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OFFICE OF THE CITY CLERK
OAKLAND

APPROVED AS TO FORM AND LEGALITY


CITY ATTORNEY'S OFFICE

OAKLAND CITY COUNCIL
ORDINANCE NO. 18875 C.M.S.

AN ORDINANCE, AS RECOMMENDED BY THE PLANNING COMMISSION:

(1) AMENDING TITLE 17 OF THE OAKLAND MUNICIPAL CODE (THE PLANNING CODE) TO ADD CHAPTER 17.86 S-8 ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT (SENATE BILL 79) COMBINING ZONE REGULATIONS IDENTIFYING SITES ELIGIBLE AND INELIGIBLE OR EXCLUDED FROM THE SENATE BILL 79 PROPERTY DEVELOPMENT STANDARDS;

(2) MAKING RELATED OAKLAND ZONING MAP AMENDMENTS TO DESIGNATE PARCELS WITHIN THE S-8 COMBINING ZONE AND TO IDENTIFY WHETHER SUCH DESIGNATED PARCELS ARE ELIGIBLE FOR OR EXCLUDED FROM THE SENATE BILL 79 PROPERTY DEVELOPMENT STANDARDS; AND

(3) MAKING APPROPRIATE CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

WHEREAS, on October 10, 2025, the California Governor signed Senate Bill 79, also referred to as the Abundant and Affordable Homes Near Transit Act, which added Chapter 4.1.5 to Division 1 of Title 7 of the California Government Code; and

WHEREAS, according to the author's statement included in the legislative history for Senate Bill 79, the law tackles the root causes of California's affordability crisis by allowing more homes to be built near major public transportation stops by upzoning land for multi-family homes up to seventy-five feet within a half mile of specified major transit stations and bus rapid transit stops; and

WHEREAS, In the Fall of 2021, the City of Oakland commenced a two-phased process to update the Oakland General Plan;

WHEREAS, on January 31, 2023, the Oakland City Council adopted Resolution No. 89565 C.M.S., adopting the 2023-2031 Housing Element as a general plan amendment to the Oakland General Plan; and

WHEREAS, on October 3, 2023, the Oakland City Council adopted Ordinance No. 13763 C.M.S., amending the Oakland Planning Code to implement various zoning reforms, including actions to reduce setbacks and add more residential density across several residential zoning designations, as part of Phase 1 of the City of Oakland General Plan Update; and

WHEREAS, on July 16, 2024, the Oakland City Council adopted Resolution No. 90377 C.M.S., adopting the Downtown Oakland Specific Plan and creating opportunities for housing throughout Downtown Oakland; and

WHEREAS, the Downtown Oakland Specific Plan and the 2023-2031 Housing Element build upon prior City of Oakland Specific Plans to create more density around transit stations, including the Central Estuary Plan, Broadway Valdez District Specific Plan; the Coliseum Area Specific Plan; the Lake Merritt Station Area Plan, and the West Oakland Specific Plan; and

WHEREAS, the City of Oakland is currently in the middle of Phase 2 of the General Plan Update, of which updates to the Land Use and Transportation Element is a critical part;

WHEREAS, according to the California Department of Housing and Community Development and the California Tax Credit Allocation Committees Opportunity Map resources, the flatlands of the City of Oakland, including the International Boulevard corridor, are predominantly designated as low-resource areas; and

WHEREAS, in 1998 the Oakland City Council amended the Oakland Historic Preservation Element to create the Local Register of Historical Resources, which under Policy 3.8 of the City of Oakland Historic Preservation Element is defined to include all Oakland Landmarks, S-7 and S-20 Preservation District combining zone properties, Potentially Designated Historic Properties that have an existing survey rating of “A” or “B” or are located within Areas of Primary Importance, Heritage Properties, and Preservation Study List Properties, as those terms are defined in the City of Oakland Historic Preservation Element, which together constitute roughly three percent of properties in the City; and

WHEREAS, there are nine BART stations and 39 bus stops along the AC Transit Tempo line, running from International Boulevard to Downtown, that qualify as major transit stops impacted by Senate Bill 79; and

WHEREAS, Senate Bill 79 allows for local jurisdictions to adopt transit-oriented development alternative plans as part of an amendment to the housing element or a program to implement the housing element upon showing that the plan provides at least the same total zoned capacity as Senate Bill 79 and meets other requirements to not overconcentrate density standards;

WHEREAS, Senate Bill 79 also includes provisions allowing localities to exclude, up until one year following the adoption of the seventh revision of the housing element, some sites otherwise eligible for upzoning if specified exclusion criteria are made, including but not limited to (1) sites with existing zoning that permits density and residential floor area at no less than fifty percent of the development standards specified in Senate Bill 79, (2) sites within a transit-oriented development zone that is primarily comprised of a low-resource area which includes sites with densities that cumulatively allow for at least forty percent of the aggregate density for the transit-oriented development zone as specified in Senate Bill 79; and (3) sites with a historic resources designated as of January 1, 2025 of a local register; and

WHEREAS, California Government Code Section 65912.160 provides that if a local government adopts an ordinance to comply with Senate Bill 79, the local government shall submit a draft ordinance to the California Department of Housing and Community Development at least fourteen (14) days prior to adoption of the ordinance in order to receive any feedback the department may have on the proposal;

WHEREAS, City of Oakland Planning Bureau staff have prepared a proposal to utilize certain Senate Bill 79 exclusions until the City incorporates a transit-oriented development alternative plan into the General Plan Update Phase 2 program, have presented and received recommendations from the Planning Commission on the proposal, and have sent the proposal to the California Department of Housing and Community Development more than fourteen (14) days prior to City Council's final action on this ordinance;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF OAKLAND DOES ORDAIN AS FOLLOWS:

SECTION 1. Recitals. The City Council finds and determines the foregoing recitals to be true and correct and an integral part of the City Council's decision and hereby adopts such recitals as findings.

SECTION 2. Administrative record. The adoption of the exclusions identified in this Ordinance is supported by substantial evidence in the record, including all City Council agenda reports, all Planning Commission staff reports, and all attachments thereto;

SECTION 3. Amendment of the Oakland Planning Code. The Oakland Planning Code (Title 17 of the Oakland Municipal Code) is hereby amended pursuant to ***Exhibit A*** attached hereto and incorporated by reference herein. Additions to the Oakland Planning Code are shown as underline and deletions are shown as ~~strikethrough~~.

SECTION 4. Amendment of the Oakland Zoning Maps. The Oakland Zoning Maps are hereby amended as indicated in ***Exhibit B*** (S-8 eligibility and exclusion under Gov. Code Sec. 65912.161(b)(1)(B)(ii)), ***Exhibit C*** (S-8 exclusion under Gov. Code Sec. 65912.161(b)(1)(A)), and ***Exhibit D*** (S-8 exclusion under Gov. Code Sec. 65912.161(b)(1)(F)) attached hereto and incorporated by reference herein, not including sites within one-half mile of Lake Merritt BART Station on Exhibit B Map 7 and AC Transit Stops listed on Exhibit B Map 16, Map 17, Map 18, Map 19, Map 20, Map 21, Map 22, Map 23, Map 24, Map 25, Map 26, Map 27, and Map 28, and

not including sites within one-half mile of Coliseum BART Station on Exhibit B Map 9 and AC Transit Stops listed on Exhibit B Map 37 through 42. The City Administrator or their designee is hereby authorized to revise the City's Geospatial Information Systems map to be consistent with the maps included in this Ordinance.

SECTION 5. California Environmental Quality Act. The proposed Zoning Map and Planning Code amendments are statutory exempt from the California Environmental Quality Act under California Government Code Section 65912.160(c)(2).

SECTION 6. Filing of Notice of Exemption. The Environmental Review Officer shall file a Notice of Exemption/Notice of Determination with the appropriate agencies.

SECTION 7. Submittal to California Department of Housing and Community Development. The City Administrator or their designee shall transmit this Ordinance with Exhibits and supporting documentation to the California Department of Housing and Community Development as soon as practicable but no later than sixty (60) days after adoption pursuant to Government Code Section 65912.160(d).

SECTION 8. No Conflict with Federal or State Law. Nothing in this Ordinance shall be interpreted or applied so as to create any requirement, power, or duty in conflict with any Federal or State law.

SECTION 9. Necessary to Serve Public Interest. This Ordinance serves the public interest and is necessary to protect the health, safety, and/or general welfare of the residents of Oakland and is enacted pursuant to the City of Oakland's general police powers, Section 106 of the Charter of the City of Oakland, and Article XI, Section 5 and 7 of the California Constitution.

SECTION 10. Severability. If any section, subsection, sentence, clause or phrase of this Ordinance is for any reason held to be invalid or unconstitutional by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of the Chapter. The City Council hereby declares that it would have passed this Ordinance and each section, subsection, clause or phrase thereof irrespective of the fact that one or more other sections, subsections, clauses or phrases may be declared invalid or unconstitutional.

SECTION 11. Preparation of Local Alternative Plan. The City Council hereby directs the City Administrator to present a local transit-oriented development alternative plan, as defined in California Government Code Section 65912.161, to the City Council within one year of adoption of a comprehensive amendment to the Land Use and Transportation Element of the City of Oakland General Plan.

SECTION 12. Effective Date. This ordinance shall become effective July 1, 2026; however, if enacted after July 1, 2026, it shall become effective immediately upon final adoption if it receives six or more affirmative votes, or upon the seventh day after final adoption if it received fewer than six affirmative votes.

IN COUNCIL, OAKLAND, CALIFORNIA,

PASSED BY THE FOLLOWING VOTE:

MAR 16 2026

AYES - BROWN, FIFE, GALLO, HOUSTON, RAMACHANDRAN, UNGER, WANG, AND
PRESIDENT JENKINS *-8 Ayes*

NOES - *0*

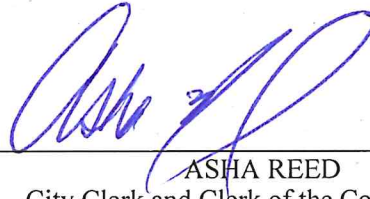
ABSENT - *0*

ABSTENTION - *0*

Excused - 0

Introduction Date **MAR - 3 2026**

ATTEST:



ASHA REED

City Clerk and Clerk of the Council of the
City of Oakland, California

NOTICE AND DIGEST

AN ORDINANCE, AS RECOMMENDED BY THE PLANNING COMMISSION:

(1) AMENDING TITLE 17 OF THE OAKLAND MUNICIPAL CODE (THE PLANNING CODE) TO ADD CHAPTER 17.86 S-8 ABUNDANT AND AFFORDABLE HOMES NEAR TRANSIT (SENATE BILL 79) COMBINING ZONE REGULATIONS IDENTIFYING SITES ELIGIBLE AND INELIGIBLE OR EXCLUDED FROM THE SENATE BILL 79 PROPERTY DEVELOPMENT STANDARDS;

(2) MAKING RELATED OAKLAND ZONING MAP AMENDMENTS TO DESIGNATE PARCELS WITHIN THE S-8 COMBINING ZONE AND TO IDENTIFY WHETHER SUCH DESIGNATED PARCELS ARE ELIGIBLE FOR OR EXCLUDED FROM THE SENATE BILL 79 PROPERTY DEVELOPMENT STANDARDS;

(3) MAKING APPROPRIATE CALIFORNIA ENVIRONMENTAL QUALITY ACT FINDINGS.

This Ordinance serves to locally implement the Abundant and Affordable Homes Near Transit Act (SB 79) by adding a new S-8 combining zone to the Oakland Planning Code. The combining zone serves to identify areas of the City that constitute transit-oriented development zones as defined under the state law, identify sites eligible for upzoning under the law, and designate sites as excluded pursuant to one or more of the exclusion provisions provided in the law under Government Code Section 65912.161(b). The Ordinance also enacts zoning maps consistent with the combining zone. The Ordinance is statutory exempt from the California Environmental Quality Act.

Exhibit A:

S-8 Abundant and Affordable Homes Near Transit (Senate Bill 79) Combining Zone

The Oakland Planning Code (Title 17 of the Oakland Municipal Code) is proposed to be amended as follows. Additions are shown in underline and deletions are shown in ~~strikethrough~~.

Chapter 17.86 S-8 Abundant and Affordable Homes Near Transit (Senate Bill 79) **Combining Zone Regulations**

Sections:

17.86.010 - Title, purpose, and applicability.

17.86.020 - Definitions.

17.86.030 – Tier 1 and Tier 2 Transit Oriented Development Stops.

17.86.040 - Zones with which the S-8 Zone may be combined.

17.86.050 – Eligibility.

17.86.060 – Exclusions.

17.86.070 – Property Development Standards.

17.86.080 – Additional Requirements.

17.86.010 - Title, purpose, and applicability.

The provisions of this Chapter shall be known as the S-8 Abundant and Affordable Homes Near Transit (Senate Bill 79) Combining Zone Regulations. This S-8 Zone is intended to implement the provisions codified in California Government Code Title 7, Division 1, Chapter 4.1.5 (commencing with Section 65912.155), enacted by Senate Bill 79 (2025-2026), as may be amended.

The S-8 Zone includes all parcels of land that are within one-half mile of Tier 1 and Tier 2 Transit-Oriented Development Zones, regardless of their zoning designation. This Chapter further evaluates whether a parcel is eligible under the provisions of Senate Bill 79 as a site zoned for residential, mixed, or commercial development. Finally, this Chapter applies exclusions to certain sites that would otherwise be eligible for Senate Bill 79 but qualify for an identified exclusion as described in California Government Code Section 65912.161. The exclusions included in Section 17.86.060 are valid until January 31, 2032, or one year following the adoption of the seventh revision of the City of Oakland Housing Element, or adoption of a local transit-oriented development alternative plan, whichever occurs first.

These regulations shall apply in the S-8 Zone and are supplementary to the regulations applying in the base zones with which the S-8 Zone is combined. If a parcel is eligible for SB 79 and not excluded as described in this Chapter, then it may take advantage of SB 79's supplementary development standards (See Section 17.86.070). If a parcel is ineligible or is eligible but excluded, then it remains subject to the development standards of the underlying zone.

17.86.020 - Definitions.

The following definitions included in Government Code Section 65912.156 are incorporated herein by reference and shall be applied to this Chapter only (refer to Section 65912.156 for the definitions, as they may be amended):

- Housing Development Project;
- Low-Resource Area;
- Residential Floor Area Ratio;
- Tier 1 Transit-Oriented Development Stop;
- Tier 2 Transit-Oriented Development Stop;
- Transit-Oriented Development Zone;
- Transit-Oriented Development Stop;

Additional definitions provided in California Government Code Section 65912.156 are not directly incorporated in this Chapter but may be referenced as applicable to this Chapter only.

The following additional definitions, which do not appear in California Government Code Section 65912.156, also apply to this Chapter only:

Covered. Covered is a term used in California Government Code Section 65912.161 to refer to sites that are both eligible to utilize the standards specified under California Government Code Section 65912.157(a) and not excluded by the City utilizing the provisions in California Government Code Section 65912.161(b)(1).

Eligible Project. Eligible Project means a Housing Development Project proposed on an Eligible Site that additionally meets all requirements for the development under California Government Code Section 65912.157.

Eligible Site. Eligible Site means a site within the S-8 Zone (within one-half mile of a TOD Stop as identified under Section 17.86.030) that is zoned for residential, mixed, or commercial development, as further identified under Section 17.86.050.

Ineligible Site. Ineligible Site means a site within the S-8 zone (within one-half mile of a TOD Stop) that is not zoned for residential, mixed, or commercial development, as further identified under Section 17.86.050.

SB 79 or Senate Bill 79. Senate Bill 79 refers to the California legislation approved by the California Governor on October 10, 2025, that added Chapter 4.1.5 to Division 1 of Title 7 of the California Government Code. Senate Bill 79 is also referred to as the Abundant and Affordable Homes Near Transit Act.

TOD. TOD is an abbreviation of Transit-Oriented Development and is used in reference to Transit-Oriented Development Stops and Transit-Oriented Development Zones.

17.86.030 - Tier 1 and Tier 2 Transit Oriented Development Stops

The following Tier 1 TOD stops are located within the City of Oakland:

- Rockridge BART Station
- MacArthur BART Station
- 19th Street BART Station
- 12th Street BART Station
- West Oakland BART Station
- Lake Merritt BART Station
- Fruitvale BART Station
- Coliseum BART Station

The following Tier 1 TOD stop is located outside of the City of Oakland but within one-half mile of the city boundary such that certain Oakland parcels are within the TOD zone surrounding the stop:

- Ashby BART Station

The following Tier 2 TOD stops are located within the City of Oakland:

- AC Transit TEMPO Uptown Oakland Southbound Stop
- AC Transit TEMPO Uptown Oakland Northbound Stop
- AC Transit TEMPO 14th Street Northbound Stop
- AC Transit TEMPO 14th Street Southbound Stop
- AC Transit TEMPO City Center Northbound Stop
- AC Transit TEMPO City Center Southbound Stop
- AC Transit TEMPO Harrison Street Northbound Stop
- AC Transit TEMPO Harrison Street Southbound Stop

- AC Transit TEMPO Madison Street Northbound Stop
- AC Transit TEMPO Madison Street Southbound Stop
- AC Transit TEMPO 2nd Ave Northbound Stop
- AC Transit TEMPO 2nd Avenue Southbound Stop
- AC Transit TEMPO 5th Avenue Northbound Stop
- AC Transit TEMPO 5th Avenue Southbound Stop
- AC Transit TEMPO 10th Avenue Northbound Stop
- AC Transit TEMPO 10th Avenue Southbound Stop
- AC Transit TEMPO 14th Avenue Northbound Stop
- AC Transit TEMPO 14th Avenue Southbound Stop
- AC Transit TEMPO 20th Avenue Stop
- AC Transit TEMPO 24th Avenue Stop
- AC Transit TEMPO 28th Avenue Stop
- AC Transit TEMPO 31st Avenue Stop
- AC Transit TEMPO Fruitvale Stop
- AC Transit TEMPO 39th Avenue Stop
- AC Transit TEMPO High Street Stop
- AC Transit TEMPO 48th Avenue Stop
- AC Transit TEMPO 54th Avenue Stop
- AC Transit TEMPO Seminary Stop
- AC Transit TEMPO 63rd Avenue Stop
- AC Transit TEMPO 67th Avenue Stop
- AC Transit TEMPO 73rd Avenue Stop
- AC Transit TEMPO 77th Avenue Stop
- AC Transit TEMPO 82nd Avenue Stop
- AC Transit TEMPO 86th Avenue Stop
- AC Transit TEMPO 90th Avenue Stop
- AC Transit TEMPO 95th Avenue Stop
- AC Transit TEMPO 98th Avenue Stop
- AC Transit TEMPO 103rd Avenue Stop

The following Tier 2 TOD stop is located outside of the City of Oakland but within one-half mile of the city boundary such that certain Oakland parcels are within the TOD zone surrounding the stop:

- AC Transit TEMPO Durant Avenue Stop

17.86.040 - Zones with which the S-8 Zone may be combined; Mapping.

The S-8 Zone may be combined with any zone that is located within one-half mile of a Tier 1 or Tier 2 TOD stop.

The City shall indicate on its public zoning map all properties included within the S-8 Combining Zone. For each parcel in the S-8 Combining Zone, the City shall indicate whether the property is Ineligible as described in Section 17.86.050, Eligible but excluded as described in Section 17.86.060, or Eligible and not excluded, i.e. Covered. The exclusions shall be applied comprehensively; a site shall be mapped as excluded if it is designated as excluded under any of the exclusions described in paragraphs A, B, or C of Section 17.86.060. The ordinance adopting this Chapter shall be accompanied by maps identifying such parcels.

17.86.050 - Eligibility.

A site within the S-8 Zone is considered an Eligible Site that may utilize the development standards provided under this S-8 Combining Zone and the Abundant and Affordable Homes Near Transit Act only if the site is zoned for residential, mixed, or commercial development.

The following zones are not residential, mixed, or commercial zones and therefore a site with any such designation is an Ineligible Site and may not utilize the development standards provided in the Abundant and Affordable Homes Near Transit Act:

- OS Open Space Zoning Designations
- M-40 Industrial Zone Designations
- CIX, IG, and IO Industrial Zone Designations
- S-16 Interstate Corridor Commercial Zone Designations
- D-CE-5, D-CE-6 Central Estuary District Industrial Zone Designations
- D-GI Gateway District Industrial Zone Designations
- D-CO-5, D-CO-6 Coliseum Area Industrial Zone Designations
- D-DT-JLI Downtown District Jack London Industrial Zone Designations
- Undesignated areas serving as road, highway, train track, bicycle lane, and other right of way.
- Parcels lying underwater.

17.86.060 - Exclusions.

California Government Code Section 65912.161(b) provides that local governments may enact an ordinance excluding certain sites otherwise located in zones eligible for Senate Bill

79 standards if those sites meet enumerated criteria. In enacting this Section 17.86.060, the City of Oakland adopts the following exclusions:

A. Sites permitting density and residential floor area ratios at no less than 50 percent of the standards specified under California Government Code Section 65912.157. (Gov. Code Sec. 65912.161(b)(1)(A)) Not including sites within one-half mile of Ashby, MacArthur, and Rockridge BART stations, sites with the following zoning designations are excluded based on the provision of maximum densities and residential floor area ratio exceeding fifty (50) percent of those standards provided in the Abundant and Affordable Homes Near Transit (Senate Bill 79):

1. For sites within one-quarter mile of a Tier 1 TOD stop:
 - a. RU-3, RU-4, RU-5
 - b. CN (all height areas except the 35* height area)
 - c. CC (all height areas)
 - d. CR-2 (all height areas)
 - e. HBX-3, HBX-4
 - f. S-1
 - g. S-15, S-15W (all height areas)
 - h. D-OTN
 - i. D-BV-2, D-BV-3, and D-BV-4 (all height areas except the 45* height area)
 - j. D-CE-3, D-CE-4
 - k. D-LM (all height areas)
 - l. D-CO-1, D-CO-2
 - m. D-DT-P, D-DT-C, D-DT-CX, D-DT-R, D-DT-RX, and D-DT-CPW (all height areas except Height Area 1, Height Area 2, Height Area 5, and Height Area 12)
2. For sites further than one-quarter mile but within one-half mile of a Tier 1 TOD stop, all zones listed in paragraph 1 above, and additionally:
 - a. RU-2
 - b. HBX-2
3. For sites within one-quarter mile of a Tier 2 TOD stop, all zones listed in paragraphs 1 and 2 above.
4. For sites further than one-quarter mile but within one-half mile of a Tier 2 TOD stop, all zones listed in paragraph 1 and 2 above, and additionally:
 - a. RU-1
 - b. HBX-1

c. Height Area 5 of D-DT-P, D-DT-C, D-DT-CX, D-DT-R, D-DT-RX, D-DT-CPW

5. If a site located within one-half mile of a Tier 2 TOD stop is also within one-half mile of a Tier 1 TOD stop, then the site is excluded only if it has a zoning designation listed in paragraph 1 (if within one-quarter mile of the Tier 1 TOD stop) and paragraph 2 (if further than one-quarter mile but within one-half mile of a Tier 1 TOD stop) above.
6. For sites that are split between two or more zoning designations, the site is excluded if all of the zoning designations applicable to the parcel qualify for exclusion as described in this subsection A.
7. Notwithstanding anything else stated in this subsection, all parcels that are zoned to provide maximum densities and residential floor area ratios exceeding fifty (50) percent of those standards provided in Senate Bill 79 and located between Lake Merritt (including the Lake Merritt Channel) and 25th Avenue shall not be excluded under this exclusion.
8. Notwithstanding anything else stated in this subsection, all parcels that are zoned to provide maximum densities and residential floor area ratios exceeding fifty (50) percent of those standards provided in Senate Bill 79 and located between 66th Avenue and Hegenberger Road shall not be excluded under this exclusion.

B. Sites in a Transit-Oriented Development Zone around a Transit-Oriented Development Stop that is primarily comprised of a Low-Resource Area which includes sites with densities that cumulatively allow for at least 40 percent of the aggregate density for the Transit-Oriented Development Zone specified in the Abundant and Affordable Homes Near Transit (Senate Bill 79). (Gov. Code Sec. 65912.161(b)(1)(B)(ii)) The following TOD stops, and therefore all parcels located within one-half mile of those TOD stops, are primarily comprised of a low-resource area and include sites with densities cumulatively exceeding forty (40) percent of those specified in Section 65912.157(a). The TOD zones surrounding the following TOD stops are excluded from the standards provided in Senate Bill 79:

1. 19th Street BART Station (Map 4)
2. 12th Street BART Station (Map 5)
3. West Oakland BART Station (Map 6)
4. Fruitvale BART Station (Map 8)
5. AC Transit TEMPO Uptown Oakland Southbound Stop (Map 10)
6. AC Transit TEMPO Uptown Oakland Northbound Stop (Map 11)
7. AC Transit TEMPO 14th Street Northbound Stop (Map 12)

8. AC Transit TEMPO 14th Street Southbound Stop (Map 13)
9. AC Transit TEMPO City Center Northbound Stop (Map 14)
10. AC Transit TEMPO City Center Southbound Stop (Map 15)
11. AC Transit TEMPO 20th Avenue Stop (Map 28)
12. AC Transit TEMPO 24th Avenue Stop (Map 29)
13. AC Transit TEMPO 28th Avenue Stop (Map 30)
14. AC Transit TEMPO 31st Avenue Stop (Map 31)
15. AC Transit TEMPO Fruitvale Stop (Map 32)
16. AC Transit TEMPO 39th Avenue Stop (Map 33)
17. AC Transit TEMPO High Street Stop (Map 34)
18. AC Transit TEMPO 48th Avenue Stop (Map 35)
19. AC Transit TEMPO 54th Avenue Stop (Map 36)
20. AC Transit TEMPO 86th Avenue Stop (Map 43)
21. AC Transit TEMPO 90th Avenue Stop (Map 44)
22. AC Transit TEMPO 95th Avenue Stop (Map 45)
23. AC Transit TEMPO 98th Avenue Stop (Map 46)
24. AC Transit TEMPO 103rd Avenue Stop (Map 47)
25. AC Transit TEMPO Durant Avenue Stop (Map 48)

- C. **Sites with a historic resource designated as of January 1, 2025, on a local register.** **(Gov. Code Sec. 65912.161(b)(1)(F))** All sites on the Local Register as mapped on City of Oakland Geospatial Information System Zoning Map as of January 1, 2025, are excluded. Policy 3.8 of the City of Oakland Historic Preservation Element, an element of the Oakland General Plan, defines the Local Register of Historic Resources. The Local Register is defined to include all Oakland Landmarks, S-7 and S-20 Preservation District combining zone properties, “Potentially Designated Historic Properties” that have an existing survey rating of “A” or “B” or are located within Areas of Primary Importance (APIs), Heritage Properties, and Preservation Study List Properties.

17.86.070 - Property Development Standards.

A housing development project proposed on an S-8 Zone covered site shall be an allowed use as a transit-oriented housing development. Such covered developments must comply with all applicable requirements described under California Government Code Section 65912.157, as may be amended, including but not limited to minimum density, replacement unit, demolition, anti-displacement, inclusionary housing, and labor standards.

The transit-oriented housing development shall be subject to the height limit, maximum density and residential floor area standards provided in California Government Code Section 65912.157, as may be amended.

17.86.080 - Additional Requirements.

S-8 Zone transit-oriented housing developments utilizing increased height, density, and residential floor area standards provided by California Government Code Section 65912.157 remain subject to local requirements otherwise applicable to housing development projects, including but not limited to the following:

1. Development plans must be approved pursuant to all applicable design review procedures in Oakland Planning Code Chapter 17.136.
2. Developments proposing to remove protected trees shall comply with Oakland Municipal Code Chapter 12.36, Protected Trees.
3. Developments proposed on properties with creeks shall comply with Oakland Municipal Code Chapter 13.16, City of Oakland Creek Protection, Storm Water Management, and Discharge Control Ordinance.
4. Proposals requiring demolition of potentially designated historic properties not otherwise excluded shall comply with Planning Code Section 17.136.075.
5. Proposals requiring demolition of protected units not otherwise prohibited shall comply with Chapter 17.122, Replacement Housing Unit Regulations.
6. Developments proposing to utilize State Density Bonus Law shall comply with the procedures in Oakland Planning Code Chapter 17.107, Density Bonus and Incentive Procedure.
7. Developments shall be subject to City of Oakland Uniformly Applied Standard Conditions of Approval.
8. Developments shall comply with Oakland Municipal Code Chapter 15.68, Jobs/Housing Impact Fee; Chapter 15.72, Affordable Housing Impact Fees; Chapter 15.74, Transportation and Capital Improvements Impact Fees; and Chapter 15.78, Public Art Requirements For Private Development, as applicable.
9. Developments proposing subdivision of land shall comply with Oakland Municipal Code Title 16.

**TOD Stop does not meet exclusion criteria
under Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

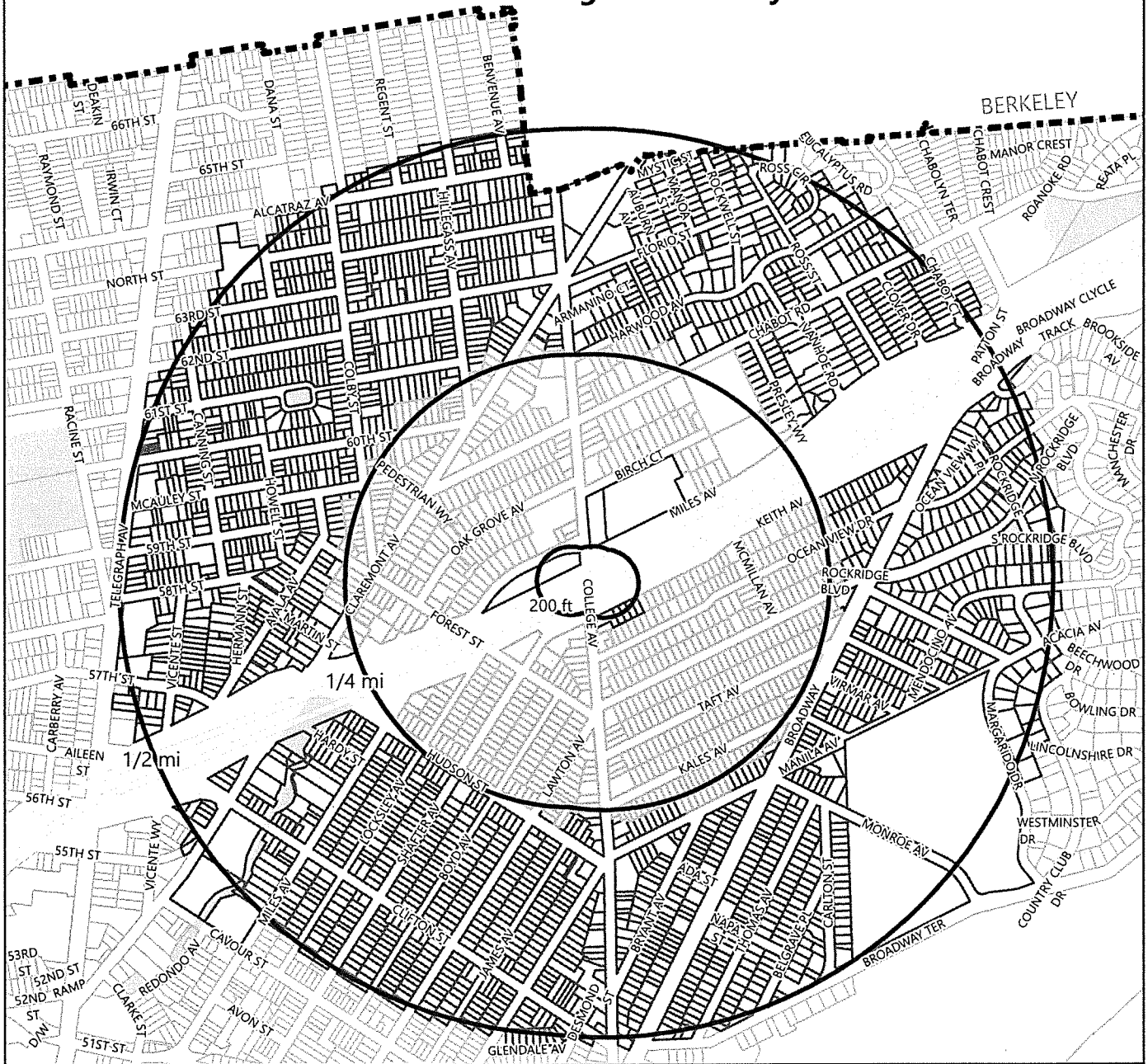
* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.



**MAP 1. Ashby BART
Tier 1 TOD Stop**



**TOD Stop does not meet exclusion criteria
under Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

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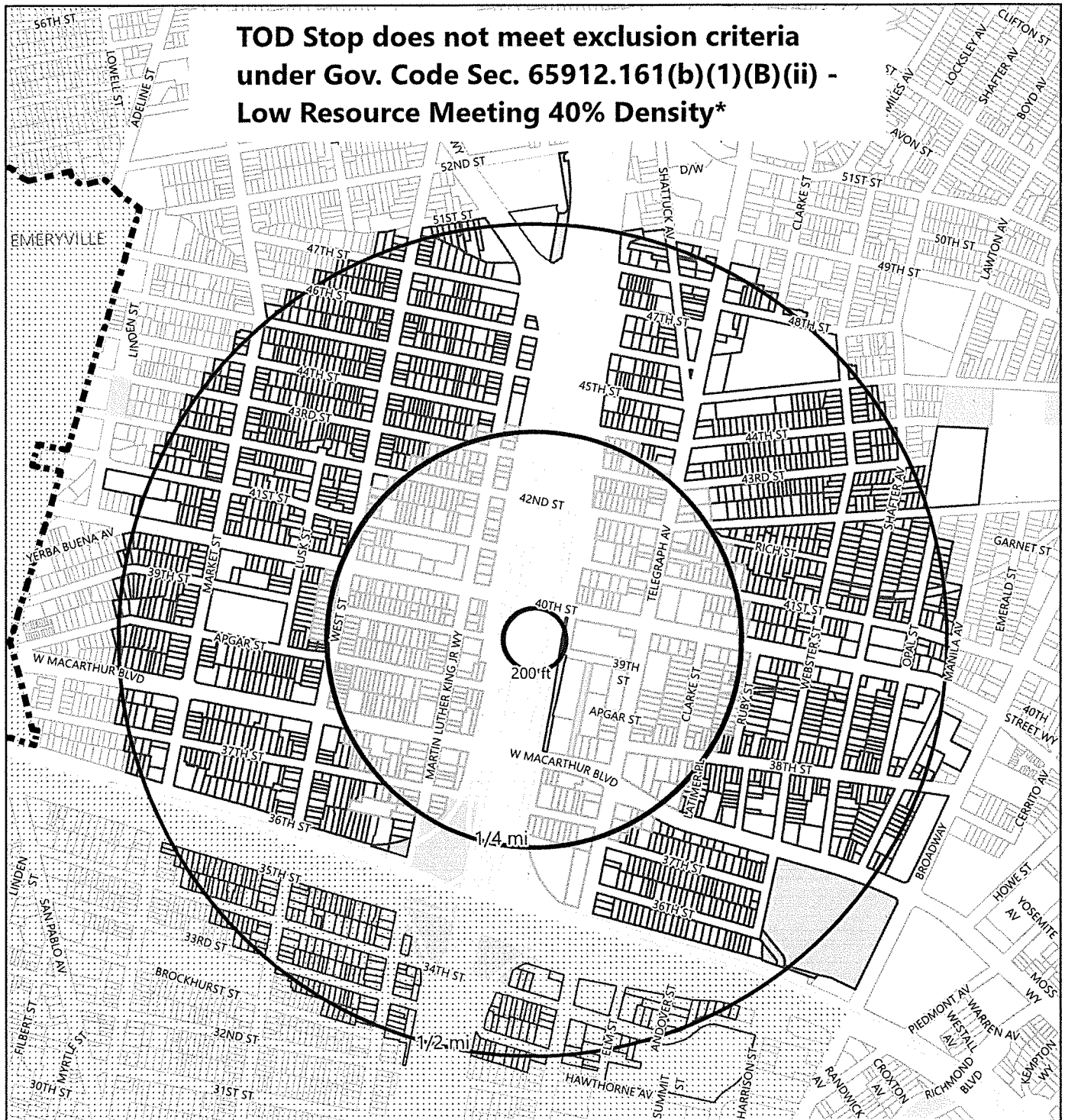
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Planning & Building Department February 4, 2026

**MAP 2. Rockridge BART
Tier 1 TOD Stop**

**TOD Stop does not meet exclusion criteria
under Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
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Parcels may also be excluded based on
additional SB 79 exclusion criteria.

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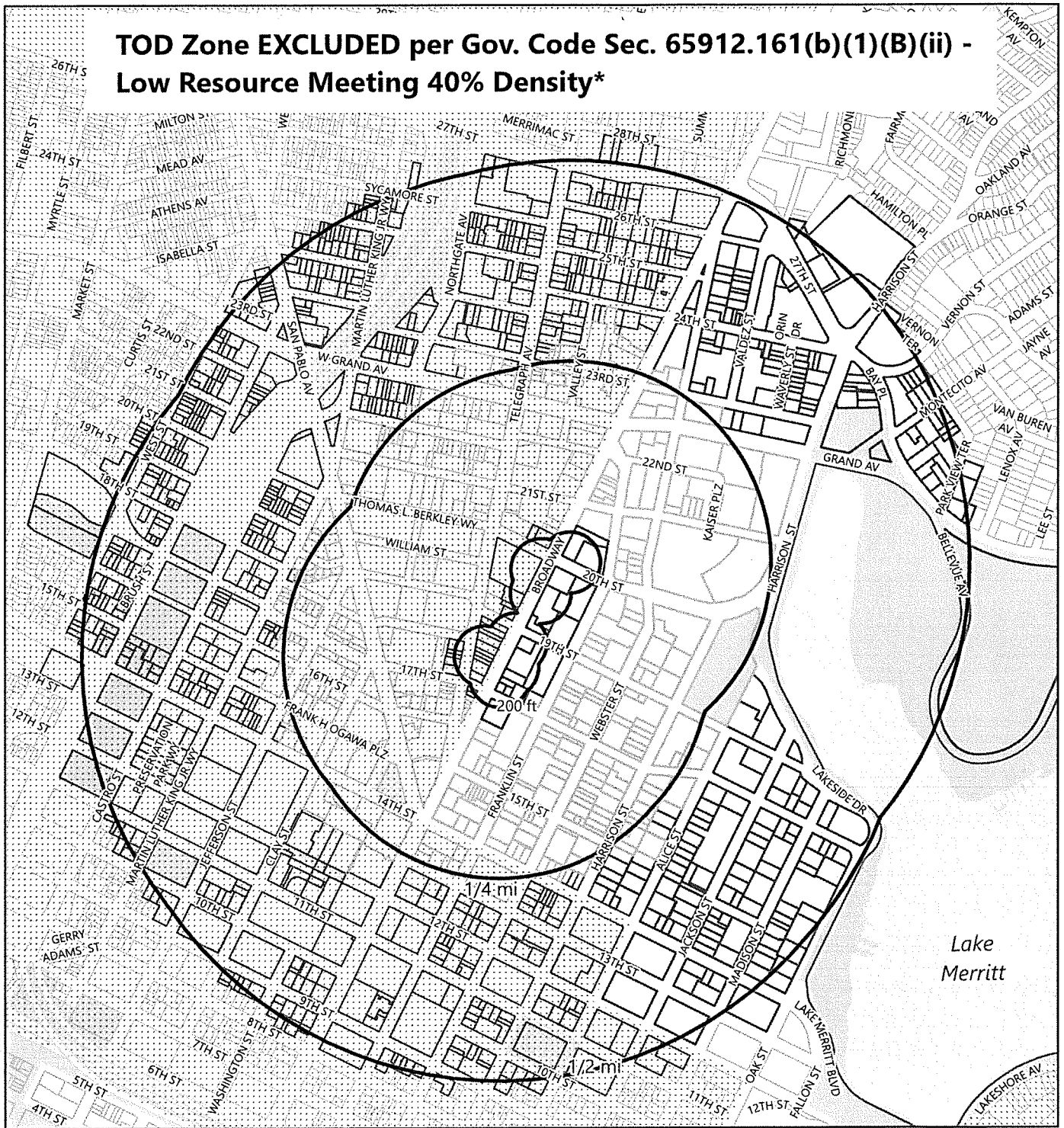
Feet



Planning & Building Department February 4, 2026

**MAP 3. MacArthur BART
Tier 1 TOD Stop**

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

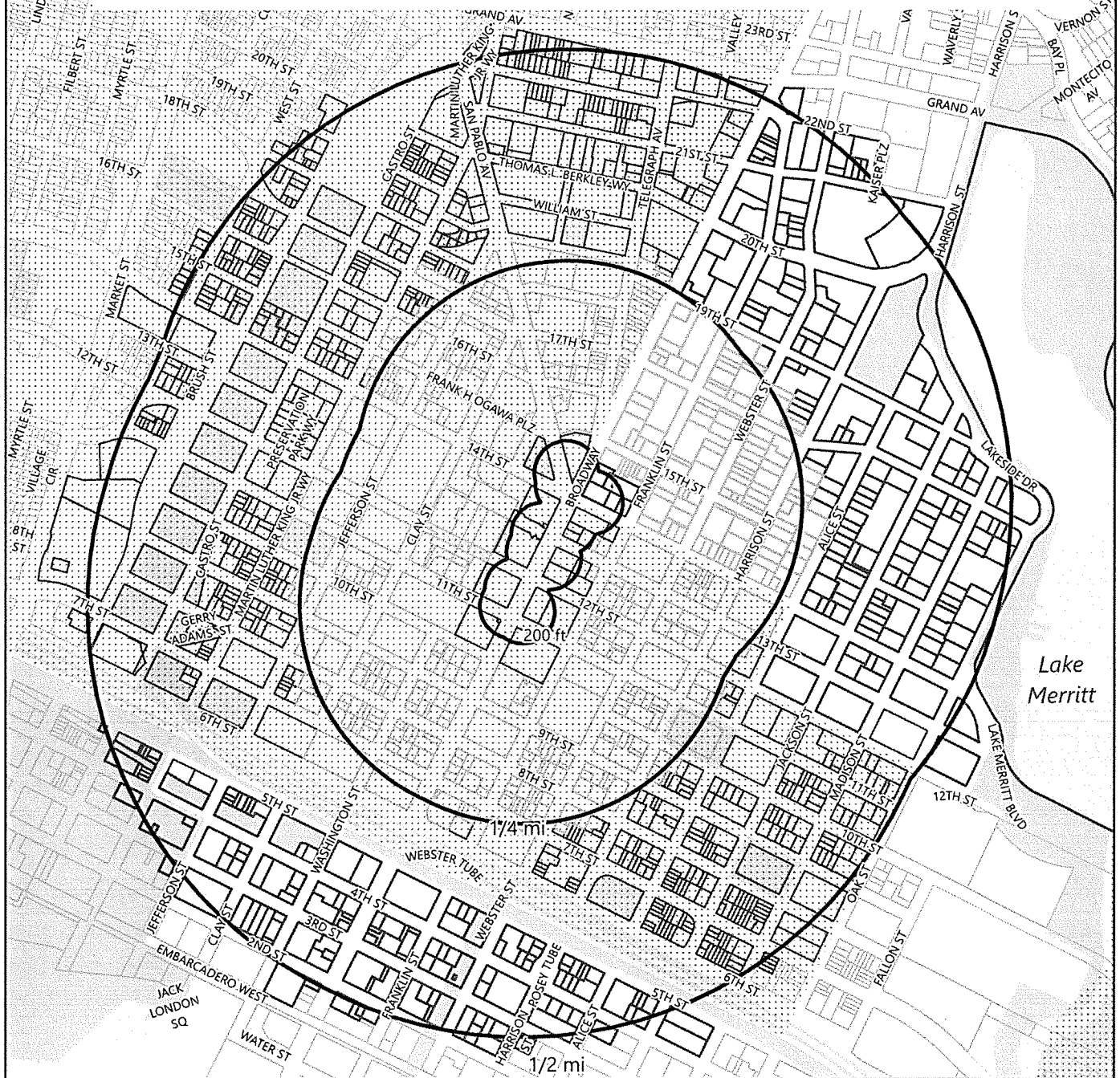
Feet



Planning & Building Department February 4, 2026

**MAP 4. 19th St BART
Tier 1 TOD Stop**

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Low Resource

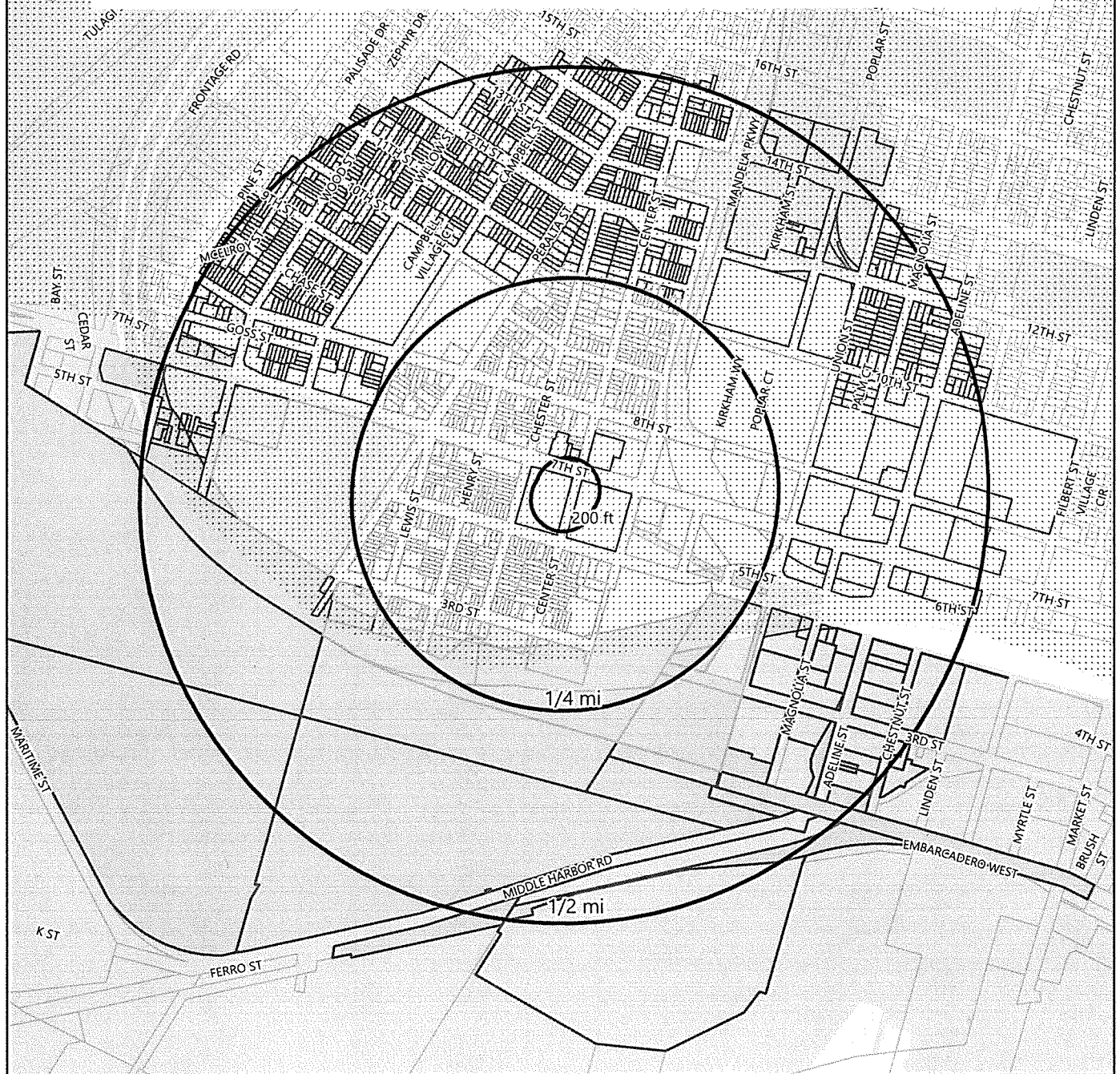
Ineligible - not zoned for residential, mixed-use or commercial;
right of way, or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
Feet



**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

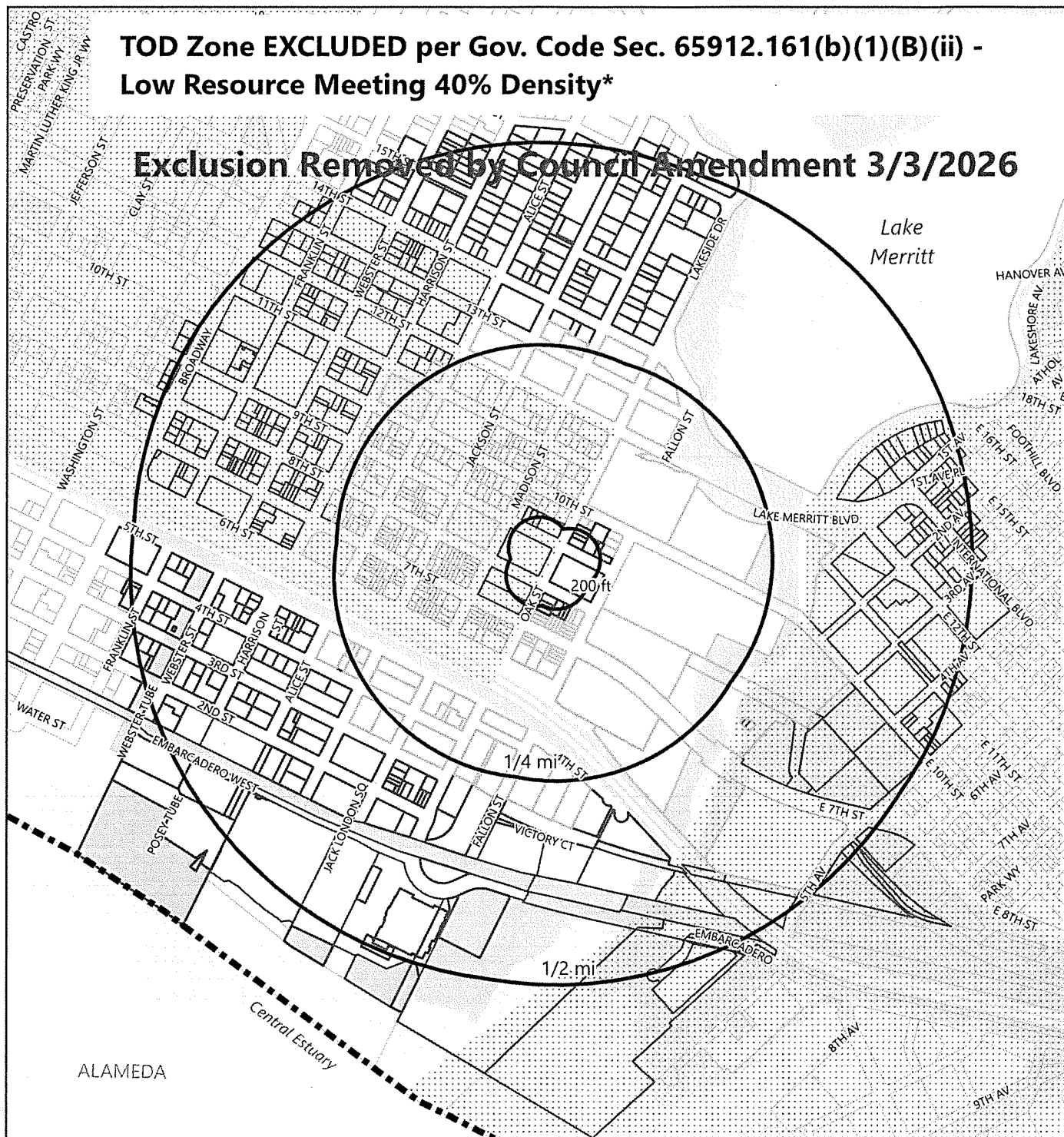
* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
 Feet



Planning & Building Department February 4, 2026

**MAP 6. West Oakland BART
Tier 1 TOD Stop**



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

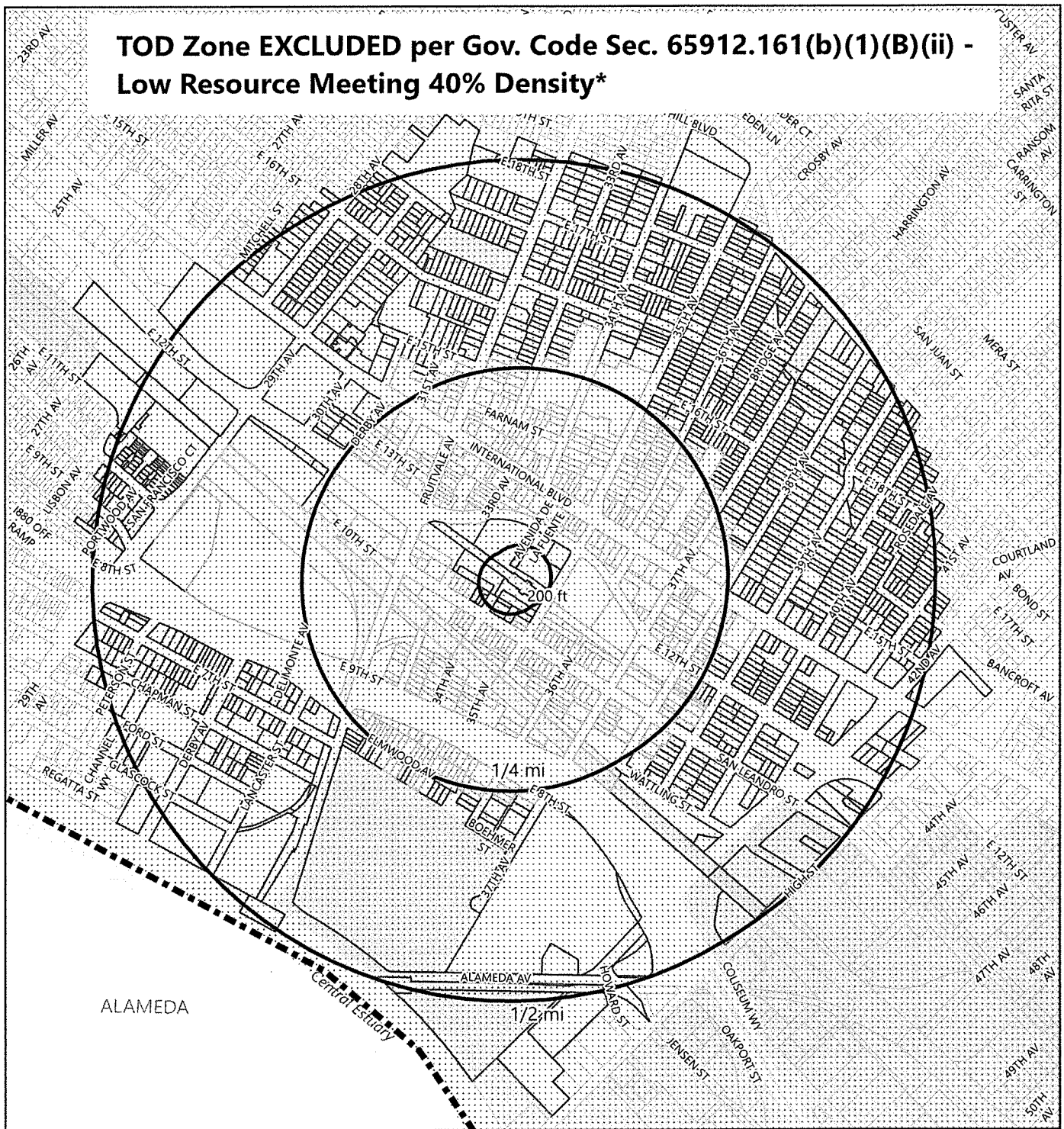
Feet



MAP 7. Lake Merritt BART Tier 1 TOD Stop



Planning & Building Department February 4, 2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
 Feet



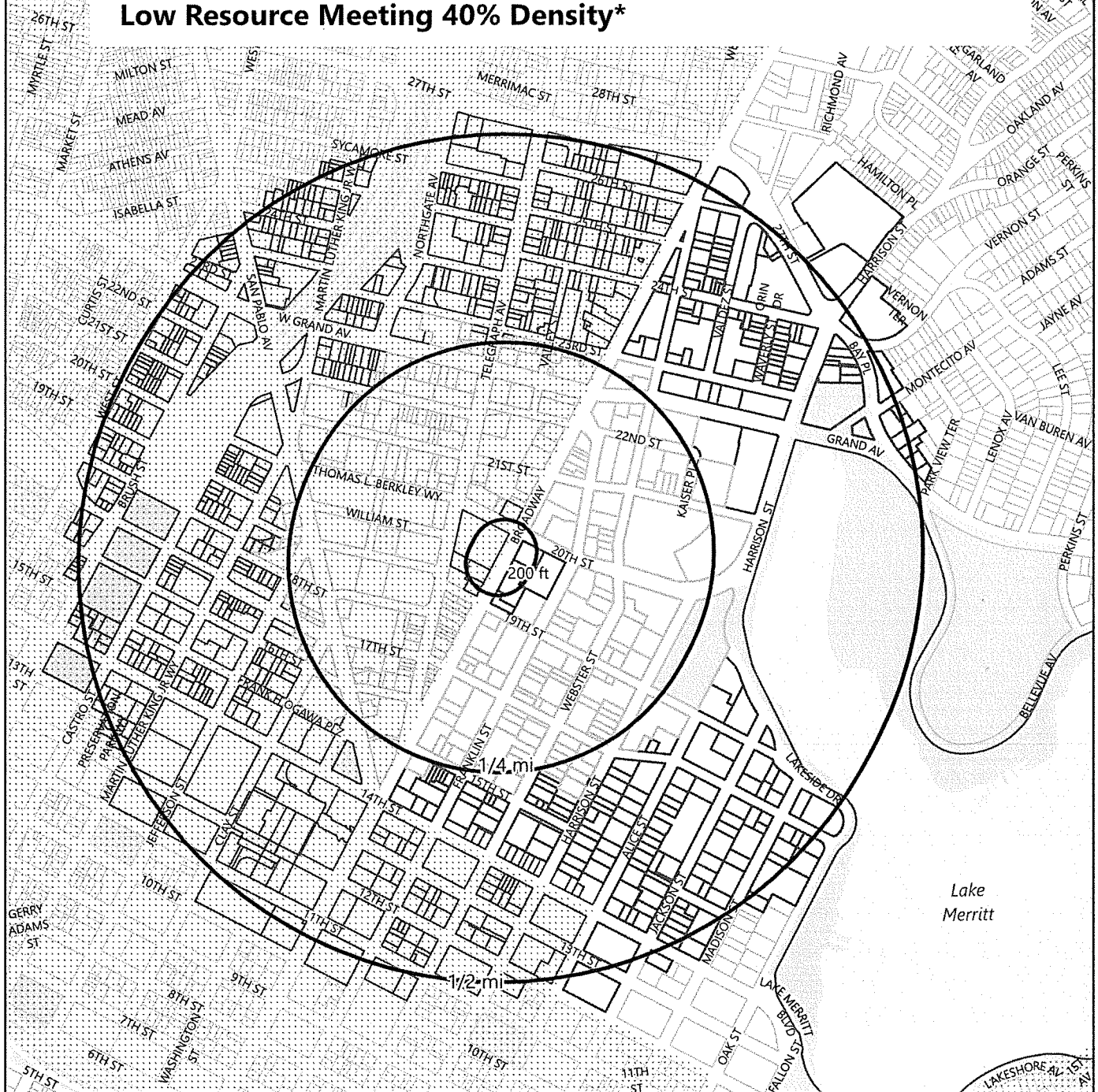
MAP 8. Fruitvale BART Tier 1 TOD Stop



Exclusion Removed by Council Amendment 3/3/2026



TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

 Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

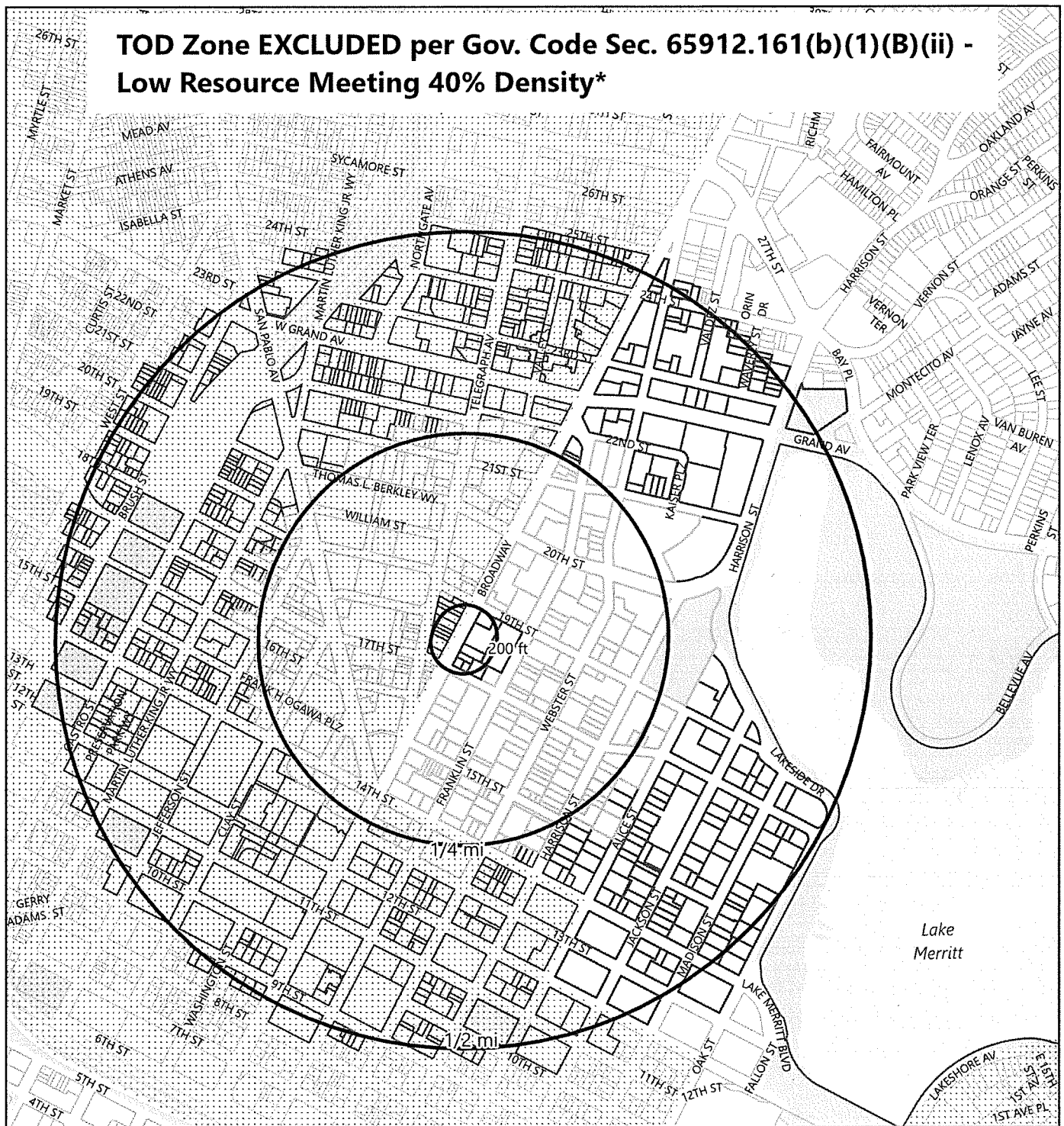
1,000

Feet



Planning & Building Department February 4, 2026

MAP 10 Uptown Oakland SB Tier 2 TOD Stop



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

 within 200 ft

 200 ft to 1/4 mi

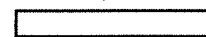
 1/4 mi to 1/2 mi

 Ineligible - not zoned for residential, mixed-use or commercial; right of way, or water

 Low Resource

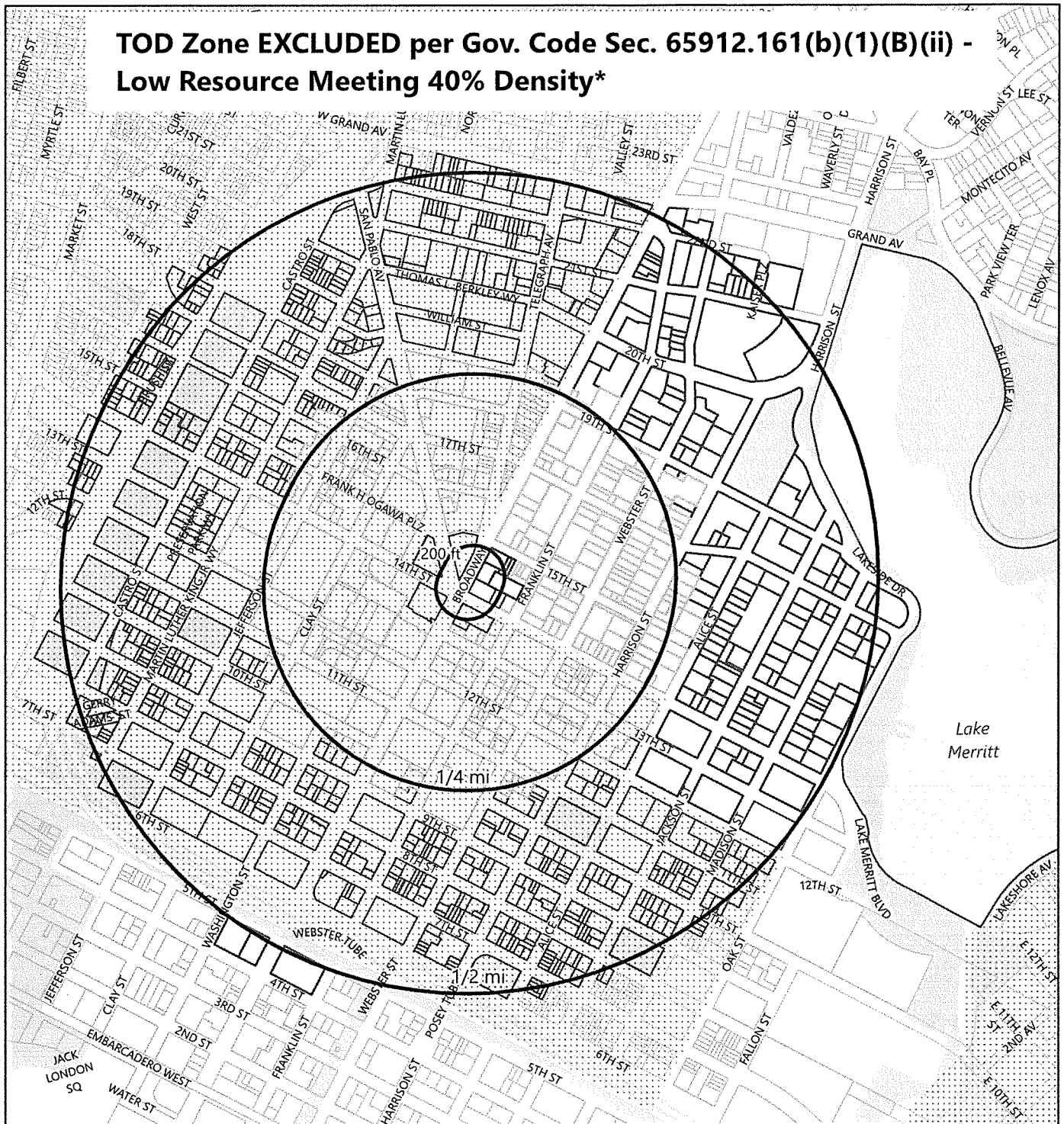
* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

 Feet



TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

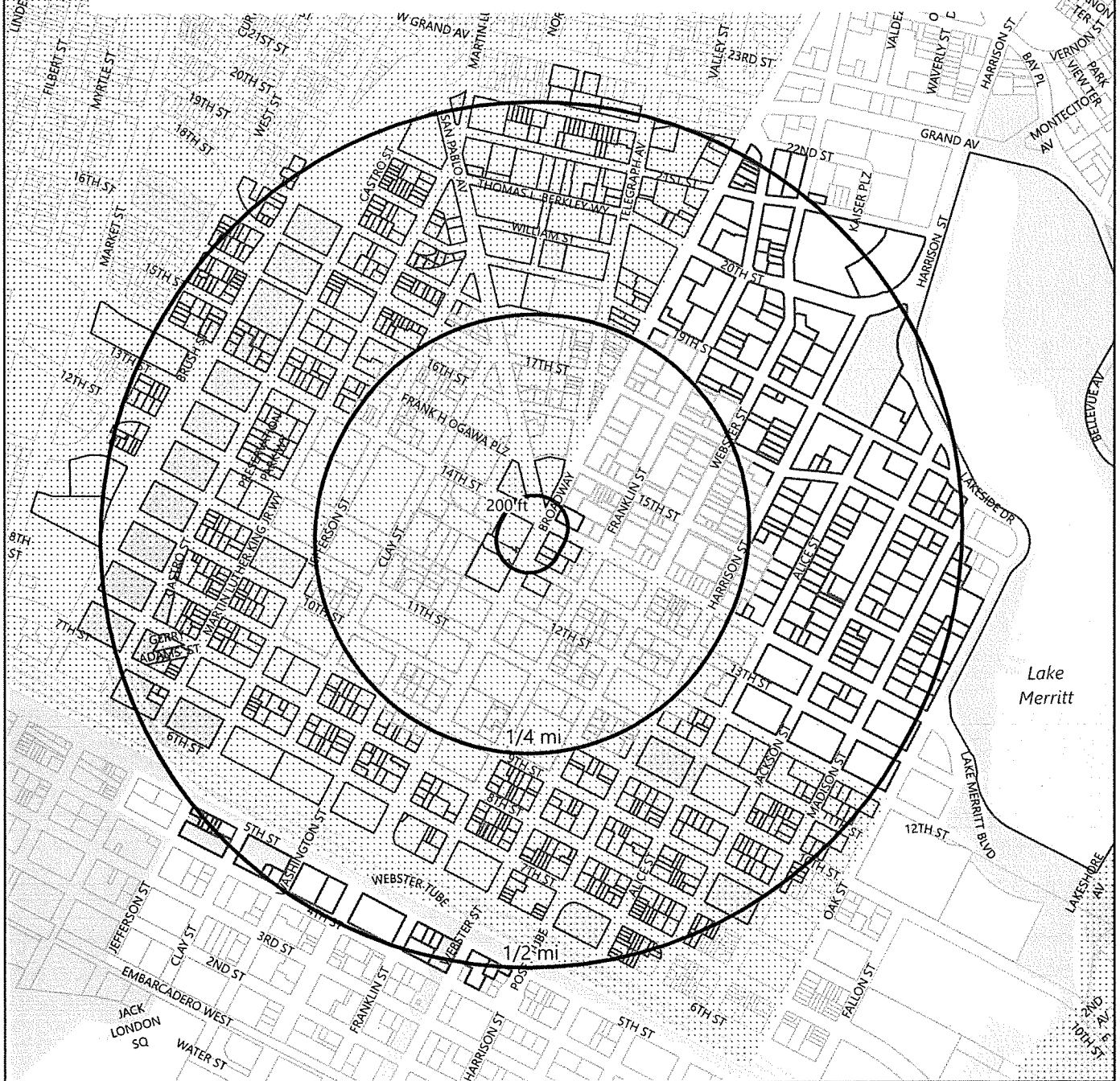
1,000
 Feet



Planning & Building Department February 4, 2026

**MAP 12. 14th St NB
Tier 2 TOD Stop**

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

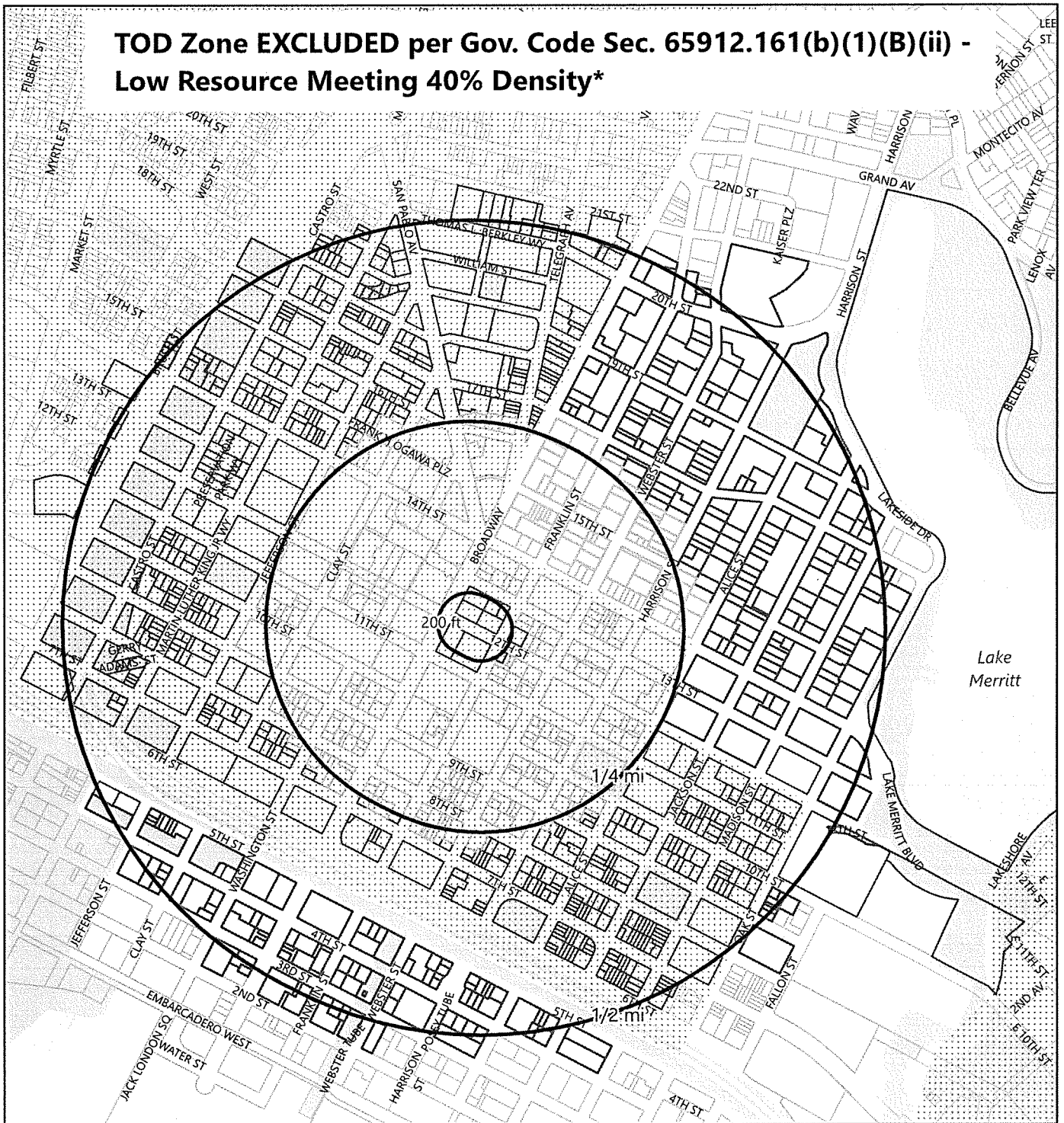


**MAP 13. 14th St SB
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

Low Resource

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000 Feet



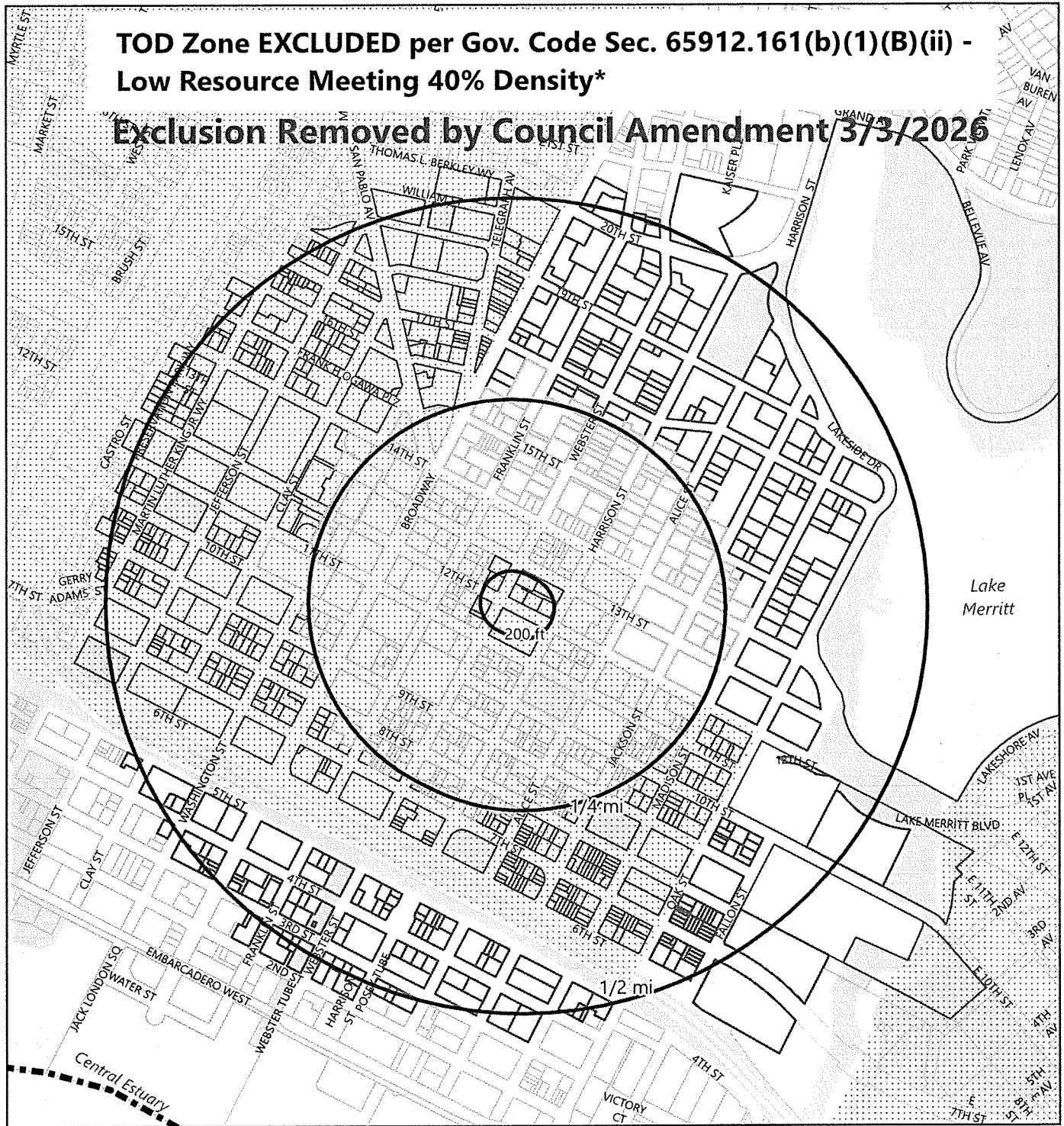
Planning & Building Department February 4, 2026

**MAP 14. City Center NB
Tier 2 TOD Stop**

MAP 15. City Center SB Tier 2 TOD Stop

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

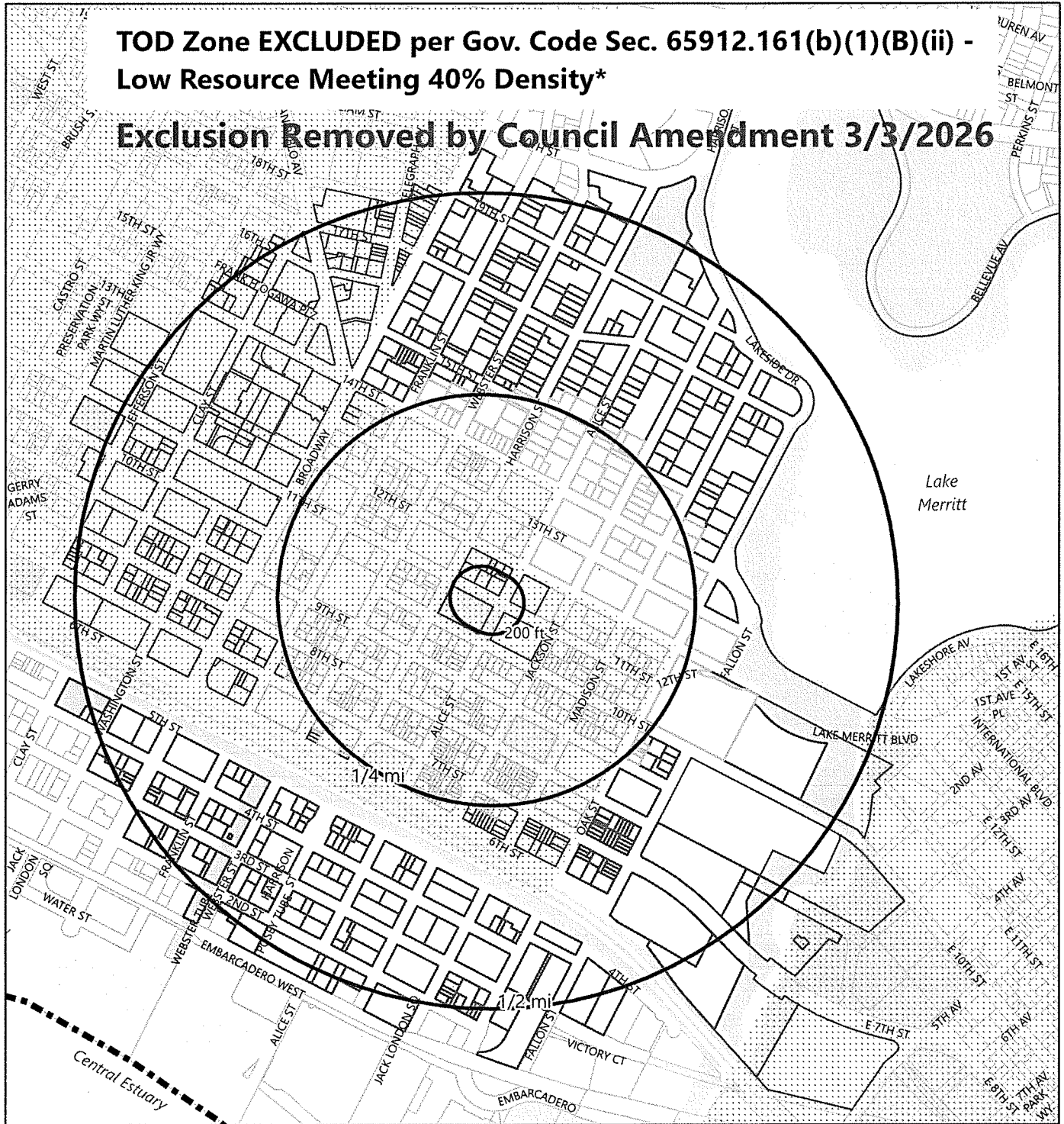


Planning & Building Department February 4, 2026

**MAP 16. Harrison St NB
Tier 2 TOD Stop**

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial;
right of way, or water

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

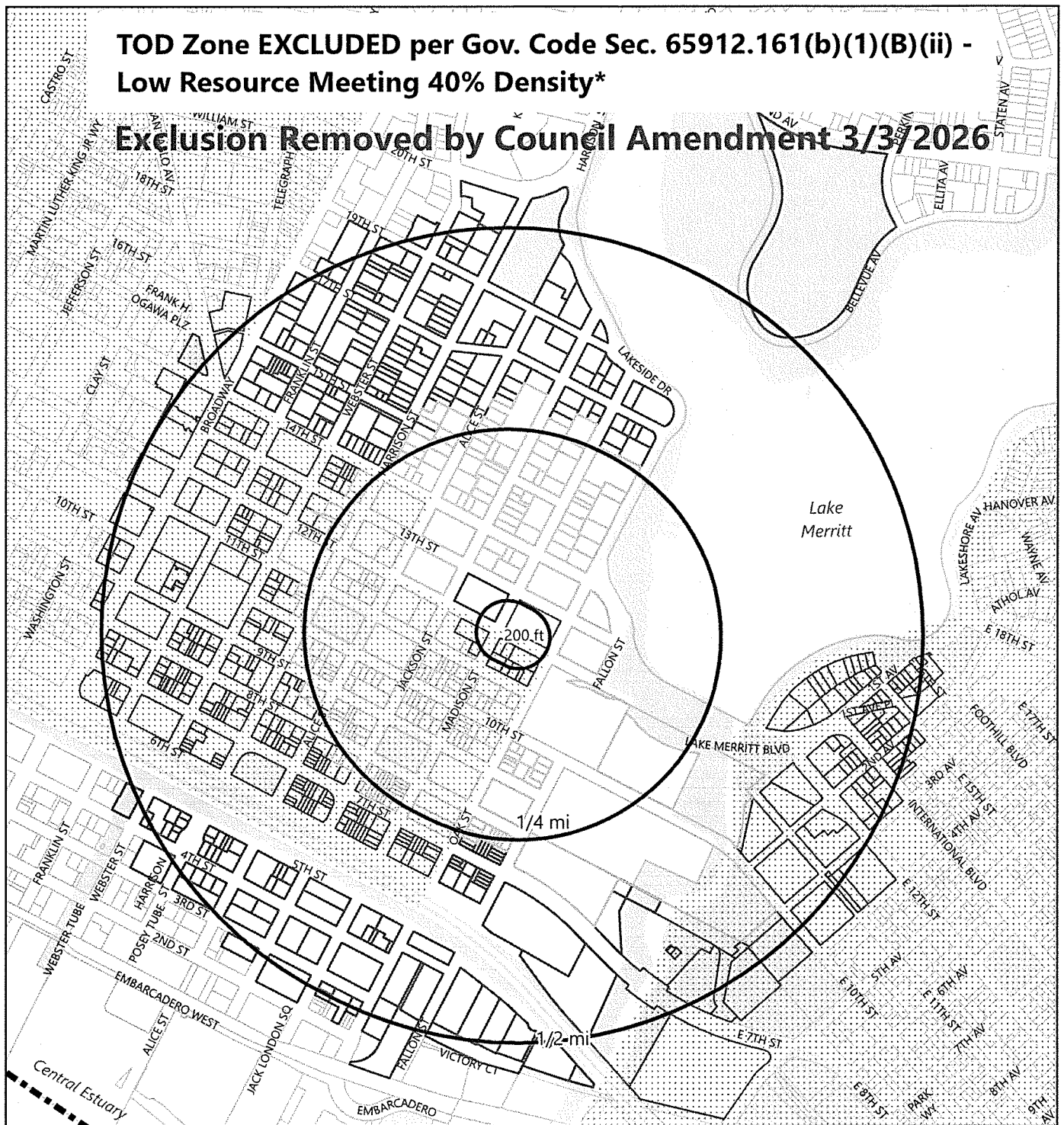


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**MAP 17. Harrison St SB
Tier 2 TOD Stop**

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet



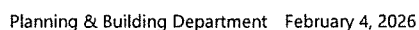
Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water



Planning & Building Department February 4, 2026

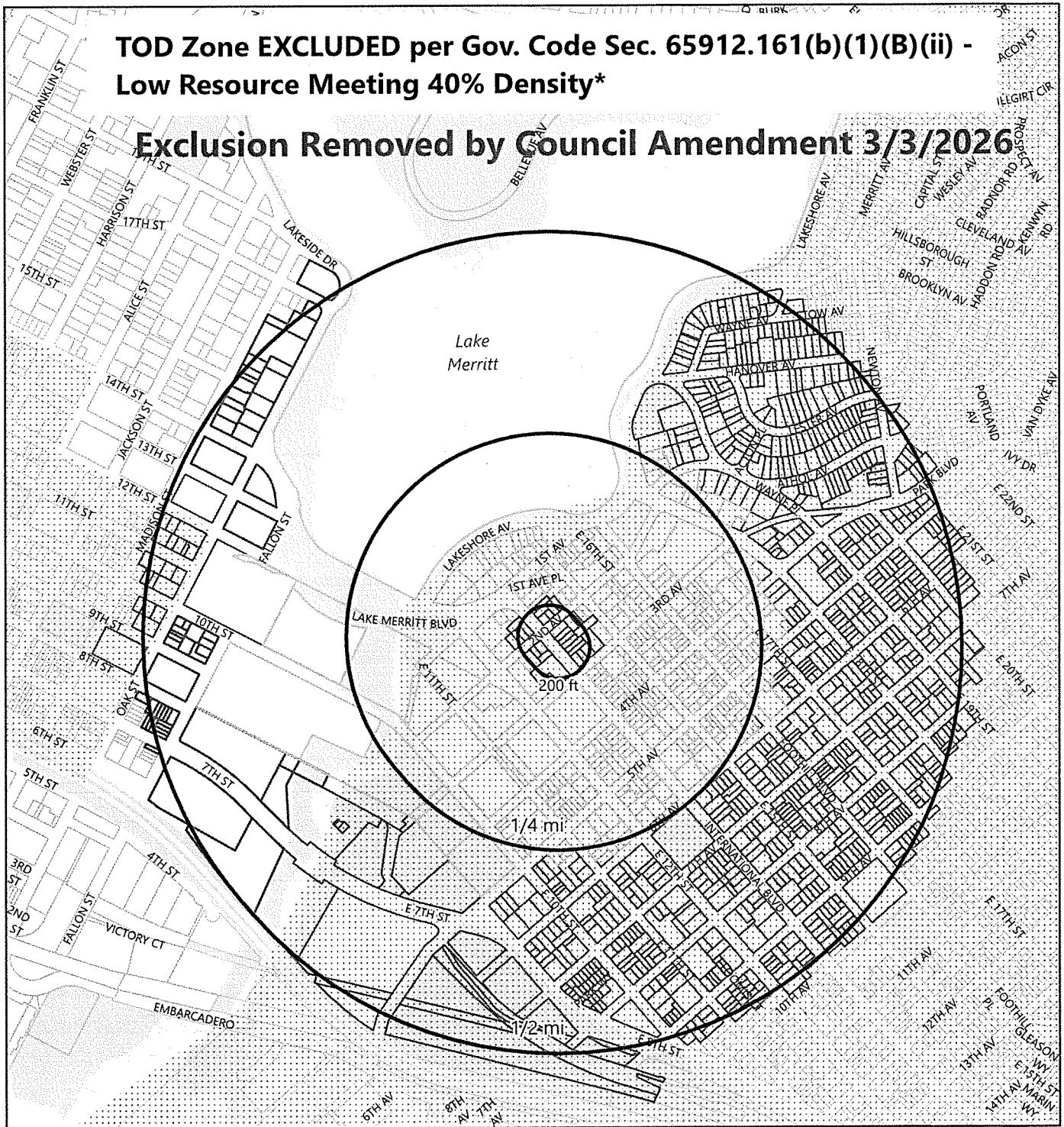
**MAP 18. Madison St NB
Tier 2 TOD Stop**

Exclusion Removed by Council Amendment 3/3/2026



**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

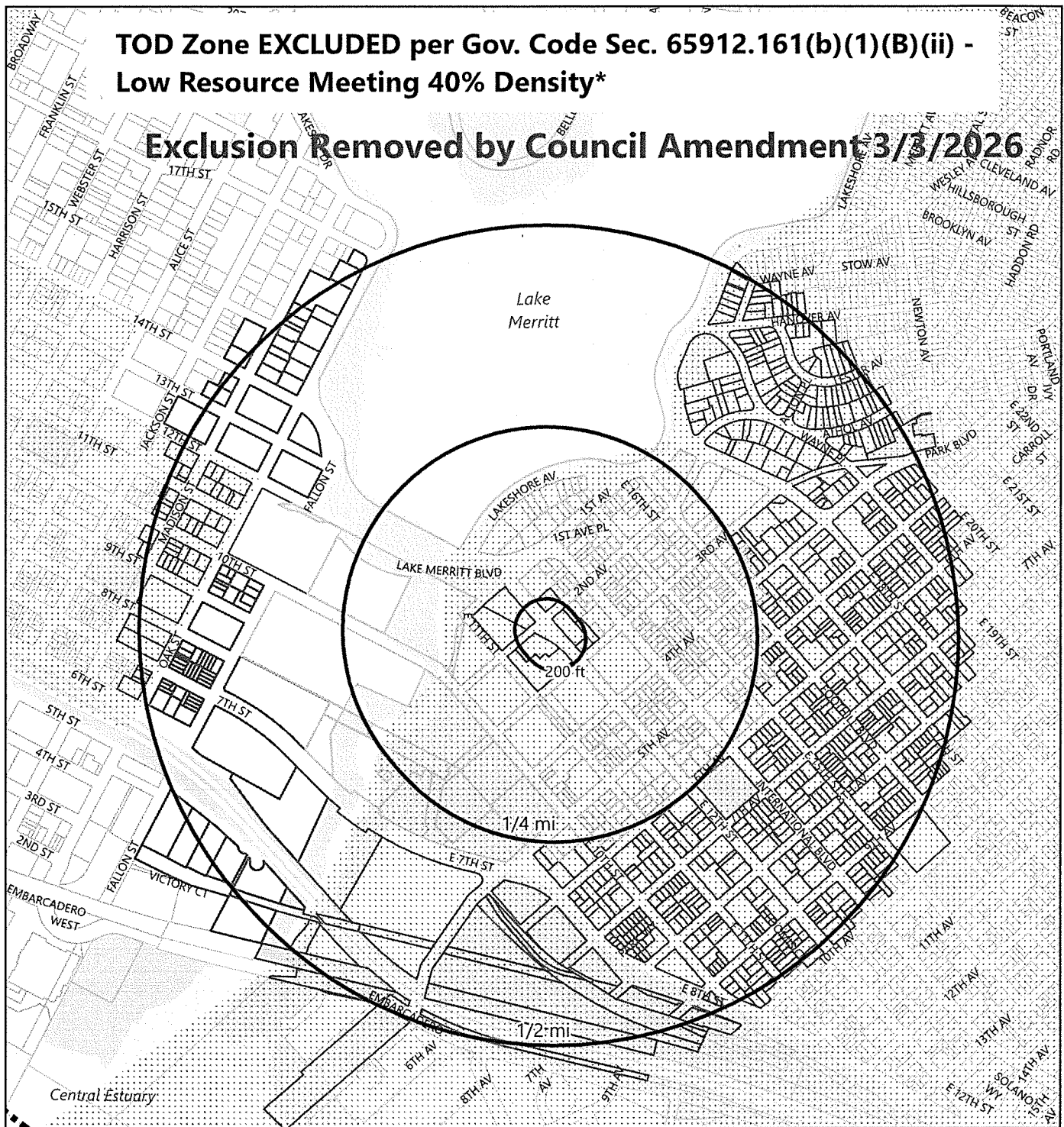


Planning & Building Department February 4, 2026

**MAP 20. 2nd Ave NB
Tier 2 TOD Stop**

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way, or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet



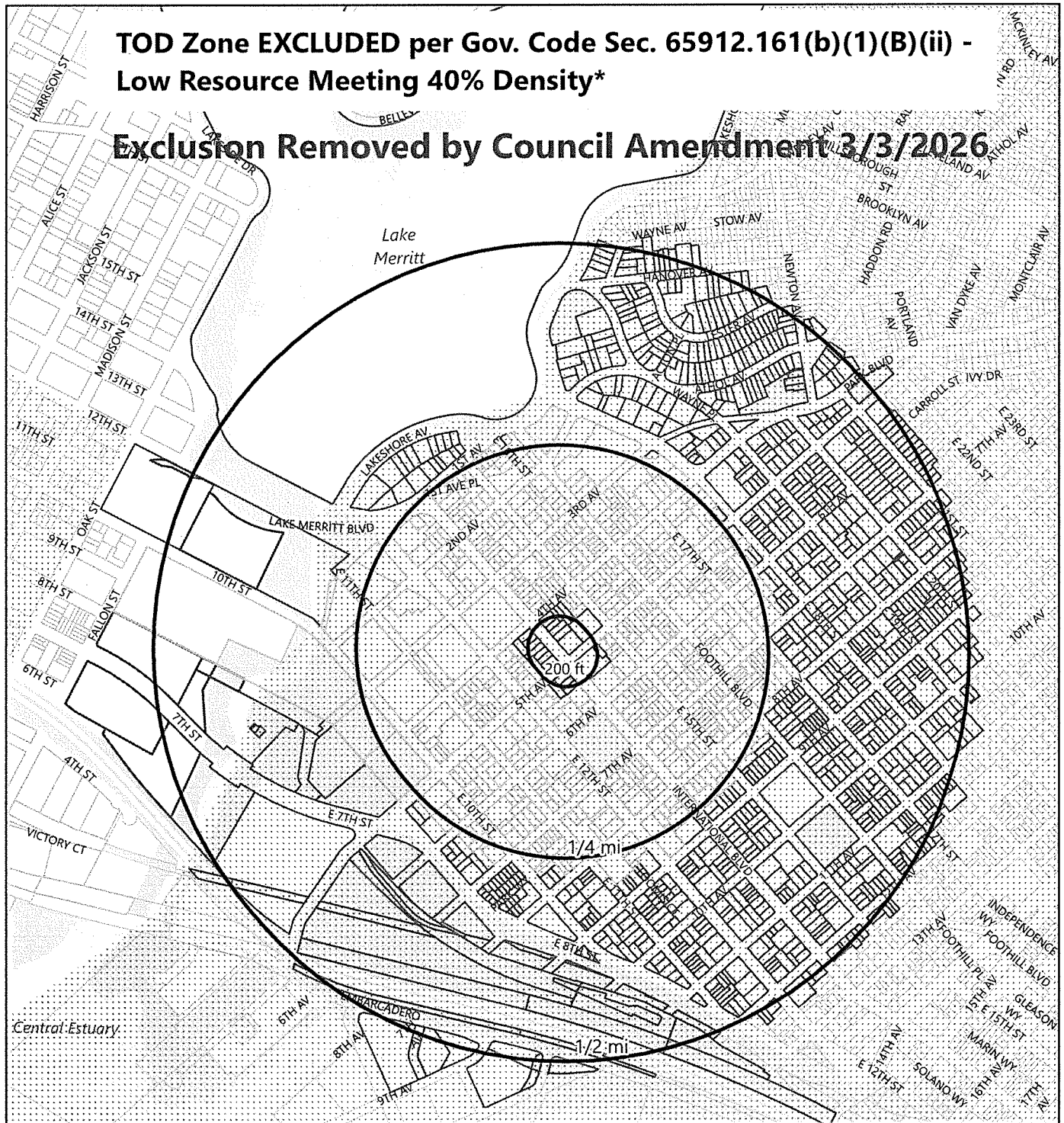
**MAP 21. 2nd Ave SB
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet



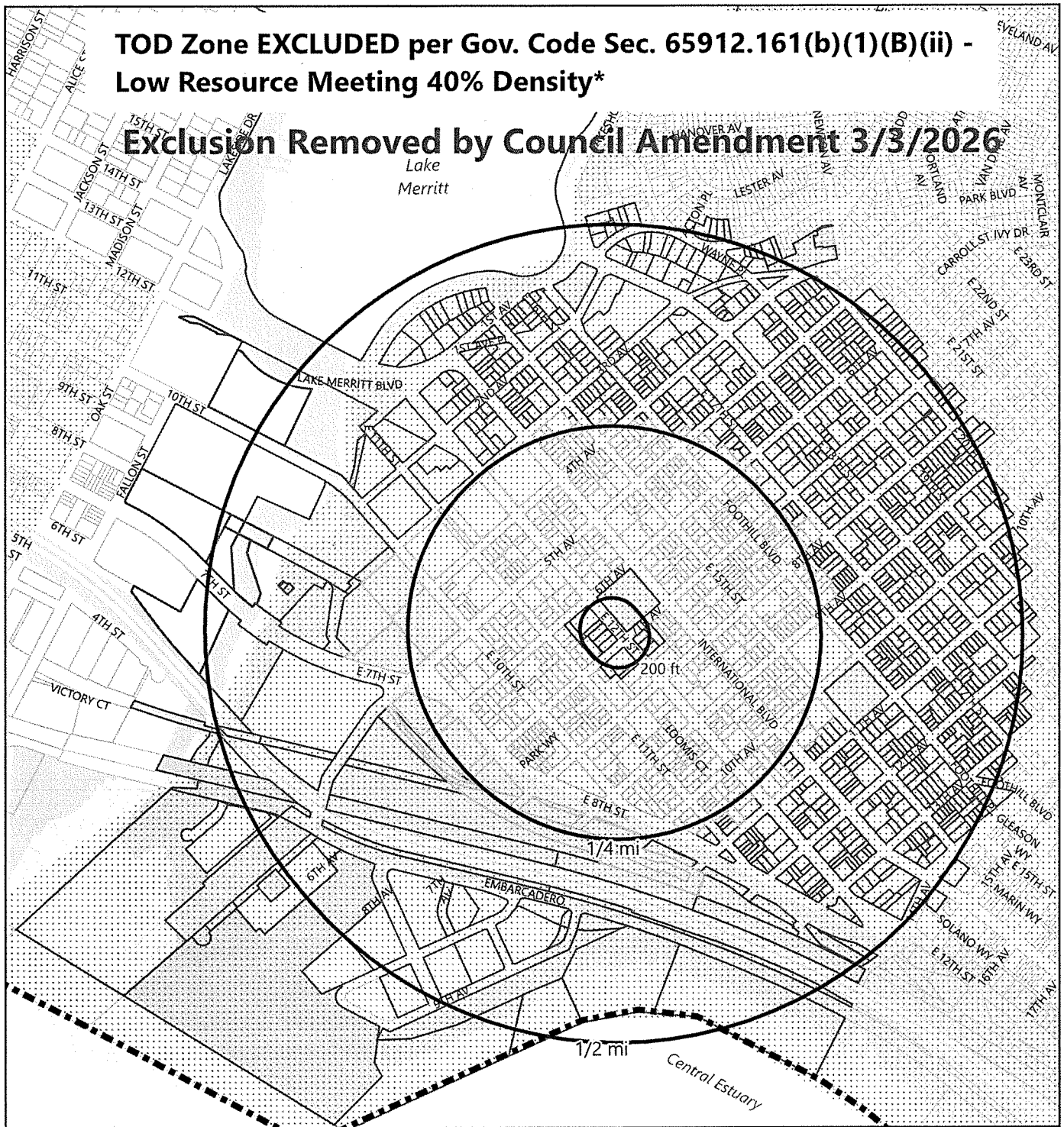
**MAP 22. 5th Ave NB
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

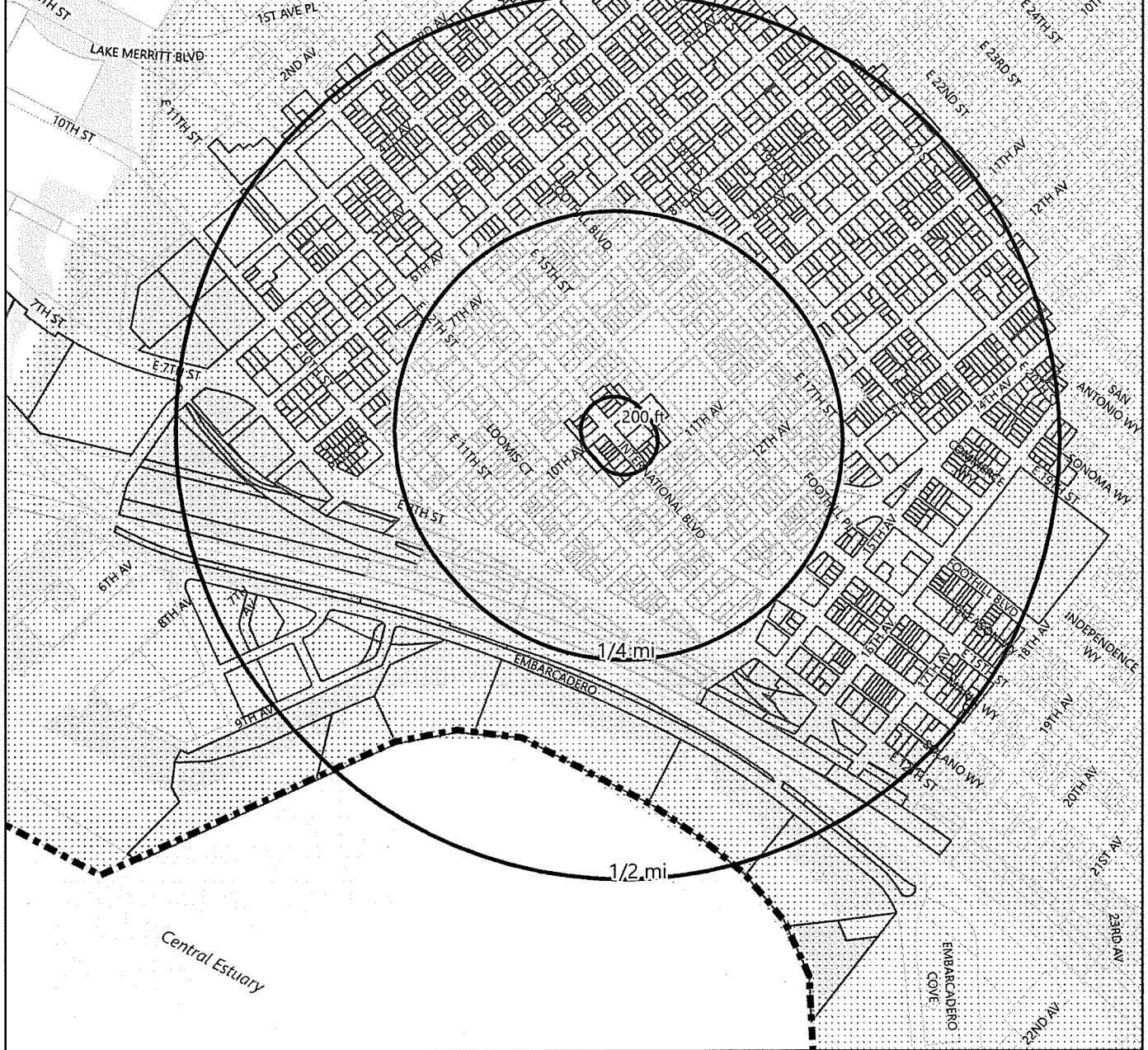


**MAP 23. 5th Ave SB
Tier 2 TOD Stop**



**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way, or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

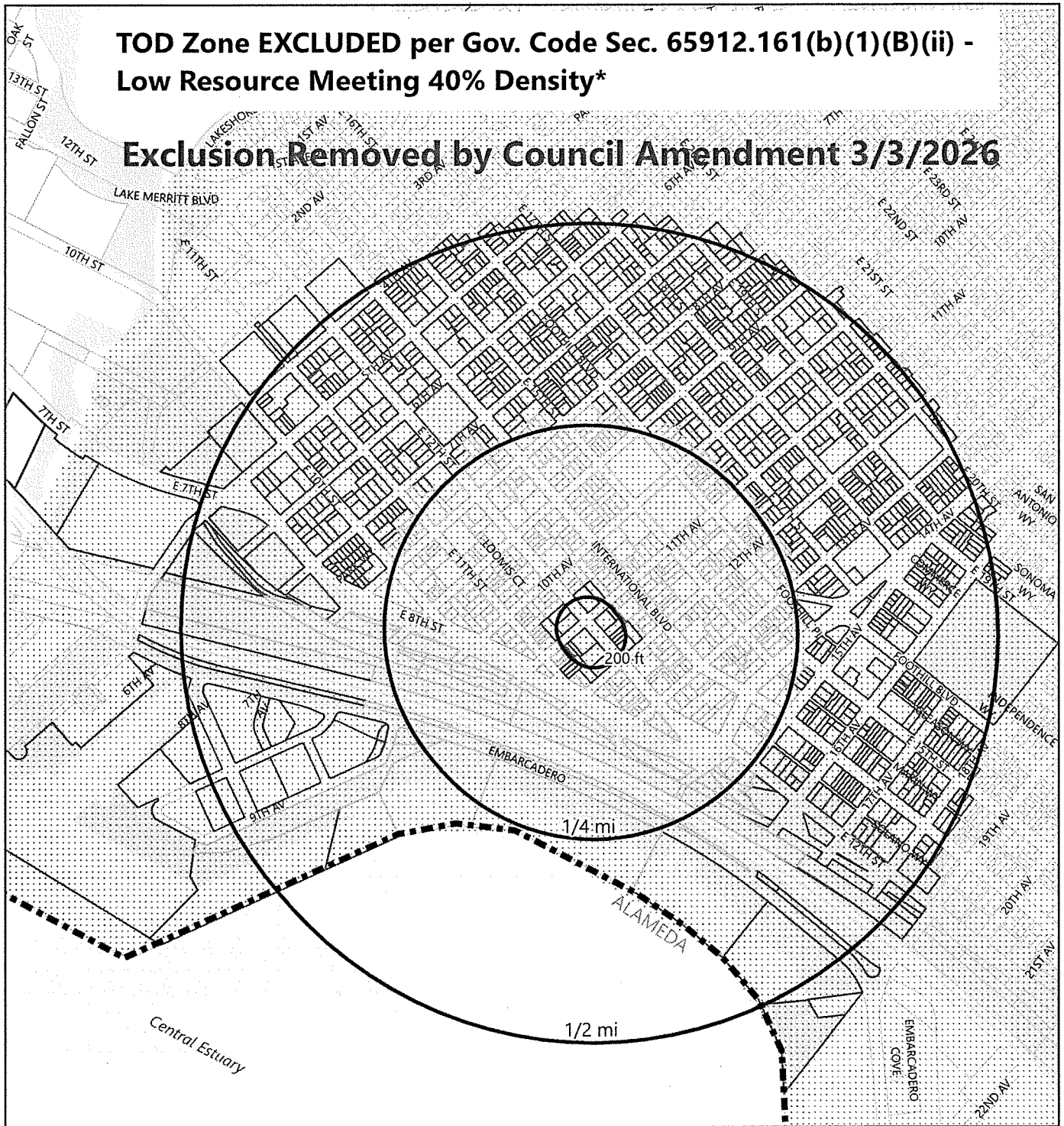


Planning & Building Department February 4, 2026

**MAP 24. 10th Ave NB
Tier 2 TOD Stop**

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

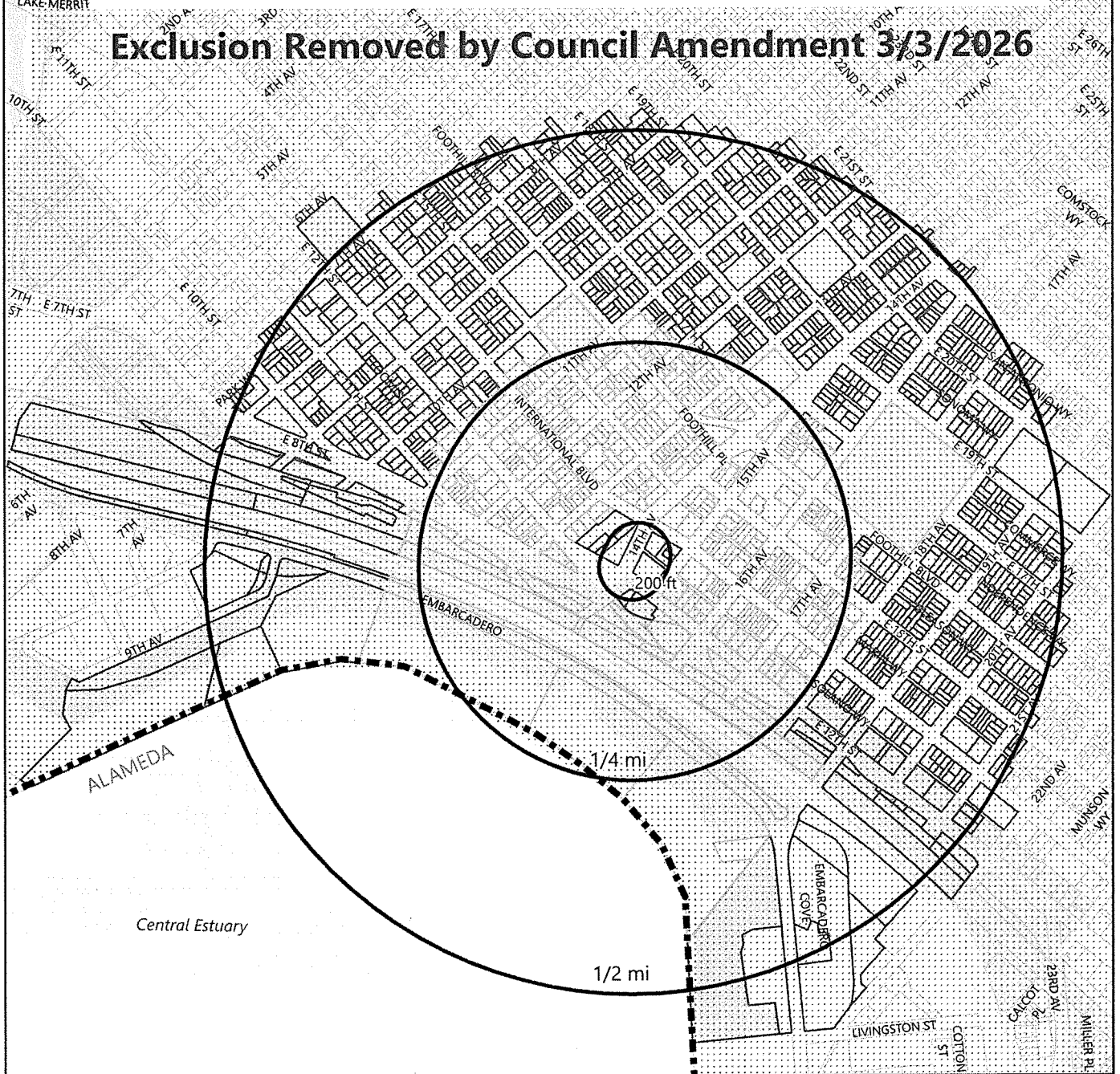


Planning & Building Department February 4, 2026

**MAP 25. 10th Ave SB
Tier 2 TOD Stop**

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way, or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet

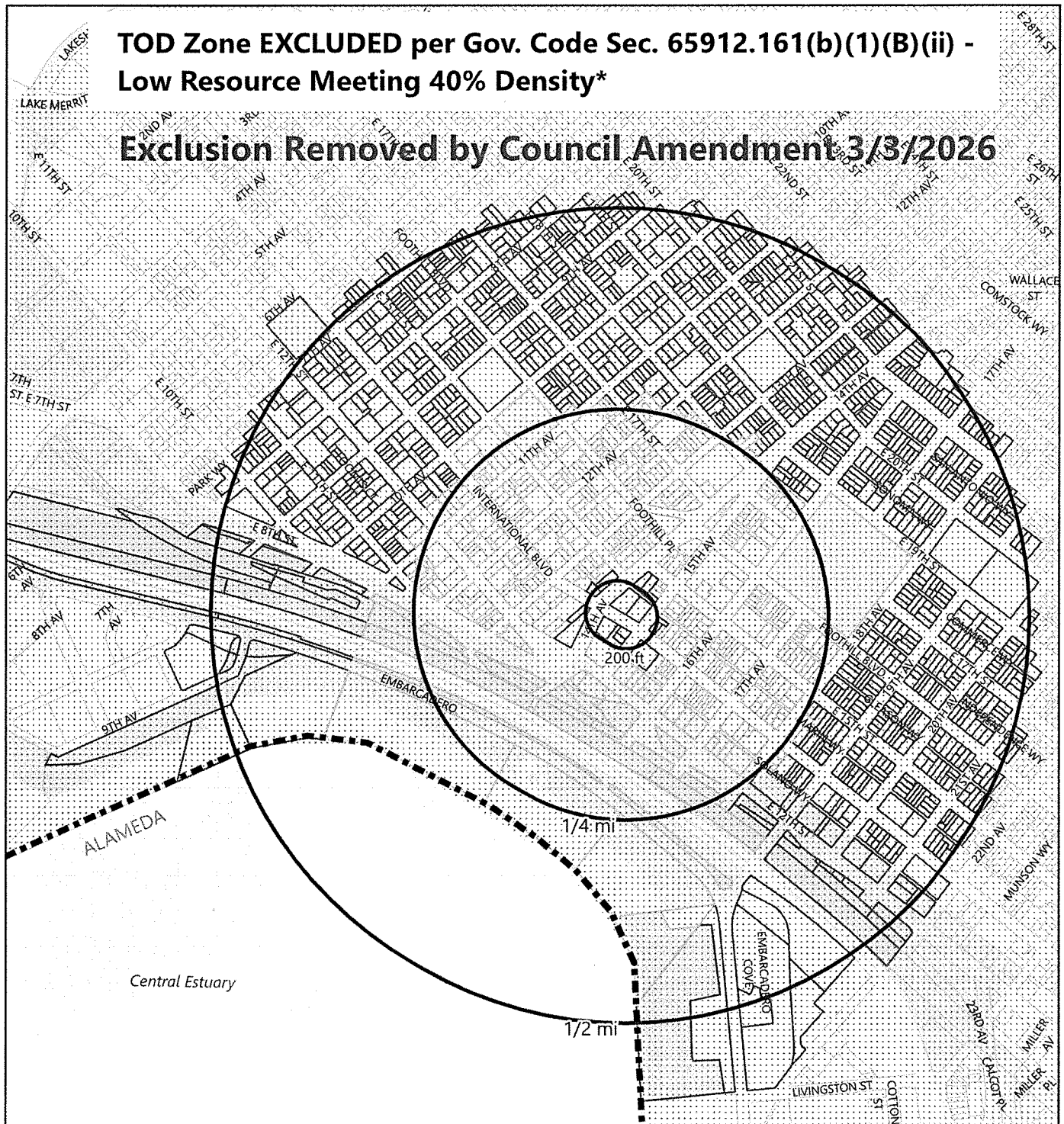


Planning & Building Department February 4, 2026

**MAP 26. 14th Ave SB
Tier 2 TOD Stop**

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
Feet



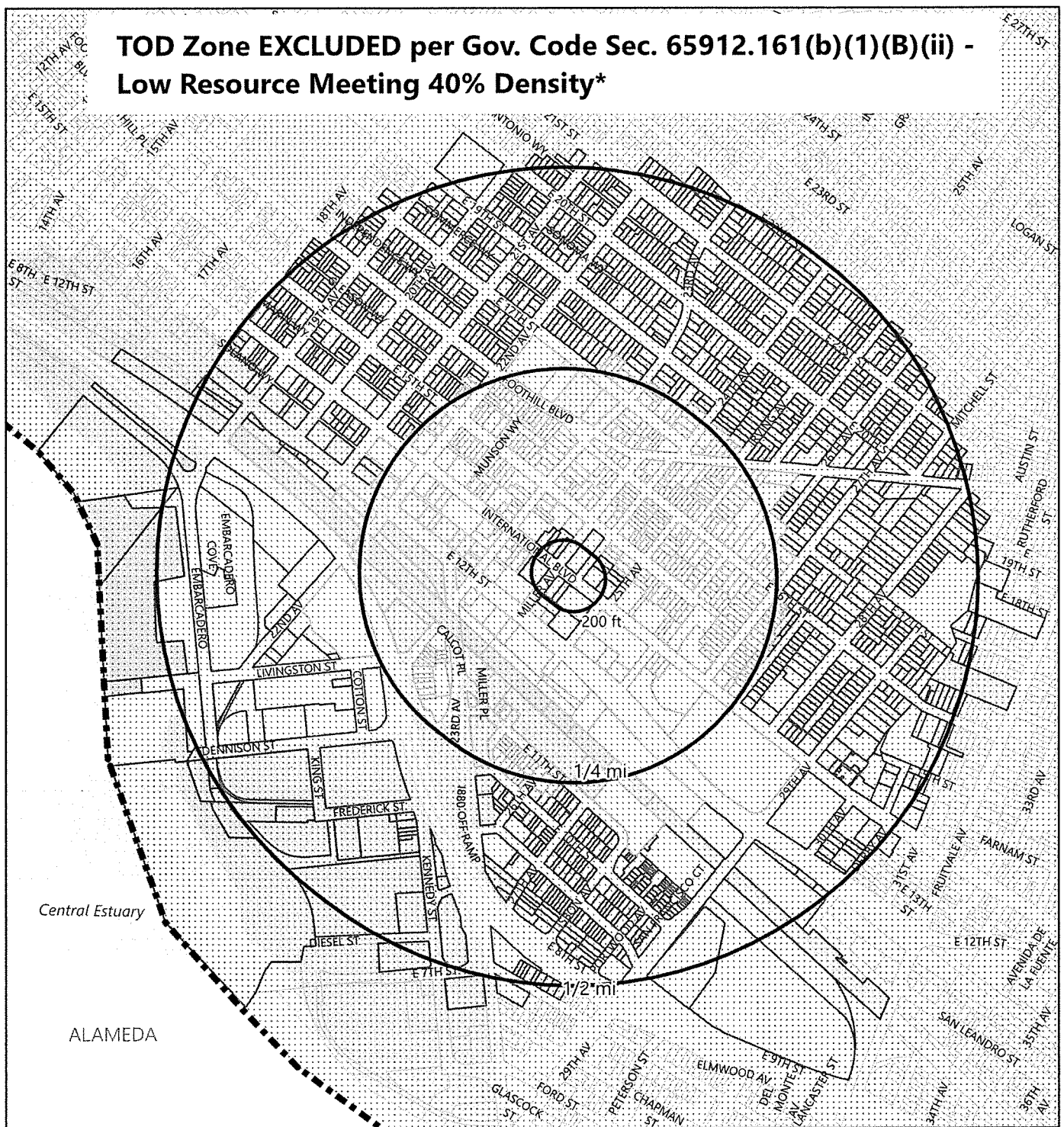
Planning & Building Department February 4, 2026

**MAP 27. 14th Ave NB
Tier 2 TOD Stop**

Exclusion Removed by Council Amendment 3/3/2026



TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet

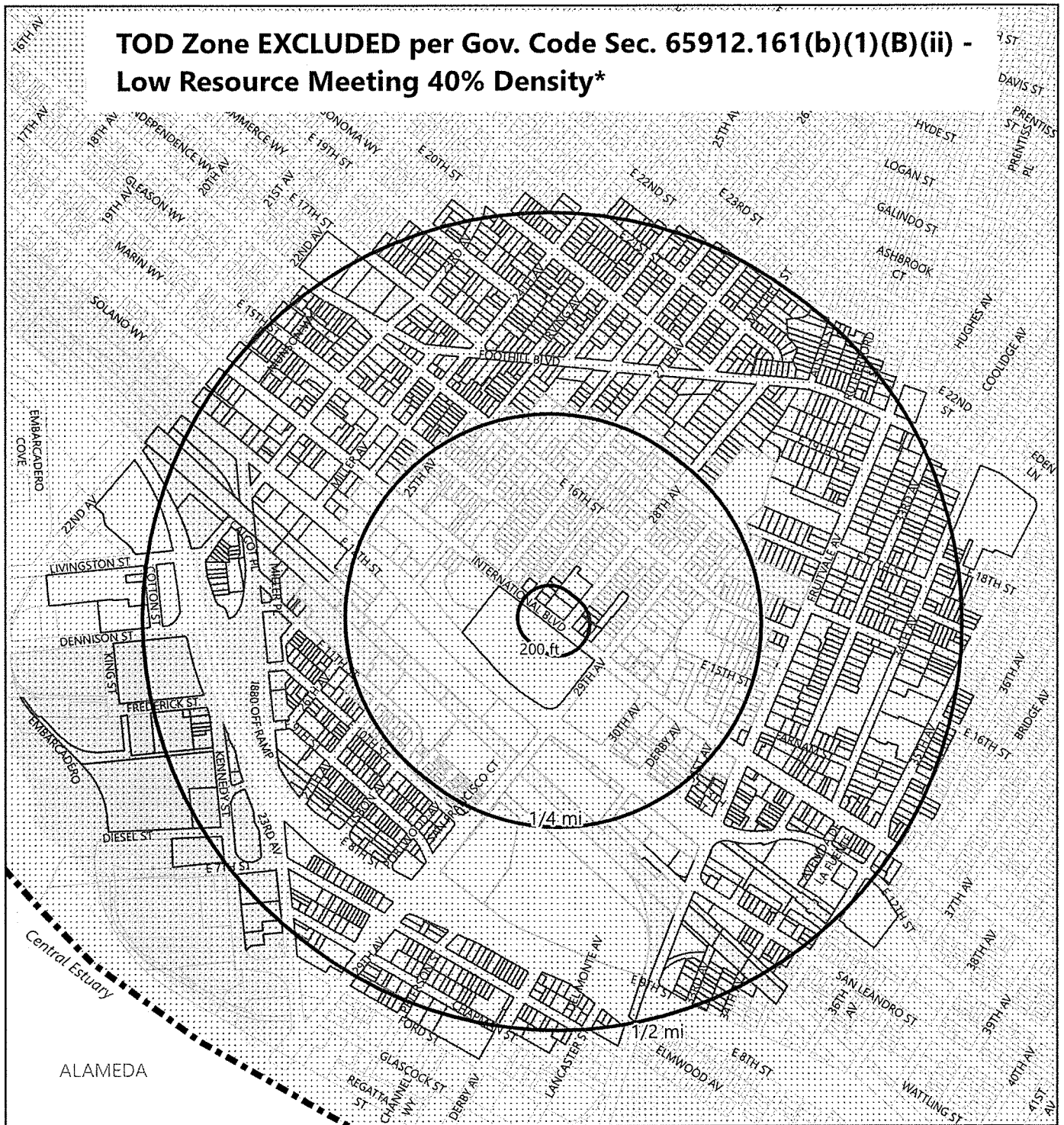


**MAP 29. 24th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial; right of way, or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
Feet

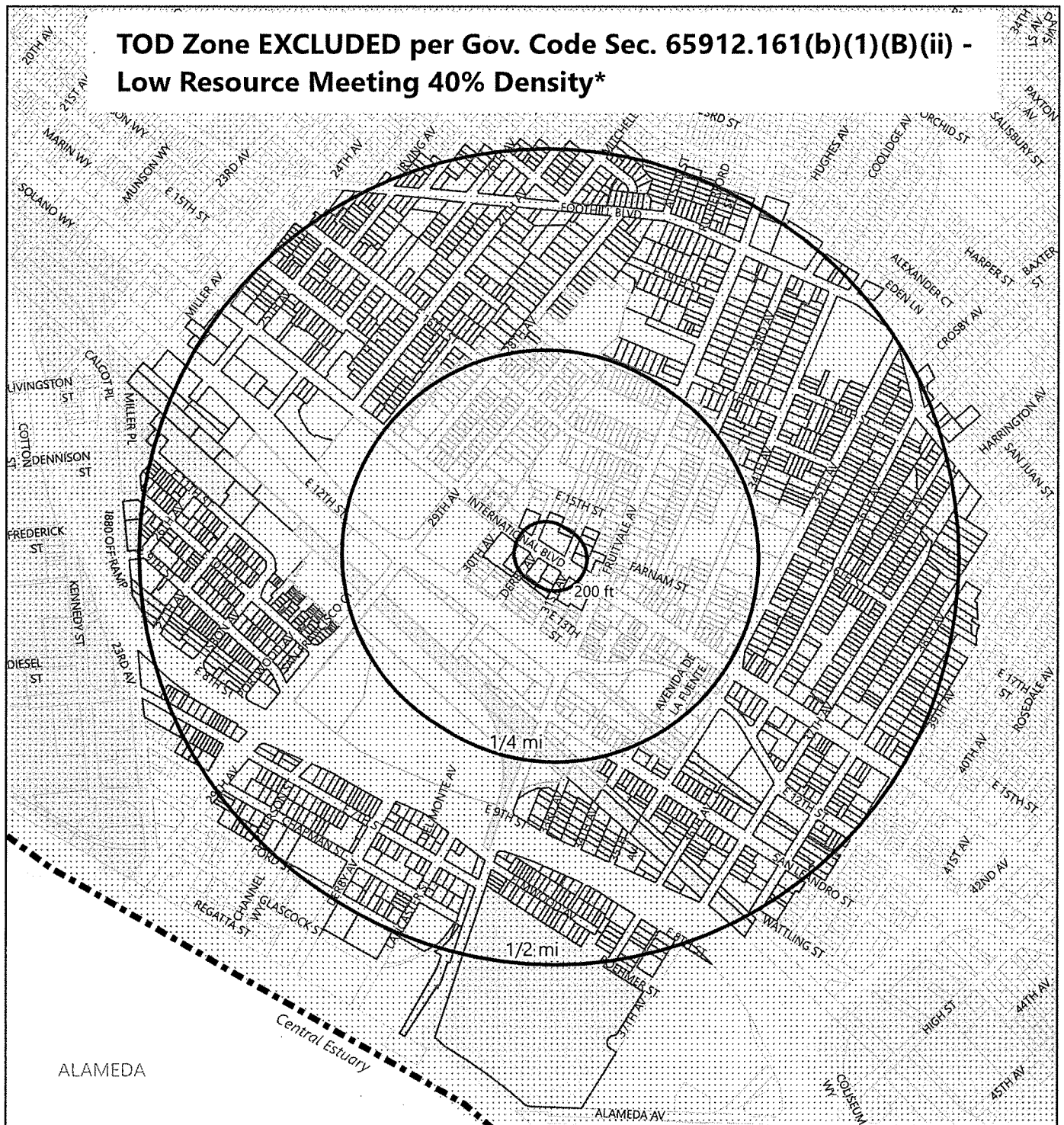


**MAP 30. 28th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

- within 200 ft
- 200 ft to 1/4 mi
- 1/4 mi to 1/2 mi

Low Resource

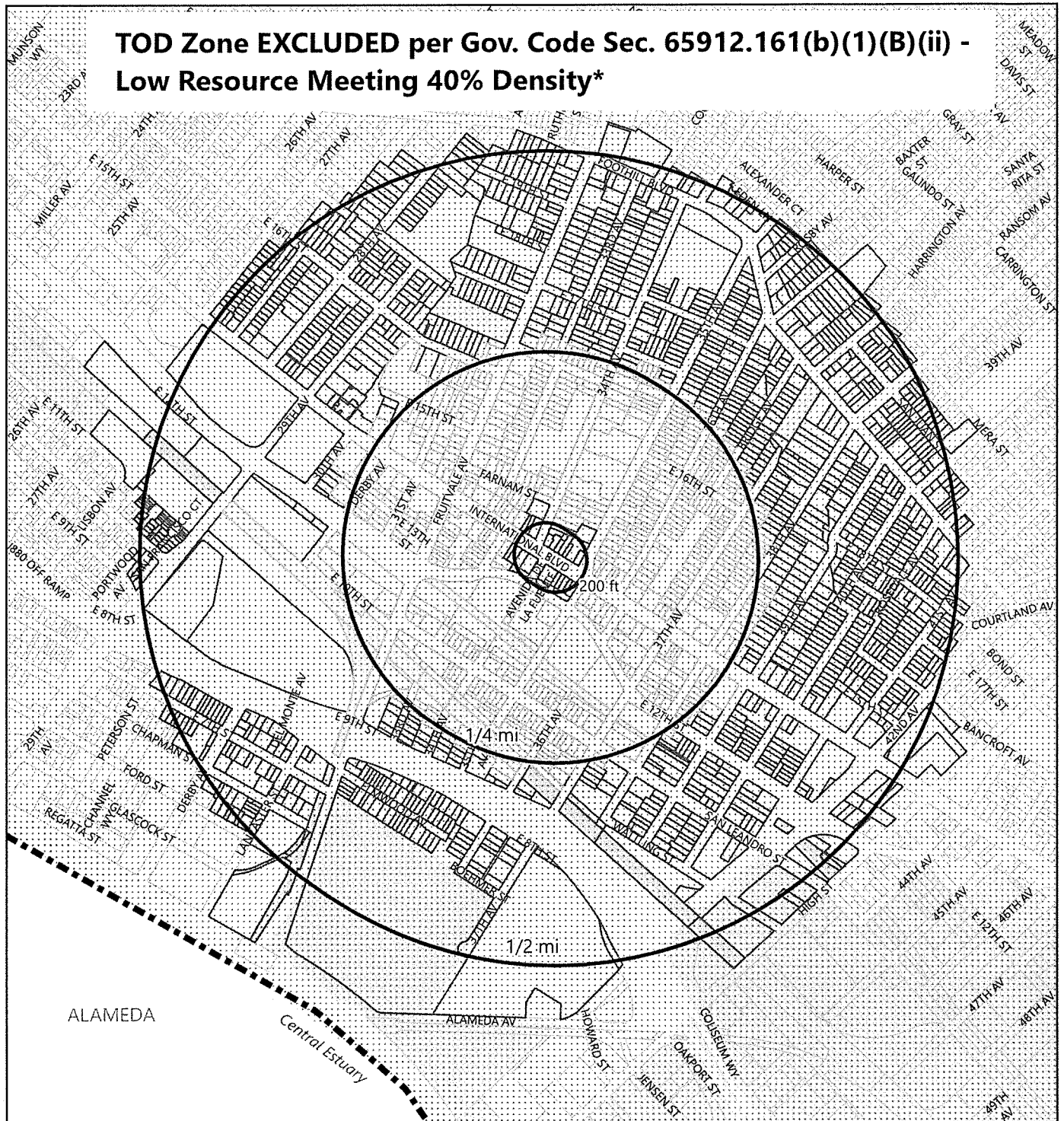
Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
Feet



TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000
 Feet

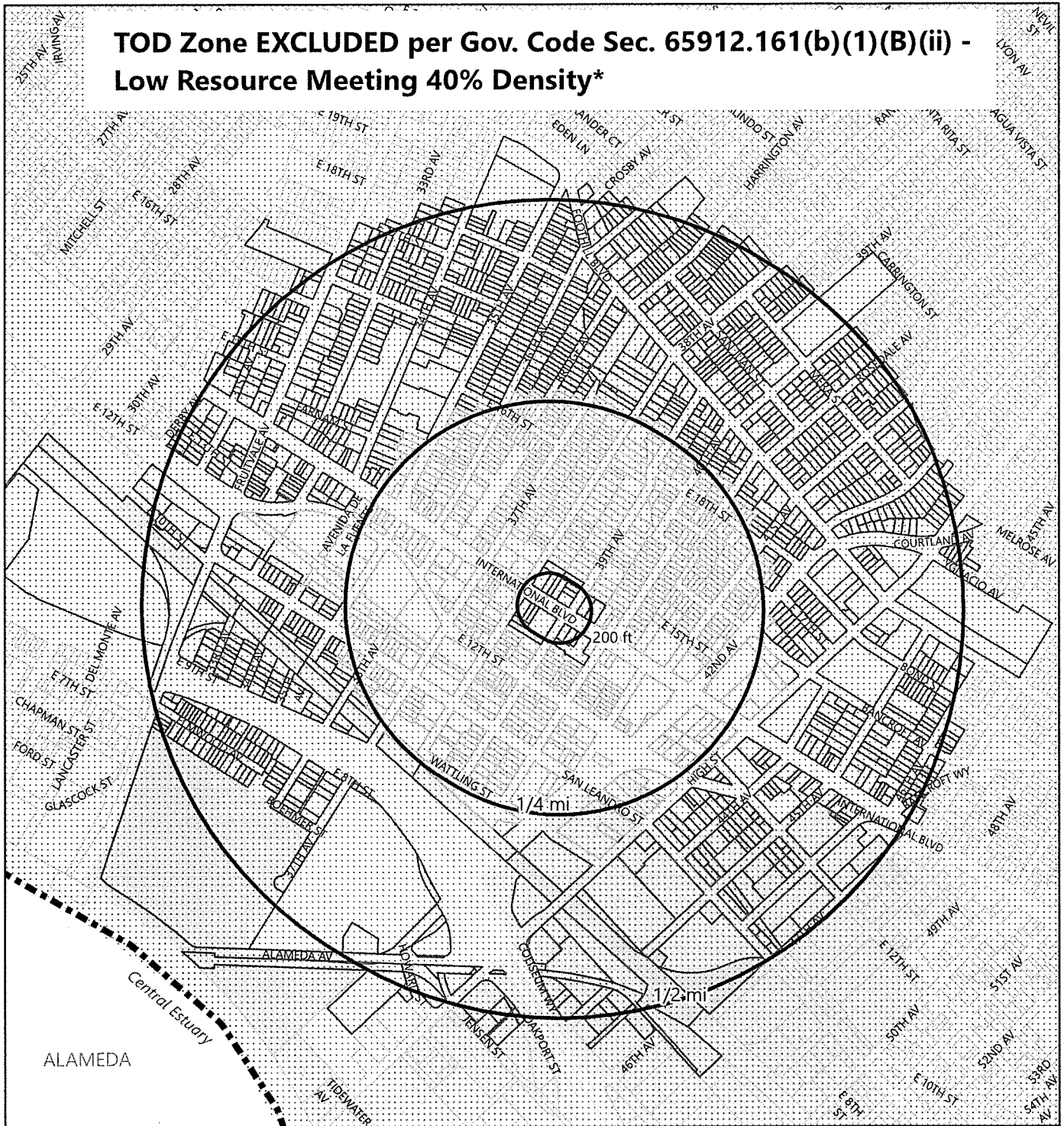


**MAP 32. Fruitvale
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet

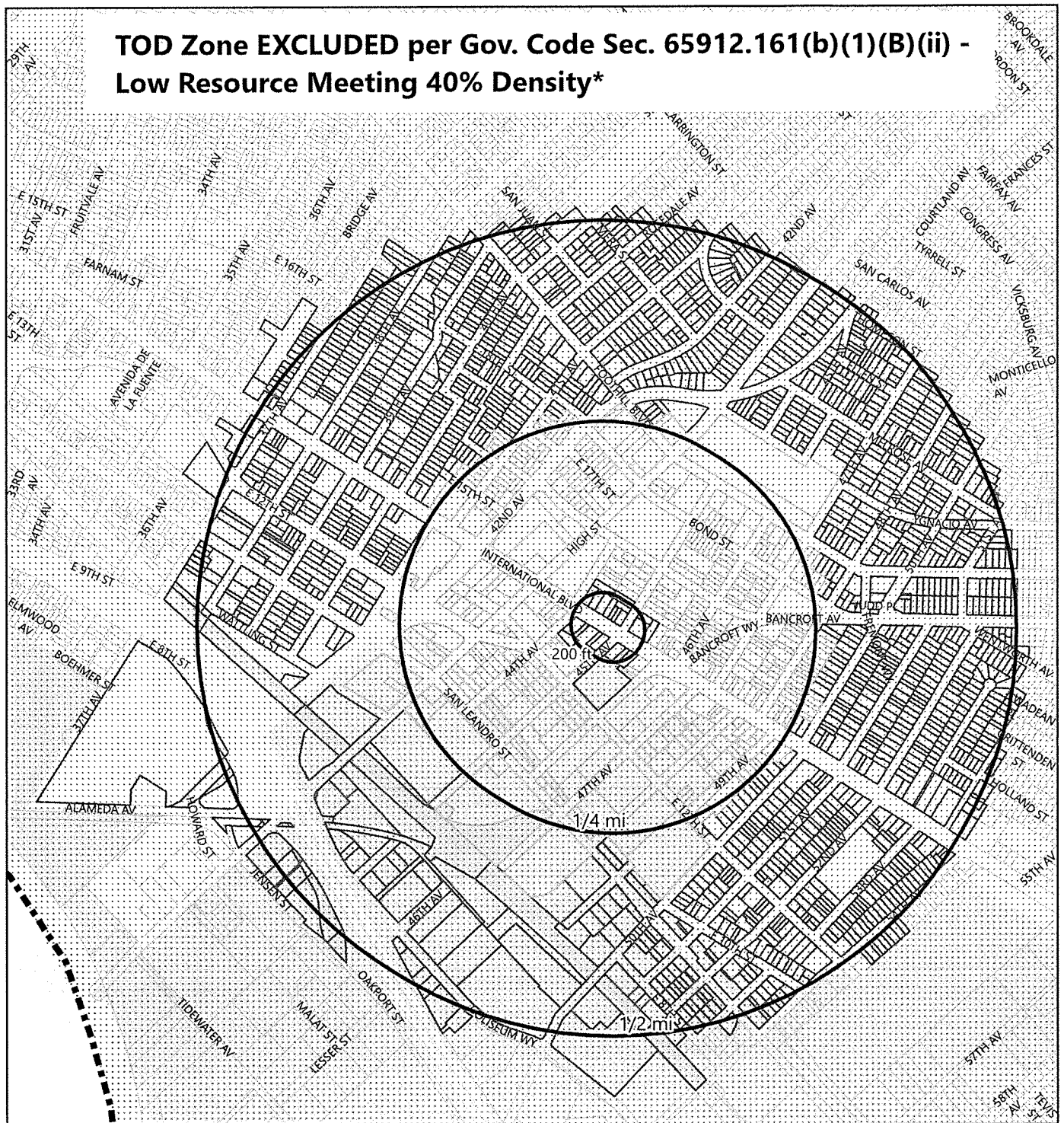


**MAP 33. 39th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet

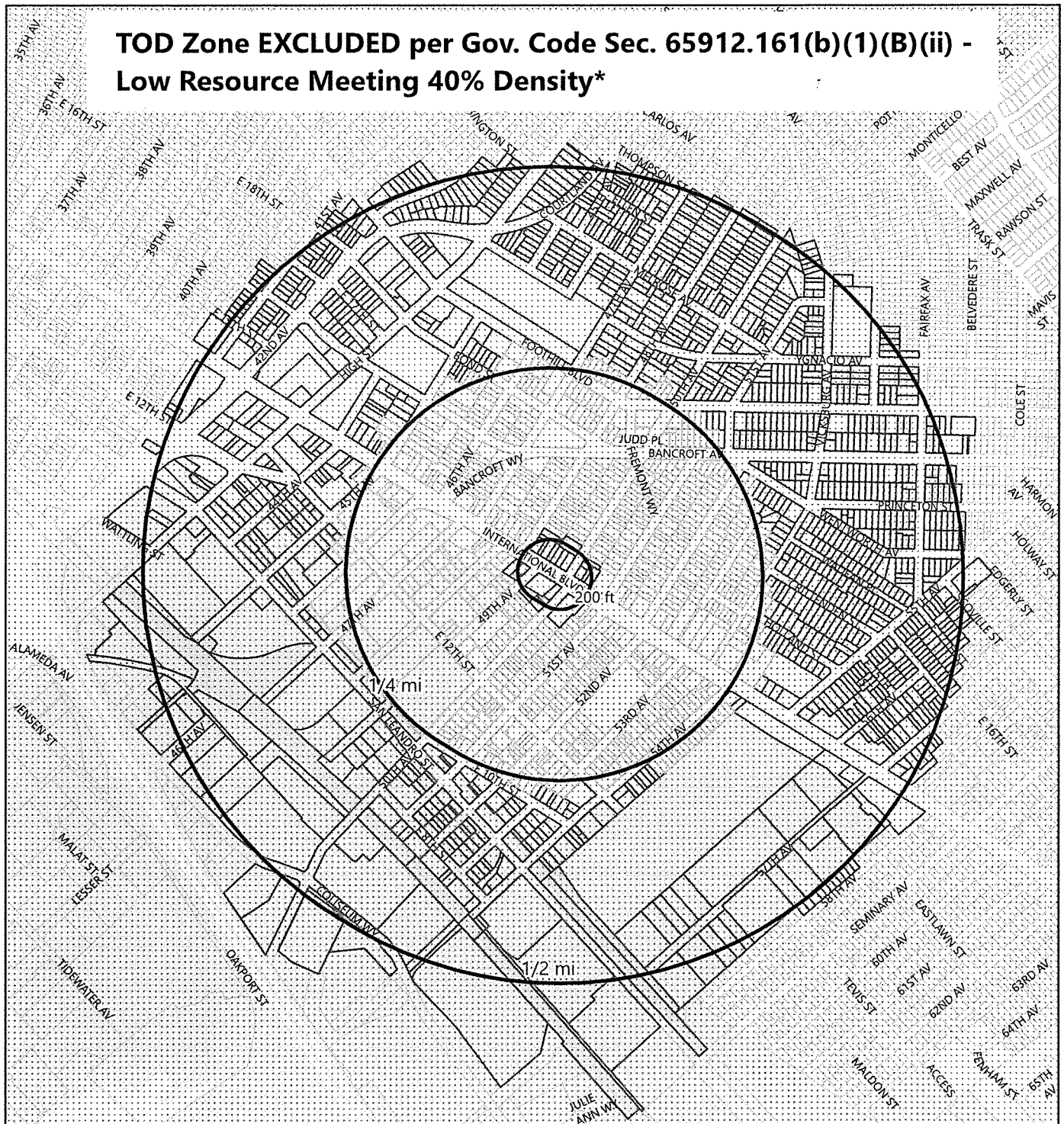


**MAP 34. High St
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet

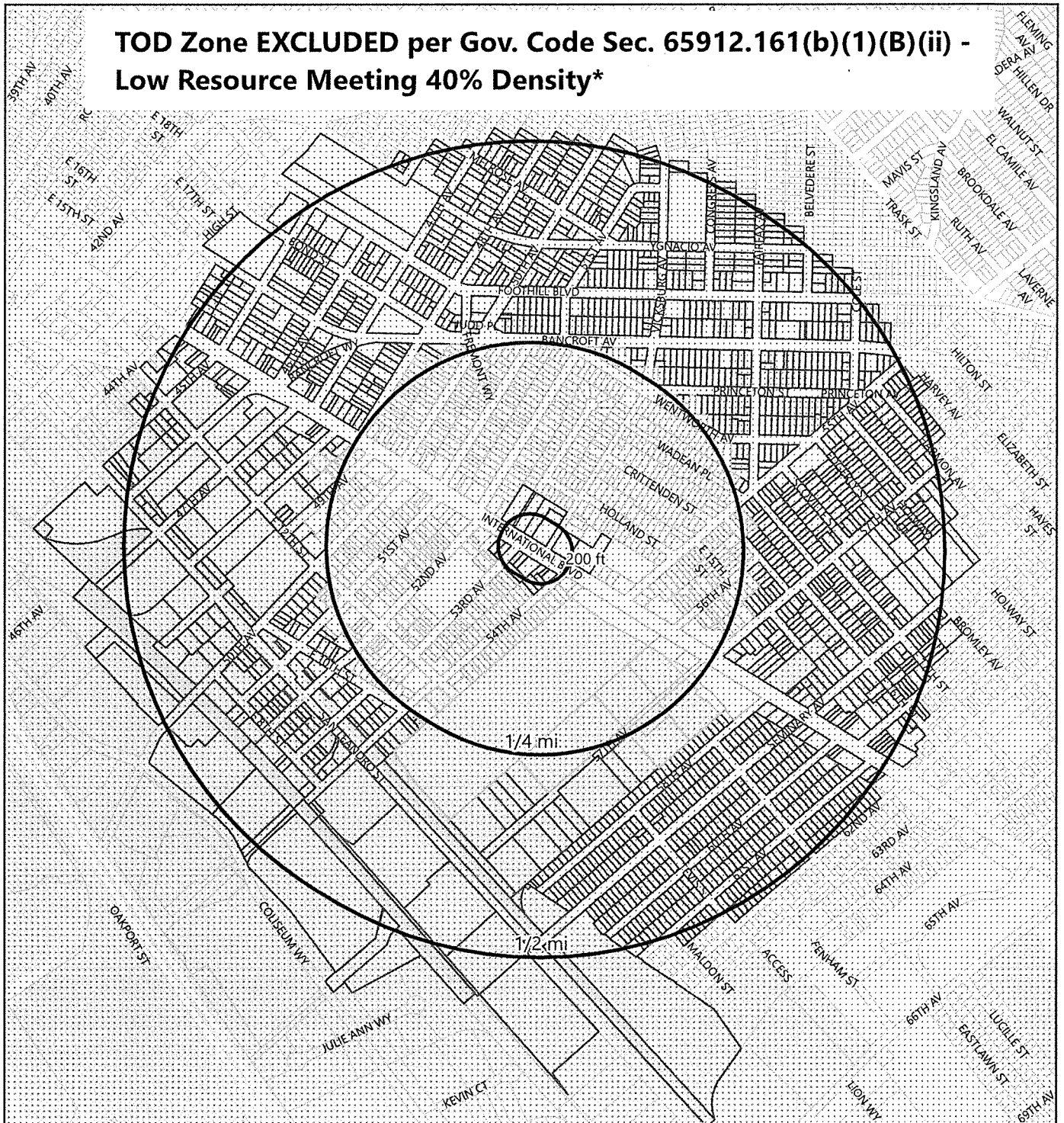


**MAP 35. 48th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
 Feet

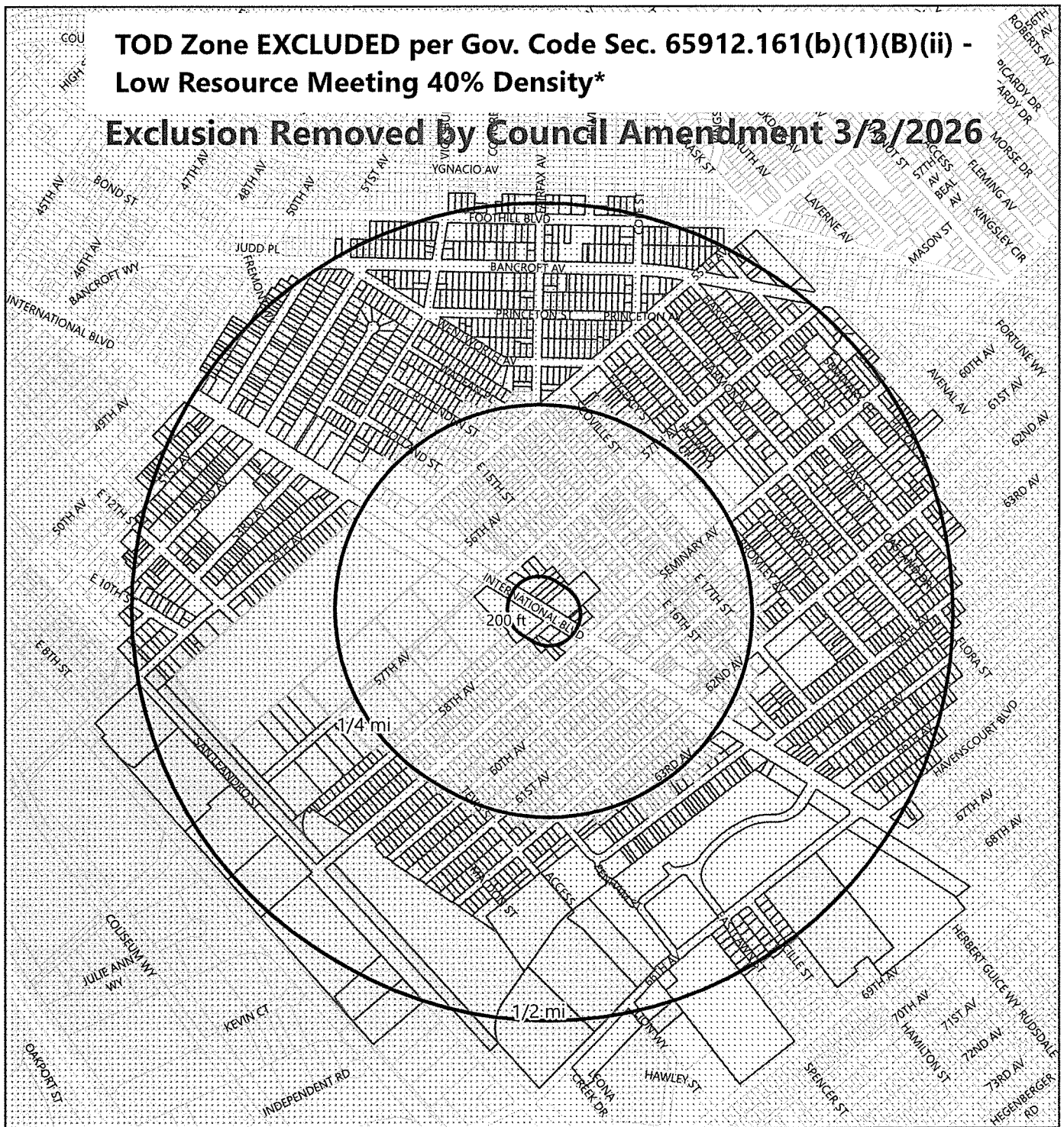


**MAP 36. 54th Ave
Tier 2 TOD Stop**



**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet



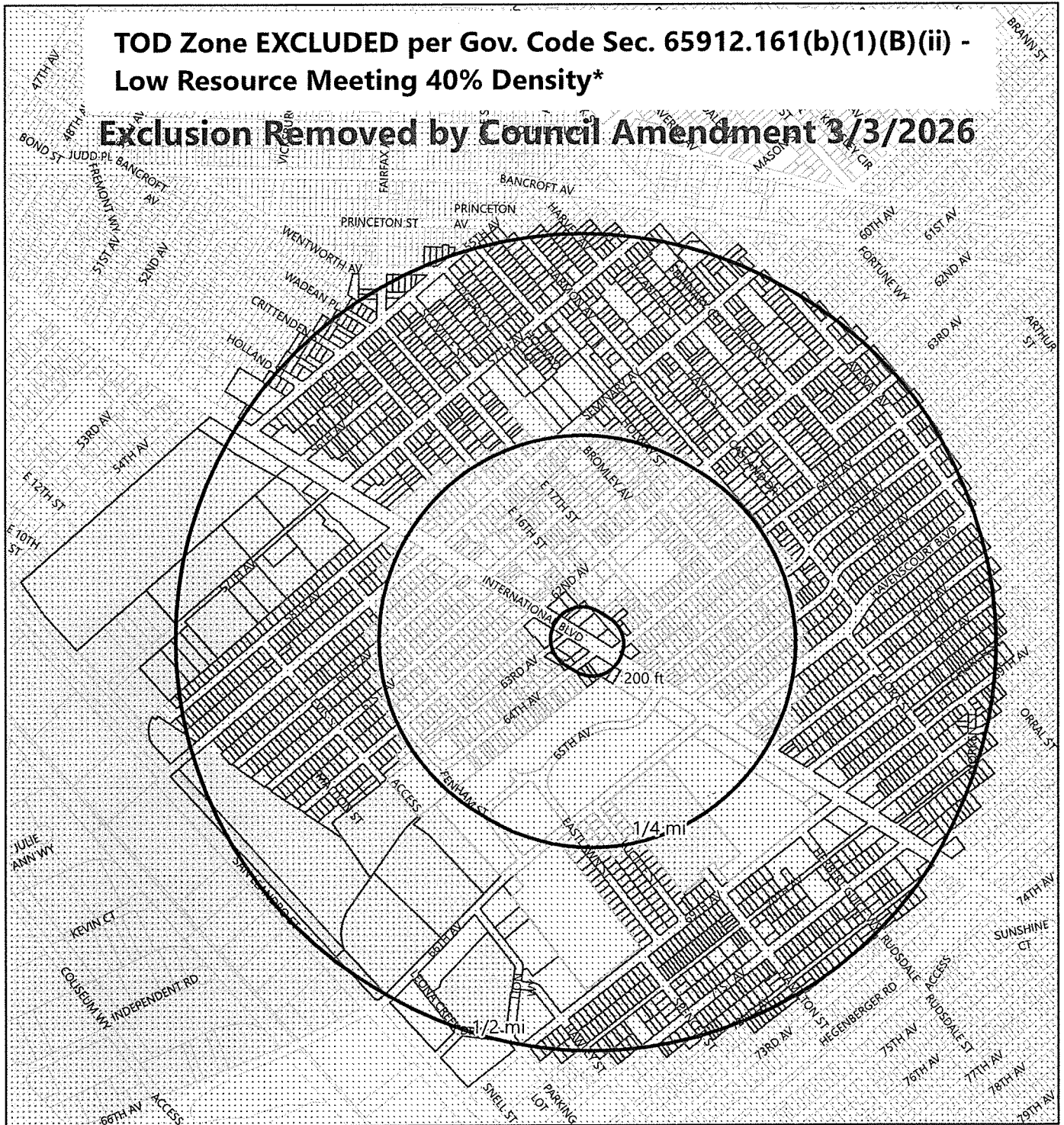
**MAP 37. Seminary
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

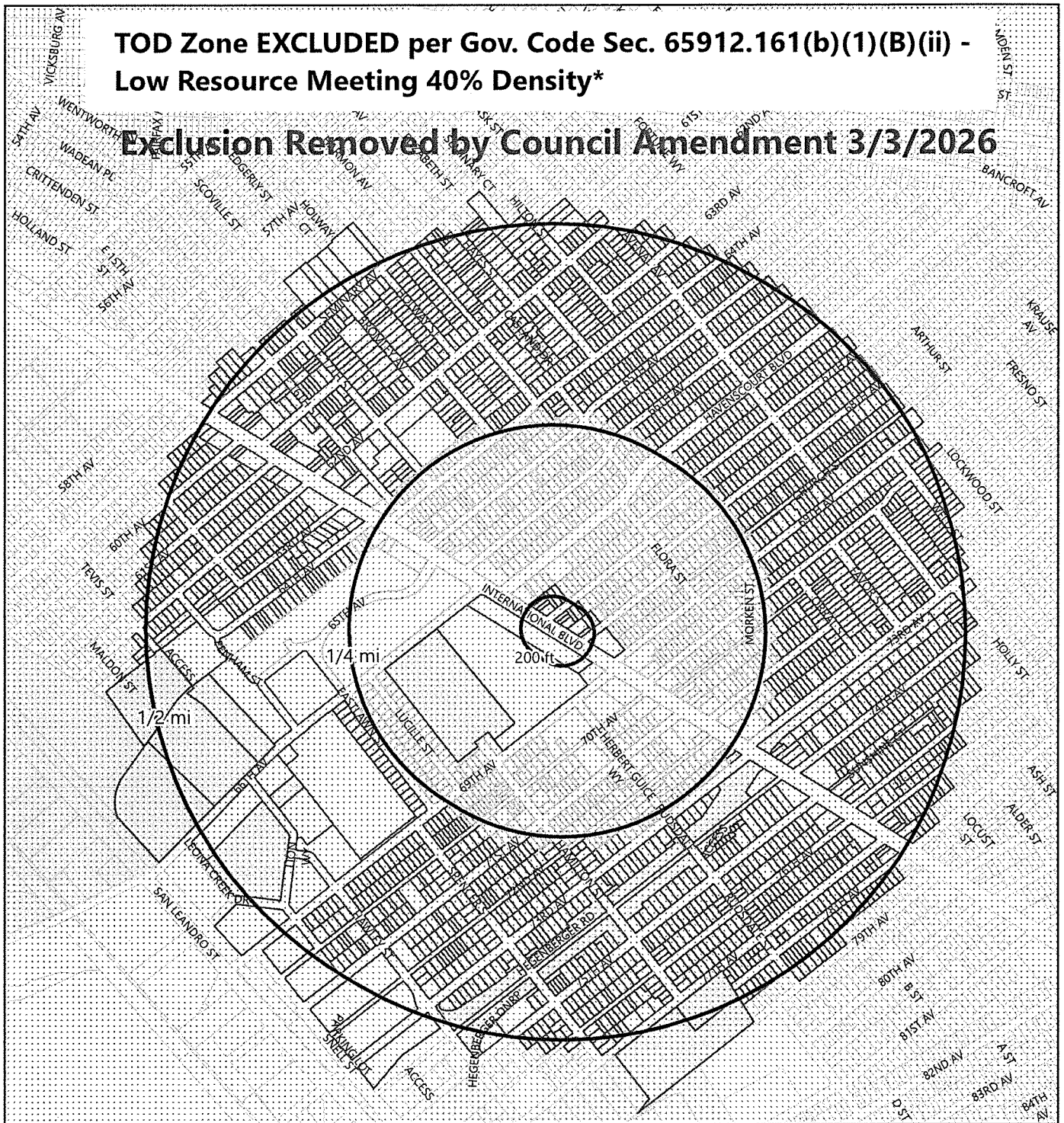


**MAP 38. 63rd Ave
Tier 2 TOD Stop**



**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000
 Feet



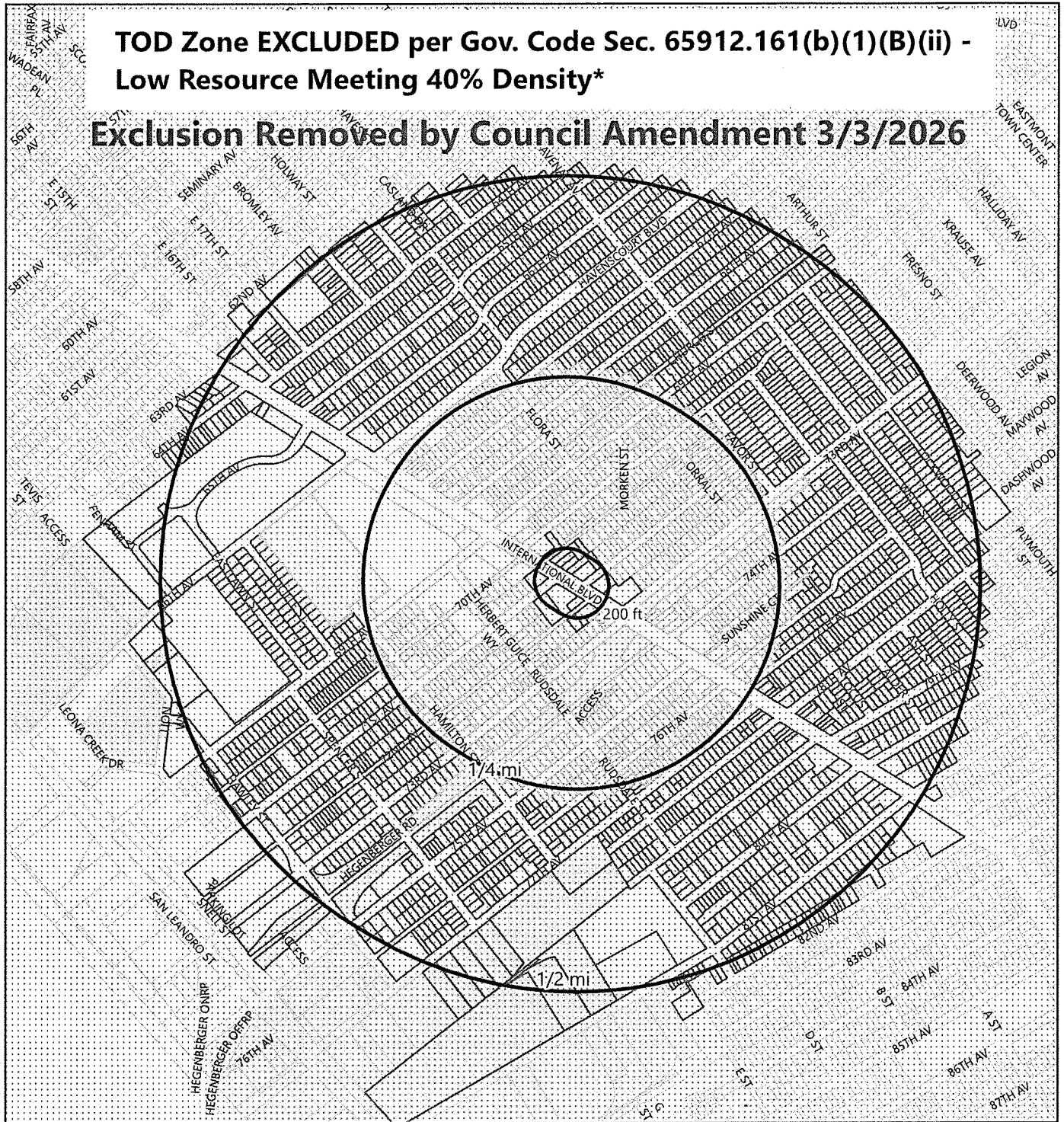
**MAP 39. 67th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way; or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet



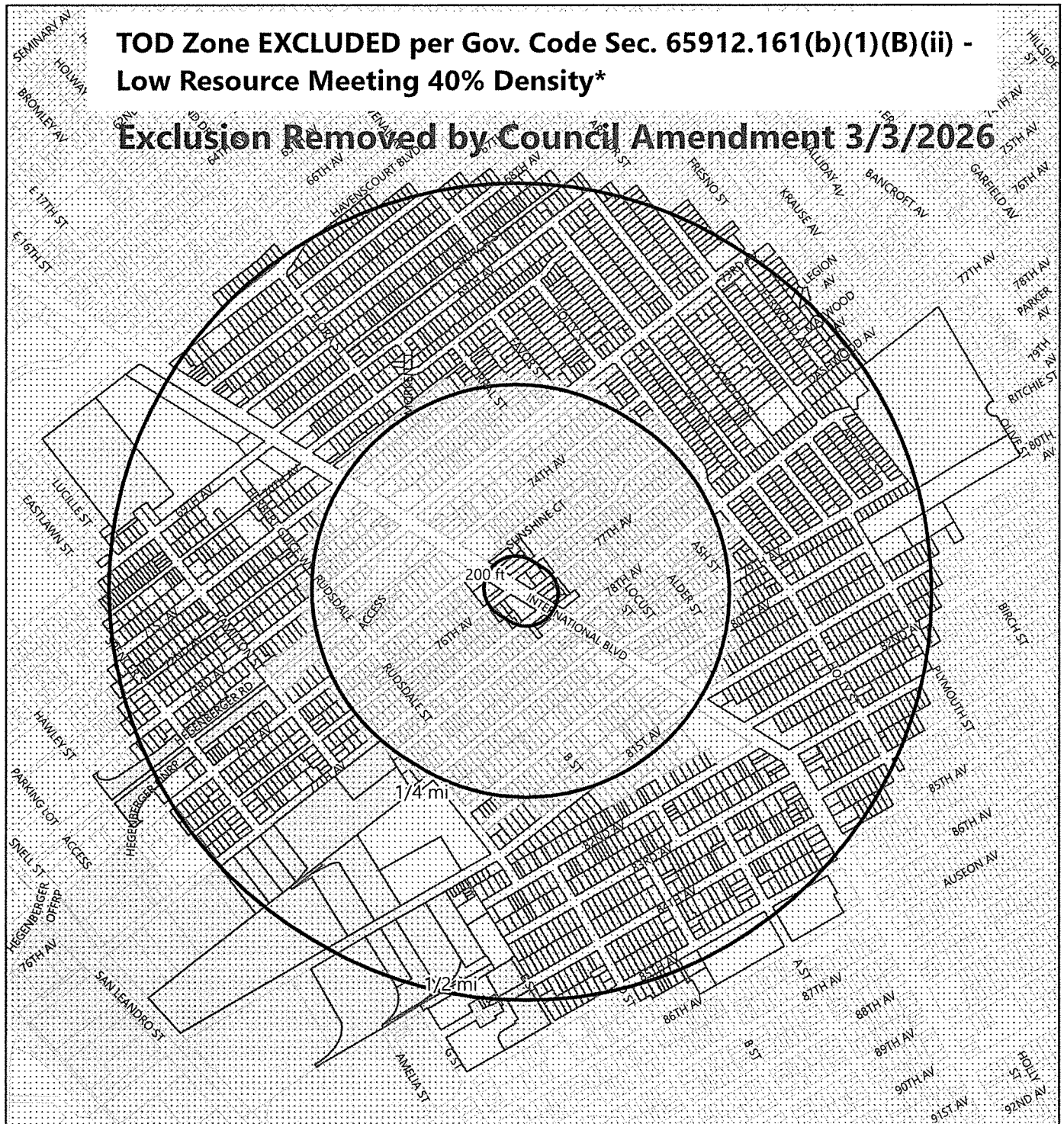
**MAP 40. 73rd Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Low Resource

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet



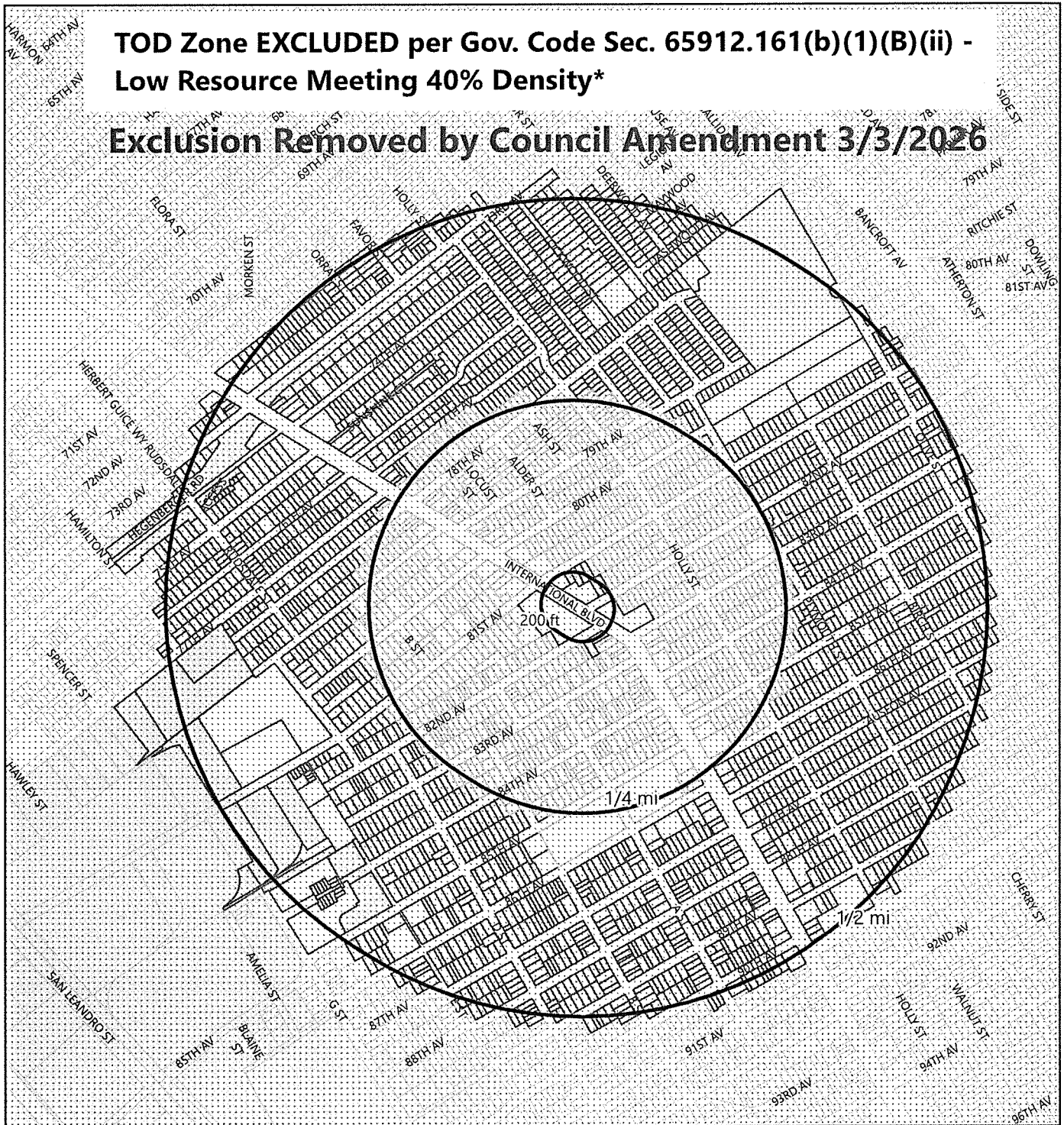
**MAP 41. 77th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

**TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) -
Low Resource Meeting 40% Density***

Exclusion Removed by Council Amendment 3/3/2026



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial;
right of way, or water

Low Resource

* Parcels located within overlapping
TOD zones are excluded from SB 79
if any of the TOD zones are excluded.
Parcels may also be excluded based on
additional SB 79 exclusion criteria.

1,000

Feet

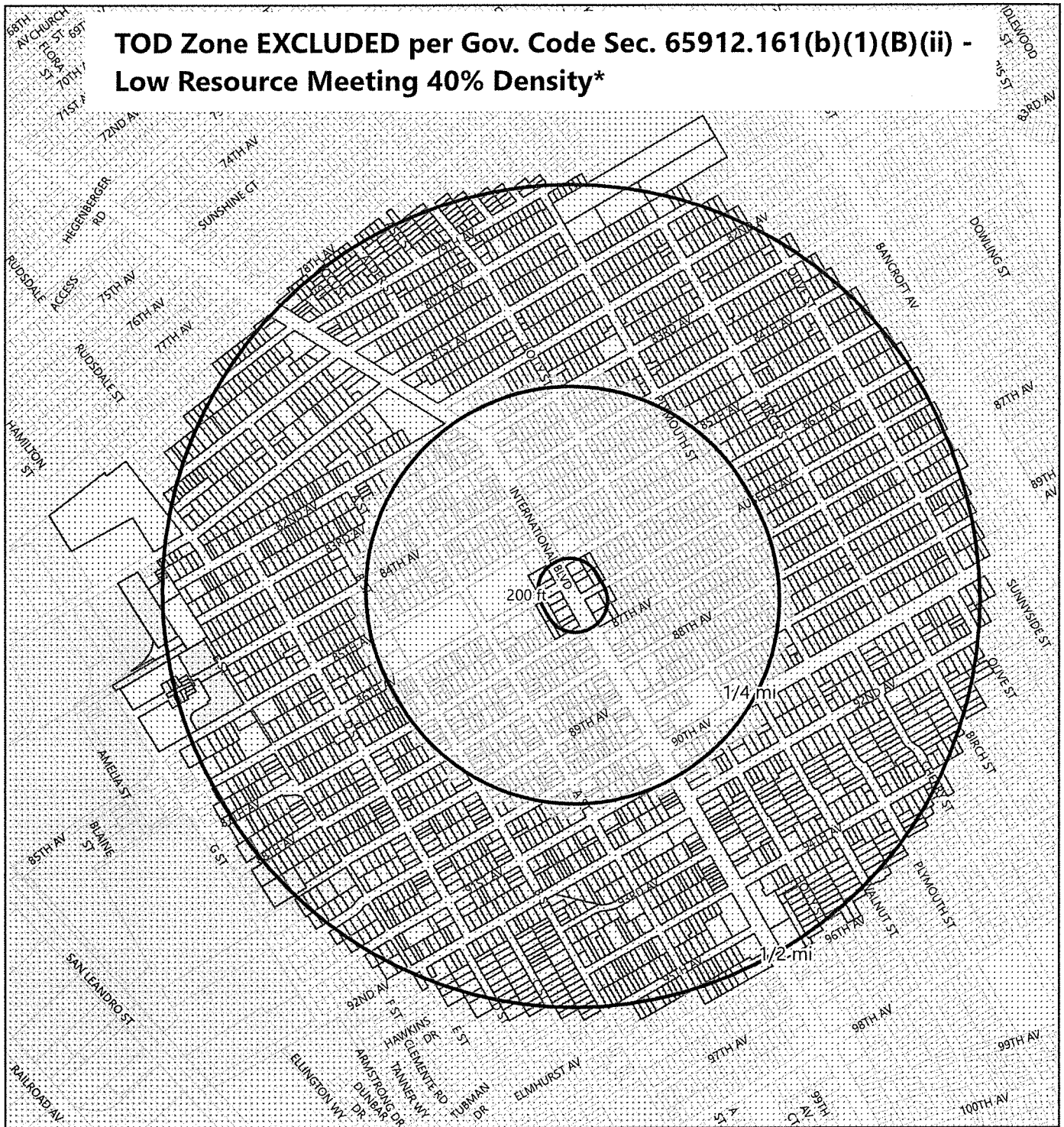


**MAP 42. 82nd Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000
 Feet

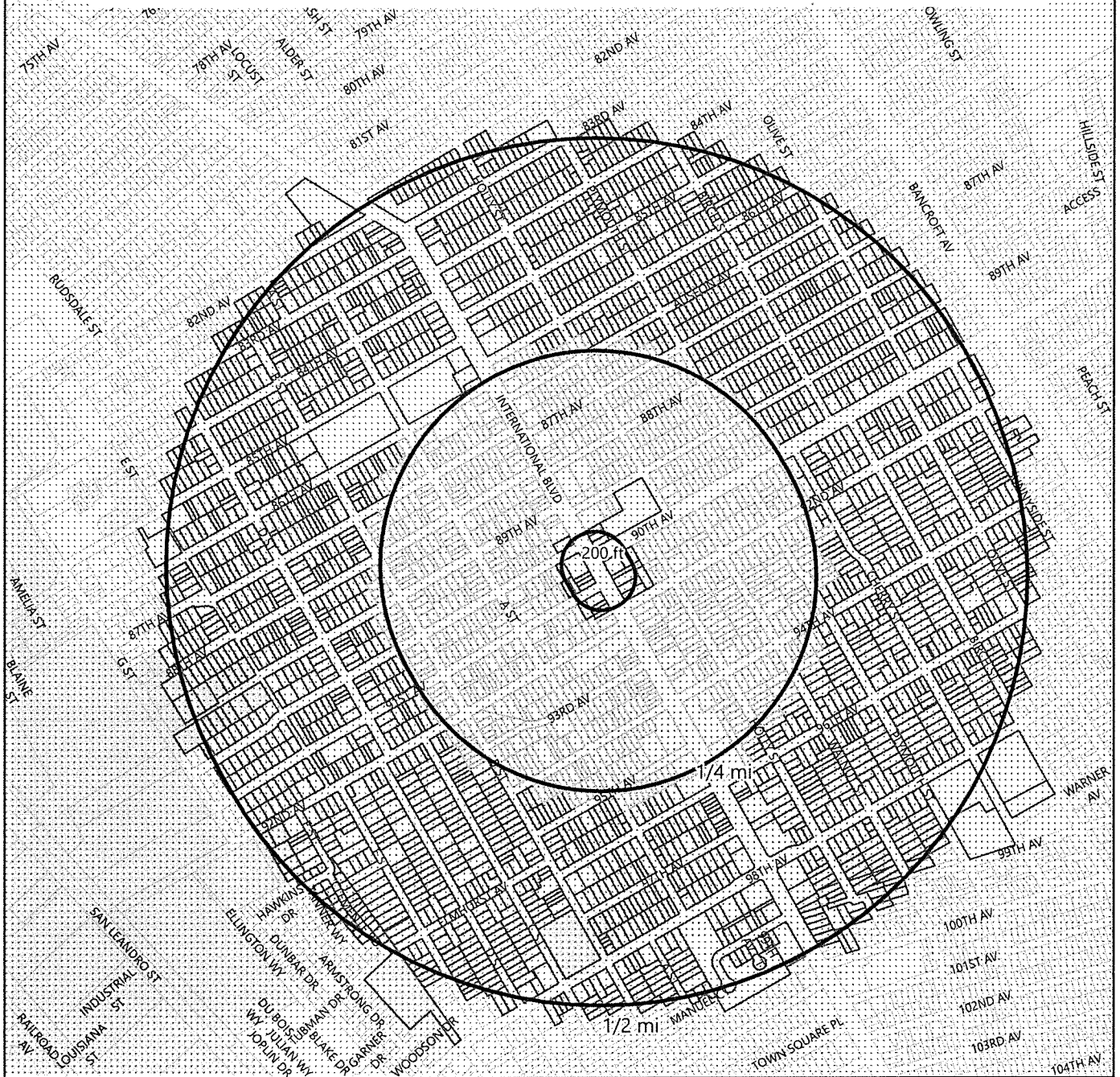


**MAP 43. 86th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way, or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet

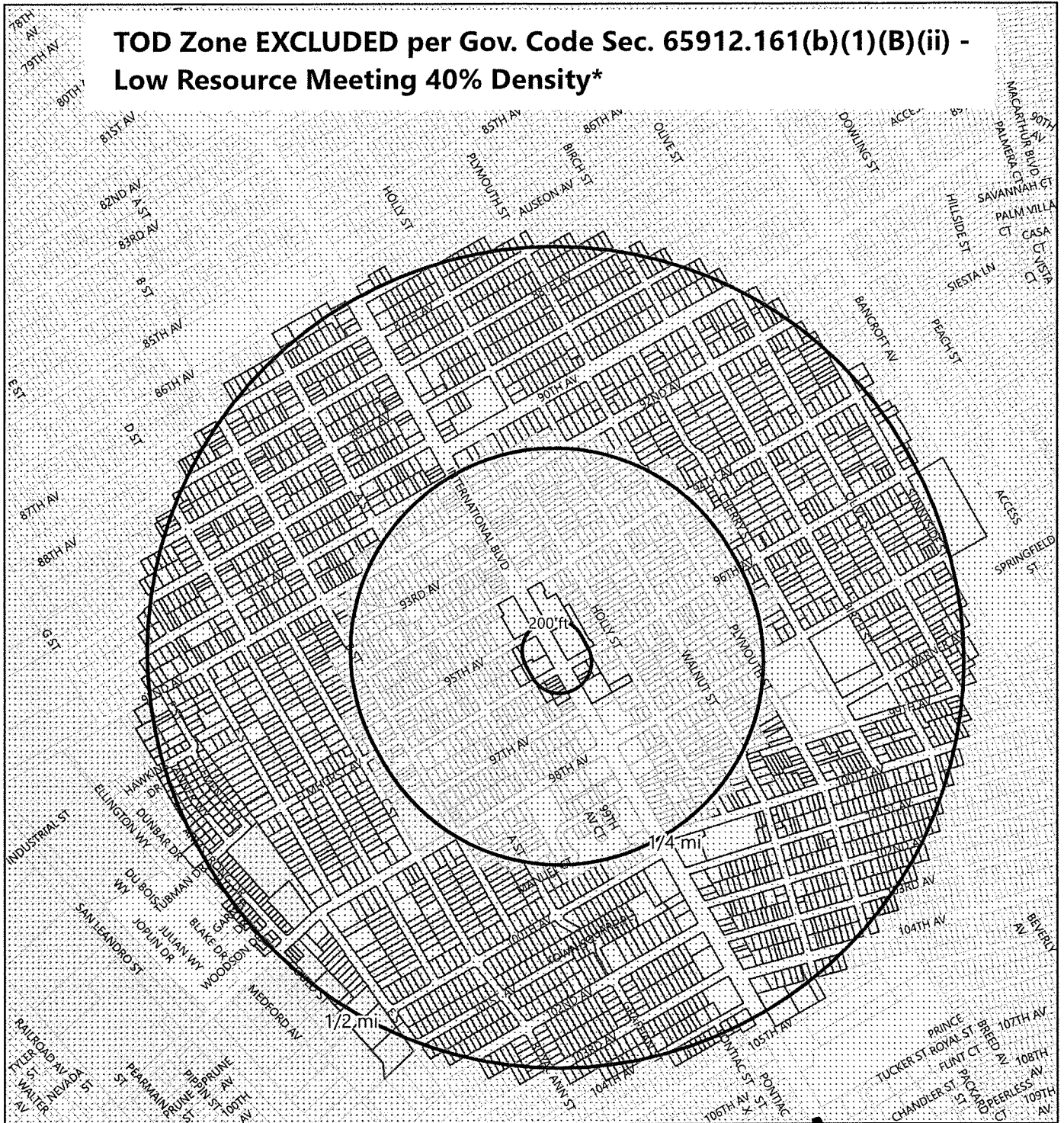


**MAP 44. 90th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet



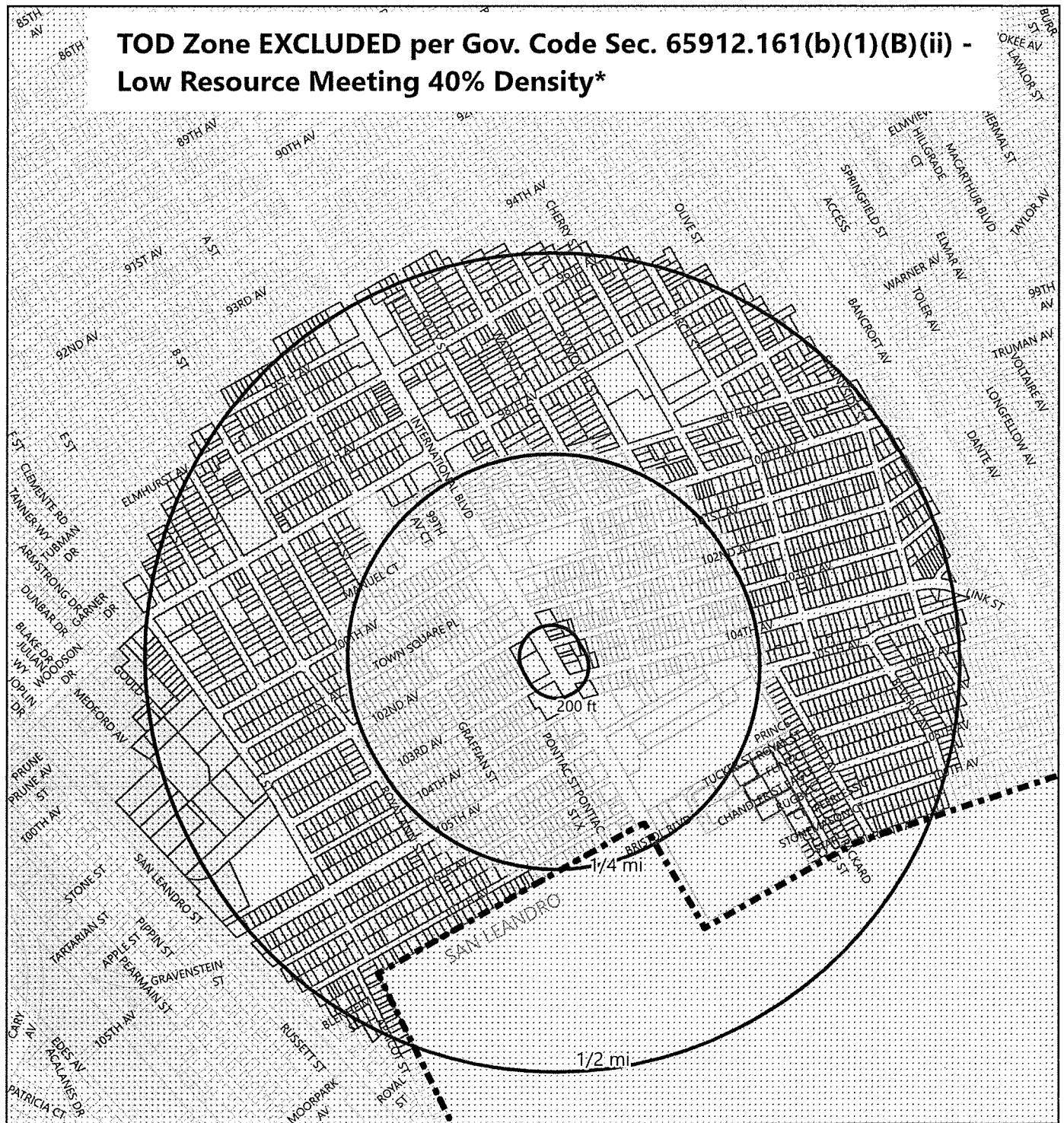
**MAP 45. 95th Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

The map shows a street grid with a central area labeled 'TOD Zone EXCLUDED'. This area is defined by a dashed circle with a radius of 1/4 mile. A larger solid circle with a radius of 1/2 mile is also shown. The map includes street names such as 82ND AV, 84TH AV, 85TH AV, 86TH AV, 87TH AV, 88TH AV, 89TH AV, 90TH AV, 91ST, 92ND AV, 93RD AV, 94TH AV, 95TH AV, 96TH AV, 97TH AV, 98TH AV, 99TH AV, 100TH AV, 101ST, 102ND AV, 103RD AV, 104TH AV, 105TH AV, 106TH AV, 107TH AV, 108TH AV, 109TH AV, 110TH AV, 111ST, 112ND AV, 113RD AV, 114TH AV, 115TH AV, 116TH AV, 117ST, 118ND AV, 119TH AV, 120TH AV, 121ST, 122ND AV, 123RD AV, 124TH AV, 125TH AV, 126TH AV, 127ST, 128ND AV, 129TH AV, 130TH AV, 131ST, 132ND AV, 133RD AV, 134TH AV, 135TH AV, 136TH AV, 137ST, 138ND AV, 139TH AV, 140TH AV, 141ST, 142ND AV, 143RD AV, 144TH AV, 145TH AV, 146TH AV, 147ST, 148ND AV, 149TH AV, 150TH AV, 151ST, 152ND AV, 153RD AV, 154TH AV, 155TH AV, 156TH AV, 157ST, 158ND AV, 159TH AV, 160TH AV, 161ST, 162ND AV, 163RD AV, 164TH AV, 165TH AV, 166TH AV, 167ST, 168ND AV, 169TH AV, 170TH AV, 171ST, 172ND AV, 173RD AV, 174TH AV, 175TH AV, 176TH AV, 177ST, 178ND AV, 179TH AV, 180TH AV, 181ST, 182ND AV, 183RD AV, 184TH AV, 185TH AV, 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AV, 293RD AV, 294TH AV, 295TH AV, 296TH AV, 297ST, 298ND AV, 299TH AV, 300TH AV, 301ST, 302ND AV, 303RD AV, 304TH AV, 305TH AV, 306TH AV, 307ST, 308ND AV, 309TH AV, 310TH AV, 311ST, 312ND AV, 313RD AV, 314TH AV, 315TH AV, 316TH AV, 317ST, 318ND AV, 319TH AV, 320TH AV, 321ST, 322ND AV, 323RD AV, 324TH AV, 325TH AV, 326TH AV, 327ST, 328ND AV, 329TH AV, 330TH AV, 331ST, 332ND AV, 333RD AV, 334TH AV, 335TH AV, 336TH AV, 337ST, 338ND AV, 339TH AV, 340TH AV, 341ST, 342ND AV, 343RD AV, 344TH AV, 345TH AV, 346TH AV, 347ST, 348ND AV, 349TH AV, 350TH AV, 351ST, 352ND AV, 353RD AV, 354TH AV, 355TH AV, 356TH AV, 357ST, 358ND AV, 359TH AV, 360TH AV, 361ST, 362ND AV, 363RD AV, 364TH AV, 365TH AV, 366TH AV, 367ST, 368ND AV, 369TH AV, 370TH AV, 371ST, 372ND AV, 373RD AV, 374TH AV, 375TH AV, 376TH AV, 377ST, 378ND AV, 379TH AV, 380TH AV, 381ST, 382ND AV, 383RD AV, 384TH AV, 385TH AV, 386TH AV, 387ST, 388ND AV, 389TH AV, 390TH AV, 391ST, 392ND AV, 393RD AV, 394TH AV, 395TH AV, 396TH AV, 397ST, 398ND AV, 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TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*



SB 79 Eligibility & Exclusion Analysis

Parcel distance from transit stop entrance

within 200 ft

200 ft to 1/4 mi

1/4 mi to 1/2 mi

Ineligible - not zoned for residential, mixed-use or commercial; right of way; or water

Low Resource

* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.

1,000

Feet



**MAP 47. 103rd Ave
Tier 2 TOD Stop**



Planning & Building Department February 4, 2026

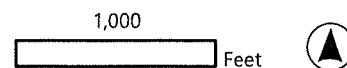
TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*

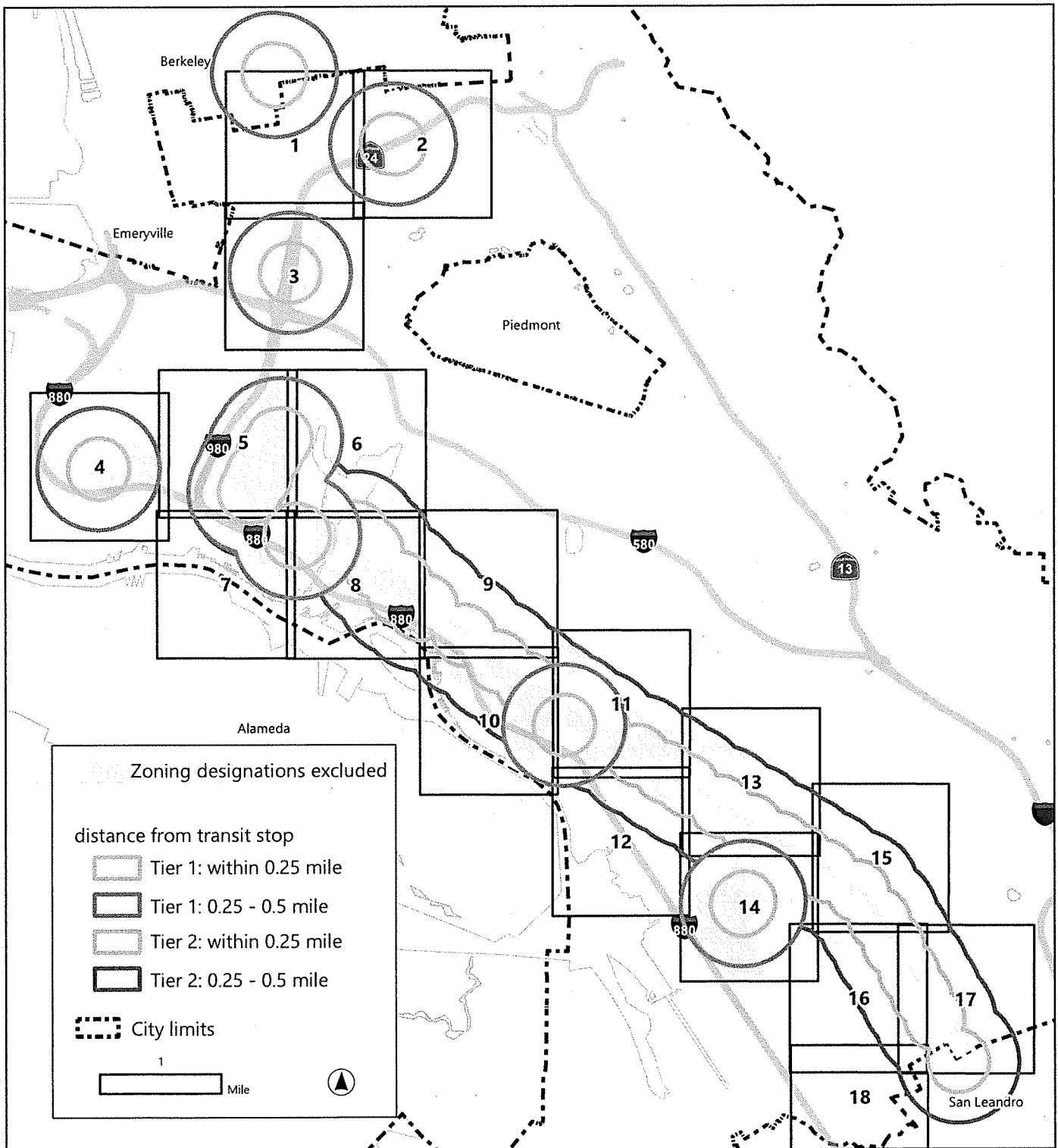
This map illustrates the TOD Zone EXCLUDED per Gov. Code Sec. 65912.161(b)(1)(B)(ii) - Low Resource Meeting 40% Density*. The map shows a street grid with various streets labeled, including Elmhurst Av., B St., C St., D St., 95th St., 97th St., 98th St., 99th St., 100th St., 101st St., 102nd St., 103rd St., 104th St., 105th St., 106th St., 107th St., 108th St., 109th St., 110th St., 111th St., 112th St., 113th St., 114th St., 115th St., 116th St., 117th St., 118th St., 119th St., 120th St., 121st St., 122nd St., 123rd St., 124th St., 125th St., 126th St., 127th St., 128th St., 129th St., 130th St., 131st St., 132nd St., 133rd St., 134th St., 135th St., 136th St., 137th St., 138th St., 139th St., 140th St., 141st St., 142nd St., 143rd St., 144th St., 145th St., 146th St., 147th St., 148th St., 149th St., 150th St., 151st St., 152nd St., 153rd St., 154th St., 155th St., 156th St., 157th St., 158th St., 159th St., 160th St., 161st St., 162nd St., 163rd St., 164th St., 165th St., 166th St., 167th St., 168th St., 169th St., 170th St., 171st St., 172nd St., 173rd St., 174th St., 175th St., 176th St., 177th St., 178th St., 179th St., 180th St., 181st St., 182nd St., 183rd St., 184th St., 185th St., 186th St., 187th St., 188th St., 189th St., 190th St., 191st St., 192nd St., 193rd St., 194th St., 195th St., 196th St., 197th St., 198th St., 199th St., 200th St.

Parcel distance from transit stop entrance

-  Low Resource

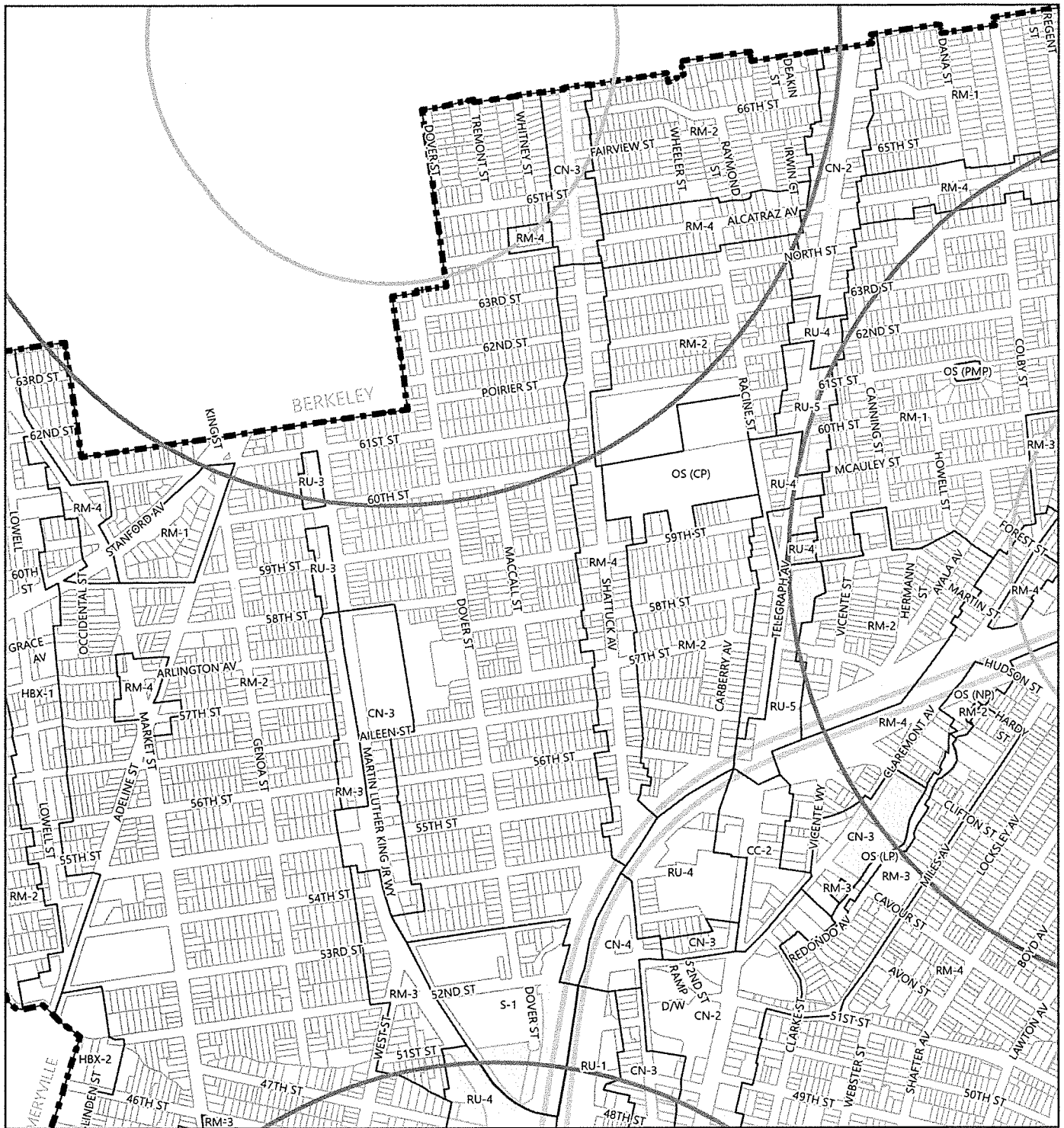
* Parcels located within overlapping TOD zones are excluded from SB 79 if any of the TOD zones are excluded. Parcels may also be excluded based on additional SB 79 exclusion criteria.



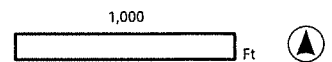


**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**





**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

Zoning designations excluded

- Base zones
- City limits

Planning & Building Department

February 4, 2026

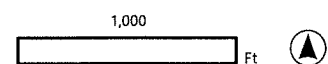


**Exclusion Removed by Council Amendment
3/3/2026**

Map 1. Ashby BART



SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)

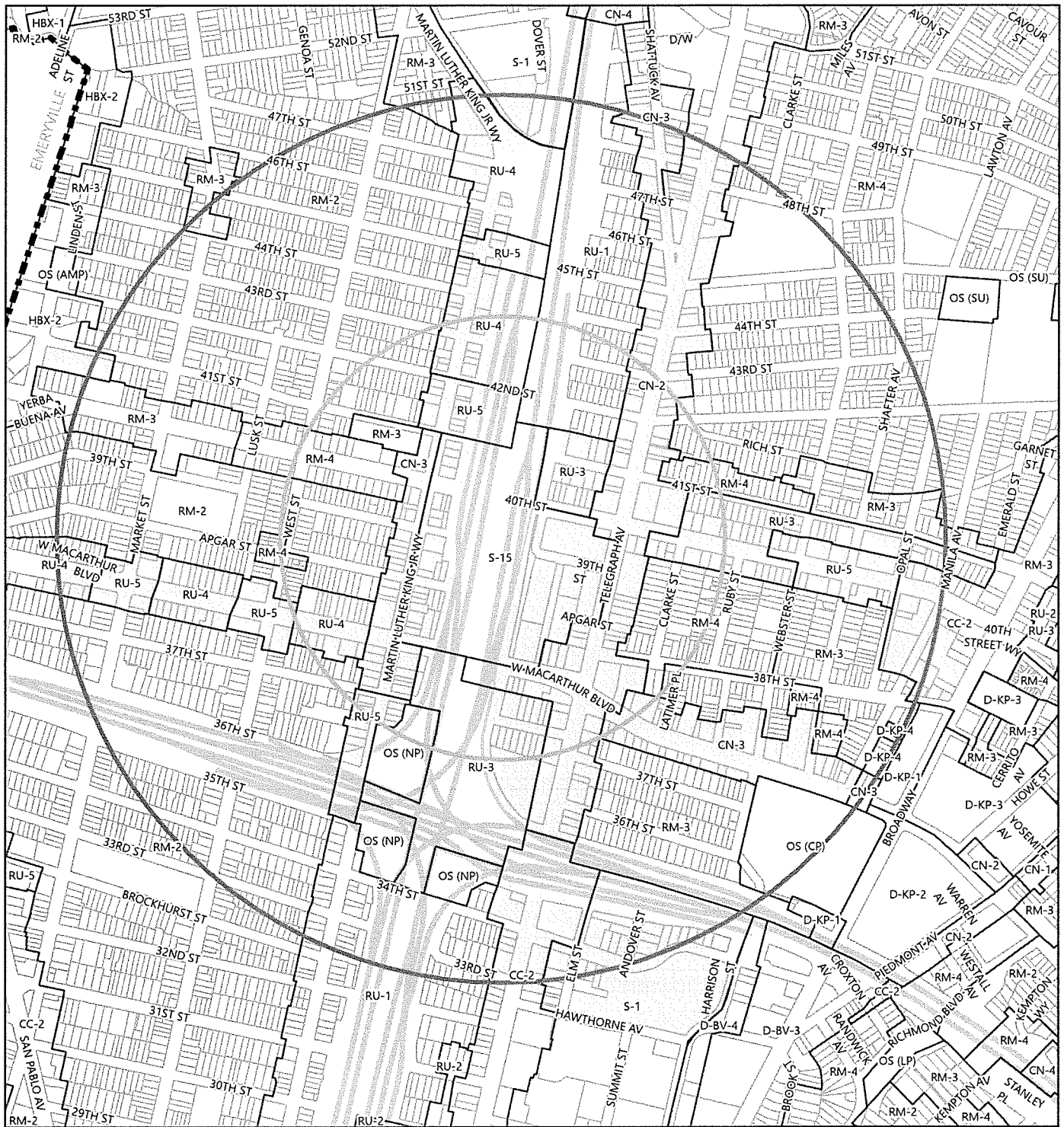


- TOD Zones**
- Tier 1: within 1/4 mi
 - Tier 1: 1/4 to 1/2 mi
 - Tier 2: 1/4 to 1/2 mi
 - Tier 2: within 1/4 mi

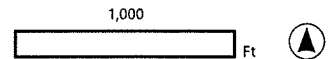
- Zoning designations excluded**
- Base zones
 - City limits

Planning & Building Department
 February 4, 2026
 CITY OF OAKLAND

Exclusion Removed by Council
Amendment 3/3/2026 Map 2. Rockridge BART



**SB 79 Site Exclusion Analysis -
 Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
 (50 percent density and residential FAR)**



TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

Zoning designations excluded

- Base zones
- City limits

Planning & Building Department

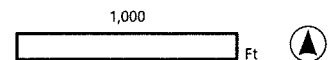
February 4, 2026



**Exclusion Removed by Council
 Amendment 3/3/2026 Map 3. MacArthur BART**



**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

Zoning designations excluded

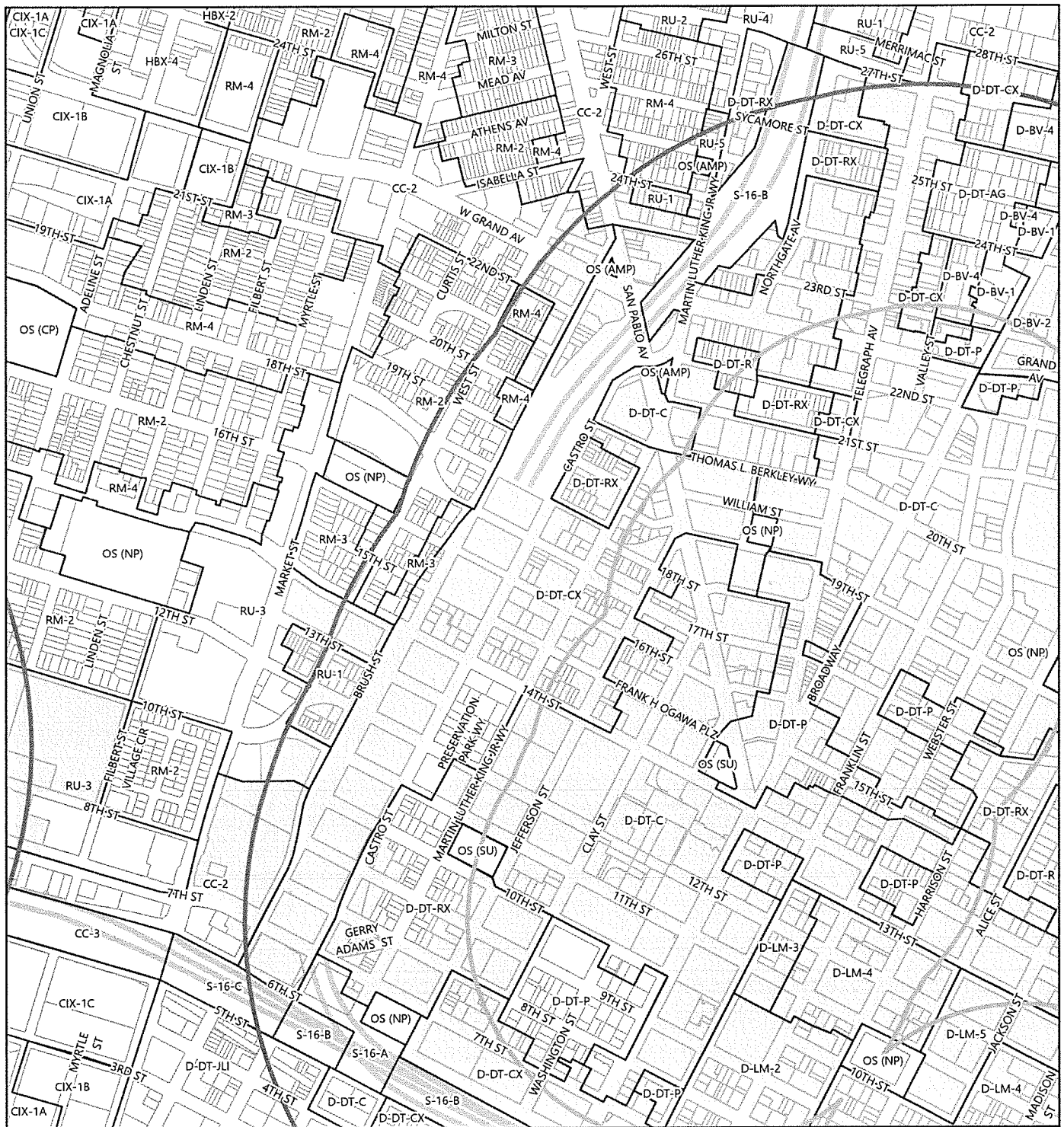
- Base zones
- City limits

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February 4, 2026



Map 4. West Oakland BART



**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**

TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

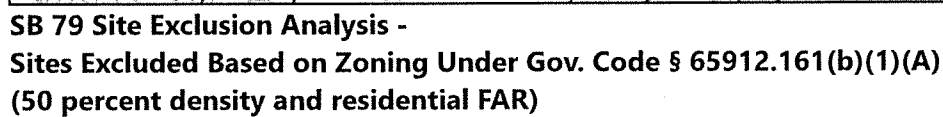
Zoning designations excluded

- Base zones
- City limits

Planning & Building Department

February 4, 2026





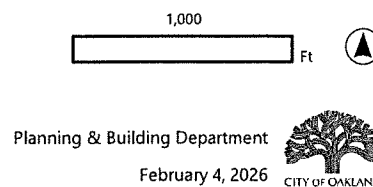
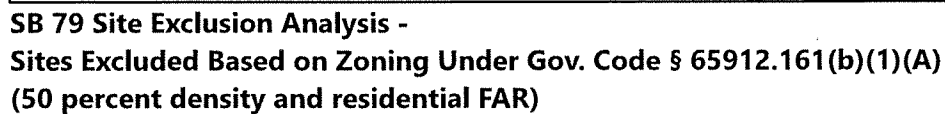
_____ Ft



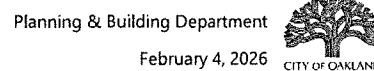
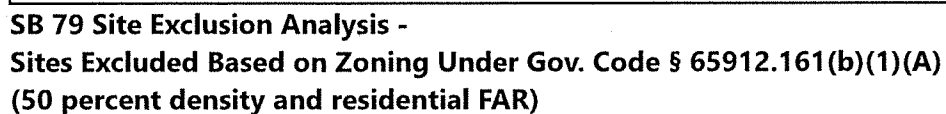
 Base zones
 City limits



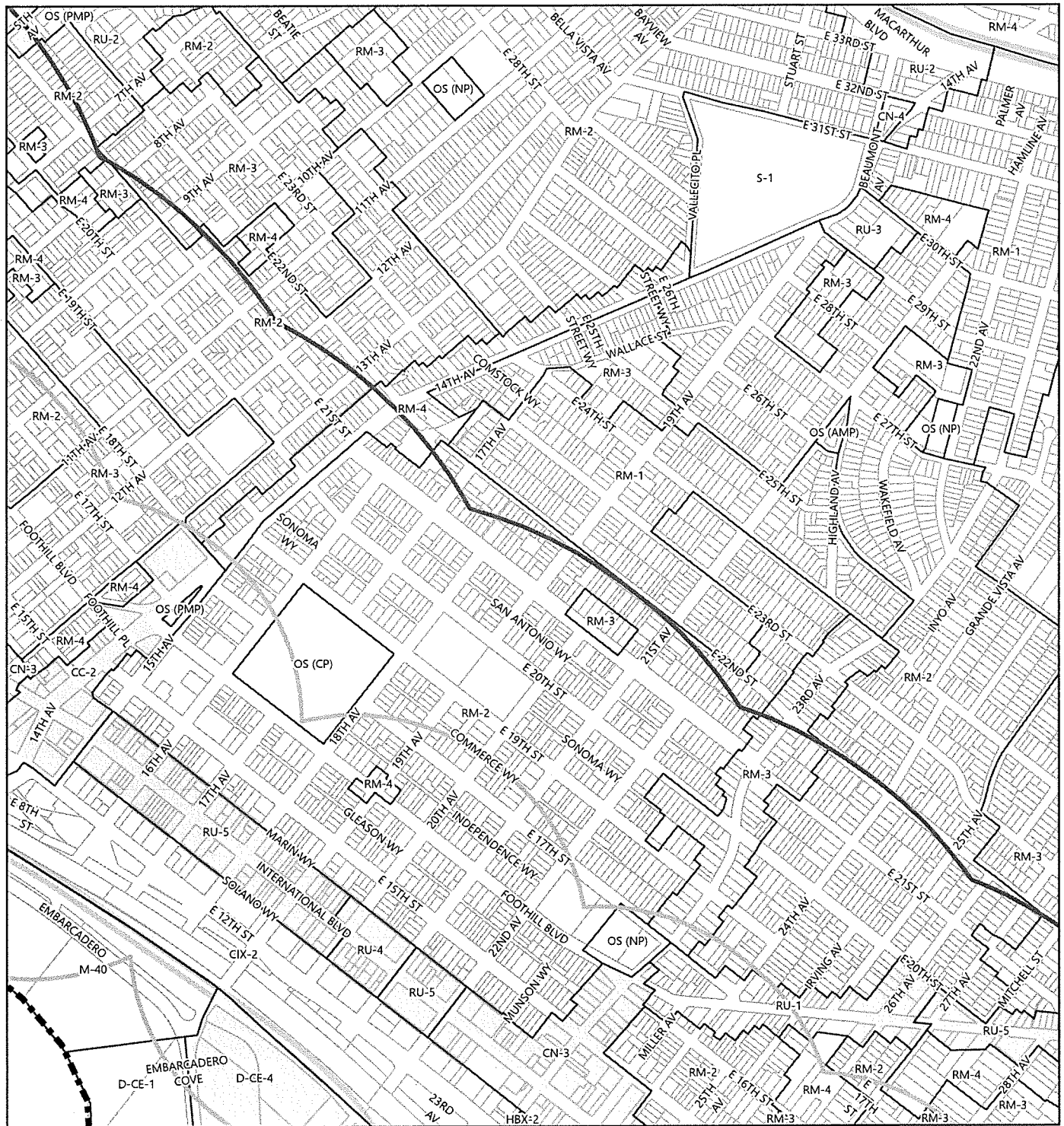
Map 6. Lake Merritt BART



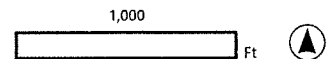
Map 7. Jack London Sq



Map 8. Lake Merritt BART to 14th Ave



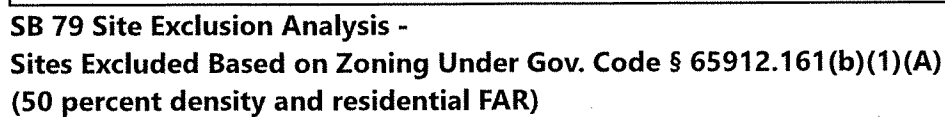
**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



- TOD Zones**
- Tier 1: within 1/4 mi
 - Tier 1: 1/4 to 1/2 mi
 - Tier 2: 1/4 to 1/2 mi
 - Tier 2: within 1/4 mi
- Zoning designations excluded**
- Base zones
 - City limits

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February 4, 2026
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Map 9. 7th Ave to 28th Ave



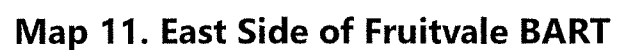
Ft

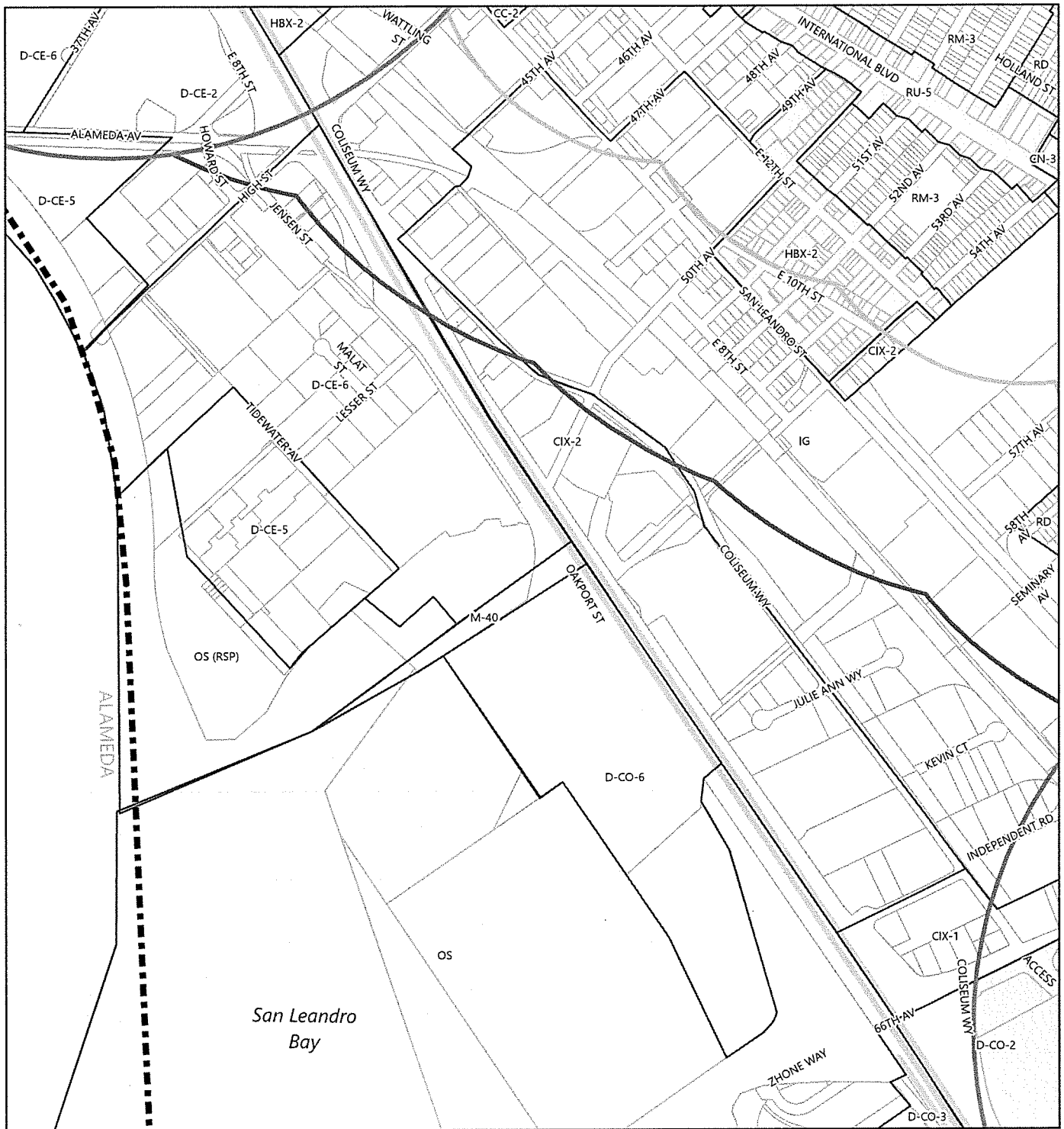


-  Tier 1: within 1/4 mi
-  Tier 1: 1/4 to 1/2 mi
-  Tier 2: 1/4 to 1/2 mi
-  Tier 2: within 1/4 mi

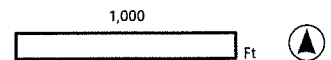
☐ Base zones

 City limits





**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

Zoning designations excluded

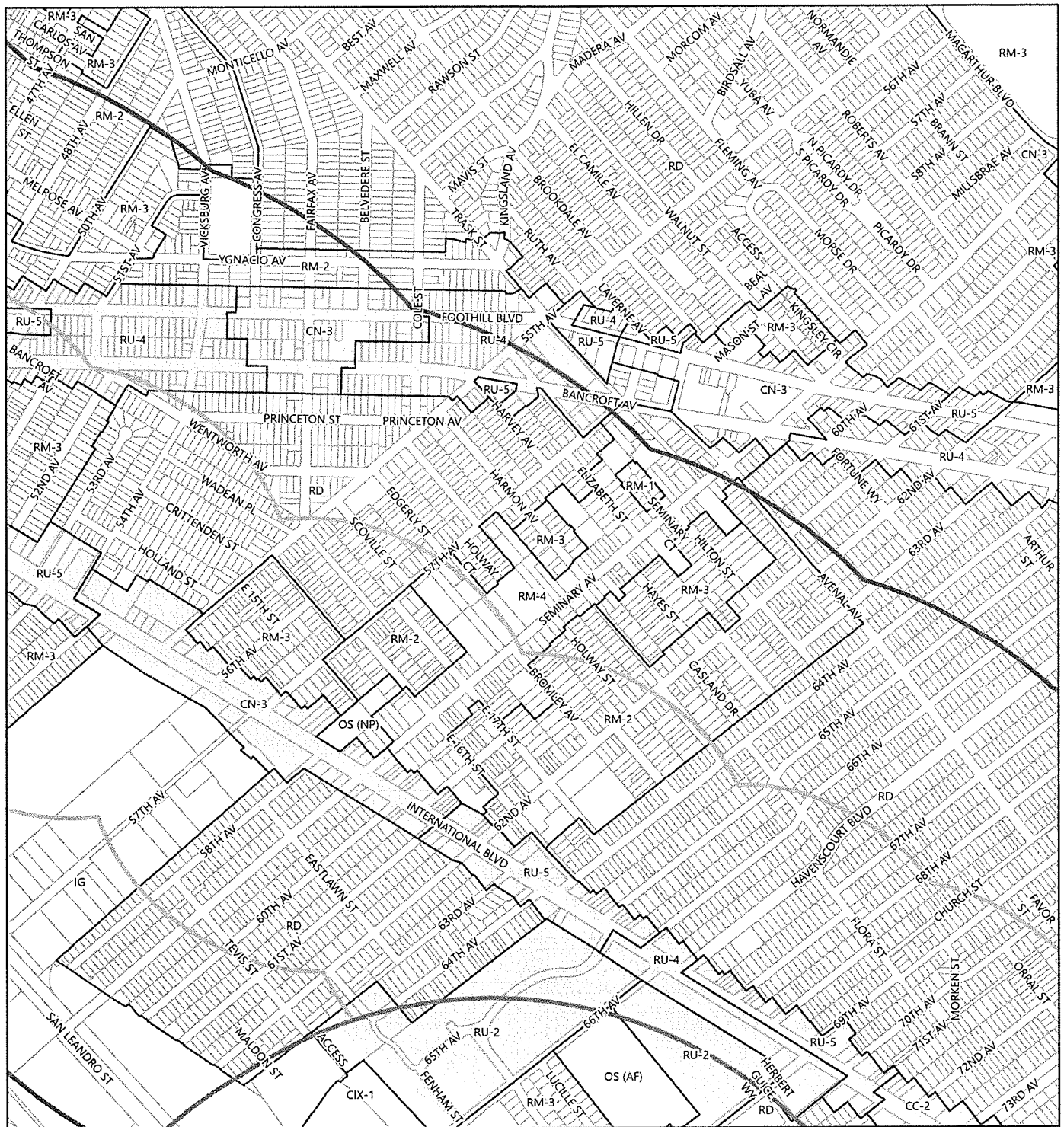
- Base zones
- City limits

Planning & Building Department

February 4, 2026



Map 12. Fruitvale to Coliseum BART



**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**

TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

Zoning designations excluded

- Base zones
- City limits

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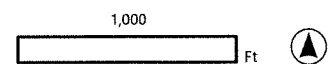
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Map 13. North of Coliseum BART



**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



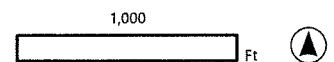
- | | |
|-----------------------|-------------------------------------|
| TOD Zones | Zoning designations excluded |
| Tier 1: within 1/4 mi | Base zones |
| Tier 1: 1/4 to 1/2 mi | City limits |
| Tier 2: 1/4 to 1/2 mi | |
| Tier 2: within 1/4 mi | |

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 CITY OF OAKLAND

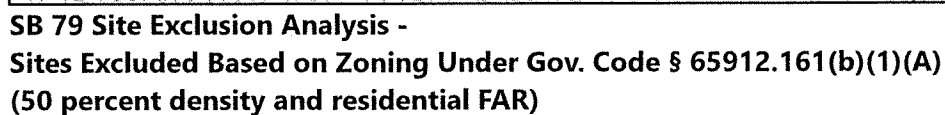
Map 14. Coliseum BART



**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



TOD Zones		Zoning designations excluded	
	Tier 1: within 1/4 mi		Base zones
	Tier 1: 1/4 to 1/2 mi		City limits
	Tier 2: 1/4 to 1/2 mi		
	Tier 2: within 1/4 mi		



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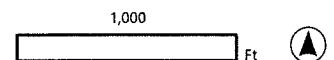


 Base zones
 City limits

Map 16. 81st Ave to City Limit (Bay Side)



**SB 79 Site Exclusion Analysis -
Sites Excluded Based on Zoning Under Gov. Code § 65912.161(b)(1)(A)
(50 percent density and residential FAR)**



TOD Zones

- Tier 1: within 1/4 mi
- Tier 1: 1/4 to 1/2 mi
- Tier 2: 1/4 to 1/2 mi
- Tier 2: within 1/4 mi

Zoning designations excluded

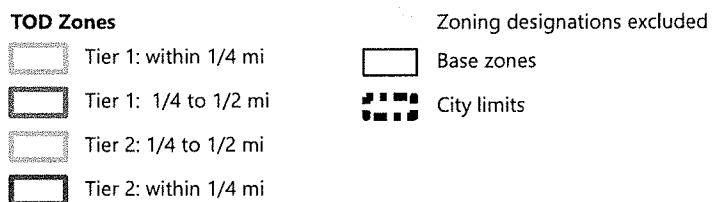
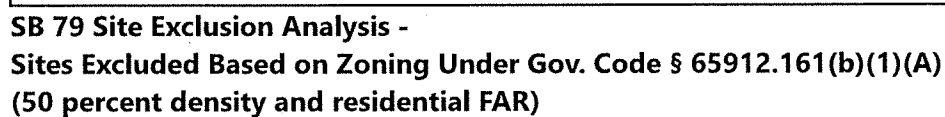
- Base zones
- City limits

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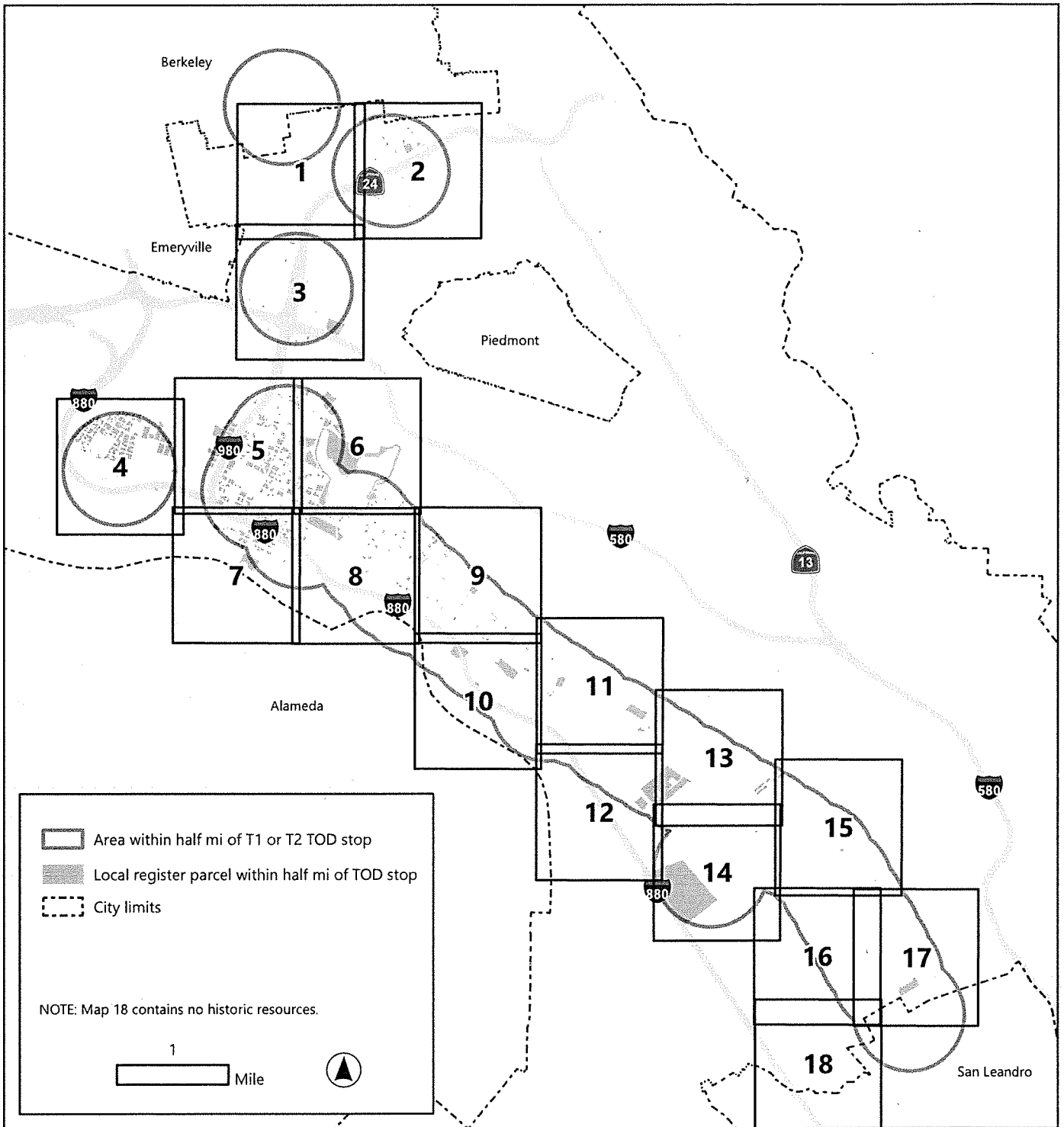
February 4, 2026



Map 17. 89th Ave to City Limit (Hills Side)

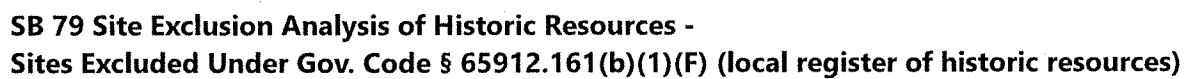


Map 18. San Leandro St & 107th Ave

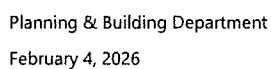


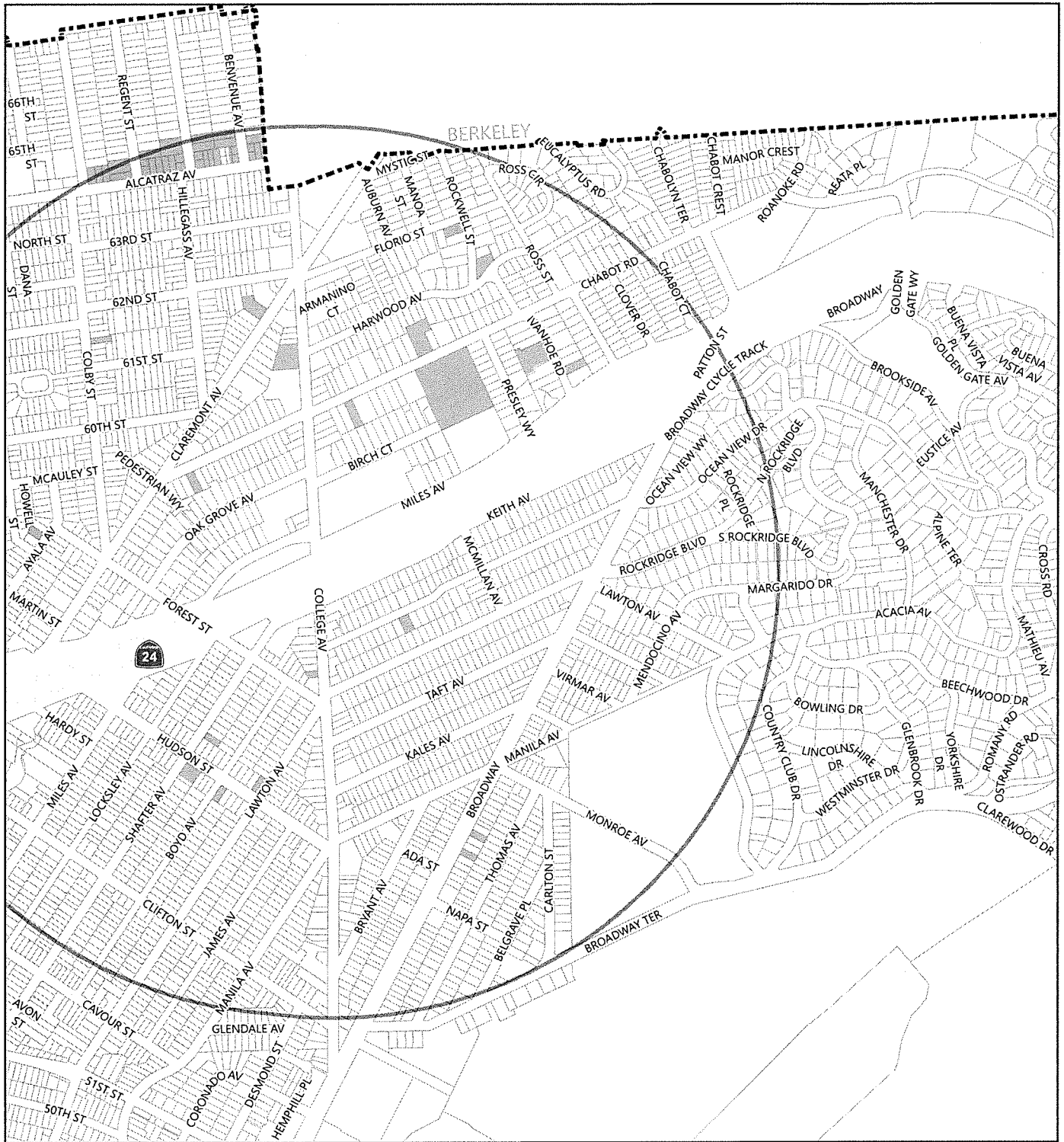
**SB 79 Site Exclusion Analysis of Historic Resources -
Sites Excluded Under Gov. Code § 65912.161(b)(1)(F) (local register of historic resources)**





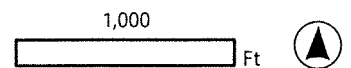
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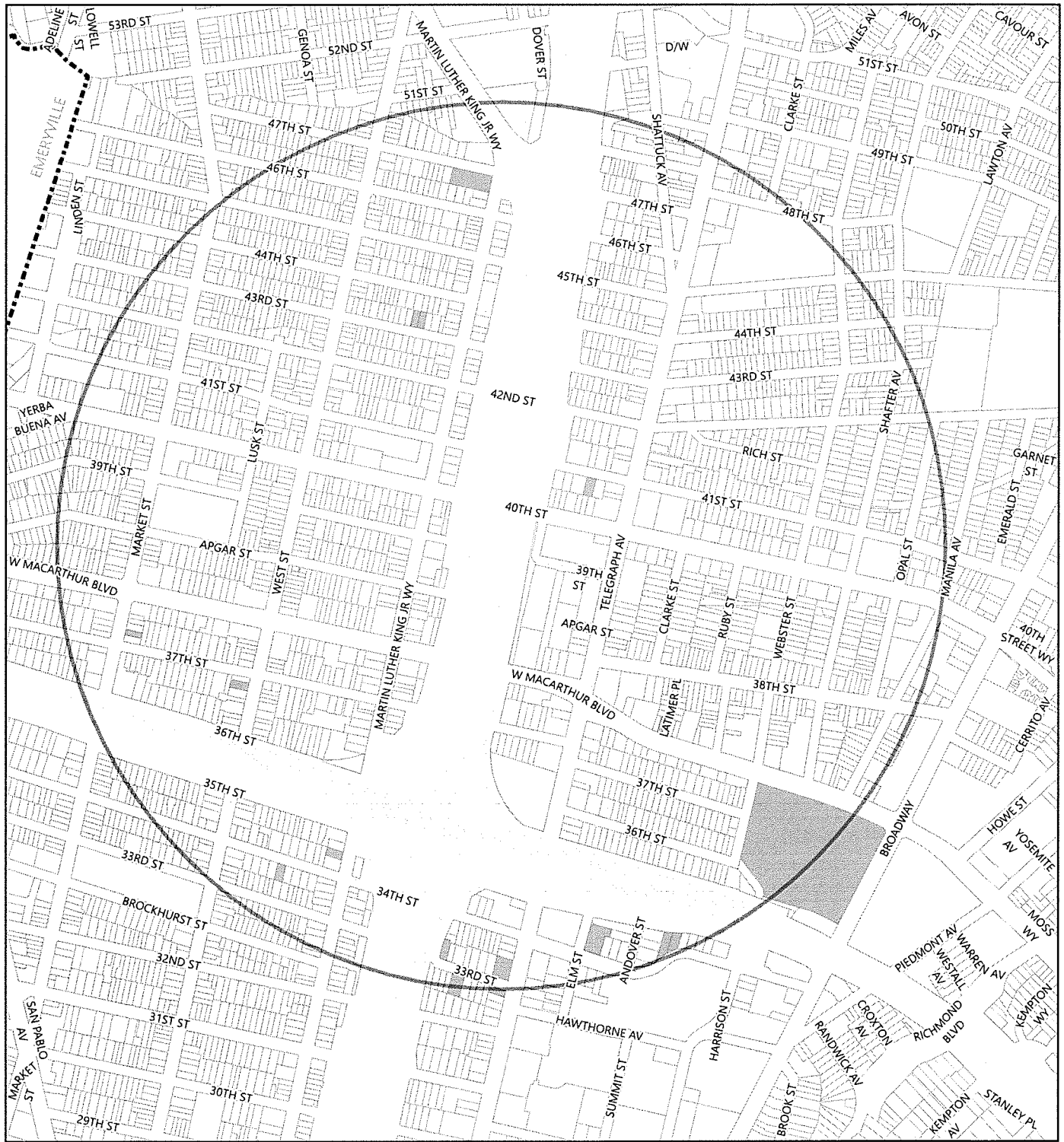
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- Half mile radius from TOD stop entrance
- Local Register parcel within half mi of TOD stop entrance
- City Limits



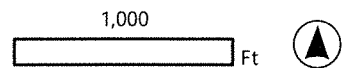
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Map 2. Rockridge BART



**SB 79 Site Exclusion Analysis of Historic Resources -
Sites Excluded Under Gov. Code § 65912.161(b)(1)(F) (local register of historic resources)**

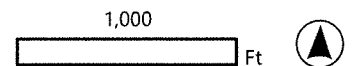
-  Half mile radius from TOD stop entrance
-  Local Register parcel within half mi of TOD stop entrance
-  City Limits

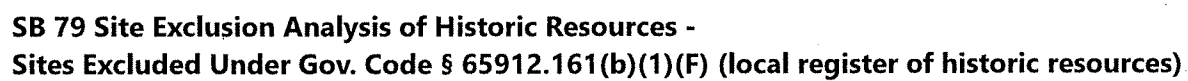




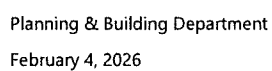
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-  City Limits

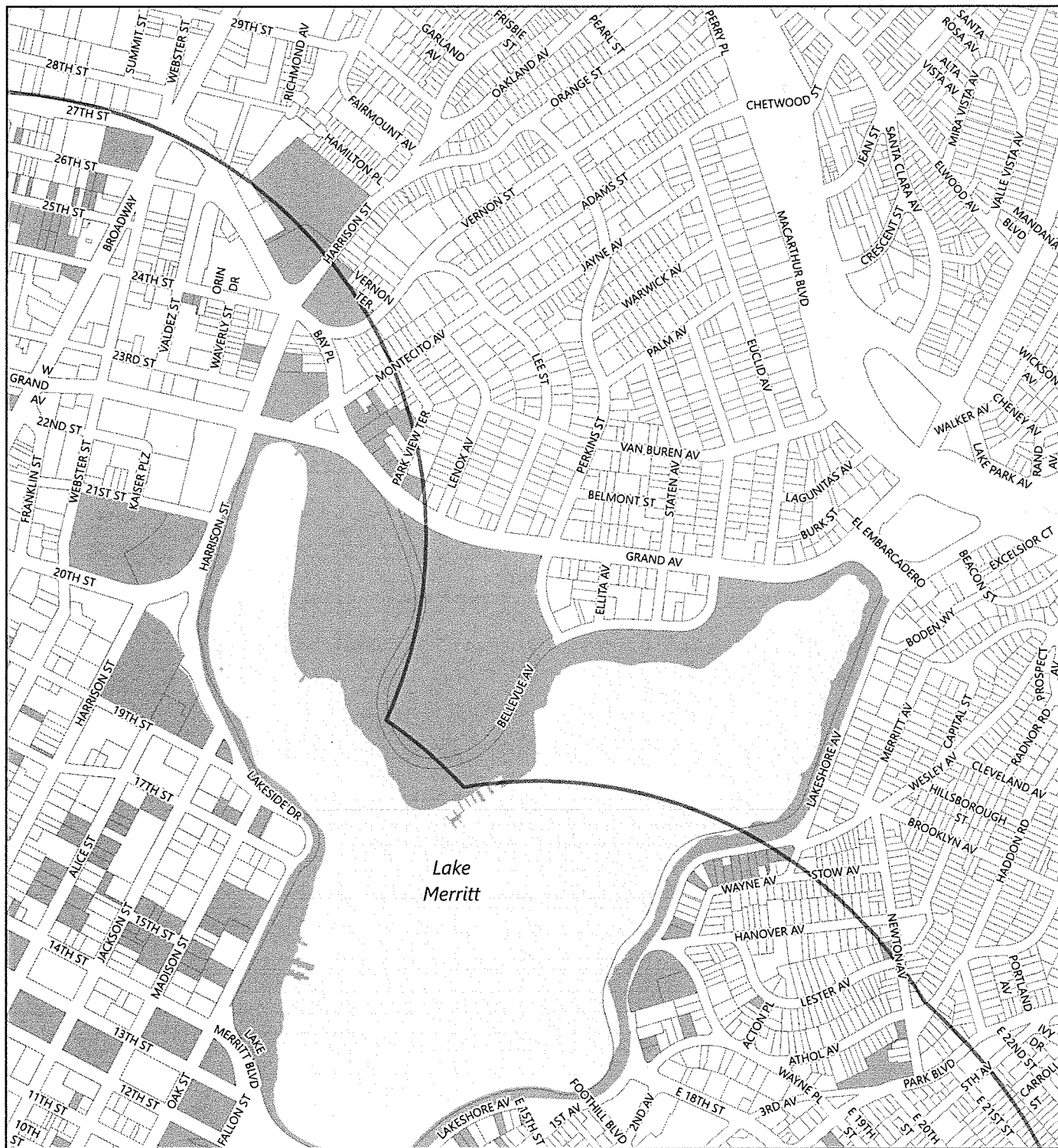




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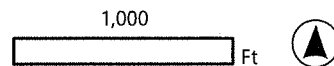


Map 5. 12th St & 19th St BART



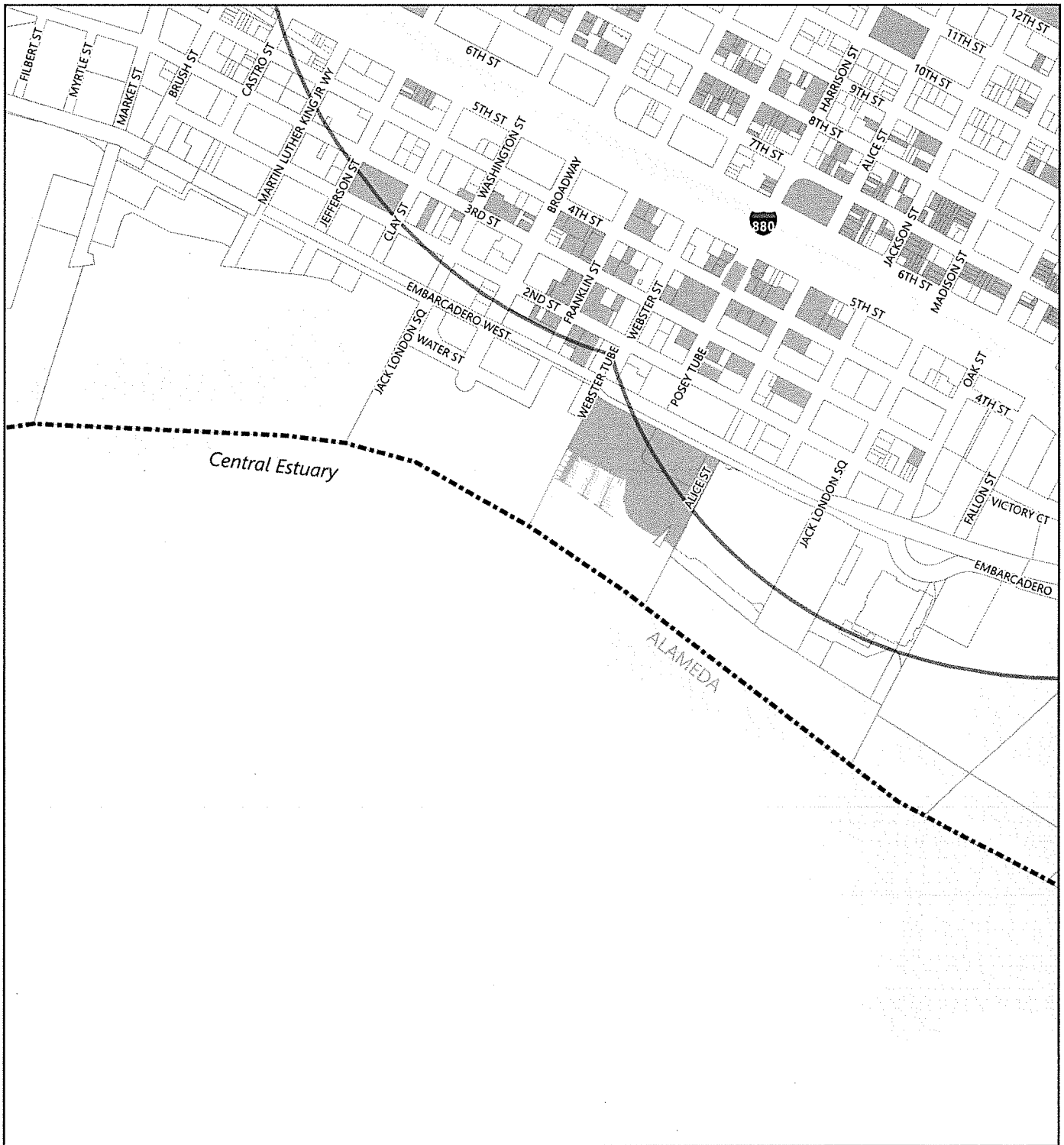
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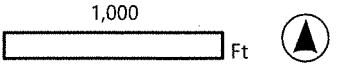
Planning & Building Department
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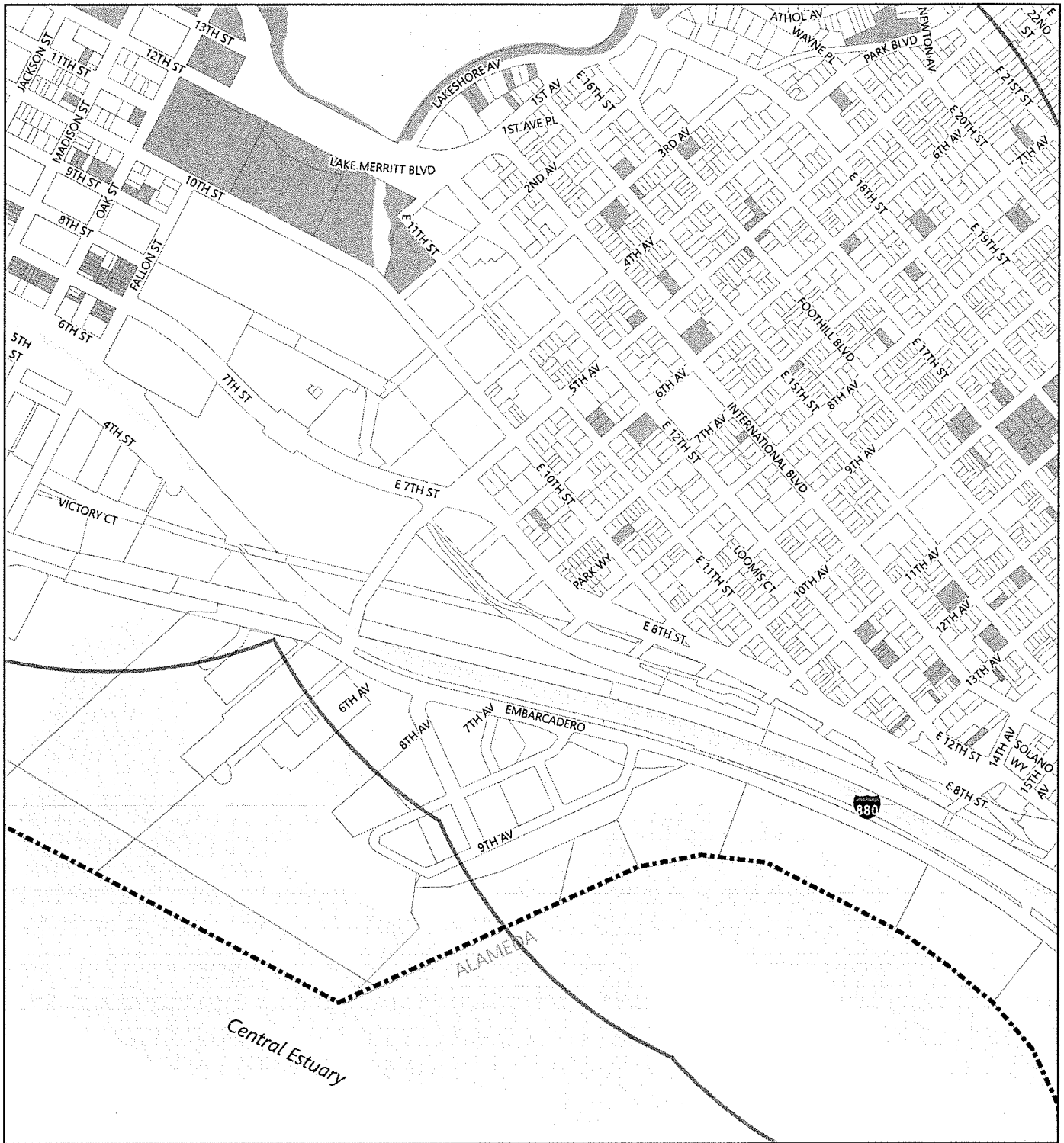
Map 6. Lake Merritt BART



**SB 79 Site Exclusion Analysis of Historic Resources -
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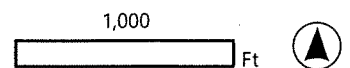
-  Half mile radius from TOD stop entrance
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-  City Limits





**SB 79 Site Exclusion Analysis of Historic Resources -
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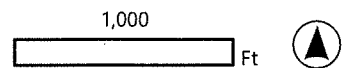
-  Half mile radius from TOD stop entrance
-  Local Register parcel within half mi of TOD stop entrance
-  City Limits

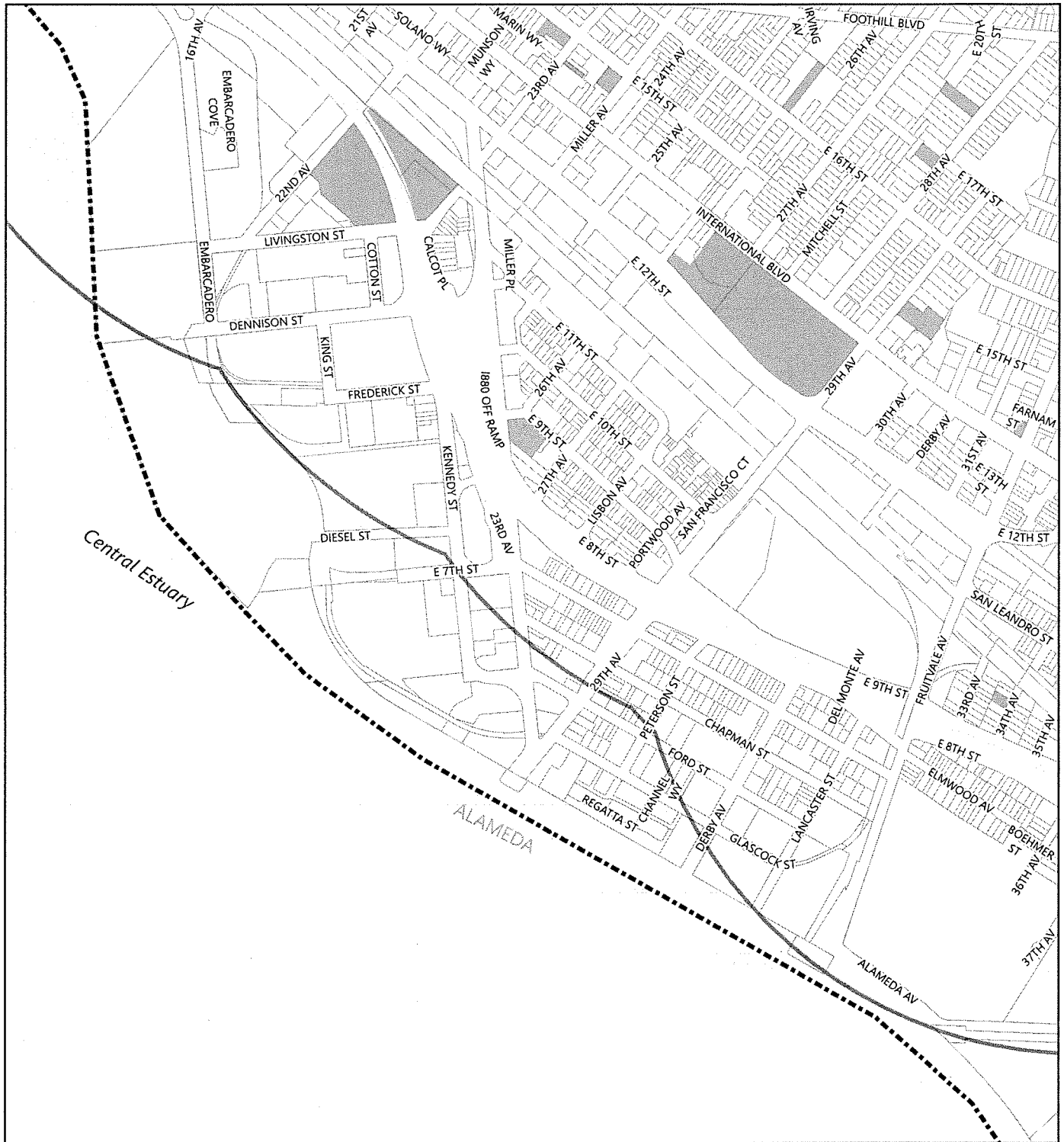




**SB 79 Site Exclusion Analysis of Historic Resources -
Sites Excluded Under Gov. Code § 65912.161(b)(1)(F) (local register of historic resources)**

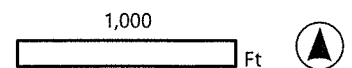
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**SB 79 Site Exclusion Analysis of Historic Resources -
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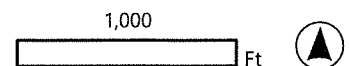
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-  City Limits

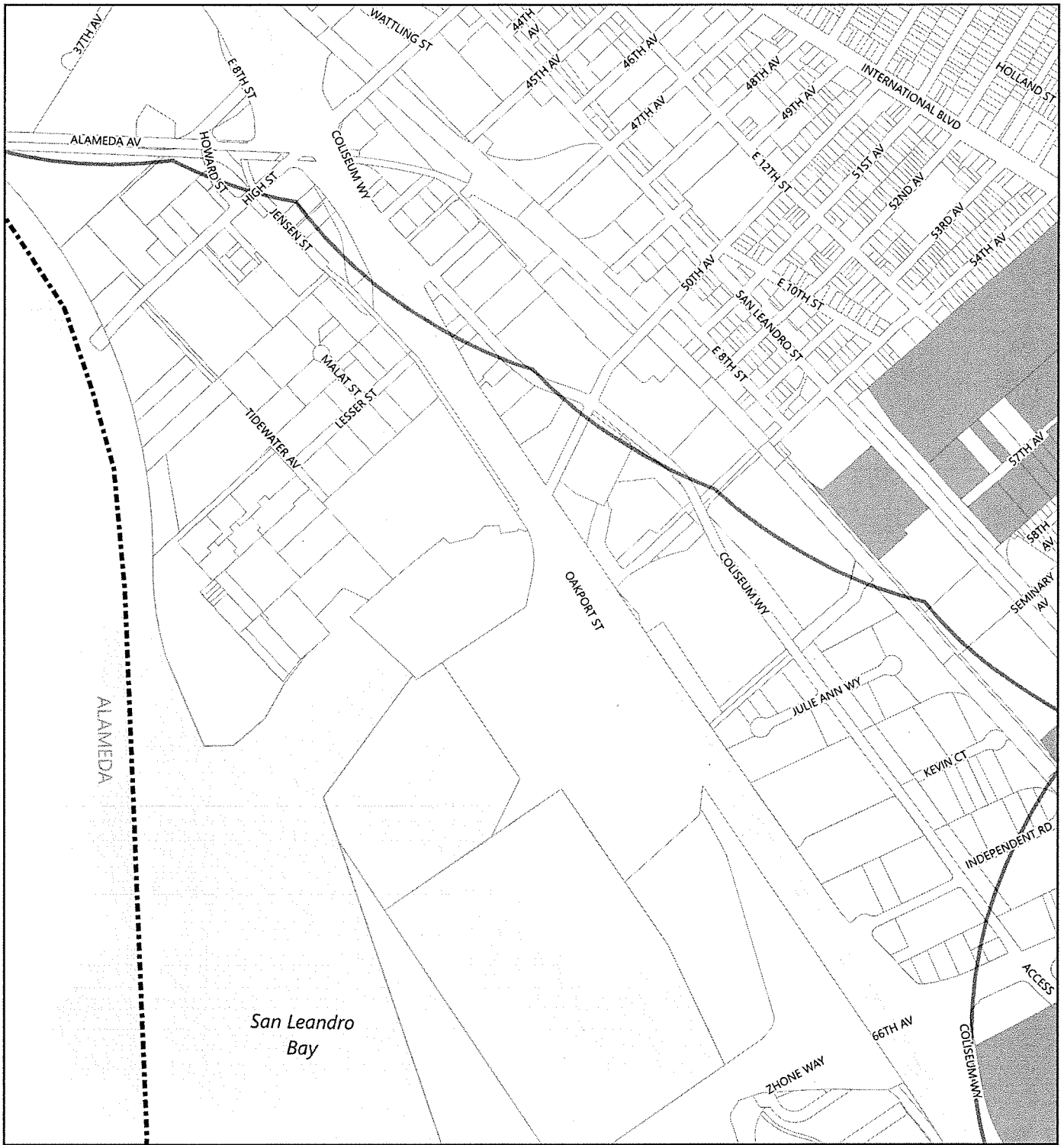




**SB 79 Site Exclusion Analysis of Historic Resources -
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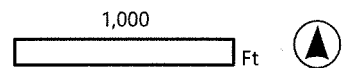
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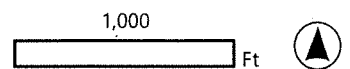
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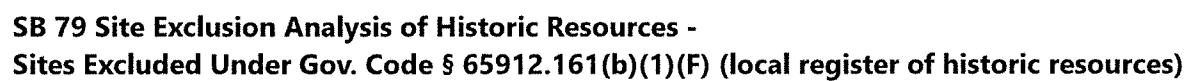




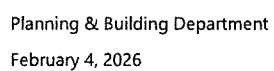
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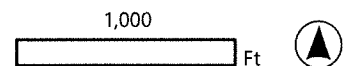


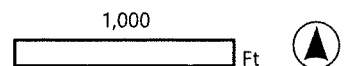
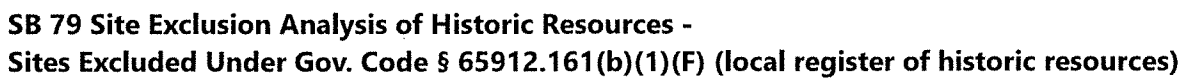
Map 14. Coliseum BART

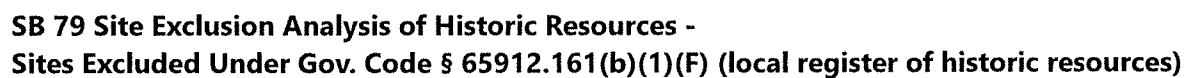


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