

Residential Sites Inventory - Ward 3

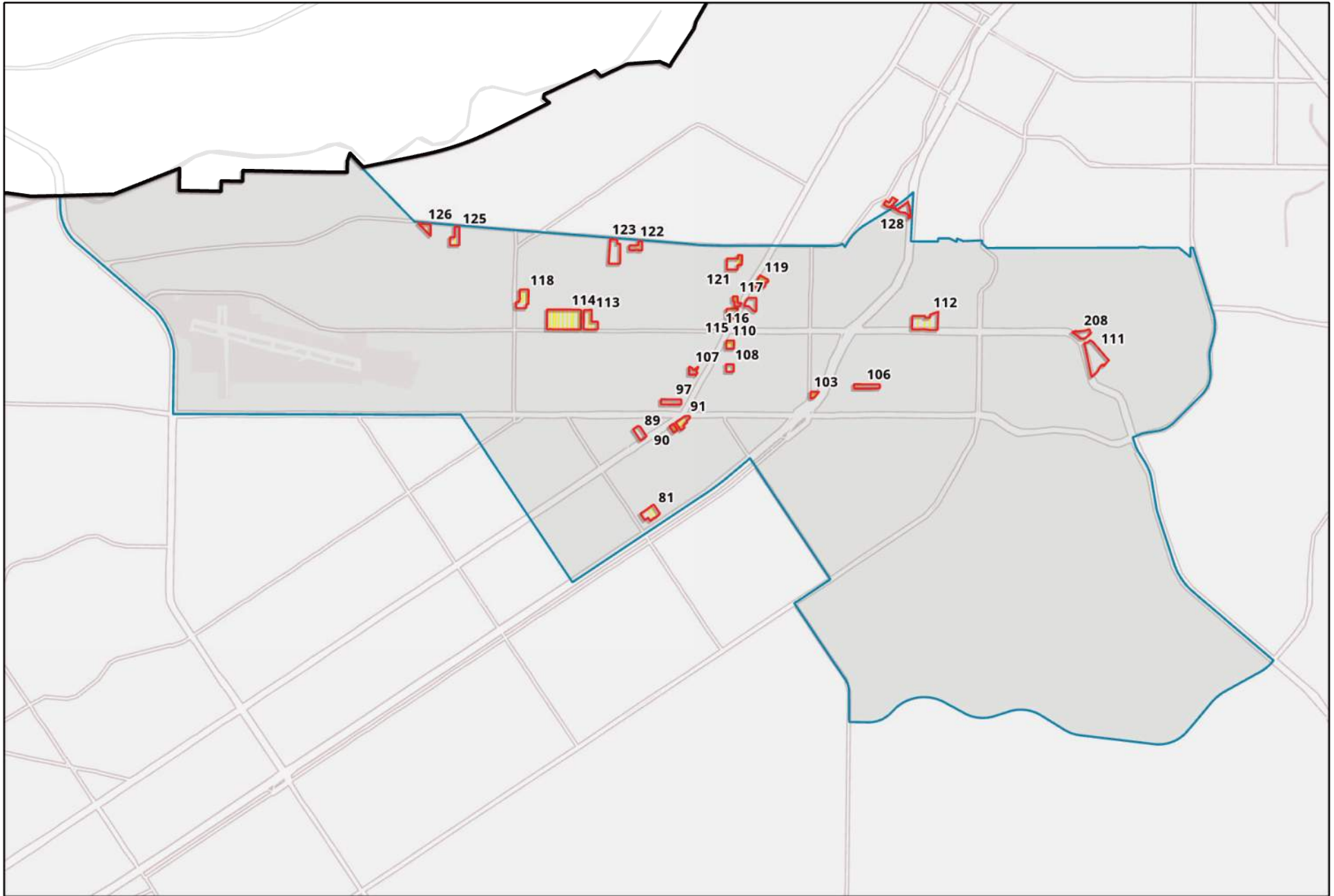
Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
81	230170010	None	1.04	R-1-7000	MU-V	20	20	Moderate Income
	230170011	7384 Garden St	1.06	R-1-7000	MU-V	20	20	Moderate Income
	230170031	3511 Madison St	1.75	CR	MU-V	20	35	Moderate Income
89	227281012	7251 Magnolia Ave	2.21	O	MU-U-TA	45	99	Lower Income
90	230151006	7112 Magnolia Ave	0.29	CR	MU-U-TA	45	12	Lower Income
	230151007	7104 Magnolia Ave	0.16	CR	MU-U-TA	45	6	Lower Income
	230151008	3780 Washington St	0.21	O	MU-U-TA	45	9	Lower Income
	230151009	None	0.17	O	MU-U-TA	45	7	Lower Income
91	229021001	3786 Arlington Ave	0.16	O	MU-U-TA	45	7	Lower Income
	229021002	7000 Magnolia Ave	0.31	O	MU-U-TA	45	14	Lower Income
	229021003	7024 Magnolia Ave	0.55	CR	MU-U-TA	45	24	Lower Income
	229021004	3784 Mckinley St	0.20	R-1-7000	MU-U-TA	45	8	Lower Income
	229021037	None	0.33	R-1-7000	MU-U-TA	45	14	Lower Income
	229021038	None	0.25	CG	MU-U-TA	45	11	Lower Income
97	229021039	7050 Magnolia Ave	0.42	CG	MU-U-TA	45	18	Lower Income
	226210022	6939 Palm Ct	2.33	O	R-4	35	81	Lower Income
103	225340011	None	0.35	R-3-2500	R-3-2500	20	6	Moderate Income
	225340012	6488 Riverside Ave	0.20	R-1-7000	R-3-2500	20	3	Moderate Income
	225340013	None	0.24	R-1-7000	R-3-2500	20	4	Moderate Income
	225340014	None	0.04	R-1-7000	R-3-2500	20	0	Moderate Income
106	223210019	None	0.82	R-1-8500	R-3-1500	25	20	Moderate Income
	223210020	None	0.92	R-1-8500	R-3-1500	25	22	Moderate Income
	223210021	None	0.50	R-1-8500	R-3-1500	25	12	Moderate Income
	223210022	None	0.34	R-1-8500	R-3-1500	25	8	Moderate Income
107	225212025	4300 Caroline Ct	1.15	O	R-4	35	40	Lower Income
108	225221032	6790 Brockton Ave	1.33	CG	MU-V	20	26	Moderate Income
110	225231004	6650 Brockton Ave	0.17	CG	MU-U-TA	45	7	Lower Income
	225231005	6650 Brockton Ave	0.17	CG	MU-U-TA	45	7	Lower Income
	225231025	6660 Brockton Ave	0.35	CG	MU-U-TA	45	15	Lower Income
	225231027	6672 Brockton Ave	0.75	CG	MU-U-TA	45	33	Lower Income
111	222250021	5500 Alessandro Blvd	10.05	R-1-13000	R-3-2500	20	199	Moderate Income
112	223070002	3091 Central Ave	1.80	R-1-8500	R-3-1500	25	43	Moderate Income
	223070004	3003 Central Ave	2.10	R-1-8500	R-3-1500	25	51	Moderate Income
	223070009	2951 Central Ave	3.02	R-1-8500	R-3-1500	25	74	Moderate Income
	223070013	2965 Central Ave	1.34	R-1-8500	R-3-1500	25	32	Moderate Income
113	226100021	4921 Central Ave	1.15	R-1-7000	R-3-2500	20	21	Moderate Income
	226100026	4925 Central Ave	1.46	R-1-7000	R-3-2500	20	28	Moderate Income
	226100028	None	2.03	R-1-7000	R-3-2500	20	39	Moderate Income
114	226100001	5095 Central Ave	1.29	R-1-7000	R-3-2500	20	24	Moderate Income
	226100002	5081 Central Ave	1.89	R-1-7000	R-3-2500	20	36	Moderate Income
	226100003	5055 Central Ave	1.89	R-1-7000	R-3-2500	20	36	Moderate Income
	226100004	5035 Central Ave	1.89	R-1-7000	R-3-2500	20	36	Moderate Income
	226100005	5029 Central Ave	0.94	R-1-7000	R-3-2500	20	17	Moderate Income
	226100008	4995 Central Ave	0.54	R-1-8500	R-3-2500	20	9	Moderate Income
	226100022	5015 Central Ave	1.96	R-1-7000	R-3-2500	20	38	Moderate Income
	226100023	None	0.85	R-1-7000	R-3-2500	20	17	Moderate Income
	226112022	5139 Central Ave	1.29	R-1-7000	R-3-2500	20	24	Moderate Income
	226112024	5109 Central Ave	1.18	R-1-7000	R-3-2500	20	22	Moderate Income
226112025	5127 Central Ave	1.51	R-1-7000	R-3-2500	20	29	Moderate Income	

Residential Sites Inventory - Ward 3

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
115	225121003	6491 Magnolia Ave	1.84	CG	MU-U-TA	45	82	Lower Income
	225121004	None	0.21	CG	MU-U-TA	45	9	Lower Income
116	225134003	6370 Magnolia Ave	2.61	CG	MU-U-TA	45	117	Lower Income
117	225133006	3978 Merrill Ave	0.17	CG	MU-U-TA	45	7	Lower Income
	225133007	None	0.18	CG	MU-U-TA	45	8	Lower Income
	225133008	6391 Magnolia Ave - Unit B	0.78	CG	MU-U-TA	45	35	Lower Income
118	226081006	None	0.14	R-1-7000	R-3-1500	25	3	Moderate Income
	226081011	5238 Dewey Ave	0.62	R-1-7000	R-3-1500	25	14	Moderate Income
	226081021	None	0.15	R-1-7000	R-3-1500	25	3	Moderate Income
	226081024	5260 Dewey Ave	0.45	R-1-7000	R-3-1500	25	10	Moderate Income
	226081025	6476 Streeter Ave	2.53	R-1-7000	R-3-1500	25	62	Moderate Income
	226081026	None	0.18	R-1-7000	R-3-1500	25	3	Moderate Income
119	225052005	6180 Magnolia Ave	0.35	CG	MU-U-TA	45	15	Lower Income
	225052008	6204 Magnolia Ave	0.33	R-4	MU-U-TA	45	14	Lower Income
	225052009	6214 Magnolia Ave	0.22	R-4	MU-U-TA	45	10	Lower Income
	225052010	6222 Magnolia Ave	0.87	R-4	MU-U-TA	45	30	Lower Income
	225052019	6186 Magnolia Ave	0.47	R-4	MU-U-TA	45	18	Lower Income
	225052021	6192 Magnolia Ave	0.33	R-4	MU-U-TA	45	11	Lower Income
121	225041003	None	2.75	O	R-4	35	96	Lower Income
	225041013	6065 Nogales St	0.20	R-1-7000	R-4	35	6	Lower Income
	225041014	6079 Nogales St	0.18	R-1-7000	R-4	35	5	Lower Income
	225041015	6093 Nogales St	0.18	R-1-7000	R-4	35	6	Lower Income
	225041016	6109 Nogales St	0.18	R-1-7000	R-4	35	6	Lower Income
	225041017	6123 Nogales St	0.18	R-1-7000	R-4	35	6	Lower Income
122	226351009	None	0.59	R-1-7000	R-3-2500	20	10	Moderate Income
	226351012	None	0.40	R-1-7000	R-3-2500	20	7	Moderate Income
	226351037	4714 Jurupa Ave	0.77	R-1-7000	R-3-2500	20	14	Moderate Income
123	226351032	4850 Jurupa Ave	11.16	R-1-7000	R-3-2500	20	111	Moderate Income
125	190040008	5576 Jurupa Ave	1.95	R-1-7000	R-3-1500	25	47	Moderate Income
	190040020	None	0.84	R-1-7000	R-3-1500	25	20	Moderate Income
126	190035003	5740 Jurupa Ave	0.26	R-1-7000	R-3-1500	25	5	Moderate Income
	190035004	None	1.00	R-1-7000	R-3-1500	25	23	Moderate Income
	190035005	None	0.36	R-1-7000	R-3-1500	25	7	Moderate Income
128	219182004	None	2.54	R-4	R-4	35	88	Lower Income
208	222250027	None	2.22	R-1-13000	R-3-2000	20	44	Moderate Income
Total			95.10				2315	
Total Parcels	84							
Total Sites	26							

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Opportunity Sites

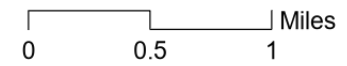


City Boundary

Ward

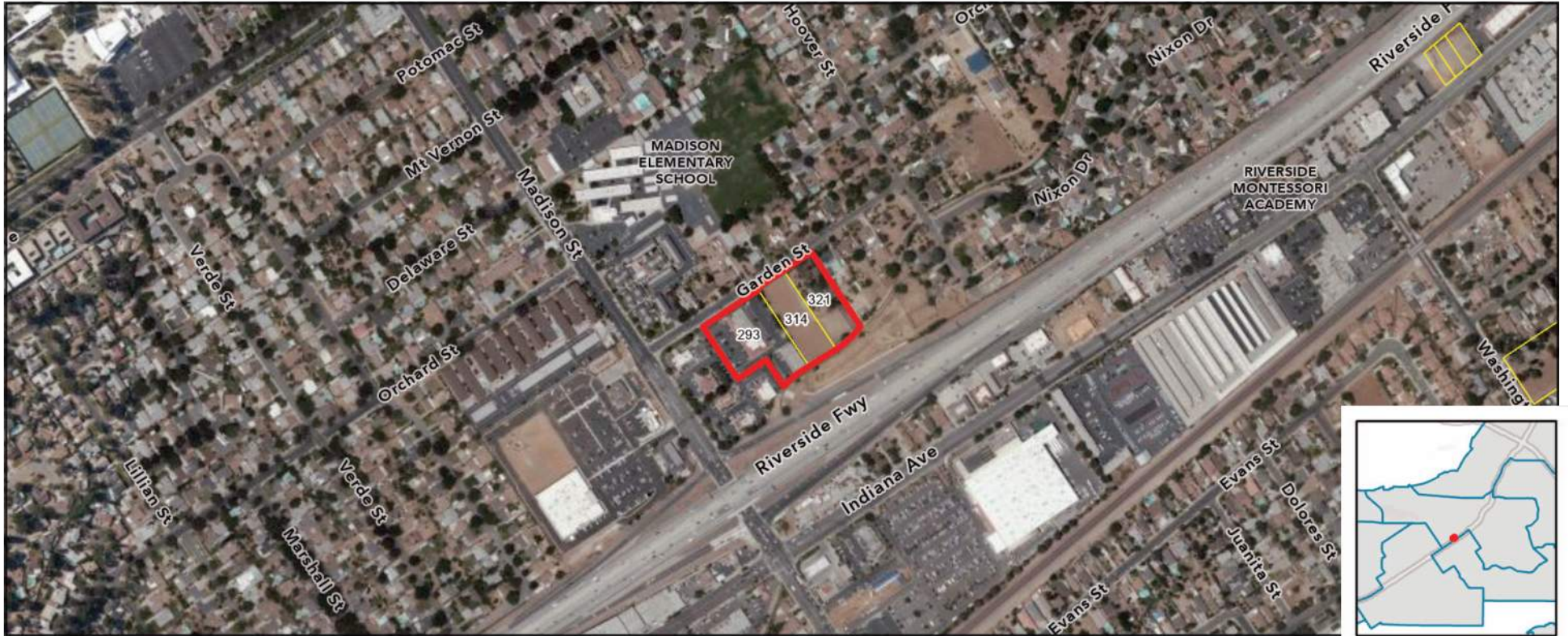
Opportunity Parcel

Site in Focus



OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 81



City Boundary

Site in Focus

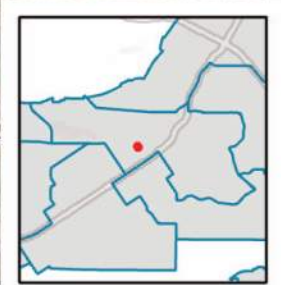
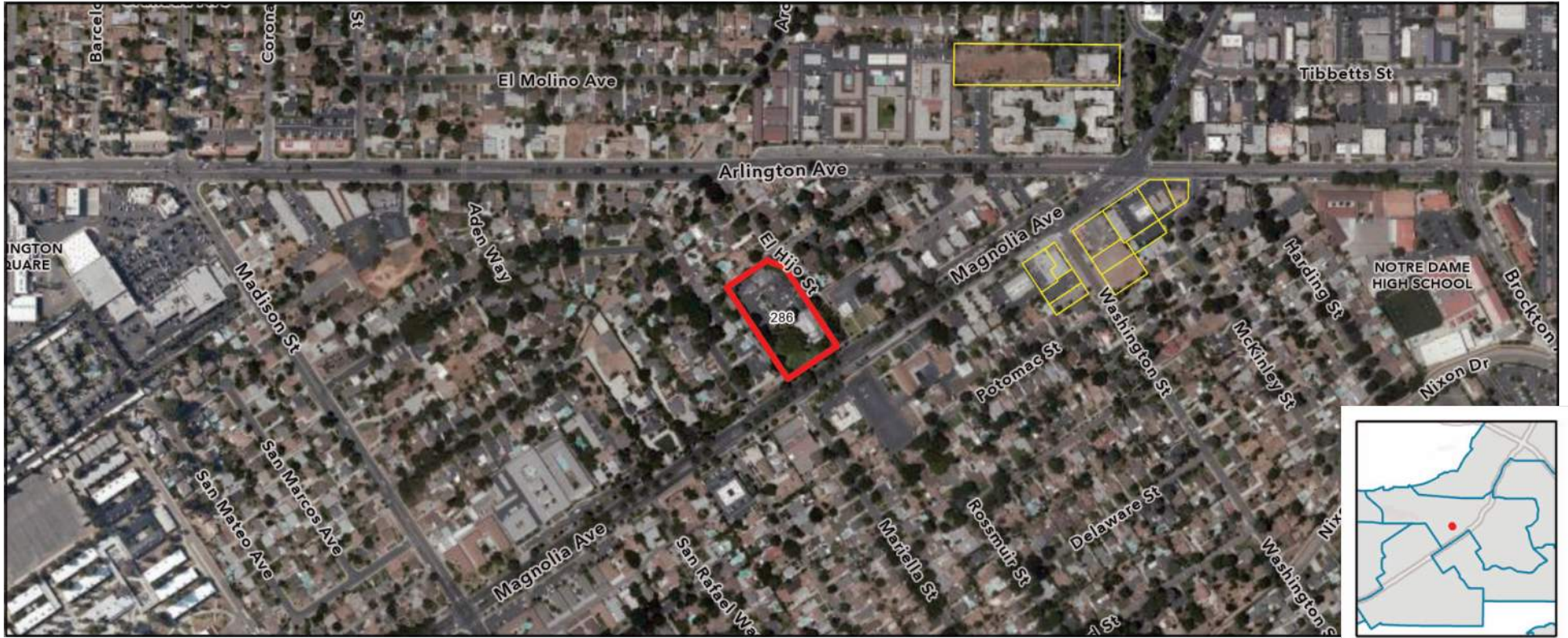
Opportunity Parcel



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
293	230170031	3511 Madison St	3	1.75	2006	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	35	Moderate Income	No	No
314	230170010	None	3	1.04	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	20	Moderate Income	No	No
321	230170011	7384 Garden St	3	1.06	1951	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	20	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 89



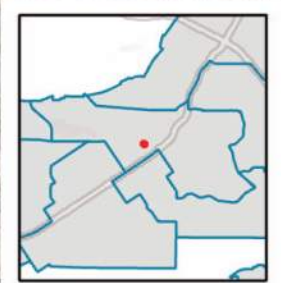
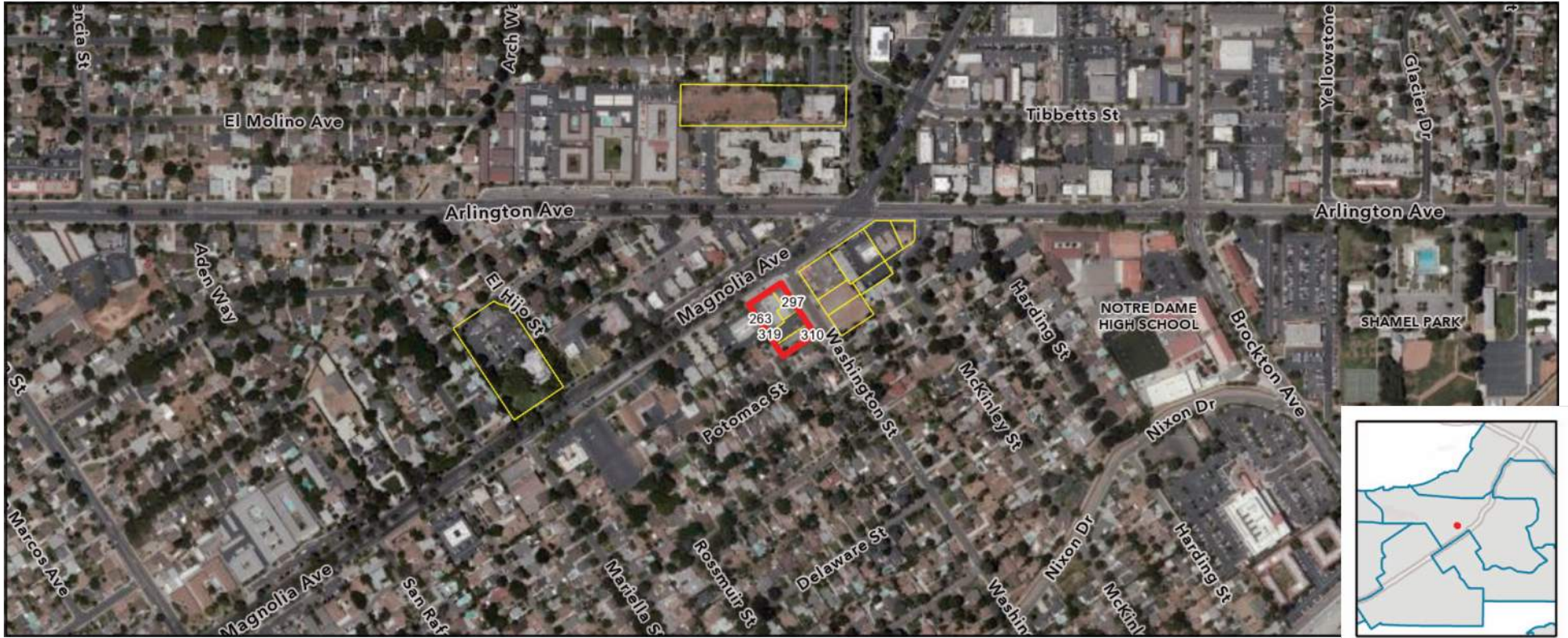
 City Boundary
 Site in Focus
 Opportunity Parcel



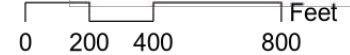
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
286	227281012	7251 Magnolia Ave	3	2.21	1974	Non-Vacant	MED	MU-V	O	Rezoned Residential	MU-U-TA	60	99	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 90



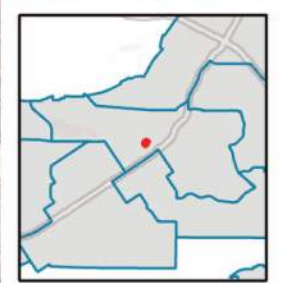
 City Boundary
 Site in Focus
 Opportunity Parcel



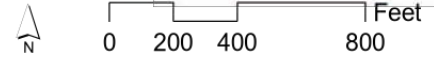
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
263	230151006	7112 Magnolia Ave	3	0.29	1947	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	12	Moderate Income	No	No
297	230151007	7104 Magnolia Ave	3	0.16	1947	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	6	Moderate Income	No	No
310	230151009	None	3	0.17	0	Vacant	UDEV	MU-V	O	Rezoned Residential	MU-U-TA	60	7	Moderate Income	No	No
319	230151008	3780 Washington St	3	0.21	0	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	60	9	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 91



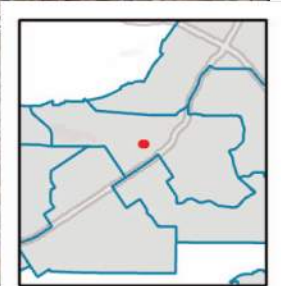
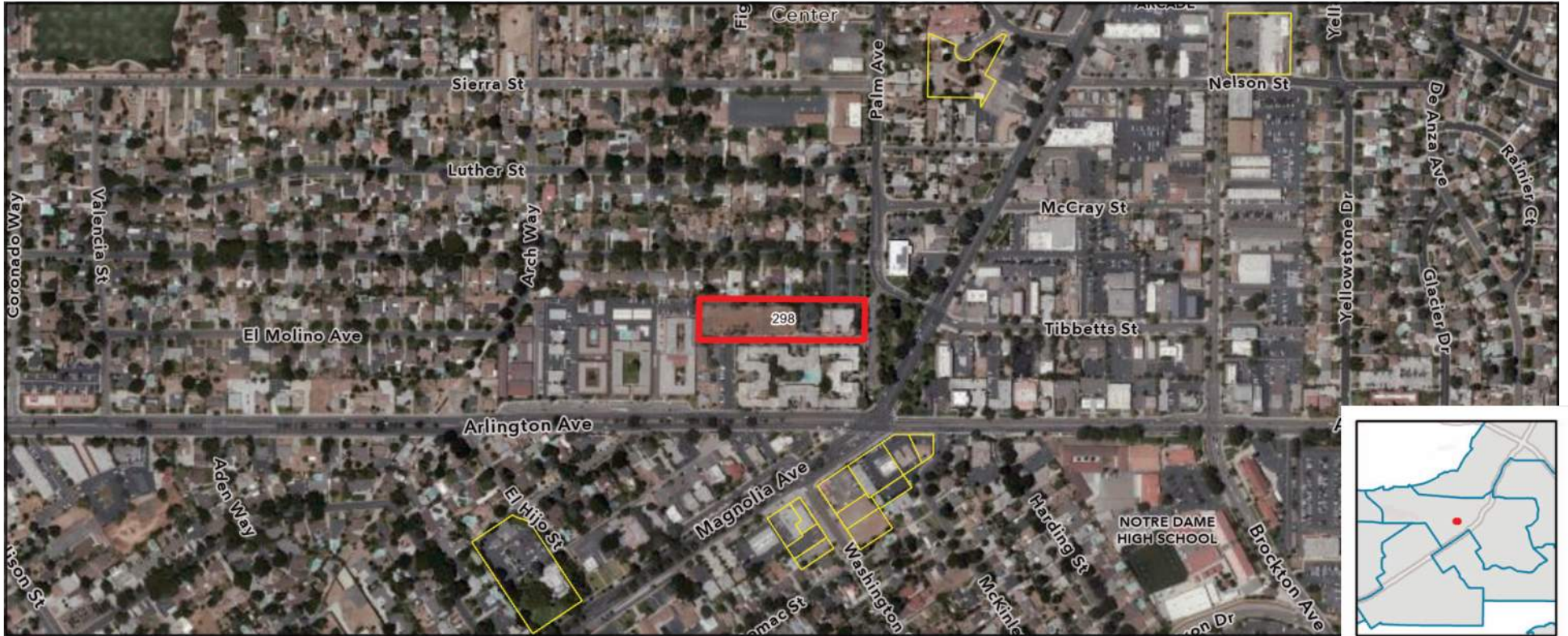
City Boundary Site in Focus Opportunity Parcel



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
269	229021002	7000 Magnolia Ave	3	0.31	1951	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	60	14	Moderate Income	No	No
282	229021003	7024 Magnolia Ave	3	0.55	1978	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	24	Lower Income	No	No
304	229021004	3784 McKinley St	3	0.2	0	Non-Vacant	OFF	MDR	R-1-7000	Residential Upzone	MU-U-TA	60	8	Moderate Income	No	No
318	229021038	None	3	0.25	0	Vacant	UDEV	MDR	CG	Rezoned Residential	MU-U-TA	60	11	Moderate Income	No	No
322	229021039	7050 Magnolia Ave	3	0.42	1970	Non-Vacant	RESX	MU-V	CG	Rezoned Residential	MU-U-TA	60	18	Moderate Income	No	No
326	229021001	3786 Arlington Ave	3	0.16	1952	Non-Vacant	RET	MU-V	O	Rezoned Residential	MU-U-TA	60	7	Moderate Income	No	No
336	229021037	None	3	0.33	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-U-TA	60	14	Moderate Income	No	No

OPPORTUNITY SITES

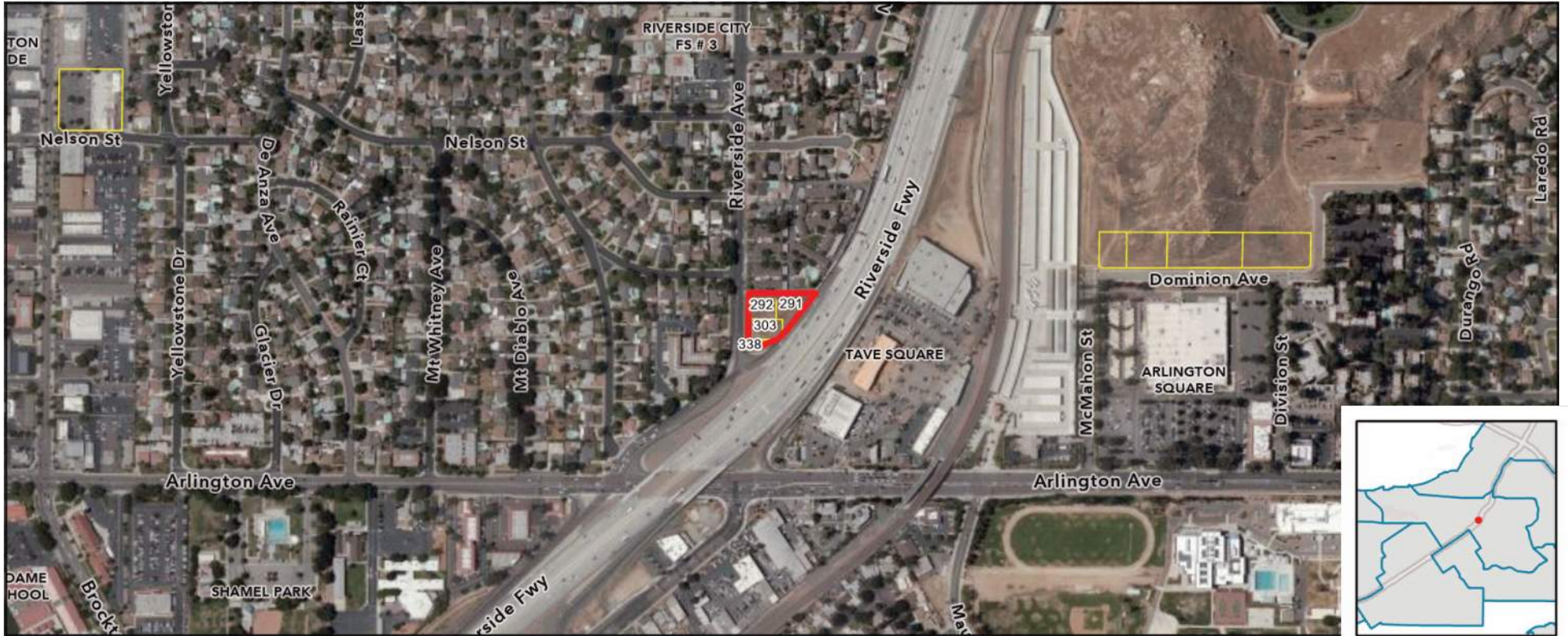
Riverside RHNA Housing Element Update: Ward 3 - Site 97



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
298	226210022	6939 Palm Ct	3	2.33	0	Non-Vacant	MED	HDR	O	Rezoned Residential	R-4	40	81	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 103



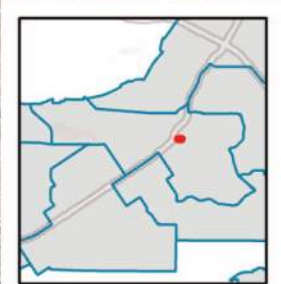
 City Boundary
 Site in Focus
 Opportunity Parcel



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
292	225340012	6488 Riverside Ave	3	0.2	0	Vacant	UDEV	HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	3	Moderate Income	No	No
291	225340011		3	0.35	0	Vacant		HDR	R-3-2500	No Zone Change	R-3-2500	17.424	6	Moderate Income	No	No
303	225340013		3	0.24	0	Vacant		HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	4	Moderate Income	No	No
338	225340014		3	0.04	0	Non-Vacant		HDR	R-1-7000	Residential Upzone	R-3-2500	17.424	0	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 106



 City Boundary
 Site in Focus
 Opportunity Parcel

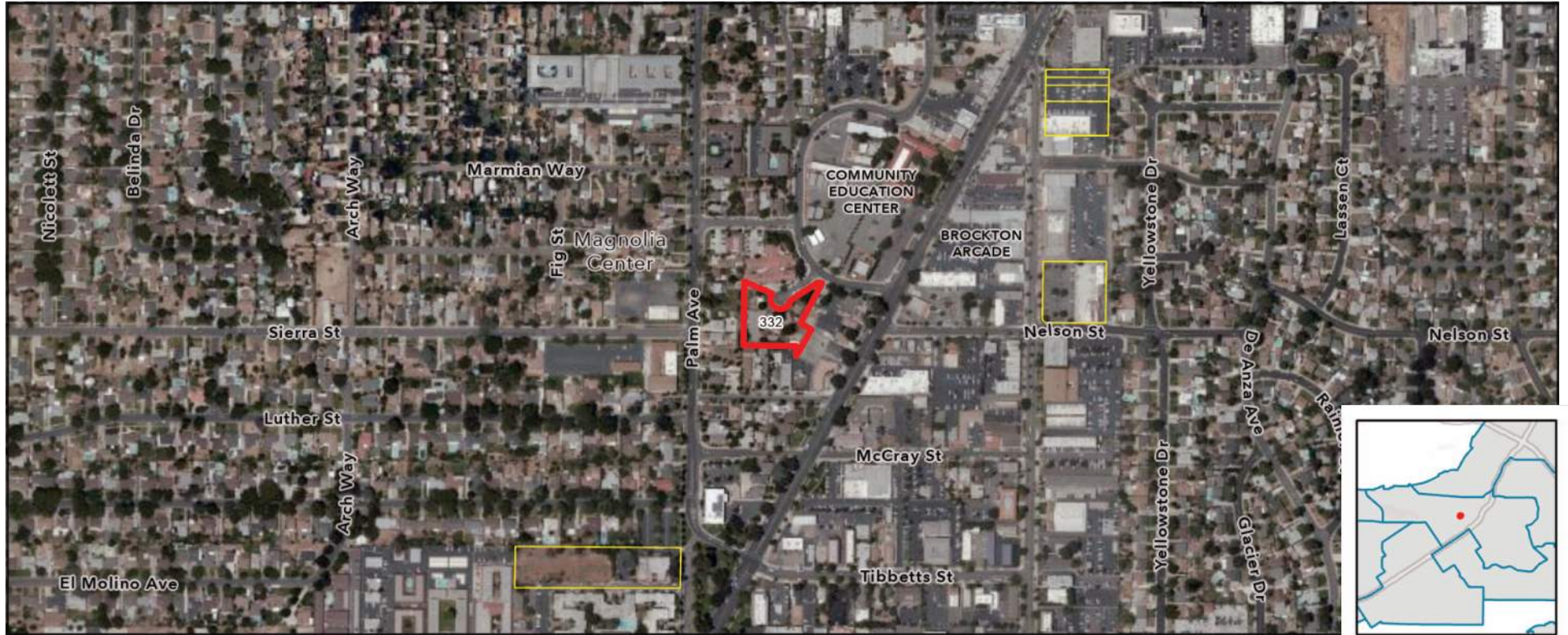


0 200 400 800 Feet

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
279	223210022	None	3	0.34	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	29.04	8	Moderate Income	No	No
295	223210020	None	3	0.92	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	29.04	22	Moderate Income	No	No
302	223210019	None	3	0.82	0	Vacant	MFR	HR	R-1-8500	Residential Upzone	R-3-1500	29.04	20	Moderate Income	No	No
308	223210021	None	3	0.5	0	Vacant	UDEV	HR	R-1-8500	Residential Upzone	R-3-1500	29.04	12	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 107



City Boundary
 Site in Focus
 Opportunity Parcel

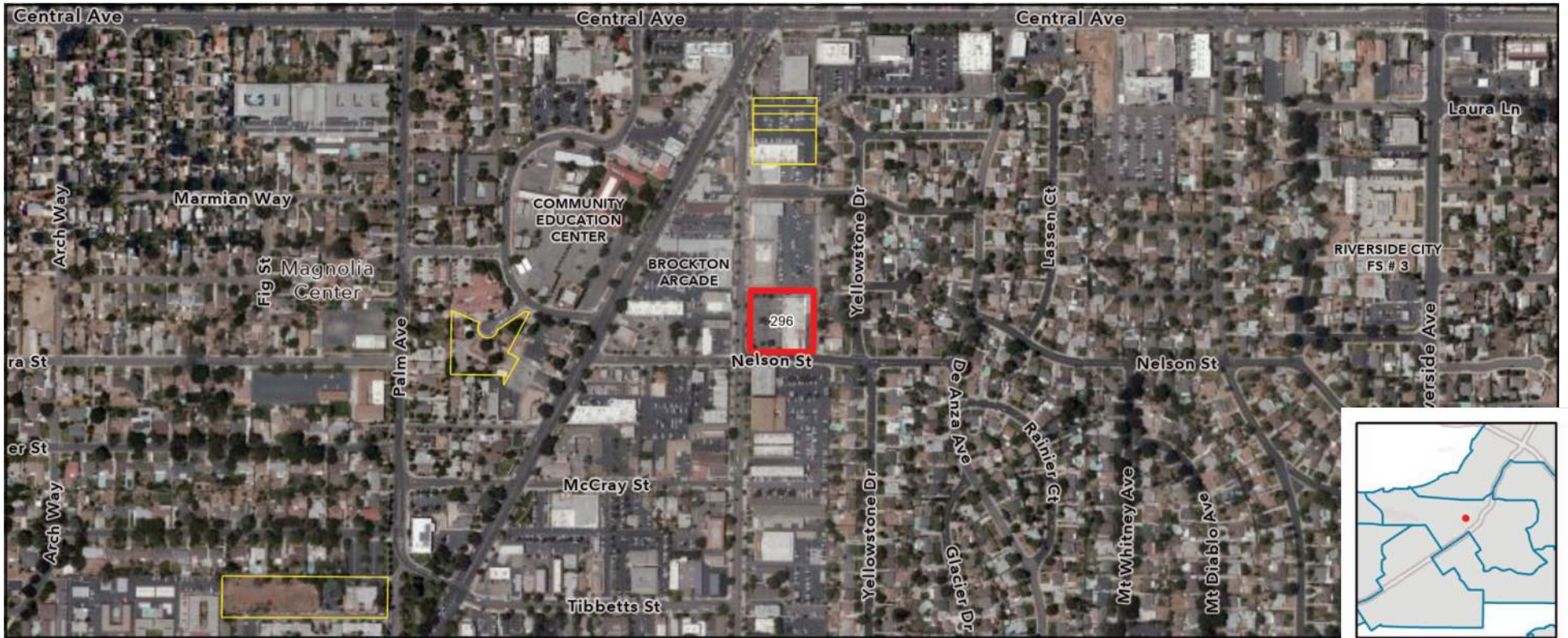


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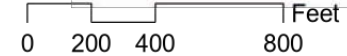
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
332	225212025	4300 Caroline Ct	3	1.15	0	Non-Vacant	MFR	O	O	Rezoned Residential	R-4	40	40	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 108



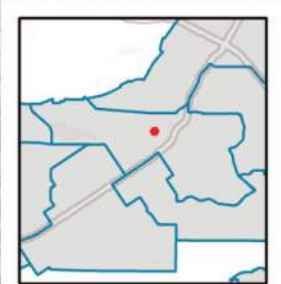
 City Boundary
 Site in Focus
 Opportunity Parcel



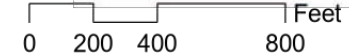
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
296	225221032	6790 Brockton Ave	3	1.33	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	26	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 110



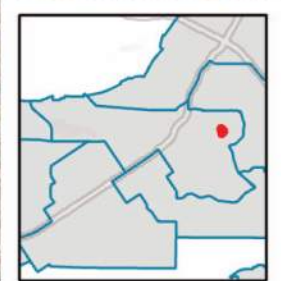
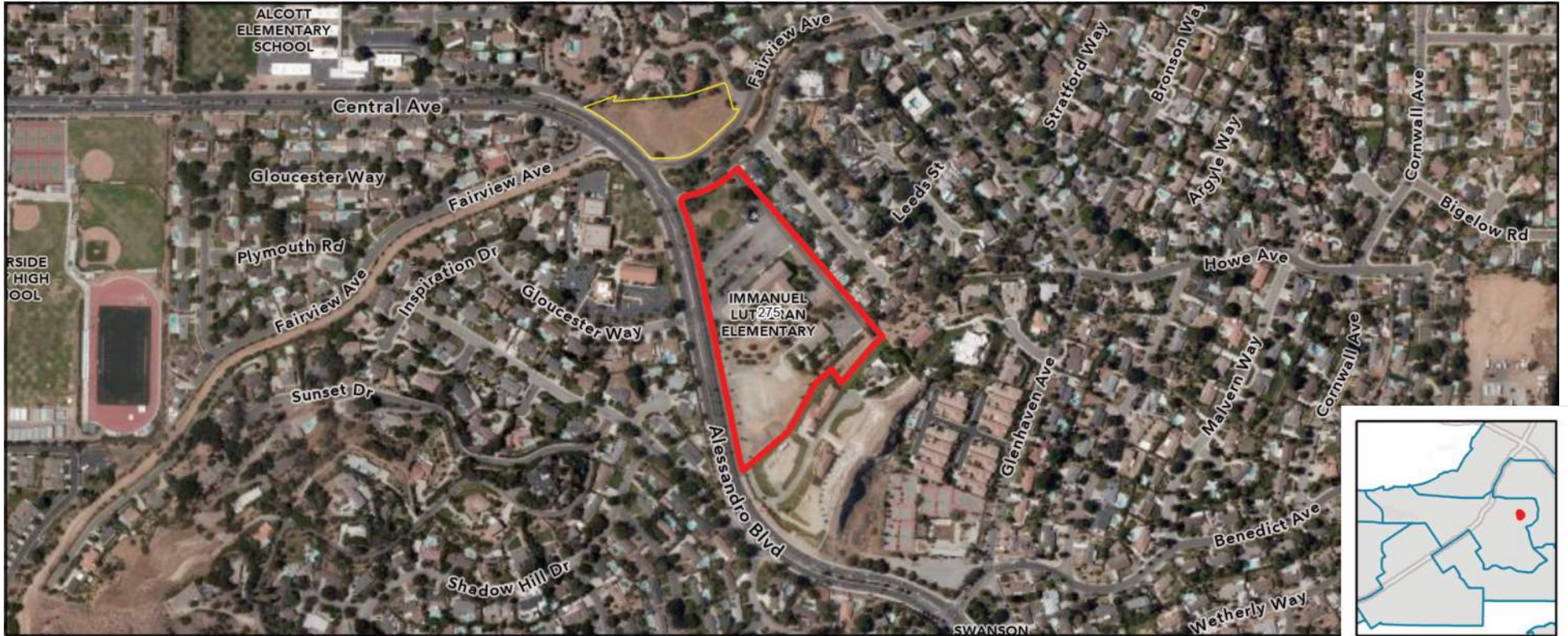
 City Boundary
 Site in Focus
 Opportunity Parcel



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
299	225231005	6650 Brockton Ave	3	0.17	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	60	7	Moderate Income	No	No
301	225231027	6672 Brockton Ave	3	0.75	1966	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	60	33	Lower Income	No	No
330	225231004	6650 Brockton Ave	3	0.17	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	60	7	Moderate Income	No	No
334	225231025	6660 Brockton Ave	3	0.35	0	Non-Vacant	UDEV	MU-V	CG	Rezoned Residential	MU-U-TA	60	15	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 111



 City Boundary
 Site in Focus
 Opportunity Parcel

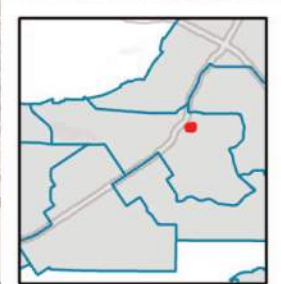
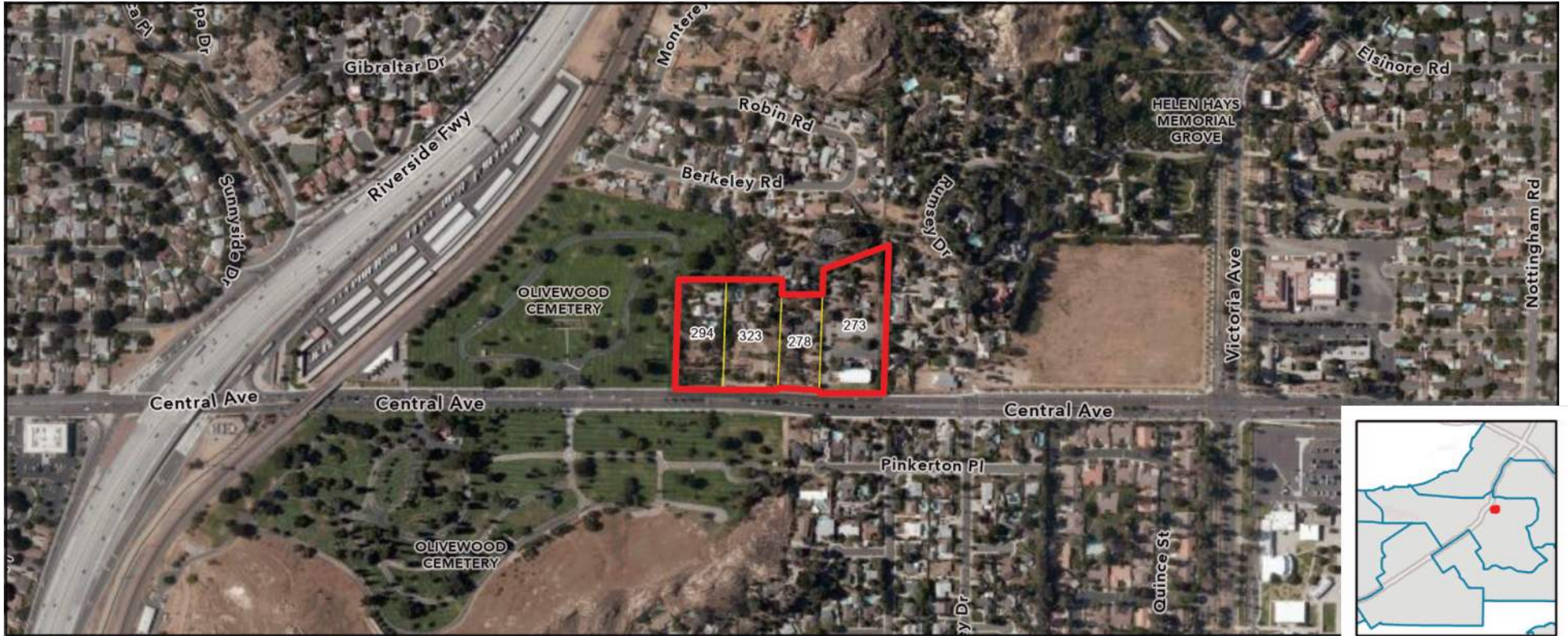


0 200 400 800 Feet

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
275	222250021	5500 Alessandro Blvd	3	10.05	0	Non-Vacant	POW	LDR	R-1-13000	Residential Upzone	R-3-2500	17.424	199	Moderate Income	No	No

OPPORTUNITY SITES

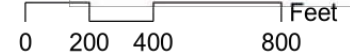
Riverside RHNA Housing Element Update: Ward 3 - Site 112



City Boundary

Site in Focus

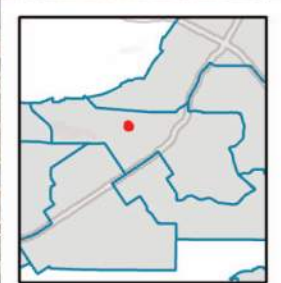
Opportunity Parcel



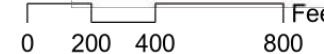
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
273	223070009	2951 Central Ave	3	3.02	0	Non-Vacant	POW	LDR	R-1-8500	Residential Upzone	R-3-1500	29.04	74	Moderate Income	No	No
278	223070013	2965 Central Ave	3	1.34	1985	Non-Vacant	SFRD	LDR	R-1-8500	Residential Upzone	R-3-1500	29.04	32	Moderate Income	No	No
294	223070002	3091 Central Ave	3	1.8	1940	Non-Vacant	SFRD	LDR	R-1-8500	Residential Upzone	R-3-1500	29.04	43	Moderate Income	No	No
323	223070004	3003 Central Ave	3	2.1	1939	Non-Vacant	SFRD	LDR	R-1-8500	Residential Upzone	R-3-1500	29.04	51	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 113



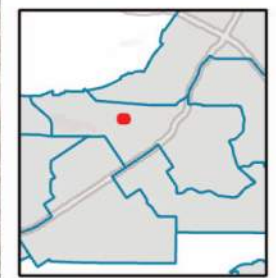
City Boundary Site in Focus Opportunity Parcel



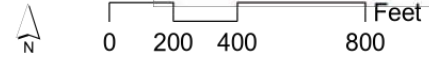
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
280	226100021	4921 Central Ave	3	1.15	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	21	Moderate Income	No	No
281	226100026	4925 Central Ave	3	1.46	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	28	Moderate Income	No	No
333	226100028		3	2.03	0	Non-Vacant		MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	39		No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 114



 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
264	226100008	4995 Central Ave	3	0.54	1949	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	9	Moderate Income	No	No
266	226100002	5081 Central Ave	3	1.89	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	36	Moderate Income	No	No
274	226100001	5095 Central Ave	3	1.29	1948	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	24	Moderate Income	No	No
276	226100004	5035 Central Ave	3	1.89	1950	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	36	Moderate Income	No	No
285	226100023	None	3	0.85	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	17	Moderate Income	No	No
287	226112022	5139 Central Ave	3	1.29	1956	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	24	Moderate Income	No	No
300	226112024	5109 Central Ave	3	1.18	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	22	Moderate Income	No	No
307	226100022	5015 Central Ave	3	1.96	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	38	Moderate Income	No	No
316	226112025	5127 Central Ave	3	1.51	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	29	Moderate Income	No	No
324	226100003	5055 Central Ave	3	1.89	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	36	Moderate Income	No	No
337	226100005	5029 Central Ave	3	0.94	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	17	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 115



City Boundary

Site in Focus

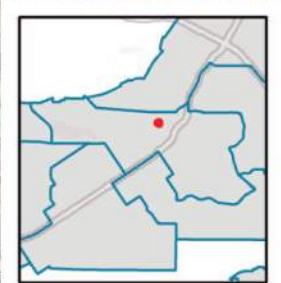
Opportunity Parcel



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
288	225121004	None None	3	0.21	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	60	9	Moderate Income	No	No
329	225121003	6491 Magnolia Ave	3	1.84	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	60	82	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 116



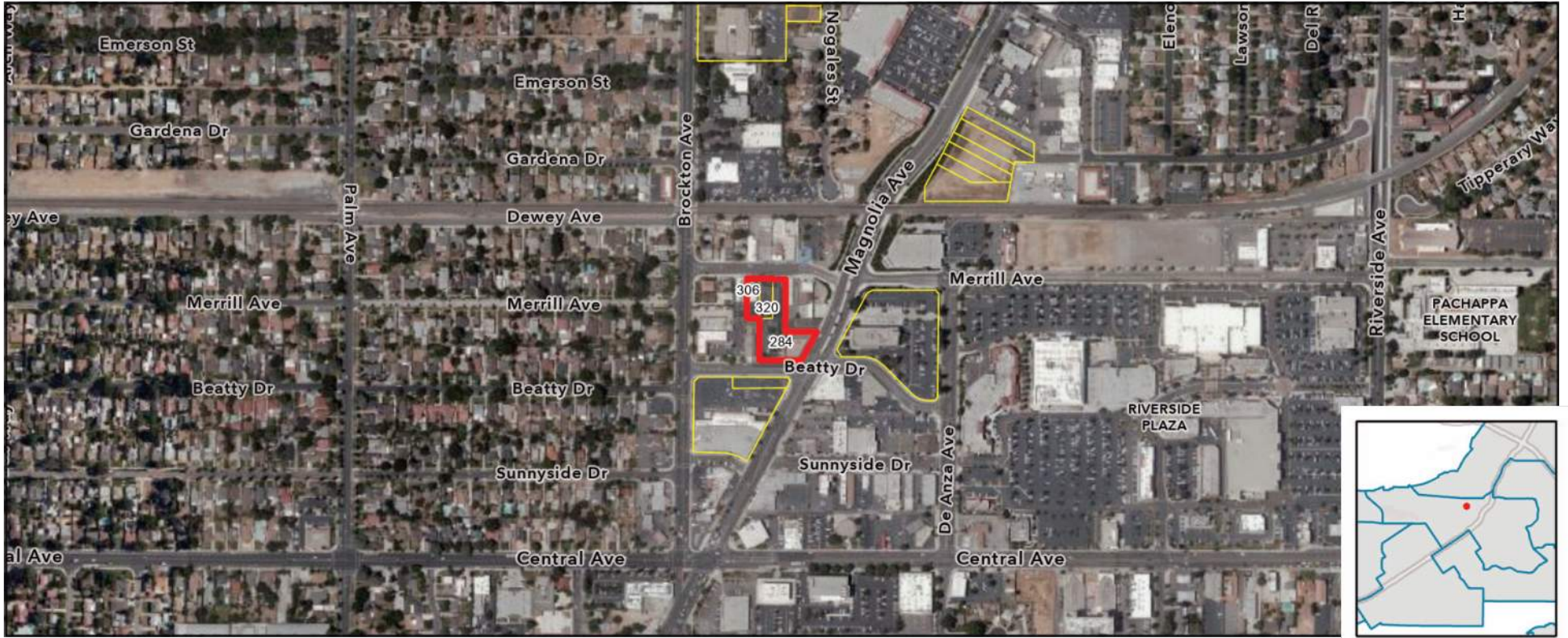
City Boundary
 Site in Focus
 Opportunity Parcel



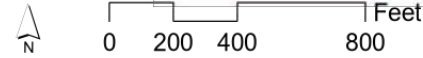
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
277	225134003	6370 Magnolia Ave	3	2.61	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	60	117	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 117



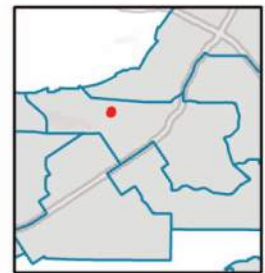
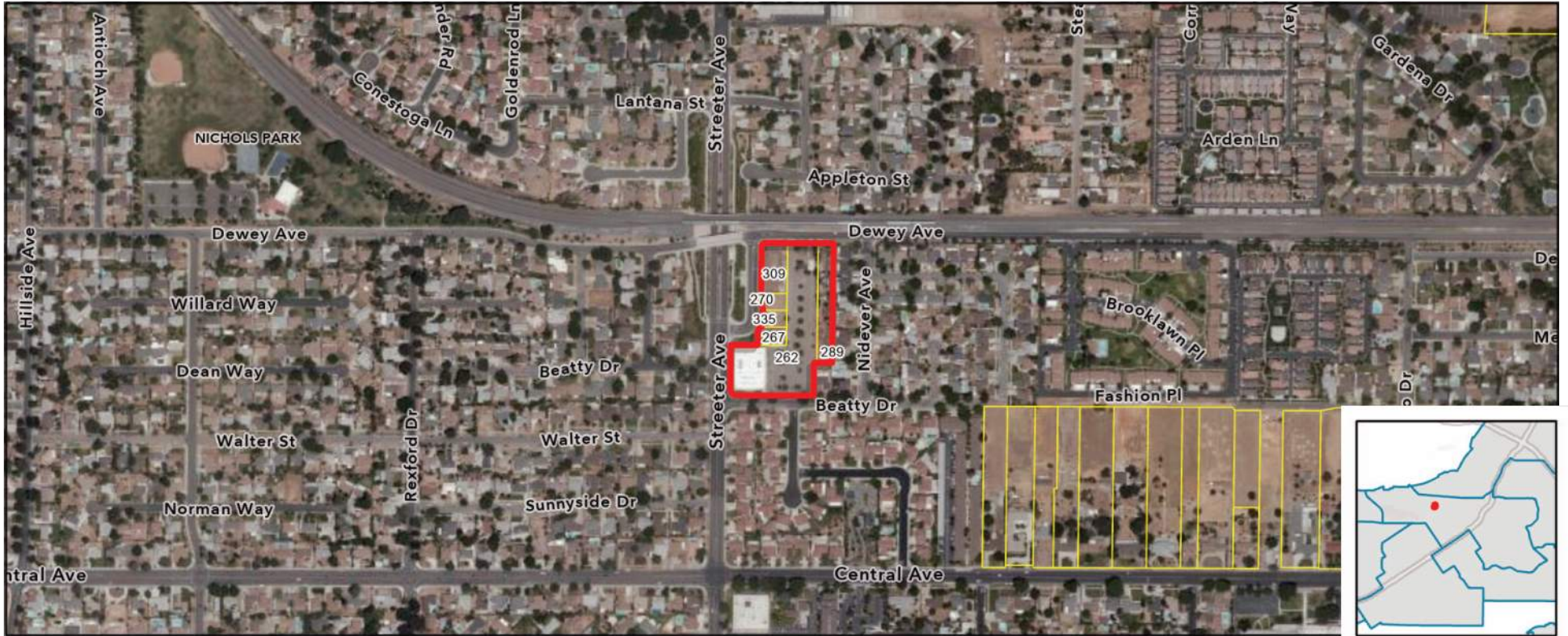
 City Boundary
 Site in Focus
 Opportunity Parcel



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
284	225133008	6391 Magnolia Ave - Unit B	3	0.78	1964	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	60	35	Lower Income	No	No
306	225133006	3978 Merrill Ave	3	0.17	1958	Non-Vacant	OFF	MU-V	CG	Rezoned Residential	MU-U-TA	60	7	Moderate Income	No	No
320	225133007	None	3	0.18	0	Non-Vacant	RET	MU-V	CG	Rezoned Residential	MU-U-TA	60	8	Moderate Income	No	No

OPPORTUNITY SITES

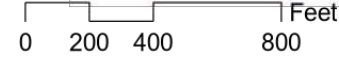
Riverside RHNA Housing Element Update: Ward 3 - Site 118



City Boundary

Site in Focus

Opportunity Parcel



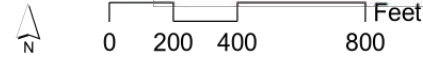
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
262	226081025	6476 Streeter Ave	3	2.53	0	Non-Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	62	Moderate Income	No	No
267	226081026	None	3	0.18	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	3	Moderate Income	No	No
289	226081011	5238 Dewey Ave	3	0.62	1922	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	14	Moderate Income	No	No
309	226081024	5260 Dewey Ave	3	0.45	1939	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	10	Moderate Income	No	No
270	226081021		3	0.15	0	Vacant		MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	3	Moderate Income	No	No
335	226081006		3	0.14	0	Vacant		MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	3	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 119



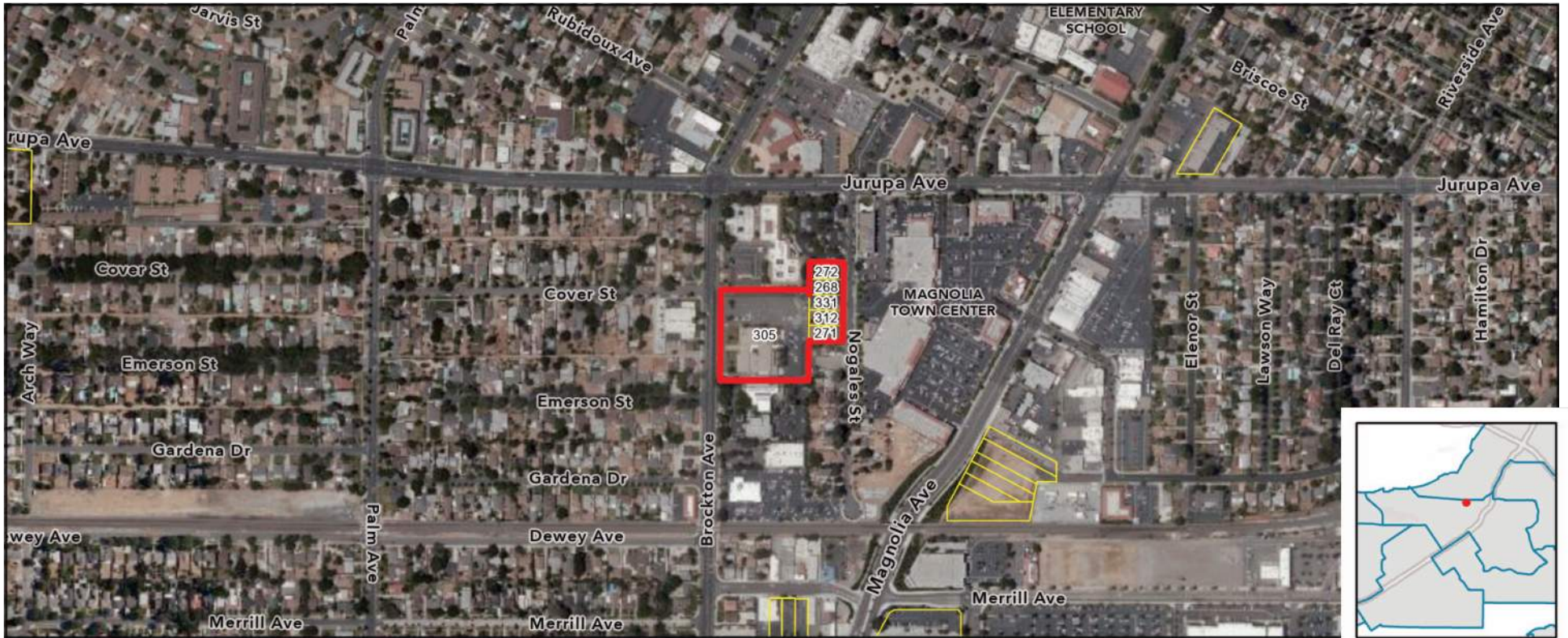
 City Boundary
 Site in Focus
 Opportunity Parcel



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
311	225052005	6180 Magnolia Ave	3	0.35	0	Non-Vacant		C	CG	Rezoned Residential	MU-U-TA	60	15	Moderate Income	No	No
315	225052009	6214 Magnolia Ave	3	0.22	0	Vacant		VHDR	R-4	Residential Upzone	MU-U-TA	60	10	Moderate Income	No	No
340	225052021	6192 Magnolia Ave	3	0.33	1959	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	11	Moderate Income	No	Yes
341	225052010	6222 Magnolia Ave	3	0.87	1938	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	30	Lower Income	No	Yes
342	225052019	6186 Magnolia Ave	3	0.47	0	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	18	Moderate Income	No	Yes
343	225052008	6204 Magnolia Ave	3	0.33	0	Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	60	14	Moderate Income	No	Yes

OPPORTUNITY SITES

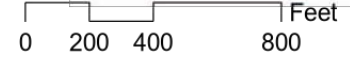
Riverside RHNA Housing Element Update: Ward 3 - Site 121



City Boundary

Site in Focus

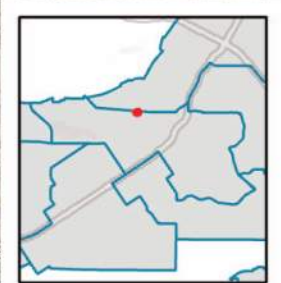
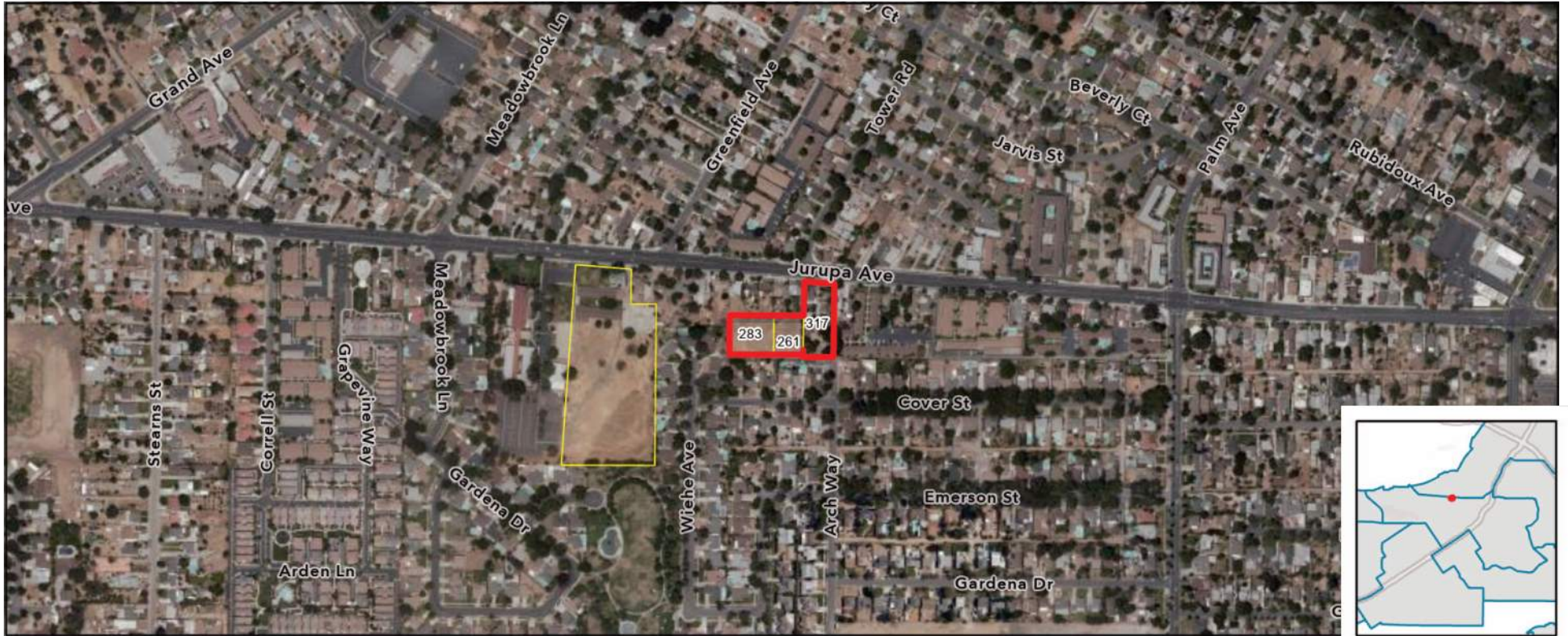
Opportunity Parcel



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
268	225041014	6079 Nogales St	3	0.18	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	40	5	Moderate Income	No	No
271	225041017	6123 Nogales St	3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No
272	225041013	6065 Nogales St	3	0.2	0	Non-Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No
312	225041016	6109 Nogales St	3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No
331	225041015	6093 Nogales St	3	0.18	0	Vacant	UDEV	MU-N	R-1-7000	Residential Upzone	R-4	40	6	Moderate Income	No	No
305	225041003		3	2.75	0	Non-Vacant		MU-N	O	Rezoned Residential	R-4	40	96	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 122



City Boundary
 Site in Focus
 Opportunity Parcel

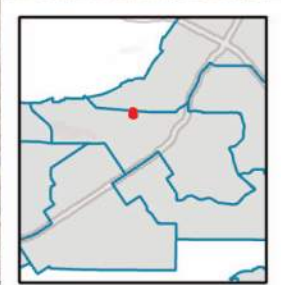


0 200 400 800 Feet

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
261	226351012	None	3	0.4	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	17.424	7	Moderate Income	No	No
283	226351009	None	3	0.59	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	17.424	10	Moderate Income	No	No
317	226351037	4714 Jurupa Ave	3	0.77	1936	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-3-2500	17.424	14	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 123



City Boundary
 Site in Focus
 Opportunity Parcel

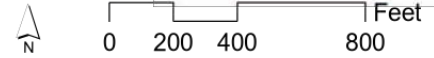
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
339	226351032	4850 Jurupa Ave	3	11.16	1974	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	R-3-2500	17.424	111	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 125



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
325	190040020	None	3	0.84	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	20	Moderate Income	No	No
328	190040008	5576 Jurupa Ave	3	1.95	1955	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	47	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 126



City Boundary

Site in Focus

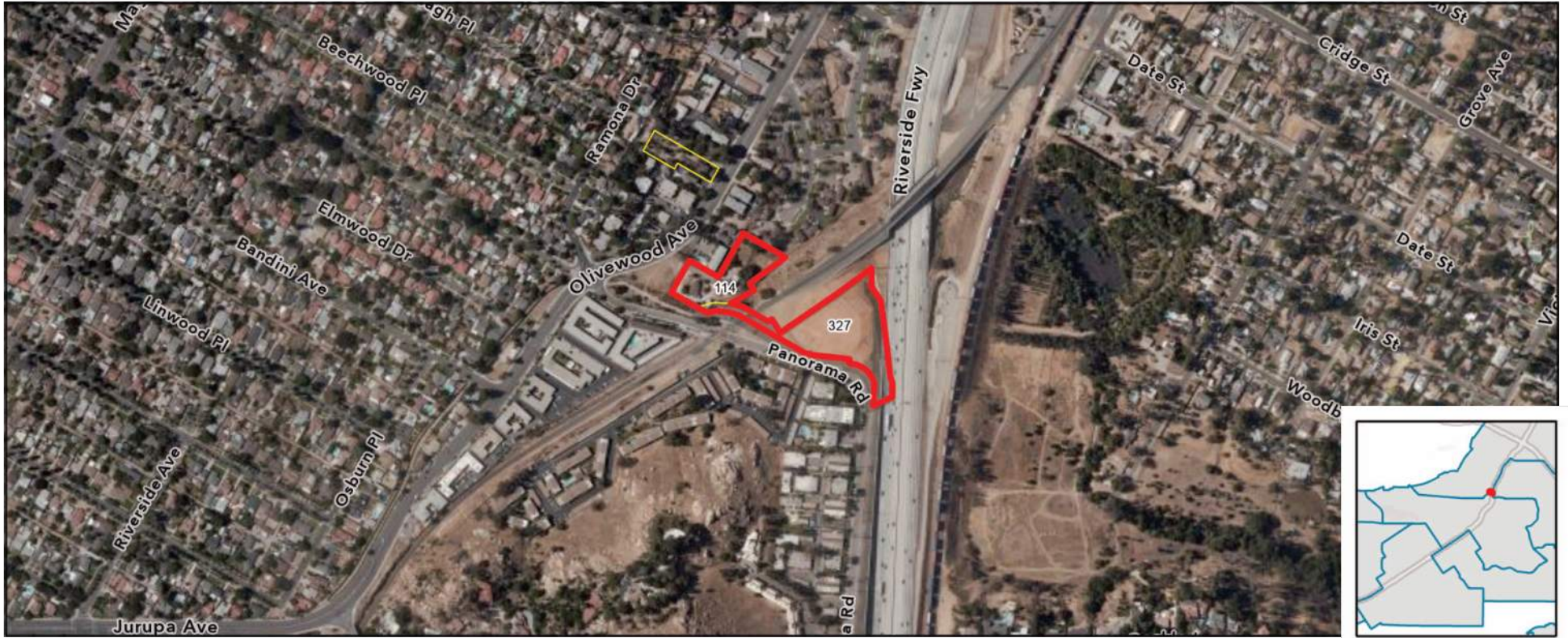
Opportunity Parcel



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
265	190035003	5740 Jurupa Ave	3	0.26	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	5	Moderate Income	No	No
290	190035004	None	3	1	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	23	Moderate Income	No	No
313	190035005	None	3	0.36	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	7	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 128



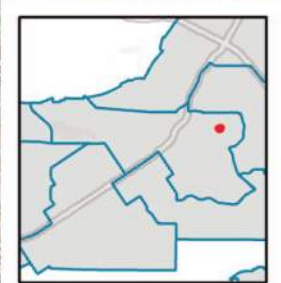
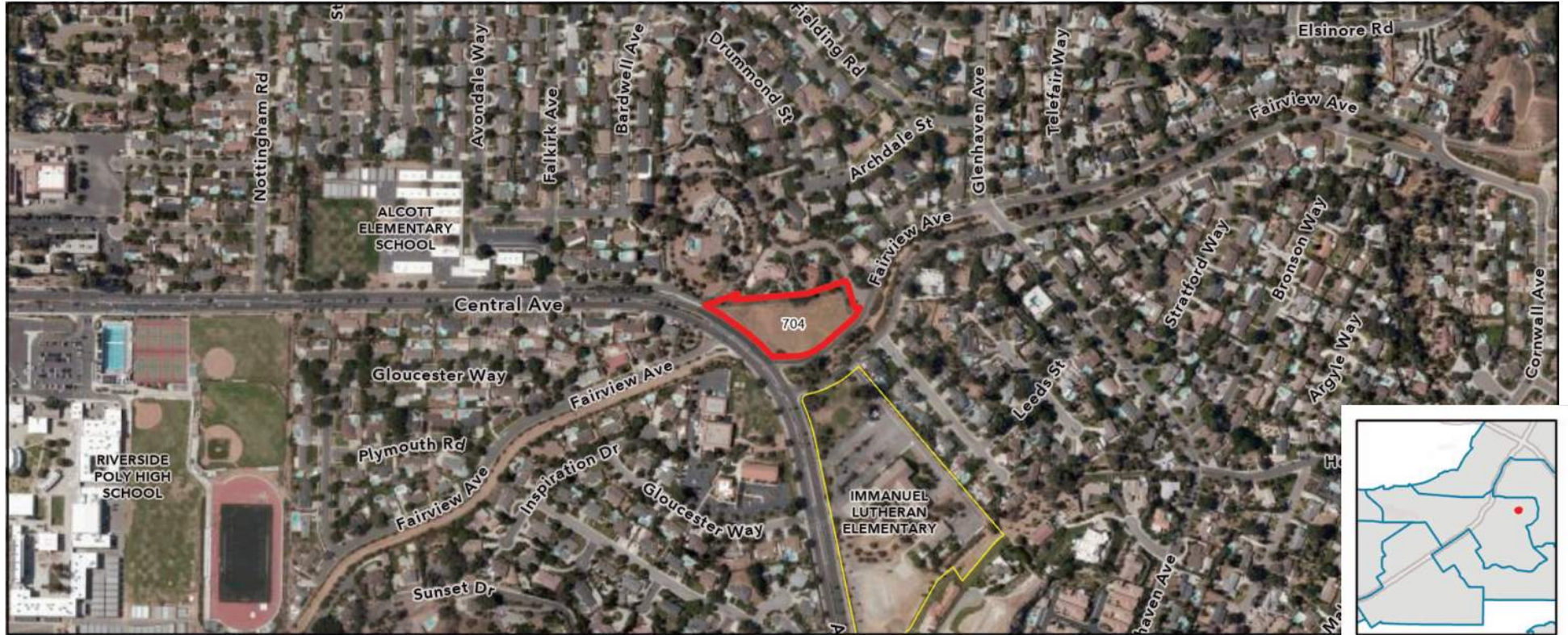
City Boundary
 Site in Focus
 Opportunity Parcel



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
114	219175015	5244 Olivewood Ave	1	1.31	1923	Non-Vacant	MFR	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	28	Moderate Income	No	Yes
327	219182004		3	2.54	0	Vacant		VHDR	R-4	No Zone Change	R-4	40	88	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 3 - Site 208



 City Boundary
 Site in Focus
 Opportunity Parcel



0 200 400 800 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
704	222250027	None	3	2.22	0	Vacant	UDEV	LDR	R-1-13000	Residential Upzone	R-3-2000	21.78	44	Moderate Income	No	No