

# 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
261	226351012	None	3	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	7	Moderate Income	No	No		Y									0	Y
283	226351009	None	3	0	Non-Vacant	UDEV	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	10	Moderate Income	No	No		Y									0	Y
317	226351037	4714 Jurupa Ave	3	1936	Non-Vacant	SFRD	MHDR	R-1-7000	Residential Upzone	R-3-2500	20	14	Moderate Income	No	No	Y	Y					1				1	Y

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339	226351032	4850 Jurupa Ave	3	1974	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	R-3-2500	20	111	Moderate Income	No	No								1		1	2	Y

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325	190040020	None	3	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	20	Moderate Income	No	No													Y
328	190040008	5576 Jurupa Ave	3	1955	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	47	Moderate Income	No	No	Y						1		1	1	2	1	Y

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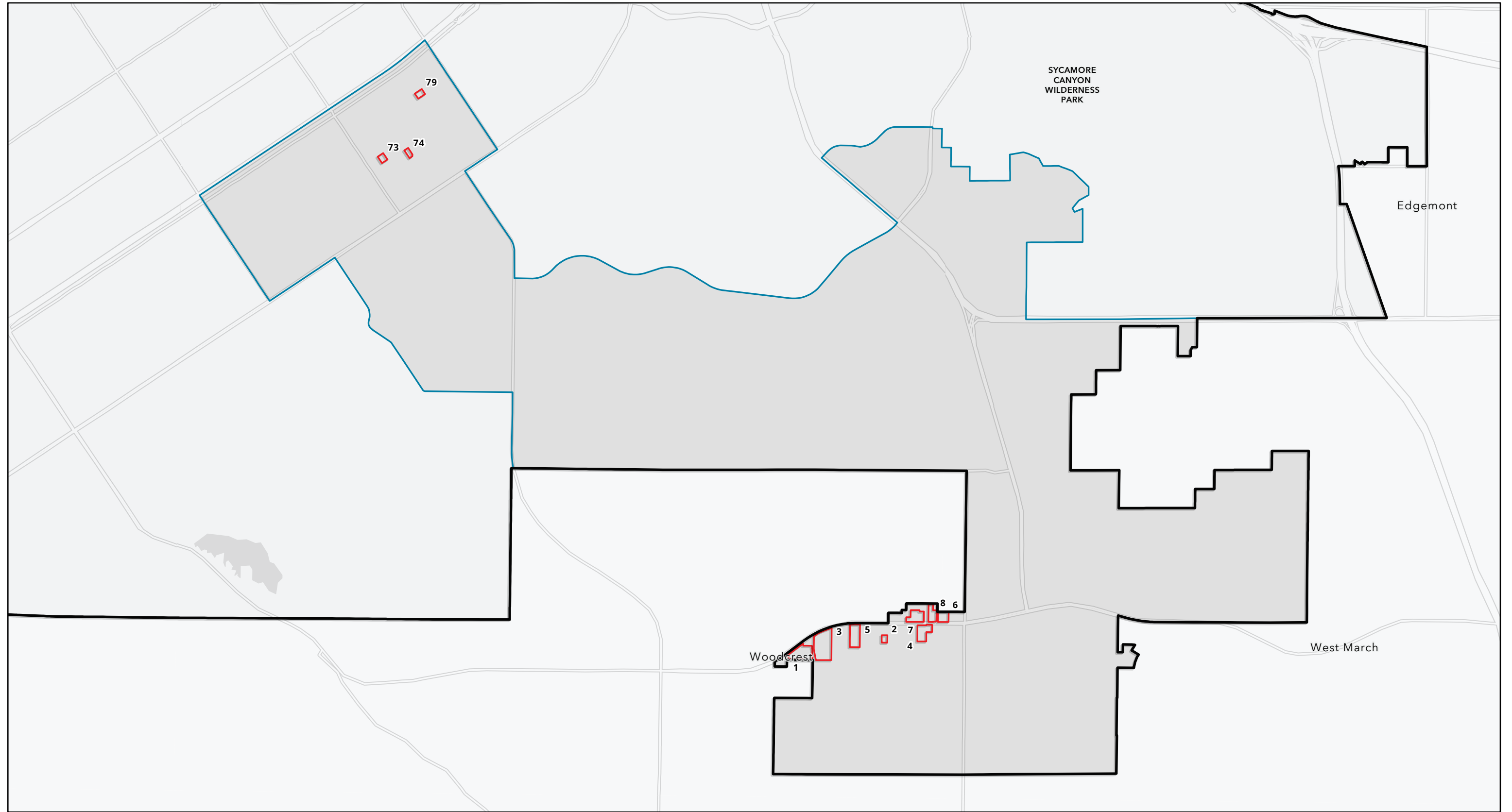
Scale: 1:1,200

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265	190035003	5740 Jurupa Ave	3	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	25	5	Moderate Income	No	No									1	1	2	Y
290	190035004	None	3	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	23	Moderate Income	No	No									1	1	2	Y
313	190035005	None	3	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	25	7	Moderate Income	No	No									1	1	2	Y

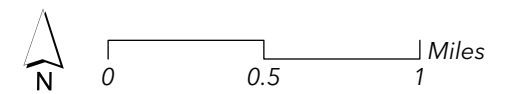


# OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Opportunity Sites



City Boundary    Ward    Site in Focus





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347	274130027	None	4	0	Non-Vacant	MISC	VLDR	RR	Residential Upzone	MU-V	20	14	Moderate Income	No	No									1	1	2	Y	
356	274130039	None	4	0	Non-Vacant	UDEV	VLDR	RR	Residential Upzone	MU-V	20	14	Moderate Income	No	No									1	1	2	Y	
361	274130007	16201 Chicago Ave	4	1950	Non-Vacant	SFRD	VLDR	RR	Residential Upzone	MU-V	20	9	Moderate Income	No	No							1			1	2	Y	
364	274130008	16221 Chicago Ave	4	1951	Non-Vacant	SFRD	VLDR	RR	Residential Upzone	MU-V	20	18	Moderate Income	No	No	Y						1				1	Y	
368	274130009	16241 Chicago Ave	4	1983	Non-Vacant	SFRD	VLDR	RR	Residential Upzone	MU-V	20	8	Moderate Income	No	No					Y				1		1	2	Y
371	274120017	16241 Chicago Ave	4	0	Non-Vacant		C	CR	Rezoned Residential	MU-V	20	39	Moderate Income	No	No								1	1		2	Y	
377	274130038	None	4	1997	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No				Y				1			1	Y	



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367	266020059	16125 Dauchy Ave	4	1959	Non-Vacant	SFRD	C	CR	Rezoned Residential	MU-V	20	23	Moderate Income	No	No							1	1	1		3	Y



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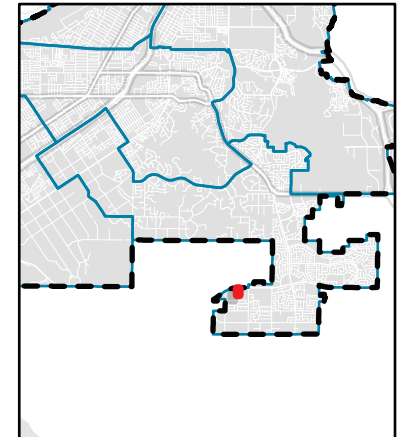
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345	266040034	None	4	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	100	Moderate Income	Yes	No													Y
360	266040019	18791 Van Buren Blvd	4	1985	Non-Vacant	RET	OSP	OSP-CID	Rezoned Residential	MU-V	20	23	Moderate Income	No	No	Y						1		1	1	2	1	Y

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352	266020012	18305 Van Buren Blvd	4	1932	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	MU-V	20	31	Moderate Income	No	No							1		1	1	3	Y
358	266020011	18237 Van Buren Blvd	4	1961	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	MU-V	20	9	Moderate Income	No	No							1			1	2	Y
369	266020041	18265 Van Buren Blvd	4	1945	Non-Vacant	SFRA	C	CR	Rezoned Residential	MU-V	20	23	Moderate Income	No	No							1	1			2	Y
373	266020009	18303 Van Buren Blvd	4	1985	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	13	Moderate Income	No	No							1		1		2	Y
375	266020010	18311 Van Buren Blvd	4	1966	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	MU-V	20	41	Moderate Income	No	No							1			1	2	Y

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366	280270024	18860 Van Buren Blvd	4	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No								1	1		2	Y
370	280270006	18820 Van Buren Blvd	4	1983	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	18	Moderate Income	No	No	Y							1			1	Y

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346	280260031	18720 Van Buren Blvd	4	1965	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	25	Moderate Income	No	No	y						1				1	Y
354	280260044	18640 Van Buren Blvd	4	0	Vacant	RET	C	CR	Rezoned Residential	MU-V	20	11	Moderate Income	No	No								1	1		2	Y
355	280260037	18690 Van Buren Blvd	4	1968	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No							1	1	1		3	Y
357	280260033	None	4	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No								1	1		2	Y