

About these Station Area Fact Sheets

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.

These station area fact sheet are focused on consolidating the following information for each BART station area with land subject to AB 2923:

- Map of parcels owned by BART Within 0.5 Miles of station entrances
- Map of developable parcels subject to AB 2923
- Table of AB 2923 baseline zoning standards for the applicable TOD Place Type
- Table of zoning for AB 2923 parcels August 25, 2022, to January 1, 2029, organized by each of the 10 zoning standards

The following exhibits on this page summarize AB 2923 requirements:

- Exhibit 1: Where AB 2923 Applies
- Exhibit 2: TOD Place Types for Stations Subject to AB 2923
- Exhibit 3: AB 2923 Baseline Zoning Standards for Each TOD Place Type

These Station Area Fact Sheets were updated on August 25, 2022. All previous versions are null and void.

Exhibit 1: Where AB 2923 Applies

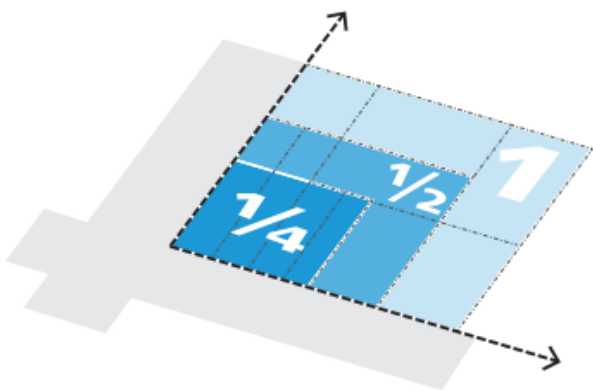
The following conditions must be in place in order for properties to be subject to AB 2923:

- 1 BART-owned land in these counties*

*Counties that elect BART Board representation, which do not include San Mateo or Santa Clara counties.



- 2 1/4 acre or more of land



- 3 Within 1/2 mile of BART station entrance



Exhibit 2: TOD Place Types for Stations Subject to AB 2923



Exhibit 3: 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		

Figure 1: BART-owned Land Within 0.5 Miles of Station Entrance(s)

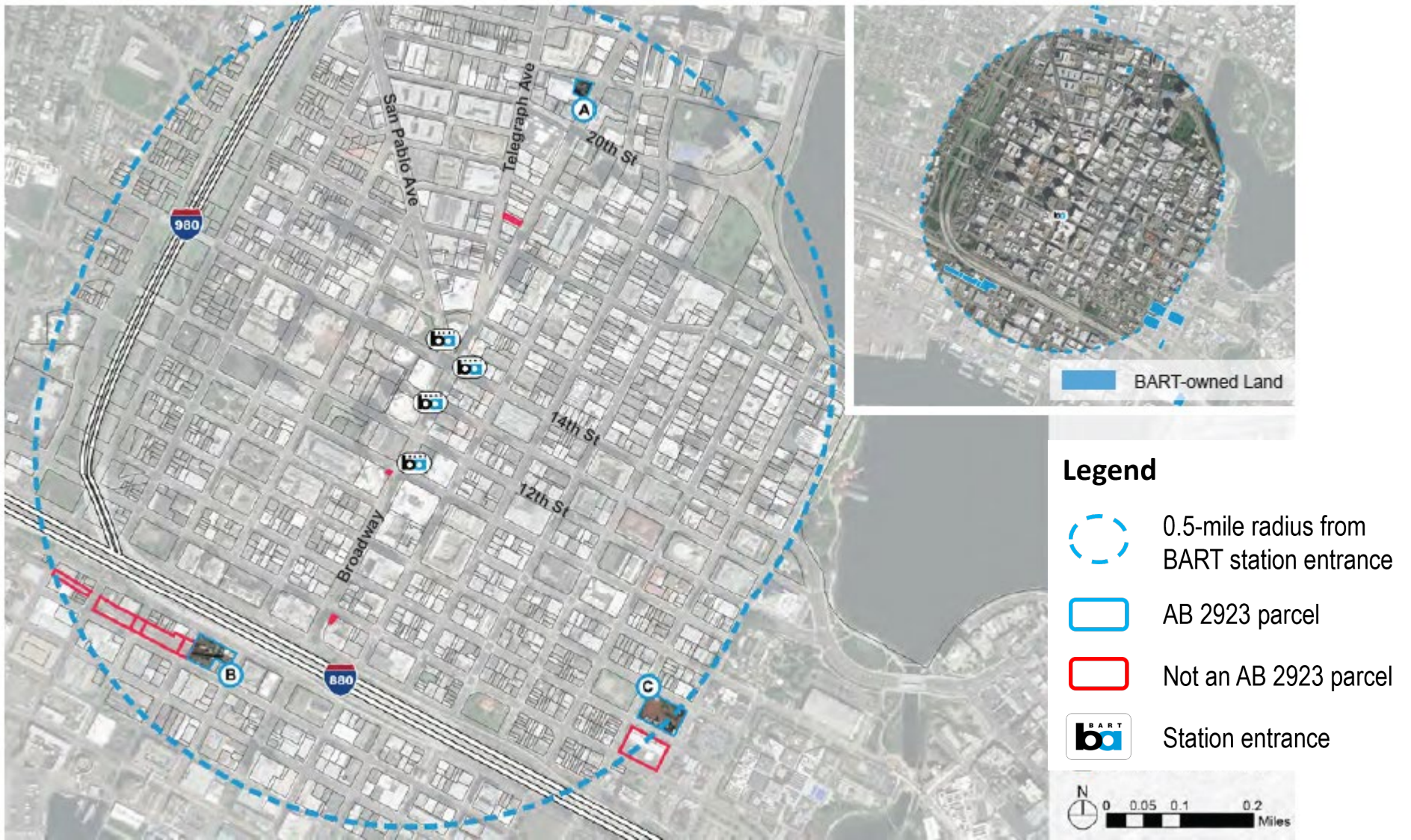


Table 1: AB 2923 Baseline Zoning Standards for Regional Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	12 stories	7.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.375 spaces per unit	0 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	008-0649-011-00	See 19 th Street-Oakland Fact Sheet Parcel B										
B	001-0131-008-01	1.11	Residential, office, retail, civic, manufacturing	Min: None Max: 96.8	AB 2923	AB 2923	AB 2923	Required for 10+ DUs	AB 2923	AB 2923	AB 2923	AB 2923
C	001-0171-001-00	See Lake Merritt Fact Sheet Parcel A										

Parcel-level acres may differ from local jurisdictional records. BART staff have made these determinations in reliance on AB 2923 conformance reports submitted by planning staff at local jurisdictions in Spring 2022. To the extent that new evidence demonstrates that a submission does not accurately represent local zoning, local zoning is changed from that submitted by planning staff, or further review by BART demonstrates that a locality's zoning conformance differs from BART's initial findings, BART reserves the right to alter its findings at any time.

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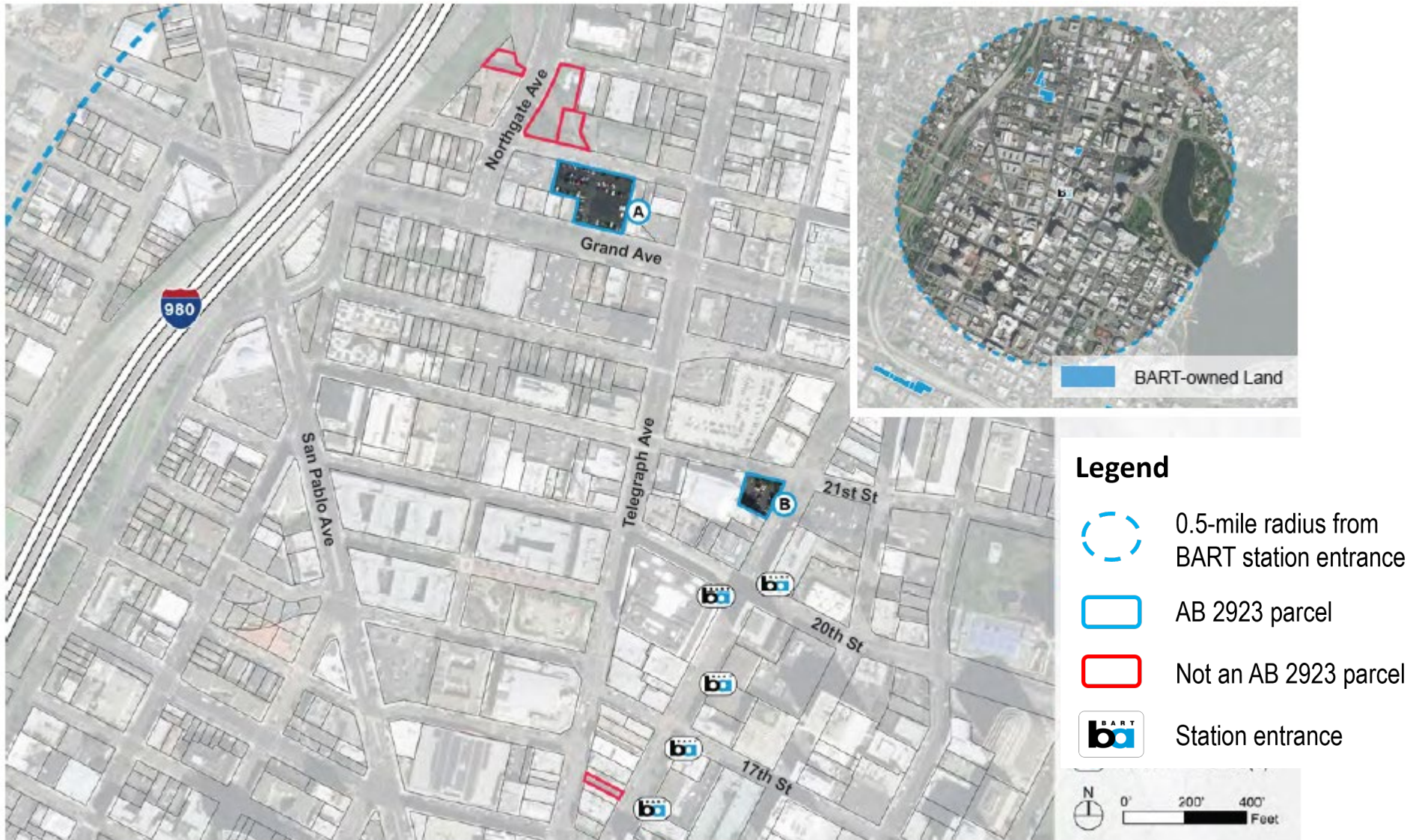


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Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	008-0660-052-03	0.91	Residential, office, retail, service, civic, manufacturing	Min: None Max: 484	Min: 45 feet Max: 275 feet	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	AB 2923	AB 2923	AB 2923
B	008-0649-011-00	0.31			Min: 45 feet Max: None							

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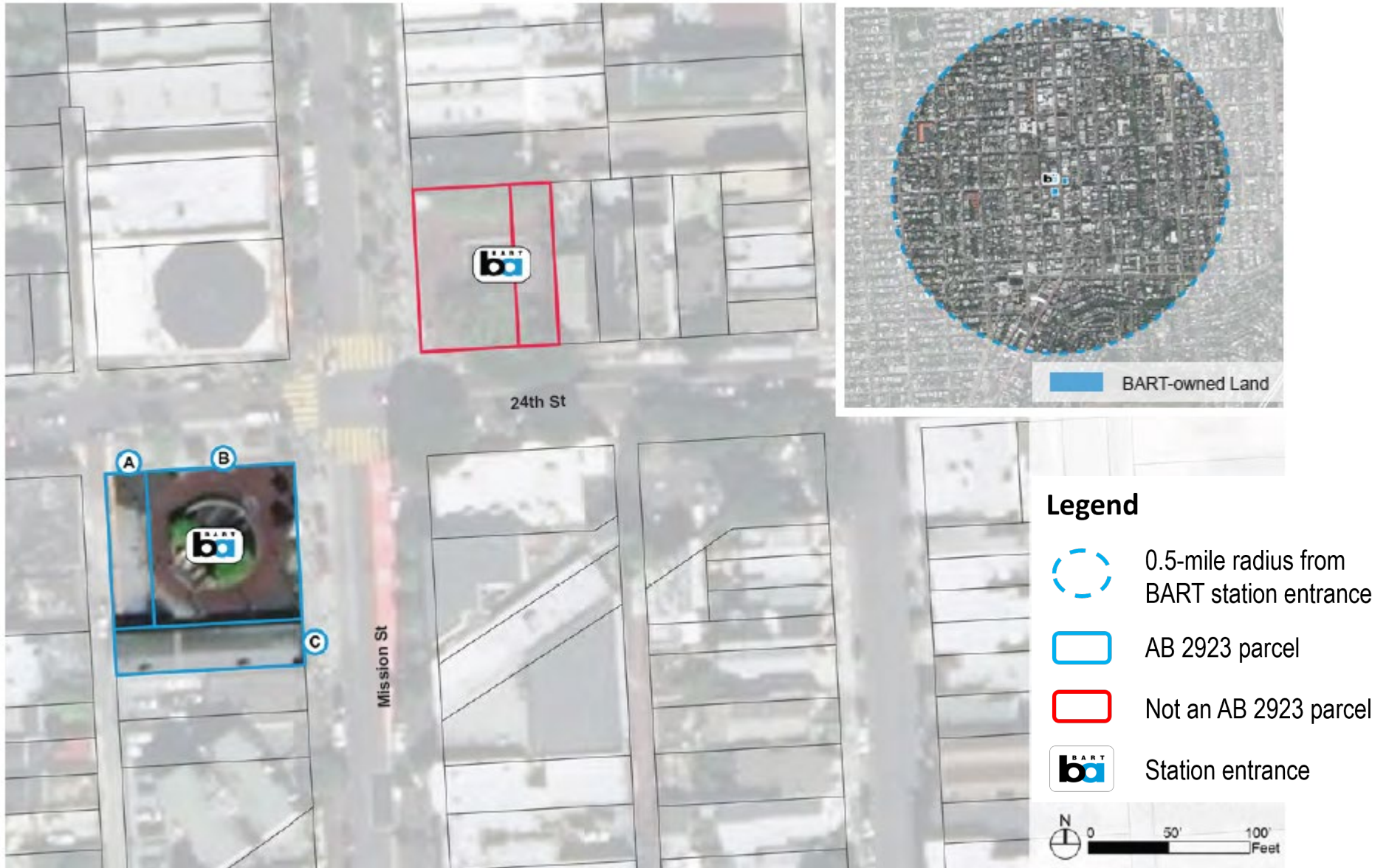


Table 1: AB 2923 Baseline Zoning Standards for Urban Neighborhood/ City Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	6516-026	0.06	Residential, office, open space	AB 2923	AB 2923	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	0.5 spaces	0.67 spaces	AB 2923
B	6516-001	0.20										
C	6516-001A	0.08										

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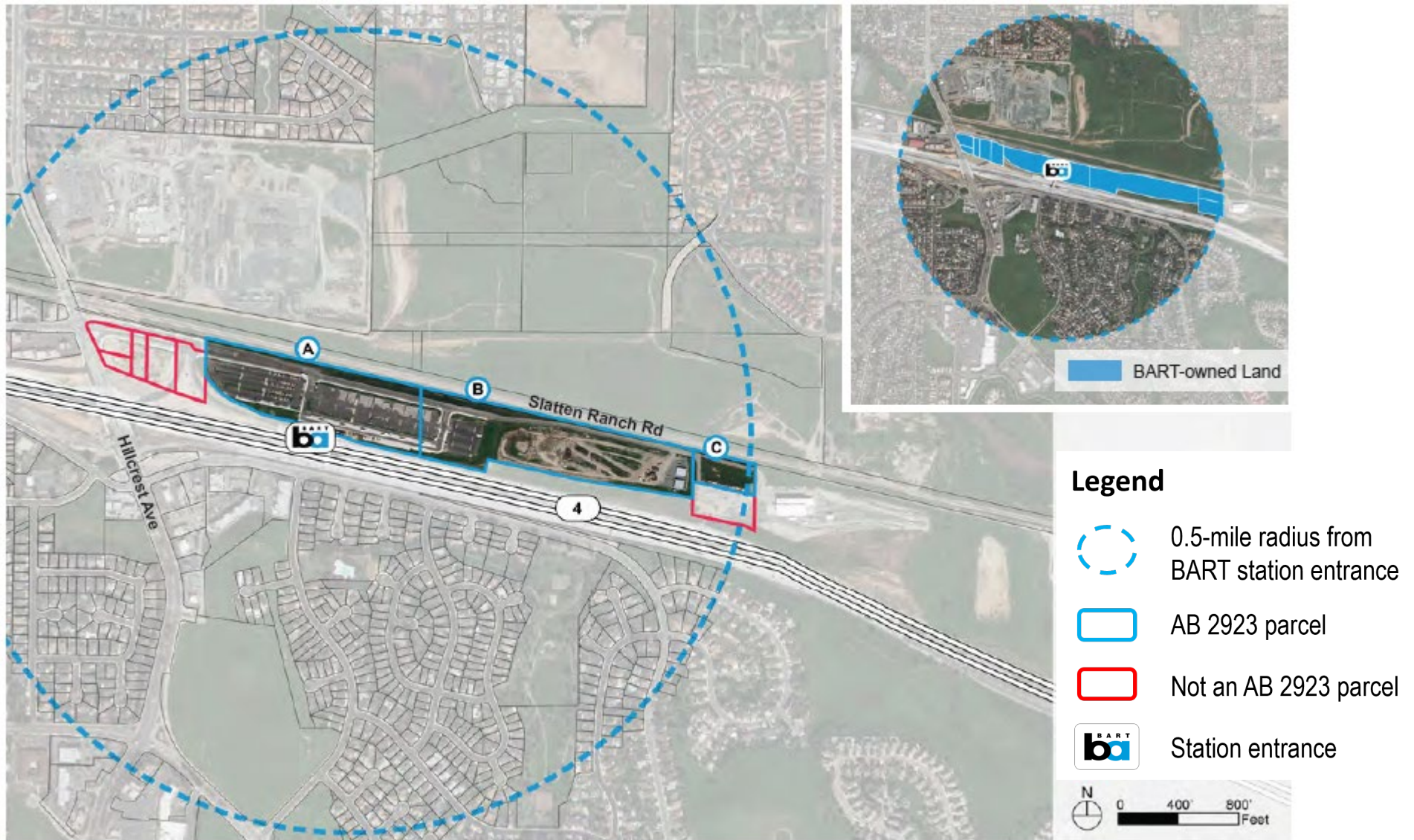


Table 1: AB 2923 Baseline Zoning Standards for Neighborhood/ Town Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	052-030-024-5	13.59	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
B	052-030-023-7	15.67										
C	052-030-015-3	1.94										

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Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	053-1597-039-04	4.46	Residential, office, retail sales & service	Min: 75 Max: None	Min: None Max: 7 stories	Min: None Max: 4.2	Allowed	Required	No minimum for any use	0.5 spaces	1.5 spaces	1 secure space
B	053-1703-009-00	1.83										

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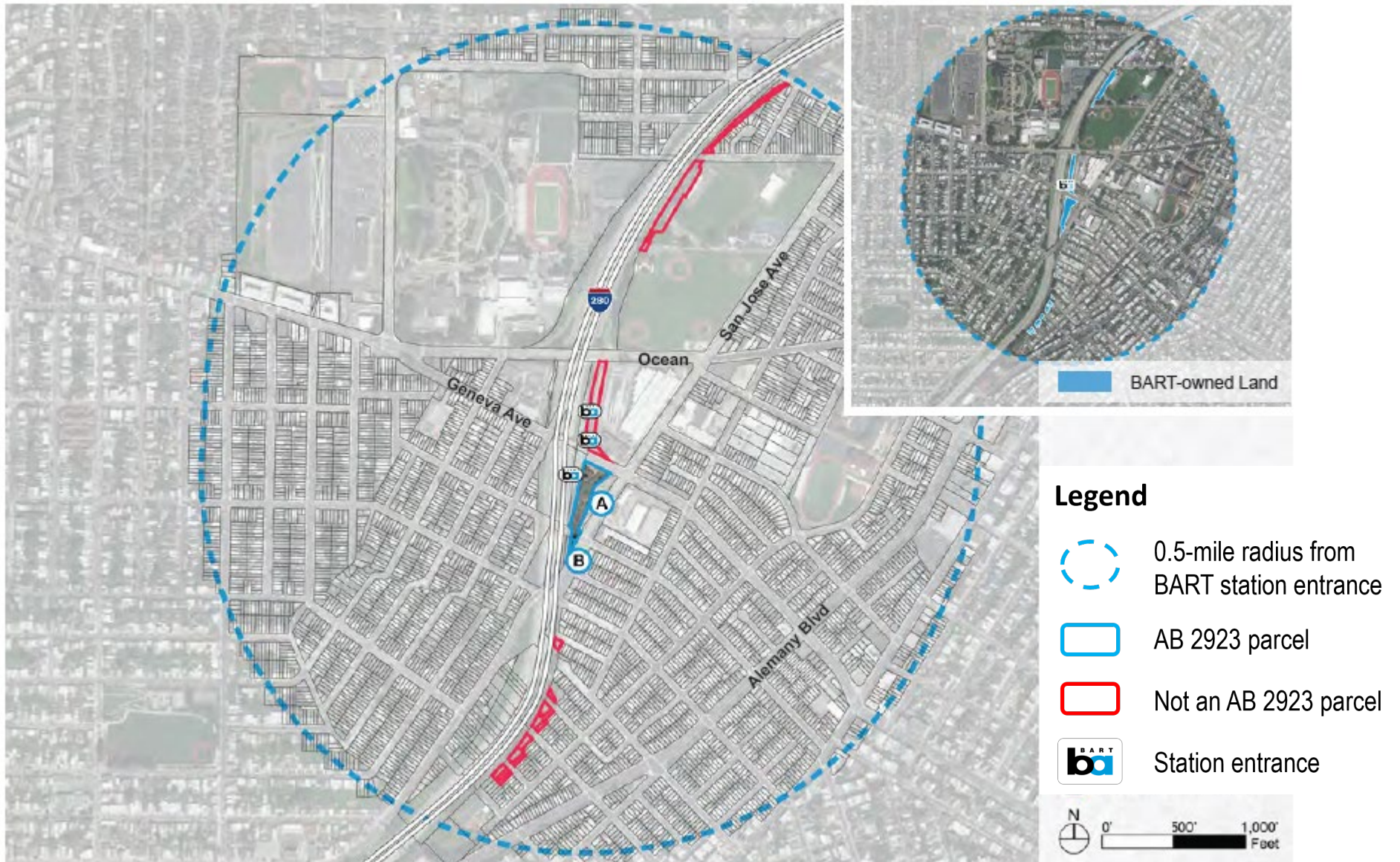


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Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	6973-038	1.17	Residential, office, etc.	AB 2923	AB 2923	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	0.5 spaces	0.67 spaces	AB 2923
B	7026-013	0.06		AB 2923								

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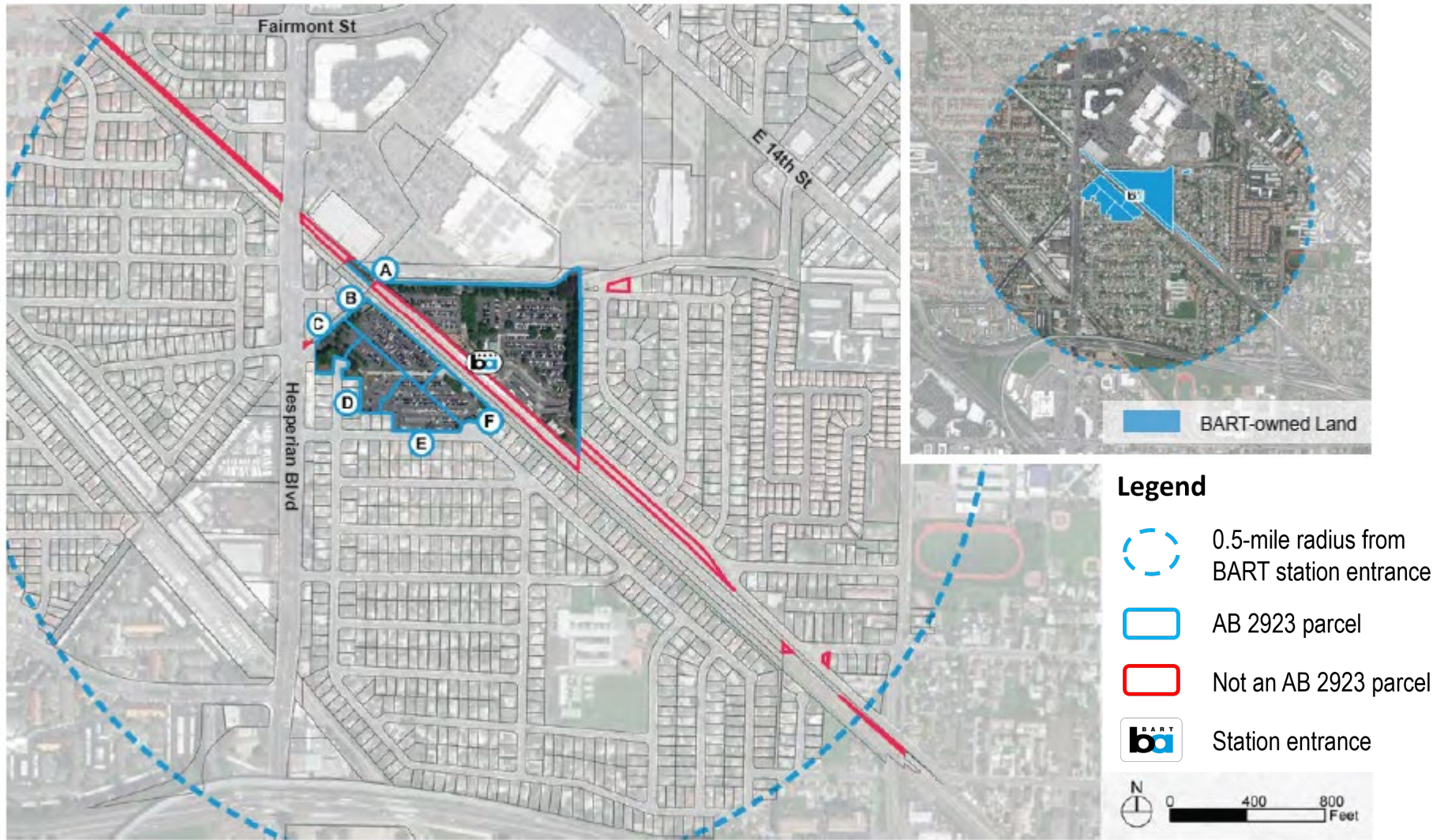


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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	077D-1490-019-00	10.88	Residential, office, retail, civic	Min: 65 Max: None	Min: 4 stories Max: 8 stories	Min: 0 Max: 3.0	Allowed	Allowed	No minimum for any use	1 space	2.5 spaces	1 secure space
B	080D-0565-029-00	1.99	Residential, agricultural, care facilities, supportive housing	AB 2923	AB 2923	AB 2923	Allowed	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
C	080D-0563-017-00	0.88										
D	080D-0568-030-00	1.57										
E	080D-0568-031-00	1.60										
F	080D-0565-030-00	1.17										

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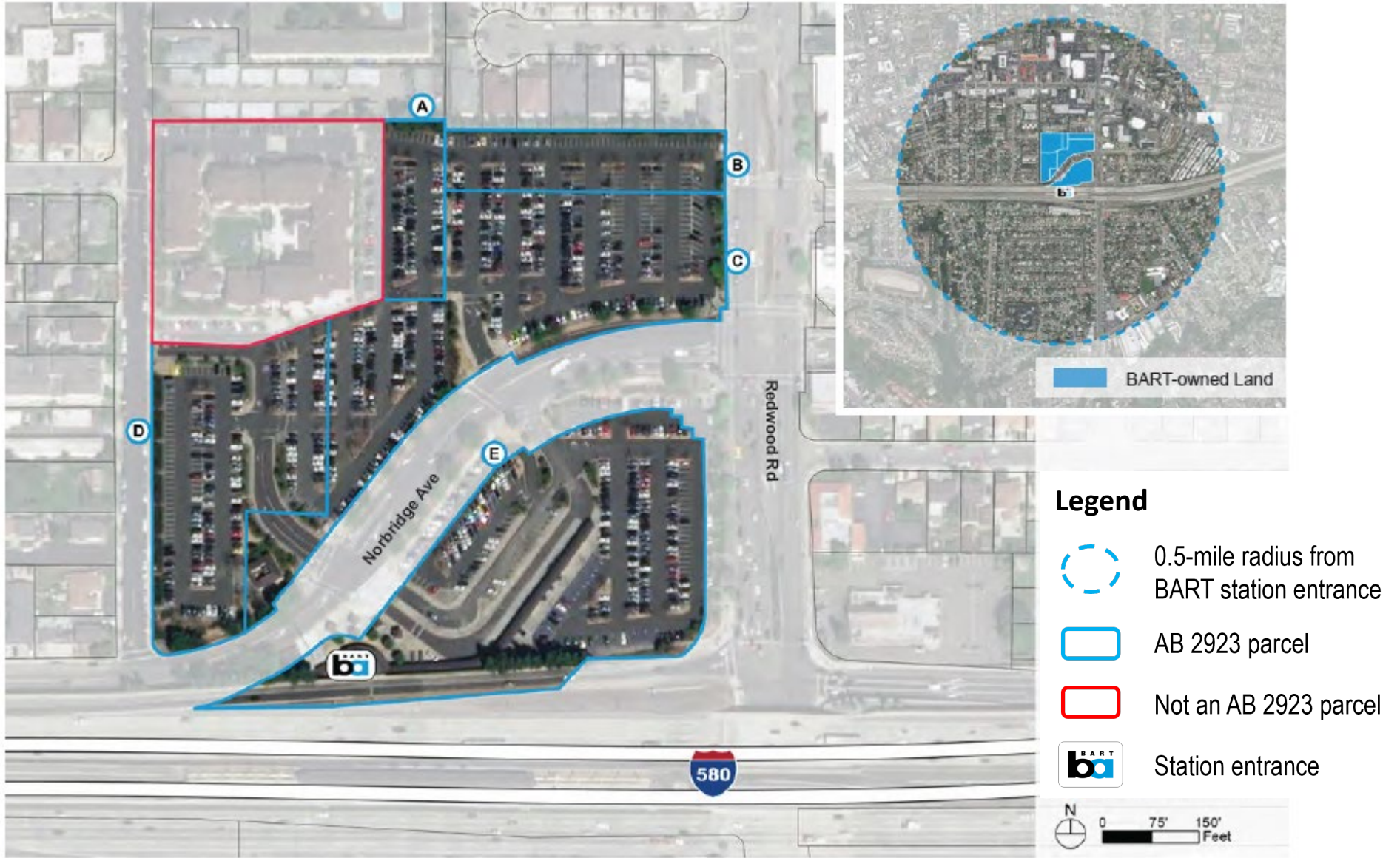


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	084A-0060-014-02	0.58	Residential, office, civic	AB 2923	AB 2923	AB 2923	Added effort	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
B	084A-0064-012-09	0.89										
C	084A-0068-009-08	3.51										
D	084A-0072-008-05	2.27										
E	084A-0068-009-09	3.96										

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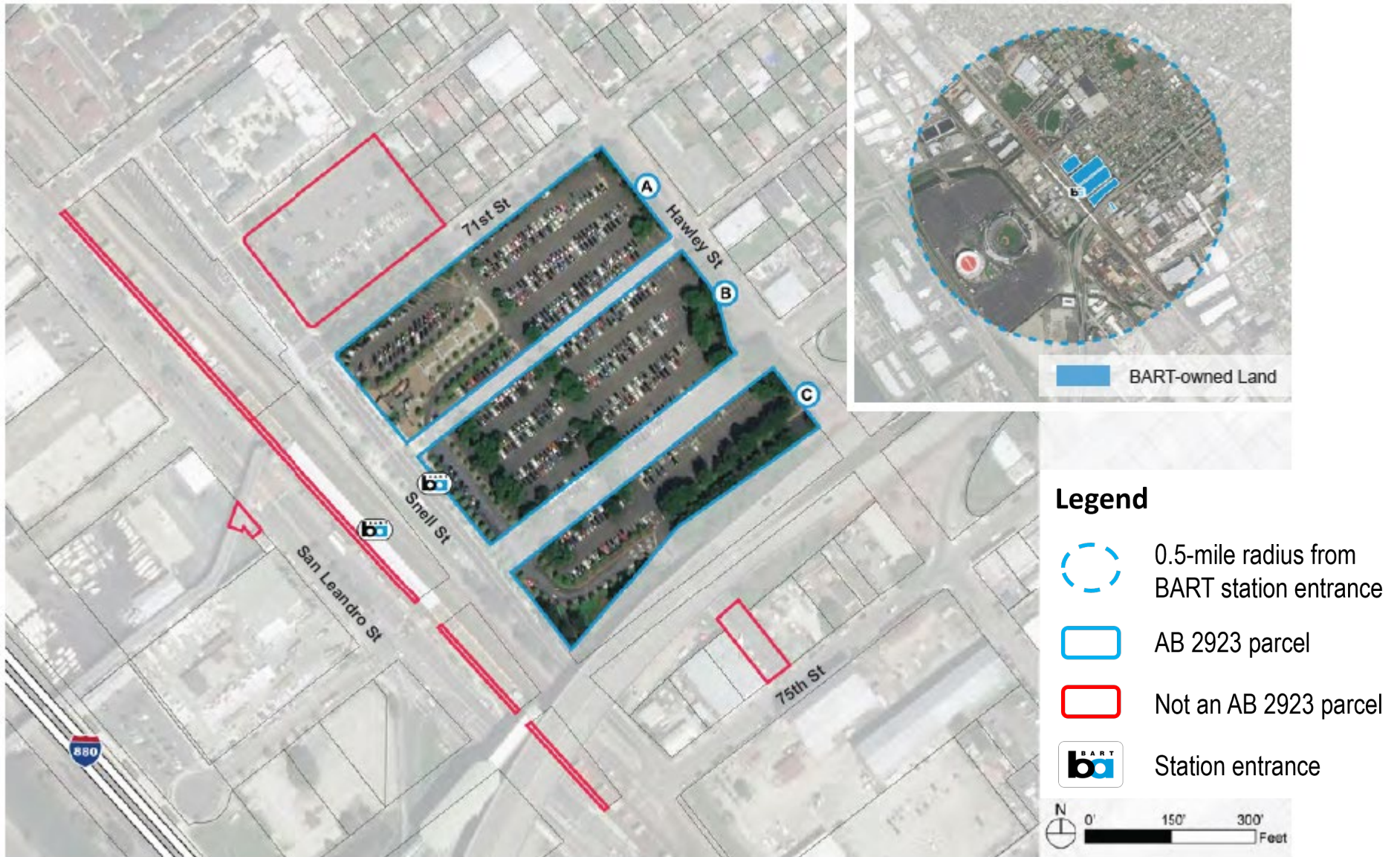


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	041-4164-024-03	2.70	Residential, office, retail, service, civic, manufacturing	Min: None Max: 335.1	Min: None Max: 159 feet	AB 2923	Added effort	Required for 10+ DUs	AB 2923	AB 2923	AB 2923	AB 2923
B	041-4164-031-02	2.63										
C	041-4162-001-05	1.79										

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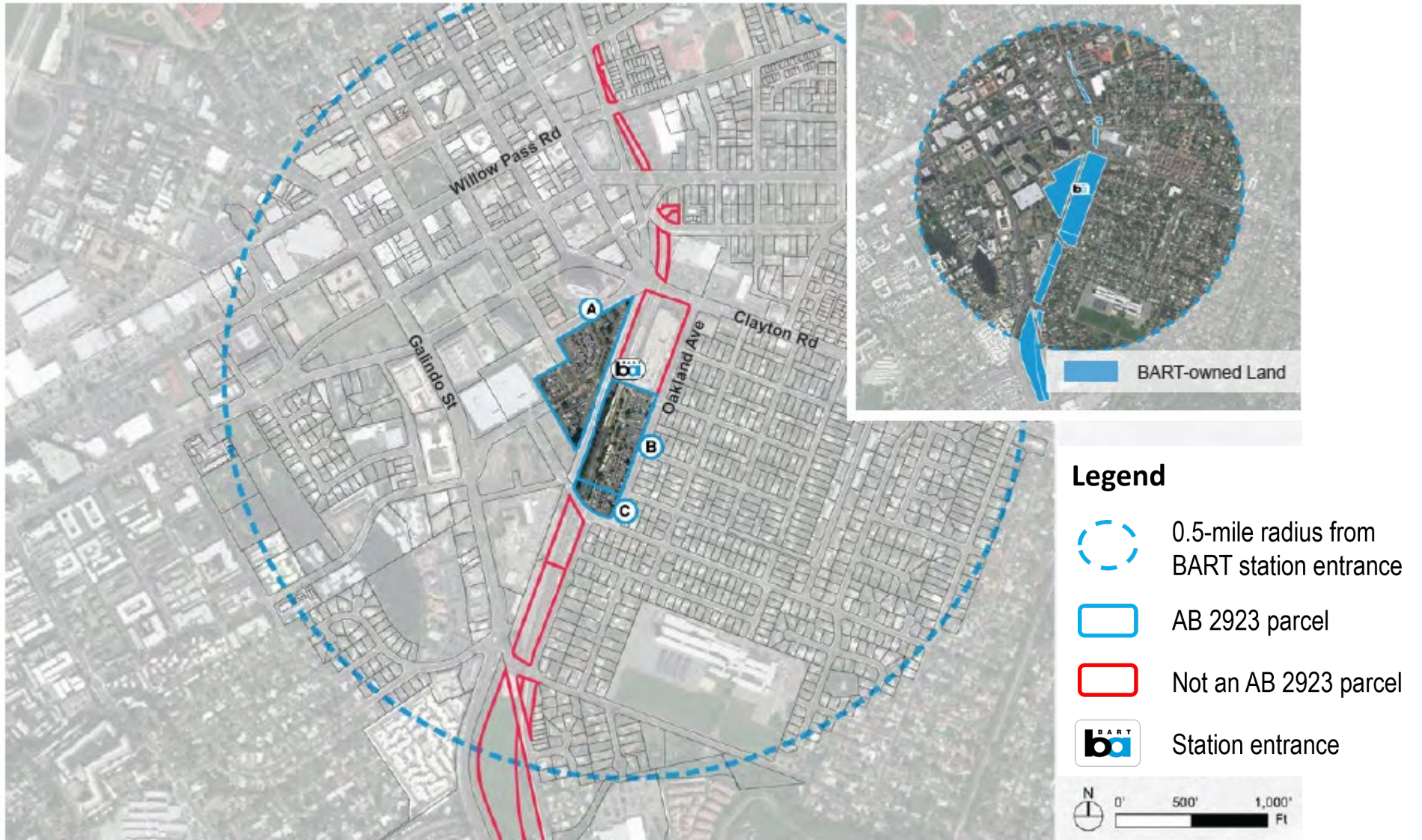


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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	126-112-014-9	5.94	Residential, office, retail, cultural	Min: 33 Max: 100	Min: 30 feet Max: 200 feet	Min: 1.0 Max: 6.0	AB 2923	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
B	105-021-015-0	5.04*										
C	105-225-002-2	1.05*										

* Acreage based on city of Concord records

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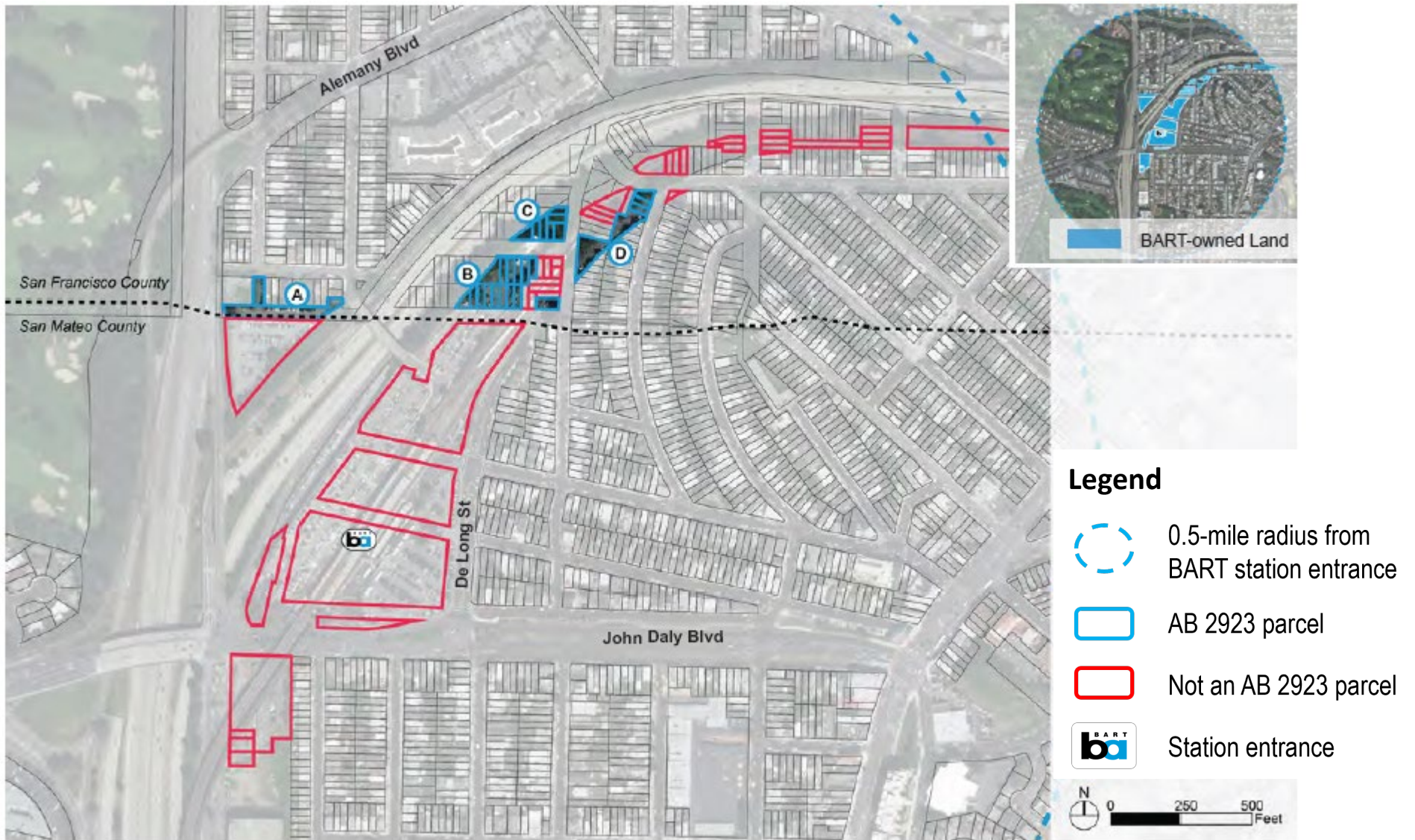


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	7179-012	0.09	Residential	AB 2923	AB 2923	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	AB 2923	1.5 spaces	AB 2923
	7179-026	0.42										

Continued on next page

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Table 2 (Continued): Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
B	7177-001	0.04	Affordable or educator housing only	AB 2923	AB 2923	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	AB 2923	1.5 spaces	AB 2923
	7177-010	0.05										
	7177-011	0.05										
	7177-012	0.05										
	7177-013	0.05										
	7177-014	0.05										
	7177-015	0.05										
	7177-036	0.06										
	7177-037	0.06										
	7177-038	0.06										
	7177-039	0.06										
	7177-041	0.07										
	7177-043	0.05										
	7177-047	0.10										
7177-048	0.04											
C	7176-005	0.05										
	7176-005A	0.06										
	7176-006	0.04										
	7176-024	0.04										
	7176-026	0.05										
	7176-028	0.04										
	7176-029	0.05										
D	7174-001	0.05										
	7174-002	0.04										
	7174-003	0.04										
	7174-067	0.16										
	7174-068	0.23										

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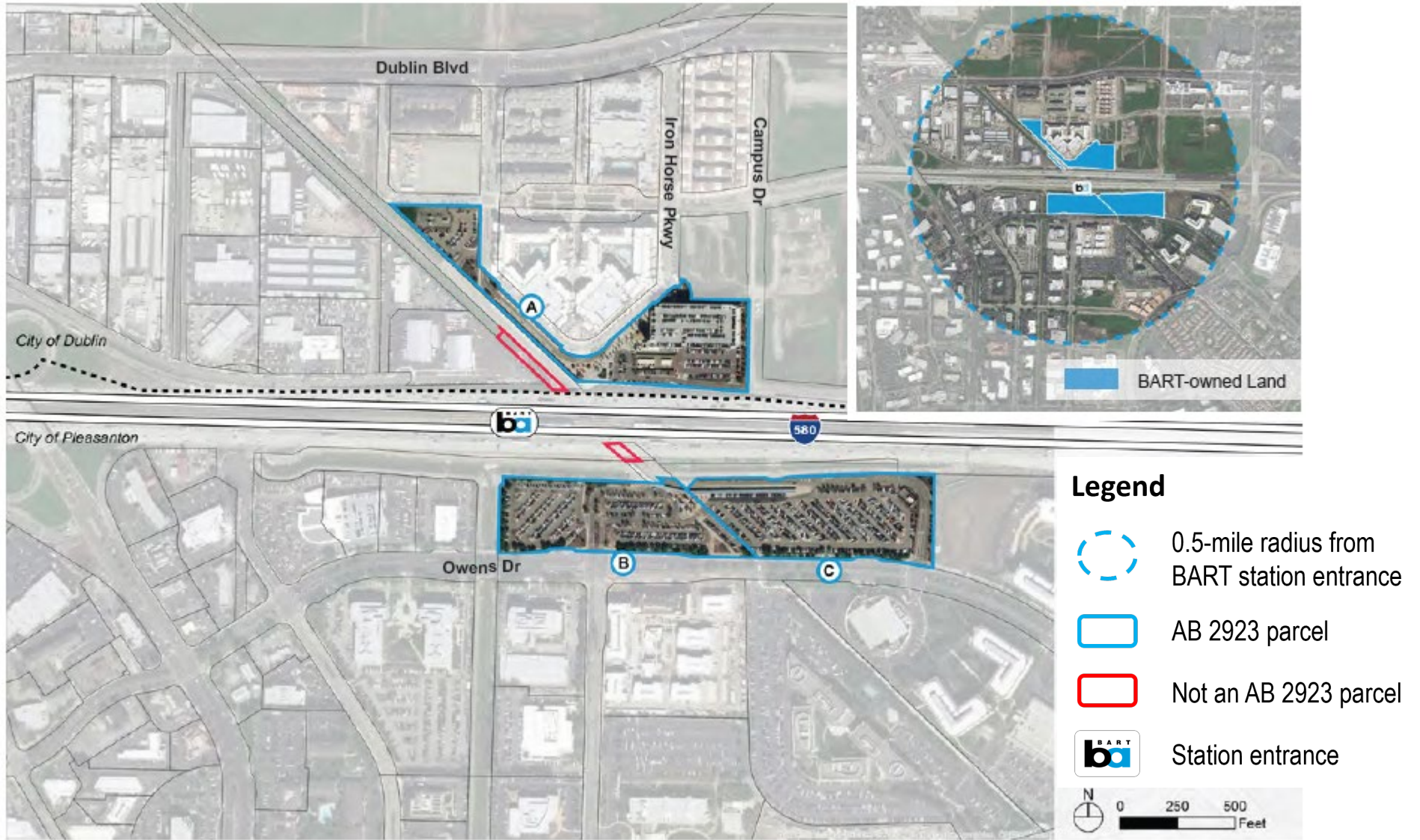


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	986-0034-019-00	7.87*	AB 2923	AB 2923	Min: None Max: 8 stories	AB 2923	Added effort	Added effort	AB 2923	AB 2923	AB 2923	AB 2923
B	941-2771-015-00	6.96			Min: 20 feet Max: 65 feet or 5 stories		Unstated	Unstated				
C	941-2778-002-00	7.97										

* Only a small portion of this parcel is developable

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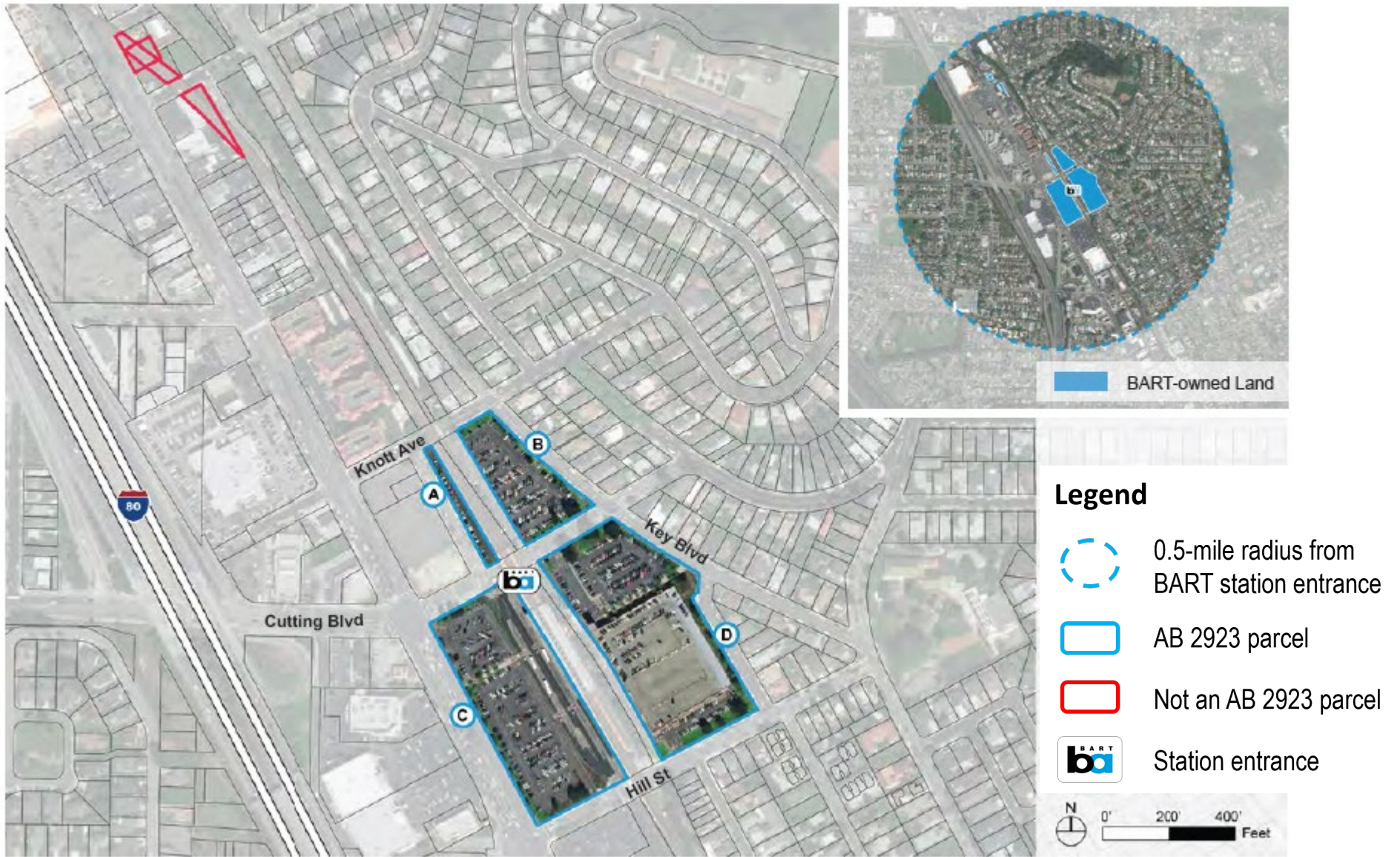


Table 1: AB 2923 Baseline Zoning Standards for Neighborhood/ Town Center TOD Place Type

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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	502-061-005-0	0.30	Residential, office, commercial, etc.	AB 2923	Min: 2 to 3 stories Max: 65 feet or 6 stories	AB 2923	Allowed	Required	No minimum for any use	0.5 spaces	1 space	1.5 secure spaces
B	502-052-006-9	1.59										
C	502-071-015-7	4.63										
D	502-082-029-5	5.18										

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Figure 1: BART-owned Land Within 0.5 Miles of Station Entrance(s)



Table 1: AB 2923 Baseline Zoning Standards for Urban Neighborhood/ City Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	504-050-012-5	1.54	Residential, office, commercial, etc.	AB 2923	AB 2923	AB 2923	Added effort	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
B	504-130-031-9	2.78					Allowed	Required	No minimum for any use	0.5 spaces	1 space	1.5 spaces
C	504-122-010-3	1.63										
D	504-121-017-9	1.59										

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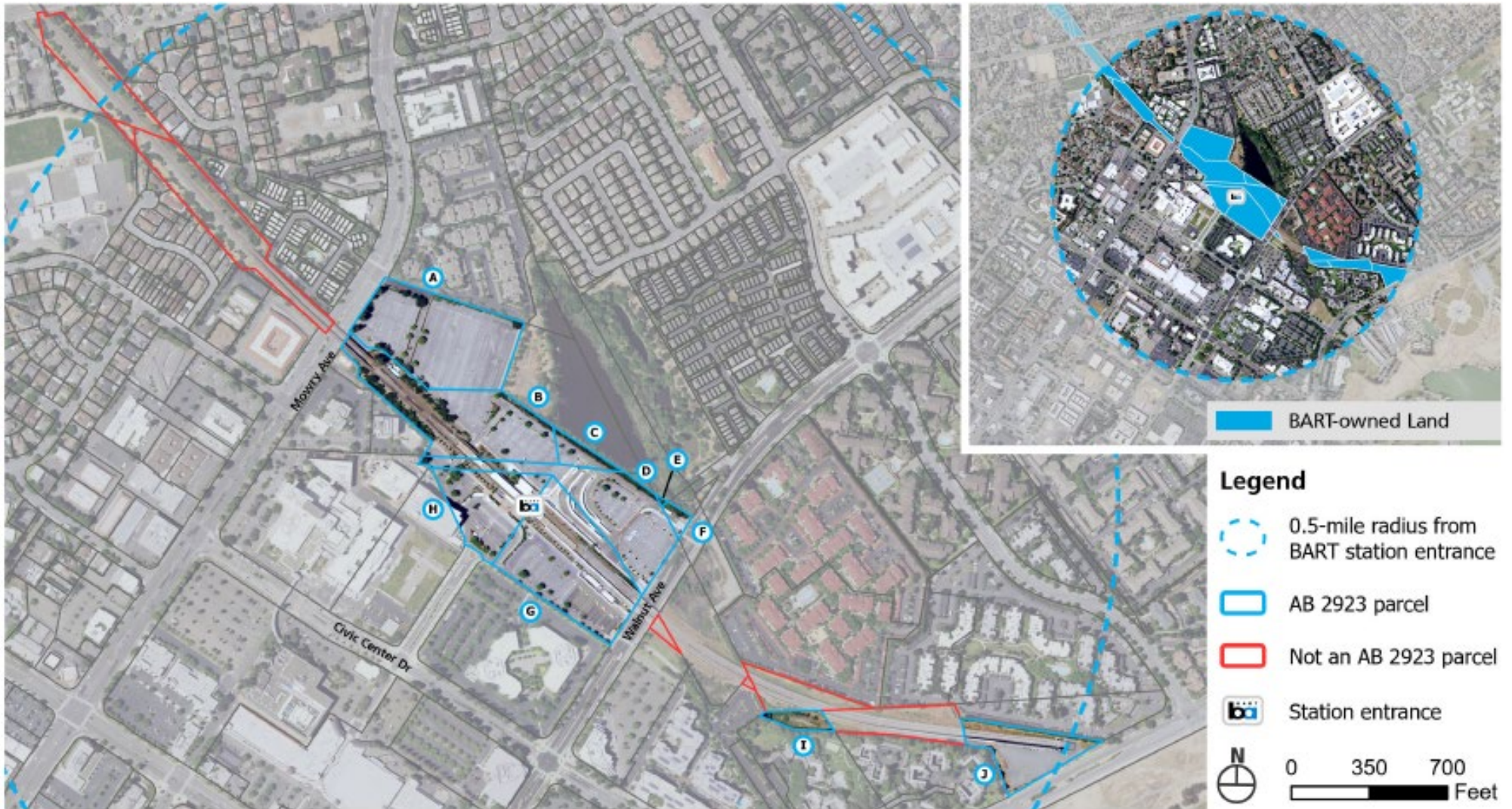


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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	501-1200-004-22	5.72	Residential, mixed use	Min: 50 Max: None	Min: 4 stories Max: 12 stories	AB 2923	Allowed	Required	No minimum for any use	AB 2923	AB 2923	AB 2923
B	501-1200-008-02	5.25										
C	501-1200-007-02	0.56										
D	507-0465-003-03	4.21										
E	507-0400-019-01	0.03	AB 2923	AB 2923	AB 2923	AB 2923	Unstated	Unstated	No minimum for any use	AB 2923	AB 2923	AB 2923
F	507-0455-015-01	0.24										
G	507-0465-016-01	5.64										
H	507-0465-001-54	2.87	Residential, mixed use	Min: 50 Max: None	Min: 4 stories Max: 12 stories	AB 2923	Allowed	Required	No minimum for any use	AB 2923	AB 2923	AB 2923
I	507-0465-017-03	0.47	AB 2923	AB 2923	AB 2923		Unstated	Unstated				
J	507-0455-129-02	2.40	Residential, mixed use	AB 2923	AB 2923		AB 2923	Allowed				

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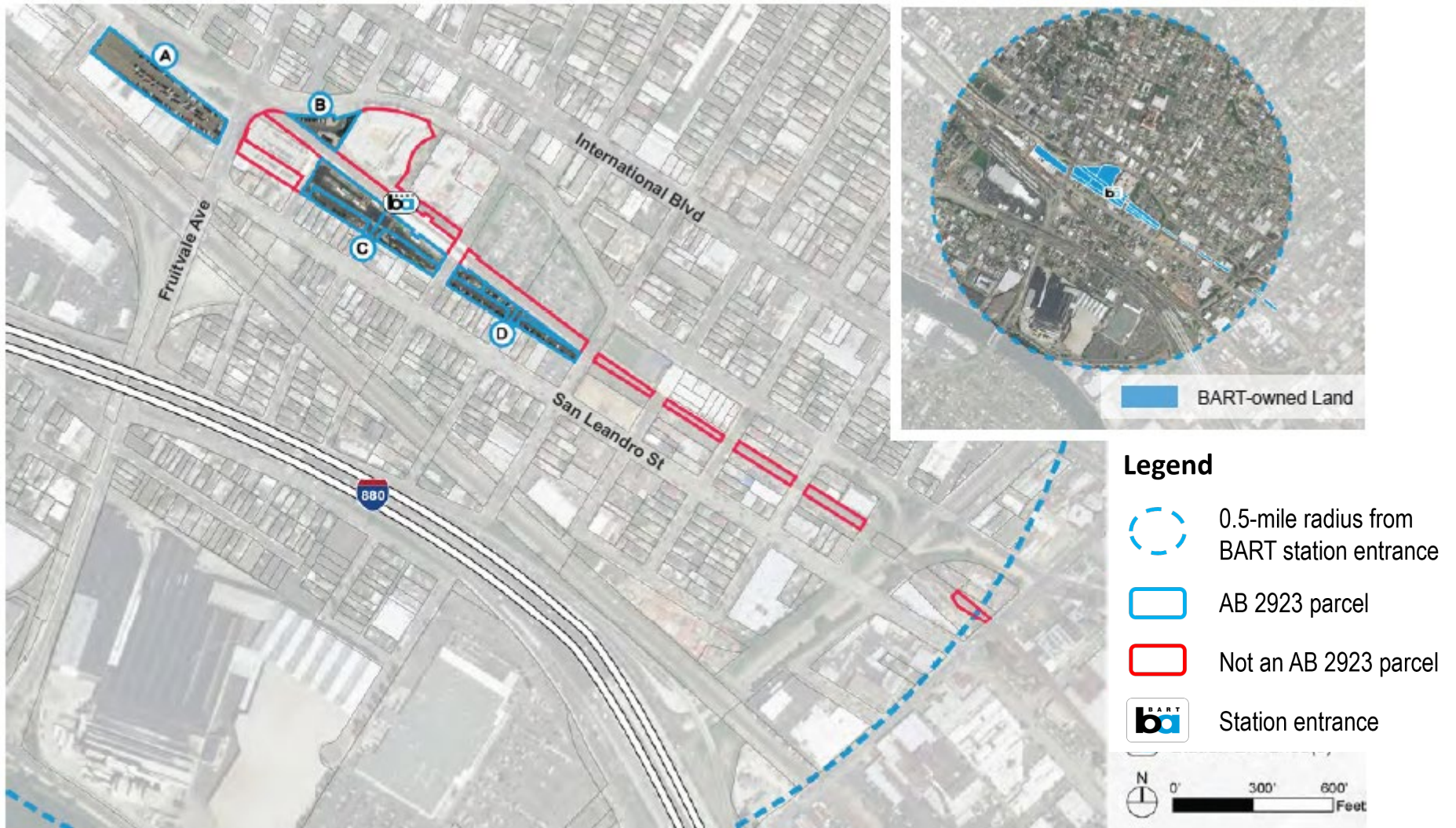


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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	025-0692-006-00	1.45	AB 2923	AB 2923	AB 2923		AB 2923	AB 2923				
B	033-2193-023-00	0.40	Residential, office, retail, services, civic uses	Min: None Max: 193.6	Min: 25-35 feet Max: 90 feet or 8 stories	AB 2923	Added effort	Required for 10+ DUs	AB 2923	AB 2923	AB 2923	AB 2923
C	033-2191-021-00	0.28										
	033-2191-023-00	0.38										
	033-2192-019-00	0.30										
	033-2192-023-00	0.68										

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Table 2 (Continued): Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
D	033-2178-017-00	0.22	Residential, office, retail, services, civic uses	Min: None Max: 193.6	Min: 25-35 feet Max: 90 feet or 8 stories	AB 2923	Added effort	Required for 10+ DUs	AB 2923	AB 2923	AB 2923	AB 2923
	033-2178-018-00	0.10										
	033-2190-020-00	0.25										
	033-2190-022-00	0.13										
	033-2190-023-00	0.14										

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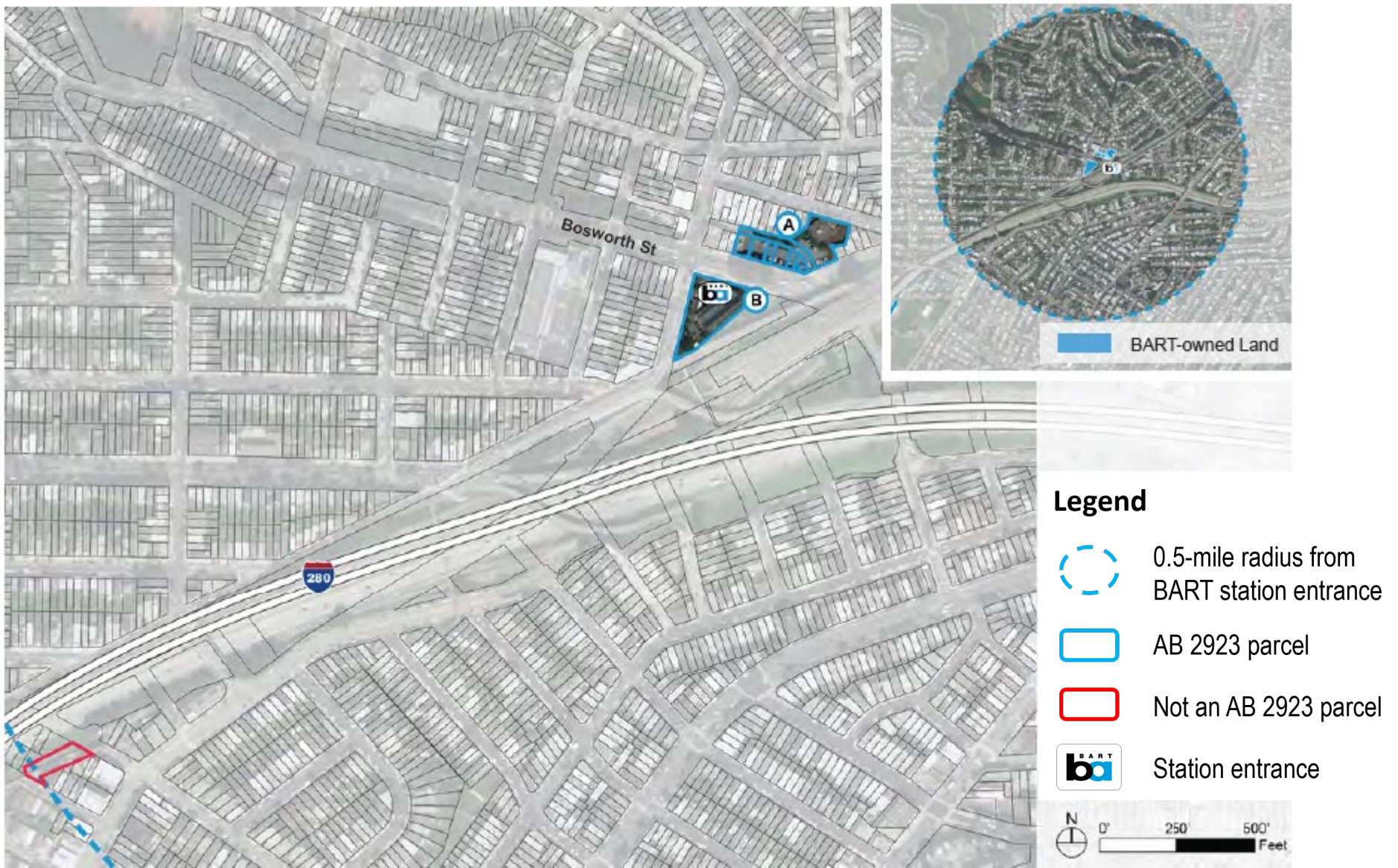


Table 1: AB 2923 Baseline Zoning Standards for Urban Neighborhood/ City Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	6745-042	0.04	Residential, other various uses, but no office	AB 2923	AB 2923	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	AB 2923	1.5 spaces	AB 2923
	6745-048	0.08										
	6745-053	0.01										
	6745-057	0.08										
	6745-065	0.15										
	6745-066	0.41										
	6745-067	0.03										
	6745-068	0.03										
B	6755-026	0.74										

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Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	428-0046-052-02	1.92	Residential, office, small retail, dining, hotel, public facilities	Min: None Max: 110	Min: None Max: 11 stories	AB 2923	Added effort	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
B	428-0046-053-00	0.08										
C	428-0046-054-00	0.08										
D	431-0044-035-04	8.33										
E	428-0076-023-10	0.94										

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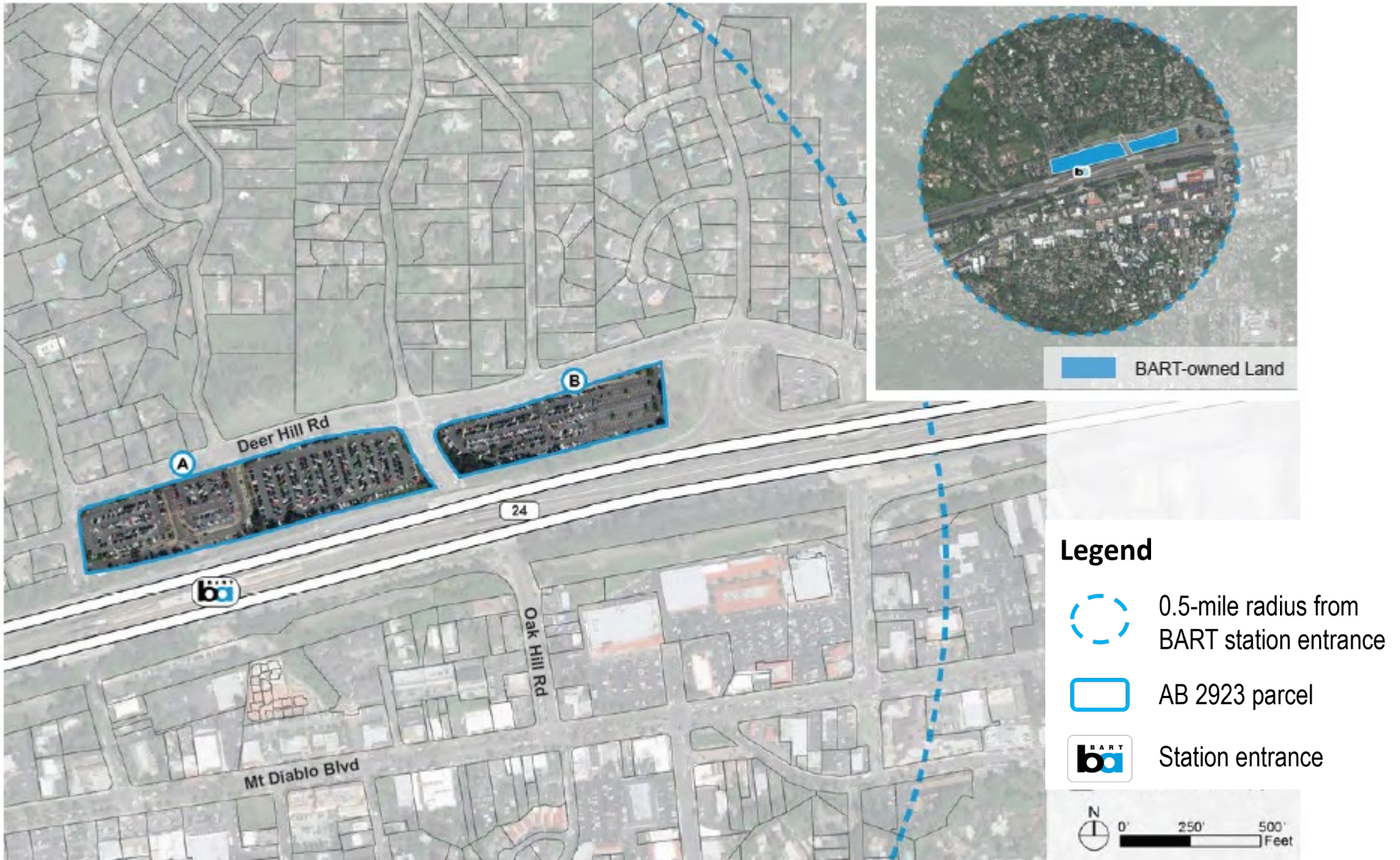


Table 1: AB 2923 Baseline Zoning Standards for Neighborhood/ Town Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	N/A	7.27	Residential, care facilities	AB 2923	AB 2923	AB 2923	Added effort	Unstated	AB 2923	AB 2923	AB 2923	AB 2923
B	244-203-001-7	3.80		AB 2923	AB 2923	AB 2923	Added effort	Unstated	AB 2923	AB 2923	AB 2923	AB 2923

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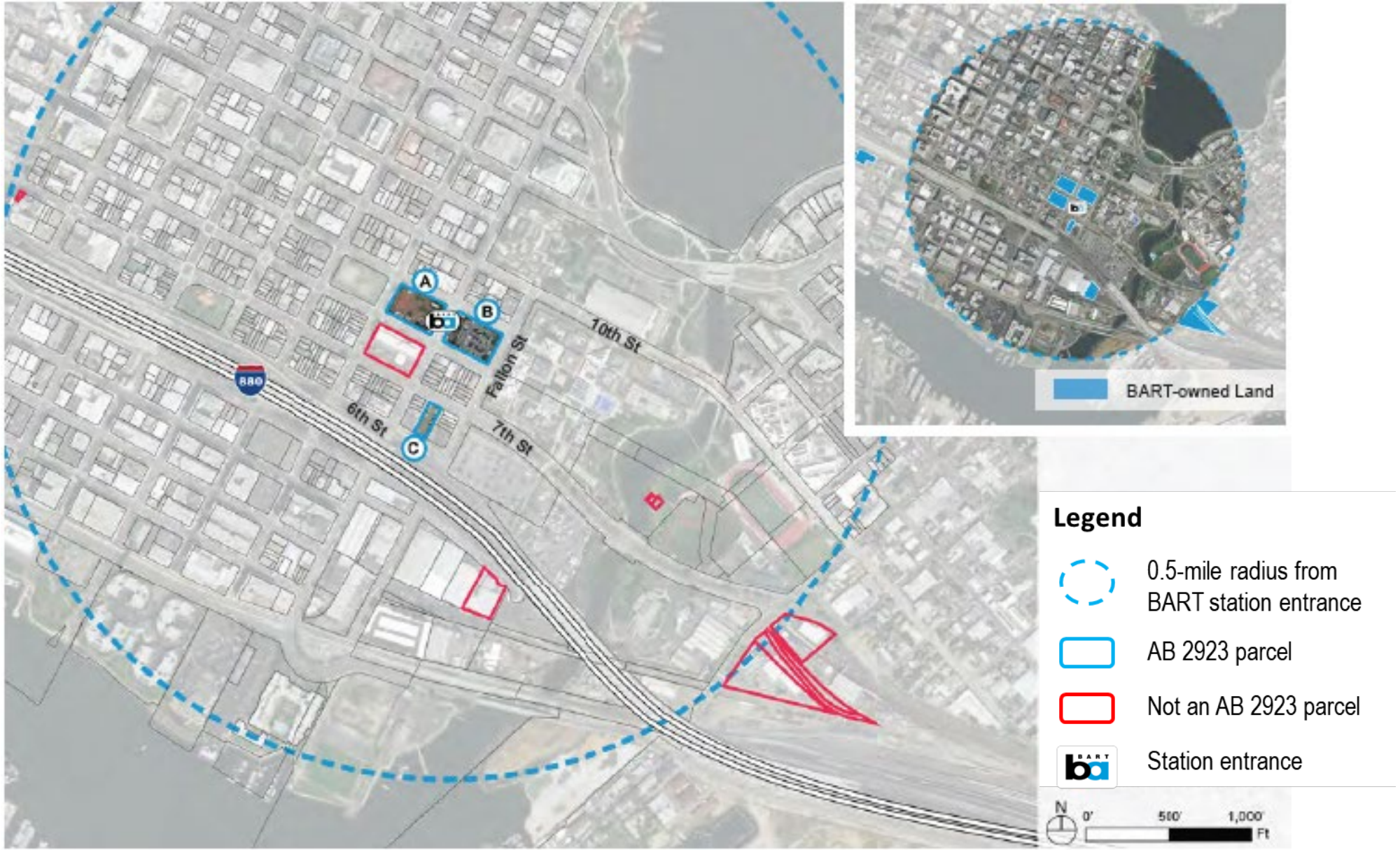


Table 1: AB 2923 Baseline Zoning Standards for Regional Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	12 stories	7.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.375 spaces per unit	0 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A*	001-0171-001-00	1.38	Residential, office, retail, services, civic, manufacturing	Min: None Max: 396	Min: 35 feet Max: 275	AB 2923	Unstated	Required for 10+ DUs	No minimum for any use	AB 2923	AB 2923	AB 2923
B	001-0169-001-00	1.38										
C	001-0167-003-00	0.35										

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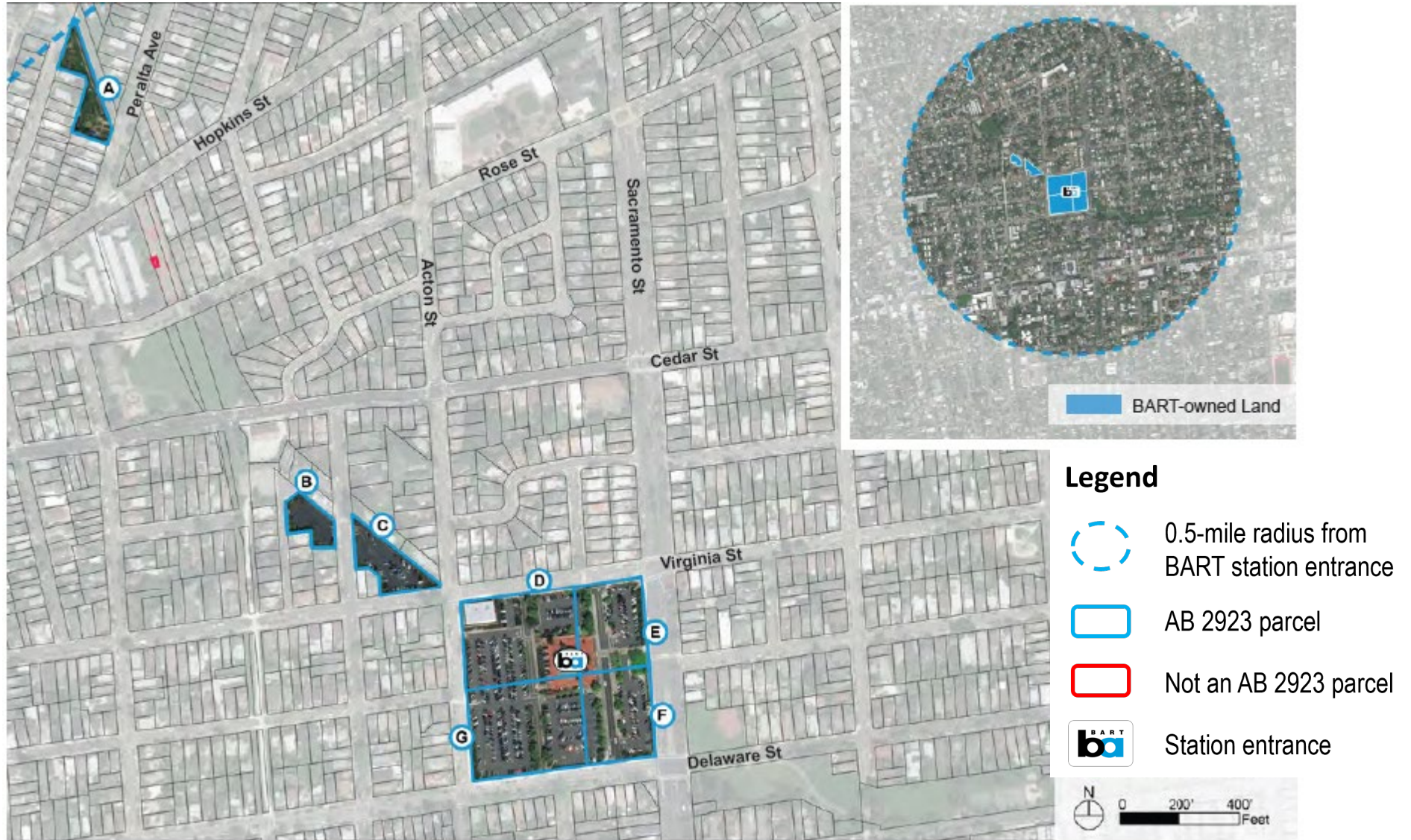


Table 1: AB 2923 Baseline Zoning Standards for Urban Neighborhood/ City Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	060-2417-067-04	0.64	Residential, office, retail sales & service	Min: 75 Max: None	Min: None Max: 7 stories	Min: None Max: 4.2	Allowed	Required	No minimum for any use	0.5 spaces	1.5 spaces	1 secure space
B	058-2139-018-03	0.45										
C	058-2144-024-01	0.76										
D	058-2146-016-05	2.49										
E	058-2149-019-04	1.51										
F	058-2148-017-04	1.55										
G	058-2147-018-05	2.56										

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Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	077D-1490-019-00	34.64*	Residential, office, retail, mixed-use, services, plazas	AB 2923	AB 2923	Min: 2.0 Max: 4.0	AB 2923	Allowed	AB 2923	AB 2923	AB 2923	AB 2923

* Only the southern portion of this parcel (approximately 19 acres) is developable

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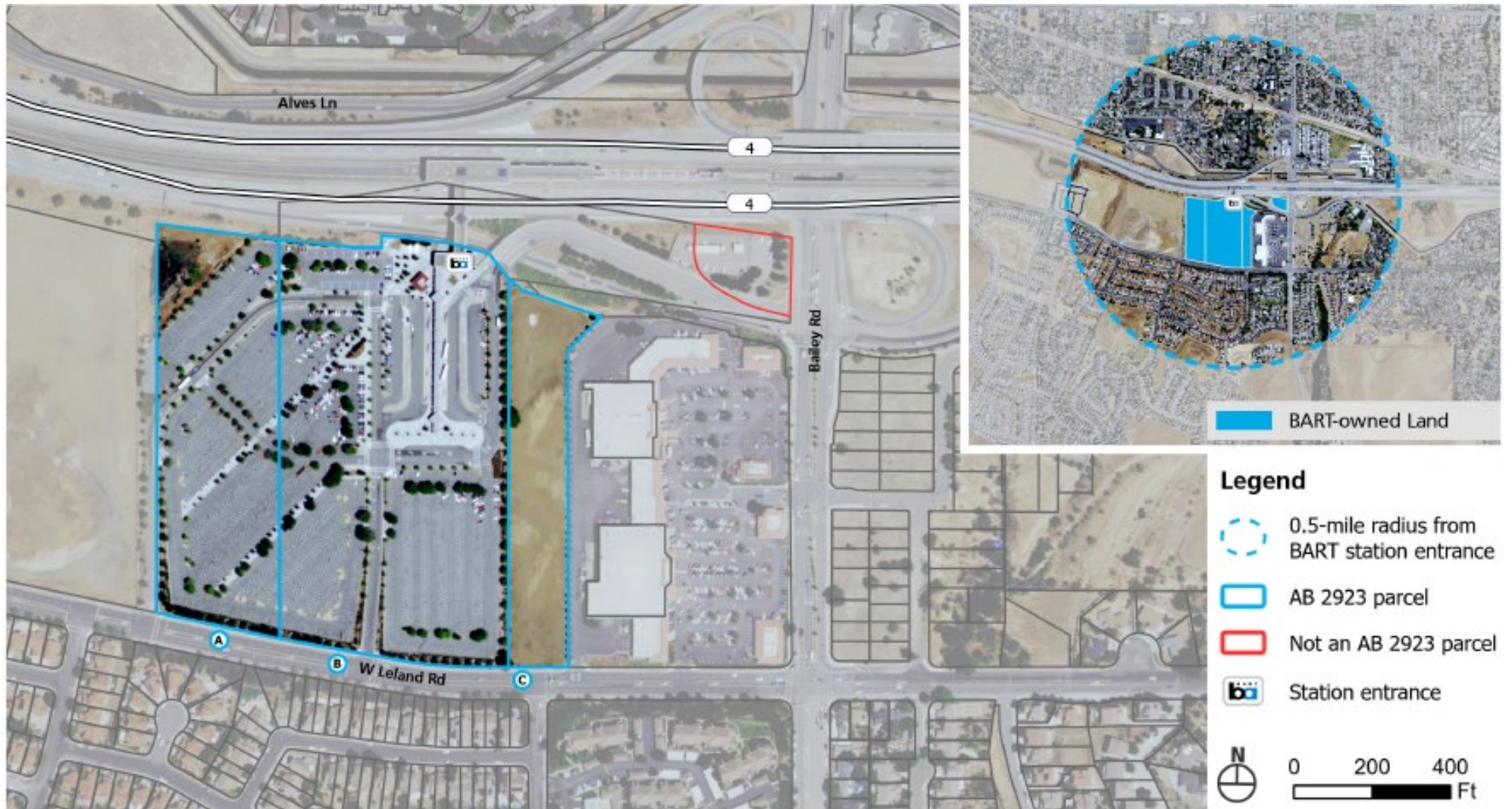


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Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	093-130-044-6	7.25	AB 2923	AB 2923	Min: 3 stories Max: 5 stories	AB 2923	Allowed	Allowed	No minimum for any use	AB 2923	AB 2923	AB 2923
B	093-130-041-2	14.16										
C	093-130-045-3	3.46										

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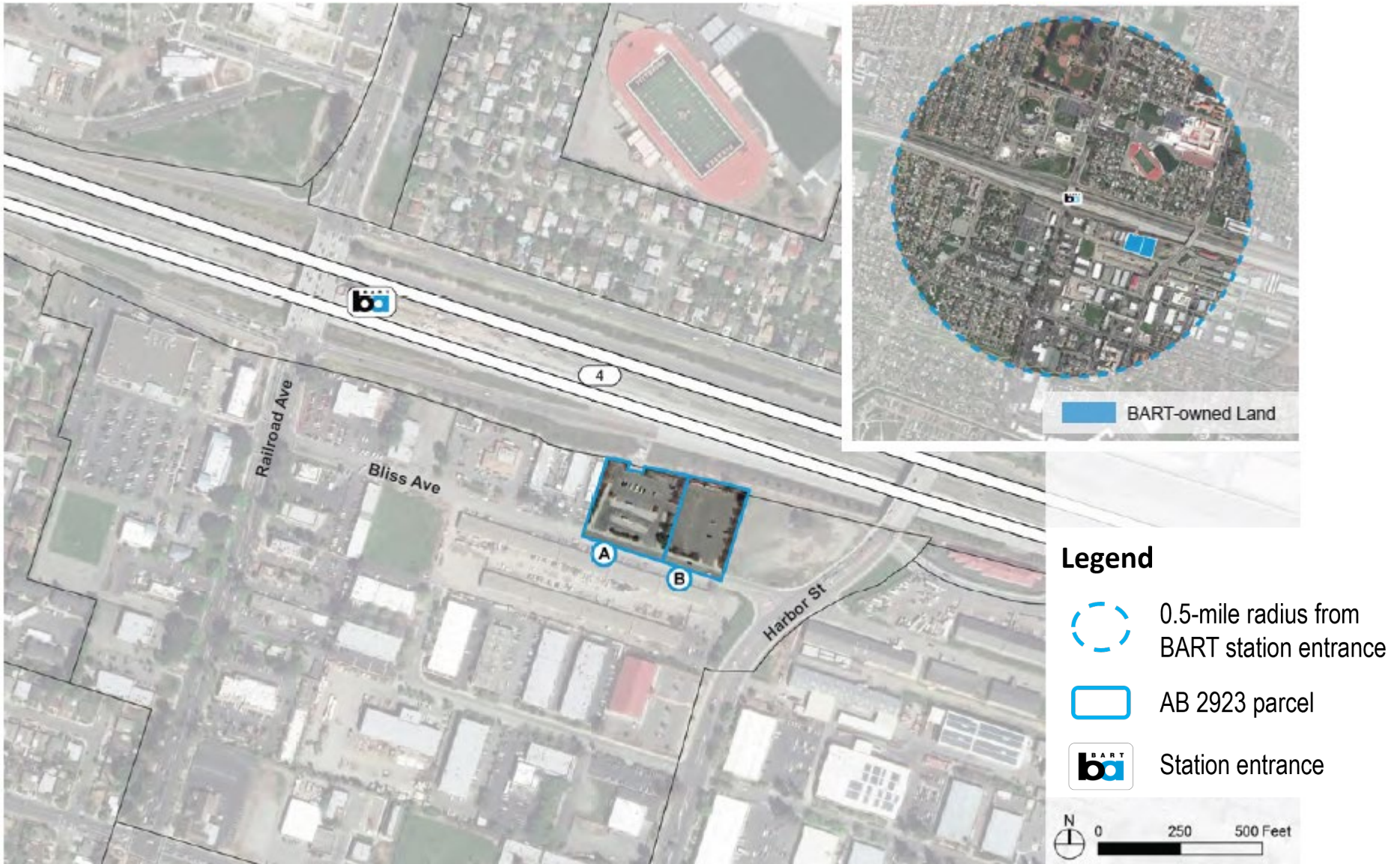


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	Residential Density	Floor Area Ratio	Building Height	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	3.0 FAR	5 stories	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	088-171-038-8	1.52	Residential, office, retail	AB 2923	Min: 3 stories Max: 65 feet	AB 2923	AB 2923	Allowed	AB 2923	AB 2923	AB 2923	AB 2923
B	088-171-039-6	1.22										

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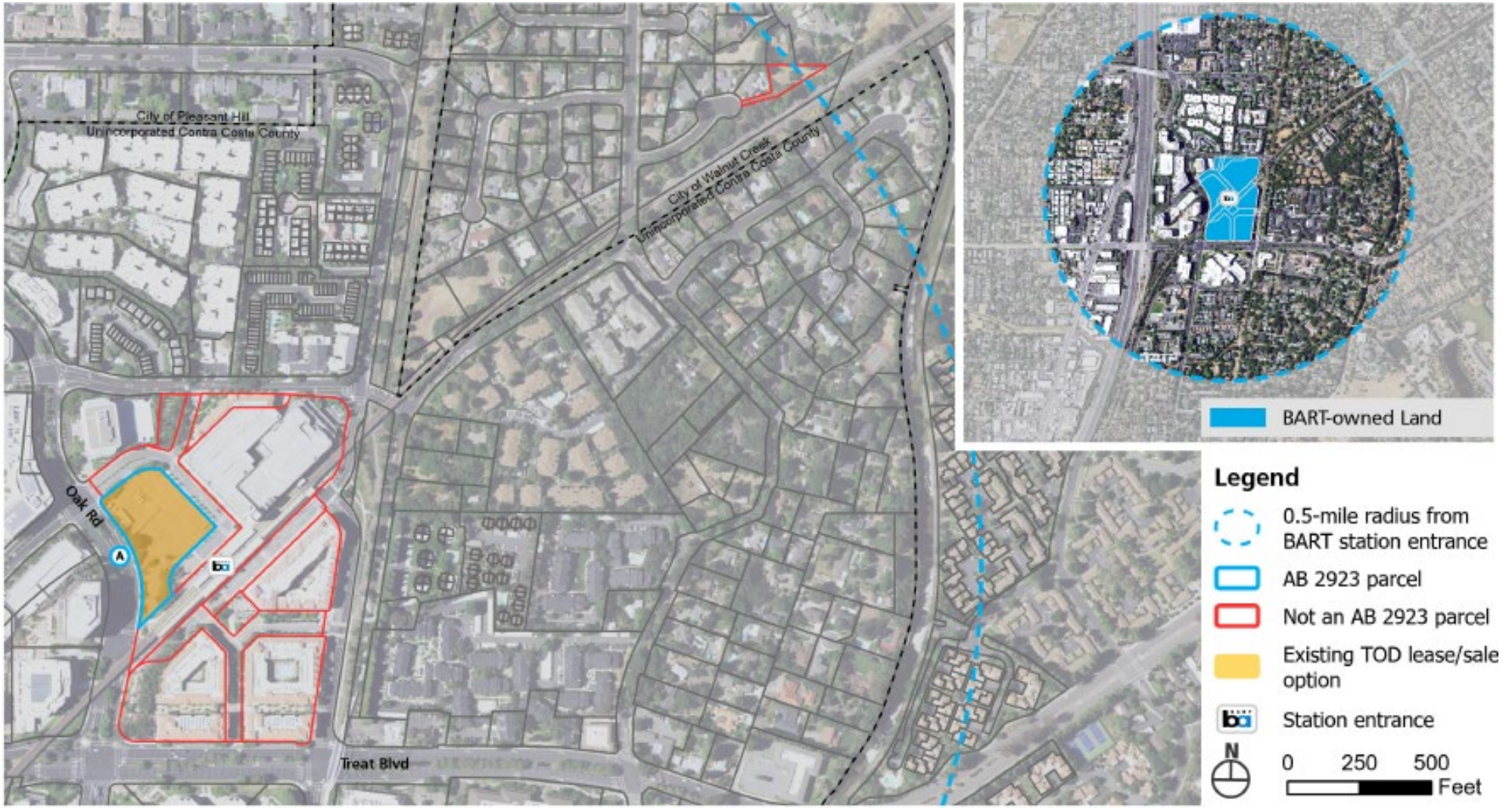


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Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Floor Area Ratio	Building Height	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	3.0 FAR	5 stories	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	148-221-043-0	2.27	Added effort	AB 2923	Min: None Max: 10 stories	AB 2923	Unstated	Unstated	AB 2923	AB 2923	AB 2923	AB 2923

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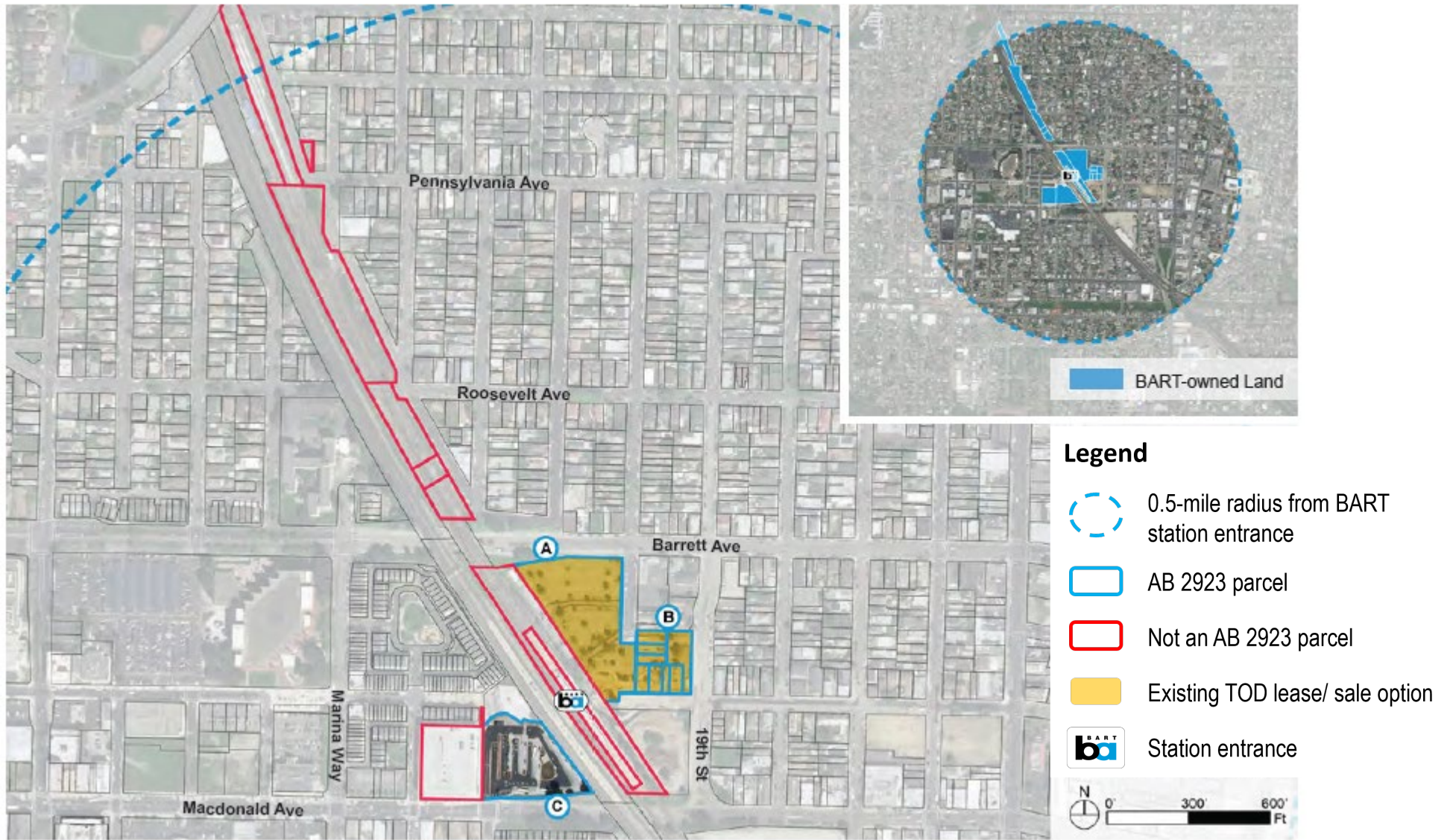


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Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	514-151-005-6	3.09	Residential, office, retail, entertainment	Min: 40 Max: 125-135	Min: 1 story Max: 12 stories	Min: 1.0 Max: 5.0	AB 2923	Required for 10+ DUs	AB 2923	AB 2923	AB 2923	1 secure space
	514-140-012-6	0.12										
	514-140-013-4	0.06										
	514-140-014-2	0.12										
	514-140-015-9	0.12										
	514-140-016-7	0.10										
	514-140-017-5	0.10										
	514-140-018-3	0.13										
	514-140-027-4	0.34										
C	540-062-012-5	2.07										

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Figure 1: BART-owned Land Within 0.5 Miles of Station Entrance(s)

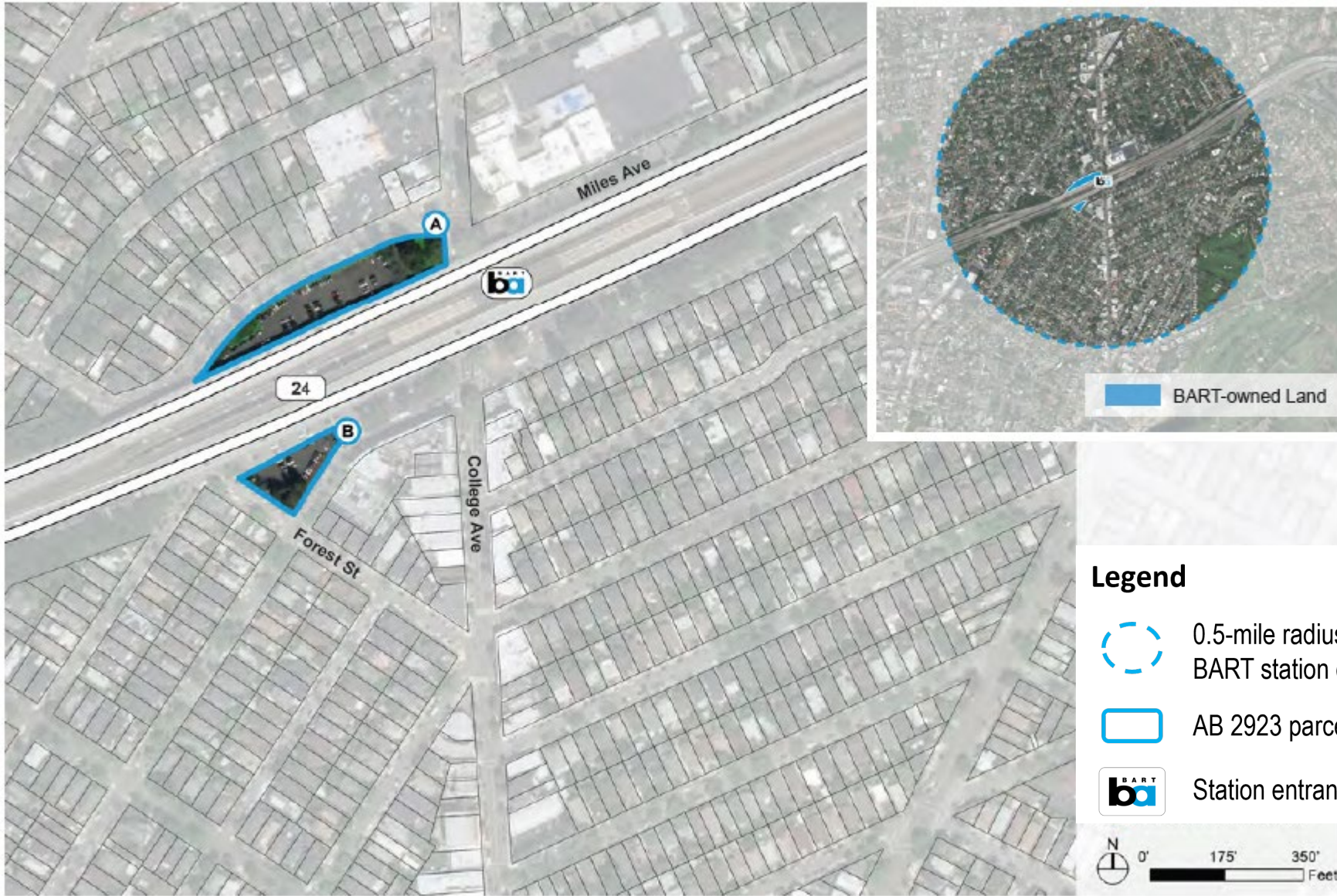


Table 1: AB 2923 Baseline Zoning Standards for Urban Neighborhood/ City Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	014-1265-040-00	1.23	Residential, civic	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923
B	014-1265-038-06	0.44		AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923	AB 2923

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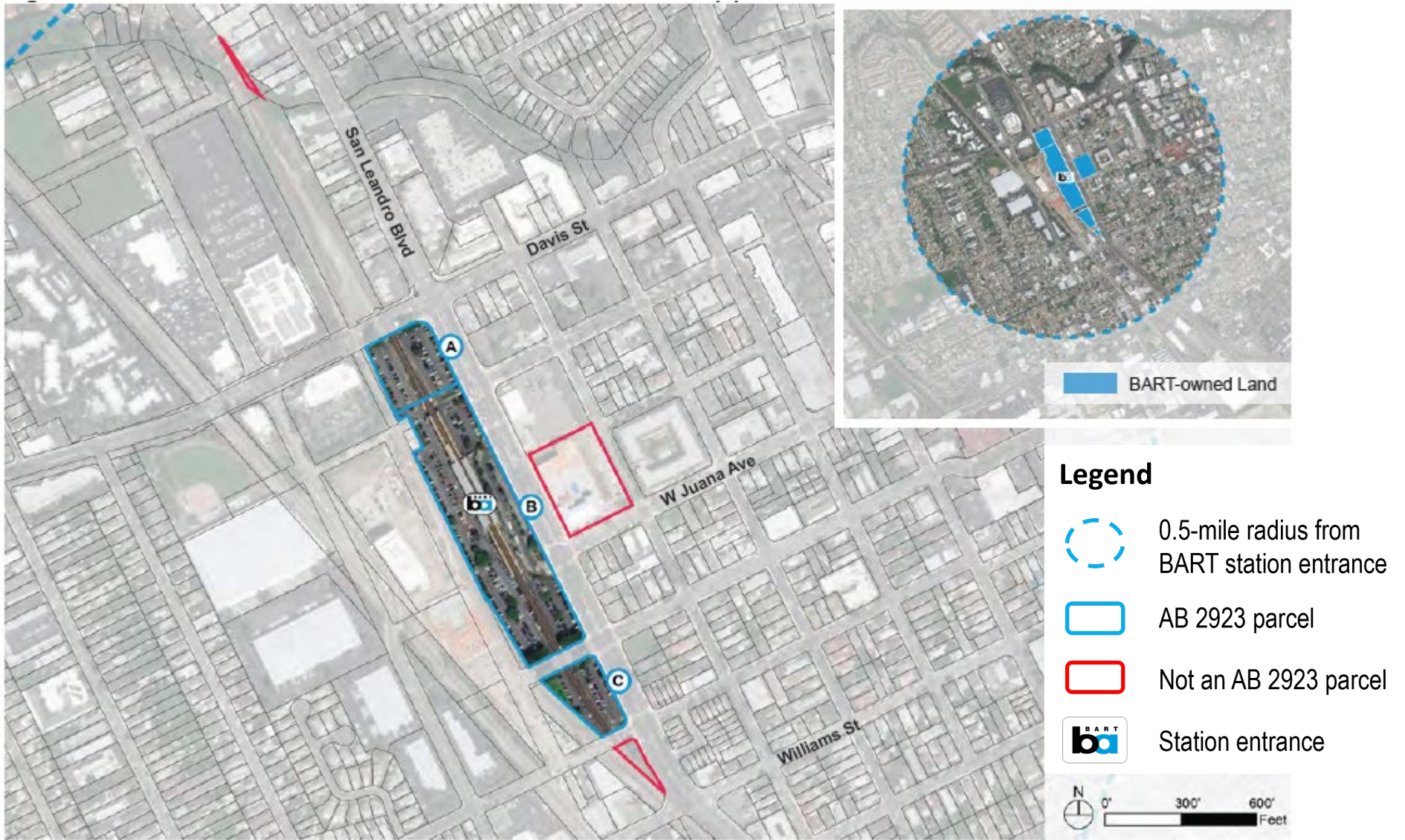


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	075-0036-048-07	1.77	Residential, office, retail, civic	Min: 60 Max: None	Min: None Max: 7 stories	Min: 1.0 Max: 5.0	Allowed	Unstated	No minimum for any use	0.5 spaces	1.6 spaces	1 space
B	075-0039-029-10	7.05										
C	075-0041-001-04	1.24										

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Table 1: AB 2923 Baseline Zoning Standards for Neighborhood/ Town Center TOD Place Type

Land Use	Allowed			Vehicle Parking					Residential Bike Parking Minimum
	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	078C-0441-001-29	9.79	AB 2923	AB 2923	AB 2923	AB 2923	Unstated	Unstated	No minimum for any use	1 space	AB 2923	AB 2923

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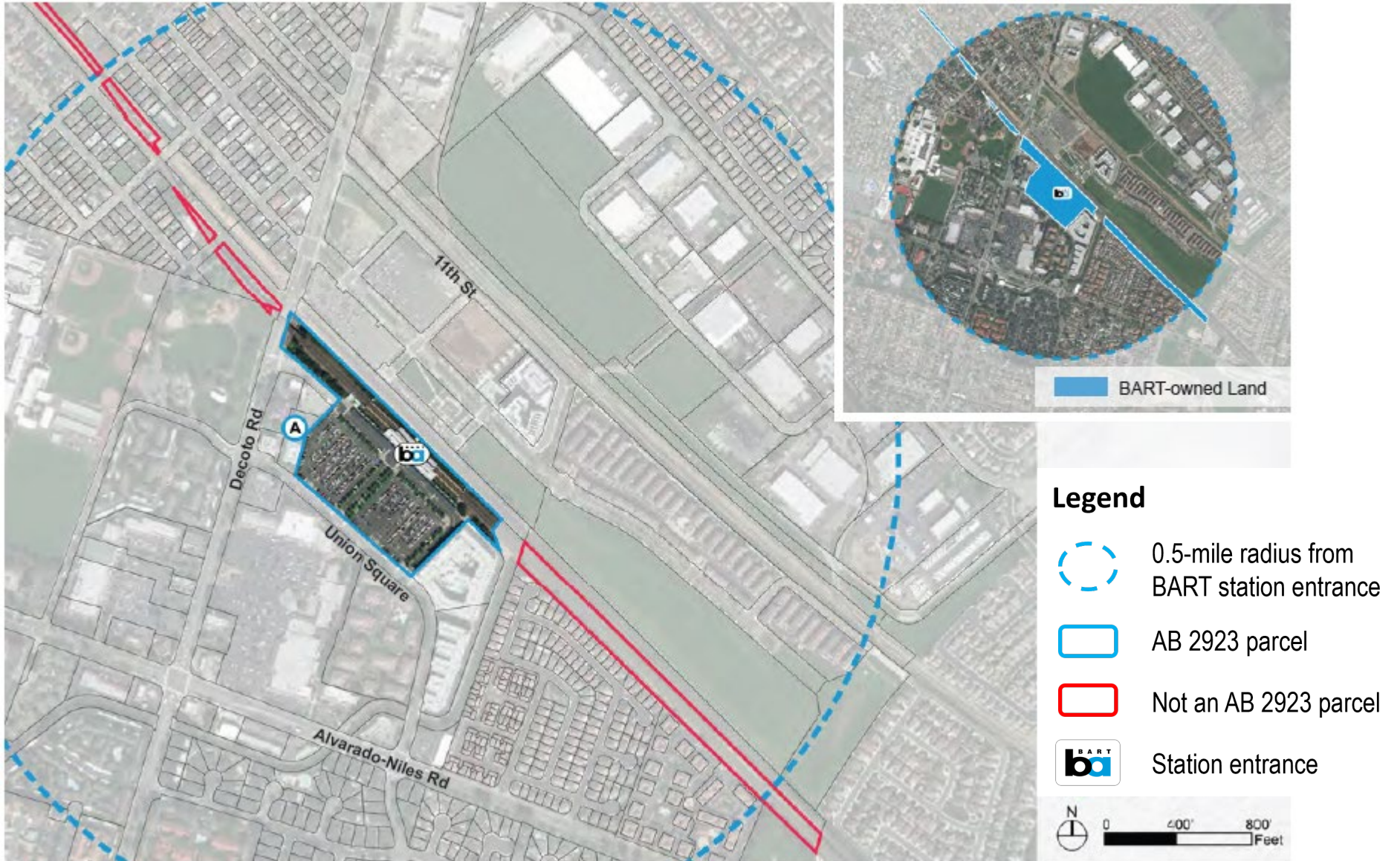


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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	7 stories	4.2 FAR	Not prohibited	Not prohibited	No minimum for any use	0.5 spaces per unit	1.6 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	087-0019-001-01	14.48	Residential, office, retail, civic	Min: 60 Max: 165	Min: 3 stories Max: 14 stories	AB 2923	Unstated	Unstated	AB 2923	AB 2923	AB 2923	AB 2923

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	Residential Density	Building Height	Floor Area Ratio	Shared	Unbundled	Minimums	Residential Maximum	Office Maximum	
Residential	75 dwelling units per acre (DU/a)	5 stories	3.0 FAR	Not prohibited	Not prohibited	No minimum for any use	1 space per unit	2.5 spaces per 1,000 square feet	1 secure space per unit

Table 2: Zoning for AB 2923 Parcels August 25, 2022, to January 1, 2029

Map Key	Assessor Parcel Number	Acres	Land Use	Residential Density (DU/a)	Building Height	FAR	Vehicle Parking					Residential Bike Parking Minimum (per unit)
							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	174-180-004-7	3.85	Residential, commercial, civic	AB 2923	AB 2923	AB 2923	Added effort	Allowed	AB 2923	AB 2923	AB 2923	AB 2923

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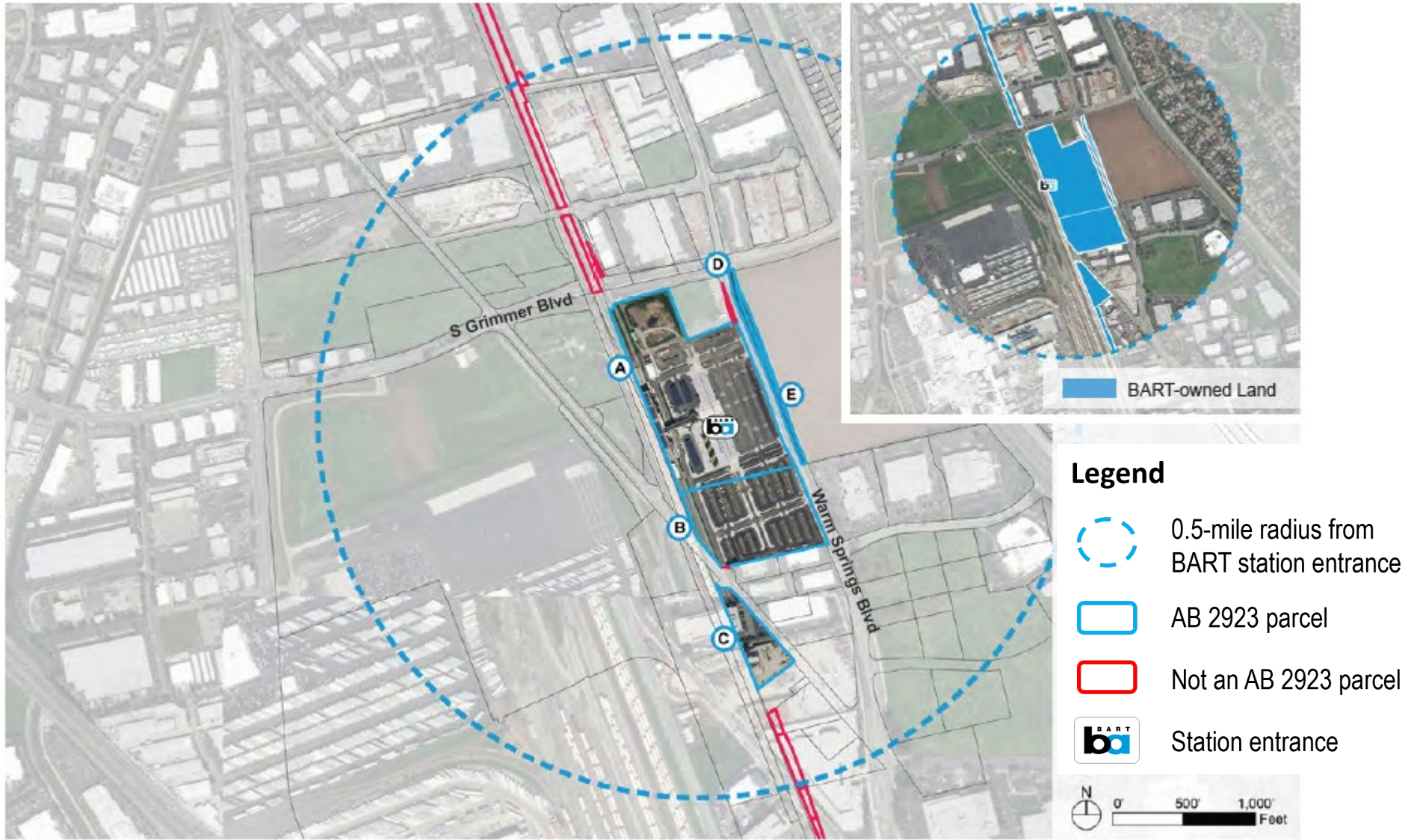


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	519-1310-034-12	22.73	AB 2923	Min: 50 Max: None	Min: 3 stories Max: 240 feet	AB 2923	Allowed	Allowed	No minimum for any use	AB 2923	AB 2923	2 secure spaces
B	519-1310-033-03	10.73			Min: 3 stories Max: 135 feet							
C	519-0850-001-02	3.22			Min: 3 stories Max: 240 feet							
D	519-1310-034-16	0.98										
E	519-1310-034-17	0.42										

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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)	
A	941-2842-002-00	2.54	Residential, office, lodging, mixed-use, community retail, dining, entertainment	Min: 30 Max: 85	Min: None Max: 90 feet or 8 stories	AB 2923	Added effort	Added effort	AB 2923	AB 2923	AB 2923	AB 2923
B	941-2842-004-00	1.07										

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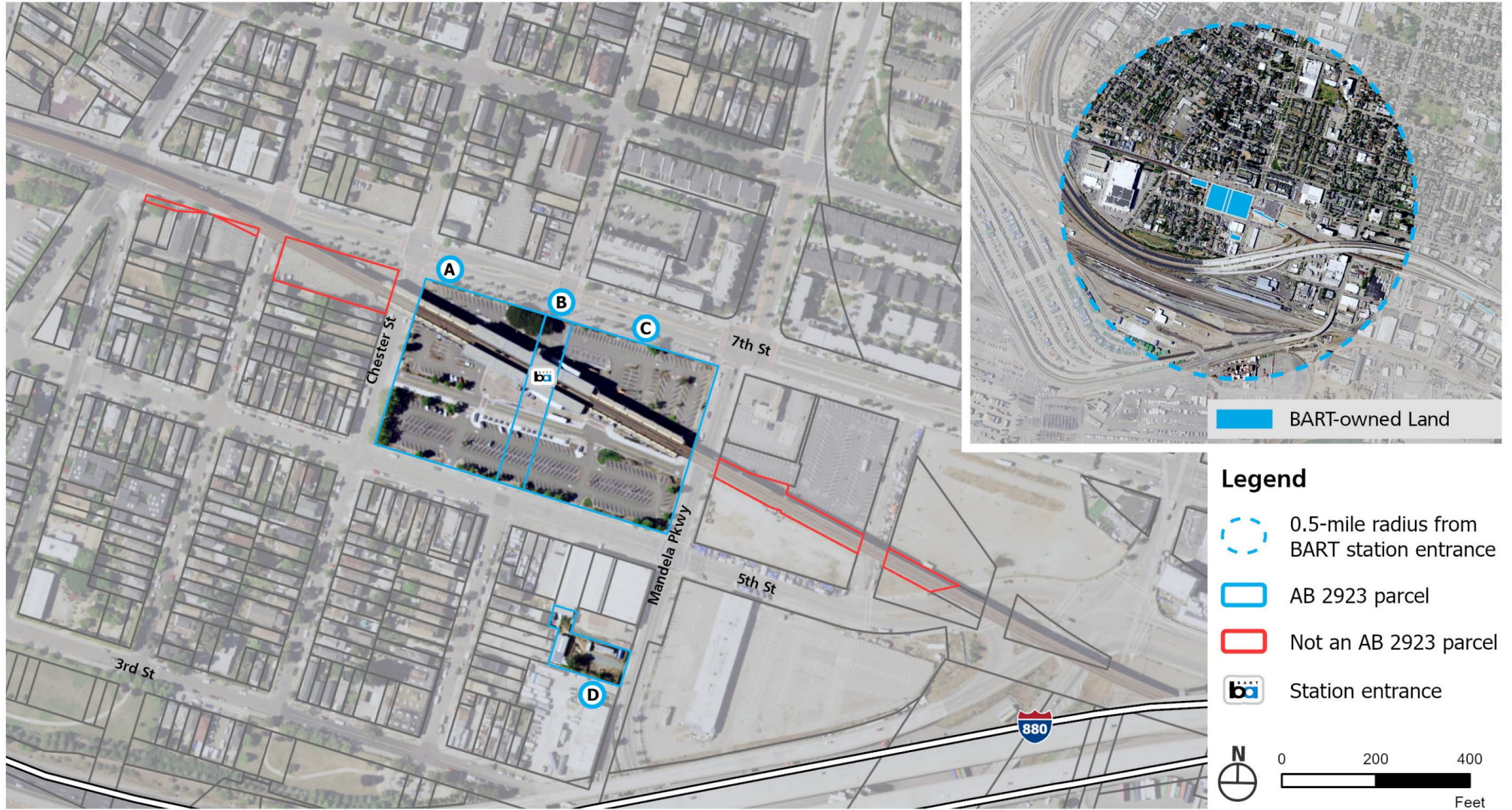


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							Shared	Unbundled	Minimum	Residential Maximum (per unit)	Office Maximum (per 1ksf)		
A	004-0077-003-00	2.27	Residential, office, retail, services, civic, manufacturing	Min: None Max: 116.16	AB 2923	AB 2923	Added effort	Required for 10+ DUs	AB 2923	AB 2923	AB 2923	AB 2923	
B	N/A: Vacated street	0.51		Min: None Max: 116.16/193.6									
C	004-0071-003-00	2.75		Min: None Max: 193.6									Min: 25-35 feet Max: 100 feet or 9 stories
D	004-0073-009-00	0.34		Min: None Max: 116.16									

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