, at www.bart.gov/ab2923.

Next Steps

BART staff will present the recommended AB 2923 conformance findings as an informational item to the Board on July 28, 2022. It is staff’s intent to return to the Board on August 25, 2022, for an action item, adoption of a resolution of AB 2923 conformance findings.

BART staff will return to the Board periodically with updated conformance findings until AB 2923 sunsets January 1, 2029.

If you have any questions, please contact me at VMenott@bart.gov.

cc: Board Appointed Officers
Deputy General Manager
Executive Staff

Attachment A: Summary of AB 2923 Conformance Findings by Station

The following pages contain a summary of AB 2923 conformance findings organized by station. It lists every parcel that is subject to AB 2923 and their conformance with each of the 10 zoning standards. There are two possible findings:

Determination	Finding	Indicated in summary as:
Local zoning conforms	Retain local zoning	RLZ
Local zoning does not conform	AB 2923 baseline zoning standards become local zoning as of July 1, 2022	AB 2923

When local zoning does not conform, AB 2923 Baseline Zoning Standards are determined by the station's TOD Place Type. In the summary, each station's TOD Place Type is highlighted in the colors listed below: Green for Neighborhood/ Town Center, Yellow for Urban Neighborhood/ City Center, and Red for Regional Center. More details about TOD Place Types and AB 2923 Baseline Zoning Standards can be found in [A Technical Guide to Zoning for AB 2923 Conformance](#).

Zoning Element	TOD Place Type/ AB 2923 Baseline Zoning Standards		
	Neighborhood/ Town Center	Urban Neighborhood/ City Center	Regional Center
1. Land use	Residential allowed		
2. Residential density	75 dwelling units per acre allowed		
3. Floor area ratio (FAR)	3.0 allowed	4.2 allowed	7.2 allowed
4. Building height	5 stories allowed	7 stories allowed	12 stories allowed
Vehicle parking			
5. Shared	Shared parking allowed		
6. Unbundled	Unbundled parking allowed		
7. Minimum	No minimum vehicle parking requirement for any use		
8. Residential maximum (per dwelling unit)	1.0 space	0.5 spaces	0.375 spaces
9. Office maximum (per 1,000 square feet)	2.5 spaces	1.6. spaces	0 spaces
10. Secure bike parking minimum	1 space per dwelling unit		

The summary of AB 2923 conformance findings is also shown in the [Station Area Fact Sheets](#), which are also organized by station and show the parcels geographically. They will be publicly available no later than July 28, 2022, at www.bart.gov/ab2923.

Station	Assessor Parcel Number	TOD Place Type/ AB 2923 Baseline Zoning Standards	Jurisdiction	Land Use	Residential Density	FAR	Building Height	Vehicle Parking					Secure Bike Parking
								Shared	Unbundled	Minimum	Residential Maximum	Office Maximum	
12th St-Oakland City Center	001-0131-008-01	Regional Center	Oakland	RLZ	RLZ	AB 2923	AB 2923	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
19th St	008-0660-052-03	Regional Center	Oakland	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	008-0649-011-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
24th St-Mission	6516-026	Urban Neighborhood/ City Center	San Francisco	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	AB 2923
	6516-001			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	AB 2923
	6516-001A			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	AB 2923
Antioch	052-030-024-5	Neighborhood/ Town Center	Antioch	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	052-030-023-7			AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	052-030-015-3			AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Ashby	053-1597-039-04	Urban Neighborhood/ City Center	Berkeley	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	053-1703-009-00			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
Balboa Park	6973-038	Urban Neighborhood/ City Center	San Francisco	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	AB 2923
	7026-013			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	AB 2923
Bay Fair	077D-1490-019-00	Neighborhood/ Town Center	San Leandro	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	080D-0565-029-00		Alameda County	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	080D-0563-017-00			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	080D-0568-030-00			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	080D-0568-031-00			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	080D-0565-030-00			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Castro Valley	084A-0060-014-02	Neighborhood/ Town Center	Alameda County	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	084A-0064-012-09			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	084A-0068-009-08			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	084A-0072-008-05			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	084A-0068-009-09			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Coliseum	041-4164-024-03	Urban Neighborhood/ City Center	Oakland	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	041-4164-031-02			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	041-4162-001-05			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Concord	126-112-014-9	Neighborhood/ Town Center	Concord	RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	105-021-015-0			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	105-225-002-2			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923

RLZ = Retain local zoning

AB 2923 = AB 2923 baseline zoning standards become the local zoning as of July 1, 2022

Station	Assessor Parcel Number	TOD Place Type/ AB 2923 Baseline Zoning Standards	Jurisdiction	Land Use	Residential Density	FAR	Building Height	Vehicle Parking					Secure Bike Parking
								Shared	Unbundled	Minimum	Residential Maximum	Office Maximum	
Daly City	7179-012	Neighborhood/ Town Center	San Francisco	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7179-026			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-001			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-010			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-011			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-012			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-013			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-014			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-015			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-036			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-037			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-038			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-039			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-041			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-043			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-047			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7177-048			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-005			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-005A			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-006			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-024			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-026			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-028			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7176-029			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7174-001			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7174-002			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7174-003			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7174-067			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	7174-068			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
Dublin-Pleasanton	986-0034-019-00	Neighborhood/ Town Center	Dublin	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	941-2771-015-00		Pleasanton	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	941-2778-002-00			AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923

RLZ = Retain local zoning

AB 2923 = AB 2923 baseline zoning standards become the local zoning as of July 1, 2022

Station	Assessor Parcel Number	TOD Place Type/ AB 2923 Baseline Zoning Standards	Jurisdiction	Land Use	Residential Density	FAR	Building Height	Vehicle Parking					Secure Bike Parking
								Shared	Unbundled	Minimum	Residential Maximum	Office Maximum	
El Cerrito del Norte	502-061-005-0	Neighborhood/ Town Center	El Cerrito	RLZ	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	502-052-006-9			RLZ	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	502-071-015-7			RLZ	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	502-082-029-5			RLZ	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
El Cerrito Plaza	504-050-012-5	Urban Neighborhood/ City Center	El Cerrito	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	504-130-031-9			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	504-122-010-3			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	504-121-017-9			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
Fremont	501-1200-004-22	Urban Neighborhood/ City Center	Fremont	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	501-1200-008-02			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	501-1200-007-02			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0465-003-03			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0400-019-01			AB 2923	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0455-015-01			AB 2923	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0465-016-01			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0465-001-54			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0465-017-03			AB 2923	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	507-0455-129-02			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Fruitvale	025-0692-006-00	Urban Neighborhood/ City Center	Oakland	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923
	033-2193-023-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2191-021-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2191-023-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2192-019-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2192-023-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2178-017-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2178-018-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2190-020-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2190-022-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	033-2190-023-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923

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Station	Assessor Parcel Number	TOD Place Type/ AB 2923 Baseline Zoning Standards	Jurisdiction	Land Use	Residential Density	FAR	Building Height	Vehicle Parking					Secure Bike Parking
								Shared	Unbundled	Minimum	Residential Maximum	Office Maximum	
Glen Park	6745-042	Urban Neighborhood/ City Center	San Francisco	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-048			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-053			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-057			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-065			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-066			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-067			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-068			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6745-069			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
	6755-026			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923
Hayward	428-0046-052-02	Urban Neighborhood/ City Center	Hayward	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	428-0046-053-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	428-0046-054-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	431-0044-035-04			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	428-0076-023-10			AB 2923	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Lafayette	244-203-001-7	Neighborhood/ Town Center	Lafayette	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	N/A: SW parking area			RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Lake Merritt	001-0171-001-00	Regional Center	Oakland	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	001-0169-001-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	001-0167-003-00			RLZ	RLZ	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
North Berkeley	060-2417-067-04	Urban Neighborhood/ City Center	Berkeley	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	058-2139-018-03			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	058-2144-024-01			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	058-2146-016-05			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	058-2149-019-04			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	058-2148-017-04			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	058-2147-018-05			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
North Concord- Martinez	111-010-021-9	Neighborhood/ Town Center	Concord	RLZ	AB 2923	RLZ	AB 2923	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Pittsburg Center	088-171-038-8	Neighborhood/ Town Center	Pittsburg	RLZ	AB 2923	AB 2923	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	088-171-039-6			RLZ	AB 2923	AB 2923	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Pittsburg-Bay Point	093-130-044-6	Neighborhood/ Town Center	Pittsburg	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	093-130-041-2			AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
	093-130-045-3			AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923
Pleasant Hill-Contra Costa Centre	148-221-043-0	Neighborhood/ Town Center	Contra Costa County	RLZ	AB 2923	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923

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Station	Assessor Parcel Number	TOD Place Type/ AB 2923 Baseline Zoning Standards	Jurisdiction	Land Use	Residential Density	FAR	Building Height	Vehicle Parking					Secure Bike Parking
								Shared	Unbundled	Minimum	Residential Maximum	Office Maximum	
Richmond	514-151-005-6	Urban Neighborhood/ City Center	Richmond	RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-012-6			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-013-4			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-014-2			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-015-9			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-016-7			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-017-5			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-018-3			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	514-140-027-4			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
	540-062-012-5			RLZ	RLZ	RLZ	RLZ	AB 2923	RLZ	AB 2923	AB 2923	AB 2923	RLZ
Rockridge	014-1265-40-00	Urban Neighborhood/ City Center	Oakland	RLZ	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923
	014-1265-38-6			RLZ	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923
San Leandro	075-0036-048-07	Urban Neighborhood/ City Center	San Leandro	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	075-0039-029-10			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
	075-0041-001-04			RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ	RLZ
South Hayward	078C-0441-001-29	Neighborhood/ Town Center	Hayward	AB 2923	AB 2923	AB 2923	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923
Union City	087-0019-001-01	Urban Neighborhood/ City Center	Union City	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Walnut Creek	174-180-004-7	Neighborhood/ Town Center	Walnut Creek	RLZ	AB 2923	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
Warm Springs-South Fremont	519-1310-034-12	Urban Neighborhood/ City Center	Fremont	AB 2923	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	RLZ
	519-1310-033-03			AB 2923	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	RLZ
	519-0850-001-02			AB 2923	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	RLZ
	519-1310-034-16			AB 2923	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	RLZ
	519-1310-034-17			AB 2923	RLZ	AB 2923	RLZ	RLZ	RLZ	RLZ	AB 2923	AB 2923	RLZ
West Dublin- Pleasanton	941-2842-002-00	Neighborhood/ Town Center	Dublin	RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	941-2842-004-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
West Oakland	004-0077-003-00	Urban Neighborhood/ City Center	Oakland	RLZ	RLZ	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	N/A: Vacated street (formerly Center St)			RLZ	RLZ	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	004-0071-003-00			RLZ	RLZ	AB 2923	RLZ	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923
	004-0073-009-00			RLZ	RLZ	AB 2923	AB 2923	RLZ	RLZ	AB 2923	AB 2923	AB 2923	AB 2923

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