

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

Summary Table of General Plan Map Refinements

Contains identical information to Tables 1-10 in the Agenda Report, but sites are listed sequentially by Map Grid number.

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
2-1	9	1.6	Tunnel Road adjacent to Grizzly Peak Open Space Preserve	Resource Conservation Area	Hillside Residential	Adjacent Grizzly Peak (Measure K acquisition) Open Space boundaries were not correctly shown, resulting in erroneous designation of private lot as open space.
2-2	10	2.0	Caldecott Lane	Hillside Residential	Mixed Type Residential	Post-1998 townhome development, adjoins Parkwoods Condominiums along Hwy 24
4-1	4	5.0	Redwood Road west of Skyline	Hillside Residential	Neighborhood Center Mixed Use	Editing shape to conform to actual parcel shapes and land use patterns, including assisted living facility, office buildings and private school
6-1	1	2.8	West edge of Sequoyah Townhomes	Detached Residential	Hillside Residential	EBMUD land and common open space in the Sequoyah PUD—refinement reflects property lines. Detached Res generally not appropriate in hillside areas.
6-2	2	3.0	West edge of Sequoyah Townhomes	Detached Residential	Mixed Type Residential	More accurately shows the boundaries of the Sequoyah PUD, an established development of townhomes in the Oakland Hills.
6-3	1	14.9	Skyline north of Keller	Detached Residential	Hillside Residential	Same comment as above. Refinement also includes the public right-of-way on Skyline.
6-4	1	10.8	Large lot homes on Sequoyah Drive	Detached Residential	Hillside Residential	Corrects erroneous designation of large hill area lots as "Detached Residential" rather than "Hillside Residential."
7-1	3	2.2	11220-11240 Golf Links Rd	Neighborhood Center Mixed Use	Hillside Residential	Grass Valley commercial area drawn too large, encroaching onto large lot SF homes
8-1	3	2.1	Unit block Alvarado Road	Community Commercial	Hillside Residential	Claremont Hotel "blob" drawn too large, encroaching onto SF homes zoned R-30
11-1	1	5.2	E/side Coolidge, from Sequoia School to Morgan and 2800 blk of Morgan	Mixed Type Residential	Detached Residential	Large low density area on the edge of a mixed housing type area. This change avoids unnecessary upzoning of about 35 SF homes now zoned R-30.
11-2	1	14.8	Residential streets west of Maple and below Morgan	Mixed Type Residential	Detached Residential	Same as above. Avoids unnecessary upzoning of about 100 SF homes now zoned R-30.
11-3	2	2.3	West side of 39 th Street, south of Bayo	Detached Residential	Mixed Type Residential	Mix of SF homes and 2-8 plexes, now zoned R-50. Adjacent "Mixed Housing Type" shape was not drawn large enough.
11-4	1	5.3	W/side High Street above Masterson	Mixed Type Residential	Detached Residential	Same as above. Church, rectory and SF homes. Shape change avoids need to upzone R-30 single family area.
12-1	1	8.3	Hillmont Drive east of Seminary to VanMourik	Mixed Type Residential	Detached Residential	Avoids unnecessary upzoning of about 35 SF homes zoned R-30.
12-2	1	8.7	Downslope lots on Outlook, 68 th to 73 rd Aves	Mixed Type Residential	Detached Residential	Avoids unnecessary upzoning of about 50 SF homes now zoned R-30.
12-3	10	27.8	Leona Quarry	Hillside	Resource	Area set aside as open space (quarry reclamation) upon approval of Monte Vista

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
				Residential	Conservation	Villa project
12-4	10	17.0	Leona Quarry	Hillside Residential	Mixed Type Residential	Reflects actual shape of the area now developed with townhomes at Monte Vista Villas. Shape on 1998 Map was a "blob"
12-5	2	17.0	Greenridge, Rilea, Siena above Keller	Detached Residential	Mixed Type Residential	A developed area of townhomes and 2-8 plexes. Adjacent "Mixed Housing Type" shape was not drawn large enough.
12-6	10	14.0	Leona Quarry	Resource Conservation	Mixed Type Residential	Reflects actual shape of the area now developed with townhomes at Monte Vista Villas. Shape on 1998 Map was a "blob"
13-1	9	7.0	Crest Av east of Fontaine Street	Resource Conservation Area	Detached Residential	King Estates Open Space was mapped too large, resulting in several homes and a church being designated as open space. Also includes a vacant City-owned parcel with development potential.
13-2	1	5.1	Golf Links Rd, 82d to Fontaine, downslope lots	Mixed Type Residential	Detached Residential	Alvingroom Apartments (on adjacent site) were drawn too large. Change avoids need to unnecessarily upzone SF homes.
13-3	1	2.0	Seneca, north side of Alvingroom	Mixed Type Residential	Detached Residential	Alvingroom Apartments (on adjacent site) were drawn too large. Change avoids need to unnecessarily upzone SF homes
13-4	1	2.3	S/side of Iris Street, 83 rd Ave to Castlemont	Mixed Type Residential	Detached Residential	Detached Res shape was not drawn large enough—this block is all single family homes, same as adjacent Detached Res area.
13-5	8	3.9	Golf Links Rd at Hellman	Hillside Residential	Public/ Institutional	Public Elementary School not previously shown on map
15-1	3	1.7	Claremont Av at Auburn	Neighborhood Center Mixed Use	Detached Residential	College/ Claremont commercial district drawn too large, encroaching onto single family homes zoned R-30 and R-35
15-2	3	1.3	Shattuck near Alcatraz	Neighborhood Center Mixed Use	Mixed Type Residential	Minor change to avoid need to rezone developed residential (R-50 zoned) parcels on Shattuck to commercial use
16-1	8	2.0	E/side Broadway Terrace, just above Broadway	Urban Open Space	Public/ Institutional	Most of the Far West High School campus was shown as "Open Space" since it adjoins the Claremont Country Club. This change correctly shows the site as Public.
16-2	8	2.6	Broadway Terrace, below Claremont Country Club	Hillside Residential	Urban Residential	More accurate mapping of well-established high-density apartment district. Avoids need to downzone 4-story condos to R-30.
16-3	2	3.1	East side of Broadway, first block above Broadway Terrace	Detached Residential	Mixed Type Residential	Established area of SF homes, flats, and mid-rise apartment buildings currently zoned R-60. This change better reflects actual extent of the mixed density pattern.
16-4	3	1.3	Glendale, Desmond, Clifton	Neighborhood Center Mixed Use	Mixed Type Residential	Broadway/College corridor was mapped as being a full-block deep. Need to show as half-block deep, preserving residential uses and R-35 zoning on parallel streets.
16-5	3	5.0	Glendale, Desmond, Clifton, 51st, 49 th Streets (nr Broadway)	Community Commercial	Mixed Type Residential	Broadway corridor was mapped as being a full-block deep. Need to show as half-block deep, preserving residential uses and R-35 zoning on parallel streets.
16-6	2	2.4	41 st at Howe	Mixed Type Residential	Urban Residential	More accurate mapping of adjacent Urban Residential "blob" to include existing mid-rise apartments (already zoned R-70)

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
16-7	4	1.6	41 st at Piedmont Av	Urban Residential	Neighborhood Center Mixed Use	Correctly shows edge of Piedmont Ave shopping district which "bulbs out" at 41 st to take in drugstore and parking lot
17-1	1	5.5	NE corner Park Blvd and I-580, incl Excelsior and Alma	Mixed Type Residential	Detached Residential	Detached Res shape was not drawn large enough—this block is all single family homes zoned R-30, same as adjacent Detached Res area.
18-1	8	4.4	Fairfax Avenue at Fern Street	Detached Residential	Urban Open Space	Calls out House of Peace cemetery as a distinct open space land use
18-2	4	2.2	W/ side Fruitvale from Montana to MacArthur	Mixed Type Residential	Neighborhood Center Mixed Use	Better shows the edges of the Dimond retail district and precludes rezoning of gas station and active retail to R-50 equivalent.
18-3	3	3.6	Both sides of MacArthur on first block east of Lincoln	Neighborhood Center Mixed Use	Urban Residential	New 3-story apartment bldg and older SF homes—Urban Res designation should have extended one block further
18-4	3	3.5	West side of Masterson Street	Neighborhood Center Mixed Use	Mixed Type Residential	MacArthur corridor drawn too wide in the Laurel district, going a full block deep and picking up SF homes and flats on Masterson.
18-5	3	3.1	West side of Masterson Street	Neighborhood Center Mixed Use	Detached Residential	MacArthur corridor drawn too wide in the Laurel district, going a full block deep and picking up SF homes on Masterson.
18-6	4	5.5	East side of Fruitvale Av below I-580	Mixed Type Residential	Neighborhood Center Mixed Use	Better shows the edges of the Dimond retail district and precludes rezoning of many offices, retail uses, services, etc. from C-30 to R-50.
18-7	2	5.6	Lyon Street west of High Street	Detached Residential	Mixed Type Residential	Mix of SF homes, flats and and 2-4 plexes, and small apartments now zoned R-50. Adjacent "Mixed Housing Type" shape was not drawn large enough.
19-1	3	1.0	61 st and MacArthur	Neighborhood Center Mixed Use	Urban Residential	Neighborhood Center "blob" does not reflect actual shape. Established R-70 area of high density apartments should have been shown.
19-2	3	1.7	Murdoch Ct./ 60 th Ave	Neighborhood Center Mixed Use	Mixed Type Residential	Adjacent neighborhood shopping district was mapped too large, change protects residential area on adjacent street.
19-3	2	4.5	N/side of 62nd Av between Brann and Camden	Detached Residential	Mixed Type Residential	Recognizes large, well established garden apartment complex (zoned R-50) that was not shown on GP Map. Avoids need to downzone and render nonconforming.
19-4	3	2.2	Foothill-Bancroft, west of Havenscourt	Community Commercial	Urban Residential	More accurately shows the edge of the Community Commercial corridor and avoids need to rezone established area of high-density apartments from R-70 to commercial.
19-5	2	3.5	Both sides of Havenscourt, just below Bancroft	Detached Residential	Urban Residential	More accurate interpretation of the edge of the Urban Residential area, avoids down-zoning several mid-rise apartments to R-30.
19-6	3	3.4	Bancroft, west of Cole	Neighborhood Center Mixed Use	Urban Residential	Neighborhood Center "blob" does not reflect actual shape. Established R-70 area of high density apartments should have been shown.

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
19-7	4	1.3	Seminary above Foothill	Detached Residential	Neighborhood Center Mixed Use	Commercial district “bulbs out” at this location, but General Plan Map shows continuous corridor. This would avoid having to rezone active small businesses to R-30, rendering them non-conforming
19-8	1	9.8	Olive St, 78 th to 80 th Av	Mixed Type Residential	Detached Residential	Detached Res shape was not drawn large enough—extend to take in about 60 SF homes now zoned R-30.
19-9	4	1.0	International at 72 nd Ave	Urban Residential	Community Commercial	Fine tunes the edge of an established Community Commercial district on International to better match existing land uses.
19-10	3	3.4	W/side International, 81 st to 82 nd	Neighborhood Center Mixed Use	Urban Residential	Refinement avoids the need to split a large parcel that is fully developed with apartments into two different zoning districts.
19-11	2	9.4	55 th to 57 th , above International	Detached Residential	Mixed Type Residential	3 block area of SF homes, flats and and 2-4 plexes, now zoned R-50. Adjacent “Mixed Housing Type” shape was not drawn large enough—this is not a Detached Res area.
20-1	10	3.8	West side of MacArthur between 90 th and 94 th	Urban Residential	Mixed Type Residential	Reflects Palm Villa and Covington Court, townhome and zero lot line single family developments that went in after the 1998 Plan was adopted.
20-2	2	8.1	96 th to 98 th , below MacArthur Blvd	Detached Residential	Mixed Type Residential	Area of small apartment buildings and townhomes zoned R-50. Surrounding Detached Residential designation was too generalized and did not acknowledge this established multi-family area.
20-3	3	2.9	MacArthur, 98 th to Taylor	Neighborhood Center Mixed Use	Urban Residential	This section of MacArthur has already transitioned from commercial to urban residential uses, which is a primary goal of the General Plan. R-70 zoning should remain.
20-4	1	4.0	N/ Side 86 th Ave, Birch to Bancroft	Mixed Type Residential	Detached Residential	Detached Res shape was not drawn large enough—this block includes about 25 single family homes zoned R-30, same as adjacent Detached Res area.
20-5	1	7.4	89 th to 90 th Av, Birch to Bancroft	Mixed Type Residential	Detached Residential	Detached Res shape was not drawn large enough—this block is predominantly single family homes zoned R-30, same as adjacent Detached Res area.
20-6	1	1.0	99 th and Bancroft	Urban Residential	Detached Residential	This block of Bancroft is developed with SF homes and is zoned R-30, same as adjacent Detached Res area.
20-7	4	5.3	International, 88 th to 90 th Aves	Urban Residential	Neighborhood Center Mixed Use	Better reflection of the existing land use pattern along International. This stretch has fairly active pedestrian oriented businesses and services.
20-8	10	12.7	109 th at International (Durant Square)	Community Commercial	Mixed Type Residential	Housekeeping update to reflect the post-1998 development of Durant Square, including SF homes and townhomes.
22-1	9	10.4	S/side 30 th Street between Broadway and Telegraph and rear of parcels fronting	Public/ Institutional	Community Commercial	The current designation overstates the extent of the hospitals and extends onto numerous commercially zoned properties containing private medical offices. Need to

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
			Broadway from 30 th to I-580			adjust boundary to acknowledge existing uses.
23-1	9	2.3	Alma Av just below MacArthur	Public/ Institutional	Mixed Type Residential	Oakland High was mapped too large on the Land Use Map, covering a mixed density (R-50) residential area. Change would avoid need to rezone for institutional uses.
23-2	1	5.4	Area east of Alma and west of Home Place	Urban Residential	Mixed Type Residential	Corrects overestimated extent of Urban Residential and avoids need to upzone block of SF homes and small apartments
23-3	1	1.3	9 th Ave east of Park Blvd	Urban Residential	Mixed Type Residential	Corrects overestimated extent of Urban Residential and avoids need to upzone block of SF homes
23-4	1	1.8	Euclid and VanBuren	Urban Residential	Mixed Type Residential	Clarifies edge of Urban Residential area and avoids unintended upzoning of low density homes now zoned R-35.
23-5	2	1.4	Burke east of Euclid	Mixed Type Residential	Urban Residential	Minor change to clarify edge of the Adams Point apartment district. Avoids need to downzone well established apartment bldgs.
23-6	1	1.7	W/side Wesley near Prospect Street	Urban Residential	Detached Residential	Corrects overestimated extent of Urban Residential area and avoids need to upzone SF homes to R-70 densities.
23-7	2	3.8	8 th Ave, Ivy Drive to East 24 th Street	Mixed Type Residential	Urban Residential	Corrects underestimated extent of Urban Residential and avoids need to downzone established block of multi-family housing.
23-8	1	1.4	W/side 7 th Ave b/w 23 rd and 24 th St	Urban Residential	Mixed Type Residential	Corrects overestimated extent of Urban Residential and avoids need to upzone block of SF homes and duplexes
23-9	3	3.1	Wayne Av between Athol and 3 rd Ave	Neighborhood Center Mixed Use	Urban Residential	E. 18 th commercial district was mapped as one block deep when it is only ½ block deep.
23-10	1	0.8	5 th Ave at E. 19 th Street	Urban Residential	Mixed Type Residential	Corrects overestimated extent of Urban Residential and avoids rezoning block of 2-family homes to R-70.
23-11	3	1.3	West side 15 th Ave below Foothill	Community Commercial	Mixed Type Residential	Corrects overestimated width of commercial corridor on Lower 14 th Ave and avoids need to rezone stable SF (R-36) area to C-20.
24-1	3	2.2	SW corner of E. 16 th St at 44 th Av	Community Commercial	Urban Residential	Corrects overestimated extent of commercial area and avoids need to rezone large apartment buildings from R-70 to commercial
24-2	5	3.6	East side of 23rd Avenue, E 10th St to I-880	Mixed Type Residential	Business Mix	This area includes active industrial uses (including steel fabrication) zoned M-20, and was not intended for conversion to residential use. The adjacent Mixed Housing Type area was mapped too large.
24-3	6	1.7	West side of East 10th Street at 27th Avenue in Jingtowntown	Business Mix	Mixed Type Residential	More accurately interprets the edge of the residential area and avoids need to rezone 13 single family homes and duplexes to industrial use.
24-4	10	10.2	West side of International Blvd at 29th Av	Community Commercial	Public/ Institutional	Former Montgomery Wards warehouse is now a public school and should be shown as such.
24-5	2	1.6	26 th Av at East 20 th	Mixed Type	Urban	More accurate depiction of the edge of the Urban Residential area, which "bulbs out" at

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
			Street	Residential	Residential	this location and includes several large apartment buildings.
24-6	4	1.2	West side of Foothill between 33rd and 34th Avenues	Urban Residential	Neighborhood Center Mixed Use	Corrects underestimated extent of existing commercial area -- block contains almost continuous retail with no housing and is in the middle of an active commercial district at Foothill/Fruitvale.
24-7	3	2.8	30th Ave and Derby between International and East 12 th	Community Commercial	Mixed Type Residential	Corrects overestimated extent of International Blvd commercial area and avoids need to rezone single family homes from R-30 to commercial.
24-8	3	1.9	31 st Ave between International and E.12 th St	Neighborhood Center Mixed Use	Mixed Type Residential	Corrects overestimated extent of International Blvd commercial area and avoids need to rezone about single family homes from R-30 to commercial.
24-9	3	2.2	E/side E. 12 th Street between 37 th and 39 th Avenues	Neighborhood Center Mixed Use	Mixed Type Residential	Corrects overestimated extent of commercial area and avoids need to rezone single family homes and non-conforming body shop from R-30 to commercial.
24-10	7	1.6	East side International Blvd between 39th and 40 th	Community Commercial	Neighborhood Center Mixed Use	More accurate interpretation of the Fruitvale business district--extends neighborhood center mixed use designation one additional block to include existing active ground-floor ped-oriented retail.
24-11	4	1.9	East 15 th St between 40 th and 42 nd Streets	Mixed Type Residential	Community Commercial	Corrects underestimated extent of International Blvd Community Commercial corridor, which "bulbs out" at this location and includes a number of auto-related uses (now zoned C-40)
24-12	3	4.0	East 17th Street between 42nd Av and High St	Community Commercial	Mixed Type Residential	Corrects overestimated extent of commercial area in the High Street corridor and avoids need to rezone stable block of 20 SF homes from R-40 to Commercial.
24-13	3	1.9	N / side High Street between E. 16 th and E. 18 th St	Community Commercial	Urban Residential	Corrects overestimated extent of commercial area and avoids need to rezone existing apartment buildings to commercial
24-14	4	1.5	South side 42 nd Street below International Blvd	Mixed Type Residential	Community Commercial	Corrects underestimated extent of International Blvd Community Commercial corridor, which "bulbs out" at this location and includes retail, automotive and warehouse uses (now zoned C-40)
25-1	2	1.2	47 th Av between Bancroft and International	Mixed Type Residential	Urban Residential	More accurate depiction of the edge of the Urban Residential area, which "bulbs out" at this location and includes several large apartment buildings.
25-2	1	2.5	N/side 53 rd Ave, Wentworth to Holland	Mixed Type Residential	Detached Residential	Detached Res shape was not drawn large enough—this block is all single family homes, same as adjacent Detached Res area.
25-3	5	1.7	75 th Ave, ½ block east of Hawley	Detached Residential	Business Mix	More accurately shows the edge of the residential and industrial area and avoids the creation of a non-conforming industrial use.
25-4	5	2.9	8200 blk of Baldwin	Regional Commercial	Business Mix	Fine tunes the edge of the Hegenberger corridor to acknowledge existing industrial use zoned M-40 (off the corridor) and avoid

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
						creation of new non-conformity.
26-1	6	3.9	W/side 85 th Av at Enterprise Way	General Industrial	Business Mix	Fine tunes the edge between the Hegenberger business park area and the adjacent heavy industrial area. This acknowledges existing office/ hotel uses and avoid rezoning them to heavy industry (IG)
26-2	6	28.0	North/west side of Hegenberger from 880 to Leet	Business Mix	Regional Commercial	Adjusting the GP designations along the Hegenberger Rd Regional Commercial corridor to correspond to parcel boundaries. This avoids splitting parcels into two zoning districts, and also avoids rezoning hotel, office, and retail uses from commercial to industrial.
26-3	6	1.2	S/side F Street, east of 92 nd Avenue	General Industrial	Detached Residential	More accurately interprets the edge of the Detached Res area and avoids the need to rezone 1/2 block of stable R-30 single family homes to general industry.
26-4	4	1.8	N/side of 98 th Ave on east side of Edes	Mixed Type Residential	Neighborhood Center Mixed Use	More accurately shows boundaries of neighborhood commercial district and avoids rezoning active businesses to R-30.
26-5	4	3.2	N/side of 98 th Ave on west side of Edes	Detached Residential	Neighborhood Center Mixed Use	More accurately shows boundaries of neighborhood commercial district and avoids rezoning active businesses to R-30.
27-1	4	3.6	NE corner Market and 26 th Street	Mixed Type Residential	Community Commercial	San Pablo Corridor "bulbs out" here and includes light industrial and automotive uses on this block. This correction avoids need to rezone active C-30 businesses to residential
27-2	10	1.7	N/side West Grand Ave between Chestnut and Linden	Community Commercial	Mixed Type Residential	Reflects multi-family development (Bridge Housing) that took place after 1998. Current use is not inconsistent with Community Commercial, but zoning should stay R-50.
27-3	4	1.0	23 rd at West, NE corner	Mixed Type Residential	Community Commercial	More accurately shows edge of the Grand Ave corridor, reflects existing uses (warehouse, etc) and avoids need to rezone C-30 land to R-50 equivalent.
27-4	4	1.6	San Pablo at Grand	Urban Residential	Community Commercial	More accurately shows edge of the Grand Ave corridor, reflects existing uses (warehouse, etc) and avoids need to rezone C-30 land to R-70 equivalent.
27-5	4	2.3	E/side Brush south of Grand Av	Mixed Type Residential	Community Commercial	More accurately shows edge of the Grand Ave corridor, reflects existing uses (automotive repair, etc) and avoids need to rezone C-51 land to R-50 equivalent.
27-6	5	0.9	21 st and Magnolia, SE corner	Mixed Type Residential	Business Mix	More accurately interprets the edge of the Business Mix area.
27-7	6	1.6	N/ side 16th at Willow to Campbell	Business Mix	Mixed Type Residential	Corrects overestimated extent of Business Mix area and avoids need to rezone stable block of single family homes to industry.
27-8	6	0.7	16th and Poplar SW corner	Business Mix	Mixed Type Residential	Corrects overestimated extent of Business Mix area and avoids need to rezone 4 single family homes to industrial uses

Attachment B
General Plan Map Corrections, Refinements and Clarifications
Community and Economic Development Committee of the City Council
September 29, 2009

ID #	Type	Acres	Location	Designation on Existing Map	Corrected Designation	Description
27-9	10	8.5	8 th and Filbert, Acorn Redevelopment area	Urban Residential	Mixed Type Residential	Reflects post 1998 redevelopment in the Acorn area and replacement of Housing Authority units with SF homes on the block bounded by 8th, 10th, Filbert, and Market
27-10	3	9.0	N/ Side 7th St from Union to Market	Community Commercial	Urban Residential	Only south side of the street is commercially developed and zoned, but map shows both sides. North side of the street is all high density housing.
28-1	8	8.1	1st to 3rd Av, East 12th to East 10th Streets	Urban Residential	Public/ Institutional	OUSD offices and misc. facilities were not shown on the Plan Map
28-2	8	3.7	Block bounded by 3rd and 4th Av, East 10 th and 11 th Streets	Housing Business Mix	Public/ Institutional	OUSD facilities
28-3	3	2.3	East 12 th at 3 rd Av, SW corner	Housing-Business Mix	Urban Residential	More accurately shows edge of Urban Res area east of Laney College and avoids rezoning a high-rise apartment tower from R-70 to HBX.
28-4	8	1.5	N/side E. 12 th Street between 3rd and 4th Av	Housing and Business Mix	Public/ Institutional	Public Educational Facility
28-5	8	1.5	S. side International, between 3 rd and 4 th Avenues	Urban Residential	Public/ Institutional	Public Educational Facility
28-6	4	1.0	5 th Ave at International	Urban Residential	Neighborhood Center Mixed Use	Corrects underestimated extent of neighborhood commercial area and avoids need to rezone gas station and auto repair on major gateway street from commercial to residential use
28-7	7	1.5	W side International, 12th to 13th Aves	Community Commercial	Neighborhood Center Mixed Use	More accurate interpretation of the neighborhood business district--extends neighborhood center mixed use designation one additional block to include existing active ground-floor ped-oriented retail and historic buildings.
28-8	6	2.1	Bottom of 14th Av at I-880	Business Mix	Community Commercial	Corrects underestimated extent of commercial area and avoids need to split parcel and rezone part of freeway-oriented Burger King from commercial to industrial
31-1	6	28.0	Doolittle at Hegenberger	Business Mix	Regional Commercial	Same as above
31-2	6	4.2	Rear of parcels fronting the east (south) side of Hegenberger	Business Mix	Regional Commercial	Same as above
32-1	6	2.5	E/side Wood Street b/w 12 th and 13 th	Business Mix	Mixed Type Residential	Corrects overestimated extent of Business Mix area and avoids need to rezone single family homes and church to industrial uses