



EXECUTIVE DECISION DOCUMENT

GENERAL MANAGER APPROVAL: DocuSigned by: <i>Michael Jones</i> 47000790F2D7463...		GENERAL MANAGER ACTION REQ'D: N/A		
DATE: 8/12/2022		8/18/2022		
BOARD INITIATED ITEM: No				
Originator/Prepared by: Kamala Parks Dept: Station Area Planning DocuSigned by: <i>Kamala Parks</i> BE6D472C994D468... Signature/Date: 8/16/2022	General Counsel DocuSigned by: <i>Jana Belan</i> F8FD7B3A73E74E8... 8/17/2022 []	Controller/Treasurer DocuSigned by: <i>Chris Gan</i> EE11C8CEEEA04FD... 8/17/2022 []	District Secretary []	BARC DocuSigned by: <i>Carl Holmes</i> 2243E3B49EA349E... 8/18/2022 []

Findings of Local Zoning Conformance with Assembly Bill No. 2923 (AB 2923)

PURPOSE:

To have the Board of Directors: 1) review the recommended findings of conformance with the TOD zoning standards in AB2923 prepared by BART staff using zoning information submitted by the affected local jurisdictions as shown in “Attachment A: Summary of AB 2923 Conformance Findings by Station,” dated August 12, 2022; and (2) adopt a Resolution of AB 2923 conformance findings for each of the 10 zoning standards for each affected parcel.

DISCUSSION:

AB 2923 (Chiu/Grayson) was signed into law on September 30, 2018. The 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. The law set forth minimum TOD zoning standards applicable to various parcels near BART stations based on Table 1 and Figure 1 of BART’s Transit-Oriented Development Guidelines (2017) (“AB 2923 Baseline Zoning Standards”).

Major milestones for AB 2923 were as follows:

- By July 1, 2020, BART was required to set its own TOD zoning standards for each AB 2923 parcel. If BART did not set its own TOD zoning standards, the AB 2923 Baseline Zoning Standards serve as the TOD zoning standards. If BART had chosen to set its own standards, they would have been required to meet or exceed the AB 2923 Baseline Zoning Standards for residential density, building height, floor area ratio, and vehicle and bicycle parking.



- By July 1, 2022, local jurisdictions were required to rezone parcels whose zoning standards did not meet the TOD zoning standards. For parcels that remain non-conforming after July 1, 2022, the TOD zoning standards become the local zoning.

Since the BART Board did not adopt its own TOD zoning standards, the AB 2923 Baseline Zoning Standards serve as the TOD zoning standards.

Over the last two years, some jurisdictions have taken an active role in rezoning BART's land to conform with the AB 2923 Baseline Zoning Standards while others took no action to rezone non-conforming parcels. The attached "Summary of Conformance Findings by Station Area" shows each parcel's conformance with each of the AB 2923 Baseline Zoning Standards as of July 1, 2022.

Implementation

Leading up to the 2022 zoning conformance deadline, BART staff produced a number of documents, all found at www.bart.gov/ab2923, to help local jurisdictions understand AB 2923, which parcels are affected by the law, how conformance findings by BART would be determined, and how jurisdictions could report their current zoning standards to BART. These include:

- *A Technical Guide to Zoning for AB 2923 Conformance* (draft published June 2020, final published June 2021);
- ArcView Online map of AB 2923 parcels;
- Station Area Fact Sheets;
- *BART's Transit-Oriented Development Work Plan* (first made available June 2020, to be updated as needed); and
- AB 2923 conformance checklist instruction and workbooks (published June 2021).

These materials were coupled with extensive engagement, particularly with local jurisdictions, as indicated in the next section.

Outreach and Engagement

BART staff's approach to AB 2923 was to view the law's passage as an opportunity to engage with many different internal and external stakeholder groups.

Outreach to external stakeholders was conducted in many formats, including one-on-one meetings, presentations to elected representatives and community-based organizations, focused stakeholder meetings, and webinars. The table below is a summary of major engagement efforts with external stakeholders:

Timeframe	Format	Audience
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Spring 2019	One-on-one meetings	Local jurisdictions
July 31, 2019	Stakeholder meeting	Local jurisdictions, affordable housing developers, the Metropolitan Transportation Commission, community-based organizations, building trades, other transit agencies, and the state (Caltrans and the department of Housing and Community Development).
August/September 2019	Two webinars	General public
February 21, 2020	Stakeholder meeting	Same as July 31, 2019 meeting
March 2020	Two webinars	General public
Fall 2021 – spring 2022	One-on-one meetings	Local jurisdictions
June 2022	Letters of recommended conformance findings	Local jurisdictions

During this same time period, BART staff engaged internally with representatives from several departments and groups, including External Affairs, Government and Community Relations, Office of the General Counsel, Office of the District Architect, Maintenance and Engineering, several groups within Planning & Development, and Design & Construction, and the Office of Chief Information Officer.

Staff apprised the BART Board of work implementing AB 2923 on 10 different occasions, as summarized below:

Date	Type	Board Presentation Title (Topic)
December 6, 2018	Information	AB 2923: Preliminary Implementation Approach (Reviewed legislation requirements and preliminary implementation approach in general)
January 24, 2019	Information	AB 2923: Preliminary Implementation Approach (Discussed preliminary implementation approach in more detail)
June 13, 2019	Information	AB 2923: Implementation Update (Summarized local jurisdiction outreach and discussed intention not to adopt new zoning standards)
February 14, 2020	Information	Transit-Oriented Development (Reviewed outlines of <i>A Technical Guide to Zoning for AB 2923 Conformance</i> and TOD Work Plan)

Date	Type	Board Presentation Title (Topic)
June 18, 2020	Memorandum	Assembly Bill (AB) 2923 Update and Draft Technical Guide
July 23, 2020	Information	AB 2923 and Transit-Oriented Development Update (Reviewed draft of <i>A Technical Guide to Zoning for AB 2923 Conformance</i> and introduction of AB 2923 Development Principles)
August 27, 2020	Action	Assembly Bill 2923 Development Principles (Reviewed critical milestones for AB 2923, reviewed TOD Work Plan and transportation demand management requirements, adopted revised AB 2923 Development Principles)
February 11, 2022	Information	Transit-Oriented Development Update (TOD program update, AB 2923 update)
July 8, 2022	Memorandum	Assembly Bill (AB) 2923 Conformance Findings
July 28, 2022	Information	AB 2923 TOD Conformance Findings (Recommended findings)

Section 29010.6(d)(2) states, “The [San Francisco Bay Area Rapid Transit] district shall make a finding as to whether the local zoning ordinance conforms to the TOD zoning standards.” Staff and General Counsel determined that it is most appropriate for the BART Board to make the finding given public interest in the outcomes.

The BART Board’s conformance finding is a ministerial act and therefore is exempt from the requirements of the California Environmental Quality Act, “CEQA” (14 CCR § 15268). The Board’s conformance finding is also exempt from CEQA pursuant to the Class 8 exemption for agency actions authorized by state or local ordinance to protect the environment (14 CCR § 15308).

FISCAL IMPACT:

There is no fiscal impact from the proposed action.

ALTERNATIVES:

If the BART Board determines that the recommended findings of conformance need modifications, staff would re-engage with the affected jurisdiction(s) and consult with legal counsel to address any discrepancies identified by the Board.

RECOMMENDATION:

It is recommended that the following motion be adopted.

MOTION:

After review and consideration of “Attachment A: Summary of Conformance Findings by Station Area”, the Board adopts the attached Resolution of AB 2923 conformance findings for each of the 10 zoning standards for each affected parcel.

Attachment A **Summary of AB 2923 Conformance Findings by Station** **August 12, 2022**

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 August 25, 2022, until AB 2923 sunsets January 1, 2029	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	<i>Residential allowed</i>		
2. Residential density	<i>75 dwelling units per acre allowed</i>		
3. Floor area ratio (FAR)	<i>3.0 allowed</i>	<i>4.2 allowed</i>	<i>7.2 allowed</i>
4. Building height	<i>5 stories allowed</i>	<i>7 stories allowed</i>	<i>12 stories allowed</i>
Vehicle parking			
5. Shared	<i>Shared parking allowed</i>		
6. Unbundled	<i>Unbundled parking allowed</i>		
7. Minimum	<i>No minimum vehicle parking requirement for any use</i>		
8. Residential maximum (per dwelling unit)	<i>1.0 space</i>	<i>0.5 spaces</i>	<i>0.375 spaces</i>
9. Office maximum (per 1,000 square feet)	<i>2.5 spaces</i>	<i>1.6. spaces</i>	<i>0 spaces</i>
10. Secure bike parking minimum	<i>1 space per dwelling unit</i>		

The summary of AB 2923 conformance findings is also shown in the Station Area Fact Sheets, which show the parcels geographically. These fact sheets will be updated as needed based on the Board's action on August 25, 2022, and posted under the Resources and Materials section at www.bart.gov/ab2923.

Attachment A**Summary of AB 2923 Conformance Findings by Station**

August 12, 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	
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 August 25, 2022, until AB 2923 sunsets January 1, 2029

Attachment A**Summary of AB 2923 Conformance Findings by Station**

August 12, 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 August 25, 2022, until AB 2923 sunsets January 1, 2029

Attachment A**Summary of AB 2923 Conformance Findings by Station**

August 12, 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

RLZ = Retain local zoning

AB 2923 = AB 2923 Baseline Zoning Standards become the local zoning as of August 25, 2022, until AB 2923 sunsets January 1, 2029

Attachment A**Summary of AB 2923 Conformance Findings by Station**

August 12, 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	
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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Attachment A**Summary of AB 2923 Conformance Findings by Station**

August 12, 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	
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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