

# OPPORTUNITY SITES



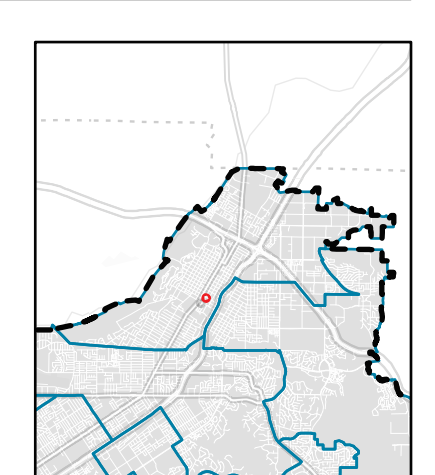
  City Boundary    
 ■ Site in Focus    
   Opportunity Parcel

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
74	217050015	4380 Tequesquite St	1	1989	Non-Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	60	Lower Income	No	Yes					Y					1	1	Y
80	217040013	4620 Pine St	1	1962	Non-Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	80	Lower Income	No	Yes	Y						1				1	Y
128	217100002	4640 Pine St	1	1963	Non-Vacant	RET	VHDR	R-4	Residential Upzone	MU-U-TA	45	47	Lower Income	No	Yes	Y						1				1	Y



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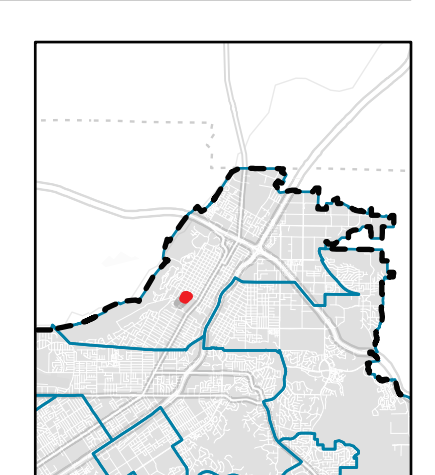
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58	215291009	4210 Main St	1	0	Non-Vacant		DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	60	Lower Income	No	No			Y					1	1		2	Y

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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
24	217060011	4419 Brockton Ave	1	0	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	18	Moderate Income	No	No			Y					1	1	1	2	Y
32	217060012	4435 Brockton Ave	1	1946	Non-Vacant	MED	DSP	DSP-HC	DSP Amendments	DSP-AS	60	65	Lower Income	No	No			Y				1	1	1	3	Y	
53	217060010	4415 Brockton Ave	1	1946	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	7	Moderate Income	No	No			Y				1	1	1	3	Y	
139	217060014	4489 Brockton Ave	1	1971	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	54	Lower Income	No	No		Y	Y				1			1	Y	
149	217060013	4459 Brockton Ave	1	1955	Non-Vacant	RET	DSP	DSP-HC	DSP Amendments	DSP-AS	60	112	Lower Income	No	No			Y				1	1		2	Y	

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69	215252018	None	1	0	Non-Vacant	UDEV	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	93	Lower Income	No	No			Y					1	1		2	Y
82	215252016	None	1	0	Non-Vacant	RESX	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	30	Moderate Income	No	No			Y					1	1		2	Y
145	215252015	None	1	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	42	Moderate Income	No	No			Y					1	1		2	Y

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52	215251004	4135 Market St	1	0	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	54	Moderate Income	No	No			Y					1	1		2	Y

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25	215092005	None	1	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	19	Moderate Income	No	No								1	1		2	Y
45	215092006	None	1	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	19	Moderate Income	No	No								1	1		2	Y

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COUNTY OF RIVERSIDE  
DISTRICT ATTORNEY

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76	215092010	None	1	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	20	Moderate Income	No	No								1	1		2	Y
95	215092011	4049 Main St	1	0	Non-Vacant		DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	20	Moderate Income	No	No			Y					1	1		1	Y
113	215092009	4015 Main St	1	0	Non-Vacant		DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	24	Moderate Income	No	No			Y					1	1		2	Y



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5	215091003	3872 10th St	1	0	Non-Vacant	RET	DSP	DSP-AS	DSP Amendments	DSP-JC-R	113	26	Moderate Income	No	No	Y		Y									0	Y
13	215091015	None	1	0	Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	1	Moderate Income	No	No									1	1		2	Y
21	215091007	4019 Market St	1	1940	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	15	Moderate Income	No	No							1	1			2	Y	
81	215091016	None	1	0	Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	0	Moderate Income	No	No									1	1		2	Y
84	215091004	None	1	0	Non-Vacant	UDEV	DSP	DSP-AS	DSP Amendments	DSP-JC-R	113	36	Moderate Income	No	No	Y		Y								0	Y	
98	215091005	None	1	0	Non-Vacant	UDEV	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	20	Moderate Income	No	No									1	1		2	Y
118	215091008	4035 Market St	1	1957	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	5	Moderate Income	No	No								1	1		2	Y	



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6	250150009	3355 Iowa Ave	1	1987	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	20	56	Moderate Income	No	No	Y						1				1	Y

