



APPENDIX A: OPPORTUNITY SITES INVENTORY

The Opportunity Sites Inventory serves as a summary of the parcels the city has identified for potential residential development to meet its RHNA obligation.

This Appendix consists of the Opportunity Sites Inventory Table, Opportunity Sites Mapbook, and a Data Dictionary.

OPPORTUNITY SITES INVENTORY TABLE

This table presents each of the parcels identified for potential residential development. Adjacent parcels are grouped together as numbered Sites where there is a potential for lot consolidation. Each site includes parcel-specific information regarding current conditions, anticipated density and dwelling unit yields for each parcel, as well as proposed Zoning changes that will be necessary to accomplish the anticipated development yield.

OPPORTUNITY SITES MAPBOOK

The Mapbook consists of a series of maps depicting each of the Opportunity Site parcels grouped by site. Each map includes an aerial photograph of the sites and a corresponding table with details for each individual parcel that is included as part of the Opportunity Site.

DATA DICTIONARY

The Data Dictionary defines the various data attributes and abbreviations contained in the Sites Inventory Table and Sites Mapbook.

Data Dictionary - Existing Land Use

Item	Existing Land Use Code	Existing Land Use Description
1	EDU	Educational
2	LIND	Light Industrial
3	LOD	Lodging
4	MED	Medical
5	MFR	Multi-Family
6	MISC	Miscellaneous
7	OFF	Office
8	POW	Place of Worship
9	RECO	Recreation Facility and Parks - Outdoor
10	RESX	Resource Extraction
11	RET	Retail/Services
12	SFRA	Single-Family Attached
13	SFRD	Single-Family Detached
14	UDEV	Underdeveloped Area
15	UTIL	Utility

Data Dictionary - Current Zoning

Item	Current Zone Code	Current Zone Description
1	BMP	Business and Manufacturing Park - Bld over 30ft facing arterial street
2	CG	Commercial General
3	CR	Commercial Retail
4	DSP-AS	Downtown Specific Plan - Almond Street District
5	DSP-HC	Downtown Specific Plan - Health Care District
6	DSP-JC	Downtown Specific Plan - Justice Center District
7	DSP-NC	Downtown Specific Plan - Neighborhood Commercial
8	DSP-PPO	Downtown Specific Plan - Prospect Place Office District
9	DSP-RC	Downtown Specific Plan - Raincross District
10	DSP-RES	Downtown Specific Plan - Residential District
11	I	General Industrial
12	MU-U	Mixed Use - Urban
13	MU-V	Mixed Use - Village
14	NSP-FMU	Northside Plan - Freeway Mixed Use
15	NSP-MDR	Northside Plan - Medium Density Residential
16	NSP-MHDR	Northside Plan - Medium High Density Residential
17	NSP-MU-N	Northside Plan - Mixed Use Neighborhood
18	NSP-NVC	Northside Plan - Northside Village Center
19	O	Office
20	OSP-CID	OSP - Commercial Industrial District
21	PF	Public Facility
22	R-1-1/2 acre	Singe-Family Residential - R-1-1/2 acre
23	R-1-13000	Singe-Family Residential - R-1-13000
24	R-1-7000	Singe-Family Residential - R-1-7000
25	R-1-8500	Singe-Family Residential - R-1-8500
26	R-3-1500	Multi-Family Residential - R-3-1500
27	R-3-2000	Multi-Family Residential - R-3-2000
28	R-3-2500	Multi-Family Residential - R-3-2500
29	R-4	Multi-Family Residential - R-4
30	RE	Residential Estate
31	RR	Rural Residential

Data Dictionary - General Plan Land Use

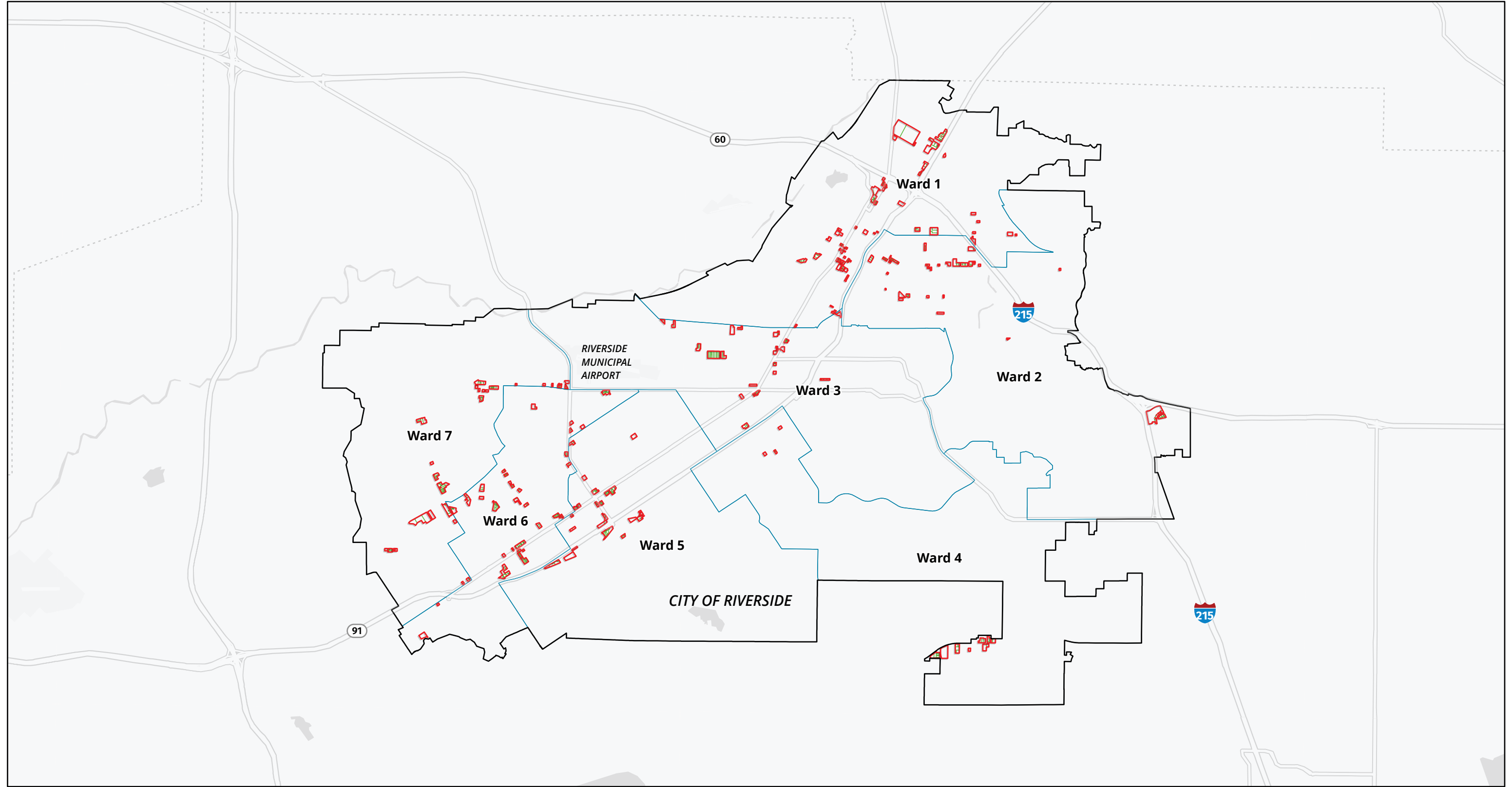
Item	General Plan Land Use Code	General Plan Land Use Description
1	B/OP	Business / Office Park
2	C	Commercial
3	DSP	Downtown Specific Plan
4	HDR	High Density Residential
5	HR	Hillside Residential
6	I	Industrial
7	LDR	Low Density Residential
8	MDR	Medium Density Residential
9	MHDR	Medium High Density Residential
10	MU-N	Mixed Use - Neighborhood
11	MU-U	Mixed Use - Urban
12	MU-V	Mixed Use - Village
13	NSP-FMU	Northside Plan - Freeway Mixed Use
14	NSP-MDR	Northside Plan - Medium Density Residential
15	NSP-MHDR	Northside Plan - Medium High Density Residential
16	NSP-MU-N	Northside Plan - Mixed Use Neighborhood
17	NSP-NVC	Northside Plan - Northside Village Center
18	O	Office
19	OSP	Orangecrest Specific Plan
20	PF	Public Facilities / Institutional
21	SRR	Semi Rural Residential
22	VHDR	Very High Density Residential
23	VLDR	Very Low Density Residential

Data Dictionary - Proposed Zoning

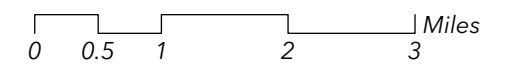
Item	Proposed Zone Code	Proposed Zone Description
1	DSP-AS	Downtown Specific Plan - Almond Street District
2	DSP-JC-R	Downtown Specific Plan - Justice Center District/Residential
3	DSP-PPO	Downtown Specific Plan - Prospect Place Office District
4	DSP-RC	Downtown Specific Plan - Raincross District
5	ID-EE	Innovation District Employment Emphasis 100 DUA
6	ID-EST	Innovation District East Side Transition 60 DUA
7	ID-RE	Innovation District Residential Emphasis 150 DUA
8	MU-U	Mixed Use - Urban
9	MU-U-OL	Mixed Use - Urban Overlay (TBD)
10	MU-U-TA	Mixed Use - Urban (Transit Area)
11	MU-V	Mixed Use - Village
12	MU-V-TA	Mixed Use - Village (Transit Area)
13	NSP-FMU	Northside Plan - Freeway Mixed Use
14	NSP-MDR	Northside Plan - Medium Density Residential
15	NSP-MHDR	Northside Plan - Medium High Density Residential
16	NSP-MU-N	Northside Plan - Mixed Use Neighborhood
17	NSP-NVC	Northside Plan - Northside Village Center
18	R-3-1500	Multi-Family Residential - R-3-1500
19	R-3-2000	Multi-Family Residential - R-3-2000
20	R-3-2500	Multi-Family Residential - R-3-2500
21	R-4	Multi-Family Residential - R-4

OPPORTUNITY SITES

Riverside RHNA Housing Element Update - Key Map

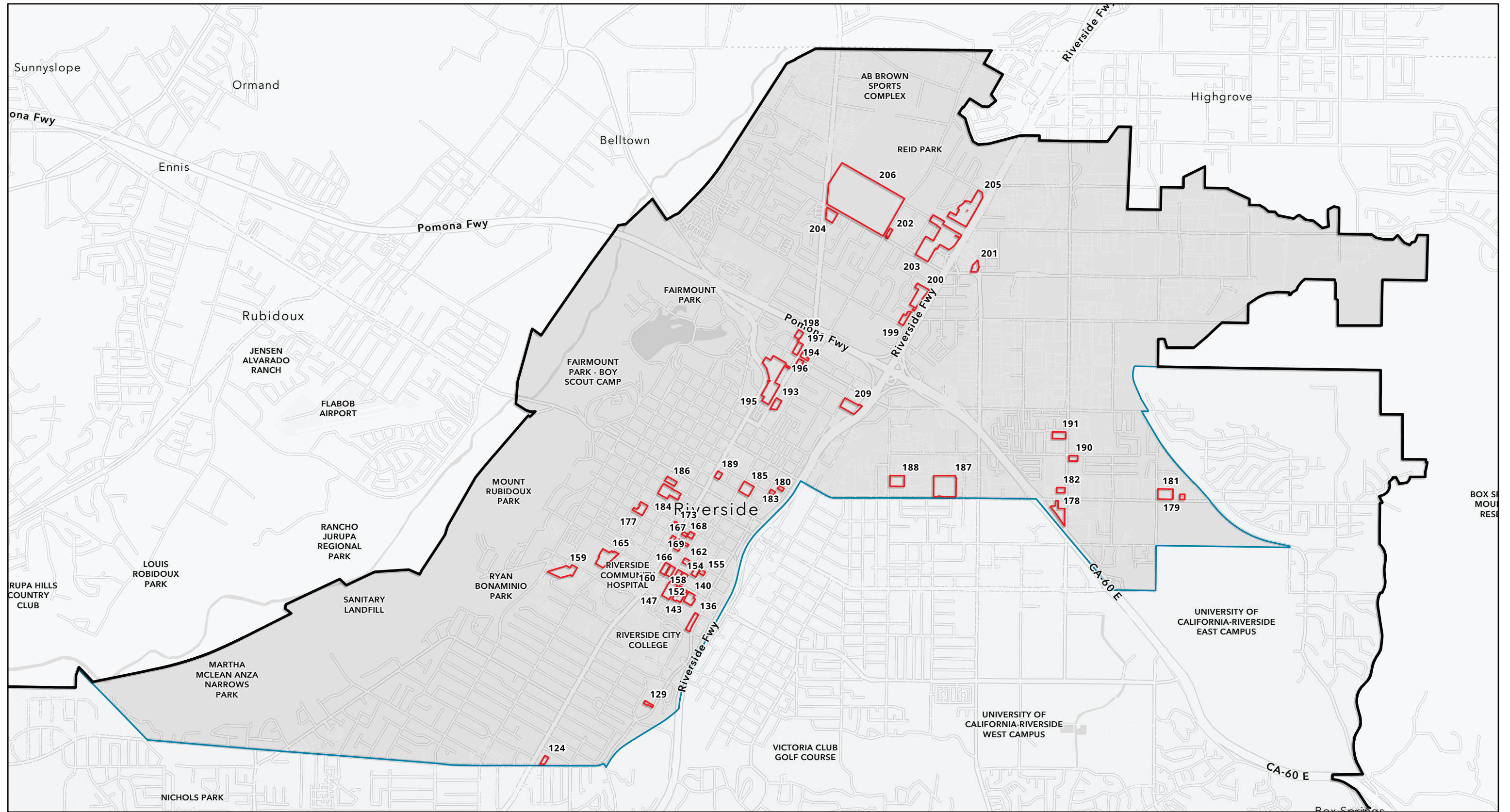


- City of Riverside
- Wards
- Site in Focus
- Opportunity Parcel

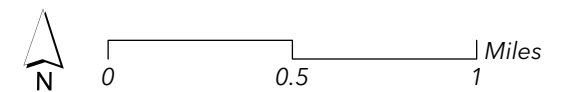


OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 1 - 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					
196	104	209115001	None	Ward 1	0.21	0	Non-Vacant	UDEV	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No																		
197	8	209114010	None	Ward 1	0.18	0	Non-Vacant	RET	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No	Y																	
197	16	209114008	2391 Main St	Ward 1	0.30	0	Non-Vacant	RET	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	6	Moderate Income	No	No																		
197	18	209114009	2359 Main St	Ward 1	0.19	1946	Non-Vacant	RET	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	4	Moderate Income	No	No							1		1	1	2	2	Y		Meets at least 2 factors			
197	123	209091012	None	Ward 1	0.27	0	Vacant	UDEV	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	5	Moderate Income	No	No	Y																	
197	127	209114011	None	Ward 1	0.18	0	Non-Vacant	RET	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No	Y																	
197	143	209114012	2309 Main St	Ward 1	0.18	1964	Non-Vacant	RET	NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	3	Moderate Income	No	No							1		1	2	2	Y		Meets at least 2 factors				
198	22	209091037	2300 Wilshire St	Ward 1	0.94	0	Vacant		NSP-MU-N	ide Plan - Mixed Use Neighb	NSP-MU-N	No Zone Change	NSP-MU-N	21	19	Moderate Income	No	No	Y																	
199	4	206142036	None	Ward 1	0.09	0	Non-Vacant	SFRD	NSP-MDR	ide Plan - Medium Density Re	NSP-MDR	No Zone Change	NSP-MDR	8	0	Above Moderate Income	No	No																		
199	15	206142023	3164 Knoll Way	Ward 1	0.28	0	Vacant	SFRD	NSP-MDR	ide Plan - Medium Density Re	NSP-MDR	No Zone Change	NSP-MDR	8	2	Above Moderate Income	No	No	Y						1											
199	42	206142025	3191 Strong St	Ward 1	0.57	1958	Non-Vacant	SFRD	NSP-MDR	ide Plan - Medium Density Re	NSP-MDR	No Zone Change	NSP-MDR	8	3	Above Moderate Income	No	No	Y						1											
199	57	206142037	None	Ward 1	0.09	0	Vacant	SFRD	NSP-MDR	ide Plan - Medium Density Re	NSP-MDR	No Zone Change	NSP-MDR	8	0	Above Moderate Income	No	No	Y																	
199	101	206142038	None	Ward 1	0.33	0	Non-Vacant	SFRD	NSP-MDR	ide Plan - Medium Density Re	NSP-MDR	No Zone Change	NSP-MDR	8	2	Above Moderate Income	No	No			Y															
200	39	206132035	1391 W La Cadena Dr	Ward 1	1.30	0	Non-Vacant	MFR	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	48	Lower Income	No	No			Y															
200	46	206132036	None	Ward 1	1.50	0	Vacant	UDEV	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	55	Lower Income	No	No	Y																	
200	55	206143008	1549 W La Cadena Dr	Ward 1	0.13	0	Vacant	LIND	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	4	Moderate Income	No	No	Y																	
200	107	206132037	1535 W La Cadena Dr	Ward 1	1.19	0	Vacant	UDEV	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	44	Lower Income	No	No	Y																	
201	12	210030019	1767 Columbia Ave	Ward 1	1.15	1947	Non-Vacant	SFRD	I	MU-V	R-1-7000	Residential Upzone	MU-V	20	22	Moderate Income	No	No																		
202	44	206080015	1164 Orange St	Ward 1	0.31	1930	Non-Vacant	SFRD	NSP-MHDR	Plan - Medium High Density	NSP-MHDR	No Zone Change	NSP-MHDR	11	3	Above Moderate Income	No	No			Y															
202	59	206080016	1174 Orange St	Ward 1	0.22	1918	Non-Vacant	SFRD	NSP-MHDR	Plan - Medium High Density	NSP-MHDR	No Zone Change	NSP-MHDR	11	2	Above Moderate Income	No	No			Y															
202	142	206080029	1190 Orange St	Ward 1	0.11	1955	Non-Vacant	SFRD	NSP-MHDR	Plan - Medium High Density	NSP-MHDR	No Zone Change	NSP-MHDR	11	1	Above Moderate Income	No	No			Y															
203	9	206122004	1047 W La Cadena Dr	Ward 1	0.27	1955	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	9	Moderate Income	No	No																		
203	37	206122006	1061 W La Cadena Dr	Ward 1	0.31	1954	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	11	Moderate Income	No	No																		
203	43	206100016	3275 Columbia Ave	Ward 1	6.02	1989	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	222	Lower Income	No	No																		
203	47	206100052	1010 Clark St	Ward 1	0.31	1920	Non-Vacant	SFRD	NSP-MHDR	Plan - Medium High Density	NSP-MHDR	No Zone Change	NSP-MHDR	11	2	Above Moderate Income	No	No	Y																	
203	60	206100054	None	Ward 1	1.60	0	Vacant	SFRD	NSP-MHDR	Plan - Medium High Density	NSP-MHDR	No Zone Change	NSP-MHDR	11	17	Above Moderate Income	No	No	Y																	
203	61	206122007	1035 W La Cadena Dr	Ward 1	2.05	1949	Non-Vacant	LIND	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	76	Lower Income	No	No	Y																	
203	66	206122018	None	Ward 1	0.20	0	Vacant	UDEV	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	7	Moderate Income	No	No																		
203	73	206122022	1099 W La Cadena Dr	Ward 1	2.66	1984	Non-Vacant	LIND	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	98	Lower Income	No	No	Y																	
203	97	206122005	1049 W La Cadena Dr	Ward 1	0.23	1956	Non-Vacant	OFF	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	8	Moderate Income	No	No																		
203	103	206122008	None	Ward 1	1.96	0	Vacant	UDEV	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	72	Lower Income	No	No	Y																	
203	122	206122020	1023 W La Cadena Dr	Ward 1	0.36	0	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	13	Moderate Income	No	No	Y																	
204	23	206220001	1224 Main St	Ward 1	2.24	1965	Non-Vacant	POW	NSP-MHDR	Plan - Medium High Density	NSP-MHDR	No Zone Change	NSP-MHDR	11	24	Above Moderate Income	No	No			Y															
205	10	246251008	889 W La Cadena Dr	Ward 1	1.32	0	Non-Vacant	SFRD	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	48	Lower Income	No	No																		
205	17	246252009	None	Ward 1	1.09	0	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	40	Lower Income	No	No																		
205	30	246251004	955 W La Cadena Dr	Ward 1	1.73	0	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	64	Lower Income	No	No	Y																	
205	72	246251006	905 W La Cadena Dr	Ward 1	1.56	0	Non-Vacant	SFRD	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	57	Lower Income	No	No																		
205	87	246252004	None	Ward 1	0.74	0	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	27	Lower Income	No	No																		
205	92	246251003	961 W La Cadena Dr	Ward 1	0.48	0	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	17	Moderate Income	No	No																		
205	116	246251009	873 W La Cadena Dr	Ward 1	1.05	0	Non-Vacant	MFR	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	38	Lower Income	No	No			Y															
205	124	246251005	929 W La Cadena Dr	Ward 1	1.56	1966	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	57	Lower Income	No	No	Y																	
205	140	246252005	None	Ward 1	0.19	0	Non-Vacant	RET	NSP-FMU	thside Plan - Freeway Mixed	NSP-FMU	No Zone Change	NSP-FMU	37	7	Moderate Income	No	No																		
206	20	206070003	1077 Orange St	Ward 1	38.11	0	Non-Vacant	UDEV	NSP-NVC	ide Plan - Northside Village	NSP-NVC	No Zone Change	NSP-NVC	35	1,333	Moderate Income	No	No			Y															
206	94	206070002	None	Ward 1	23.44	0	Vacant	UDEV	NSP-NVC	ide Plan - Northside Village	NSP-NVC	No Zone Change	NSP-NVC	35	820	Moderate Income	No	No			Y															
209	705	209130003	None	Ward 1	3.57	0	Non-Vacant	UDEV	B/OP	MU-V	BMP	Rezoned Residential																								

OPPORTUNITY SITES

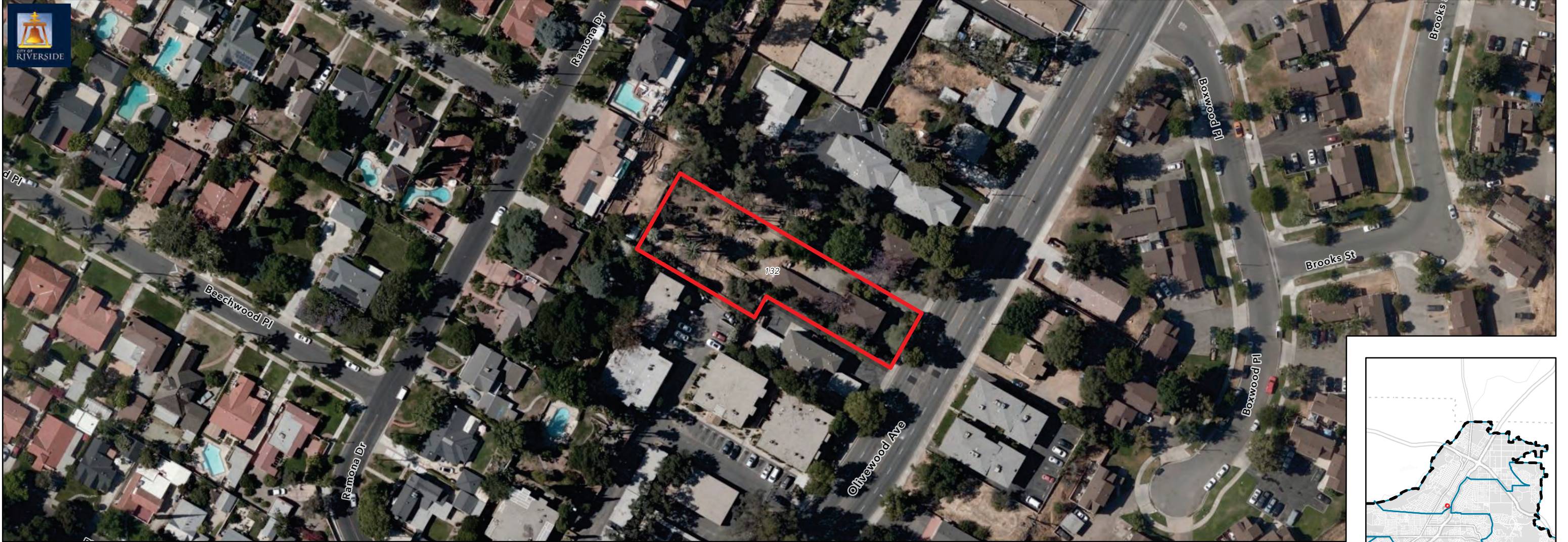


City Boundary
 Site in Focus
 Opportunity Parcel

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
91	218282029	3755 Jurupa Ave	1	1957	Non-Vacant	OFF	MU-N	O	Rezoned Residential	MU-V-TA	30	22	Lower Income	No	No	Y						1				1	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
132	219174004	5137 Olivewood Ave	1	1940	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	No							1			1	2	Y

OPPORTUNITY SITES



 City Boundary
 ■ Site in Focus
 Opportunity Parcel

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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
160	219330039	None 3512 St Unit 14Th - Unit 14Th	1	0	Non-Vacant		DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	111	Lower Income	No	No			Y						1		1	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	
26	219023001	3610 14th St	1	0	Non-Vacant	OFF	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	37	Lower Income	No	No	Y		Y									0	Y
78	219023025	None	1	0	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	27	Moderate Income	No	No			Y					1	1			2	Y
79	219023026	4434 Orange St	1	0	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	8	Moderate Income	No	No			Y					1	1			2	Y
86	219023031	None	1	0	Non-Vacant	UDEV	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	26	Moderate Income	No	No			Y					1	1			2	Y
125	219023027	4464 Orange St	1	0	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	8	Moderate Income	No	No			Y					1	1			2	Y
134	219023030	4429 Orange Grove Ave	1	0	Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	9	Moderate Income	No	No			Y					1	1			2	Y
136	219023020	3590 14th St	1	1962	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	37	Lower Income	No	No			Y				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
31	219022024	3650 14th St	1	1977	Non-Vacant	RET	DSP	DSP-PPO	DSP Amendments	DSP-PPO	60	168	Lower Income	No	No	Y	Y	Y				1				1	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
102	215301004	4333 Orange St	1	0	Non-Vacant	OFF	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	66	Lower Income	No	No	Y		Y								0	Y
110	215301011	3625 14Th St	1	0	Non-Vacant	OFF	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	92	Lower Income	No	No			Y					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	
38	215272007	4397 Main St	1	1963	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	33	Moderate Income	No	No			Y				1	1	1		3	Y	
67	215272005	None	1	0	Non-Vacant	UDEV	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	28	Moderate Income	No	No			Y						1	1		2	Y
70	215272004	4307 Main St	1	0	Non-Vacant	RESX	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	25	Moderate Income	No	No			Y						1			1	Y
151	215272006	4353 Main St	1	1900	Non-Vacant	RET	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	35	Moderate Income	No	No	Y		Y					1				1	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		
29	215292002	4254 Orange St	1	0	Non-Vacant	OFF	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	23	Moderate Income	No	No			Y						1	1	2	1	Y	
36	215292004	None	1	0	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	18	Moderate Income	No	No									1	1	2	2	Y	
89	215292003	None	1	0	Non-Vacant	RET	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	21	Moderate Income	No	No									1	1	2	2	Y	
119	215292001	4200 Orange St	1	0	Non-Vacant	OFF	DSP	DSP-JC	Rezoned Residential	DSP-JC-R	113	23	Moderate Income	No	No			Y							1	1	1	1	Y
141	215292012	4298 Orange St	1	0	Non-Vacant	MED	DSP	DSP-JC	DSP Amendments	DSP-JC-R	113	41	Moderate Income	No	No	Y		Y								0	0	Y	