

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
549	147332023	None	6	1950	Non-Vacant	RET	O	O	Rezoned Residential	MU-V	20	17	Moderate Income	No	No							1	1	1		3	Y

OPPORTUNITY SITES



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
514	147282022	4643 Tyler St	6	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	11	Moderate Income	No	Yes							1			1	2	Y
530	147282018		6	0	Non-Vacant		HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes									1	1	2	Y
603	147282021	4639 Tyler St	6	1956	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	10	Moderate Income	No	Yes							1			1	2	Y

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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
509	147282014	None	6	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	Yes	Y										0	Y
513	147282015	10278 Mull Ave	6	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	6	Moderate Income	No	Yes	Y						1				1	Y
596	147282011	10270 Mull Ave	6	1960	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	8	Moderate Income	No	Yes							1			1	2	Y

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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
518	145162021		6	0	Non-Vacant		MU-V	CR	Rezoned Residential	MU-V	20	15	Moderate Income	No	No											2	Y
550	145162006	4330 Van Buren Blvd	6	1957	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	20	20	Moderate Income	No	No				Y			1	1	1		1	Y

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 72



 City Boundary Site in Focus Opportunity Parcel

Scale: 1:1,200 

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OPPORTUNITY SITES



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
499	191050001	5175 Van Buren Blvd	6	1939	Non-Vacant	OFF	C	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No							1		1	1	3	Y
531	191050021	5111 Van Buren Blvd	6	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	16	Moderate Income	No	No									1	1	2	Y

OPPORTUNITY SITES



City Boundary

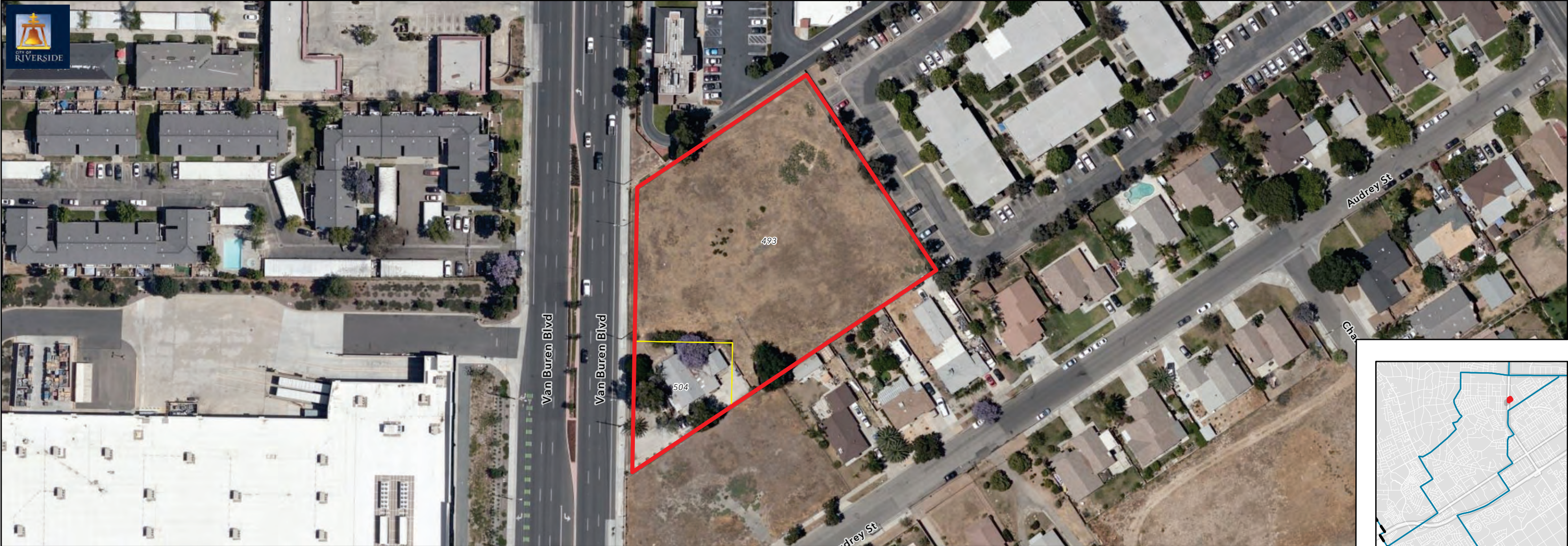
Site in Focus

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
616	191060024	9191 Colorado Ave	6	1967	Non-Vacant	POW	PF	R-1-7000	Residential Upzone	MU-V	20	39	Moderate 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
493	191040037	5375 Van Buren Blvd	6	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	27	Moderate Income	No	No									1	1	2	Y
504	191040036	5325 Van Buren Blvd	6	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-V	20	4	Moderate 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
600	151111046	None	6	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	25	14	Moderate Income	No	Yes									1	1	2	Y
602	151111034	None	6	0	Vacant	UDEV	HDR	R-3-1500	No Change	R-3-1500	20	57	Moderate Income	No	Yes									1	1	2	Y

OPPORTUNITY SITES



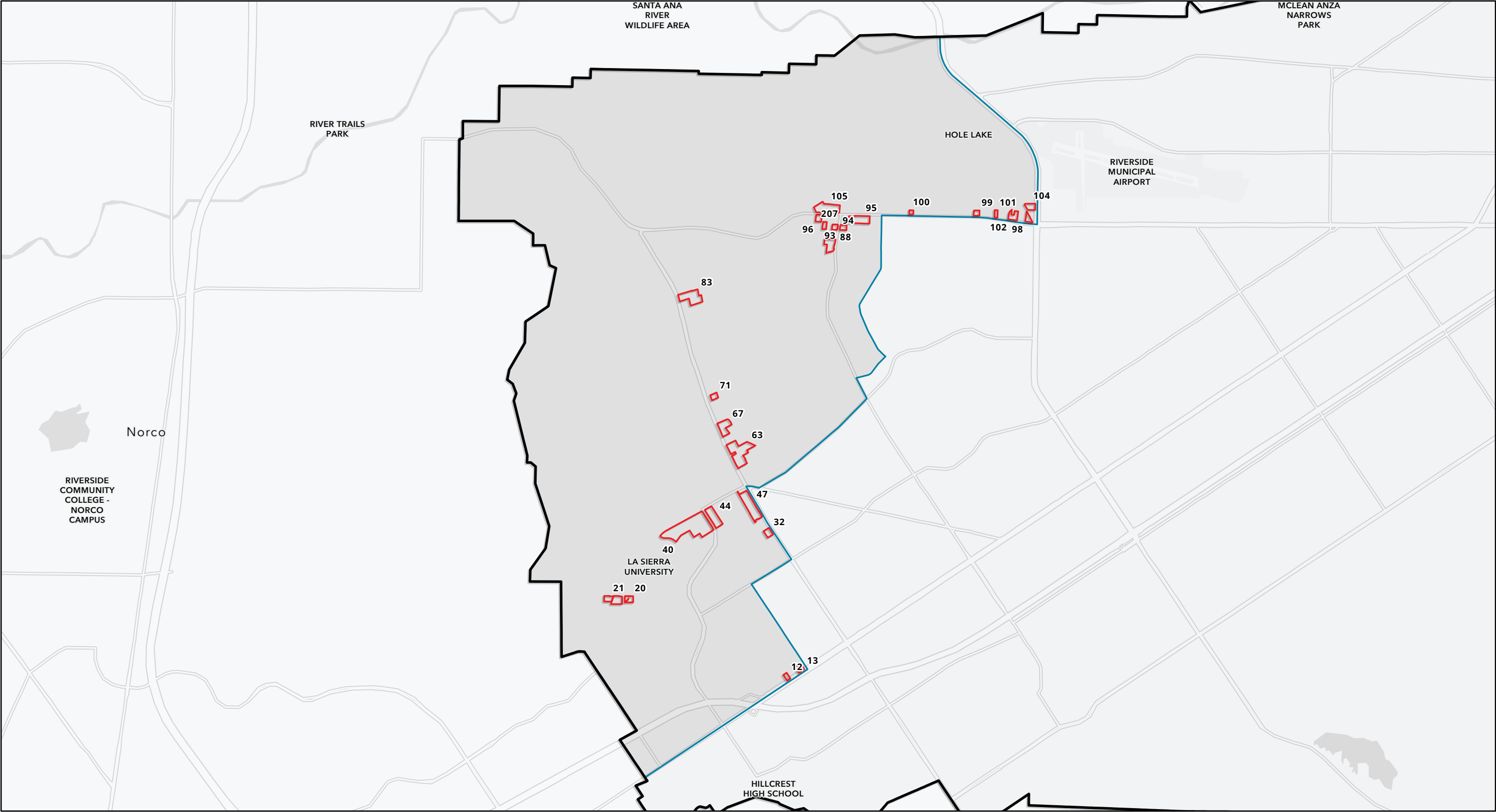
City Boundary Site in Focus Opportunity Parcel

Scale: 1:1,200

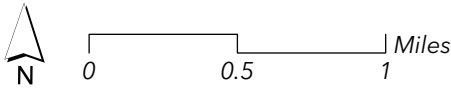
Parcel ID	APN	Site Address	Ward	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle	Vacancy Factor	Developer Interest	Policy Factor	Under Performing Commercial	Adjacent Contiguous	Motel Conversion HOME Key Site	Age Factor	FAR Factor	Imp Factor	Zoning Factor	Factors Met	Qualifies	
486	191150010	None	6	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	11	Moderate Income	No	No										1	1	2	Y
510	191150031	6836 Arlington Ave	6	1951	Vacant	UDEV	O	CR	Rezoned Residential	MU-V	20	14	Moderate Income	No	No								1	1	1		3	Y
512	191150014	4843 Monroe St	6	1935	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No								1			1	2	Y
525	191150009	6758 Arlington Ave	6	1955	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No	Y							1				1	Y
534	191150015	4831 Monroe St	6	1946	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	20	10	Moderate Income	No	No								1		1	1	3	Y
546	191150007		6	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No										1	1	2	Y
548	191150017	None	6	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	3	Moderate Income	No	No										1	1	2	Y
554	191150016	None	6	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No	No										1	1	2	Y
555	191150006	6818 Arlington Ave	6	1951	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	20	4	Moderate Income	No	No								1			1	2	Y
608	191150008	None	6	0	Non-Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	20	5	Moderate Income	No	No										1	1	2	Y

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - 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 (DUU/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	
12	668	142210029	11411 Magnolia Ave	Ward 7	0.85	1946	Non-Vacant	MED	HDR	MU-U	BMP	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No	Y							1				1	Y	Vacant
13	640	142231006	11313 Magnolia Ave	Ward 7	0.47	1947	Non-Vacant	SFRD	VHDR	MU-U	R-4	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
13	696	142231007	11325 Magnolia Ave	Ward 7	0.94	1946	Non-Vacant	SFRD	VHDR	MU-U	R-4	Residential Upzone	MU-U-TA	45	41	Lower Income	No	Yes								1			2	Y	Meets at least 2 factors	
20	654	141240047	11984 Raley Dr	Ward 7	1.07	1944	Non-Vacant	SFRD	MHDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	25	Moderate Income	No	No							1			1	2	Y	Meets at least 2 factors	
20	680	141221001	12008 Raley Dr	Ward 7	0.56	1936	Non-Vacant	SFRD	MHDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	No							1			1	2	Y	Meets at least 2 factors	
21	622	141221007	None	Ward 7	0.17	0	Vacant	UDEV	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	4	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
21	632	141221031	12056 Raley Dr	Ward 7	0.39	1946	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	8	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
21	649	141221006	12082 Raley Dr	Ward 7	0.41	1937	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	9	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
21	669	141221009	None	Ward 7	0.05	0	Vacant	UDEV	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes	Y							1			0	Y	Vacant	
21	684	141221026	12100 Raley Dr	Ward 7	0.46	1945	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	9	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
21	685	141221033	None	Ward 7	0.08	0	Vacant	UDEV	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	1	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
21	686	141221032	None	Ward 7	0.68	0	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	17	Moderate Income	No	Yes	Y							1			0	Y	Vacant	
21	687	141221011	12108 Raley Dr	Ward 7	0.98	1929	Non-Vacant	SFRD	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	22	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
21	700	141221035	12014 Raley Dr	Ward 7	0.62	1945	Non-Vacant	SFRD	MHDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	13	Moderate Income	No	No								1			2	Y	Meets at least 2 factors	
32	623	142030029	4550 La Sierra Ave	Ward 7	1.53	1984	Non-Vacant	EDU	PF	MU-V	O	Rezoned Residential	MU-V	20	30	Moderate Income	No	No				Y				1			1	Y	Known commercial vacancy/turnover	
40	621	141350009	11398 Pierce St	Ward 7	7.83	1982	Non-Vacant	RET	MU-V	MU-V	CR	Rezoned Residential	MU-V	20	156	Moderate Income	No	No	Y							1			1	Y	Vacant	
40	657	141350005	4820 Riverwalk Dr	Ward 7	9.59	1981	Non-Vacant	POW	MU-V	MU-V	BMP	Rezoned Residential	MU-U	20	191	Moderate Income	No	No								1		1	2	Y	Meets at least 2 factors	
40	693	141350011	None	Ward 7	4.86	0	Vacant	UDEV	HDR	MU-U	R-3-1500	Residential Upzone	MU-U	30	145	Lower Income	No	No										2	Y	Meets at least 2 factors		
44	682	146210024	None	Ward 7	5.07	1968	Non-Vacant	LIND	HDR	HDR	R-3-1500	No Zone Change	R-3-1500	25	126	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
47	620	146220042	None	Ward 7	5.76	0	Non-Vacant	RET	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	115	Moderate Income	No	Yes				Y				1			1	Y	Known commercial vacancy/turnover	
47	641	146220025	4740 La Sierra Ave	Ward 7	0.24	1989	Non-Vacant	RESX	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	4	Moderate Income	No	Yes				Y				1			1	Y	Known commercial vacancy/turnover	
47	660	146210022	4720 La Sierra Ave	Ward 7	1.89	1986	Non-Vacant	RET	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	37	Moderate Income	No	Yes				Y				1			1	Y	Known commercial vacancy/turnover	
47	683	146220043	None	Ward 7	0.00	0	Non-Vacant	UTIL	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes										1	2	Y	Meets at least 2 factors	
47	688	146220045	None	Ward 7	0.00	0	Non-Vacant	UTIL	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
47	699	146220035	4860 La Sierra Ave	Ward 7	0.35	2003	Non-Vacant	RESX	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	7	Moderate Income	No	Yes				Y				1			1	Y	Known commercial vacancy/turnover	
47	701	146220044	None	Ward 7	0.00	0	Non-Vacant	UTIL	MU-V	MU-V	MU-V	No Zone Change	MU-V	20	0	Moderate Income	No	Yes								1			2	Y	Meets at least 2 factors	
63	618	146181022	4979 La Sierra Ave	Ward 7	0.88	1922	Non-Vacant	UDEV	MDR	MU-V	CG	Rezoned Residential	MU-V	20	17	Moderate Income	No	No		Y						1			1	Y	Developer Interest	
63	619	146170023	5061 La Sierra Ave	Ward 7	0.01	0	Non-Vacant	UDEV	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	0	Moderate Income	No	No										2	Y	Meets at least 2 factors		
63	625	146170029	5009 La Sierra Ave	Ward 7	0.82	1940	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No		Y						1			1	Y	Developer Interest	
63	627	146170028	5025 La Sierra Ave	Ward 7	0.87	0	Non-Vacant	MFR	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	16	Moderate Income	No	No	Y									0	Y	Vacant		
63	628	146170032	None	Ward 7	1.39	0	Non-Vacant	UDEV	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	26	Moderate Income	No	No		Y								0	Y	Developer Interest		
63	634	146170003	11000 Norwood Ave	Ward 7	0.85	1949	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	15	Moderate Income	No	No								1			3	Y	Meets at least 2 factors	
63	655	146170001	11046 Norwood Ave	Ward 7	0.14	1949	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	2	Moderate Income	No	No		Y								1	Y	Developer Interest		
63	658	146170030	5069 La Sierra Ave	Ward 7	2.00	0	Non-Vacant	MFR	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	38	Moderate Income	No	No										0	Y	Developer Interest		
63	663	146170031	5015 La Sierra Ave	Ward 7	0.71	1958	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	13	Moderate Income	No	No		Y						1			1	Y	Developer Interest	
63	667	146170027	5033 La Sierra Ave	Ward 7	1.53	1962	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	29	Moderate Income	No	No		Y						1			1	Y	Developer Interest	
63	677	146170025	None	Ward 7	1.64	0	Non-Vacant	UDEV	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	31	Moderate Income	No	No	Y									0	Y	Vacant		
63	678	146181015	4995 La Sierra Ave	Ward 7	0.48	1928	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	8	Moderate Income	No	No		Y						1			1	Y	Developer Interest	
67	617	146071048	None	Ward 7	1.58	0	Non-Vacant	MDR	VHDR	HDR	R-1-7000	Residential Upzone	R-4	35	54	Lower Income	No	No		Y								0	Y	Developer Interest		
67	651	146071022	None	Ward 7	0.46	0	Vacant	SFRD	MDR	VHDR	R-1-7000	Residential Upzone	R-4	35	16	Moderate Income	No	No								1			2	Y	Meets at least 2 factors	
67	666	146071036	None	Ward 7	0.96	0	Vacant	SFRD	MDR	VHDR	R-1-7000	Residential Upzone	R-4	35	33	Lower Income	No	No								1			1	Y	Meets at least 2 factors	
67	691	146071047	5169 La Sierra Ave	Ward 7	0.93	1945	Non-Vacant	SFRD	MDR	VHDR	R-1-7000	Residential Upzone	R-4	35	31	Lower Income	No	No	Y									1	1	Y	Vacant	
67	708	146071047	None	Ward 7	0.25	0	Non-Vacant	MDR	VHDR	HDR	R-1-7000	Residential Upzone	R-4	35	7	Lower Income	No	No								1			2	Y	Meets at least 2 factors	
71	664	149280008	10985 Gramercy Pl	Ward 7	1.16	1952	Non-Vacant	SFRD	MDR	MU-V	R-1-7000	Residential Upzone	MU-V	20	22	Moderate Income	No	No								1			2	Y	Meets at least 2 factors	
83	630	149180009	None	Ward 7	0.50	0	Vacant	MISC	MDR	MU-V	R-1-8500	Residential Upzone	MU-V	20	9	Moderate Income	No	No								1			1	Y	Meets at least 2 factors	
83	647	149180044	5095 La Sierra Ave	Ward 7	1.05	1950	Non-Vacant	SFRD	MDR	MU-V	R-1-8500	Residential Upzone	MU-V	20	20	Moderate Income	No	No	Y								1			1	Y	Vacant
83	673	149180015	10982 Cypress Ave	Ward 7	2.89	1981	Non-Vacant	SFRD	MDR	HDR	R-1-8500	Residential Upzone	R-3-2500	20	56	Moderate Income	No	No										1	1	Y	Developer Interest per current planning team	
83	676	149180045	5971 La Sierra Ave	Ward 7	0.47	1947	Non-Vacant	SFRD	MDR	MU-V	R-1-8500	Residential Upzone	MU-V	20	8	Moderate Income	No	No											2	Y	Meets at least 2 factors	
83	681	149180010	11040 Cypress Ave	Ward 7	2.01	1922	Non-Vacant	SFRD	MDR	HDR	R-1-8500	Residential Upzone	R-3-2500	20	39	Moderate Income	No	No	Y									1	1	Y	Vacant	
88	633	150221025	10323 Cypress Ave	Ward 7	0.45	1979	Non-Vacant	RESX	SRR	MU-V	CG	Rezoned Residential	MU-V	20	9	Moderate Income	No	No								1			2	Y	Meets at least 2 factors	
88	659	150101018	6050 Tyler St	Ward 7	0.66	1962	Non-Vacant	RET	C	MU-V	CG	Rezoned Residential	MU-V	20	13	Moderate Income	No	No								1		1	3	Y	Meets at least 2 factors	
88	694	150221027	None	Ward 7	0.82	1958	Non-Vacant		C	MU-V	CG	Rezoned Residential	MU-V	20	16	Moderate Income	No	No								1		1	3	Y	Meets at least 2 factors	
88	697	150101030	6100 Tyler St	Ward 7	1.14	1963	Non-Vacant	RET	C	MU-V	CG	Rezoned Residential	MU-V	20	22	Moderate Income	No	No								1		1	3	Y	Meets at least 2 factors	
88	702	150221028	6022 Tyler St	Ward 7	0.32	0	Non-Vacant	RET	C	MU-V	CG	Rezoned Residential	MU-V	20	6	Moderate Income	No	No	Y									0	Y	Vacant		
93	662	150092014	6225 Tyler St	Ward 7	0.98	1980	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	19	Moderate Income	No	No														

OPPORTUNITY SITES



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
668	142210029	11411 Magnolia Ave	7	1946	Non-Vacant	MED	HDR	BMP	Rezoned Residential	MU-U-TA	45	38	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
640	142231006	11313 Magnolia Ave	7	1947	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	45	20	Moderate Income	No	Yes							1			1	2	Y
696	142231007	11325 Magnolia Ave	7	1946	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	45	41	Lower Income	No	Yes							1			1	2	Y

OPPORTUNITY SITES



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
654	141240047	11984 Raley Dr	7	1944	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	25	Moderate Income	No	No							1			1	2	Y
680	141221001	12008 Raley Dr	7	1936	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	25	12	Moderate Income	No	No							1			1	2	Y