

# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 61



  City Boundary    
   Site in Focus    
   Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
519	143040016	4698 Jones Ave	6	1.18	1947	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	22	Moderate Income	No	No
551	143040015	4678 Jones Ave	6	1.28	1949	Non-Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	24	Moderate Income	No	No
556	143030009	None	6	2.06	0	Vacant	SFRD	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	41	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 62



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
535	147333009	None	6	0.52	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	10	Moderate Income	No	No
594	147333012	4487 Tyler St	6	0.39	1954	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	6	Moderate Income	No	No
615	147333011	None	6	0.59	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	11	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 64



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
549	147332023	None	6	0.9	1950	Non-Vacant	RET	O	O	Rezoned Residential	MU-V	30	17	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 68



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
514	147282022	4643 Tyler St	6	0.48	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	11	Moderate Income	No	Yes
603	147282021	4639 Tyler St	6	0.47	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	Yes
530	147282018		6	0.47	0	Non-Vacant		HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	Yes



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 69



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
509	147282014	None	6	0.53	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	13	Moderate Income	No	Yes
513	147282015	10278 Mull Ave	6	0.29	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	6	Moderate Income	No	Yes
596	147282011	10270 Mull Ave	6	0.33	1960	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	8	Moderate Income	No	Yes

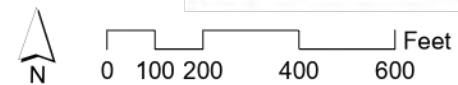


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 70



  City Boundary    
   Site in Focus    
   Opportunity Parcel

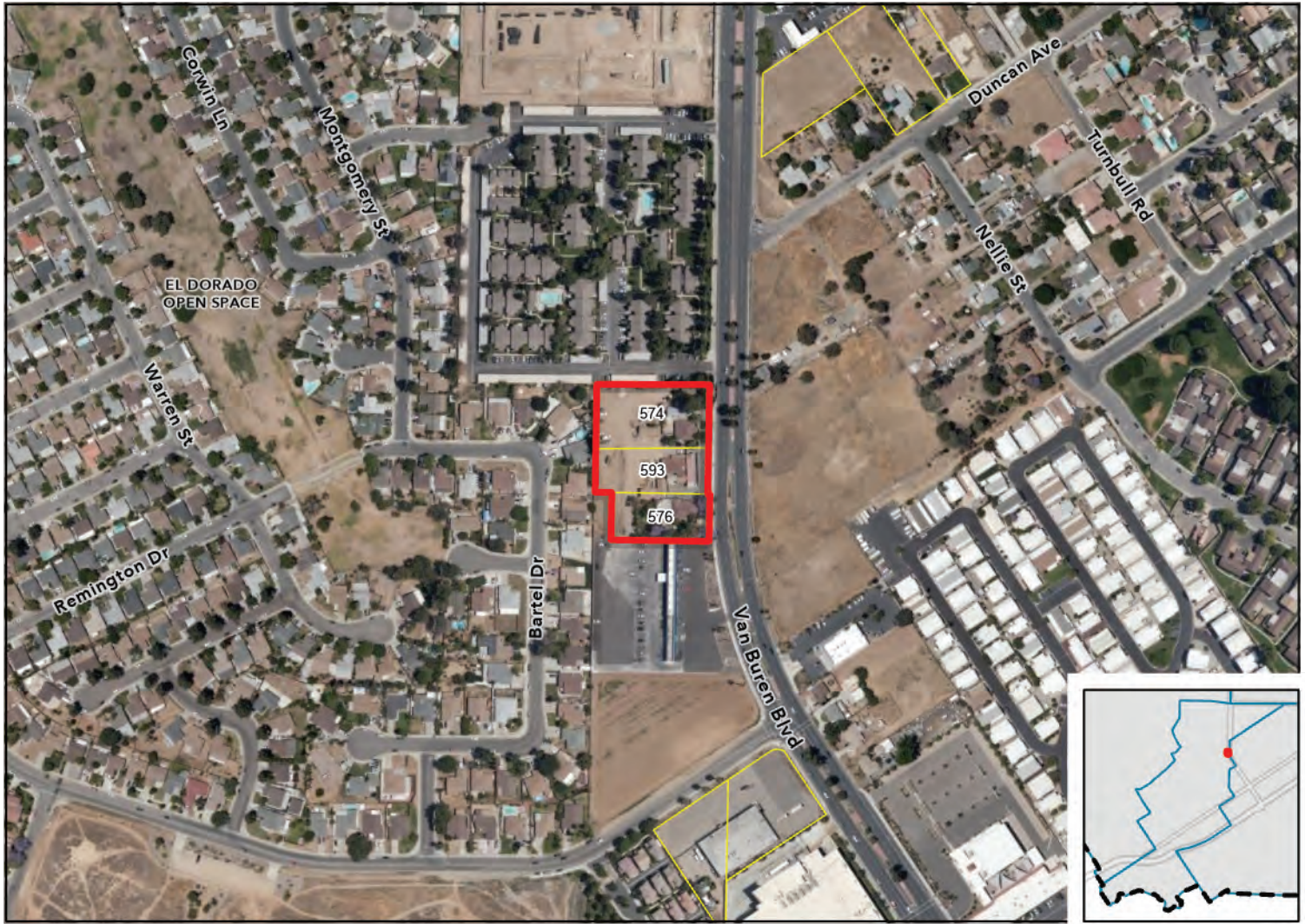


Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
550	145162006	4330 Van Buren Blvd	6	1	1957	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	30	20	Moderate Income	No	No
518	145162021		6	0.77	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V	30	15	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 72



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
574	145082037	4510 Van Buren Blvd	6	0.95	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes
576	145082035	4490 Van Buren Blvd	6	0.61	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	14	Moderate Income	No	Yes
593	145082038	4500 Van Buren Blvd	6	0.67	0	Non-Vacant	RET	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	15	Moderate Income	No	Yes

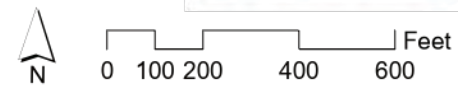


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 78



  City Boundary    
   Site in Focus    
   Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
499	191050001	5175 Van Buren Blvd	6	0.55	1939	Non-Vacant	OFF	C	R-1-7000	Residential Upzone	MU-V	30	10	Moderate Income	No	No
531	191050021	5111 Van Buren Blvd	6	0.89	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	30	16	Moderate Income	No	No

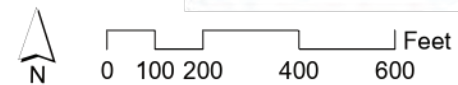


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 80



City Boundary    
 Site in Focus    
 Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
616	191060024	9191 Colorado Ave	6	5.82	1967	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	MU-V	30	39	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 82



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
493	191040037	5375 Van Buren Blvd	6	1.37	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	30	27	Moderate Income	No	No
504	191040036	5325 Van Buren Blvd	6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 87



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
600	151111046	None	6	0.58	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	14	Moderate Income	No	Yes
602	151111034	None	6	2.89	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	R-3-2500	17.424	57	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 92



City Boundary
 Site in Focus
 Opportunity Parcel

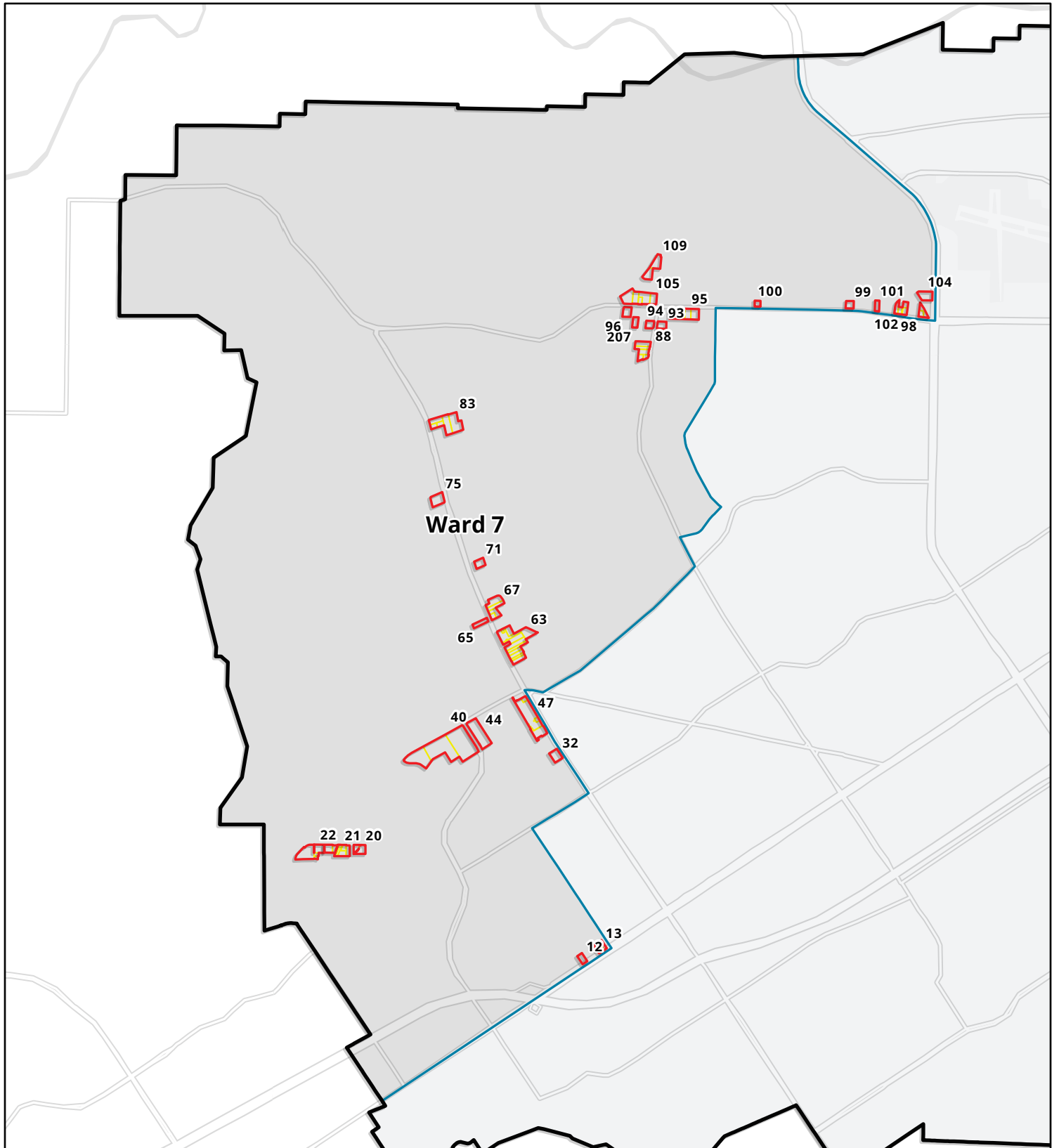
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Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
486	191150010	None	6	0.56	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	11	Moderate Income	No	No
510	191150031	6836 Arlington Ave	6	0.71	1951	Vacant	UDEV	O	CR	Rezoned Residential	MU-V	30	14	Moderate Income	No	No
512	191150014	4843 Monroe St	6	0.26	1935	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No
525	191150009	6758 Arlington Ave	6	0.74	1955	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	13	Moderate Income	No	No
534	191150015	4831 Monroe St	6	0.55	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	10	Moderate Income	No	No
548	191150017	None	6	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
554	191150016	None	6	1.35	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	26	Moderate Income	No	No
555	191150006	6818 Arlington Ave	6	0.26	1951	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No
608	191150008	None	6	0.26	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	5	Moderate Income	No	No
546	191150007	None	6	0.23	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update - Ward 7 Sites



City Boundary  
 Wards

Site in Focus  
 Opportunity Parcel



0 0.25 0.5 1 Miles

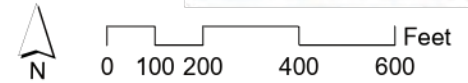


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 12



City Boundary    
 Site in Focus    
 Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
668	142210029	11411 Magnolia Ave	7	0.85	1946	Non-Vacant	MED	HDR	BMP	Rezoned Residential	MU-U-TA	60	38	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 13



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
640	142231006	11313 Magnolia Ave	7	0.47	1947	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	60	20	Lower Income	No	Yes
696	142231007	11325 Magnolia Ave	7	0.94	1946	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	60	41	Lower Income	No	Yes



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 20



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
654	141240047	11984 Raley Dr	7	1.07	1944	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	29.04	25	Moderate Income	No	No
680	141221001	12008 Raley Dr	7	0.56	1936	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	29.04	12	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 21



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
622	141221007	None	7	0.17	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes
632	141221031	12056 Raleigh Dr	7	0.39	1946	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	8	Moderate Income	No	Yes
649	141221006	12082 Raleigh Dr	7	0.41	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	9	Moderate Income	No	Yes
669	141221009	None	7	0.05	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	1	Moderate Income	No	Yes
684	141221026	12100 Raleigh Dr	7	0.46	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	9	Moderate Income	No	Yes
685	141221033	None	7	0.08	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	1	Moderate Income	No	Yes
686	141221032	None	7	0.68	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	17	Moderate Income	No	Yes
687	141221011	12108 Raleigh Dr	7	0.98	1929	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes
700	141221035	12014 Raleigh Dr	7	0.62	1945	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	29.04	13	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 22



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
635	168340019	12190 Raleigh Dr	7	3.15	1947	Non-Vacant	SFRD	MDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	77	Moderate Income	No	No
636	141221016	None	7	0.16	0	Vacant	UDEV	MHDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	4	Moderate Income	No	No
642	141221014	None	7	0.23	0	Vacant	UDEV	MHDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	5	Moderate Income	No	No
692	141221013	None	7	1.26	0	Vacant	UDEV	MHDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	31	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 32



  City Boundary    
   Site in Focus    
   Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
623	142030029	4550 La Sierra Ave	7	1.53	1984	Non-Vacant	EDU	PF	O	Rezoned Residential	MU-V	30	30	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 40



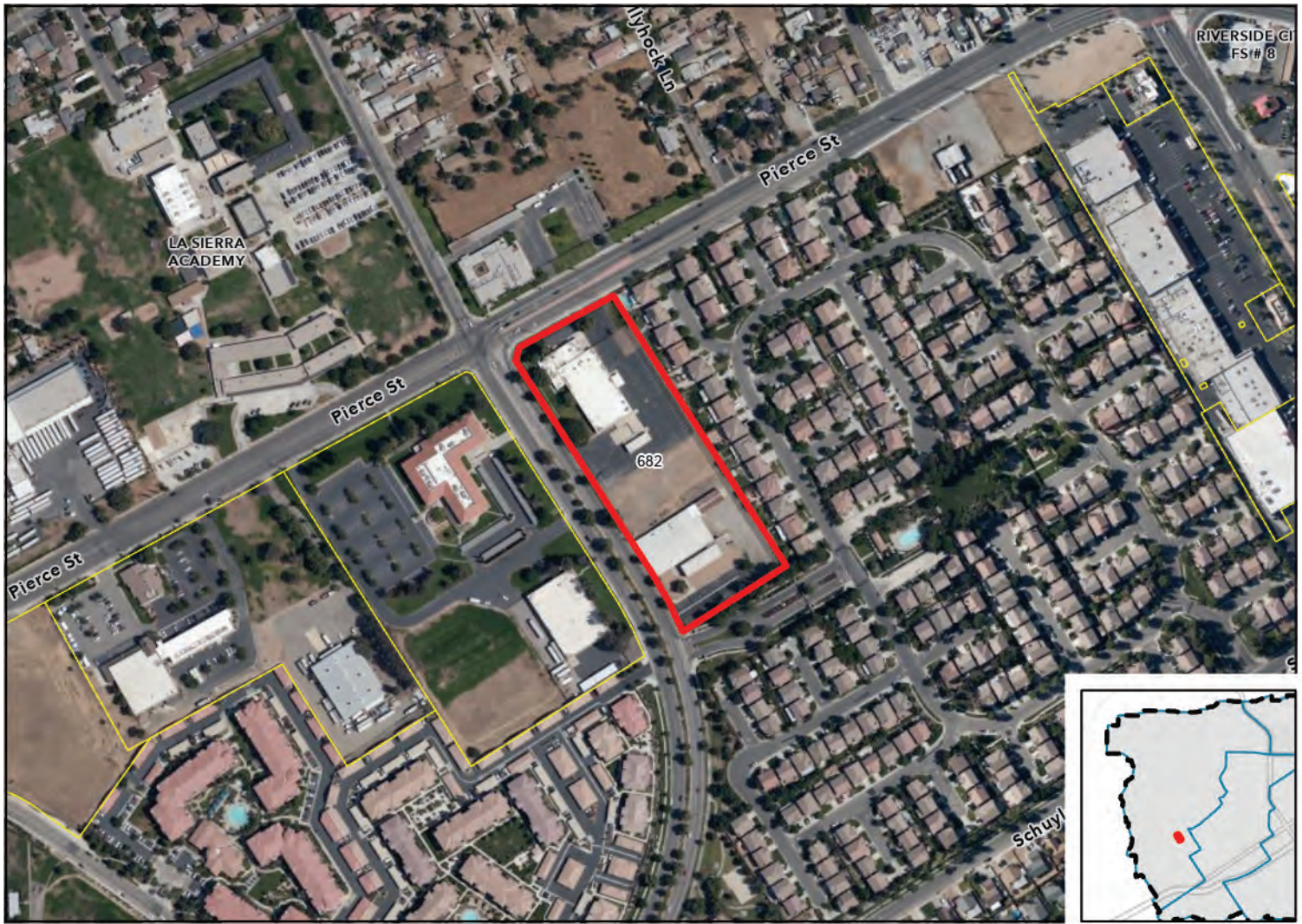
City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
621	141350009	11398 Pierce St	7	7.83	1982	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	30	156	Moderate Income	No	No
657	141350005	4820 Riverwalk Dr	7	9.59	1981	Non-Vacant	POW	MU-V	BMP	Rezoned Residential	MU-V	30	191	Moderate Income	No	No
693	141350011	None	7	4.86	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	MU-U	40	145	Lower Income	No	No

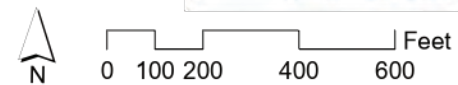


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 44



  City Boundary    
   Site in Focus    
   Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
682	146210024	None	7	5.07	1968	Non-Vacant	LIND	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	126	Moderate Income	No	Yes



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 47



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
620	146220042	None	7	5.76	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	115	Moderate Income	No	Yes
641	146220025	4740 La Sierra Ave	7	0.24	1989	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	30	4	Moderate Income	No	Yes
660	146210022	4720 La Sierra Ave	7	1.89	1986	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	37	Moderate Income	No	Yes
683	146220043	None	7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	30	0	Moderate Income	No	Yes
688	146220045	None	7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	30	0	Moderate Income	No	Yes
699	146220035	4860 La Sierra Ave	7	0.35	2003	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	30	7	Moderate Income	No	Yes
701	146220044	None	7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	30	0	Moderate Income	No	Yes



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 63



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
618	146181022	4979 La Sierra Ave	7	0.88	1922	Non-Vacant	UDEV	MDR	CG	Rezoned Residential	MU-V	30	17	Moderate Income	No	No
619	146170023	5061 La Sierra Ave	7	0.01	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	0	Moderate Income	No	No
625	146170029	5009 La Sierra Ave	7	0.82	1940	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	15	Moderate Income	No	No
627	146170028	5025 La Sierra Ave	7	0.87	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	30	16	Moderate Income	No	No
628	146170032	None	7	1.39	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	26	Moderate Income	No	No
634	146170003	11000 Norwood Ave	7	0.85	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	15	Moderate Income	No	No
655	146170001	11046 Norwood Ave	7	0.14	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	2	Moderate Income	No	No
658	146170030	5069 La Sierra Ave	7	2	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	30	38	Moderate Income	No	No
663	146170031	5015 La Sierra Ave	7	0.71	1958	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	13	Moderate Income	No	No
667	146170027	5033 La Sierra Ave	7	1.53	1962	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	29	Moderate Income	No	No
677	146170025	None	7	1.64	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	31	Moderate Income	No	No
678	146181015	4995 La Sierra Ave	7	0.48	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	8	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 65



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
629	146050022	5142 La Sierra Ave	7	0.96	1937	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	18	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 67



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
651	146071022	None	7	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	40	16	Lower Income	No	No
666	146071036	None	7	0.96	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	40	33	Lower Income	No	No
691	146071049	5169 La Sierra Ave	7	0.93	1945	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	40	31	Lower Income	No	No
617	146071048		7	1.58	0	Non-Vacant		MDR	R-1-7000	Residential Upzone	R-4	40	54	Lower Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 71



City Boundary

Site in Focus

Opportunity Parcel



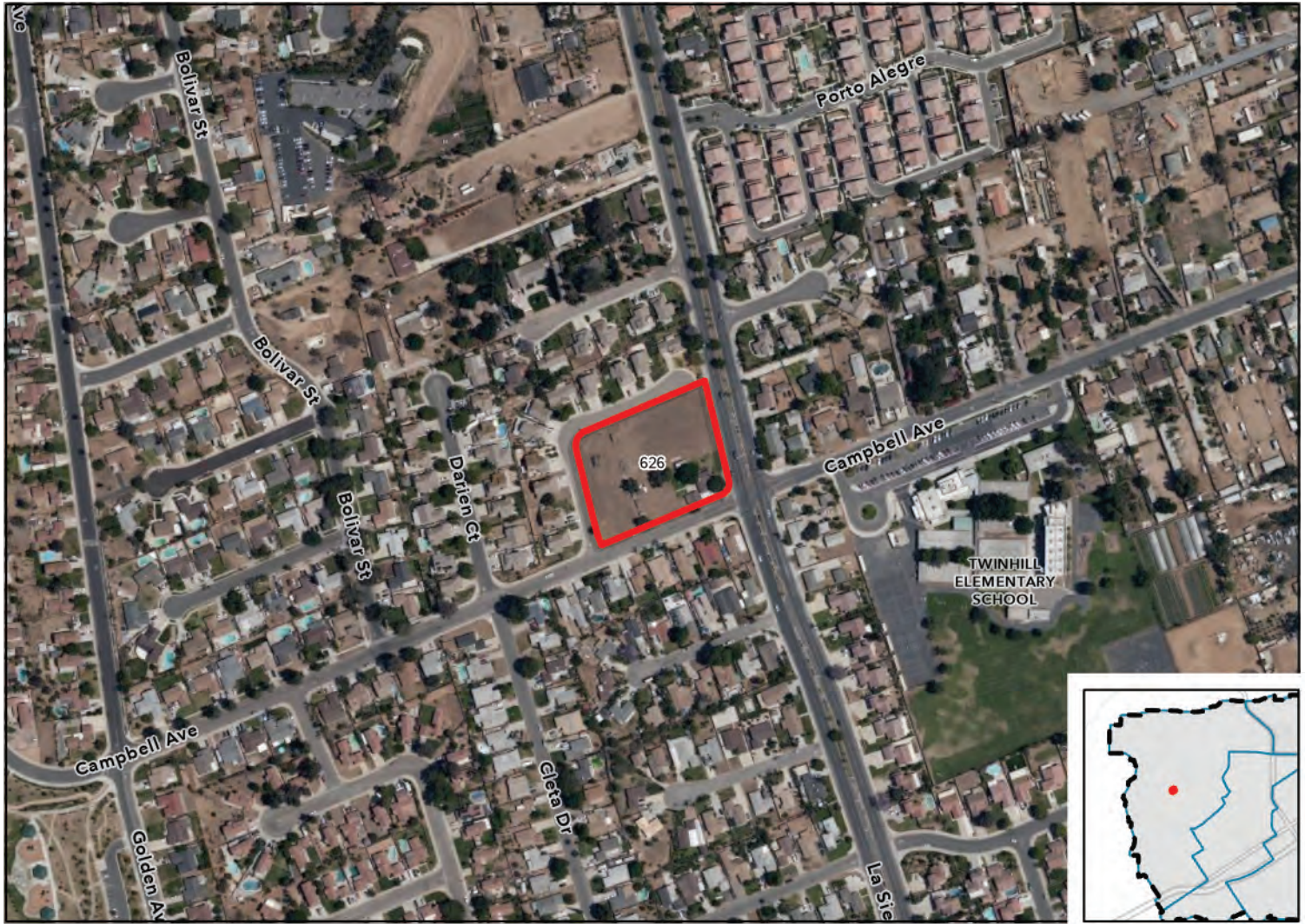
0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
664	149280008	10985 Gramercy Pl	7	1.16	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	22	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 75



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
626	149170053	5608 La Sierra Ave	7	2.1	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	40	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 83



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
630	149180009	None	7	0.5	0	Vacant	MISC	MDR	R-1-8500	Residential Upzone	MU-V	30	9	Moderate Income	No	No
647	149180044	5995 La Sierra Ave	7	1.05	1950	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	30	20	Moderate Income	No	No
673	149180015	10982 Cypress Ave	7	2.89	1981	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	56	Moderate Income	No	No
676	149180045	5971 La Sierra Ave	7	0.47	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	30	8	Moderate Income	No	No
681	149180010	11060 Cypress Ave	7	2.01	1922	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	39	Moderate Income	No	No



# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 88



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
633	150221025	10323 Cypress Ave	7	0.45	1979	Non-Vacant	RESX	SRR	CG	Rezoned Residential	MU-V	30	9	Moderate Income	No	No
659	150101018	6050 Tyler St	7	0.66	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	13	Moderate Income	No	No
697	150101030	6100 Tyler St	7	1.14	1963	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	22	Moderate Income	No	No
702	150221028	6022 Tyler St	7	0.32	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	6	Moderate Income	No	No
694	150221027		7	0.82	1958	Non-Vacant		C	CG	Rezoned Residential	MU-V	30	16	Moderate Income	No	No