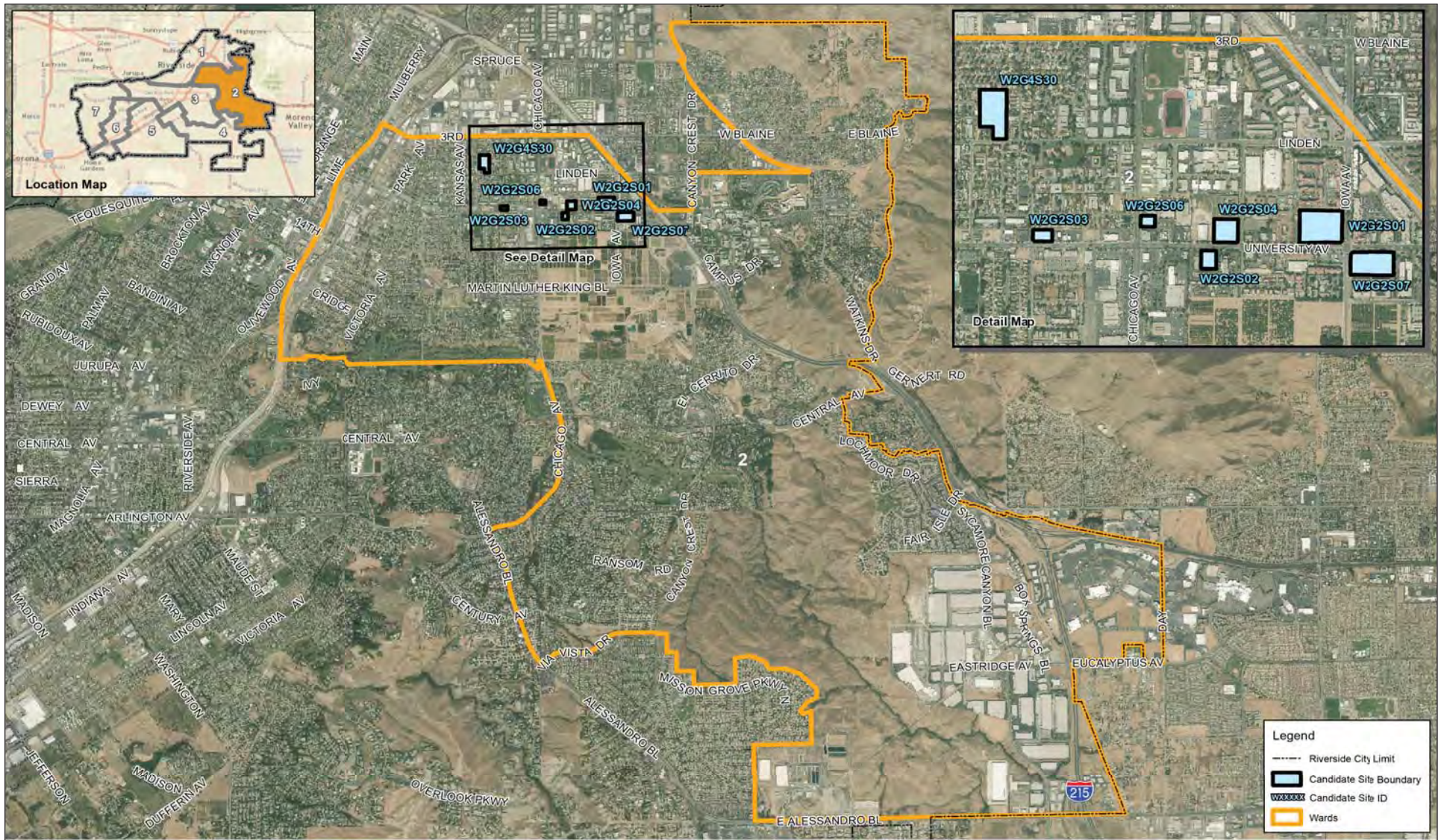


City of Arts & Innovation

City of Riverside 2014-2021 Housing Element Candidate Rezone Sites

August 10, 2017

P17-0096, P17-0180, P17-0182, & P17-0521
Exhibit 1 - Housing Element Candidate Rezone Sites



Source: City of Riverside, Eagle Aerial, ESRI.

NOT TO SCALE

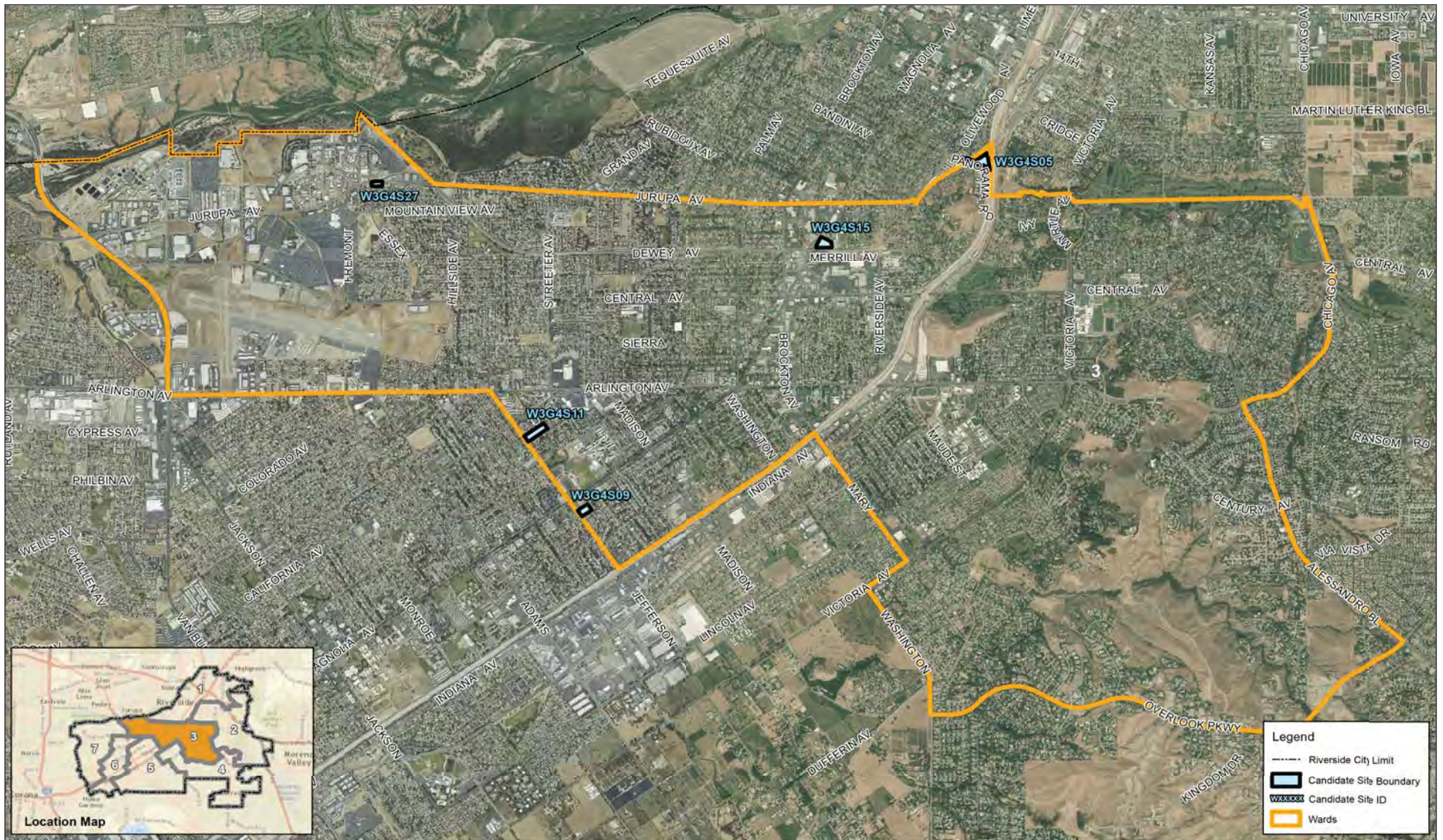
Michael Baker
INTERNATIONAL



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 2 Sites

Candidate Sites for Rezoning



NOT TO SCALE

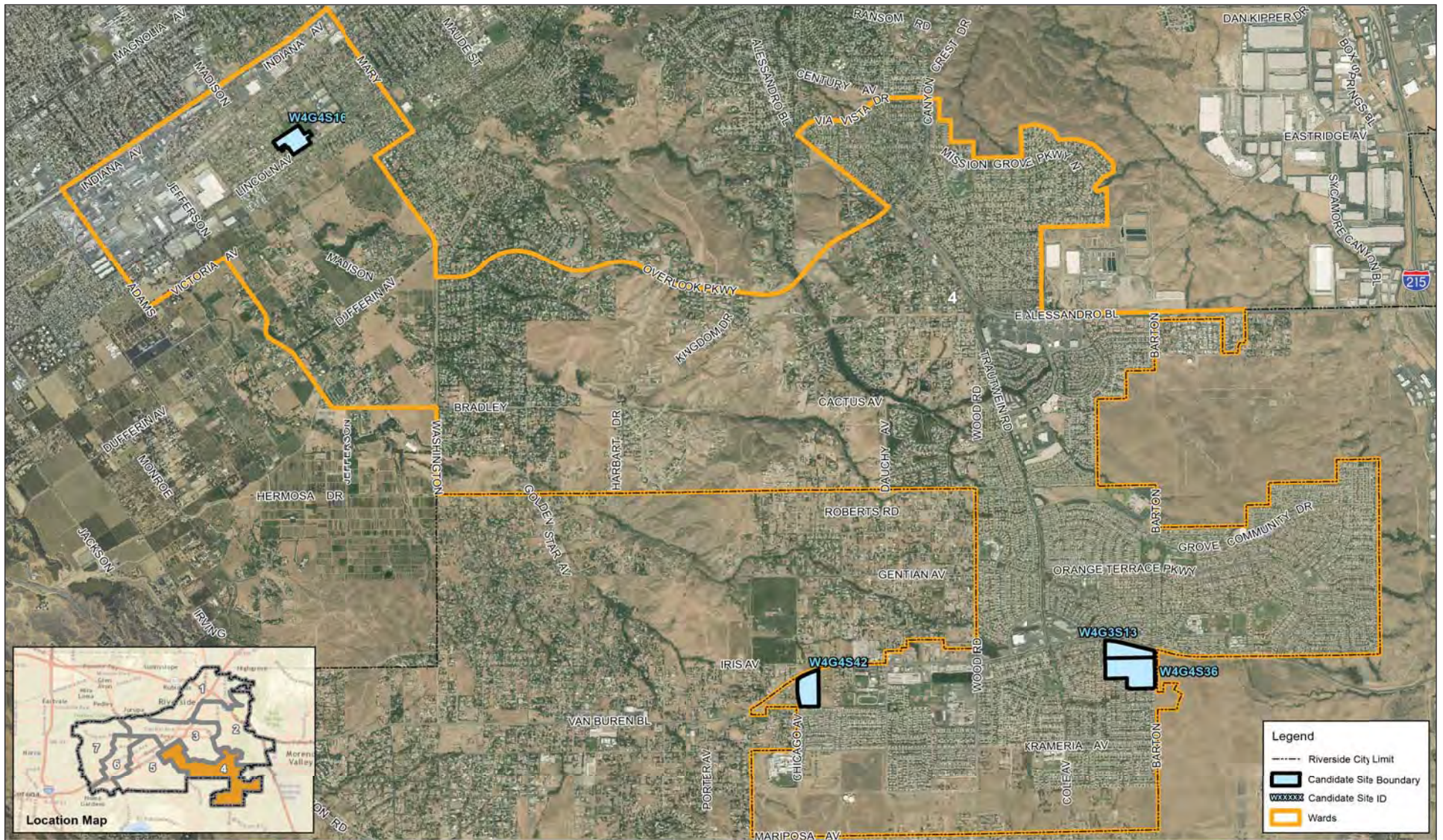
Michael Baker
INTERNATIONAL



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 3 Sites

Candidate Sites for Rezoning



NOT TO SCALE

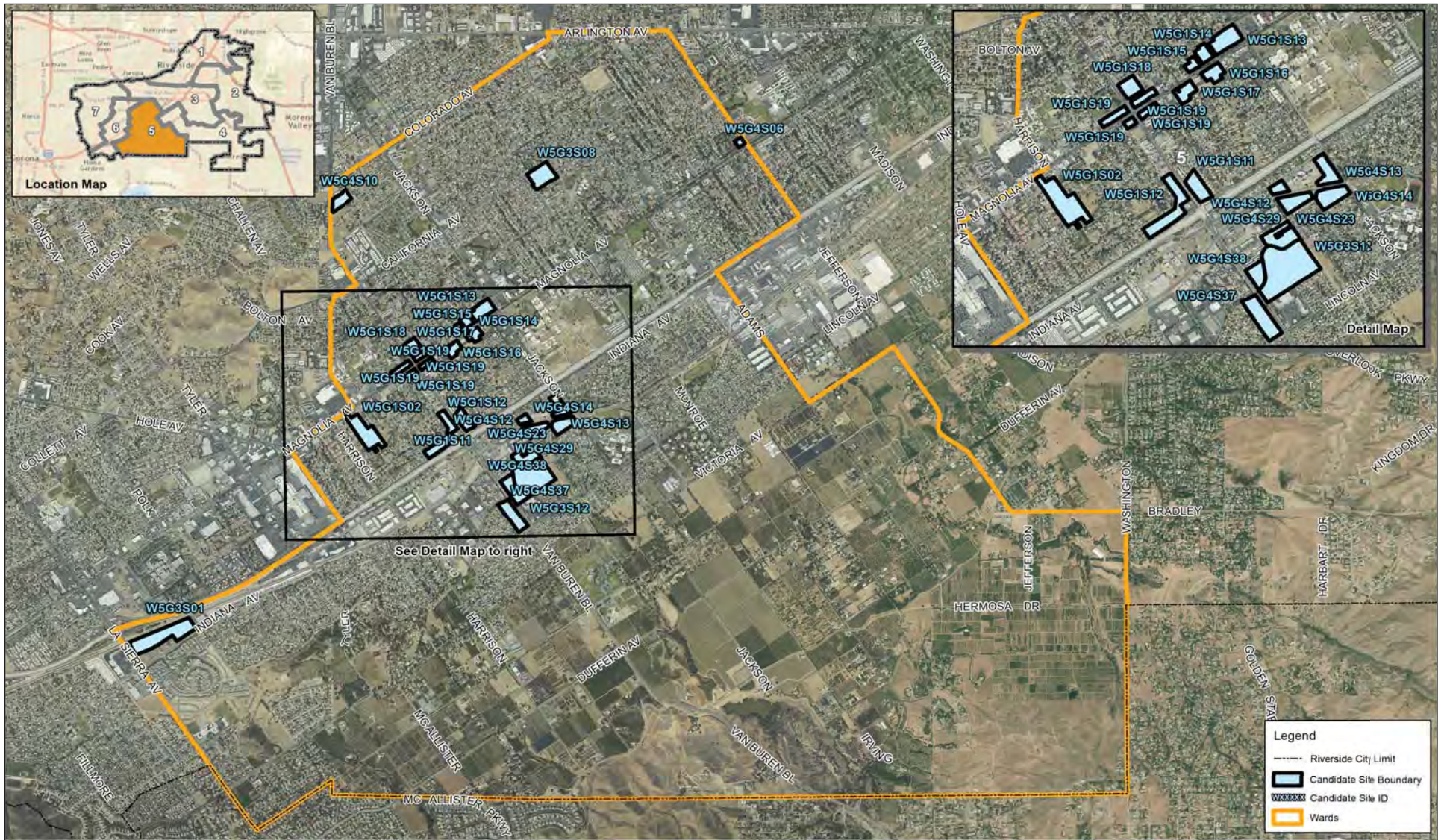
Michael Baker
INTERNATIONAL



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 4 Sites

Candidate Sites for Rezoning



Source: City of Riverside, Eagle Aerial, ESRI.

NOT TO SCALE

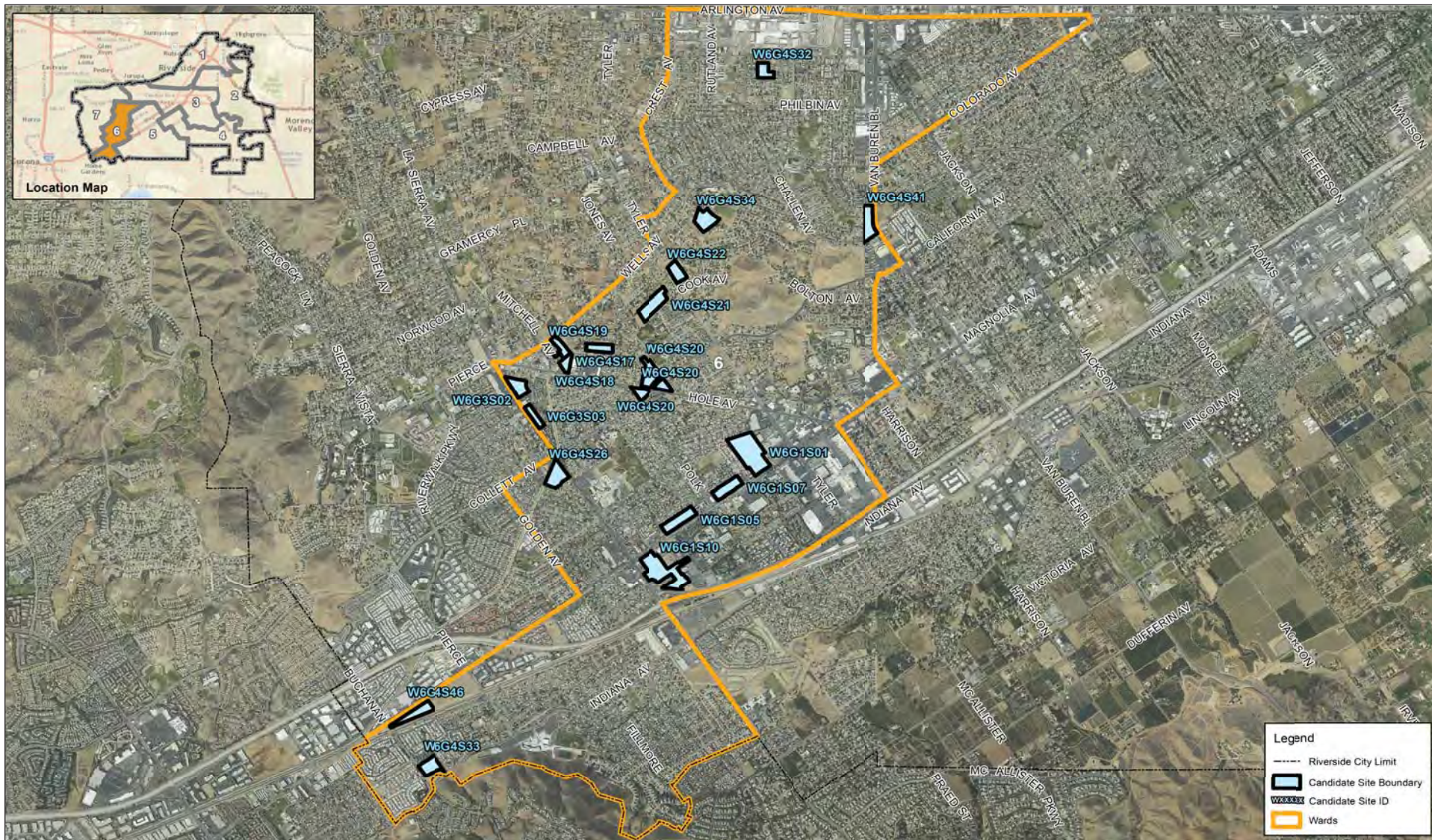
Michael Baker
INTERNATIONAL



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 5 Sites

Candidate Sites for Rezoning



Source: City of Riverside, Eagle Aerial, ESRI.

NOT TO SCALE

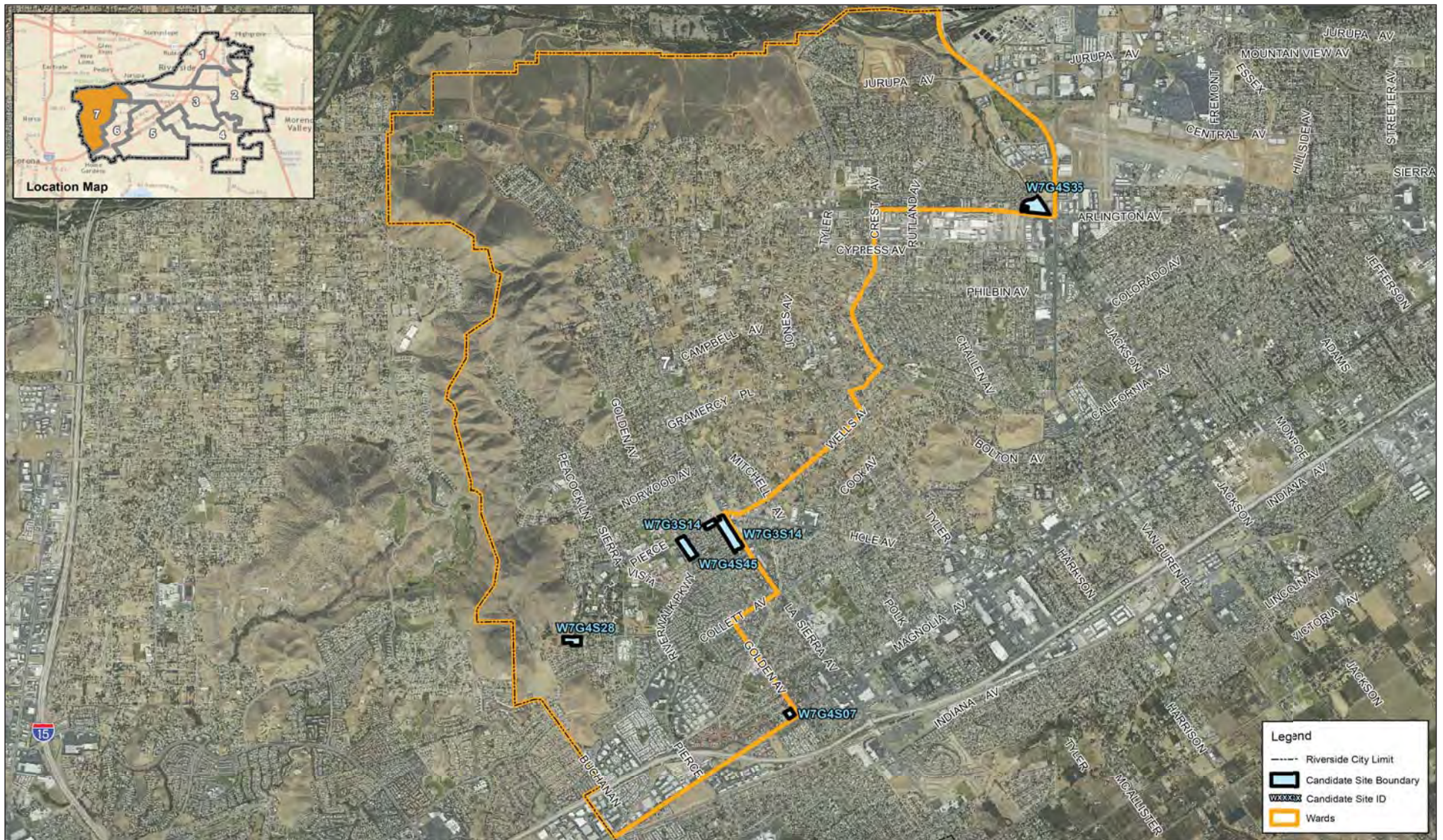
Michael Baker
INTERNATIONAL



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 6 Sites

Candidate Sites for Rezoning



Source: City of Riverside, Eagle Aerial, ESRI.

NOT TO SCALE

Michael Baker
INTERNATIONAL



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 7 Sites

Candidate Sites for Rezoning

Description of Proposed Zones

Multiple-Family Residential (R-3-1500) Zone: This zone is intended for multiple family residences within a single structure, including such residential development types as apartments, town homes, and condominiums.

- *Maximum Residential Density – 29 dwelling units per acre*
- *Maximum Building Height – 2 stories and 30 feet*

R-4 - Multiple-Family Residential Zone: This Very High Density Residential Zone is established to provide areas for higher density multiple family residences in areas of the City readily served by public transit and near commercial zones and other nonresidential areas that meet the everyday shopping, educational, health service and similar needs of residents.

- *Maximum Residential Density – 40 dwelling units per acre*
- *Maximum Building Height – 50 feet*

MU-V - Mixed Use – Village Zone: The MU-V Zone is intended for medium to high-density residential development with retail, office and service uses primarily at the street level to facilitate a pedestrian environment. It is intended to encourage new housing opportunities, such as live/work units and residential over retail, that are nearby to commercial services.

- *Maximum Residential Density – 30 dwelling units per acre*
- *Floor Area Ratio (FAR) Maximum – 2.5*
- *Maximum Building Height – 45 feet*

MU-U - Mixed Use – Urban Zone: The MU-U Zone provides opportunities for primarily high-density residential development with commercial, office, institutional, and business uses emphasizing retail, entertainment and student-oriented activities. Such development is intended to facilitate the grouping of innovative housing options with employment uses, entertainment activities, and public gathering spaces, transit stations and other community amenities, such as art in public spaces.

- *Maximum Residential Density – 40 dwelling units per acre*
- *Floor Area Ratio (FAR) Maximum – 4.0*
- *Maximum Building Height – 60 feet*

Group 1 Sites – Magnolia Avenue Specific Plan Proposed Mixed Use Sites

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page # See Aerial Maps
W5G1S02	South of Magnolia Ave. between Harrison St. & Muir Ave.	10.62	MU-V	CR-SP, R-1-7000	No change	MU-V-SP	13
W5G1S11	East of Van Buren Ave. & North of 60 FWY	3.94	MU-V	CR-SP	No change	MU-V-SP	13
W5G1S12	West of Van Buren Ave. & North of 60 FWY	7.81	MU-V	CR-SP, R-1-7000, R-1-7000-SP	No change	MU-V-SP	14
W5G1S13	North of Magnolia Ave. between Donald Ave. & Jackson St.	4.93	MU-V	CR-SP, R-1-7000	No change	MU-V-SP	14
W5G1S14	North of Magnolia Ave. between Stotts St. & Donald Ave.	1.97	MU-V	CR-SP	No change	MU-V-SP	15
W5G1S15	North of Magnolia Ave. between Everest Ave. & Stotts St.	1.27	MU-V	CR-SP	No change	MU-V-SP	15
W5G1S16	Southwest of Intersection at Magnolia Ave. & Donald Ave.	2.5	MU-V	CR-SP	No change	MU-V-SP	16
W5G1S17	South of Magnolia Ave. between McKenzie St. & Everest Ave.	2.7	MU-V	CR-SP, CR-NC-SP, R-1-7000	No change	MU-V-SP	16
W5G1S18	East of Van Buren Blvd. between Hayes St. & Miller St.	2.95	MU-V	O, CG-SP	No change	MU-V-SP	17
W5G1S19	Intersection of Magnolia Ave. and Van Buren Blvd.	5.86	MU-V	CR-NC-SP	No change	MU-V-SP	17
W6G1S01	North of Magnolia Ave. & South of Cochran Ave.	16.59	MU-V	R-1-7000, CR, CR-SP, CR-S-2-SP, CR-S-1-X-20-SP	No change	MU-V-SP	24
W6G1S05	North of Magnolia Ave. between Burge St. & Jones Ave.	6.35	MU-V	CR-SP	No change	MU-V-SP	24
W6G1S07	North of Magnolia Ave. & East of Polk St.	5.4	MU-V	CR-SP, CG-SP	No change	MU-V-SP	25
W6G1S110	Southeast of Intersection at Magnolia Ave. & La Sierra Ave.	16.81	MU-U	CR-SP, CG-SP, CG X-SP	No change	MU-U-SP	25

Group 2 Sites – University Avenue Specific Plan Proposed Mixed Use Sites

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page # See Aerial Maps
W2G2S01	Existing commercial center at the northwest corner of University & Iowa Avenues.	5.1	MU-U	CR-SP	No change	MU-U-SP	5
W2G2S02	Existing vacant parcel on the south side of University Avenue, west of Cranford Avenue.	1.04	MU-U	CR-SP	No change	MU-U-SP	5
W2G2S03	Commercial building at the northeast of Intersection at Ottawa Ave. & University Ave.	0.82	MU-V	CR-SP	No change	MU-V-SP	6
W2G2S04	Existing commercial on the northwest corner of University and Cranford Avenues.	2.05	MU-U	CR-SP	No change	MU-U-SP	6
W2G2S06	Existing commercial on the east side of Chicago Avenue north of University Avenue.	0.58	MU-U	CG-SP	No change	MU-U-SP	7
W2G2S07	North of Magnolia Ave. between Stotts St. & Donald Ave.	3.78	MU-U	CG-SP	No change	MU-U-SP	7

Group 3 Sites – Proposed Mixed Use Sites not within a Specific Plan

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page # See Aerial Maps
W1G3S11	Existing commercial center at the northwest corner of Iowa Avenue and Blaine Street. (10 parcels)	17.37	C	CR	MU-V	MU-V	2
W4G3S13	Citrus grove at the southwest of the intersection at Van Buren Blvd. & Barton St.	12.6	C	CR-S-2-X-SP	MU-V	MU-V-SP	11
W5G3S01	Existing Metrolink parking lot (La Sierra Station) and vacant land at the north side of Indiana Avenue east of La Sierra Avenue.	12.9	MU-U	R-1-7000-SP	No change	MU-U-SP	18
W5G3S08	Existing commercial on a partially developed site at the southeast corner of California Avenue and Monroe Street.	7.7	MU-V	CR	No change	MU-V	18
W5G3S12	Existing drive-in movie theater (Van Buren Drive-In) at the east side of Van Buren Blvd. south of Indiana Avenue.	25	C; B/OP; HDR	R-1-7000	MU-V	MU-V	19
W6G3S02	Existing commercial and vacant land at the southeast corner of Whitford Avenue and La Sierra Avenue.	4.75	MU-V	CG, CR-S-1	No change	MU-V	26
W6G3S03	Existing commercial center at the southeast corner of Minier and La Sierra Avenues.	2.89	MU-V	CR S-1-X	No change	MU-V	27
W7G3S14	Existing commercial center at the southwest of the Intersection of Pierce St. & La Sierra Ave.	10.63	MU-V	CR, CG, RE	No change	MU-V	33

Group 4 Sites – Candidate Sites Proposed for Rezoning to Multi-Family Residential

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page# See Aerial Maps
W1G4S43	Commercial center at the southeast of the intersection of Pine Street and Tequesquite Avenue	4.48	MU-V	CR	VHDR	R-4	1
W1G4S44	Existing commercial center at the north side of Blaine Street, west of Watkins Drive	4.21	MU-U	CR	VHDR	R-4	1
W1G4S01	Vacant parcel at the southeast of Intersection at Massachusetts Ave. & Iowa Ave.	.92	HDR	R-1-7000	VHDR	R-4	2
W1G4S02	Parking lot at the northeast intersection of Brooks St. & Olivewood Ave.	1.82	HDR	R-1-7000	No change	R-3-1500	3
W1G4S03	Parking lot at the southeast of intersection at City College Dr. & Ramona Dr.	1.11	HDR	PF, R-1-7000	No change	R-3-1500	3
W1G4S04	House at the southeast of Intersection at Olivewood Ave. & Panorama Rd.	2.03	HDR	R-1-7000, R-3-1500	No change	R-3-1500	4
W1G4S08	Parking lot at the southeast of Intersection at Cridge St. & Olivewood Ave.	0.79	PF	R-1-7000	HDR	R-3-1500	4
W2G4S30	Mostly vacant land with residential structures at the north side of Linden St. west of Dwight Ave.	4.22	MDR	R-1-7000	HDR	R-3-1500	8
W3G4S05	Vacant land at the north side of Panorama Rd. west of 91 FWY	2.54	HDR	R-1-7000	VHDR	R-4	8
W3G4S09	1 parcel with a house and 1 vacant parcel located east of Jefferson St. & South of Magnolia Ave.	1.59	MDR	R-1-7000	VHDR	R-4	9
W3G4S11	Mostly vacant land with a single-family residence at the east of Jefferson St. & South of California Ave.	2.96	MDR	R-3-3000	HDR	R-3-1500	9
W3G4S15	Vacant land at the east side of Magnolia Ave. north of Merrill Ave. (5 parcels)	2.23	C	CG-SP, CR-SP	VHDR	R-4-SP	10
W3G4S27	Vacant land at the south side of Jurupa Ave. between Essex St. & Chester St.	0.94	MDR	R-1-700	HDR	R-3-1500	10

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page# See Aerial Maps
W4G4S16	Radio station and mostly vacant land at the northeast of intersection at Lincoln Ave. & Bunker St. (6 parcels)	11.97	MDR, PF	R-1-7000, PF	HDR	R-3-1500	11
W4G4S36	Citrus grove south of Van Buren Blvd. & West of Barton St. (2 parcels)	26.68	C	CR-S-2-X-SP & R-1-7000	HDR	R-3-1500 SP	12
W4G4S42	Vacant land at the Southeast corner of Van Buren Blvd. & Chicago Ave. (1 parcel)	13.77	C	CR-S-2-X-SP	HDR	R-3-1500 SP	12
W5G4S06	Vacant land at the northwest corner of Magnolia Ave. & Jefferson St. (1 parcel)	0.96	VHDR	R-1-7000	No change	R-4	19
W5G4S10	Single-family homes and vacant land at the northeast of Intersection at Duncan Ave. & Van Buren Blvd. (8 parcels)	4.01	MDR, MHDR	R-1-700	HDR	R-3-1500	20
W5G4S12	Vacant land at the southeast corner of Indiana Ave. & Gibson St. (2 parcels)	1.53	PF	R-1-7000	HDR	R-3-1500	20
W5G4S13	Single-family homes and vacant land at the southwest of Intersection at Indiana Ave. & Jackson St. (9 parcels)	3.92	MDR, MHDR	R-1-7000	HDR	R-3-1500	21
W5G4S14	Single-family homes with large areas of vacant land west of Jackson St. & south of the Railroad (6 parcels)	4.5	MDR	R-1-7000	HDR	R-3-1500	21
W5G4S23	Parking lot, single-family homes and vacant land west of Gibson St. & adjacent to & northerly of the Van Buren Drive-In theater (9 parcels)	5.47	B/OP	R-1-7000, BMP	VHDR	R-4	22
W5G4S29	Vacant land & electric substation at the east side of Gibson St. and north of Maywood Way (1 parcel)	3.7	B/OP	PF	HDR	R-3-1500	22

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page# See Aerial Maps
W5G4S37	Vacant land and nursery at the northwest of intersection of Lincoln Ave. and Van Buren Blvd. (1 parcel)	6.74	MDR	RE	VHDR	R-4	23
W5G4S38	Single-family residence & vacant land east of Van Buren Blvd. Adjacent to Van Buren Drive-In (3 parcels)	3.14	C	BM/P & R-1-7000	VHDR	R-4	23
W6G4S46	Vacant land and bird farm at the southeast of intersection at Magnolia Ave. and Buchanan St. (1 parcel)	5.51	BO/P	BMP-SP	VHDR	R-4-SP	26
W6G4S17	Two single-family homes and mostly vacant land at the west of the intersection of Jones Ave. & Cook Ave. (2 parcels)	3.56	MDR	R-1-7000	HDR	R-3-1500	27
W6G4S18	Vacant land northeast of the intersection of Hole Ave. & Mitchell Ave. (1 parcel)	2.45	C	R-1-7000, CG	HDR	R-3-1500	28
W6G4S19	Southeast of Intersection at Wells Ave. & Mitchell Ave. (3 parcels)	3.25	MHDR	R-1-7000	HDR	R-3-1500	28
W6G4S20	Single-family homes and vacant land at the intersection of Hole Ave. & California Ave. (12 parcels)	11.51	C, MDR, MHDR	R-1-7000, CG-SP	HDR	R-3-1500	29
W6G4S21	Single-family homes and vacant land at the northwest of Intersection at Cook Ave. & Meredith St. (8 parcels)	7.54	MDR	R-1-7000	HDR	R-3-1500	29
W6G4S22	Single-family homes and vacant land at the southeast of Intersection at Mull Ave. & Tyler St. (7 parcels)	3.96	O	R-1-7000	HDR	R-3-1500	30
W6G4S26	Church and vacant land at the southeast of Intersection of Collett Ave. & La Sierra Ave. (2 parcels)	6.51	MDR	R-1-7000	HDR	R-3-1500	30

ID	Description	Acres	Existing General Plan	Existing Zone	Proposed General Plan	Proposed Zone	Page# See Aerial Maps
W6G4S32	Vacant land at Janet Ave. between Challen Ave. & Picker St. (2 parcels)	3.48	MDR	BMP, R-3-1500	HDR	R-3-1500	31
W6G4S33	Single-family home and vacant land north of Indiana Ave. & East of Buchanan St.	5.22	MDR	R-1-7000	HDR	R-3-1500	31
W6G4S34	Vacant land between Crest Ave. & Wells Ave. (2 parcels)	5.98	LDR, MDR	R-1-7000	HDR	R-3-1500	32
W6G4S41	Vacant land, self-serve car wash, commercial building and single-family home at the n northwest of Intersection at Challen Ave. & Van Buren Blvd. (7 parcels).	6.66	HDR, MU-V	CR, CG, CG-S-1, CR-S-1, CR-X	HDR	R-3-1500	32
W7G4S45	Two office buildings and partially vacant land southeast of the Intersection at Pierce St. & Riverwalk Pkwy. (1 parcel)	5.06	MU-V	BMP, RE	HDR	R-3-1500	33
W7G4S07	Two single-family homes at the northwest of Intersection at Magnolia Ave. & Golden Ave. (2 parcels)	1.4	HDR	R-1-7000-SP	VHDR	R-4-SP	34
W7G4S28	South side of Raley Dr. & North of Knoefler Dr. (8 parcels currently zoned R-3-1500 – Only General Plan Amendment needed)	3.21	MHDR	R-3-1500	HDR	No change	34
W7G4S35	Commercial buildings and vacant land northwest of Intersection at Arlington Ave. & Van Buren Blvd. (8 parcels)	6.85	C	CR, CG, CR-AP	VHDR	R-4	35

Note: Sites Highlighted Green - Proposed Zoning Consistent with General Plan Land Use

Southeast of Intersection at Pine St. & Tesquesquite Ave. (W1G4S43)



Total Acreage:
4.48
Existing Zoning:
CR
Proposed Zoning:
R-4
Existing General Plan:
MU-V
Proposed General Plan
VHDR

APNs:
217040013, 217040014, 217050015, 217100002

Northwest of Intersection at Blaine St. & Watkins Dr. (W1G4S44)



Total Acreage:
4.21
Existing Zoning:
CR
Proposed Zoning:
R-4
Existing General Plan:
MU-U
Proposed General Plan
VHDR

APNs:
251070007, 251070008

Northwest of Intersection at Iowa Ave. & Blaine St.

(W1G3S11)



Total Acreage:
17.37 Acres

Existing Zoning:
CR

Proposed Zoning:
MU-V

Existing General Plan:
C

Proposed General Plan
MU-V

APNs:

250080002, 250080006, 250080007, 250080009, 250080013, 250080014, 250080016, 250080017, 250080018, 250080019

Southeast of Intersection at Massachusetts Ave. & Iowa Ave. (W1G4S01)



Total Acreage:
.92 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-4

Existing General Plan:
HDR

Proposed General Plan
VHDR

APNs:

250281001

Northeast of Intersection at Brooks St. & Olivewood Ave. (W1G4S02)



Total Acreage:

1.82 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR

APNs:

219102002, 219102003, 219102004, 219102005, 219102006, 219102007, 219102009, 219102010, 219102011, 219102012, 219102013, 219102016

Southeast of Intersection at City College Dr. & Ramona Dr. (W1G4S03)



Total Acreage:

1.11 Acres

Existing Zoning:

PF, R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR

APNs:

219163002

Southeast of Intersection at Olivewood Ave. & Panorama Rd. (W1G4S04)

**Total Acreage:**

2.03 Acres

Existing Zoning:

R-1-7000, R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR

APNs:

219175015, 219224002

Southeast of Intersection at Cridge St. & Olivewood Ave. (W1G4S08)

**Total Acreage:**

.79 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

PF

Proposed General Plan

HDR

APNs:

219102001

Northwest of Intersection at University Ave. & Iowa Ave.

(W2G2S01)



Total Acreage:

5.01 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U-SP

Existing General Plan:

MU-U

Proposed General Plan

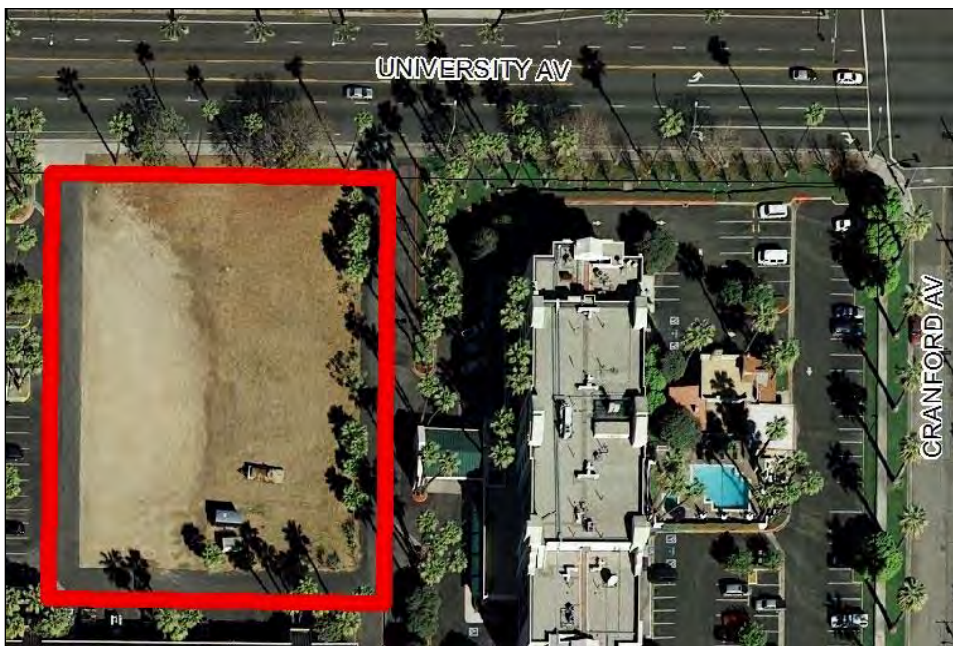
MU-U

APNs:

250190006, 250190008, 250190036, 250190038, 250190040, 250190042

South of University Ave. and West of Cranford Ave.

(W2G2S02)



Total Acreage:

1.04 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U-SP

Existing General Plan:

MU-U

Proposed General Plan

MU-U

APNs:

253020012

Northeast of Intersection at Ottawa Ave. & University Ave. (W2G2S03)

	Total Acreage:
	.82 Acres
	Existing Zoning:
	CR-SP
	Proposed Zoning:
	MU-V-SP
	Existing General Plan:
	MU-V
	Proposed General Plan
	MU-V
APNs: 211182026	

Northwest of Intersection at Cranford Ave. & University Ave. (W2G2S04)

	Total Acreage:
	2.05 Acres
	Existing Zoning:
	CR-SP
	Proposed Zoning:
	MU-V-SP
	Existing General Plan:
	MU-U
	Proposed General Plan
	MU-U
APNs: 250170005, 250170040	

East of Chicago Ave. & North of University Ave.

(W2G2S06)



Total Acreage:
.58 Acres
Existing Zoning:
CG-SP
Proposed Zoning:
MU-U-SP
Existing General Plan:
MU-U
Proposed General Plan
MU-U

APNs:
250170011

Southeast of Intersection at Iowa Ave. & University Ave. (W2G2S07)



Total Acreage:
3.78 Acres
Existing Zoning:
CR-SP
Proposed Zoning:
MU-U-SP
Existing General Plan:
MU-U
Proposed General Plan
MU-U

APNs:
253050002, 253050012, 253050018, 253050022, 253050023

North of Linden St. & West of Dwight Ave.

(W2G4S30)



Total Acreage:

4.22 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

211111037, 211111040, 211111041, 211111053, 211111054, 211111055, 211111060

North of Panorama Rd. & West of 91 FWY

(W3G4S05)



Total Acreage:

2.54 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

VHDR

APNs:

219182004

East of Jefferson St. & South of Magnolia Ave.

(W3G4S09)



Total Acreage:

1.59 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

MDR

Proposed General Plan

VHDR

APNs:

230020017, 230020018

East of Jefferson St. & South of California Ave.

(W3G4S11)



Total Acreage:

2.96 Acres

Existing Zoning:

R-3-3000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

227130025

East of Magnolia Ave. & North of Merrill Ave.

(W3G4S15)



Total Acreage:
2.23 Acres

Existing Zoning:
CG-SP, CR-SP

Proposed Zoning:
R-4-SP

Existing General Plan:
C

Proposed General Plan
VHDR

APNs:

225052008, 225052009, 225052010, 225052019, 225052021

South on Jurupa Ave. between Essex St. & Chester St.

(W3G4S27)



Total Acreage:
.94 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-3-1500

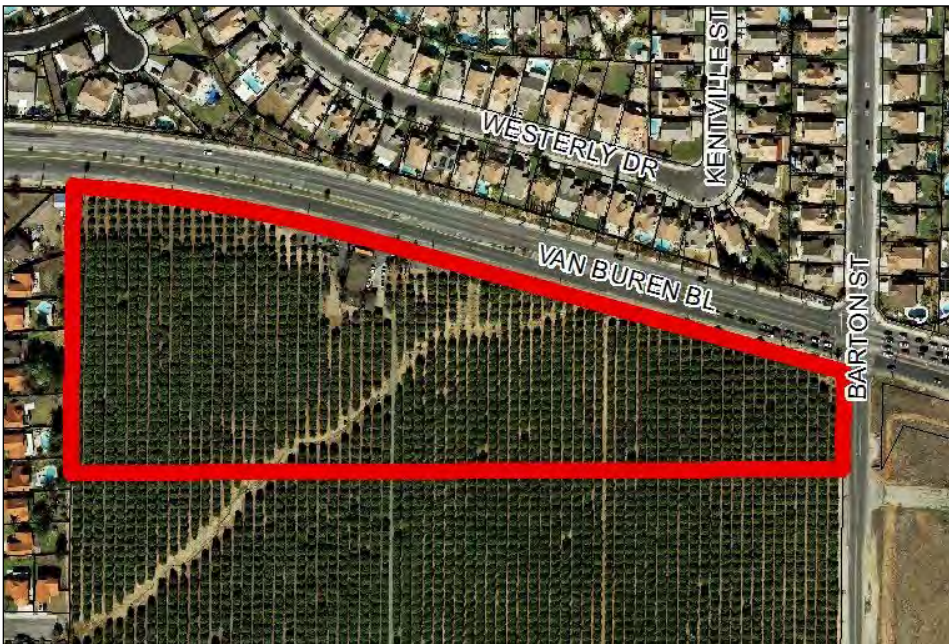
Existing General Plan:
MDR

Proposed General Plan
HDR

APNs:

190022044, 190022045

Southwest of Intersection at Van Buren Blvd. & Barton St. (W4G3S13)



Total Acreage:
12.68 Acres

Existing Zoning:
CR-S-2-X-SP **Proposed**

Zoning: MU-V-SP

Existing General Plan:
C

Proposed General
Plan MU-V

APNs:
284020010

Northeast of Intersection at Lincoln Ave. & Bunker St. (W4G4S16)



Total Acreage:
11.97 Acres

Existing Zoning:
R-1-7000, PF

Proposed Zoning:
R-3-1500

Existing General Plan:
MDR, PF

Proposed General Plan
HDR

APNs:
230351016, 230360001, 230360004, 230360005, 230360006, 230360010

South of Van Buren Blvd. & West of Barton St.

(W4G4S36)



Total Acreage:

26.68 Acres

Existing Zoning:

CR-S-2-X-SP & R-1-7000

Proposed Zoning:

R-3-1500-SP

Existing General Plan:

C

Proposed General Plan

HDR

APNs:

266120002, 266120034

Southeast of Intersection at Van Buren Blvd. & Chicago Ave. (W4G4S42)



Total Acreage:

13.77 Acres

Existing Zoning:

CR-S-2-X-SP

Proposed Zoning:

R-3-1500-SP

Existing General Plan:

C

Proposed General Plan

HDR

APNs:

266020061

South of Magnolia Ave. between Harrison St. & Muir Ave. (W5G1S02)



Total Acreage:
10.62 Acres

Existing Zoning:
CR-SP, R-1-7000

Proposed Zoning:
MU-V-SP

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:

234080005, 234080031, 234080032, 234080033, 234080034, 234091012, 234091013, 234080035

East of Van Buren Ave. & North of 60 FWY (W5G1S11)



Total Acreage:
3.94 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V-SP

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:

233062039, 233062040

West of Van Buren Ave. & North of 60 FWY

(W5G1S12)



Total Acreage:

7.81 Acres

Existing Zoning:

CR-SP, R-1-7000, R-1-7000-SP

Proposed Zoning:

MU-V-SP, MU-V

Existing General Plan:

MDR, MU-V

Proposed General Plan

MU-V

APNs:

234140019, 234150039, 234150040, 234150041, 234150046

North of Magnolia Ave. between Donald Ave. & Jackson St.

(W5G1S13)



Total Acreage:

4.93 Acres

Existing Zoning:

CR-SP, R-1-7000-SP

Proposed Zoning:

MU-V-SP

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

191232016, 191232017, 191232034, 191232037

North of Magnolia Ave. between Stotts St. & Donald Ave. (W5G1S14)



Total Acreage:
1.97 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V-SP

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
191331031

North of Magnolia Ave. between Everest Ave. & Stotts St. (W5G1S15)



Total Acreage:
1.27 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V-SP

Proposed General Plan
MU-V

APNs:
191332021, 191332049

Southwest of Intersection at Magnolia Ave. & Donald Ave. (W5G1S16)



Total Acreage:
2.50 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V-SP

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
233040022, 233040023, 233040024

South of Magnolia Ave. between McKenzie St. & Everest Ave. (W5G1S17)



Total Acreage:
2.70 Acres

Existing Zoning:
CR-SP, CR-NC-SP, R-1-7000-SP

Proposed Zoning:
MU-V-SP

Existing General Plan: MU-V

Proposed General Plan MU-V

APNs:
233031001, 233031003, 233031004, 233031005, 233031007, 233031008, 233031009, 233031010,
233031012, 233031013, 233031014, 233031051

East of Van Buren Blvd. between Hayes St. & Miller St.

(W5G1S18)



Total Acreage:

2.95 Acres

Existing Zoning:

O, CG-SP, O-SP

Proposed Zoning:

MU-V-SP

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

191312002, 191312010, 191312020, 191312021

Intersection of Magnolia Ave. and Van Buren Blvd.

(W5G1S19)



Total Acreage:

5.86 Acres

Existing Zoning:

CR-NC-SP

Proposed Zoning:

MU-V-SP

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

145304003, 145304004, 145304005, 145304006, 145304007, 145304008, 191313003, 191313004, 191313005, 191313006, 191313007, 191313008, 191313009, 191313012, 191313014, 191313015, 191313017, 233022002, 233022003, 233022004, 233022005, 233022006, 233022007, 233022064, 234112001, 234112002, 234112003, 234112004, 234112046, 145304001, 145304002, 233022001

West of La Sierra Ave. & North of Indiana Ave.

(W5G3S01)



Total Acreage:

12.90 Acres

Existing Zoning:

R-1-7000-SP

Proposed Zoning:

MU-U-SP

Existing General Plan:

MU-U

Proposed General Plan

MU-U

APNs:

138030024, 138030009, 138030025, 138030028

Southeast Intersection at California Ave. and Monroe St.

(W5G3S08)



Total Acreage:

7.70 Acres

Existing Zoning:

CR

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

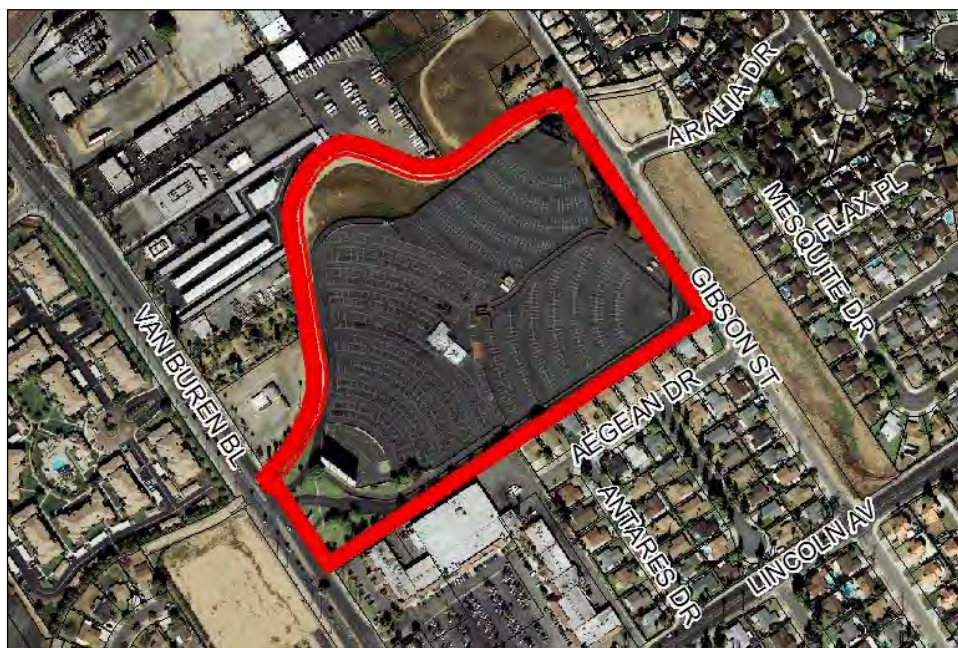
Proposed General Plan

MU-V

APNs:

193261027, 193261029

North of Lincoln Ave between Van Buren Blvd. & Gibson St. (W5G3S12)



Total Acreage:
25.01 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
C, B/OP, HDR

Proposed General Plan
MU-V

APNs:

233190001, 233160022, 233150017, 233190004

Northwest of Intersection at Magnolia Ave. & Jefferson St. (W5G4S06)



Total Acreage:
.96 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-4

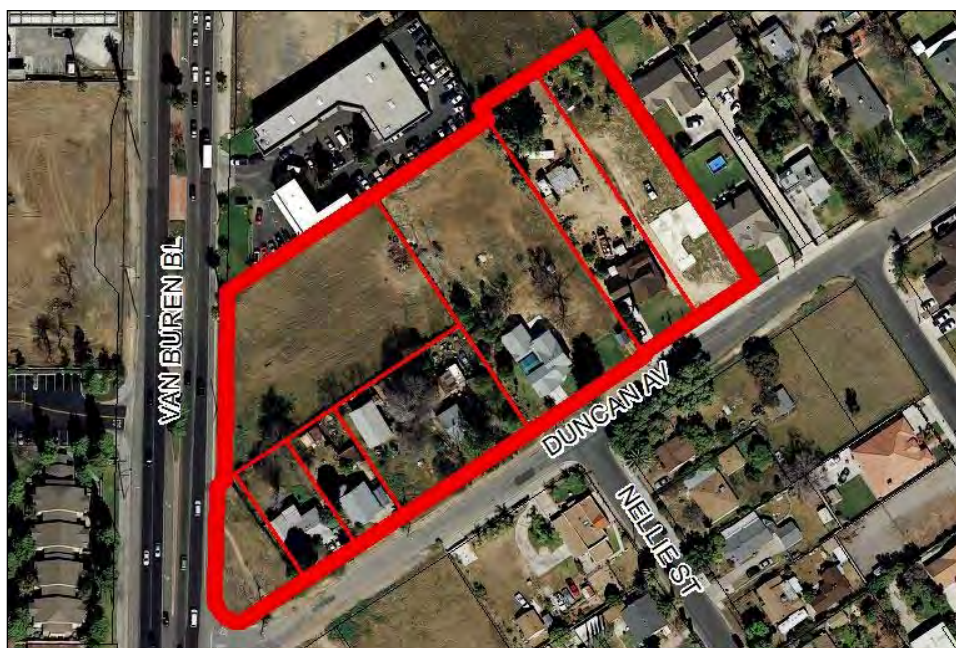
Existing General Plan:
VHDR

Proposed General Plan
VHDR

APNs:

227223006

Northeast of Intersection at Duncan Ave. & Van Buren Blvd. (W5G4S10)



Total Acreage:

4.01 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR, MHDR

Proposed General Plan

HDR

APNs:

191200010, 191200011, 191200012, 191200013, 191200017, 191200024, 191200027, 191200028

Southeast of Intersection at Indiana Ave. & Gibson St. (W5G4S12)



Total Acreage:

1.53 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

PF

Proposed General Plan

HDR

APNs:

233170002, 233170003

Southwest of Intersection at Indiana Ave. & Jackson St.

(W5G4S13)



Total Acreage:

3.92 Acres

Existing Zoning:

R-1-7000, PF

Proposed Zoning:

R-3-1500

Existing General Plan:

B/OP

Proposed General Plan

HDR

APNs:

233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009, 233180010

West of Jackson St. & South of the Railroad

(W5G4S14)



Total Acreage:

4.50 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

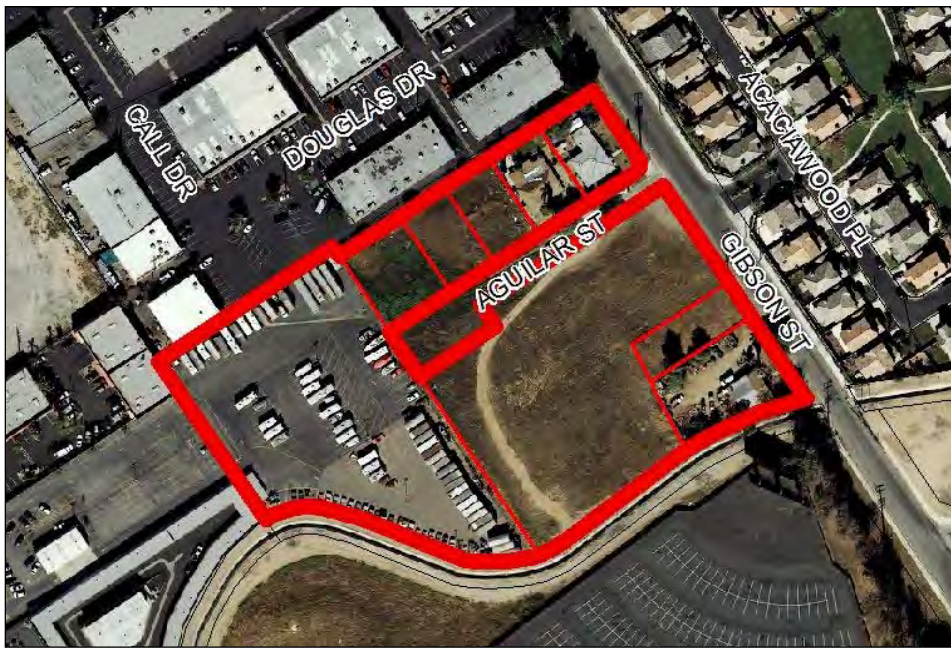
HDR

APNs:

233180014, 233180015, 233180016, 233180017, 233180018, 233180019

West of Gibson St. & Adjacent to Van Buren Drive-In

(W5G4S23)



Total Acreage:

5.47 Acres

Existing Zoning:

R-1-7000, BMP

Proposed Zoning:

R-4

Existing General Plan:

B/OP

Proposed General Plan

VHDR

APNs:

233160012, 233160013, 233160014, 233160015, 233160018, 233160019, 233160025, 233160026, 233160028

East of Gibson St. and North of Maywood Way

(W5G4S29)



Total Acreage:

3.77 Acres

Existing Zoning:

PF

Proposed Zoning:

R-3-1500

Existing General Plan:

B/OP

Proposed General Plan

HDR

APNs:

233170005

Northwest of Intersection at Lincoln Ave. and Van Buren Blvd. (W5G4S37)



Total Acreage:

6.74 Acres

Existing Zoning:

RE

Proposed Zoning:

R-4

Existing General Plan:

MDR

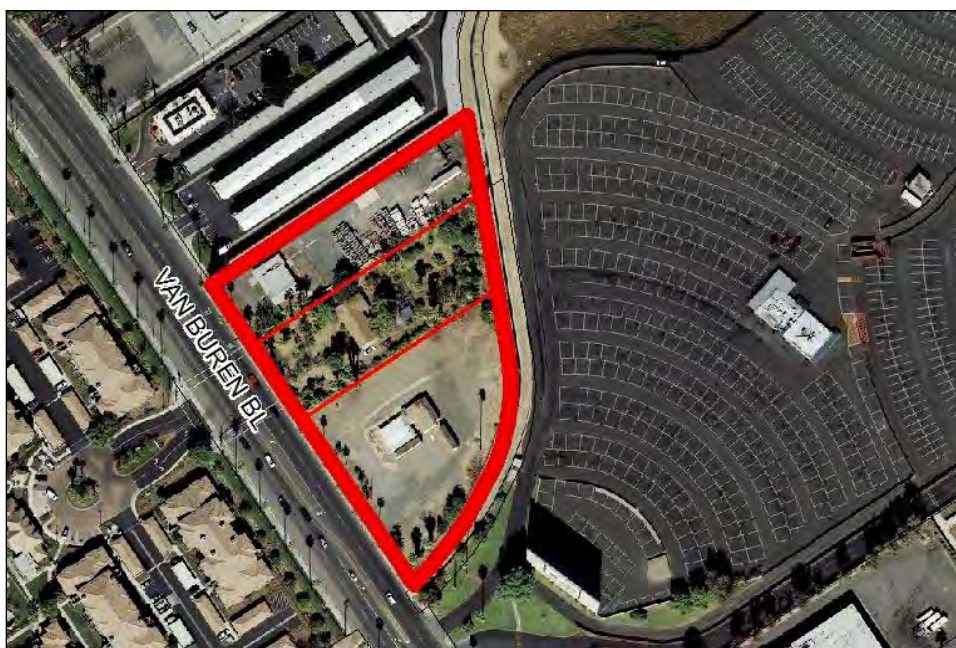
Proposed General Plan

VHDR

APNs:

234270020

East of Van Buren Blvd. Adjacent to Van Buren Drive-In (W5G4S38)



Total Acreage:

3.14 Acres

Existing Zoning:

BMP, R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR

APNs:

233150012, 233190007, 233190017

North of Magnolia Ave. & South of Cochran Ave.

(W6G1S01)



Total Acreage:

16.59 Acres

Existing Zoning:

R-1-7000, CR, CR-SP, CR-S-2-SP,
CR-S-1-X-20-SP

Proposed Zoning:

MU-V-SP

Existing General Plan:

MU-V

Proposed General Plan

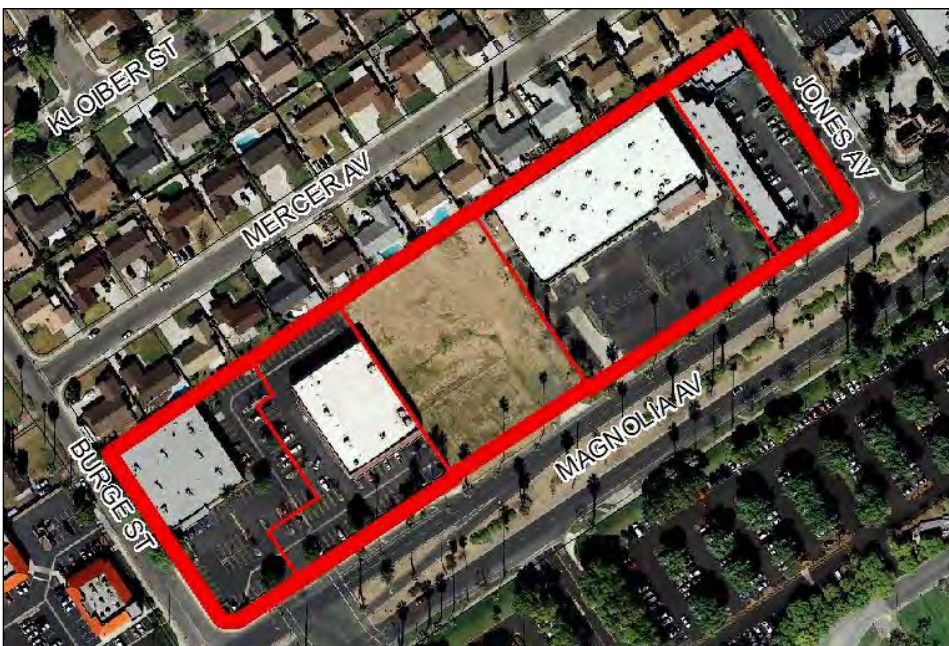
MU-V

APNs:

143180005, 143180028, 143180031, 143180032

North of Magnolia Ave. between Burge St. & Jones Ave.

(W6G1S05)



Total Acreage:

6.35 Acres

Existing Zoning:

CR SP

Proposed Zoning:

MU-V-SP

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

142292007, 142292008, 142293023, 142293024, 142293028

North of Magnolia Ave. & East of Polk St.

(W6G1S07)



Total Acreage:

5.40 Acres

Existing Zoning:

CR-SP, CG-SP

Proposed Zoning:

MU-V-SP

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

143290004, 143290006, 143290007, 143290008, 143290010, 143290011, 143290015, 143290017, 143290018, 143290019

Southeast of Intersection at Magnolia Ave. & La Sierra Ave.

(W6G1S10)



Total Acreage:

16.81 Acres

Existing Zoning:

CR-SP, CG-SP, CG X-SP

Proposed Zoning:

MU-U-SP

Existing General Plan:

MU-U

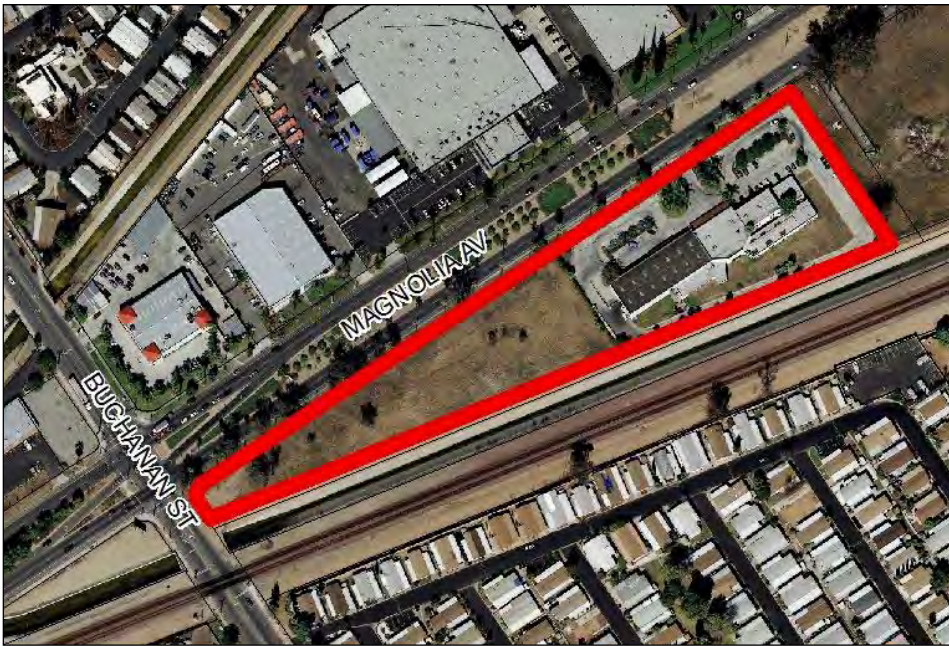
Proposed General Plan

MU-U

APNs:

138470020, 138470023, 138470024, 138470029, 138470031, 138470035

Southeast of Intersection at Magnolia Ave. and Buchanan St. (W6G4S46)



Total Acreage:
5.51 Acres

Existing Zoning:
BMP-SP

Proposed Zoning:
R-4-SP

Existing General Plan:
B/OP

Proposed General Plan
VHDR

APNs:
135220035

Southeast of Intersection at Whitford Ave. & La Sierra Ave. (W6G3S02)



Total Acreage:
4.75 Acres

Existing Zoning:
CG, CR-S-1

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
146261001, 146261006, 146261014, 146261019

Southeast of Intersection at Minier Ave. & La Sierra Ave.

(W6G3S03)



Total Acreage:

2.89 Acres

Existing Zoning:

CR S-1-X

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

142040001

West of Intersection at Jones Ave. & Cook Ave.

(W6G4S17)



Total Acreage:

3.56 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

143040011, 143040012

Northeast of Intersection of Hole Ave. & Mitchell Ave.

(W6G4S18)



Total Acreage:

2.45 Acres

Existing Zoning:

R-1-7000, CG

Proposed Zoning:

R-3-1500

Existing General Plan:

C

Proposed General Plan

HDR

APNs:

143051001

Southeast of Intersection at Wells Ave. & Mitchell Ave.

(W6G4S19)



Total Acreage:

3.25 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MHDR

Proposed General Plan

HDR

APNs:

143020004, 143020007, 143020010

Intersection of Hole Ave. & California Ave.

(W6G4S20)



Total Acreage:

11.51 Acres

Existing Zoning:

R-1-7000, CG-SP

Proposed Zoning:

R-3-1500

Existing General Plan:

C, MDR, MHDR

Proposed General Plan

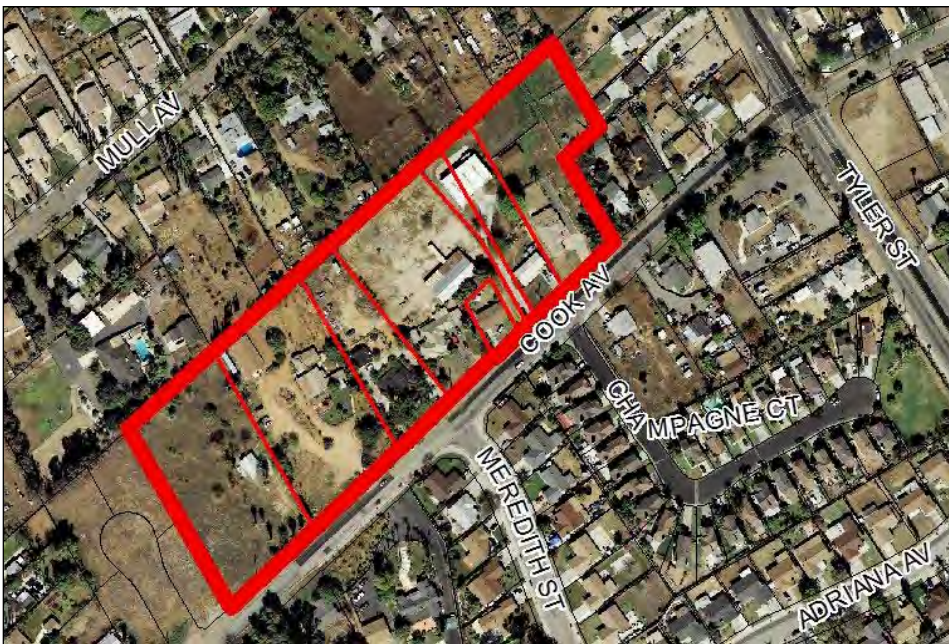
HDR

APNs:

143080019, 143080020, 143080021, 143080022, 143080024, 143080026, 143080029, 143080030, 143080032, 143080033, 143080034, 143332002

Northwest of Intersection at Cook Ave. & Meredith St.

(W6G4S21)



Total Acreage:

7.54 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

147270015, 147270016, 147270017, 147270035, 147270038, 147270039, 147270040, 147281017

Southeast of Intersection at Mull Ave. & Tyler St.

(W6G4S22)



Total Acreage:
3.96 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-3-1500

Existing General Plan:
O

Proposed General Plan
HDR

APNs:

147282011, 147282014, 147282015, 147282016, 147282018, 147282021, 147282022

Southeast of Intersection at Collett Ave. & La Sierra Ave.

(W6G4S26)



Total Acreage:
6.51 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-3-1500

Existing General Plan:
MDR

Proposed General Plan
HDR

APNs:

142480005, 142480006

Janet Ave. between Challen Ave. & Picker St.

(W6G4S32)



Total Acreage:

3.48 Acres

Existing Zoning:

BMP, R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

151111034, 151111046

North of Indiana Ave. & East of Buchanan St.

(W6G4S33)



Total Acreage:

5.22 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR

APNs:

135230003

Between Crest Ave. & Wells Ave.

(W6G4S34)



Total Acreage:

5.98 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

LDR, MDR

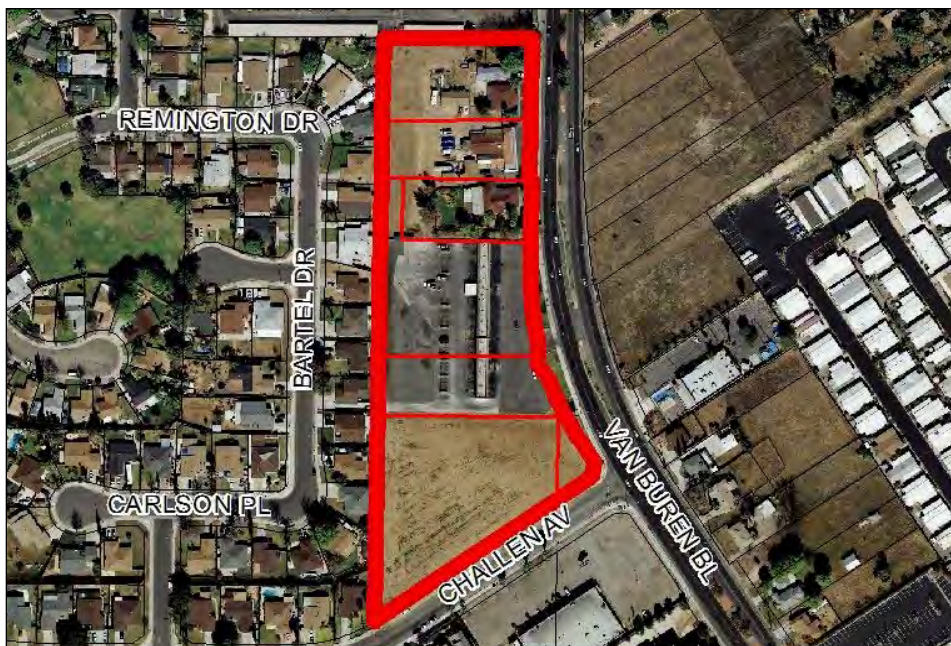
Proposed General Plan

HDR

APNs:

147310001, 151300007

Northwest of Intersection at Challen Ave. & Van Buren Blvd. (W6G4S41)



Total Acreage:

6.66 Acres

Existing Zoning:

CR, CG, CG-S-1, CR-S-1, CR-X

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR, MU-V

Proposed General Plan

HDR

APNs:

145082037, 145082038, 145082035, 145082036, 145161007, 145161004, 145161008

Southwest of Intersection at Pierce St. & La Sierra Ave.

(W7G3S14)



Total Acreage:

10.63 Acres

Existing Zoning:

CR, CG, RE

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

APNs:

146210022, 146220008, 146220025, 146220035, 146220036, 146220037, 146330038

Southeast of Intersection at Pierce St. & Riverwalk Pkwy.

(W7G4S45)



Total Acreage:

5.06 Acres

Existing Zoning:

BMP, RE

Proposed Zoning:

R-3-1500

Existing General Plan:

MU-V

Proposed General Plan

HDR

APNs:

146210024

Northwest of Intersection at Magnolia Ave. & Golden Ave. (W7G4S07)



Total Acreage:
1.40 Acres

Existing Zoning:
R-1-7000-SP

Proposed Zoning:
R-4-SP

Existing General Plan:
HDR

Proposed General Plan
VHDR

APNs:
142231006, 142231007

South on Raley Dr. & North of Knoefler Dr. (W7G4S28)



Total Acreage:
3.21 Acres

Existing Zoning:
R-3-1500

Proposed Zoning:
R-3-1500

Existing General Plan:
MHDR

Proposed General Plan
HDR

APNs:
141221006, 141221007, 141221009, 141221011, 141221026, 141221031, 141221032, 141221033

Northwest of Intersection at Arlington Ave. & Van Buren Blvd. (W7G4S35)

**Total Acreage:**

6.85 Acres

Existing Zoning:

CR, CG, CR-AP

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR

APNs:

155290012, 155290013, 155290014, 155290015, 155290016, 155290017, 155290018, 155290019