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ORDINANCE NO. 7574


AN ORDINANCE OF THE CITY OF RIVERSIDE, CALIFORNIA, AMENDING THE ZONING MAP OF THE CITY OF RIVERSIDE PURSUANT TO CHAPTER 19.090 OF THE RIVERSIDE MUNICIPAL CODE BY REZONING LAND TO ALLOW FOR FUTURE RESIDENTIAL AND MIXED-USE DEVELOPMENT CONSISTENT WITH THE 6<sup>TH</sup> CYCLE 2021-2029 HOUSING ELEMENT UPDATE.

The City Council of the City of Riverside, California, does ordain as follows:

Section 1: Pursuant to Chapter 19.090 of the Riverside Municipal Code and the 6<sup>th</sup> Cycle 2021-2029 Housing Element Update, the Zoning Map of the City of Riverside is hereby amended by rezoning the properties listed in Exhibit "A" from their current zones to the new zones, all as more particularly set forth in Exhibit "A" attached hereto and incorporated herein by reference.

Section 2: The City Clerk shall certify to the adoption of this ordinance and cause publication once in a newspaper of general circulation in accordance with Section 414 of the Charter of the City of Riverside. This ordinance shall become effective on the 30th day after the date of its adoption.

ADOPTED by the City Council this 19th day of October, 2021.

  
PATRICIA LOCK DAWSON  
Mayor of the City of Riverside

Attest:

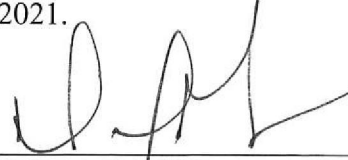


DONESIA GAUSE  
City Clerk of the City of Riverside

I, Donesia Gause, City Clerk of the City of Riverside, California, hereby certify that the foregoing ordinance was duly and regularly introduced at a meeting of the City Council on the 5th day of October, 2021, and that thereafter the said ordinance was duly and regularly adopted at a meeting of the City Council on the 19th day of October, 2021, by the following vote, to wit:

- Ayes: Councilmembers Edwards, Cervantes, and Hemenway and Councilwoman Plascencia
- Noes: Councilmember Conder and Councilmember Perry
- Absent: Councilmember Fierro
- Disqualified: None

1 IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the  
2 City of Riverside, California, this 22nd day of October, 2021.



\_\_\_\_\_  
DONESIA GAUSE  
City Clerk of the City of Riverside

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CA 21-0893

EXHIBIT "A"

City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
1	274130027	None	RR	MU-V
1	274130039	None	RR	MU-V
1	274130007	16201 Chicago Ave	RR	MU-V
1	274130008	16221 Chicago Ave	RR	MU-V
1	274130009	16241 Chicago Ave	RR	MU-V
1	274120017		CR	MU-V
1	274130038	None	CR	MU-V
2	266020059	16125 Dauchy Ave	CR	MU-V
4	266040019	18791 Van Buren Blvd	OSP-CID	MU-V
5	266020012	18305 Van Buren Blvd	RE	MU-V
5	266020011	18237 Van Buren Blvd	RE	MU-V
5	266020041	18265 Van Buren Blvd	CR	MU-V
5	266020009	18303 Van Buren Blvd	CR	MU-V
5	266020010	18311 Van Buren Blvd	RE	MU-V
6	280270024	18860 Van Buren Blvd	CR	MU-V
6	280270006	18820 Van Buren Blvd	CR	MU-V
7	280260031	18720 Van Buren Blvd	CR	MU-V
7	280260044	18640 Van Buren Blvd	CR	MU-V
7	280260037	18690 Van Buren Blvd	CR	MU-V
7	280260033	None	CR	MU-V
8	280270001	None	CR	MU-V
8	280270003	18888 Van Buren Blvd	CR	MU-V
8	280270028	None	CR	MU-V
9	135230003	3559 Buchanan St	R-1-7000	R-3-2500
10	132020022	11880 Magnolia Ave	BMP	MU-U-TA
12	142210029	11411 Magnolia Ave	BMP	MU-U-TA
13	142231006	11313 Magnolia Ave	R-4	MU-U-TA
13	142231007	11325 Magnolia Ave	R-4	MU-U-TA
14	138470019	3610 Park Sierra Dr	CR	MU-U-TA
14	138470016	3700 Park Sierra Dr	CR	MU-U-TA
14	138470015	3740 Park Sierra Dr	CR	MU-U-TA
14	138470018	None	CR	MU-U-TA
15	138110023	None	CR	MU-V
15	138110025	3390 Tyler St	CR	MU-V
15	138110028	3396 Tyler St	CR	MU-V
15	138110022	3380 Tyler St	CR	MU-V
17	234160075	10170 Indiana Ave	CR	MU-V
18	138051029	3765 Nye Ave	R-1-7000	R-4
18	138051030	3749 Nye Ave	R-1-7000	R-4
19.1	138052018	3685 Polk St	R-1-7000	MU-V-TA
19.1	138052017	3667 Polk St	R-1-7000	MU-V-TA
19.1	138052012	None	R-1-7000	MU-V-TA
19.1	138052009	3654 Nye Ave	R-1-7000	MU-V-TA
19.1	138052014	3625 Polk St	R-1-7000	MU-V-TA
19.1	138052011	3624 Nye Ave	R-1-7000	MU-V-TA
19.1	138052015	3637 Polk St	R-1-7000	MU-V-TA
19.1	138052010	None	R-1-7000	MU-V-TA
19.1	138052016	3663 Polk St	R-1-7000	MU-V-TA
19.1	138052013	None	R-1-7000	MU-V-TA



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
19.2	138052027	10650 Magnolia Ave	CR	MU-U-TA
19.2	138052023	3747 Polk St	R-1-7000	MU-V-TA
19.2	138052022	3735 Polk St	R-1-7000	MU-V-TA
19.2	138052033	10600 Magnolia Ave	CR	MU-U-TA
19.2	138052019	None	R-1-7000	MU-V-TA
19.2	138052024	None	R-1-7000	MU-V-TA
19.2	138052021	3731 Polk St	R-1-7000	MU-V-TA
19.2	138052028	10662 Magnolia Ave	CR	MU-U-TA
19.2	138052020	3719 Polk St	R-1-7000	MU-V-TA
19.2	138052032	None	R-1-7000	MU-V-TA
23	143300014	10705 Magnolia Ave	CR	MU-U-TA
24	234064013	10031 Indiana Ave	CR	MU-V
25	143290006	10611 Magnolia Ave	MU-V	MU-U-TA
25	143290010	10555 Magnolia Ave	MU-V	MU-U-TA
25	143290004	10683 Magnolia Ave	MU-V	MU-U-TA
25	143290018	None	MU-V	MU-U-TA
25	143290007	10595 Magnolia Ave	MU-V	MU-U-TA
25	143290015	10557 Magnolia Ave	MU-V	MU-U-TA
25	143290008	10587 Magnolia Ave	MU-V	MU-U-TA
25	143290022		CR	MU-U-TA
25	143290017	10625 Magnolia Ave	MU-V	MU-U-TA
25	143290019	10685 Magnolia Ave	MU-V	MU-U-TA
25	143290011	None	MU-V	MU-U-TA
28	234050021	None	R-1-7000	R-4
28	234050022	3644 Harrison St	R-1-7000	R-4
29	234250004	None	BMP	MU-V
29	234250031		BMP	MU-V
29	234250011	9584 Indiana Ave	BMP	MU-V
29	234250003	None	BMP	MU-V
29	234250009	9608 Indiana Ave	BMP	MU-V
29	234250013	9568 Indiana Ave	BMP	MU-V
29	234250020	9640 Indiana Ave	BMP	MU-V
29	234250008	9618 Indiana Ave	BMP	MU-V
29	234250030		BMP	MU-V
29	234250029		BMP	MU-V
29	234250007	None	BMP	MU-V
29	234250012	9574 Indiana Ave	BMP	MU-V
29	234250010	9590 Indiana Ave	BMP	MU-V
29	234250006	9628 Indiana Ave	BMP	MU-V
31	145220024	3863 Tyler St	CR	MU-U-TA
31	145220025	3939 Tyler St	CR	MU-U-TA
31	145220014		CR	MU-U-TA
32	142030029	4550 La Sierra Ave	O	MU-V
36	145272001	9971 Magnolia Ave	R-1-7000	MU-U-TA
36	145272003	3839 Dawes St	R-1-7000	MU-U-TA
36	145272002	None	CR	MU-U-TA
36	145272023	3851 Dawes St	R-1-7000	MU-U-TA
37	234080006	9856 Magnolia Ave	CR	MU-U-TA
37	234080040	9878 Magnolia Ave	CR	MU-U-TA



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
39	145233001	3887 Megginson Ln	R-1-7000	R-4
39	145233009	3875 Megginson Ln	R-3-2000	R-4
39	145271007	3832 Dawes St	R-1-7000	R-4
39	145233011	3871 Megginson Ln	R-3-2000	R-4
39	145271021	3846 Dawes St	R-1-7000	R-4
39	145271022	None	R-1-7000	R-4
39	145271008	3838 Dawes St	R-1-7000	R-4
39	145271016	3898 Dawes St	R-1-7000	R-4
39	145271014	3868 Dawes St	R-1-7000	R-4
39	145271011	None	R-1-7000	R-4
39	145271015	3880 Dawes St	R-1-7000	R-4
40	141350009	11398 Pierce St	CR	MU-V
40	141350005	4820 Riverwalk Dr	BMP	MU-V
40	141350011	None	R-3-1500	MU-U
46	145280047	9781 Magnolia Ave	CG	MU-U-TA
46	145280031	9777 Magnolia Ave	CG	MU-U-TA
46	145280030	9741 Magnolia Ave	CG	MU-U-TA
48	145280001	9707 Magnolia Ave	CG	MU-U-TA
48	145280002	3840 Myers St	O	MU-U-TA
49	145092003	None	R-1-7000	MU-V
49	145092014	None	CR	MU-V
49	145092002	10272 Selkirk Ave	R-1-7000	MU-V
50	234112041	3736 Van Buren Blvd	CR	MU-V-TA
50	234112043	3736 Van Buren Blvd	CR	MU-V-TA
50	234112042	3732 Van Buren Blvd	CR	MU-V-TA
50	234112063	None	CR	MU-V-TA
50	234112040	3722 Van Buren Blvd	CR	MU-V-TA
52	233022051		CR	MU-V-TA
52	233022014		CR	MU-V-TA
52	233022080	3729 Van Buren Blvd	CR	MU-V-TA
52	233022018	None	CR	MU-V-TA
52	233022070	3693 Van Buren Blvd	CR	MU-V-TA
52	233022074	3689 Van Buren Blvd	CR	MU-V-TA
53	143140053	None	O	MU-V
53	143356010	None	R-1-7000	MU-V
53	143356009		R-1-7000	MU-V
53	143356008	None	R-1-7000	MU-V
53	143140022	4290 Tyler St	O	MU-V
53	143356007	None	R-1-7000	MU-V
53	143140001	None	O	MU-V
56	233031012	None	MU-V	MU-U-TA
56	233031005	9340 Magnolia Ave	MU-V	MU-U-TA
56	233031051	9328 Magnolia Ave	MU-V	MU-U-TA
56	233031004	9342 Magnolia Ave	MU-V	MU-U-TA
56	233031003	9364 Magnolia Ave	MU-V	MU-U-TA
56	233031010	3770 Everest Ave	MU-V	MU-U-TA
56	233031053	9304 Magnolia Ave	MU-V	MU-U-TA
56	233031014	None	MU-V	MU-U-TA
56	233031001	None	MU-V	MU-U-TA
56	233031002	None	MU-V	MU-U-TA
56	233031009	3774 Everest Ave	MU-V	MU-U-TA
56	233031011	None	CR	MU-U-TA
56	233031007		MU-V	MU-U-TA
56	233031013	None	MU-V	MU-U-TA
58	145022009	None	R-1-7000	R-3-2500
58	145022003	None	R-1-7000	R-3-2500



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
59	191312008	None	O	MU-V-TA
59	191312009	9431 Miller St	O	MU-V-TA
59	191312003	9426 Hayes St	O	MU-V-TA
60	233040024	9262 Magnolia Ave - Unit B&C	MU-V	MU-U-TA
60	233040023	9216 Magnolia Ave	MU-V	MU-U-TA
60	233040028	3751 Everest Ave	R-1-7000	MU-V-TA
60	233040022	9204 Magnolia Ave	MU-V	MU-U
60	233040027	3763 Everest Ave	R-1-7000	MU-U-TA
60	233040025	9292 Magnolia Ave	CR	MU-U-TA
60	233040029	None	CR	MU-V-TA
60	233040030	3733 Everest Ave	R-1-7000	MU-V-TA
60	233040026	3771 Everest Ave	R-1-7000	MU-U-TA
61	143040016	4698 Jones Ave	R-1-7000	R-3-2500
61	143040015	4678 Jones Ave	R-1-7000	R-3-2500
61	143030009	None	R-1-7000	R-3-2500
62	147333009	None	R-1-7000	MU-V
62	147333012	4487 Tyler St	R-1-7000	MU-V
62	147333011	None	R-1-7000	MU-V
63	146181022	4979 La Sierra Ave	CG	MU-V
63	146170023	5061 La Sierra Ave	R-1-7000	MU-V
63	146170029	5009 La Sierra Ave	R-1-7000	MU-V
63	146170028	5025 La Sierra Ave	R-1-7000	MU-V
63	146170032	None	R-1-7000	MU-V
63	146170003	11000 Norwood Ave	R-1-7000	MU-V
63	146170001	11046 Norwood Ave	R-1-7000	MU-V
63	146170030	5069 La Sierra Ave	R-1-7000	MU-V
63	146170031	5015 La Sierra Ave	R-1-7000	MU-V
63	146170027	5033 La Sierra Ave	R-1-7000	MU-V
63	146170025	None	R-1-7000	MU-V
63	146181015	4995 La Sierra Ave	R-1-7000	MU-V
64	147332023	None	O	MU-V
66	191281037	4065 Van Buren Blvd	R-1-7000	MU-V-TA
67	146071048		R-1-7000	R-4
67	146071022	None	R-1-7000	R-4
67	146071036	None	R-1-7000	R-4
67	146071049	5169 La Sierra Ave	R-1-7000	R-4
67	146071047		R-1-7000	R-4
70	145162021		CR	MU-V
70	145162006	4330 Van Buren Blvd	CR	MU-V
71	149280008	10985 Gramercy Pl	R-1-7000	MU-V
78	191050001	5175 Van Buren Blvd	R-1-7000	MU-V
78	191050021	5111 Van Buren Blvd	R-1-7000	MU-V
79	229092025	3165 Washington St	R-1-7000	R-3-2500
80	191060024	9191 Colorado Ave	R-1-7000	MU-V
81	230170031	3511 Madison St	CR	MU-V
81	230170010	None	R-1-7000	MU-V
81	230170011	7384 Garden St	R-1-7000	MU-V
82	191040037	5375 Van Buren Blvd	R-1-7000	MU-V
82	191040036	5325 Van Buren Blvd	R-1-7000	MU-V
83	149180009	None	R-1-8500	MU-V
83	149180044	5995 La Sierra Ave	R-1-8500	MU-V
83	149180015	10982 Cypress Ave	R-1-8500	R-3-2500
83	149180045	5971 La Sierra Ave	R-1-8500	MU-V
83	149180010	11060 Cypress Ave	R-1-8500	R-3-2500



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
84	291460049	2585 Canyon Springs Pky	CR	MU-U-OL
84	291460046	2555 Canyon Springs Pky	CR	MU-U-OL
84	291460045	None	CR	MU-U-OL
84	291460047	None	CR	MU-U-OL
84	291460048	None	CR	MU-U-OL
86	291460052	None	CR	MU-U-OL
86	291460050	None	CR	MU-U-OL
86	291460053	2550 Canyon Springs Pky	CR	MU-U-OL
86	291460015	6211 Canyon Springs Pky	CR	MU-U-OL
86	291460051	None	CR	MU-U-OL
88	150221025	10323 Cypress Ave	CG	MU-V
88	150101018	6050 Tyler St	CG	MU-V
88	150221027		CG	MU-V
88	150101030	6100 Tyler St	CG	MU-V
88	150221028	6022 Tyler St	CG	MU-V
89	227281012	7251 Magnolia Ave	O	MU-U-TA
90	230151006	7112 Magnolia Ave	CR	MU-U-TA
90	230151007	7104 Magnolia Ave	CR	MU-U-TA
90	230151009	None	O	MU-U-TA
90	230151008	3780 Washington St	O	MU-U-TA
91	229021002	7000 Magnolia Ave	O	MU-U-TA
91	229021003	7024 Magnolia Ave	CR	MU-U-TA
91	229021004	3784 Mckinley St	R-1-7000	MU-U-TA
91	229021038	None	CG	MU-U-TA
91	229021039	7050 Magnolia Ave	CG	MU-U-TA
91	229021001	3786 Arlington Ave	O	MU-U-TA
91	229021037	None	R-1-7000	MU-U-TA
92	191150010	None	R-1-7000	MU-V
92	191150031	6836 Arlington Ave	CR	MU-V
92	191150014	4843 Monroe St	R-1-7000	MU-V
92	191150009	6758 Arlington Ave	R-1-7000	MU-V
92	191150015	4831 Monroe St	R-1-7000	MU-V
92	191150007		R-1-7000	MU-V
92	191150017	None	R-1-7000	MU-V
92	191150016	None	R-1-7000	MU-V
92	191150006	6818 Arlington Ave	R-1-7000	MU-V
92	191150008	None	R-1-7000	MU-V
93	150092014	6225 Tyler St	CR	MU-V
94	150091033	6266 Tyler St	CG	MU-V
95	150110048	None	CG	MU-V
95	150110046	10100 Arlington Ave	CG	MU-V
95	150110044	None	CG	MU-V
95	150110045	10176 Arlington Ave	CG	MU-V
95	150110050	10128 Arlington Ave	CG	MU-V
95	150110035	10194 Arlington Ave	CG	MU-V
95	150110049	10158 Arlington Ave	CG	MU-V
96	150091001	10390 Arlington Ave	CG	MU-V
97	226210022	6939 Palm Ct	O	R-3-1500
99	155290050	8207 Arlington Ave	CR	MU-V
100	155171014	9005 Arlington Ave	CR	MU-V
101	155290035	7951 Arlington Ave	CG	MU-V
104	155290063	None	CR	MU-V
105	154321017	10303 Arlington Ave	CG	MU-V
105	154321019	10333 Arlington Ave	CG	MU-V
105	154321011	10355 Arlington Ave	CG	MU-V
105	154321016	10369 Arlington Ave	CG	MU-V
105	154321024	10391 Arlington Ave	CG	MU-V



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
106	223210022	None	R-1-8500	R-3-1500
106	223210020	None	R-1-8500	R-3-1500
106	223210019	None	R-1-8500	R-3-1500
106	223210021	None	R-1-8500	R-3-1500
108	225221032	6790 Brockton Ave	CG	MU-V
110	225231005	6650 Brockton Ave	CG	MU-U-TA
110	225231027	6672 Brockton Ave	CG	MU-U-TA
110	225231004	6650 Brockton Ave	CG	MU-U-TA
110	225231025	6660 Brockton Ave	CG	MU-U-TA
113	226100021	4921 Central Ave	R-1-7000	R-3-2500
113	226100026	4925 Central Ave	R-1-7000	R-3-2500
113	226100028		R-1-7000	R-3-2500
114	226100008	4995 Central Ave	R-1-8500	R-3-2500
114	226100002	5081 Central Ave	R-1-7000	R-3-2500
114	226100001	5095 Central Ave	R-1-7000	R-3-2500
114	226100004	5035 Central Ave	R-1-7000	R-3-2500
114	226100023	None	R-1-7000	R-3-2500
114	226112022	5139 Central Ave	R-1-7000	R-3-2500
114	226112024	5109 Central Ave	R-1-7000	R-3-2500
114	226100022	5015 Central Ave	R-1-7000	R-3-2500
114	226112025	5127 Central Ave	R-1-7000	R-3-2500
114	226100003	5055 Central Ave	R-1-7000	R-3-2500
114	226100005	5029 Central Ave	R-1-7000	R-3-2500
115	225121004	None None	CG	MU-U-TA
115	225121003	6491 Magnolia Ave	CG	MU-U-TA
116	225134003	6370 Magnolia Ave	CG	MU-U-TA
117	225133008	6391 Magnolia Ave - Unit B	CG	MU-U-TA
117	225133006	3978 Merrill Ave	CG	MU-U-TA
117	225133007	None	CG	MU-U-TA
118	226081025	6476 Streeter Ave	R-1-7000	R-3-1500
118	226081026	None	R-1-7000	R-3-1500
118	226081021		R-1-7000	R-3-1500
118	226081011	5238 Dewey Ave	R-1-7000	R-3-1500
118	226081024	5260 Dewey Ave	R-1-7000	R-3-1500
118	226081006		R-1-7000	R-3-1500
119	225052005	6180 Magnolia Ave	CG	MU-U-TA
119	225052009	6214 Magnolia Ave	R-4	MU-U-TA
119	225052021	6192 Magnolia Ave	R-4	MU-U-TA
119	225052010	6222 Magnolia Ave	R-4	MU-U-TA
119	225052019	6186 Magnolia Ave	R-4	MU-U-TA
119	225052008	6204 Magnolia Ave	R-4	MU-U-TA
121	225041014	6079 Nogales St	R-1-7000	R-4
121	225041017	6123 Nogales St	R-1-7000	R-4
121	225041013	6065 Nogales St	R-1-7000	R-4
121	225041003		O	R-4
121	225041016	6109 Nogales St	R-1-7000	R-4
121	225041015	6093 Nogales St	R-1-7000	R-4
122	226351012	None	R-1-7000	R-3-2500
122	226351009	None	R-1-7000	R-3-2500
122	226351037	4714 Jurupa Ave	R-1-7000	R-3-2500
123	226351032	4850 Jurupa Ave	R-1-7000	R-3-2500
124	218282029	3755 Jurupa Ave	O	MU-V-TA
125	190040020	None	R-1-7000	R-3-1500
125	190040008	5576 Jurupa Ave	R-1-7000	R-3-1500
126	190035003	5740 Jurupa Ave	R-1-7000	R-3-1500
126	190035004	None	R-1-7000	R-3-1500
126	190035005	None	R-1-7000	R-3-1500
127	221250027	4731 Chicago Ave	PF	R-4



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
130	221200025	None	R-1-8500	R-3-2500
131	221153033	1909 Martin Luther King Blvd	R-1-7000	MU-V
132	221172056	4479 Chicago Ave	R-1-7000	MU-V
132	221172055	4455 Chicago Ave	R-1-7000	MU-V
133	221132017	None	R-1-7000	MU-V
133	221132018	2191 Martin Luther King Blvd	R-1-7000	MU-V
133	221132019	2225 Martin Luther King Blvd	R-1-7000	MU-V
133	221132012	None	R-1-7000	MU-V
134	221133004	None	CR	MU-V
134	221133002	2343 Pennsylvania Ave	CR	MU-V
135	221084005	2656 14Th St	R-1-7000	R-3-1500
135	221084004	2666 14Th St	R-1-7000	R-3-1500
137	211213010	2743 11Th St	R-1-7000	R-3-1500
137	211213012	2719 11Th St	R-1-7000	R-3-1500
141	221061002	3870 Ottawa Ave	R-3-1500	MU-U-TA
141	221061005	1886 University Ave	CR	MU-U-TA
142	221052002	1910 University Ave	CR	MU-U-TA
144	211183023	1795 University Ave	CR	MU-U-TA
144	211183024	1775 University Ave	CR	MU-U-TA
145	250250020	1255 University Ave	CR	MU-U-TA
146	211176018	None	CR	MU-U-TA
146	211176017	1947 University Ave	CR	MU-U-TA
146	211176020	1911 University Ave	CR	MU-U-TA
149	250190011	1443 University Ave	CR	MU-U-TA
149	250190010	1435 University Ave	CR	MU-U-TA
149	250190029	1445 University Ave	CR	MU-U-TA
149	250190039	1485 University Ave	CR	MU-U-TA
149	250190034	None	CR	MU-U-TA
150	250170039	1651 University Ave	CR	MU-U-TA
153	211132005	2810 University Ave	CR	MU-U-TA
153	211132024	2860 University Ave	CR	MU-U-TA
153	211132004	None	CR	MU-U-TA
156	250170036	1575 University Ave	CR	MU-U-TA
158	215292002	4254 Orange St	DSP-JC	DSP-JC-R
158	215292004	None	DSP-JC	DSP-JC-R
158	215292003	None	DSP-JC	DSP-JC-R
158	215292001	4200 Orange St	DSP-JC	DSP-JC-R
159	217050015	4380 Tequesquite St	R-4	MU-U-TA
159	217040013	4620 Pine St	R-4	MU-U-TA
159	217100002	4640 Pine St	R-4	MU-U-TA
161	211122005	2980 University Ave	CR	MU-U-TA
161	211122025	2908 University Ave	CR	MU-U-TA
161	211122009	2942 University Ave	CR	MU-U-TA
161	211122007	2956 University Ave	CR	MU-U-TA
161	211122011	None	CR	MU-U-TA
161	211122008	2944 University Ave	CR	MU-U-TA
161	211122006	None	CR	MU-U-TA



City of Riverside  
Proposed Zoning Changes to Opportunity Sites

Site ID	APN	Site Address	Current Zoning	Proposed Zoning
163	211131023	2791 University Ave	CR	MU-U-TA
163	211131022	2771 University Ave	CR	MU-U-TA
163	211131032	2831 University Ave	CR	MU-U-TA
163	211131001	2882 Mission Inn Ave	R-1-7000	MU-U-TA
163	211131021	2731 University Ave	CR	MU-U-TA
163	211131020	2711 University Ave	CR	MU-U-TA
163	211131031	2871 University Ave	CR	MU-U-TA
163	211131017	2585 University Ave	CR	MU-U-TA
163	211131024	2811 University Ave	CR	MU-U-TA
163	211131019	2651 University Ave	CR	MU-U-TA
163	211131026	2851 University Ave	CR	MU-U-TA
163	211131018	2617 University Ave	CR	MU-U-TA
164	215143011	None	CR	MU-U-TA
164	215153010	4040 Vine St	CR	MU-U-TA
164	215143010	None	CR	MU-U-TA
168	215092005	None	DSP-JC	DSP-JC-R
168	215092006	None	DSP-JC	DSP-JC-R
169	215092010	None	DSP-JC	DSP-JC-R
169	215092011	4049 Main St	DSP-JC	DSP-JC-R
170	250140036	3491 Iowa Ave	CR	MU-V
170	250140031	None	BMP	MU-V
173	215091015	None	DSP-JC	DSP-JC-R
173	215091007	4019 Market St	DSP-JC	DSP-JC-R
173	215091016	None	DSP-JC	DSP-JC-R
173	215091005	None	DSP-JC	DSP-JC-R
173	215091008	4035 Market St	DSP-JC	DSP-JC-R
178	250150009	3355 Iowa Ave	CR	MU-V
181	251070014	891 W Blaine St	R-3-1500	MU-U
187	210160021	None	I	ID-RE
187	210160021	None	I	ID-EE
187	210160021	None	I	ID-EST
188	210160009	None	I	ID-EE
188	210160008	None	I	ID-RE
188	210160009	None	I	ID-RE
188	210160008	None	I	ID-EE
191	250053005	2671 Iowa Ave	O	MU-V
201	210030019	1767 Columbia Ave	R-1-7000	MU-V
207	150091032	None	R-1-7000	R-3-1500
209	209130003	None	BMP	MU-V