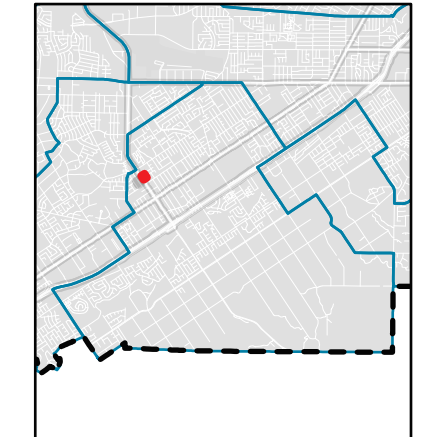


OPPORTUNITY SITES



 City Boundary
 Site in Focus
 Opportunity Parcel

Scale: 1:1,200

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
451	191281037	4065 Van Buren Blvd	5	1988	Non-Vacant	LOD	MDR	R-1-7000	Residential Upzone	MU-V-TA	30	75	Lower Income	No	No									1	1	2	Y

OPPORTUNITY SITES



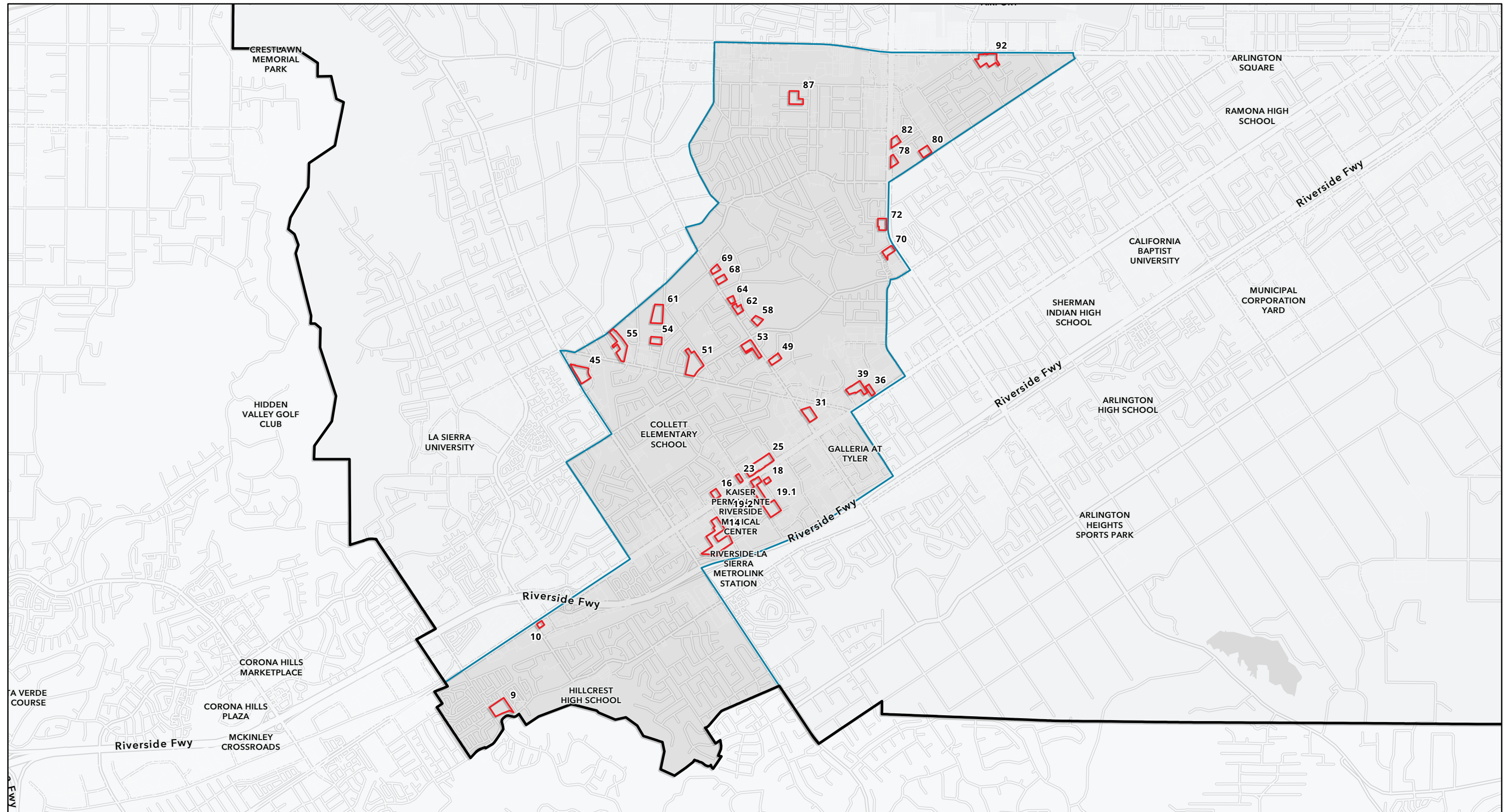
City Boundary
 Site in Focus
 Opportunity Parcel

Scale: 1:1,200

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
403	191200010	9341 Duncan Ave	5	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	25	Moderate Income	No	Yes	Y						1				1	Y
408	191200027	9325 Duncan Ave	5	1942	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	Yes							1			1	2	Y
452	191200024	None	5	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes									1	1	2	Y

OPPORTUNITY SITES

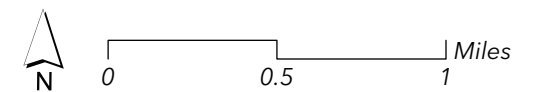
Riverside RHNA Housing Element Update: Ward 6 - Opportunity Sites



City Boundary

Ward

Site in Focus



Opportunity Sites Inventory Table

Site ID	Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Proposed General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	4th Cycle RHNA	5th Cycle RHNA	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	Notes	
9	610	135230003	3559 Buchanan St	Ward 6	5.22	1912	Non-Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	103	Moderate Income	No	No							1			1	3	Y	Meets at least 2 factors	
10	567	132020022	11880 Magnolia Ave	Ward 6	0.71	0	Vacant	UDEV	C	MU-U	R-1-7000	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No								1	1	1	2	Y	Meets at least 2 factors	
14	474	138470019	3610 Park Sierra Dr	Ward 6	1.29	1982	Non-Vacant	REX	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	58	Lower Income	No	No				Y				1			2	Y	Known commercial vacancy/turnover	
14	488	138470020	3630 Park Sierra Dr	Ward 6	1.15	1982	Non-Vacant	OFF	MU-U	MU-U	MU-U	No Zone Change	MU-U-TA	45	51	Lower Income	No	Yes									1	1	2	Y	Meets at least 2 factors	
14	505	138470016	3700 Park Sierra Dr	Ward 6	0.92	1985	Non-Vacant	REX	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No	Y										1	Y	Vacant	
14	544	138470015	3740 Park Sierra Dr	Ward 6	1.15	1985	Non-Vacant	REX	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No	No								1			1	Y	Vacant	
14	577	138470018	None	Ward 6	0.93	0	Non-Vacant	UDEV	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No	Y										0	Y	Vacant	
14	578	138470035	None	Ward 6	3.56	0	Non-Vacant	RET	MU-U	MU-U	MU-U	No Zone Change	MU-U-TA	45	160	Lower Income	No	Yes											0	Y	Vacant	
14	586	138470024	None	Ward 6	0.55	0	Vacant	UDEV	MU-U	MU-U	MU-U	No Zone Change	MU-U-TA	45	24	Lower Income	No	Yes								1	1	2	Y	Meets at least 2 factors		
14	599	138470023	3693 La Sierra Ave	Ward 6	1.31	0	Vacant	UDEV	MU-U	MU-U	MU-U	No Zone Change	MU-U-TA	45	58	Lower Income	No	Yes											0	Y	Vacant	
16	573	142293028	None	Ward 6	0.35	0	Vacant	UDEV	MU-V	MU-V	MU-V	No Zone Change	MU-V-TA	35	40	Lower Income	No	Yes	Y										0	Y	Vacant	
18	538	138051029	3765 Nye Ave	Ward 6	0.46	0	Non-Vacant	UDEV	MU-U	MU-U	R-1-7000	Residential Upzone	R-4	35	15	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
18	565	138051030	3749 Nye Ave	Ward 6	0.22	0	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	470	138052009	3654 Nye Ave	Ward 6	0.48	1960	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1			2	Y	Meets at least 2 factors	
19.1	480	138052014	3625 Polk St	Ward 6	0.48	1965	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	503	138052011	3624 Nye Ave	Ward 6	0.48	1959	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No	Y										1	Y	Vacant	
19.1	533	138052015	3637 Polk St	Ward 6	0.48	1960	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	542	138052018	3685 Polk St	Ward 6	0.48	1934	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1			2	Y	Meets at least 2 factors	
19.1	553	138052010	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	581	138052017	3667 Polk St	Ward 6	0.48	0	Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	582	138052016	3663 Polk St	Ward 6	0.48	0	Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	584	138052013	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.1	592	138052012	None	Ward 6	0.48	0	Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	477	138052027	10650 Magnolia Ave	Ward 6	0.39	0	Vacant	UDEV	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	481	138052023	3747 Polk St	Ward 6	0.31	1963	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	9	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	511	138052022	3735 Polk St	Ward 6	0.37	1952	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	11	Moderate Income	No	No	Y							1	1	2	Y	Vacant		
19.2	529	138052033	10600 Magnolia Ave	Ward 6	0.71	1985	Non-Vacant	MED	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No					Y			1			1	Y	Adjacent/Contiguous Sites - consolidation opportunities	
19.2	540	138052019	None	Ward 6	0.48	0	Vacant	UDEV	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	562	138052024	None	Ward 6	0.17	0	Vacant	UDEV	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	5	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	570	138052021	3731 Polk St	Ward 6	0.37	1946	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	11	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	580	138052028	10662 Magnolia Ave	Ward 6	0.22	0	Vacant	UDEV	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No	Y										0	Y	Vacant	
19.2	597	138052020	3719 Polk St	Ward 6	0.37	1964	Non-Vacant	SFRD	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	11	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
19.2	609	138052032	None	Ward 6	0.28	0	Vacant	UDEV	MU-U	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	8	Moderate Income	No	No								1	1	2	Y	Meets at least 2 factors		
23	552	143290014	1065 Magnolia Ave	Ward 6	0.71	1983	Non-Vacant	LOD	MU-V	MU-U	R-1-7000	Rezoned Residential	MU-U-TA	45	31	Lower Income	No	No					Y			1	1	1	2	Y	HOME Key Site (Motel Conversion)	
25	473	143290006	10611 Magnolia Ave	Ward 6	0.83	0	Non-Vacant	SFRD	MU-V	MU-U	CR	Rezoned Residential	MU-U-TA	45	37	Lower Income	No	Yes								1			1	2	Y	Meets at least 2 factors
25	516	143290010	10555 Magnolia Ave	Ward 6	0.32	1955	Non-Vacant	RET	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes								1	1	3	Y	Meets at least 2 factors		
25	521	143290004	10683 Magnolia Ave	Ward 6	1.05	0	Non-Vacant	MED	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	47	Lower Income	No	Yes	Y							1			0	Y	Vacant	
25	526	143290018	None	Ward 6	0.20	0	Non-Vacant	REX	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	9	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
25	527	143290007	10595 Magnolia Ave	Ward 6	0.33	0	Non-Vacant	SFRD	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes								1	1	2	Y	Meets at least 2 factors		
25	571	143290015	10557 Magnolia Ave	Ward 6	0.96	1960	Non-Vacant	RET	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	43	Lower Income	No	Yes	Y							1			1	Y	Vacant	
25	587	143290008	10587 Magnolia Ave	Ward 6	0.33	0	Non-Vacant	SFRD	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes					Y			1	1	1	Y	Adjacent/Contiguous Sites - consolidation opportunities		
25	589	143290022	None	Ward 6	0.79	0	Non-Vacant	MU-U	MU-U	MU-U	CR	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No								1			1	Y	Vacant	
25	591	143290017	10625 Magnolia Ave	Ward 6	0.75	1983	Non-Vacant	LOD	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	33	Lower Income	No	Yes					Y			1	1	1	Y	HOME Key Site (Motel Conversion)		
25	612	143290019	10685 Magnolia Ave	Ward 6	0.45	1952	Non-Vacant	MED	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes								1	1	3	Y	Meets at least 2 factors		
25	613	143290011	None	Ward 6	0.16	0	Non-Vacant	RET	MU-U	MU-U	MU-V	Residential Upzone	MU-U-TA	45	7	Moderate Income	No	Yes								1	1	2	Y	Meets at least 2 factors		
31	528	145220024	3863 Tyler St	Ward 6	0.95	1980	Non-Vacant	RET	C	MU-U	CR	Rezoned Residential	MU-U-TA	45	42	Lower Income	No	No				Y		Y		1			1	Y	Adjacent/Contiguous Sites - consolidation opportunities	
31	560	145220025	3939 Tyler St	Ward 6	0.97	0	Non-Vacant	RET	C	MU-U	CR	Rezoned Residential	MU-U-TA	45	43	Lower Income	No	No					Y		Y							

Opportunity Sites Inventory Table

Site ID	Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use Code	General Plan Land Use Code	Proposed General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	4th Cycle RHNA	5th Cycle RHNA	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	Notes	
																																Y
70	550	145162006	4330 Van Buren Blvd	Ward 6	1.00	1957	Non-Vacant	RET	MU-V	MU-V	CR	Rezoned Residential	MU-V	20	20	Moderate Income	No	No				Y			1				1	Y	Known commercial vacancy/turnover	
72	574	145082037	4510 Van Buren Blvd	Ward 6	0.95	0	Non-Vacant	RET	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes											2	Y	Meets at least 2 factors	
72	576	145082035	4490 Van Buren Blvd	Ward 6	0.61	0	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes										1	1	2	Y	Meets at least 2 factors
72	593	145082038	4500 Van Buren Blvd	Ward 6	0.67	0	Non-Vacant	RET	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	15	Moderate Income	No	Yes	Y										0	Y	Vacant	
78	499	191050001	5175 Van Buren Blvd	Ward 6	0.55	1939	Non-Vacant	OFF	C	MU-V	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No							1			1	1	3	Y	Meets at least 2 factors
78	531	191050021	5111 Van Buren Blvd	Ward 6	0.89	0	Non-Vacant	SFRD	C	MU-V	R-1-7000	Residential Upzone	MU-V	20	16	Moderate Income	No	No							1			1	1	2	Y	Meets at least 2 factors
80	616	191060024	9191 Colorado Ave	Ward 6	5.82	1967	Non-Vacant	POW	PF	MU-V	R-1-7000	Residential Upzone	MU-V	20	39	Moderate Income	No	No							1			1	1	2	Y	Meets at least 2 factors
82	493	191040037	5375 Van Buren Blvd	Ward 6	1.37	0	Non-Vacant	SFRD	C	MU-V	R-1-7000	Residential Upzone	MU-V	20	27	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors
82	504	191040036	5325 Van Buren Blvd	Ward 6	0.23	0	Non-Vacant	SFRD	C	MU-V	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No							1			1	1	2	Y	Meets at least 2 factors
87	600	151111046	None	Ward 6	0.58	0	Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes										1	1	2	Y	Meets at least 2 factors
87	602	151111034	None	Ward 6	2.89	0	Vacant	UDEV	HDR	HDR	R-3-1500	No Change	R-3-1500	20	57	Moderate Income	No	Yes										1	1	2	Y	Meets at least 2 factors
92	486	191150010	None	Ward 6	0.56	0	Non-Vacant	UDEV	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	11	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors
92	510	191150031	6836 Arlington Ave	Ward 6	0.71	1951	Vacant	UDEV	O	MU-V	CR	Rezoned Residential	MU-V	20	14	Moderate Income	No	No							1			1	1	3	Y	Meets at least 2 factors
92	512	191150014	4843 Monroe St	Ward 6	0.26	1935	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors
92	525	191150009	6758 Arlington Ave	Ward 6	0.74	1955	Non-Vacant	SFRD	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No	Y									1	1	1	Y	Vacant
92	534	191150015	4831 Monroe St	Ward 6	0.55	1946	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No										1	1	3	Y	Meets at least 2 factors
92	546	191150007	None	Ward 6	0.23	0	Non-Vacant	O	MU-V	MU-V	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors
92	548	191150017	None	Ward 6	0.18	0	Non-Vacant	UDEV	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors
92	554	191150016	None	Ward 6	1.35	0	Non-Vacant	UDEV	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors
92	555	191150006	6818 Arlington Ave	Ward 6	0.26	1951	Non-Vacant	SFRD	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No							1			1	1	2	Y	Meets at least 2 factors
92	608	191150008	None	Ward 6	0.26	0	Non-Vacant	UDEV	O	MU-V	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No	No										1	1	2	Y	Meets at least 2 factors

OPPORTUNITY SITES



 City Boundary
 Site in Focus
 Opportunity Parcel

Scale: 1:2,400

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
610	135230003	3559 Buchanan St	6	1912	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	20	103	Moderate Income	No	No							1		1	1	3	Y

OPPORTUNITY SITES

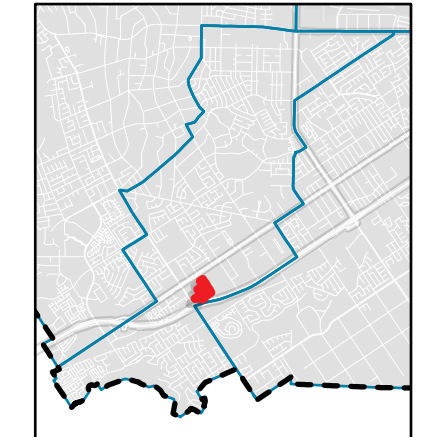


 City Boundary
 ■ Site in Focus
 Opportunity Parcel

Scale: 1:1,200

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
567	132020022	11880 Magnolia Ave	6	0	Non-Vacant	UDEV	C	BMP	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No								1	1		2	Y

OPPORTUNITY SITES



 City Boundary
 Site in Focus
 Opportunity Parcel

Scale: 1:3,600

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
474	138470019	3610 Park Sierra Dr	6	1982	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	58	Lower Income	No	No				Y			1			1	1	Y
488	138470020	3630 Park Sierra Dr	6	1982	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	45	51	Lower Income	No	Yes									1	1	2	Y
505	138470016	3700 Park Sierra Dr	6	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No	Y						1			1	1	Y
544	138470015	3740 Park Sierra Dr	6	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	45	51	Lower Income	No	No	Y						1			1	1	Y
577	138470018	None	6	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	41	Lower Income	No	No	Y									0	0	Y
578	138470035	None	6	0	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	45	160	Lower Income	No	Yes	Y									0	0	Y
586	138470024	None	6	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	24	Lower Income	No	Yes								1	1	2	Y	
599	138470023	3693 La Sierra Ave	6	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	45	58	Lower Income	No	Yes	Y									0	0	Y

OPPORTUNITY SITES



 City Boundary
 ■ Site in Focus
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Scale: 1:1,200

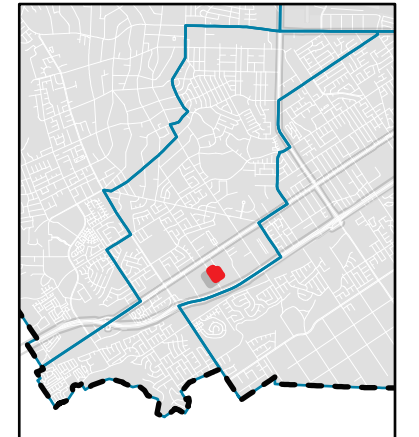
Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	
538	138051029	3765 Nye Ave	6	0	Non-Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	35	15	Moderate Income	No	No										1	1	2	Y
565	138051030	3749 Nye Ave	6	0	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	35	6	Moderate Income	No	No										1	1	2	Y

OPPORTUNITY SITES



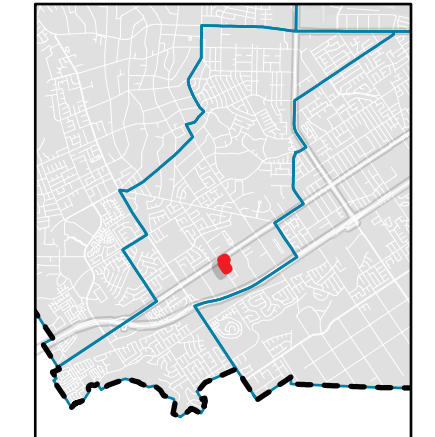
 City Boundary
 Site in Focus
 Opportunity Parcel

Scale: 1:2,400



Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
470	138052009	3654 Nye Ave	6	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No							1			1	2	Y
480	138052014	3625 Polk St	6	1965	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No							1			1	2	Y
503	138052011	3624 Nye Ave	6	1959	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No	Y						1				1	Y
533	138052015	3637 Polk St	6	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No							1			1	2	Y
542	138052018	3685 Polk St	6	1934	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No							1			1	2	Y
553	138052010	None	6	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No									1	1	2	Y
581	138052017	3667 Polk St	6	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No									1	1	2	Y
582	138052016	3663 Polk St	6	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No									1	1	2	Y
584	138052013	None	6	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No									1	1	2	Y
592	138052012	None	6	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No									1	1	2	Y

OPPORTUNITY SITES



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Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
477	138052027	10650 Magnolia Ave	6	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	18	Moderate Income	No	No								1	1		2	Y
481	138052023	3747 Polk St	6	1963	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	9	Moderate Income	No	No							1			1	2	Y
511	138052022	3735 Polk St	6	1952	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	11	Moderate Income	No	No	Y						1			1	1	Y
529	138052033	10600 Magnolia Ave	6	1985	Non-Vacant	MED	MU-U	CR	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No					Y		1				1	Y
540	138052019	None	6	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	14	Moderate Income	No	No									1	1	2	Y
562	138052024	None	6	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	5	Moderate Income	No	No									1	1	2	Y
570	138052021	3731 Polk St	6	1946	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	11	Moderate Income	No	No							1			1	2	Y
580	138052028	10662 Magnolia Ave	6	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	45	10	Moderate Income	No	No	Y										0	Y
597	138052020	3719 Polk St	6	1964	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	11	Moderate Income	No	No							1			1	2	Y
609	138052032	None	6	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	30	8	Moderate Income	No	No									1	1	2	Y

OPPORTUNITY SITES



 City Boundary
 ■ Site in Focus
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Scale: 1:1,200 N

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies
552	143300014	10705 Magnolia Ave	6	1983	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	45	31	Lower Income	No	No						Y	1				1	Y

OPPORTUNITY SITES



 City Boundary
 Site in Focus
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Scale: 1:2,400

Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	
473	143290006	10611 Magnolia Ave	6	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	37	Lower Income	No	Yes									1	1	2	Y	
516	143290010	10555 Magnolia Ave	6	1955	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	14	Moderate Income	No	Yes							1		1	1	3	Y	
521	143290004	10683 Magnolia Ave	6	0	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	45	47	Lower Income	No	Yes	Y										0	Y	
526	143290018	None	6	0	Non-Vacant	RESX	MU-V	MU-V	Residential Upzone	MU-U-TA	45	9	Moderate Income	No	Yes							1			1	2	Y	
527	143290007	10595 Magnolia Ave	6	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes									1	1	2	Y	
571	143290015	10557 Magnolia Ave	6	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	43	Lower Income	No	Yes	Y						1				1	Y	
587	143290008	10587 Magnolia Ave	6	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	15	Moderate Income	No	Yes					Y						1	1	Y
589	143290022	None	6	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-U-TA	45	35	Lower Income	No	No							Y			1	1	Y	
591	143290017	10625 Magnolia Ave	6	1983	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	45	33	Lower Income	No	Yes							Y			1	1	Y	
612	143290019	10685 Magnolia Ave	6	1952	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes							1		1	1	3	Y	
613	143290011	None	6	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	45	7	Moderate Income	No	Yes									1	1	2	Y	