



Housing Element Rezoning Program

P17-0096 (GPA), P17-0180 (ZC Map), P17-0182 (ZC Text), and P17-0521(SPA)

**Community & Economic
Development Department**

Planning Commission

Agenda Item: 2

September 14, 2017

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Presentation Overview

1. Background
2. Implementation Program
3. Rezoning Strategy
4. Misconceptions
4. Candidate Site Selection Criteria
5. Next Steps
6. Candidate Rezoning Sites



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Housing Element Background

1. Housing Element is part of the General Plan
2. The only "Element" required to be approved by the State
3. State-mandated Housing Element Updates:
 - 8-year Cycle (Current Cycle: 2014 – 2021)
4. Identifies existing and projected housing needs for persons at all income levels



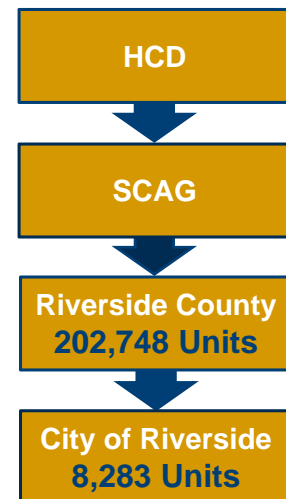
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REGIONAL HOUSING NEED ALLOCATION (RHNA)

"Fair Share" Housing Element Requirement

1. Southern California Association of Governments (SCAG) determines each jurisdiction's share of the RHNA requirement
2. Allocation distributed among income categories including low, moderate, above moderate



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We Need *All Kinds* of Housing

Regional Housing Needs Assessment (RHNA):

8,283 units (broken down by income categories):

- 3,338 units affordable to low-income
- 1,503 units affordable to moderate income
- 3,442 units affordable to above-moderate income



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The Mandate

Magic Number: **4,767 units**



Criteria

1. Available for development of low income units
2. Rezone a minimum of 191 acres at 24 units per acre;
3. Must accommodate at least 16 units per site; and
4. At least 50 percent of the sites must be zoned exclusively for residential



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The Legal Landscape

- Complaint filed in Court - **Oct 2016**
- Settlement Agreement – **Jan 2017**
- Terms of Agreement
 - Must adopt Housing Element – **Oct 15, 2017**
 - Must complete Rezone Program – **Dec 15, 2017**



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Implementation Program

- Rezoning Program
- Zoning Code Amendment
- General Plan Amendment
- University Avenue Specific Plan Amendment



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The Rezoning Strategy



The Proposed Zones:

- | | |
|--|-----------------|
| – (MU-V) Mixed Use–Village Zone: | Max. 30 DU/Acre |
| – (MU-U) Mixed Use–Urban Zone: | Max. 40 DU/Acre |
| – (R-3-1500) Multi-Family Residential Zone: | Max. 29 DU/Acre |
| – (R-4) Multi-Family Residential Zone: | Max. 40 DU/Acre |

Mixed Use Zones allow for commercial & multi-family residential



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The Sites



67 Candidate Rezone Sites (consisting of 300 Parcels)

“Groups” of Sites as follows:

- **Group 1 – Mixed Use in Magnolia Avenue Specific Plan (MASP):**
 - 14 sites/approx. 90 acres
 - Proposed MU-V and MU-U zones consistent with General Plan
- **Group 2 – University Avenue Specific Plan (UASP):**
 - 6 Sites/approx. 13 acres
 - Proposed MU-V and MU-U zones consistent with General Plan



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The Sites

– **Group 3 – Rezone to Mixed Use – Sites not in the MASP or UASP:**

- 7 sites/approx. 81 acres
- Proposed MU-V and MU-U zones.
- 5 sites consistent with General Plan

– **Group 4 – Sites Proposed for Multiple-Family Residential:**

- 40 sites/approx. 171 acres
- Proposed R-3-1500 and R-4 zones
- 4 sites consistent with General Plan
- Exclusively zoned Residential for 50% of the RHNA (2,384 units)



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Misconceptions

The Rezoning Program:

- **Does not** use Eminent Domain to acquire properties.
- **Does not** require demolition of existing buildings or the closing of existing businesses.
- **Does not** mandate that affordable units be constructed on the sites.



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Realities

The Rezoning Program:

- **Does** provide for a variety of multi-family housing types
 - Mixed-use projects, townhomes, condominiums, senior apartments and apartments
- **Does** avoid severe consequences, such as:
 - Prohibiting all new construction of single-family residential, commercial and industrial development
 - Court-control and approval of locations for affordable housing
 - Restricted access to State funds



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Candidate Site Selection



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Site Selection Criteria

- Large Vacant Sites Preferred
- Non-Vacant Sites
 - Age and condition of the building(s) and improvements
 - Vacant tenant spaces
 - Partially developed sites
 - Potential for new development/housing
- Located along Major Corridors
 - Magnolia Ave, University Ave, and Van Buren Boulevard



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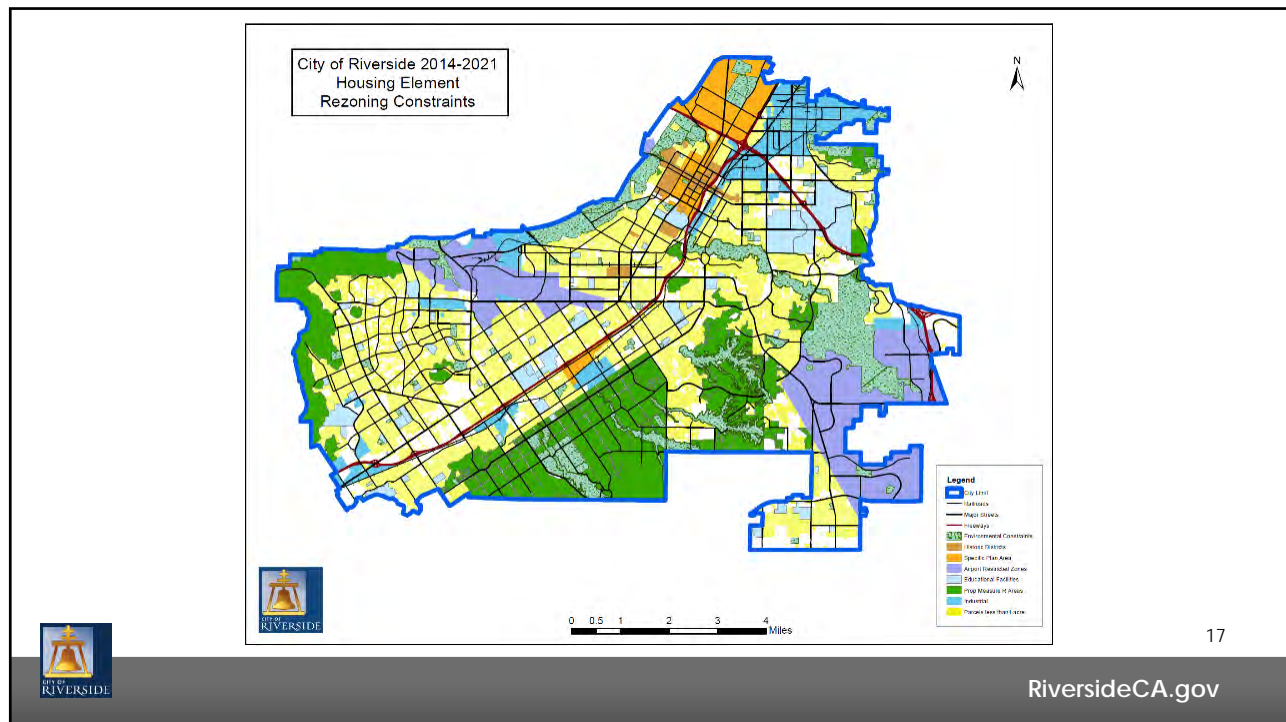
Site Selection Criteria

- Near Services and Amenities
 - Metrolink stations & bus routes/stops, community centers, hospitals, schools, universities and shopping areas
- Existing infrastructure
 - Streets, curb, gutter, sidewalks, storm drains, water & sewer
- Existing Mixed Use & Multi-Family General Plan Land Use
 - 29 Sites Citywide
 - 14 Sites in the Magnolia Avenue Specific Plan



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Pending Factors

- **CA. Dept. of Housing & Community Development (HCD)**
 - Certification pending
- **County Airport Land Use Commission (ALUC)**
 - Compliance determination (October 12, 2017)
- **Program Environmental Impact Report (PEIR)**
 - Public draft comment period (Sept 1st – Oct. 23, 2017)
- **On-Going Development Activity**

Zoning Code Amendment

Compliance with State Housing Law

- Transitional & Supportive Housing:
 - Permit by-right as residential use
- Single Room Occupancies (SRO's):
 - Allow in Mixed Use-Urban (MU-U) zones by CUP
 - Establish location and operation standards
- Accessory Dwelling Units (ADUs):
 - Modify standards to comply with California law
 - Allow ADU's by right in single-family zones



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Zoning Code Amendment

Administrative Design Review

- Permit Multi-Family Housing By-right
 - Required to meet RHNA
 - Remove Site Plan Review requirement
 - Establish ministerial development standards (not discretionary)



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Zoning Code Amendment

Protecting Property Investments

- Reduce minimum lot size in Multi-Family zones from 1-acre to 30,000 sf
- Allow drive-thru restaurants in Mixed Use zones
- Amend the University Avenue Specific Plan
 - Permit mixed use & multi-family projects
 - Remove 15-acre site requirement
 - Refer to mixed use standards of Zoning Code
- Amend Nonconformities provisions
 - Address expansions, reestablishments, and restorations.



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Zoning Code Amendment

Nonconformities

- Re-establishment of discontinued uses
 - Non-Residential – From 180 days to 1 year (3 years with CUP)
 - Residential – Remove 180 days time limit
- Restoration of partially destroyed structures (50 % or less)
 - Non-Residential & Residential – From 180 days to 1 year
- Restoration of destroyed structures (greater than 50 %)
 - Non-Residential – By CUP
 - Residential – No change (permitted with MCUP)



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Zoning Code Amendment

Assemblies of People - Non-Entertainment

- Permit Dwelling Units by CUP
 - Dwellings must be an incidental use
 - Prohibited in industrial zones
 - Prohibited in “storefront” assembly places
- Allow Temporary Emergency Shelters with Temporary Use Permit (TUP)
 - Limited to 180 days per year



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Zoning Code Amendment

Tiny Homes

- Tiny Home
 - Permit in RE and R1 as incidental use
 - Defined as:
 - Greater than 100 SF
 - Cooking, sleeping, and toilet facilities
 - Designed like conventional building structure
 - Not self-propelled or recreational vehicle



Fresno, CA Tiny Home in Rear Yard



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Zoning Code Amendment

Tiny Homes (Cont.)

- Tiny Home Community
 - Permitted in RR, RE, and R-1 with PRD
 - Permitted with Assemblies of People, Non-Entertainment by CUP



Spur, TX Tiny Home Community



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General Plan Amendment

- General Plan
 - Amend the General Plan Map to be consistent with rezoning of properties



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NEXT STEPS

- **October 10, 2017:** City Council
To adopt Draft 2014-2021 Housing Element
- **October 19, 2017:** Planning Commission
Take action on Housing Element Implementation Program (site rezones & code amendments)
- **December 12, 2017:** City Council
To adopt the Housing Element Implementation Program



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Recommendations

That the Planning Commission:

1. Receive public comment and provide input on the proposed Housing Element Implementation Program.



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REZONE SITE MAPS



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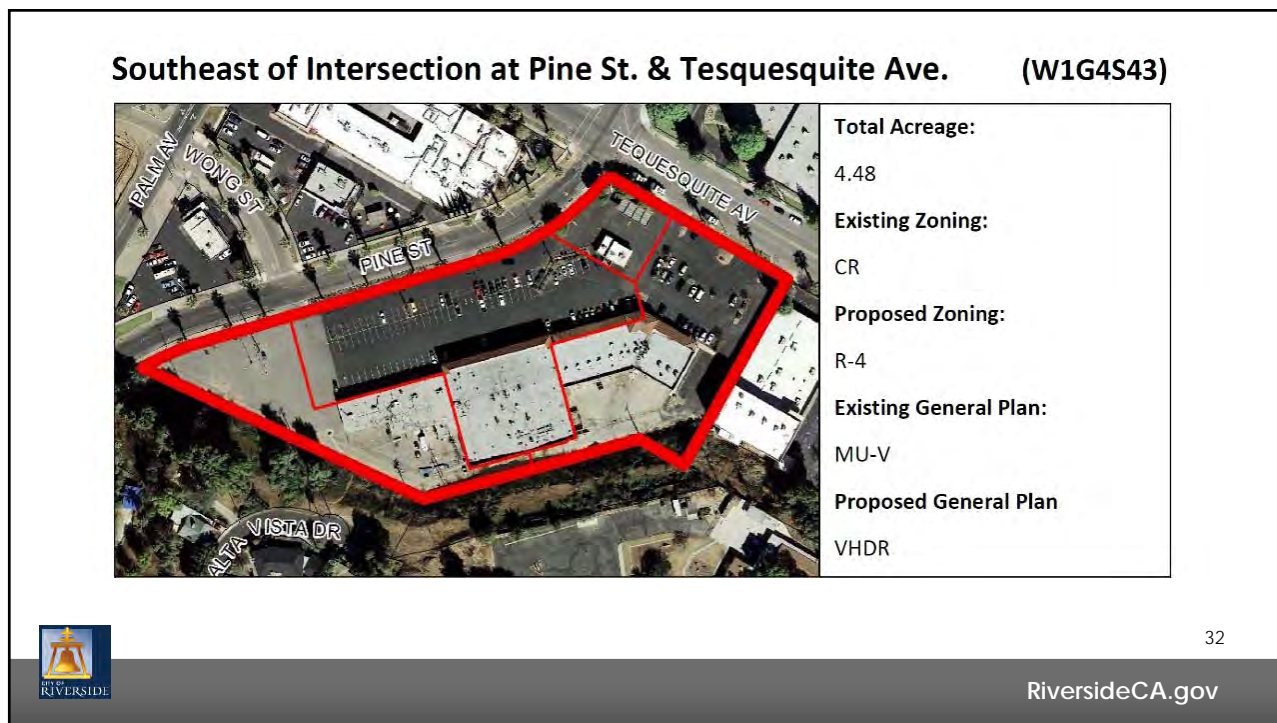
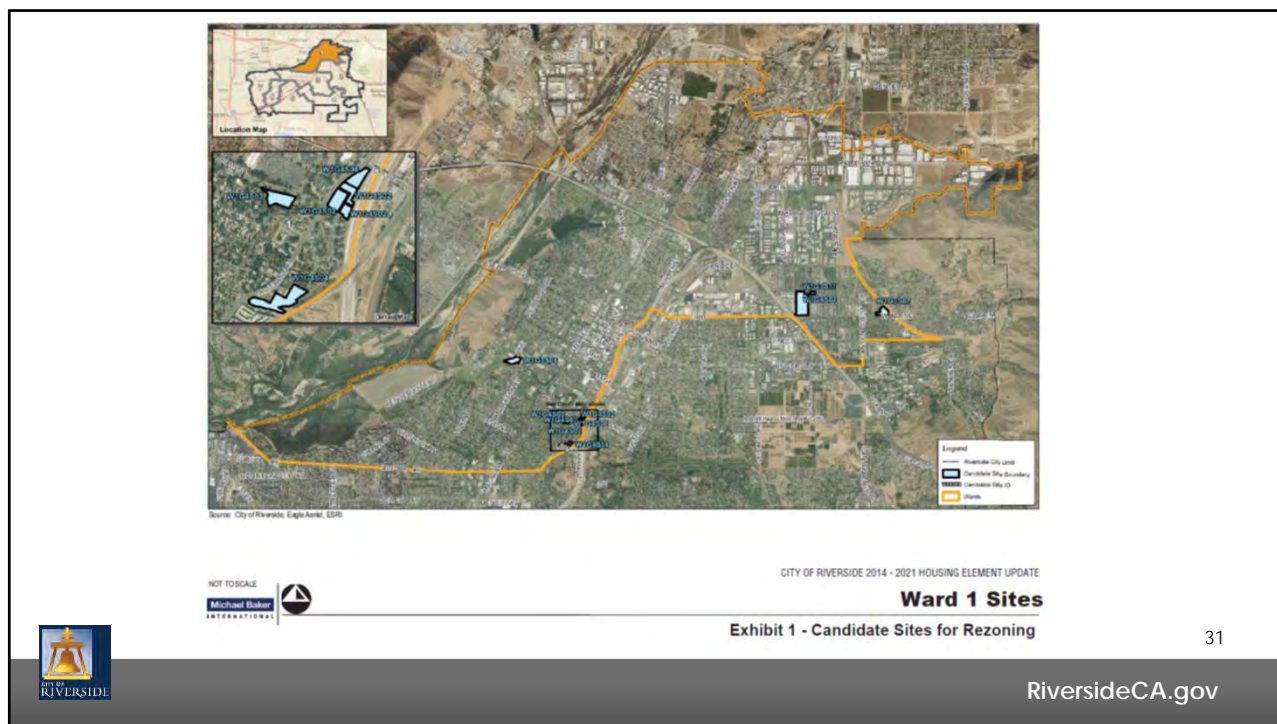
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WARD 1 CANDIDATE SITES



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Northwest of Intersection at Blaine St. & Watkins Dr.

(W1G4S44)



Total Acreage:

4.21

Existing Zoning:

CR

Proposed Zoning:

R-4

Existing General Plan:

MU-U

Proposed General Plan

VHDR



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Northwest of Intersection at Iowa Ave. & Blaine St.

(W1G3S11)



Total Acreage:

17.37 Acres

Existing Zoning:

CR

Proposed Zoning:

MU-V

Existing General Plan:

C

Proposed General Plan

MU-V



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Southeast of Intersection at Massachusetts Ave. & Iowa Ave. (W1G4S01)



Total Acreage:

.92 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

VHDR



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Northeast of Intersection at Brooks St. & Olivewood Ave. (W1G4S02)



Total Acreage:

1.82 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR



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Southeast of Intersection at City College Dr. & Ramona Dr. (W1G4S03)



Total Acreage:

1.11 Acres

Existing Zoning:

PF, R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR



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Southeast of Intersection at Olivewood Ave. & Panorama Rd. (W1G4S04)



Total Acreage:

2.03 Acres

Existing Zoning:

R-1-7000, R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR

Proposed General Plan

HDR



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Southeast of Intersection at Cridge St. & Olivewood Ave. (W1G4S08)



Total Acreage:

.79 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

PF

Proposed General Plan

HDR



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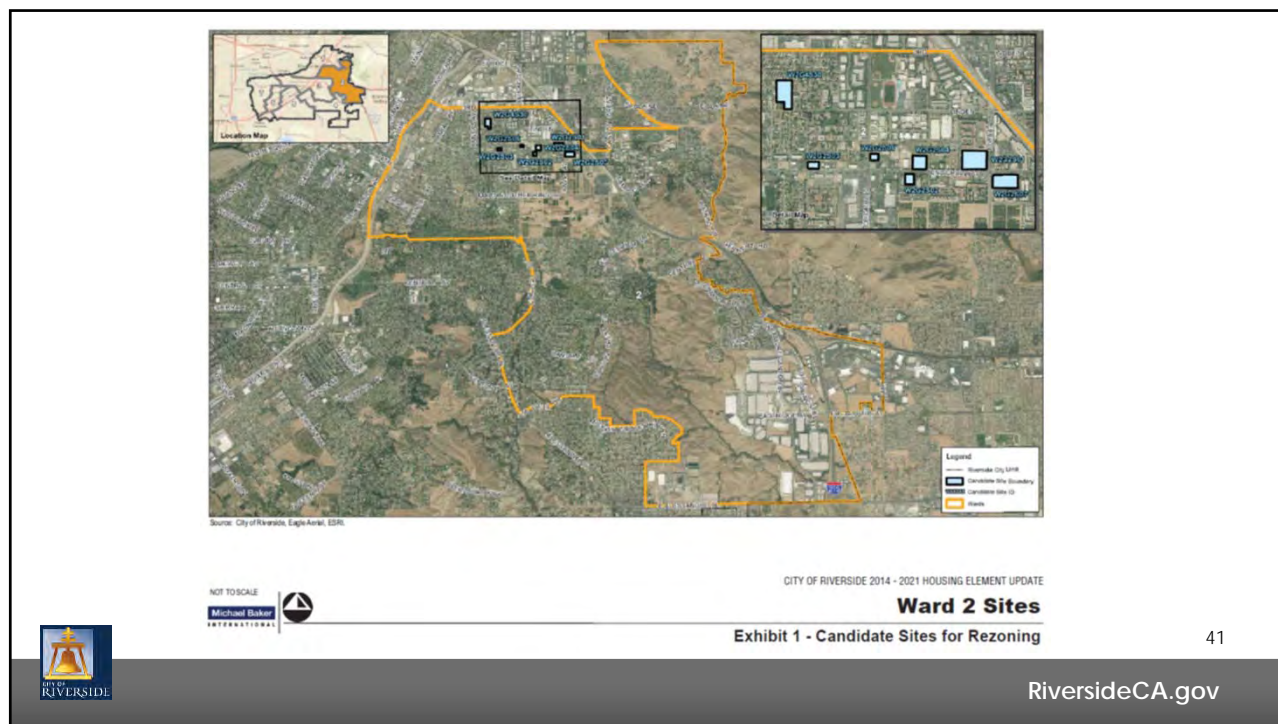
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WARD 2 CANDIDATE SITES



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Northwest of Intersection at University Ave. & Iowa Ave. (W2G2S01)



Total Acreage:

5.01 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U

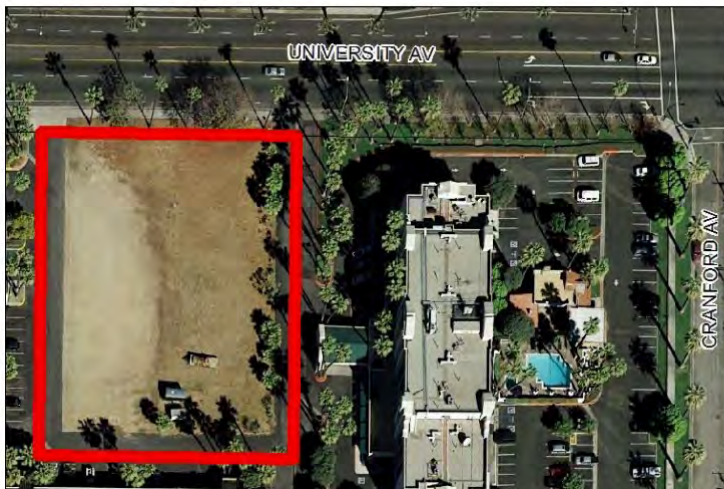
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South of University Ave. and West of Cranford Ave.

(W2G2S02)



Total Acreage:

1.04 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U



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Northeast of Intersection at Ottawa Ave. & University Ave.

(W2G2S03)



Total Acreage:

.82 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



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Northwest of Intersection at Cranford Ave. & University Ave. (W2G2S04)



Total Acreage:

2.05 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-U

Proposed General Plan

MU-U



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East of Chicago Ave. & North of University Ave.

(W2G2S06)



Total Acreage:

.58 Acres

Existing Zoning:

CG-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U



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Southeast of Intersection at Iowa Ave. & University Ave. (W2G2S07)



Total Acreage:

3.78 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U



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North of Linden St. & West of Dwight Ave.

(W2G4S30)



Total Acreage:

4.22 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



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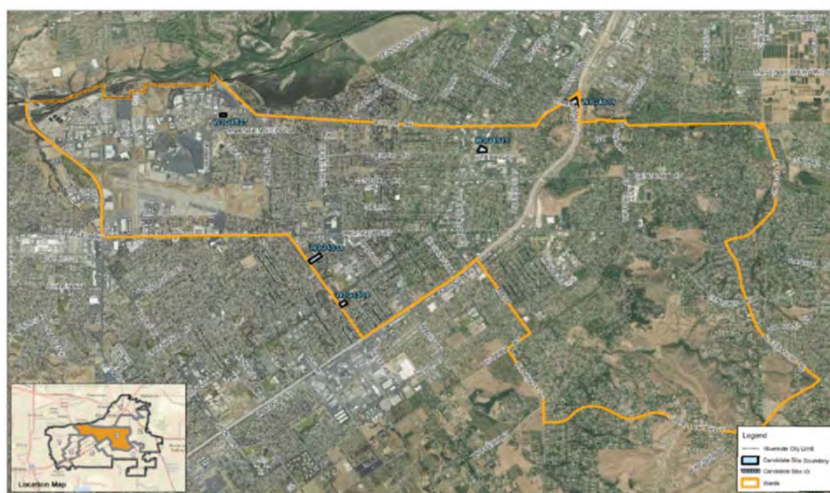
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WARD 3 CANDIDATE SITES



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INTERNATIONAL

CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 3 Sites

Exhibit 1 - Candidate Sites for Rezoning

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North of Panorama Rd. & West of 91 FWY

(W3G4S05)



Total Acreage:

2.54 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

VHDR

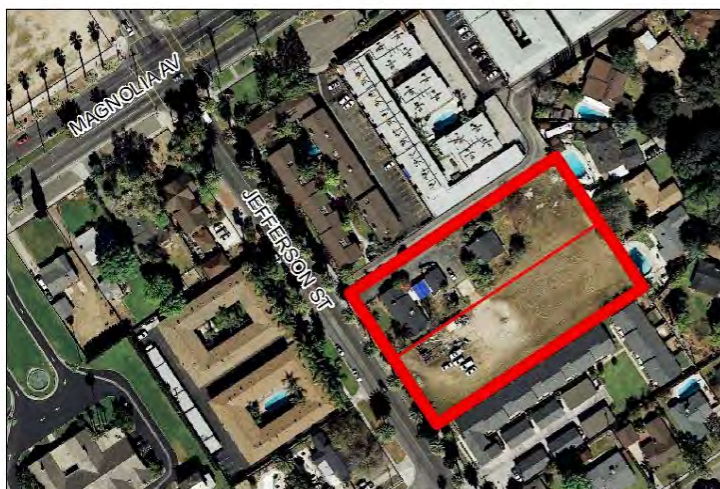


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East of Jefferson St. & South of Magnolia Ave.

(W3G4S09)



Total Acreage:

1.59 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

MDR

Proposed General Plan

VHDR



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East of Jefferson St. & South of California Ave.

(W3G4S11)



Total Acreage:

2.96 Acres

Existing Zoning:

R-3-3000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



53

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East of Magnolia Ave. & North of Merrill Ave.

(W3G4S15)



Total Acreage:

2.23 Acres

Existing Zoning:

CG-SP, CR-SP

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR



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South on Jurupa Ave. between Essex St. & Chester St.

(W3G4S27)



Total Acreage:

.94 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



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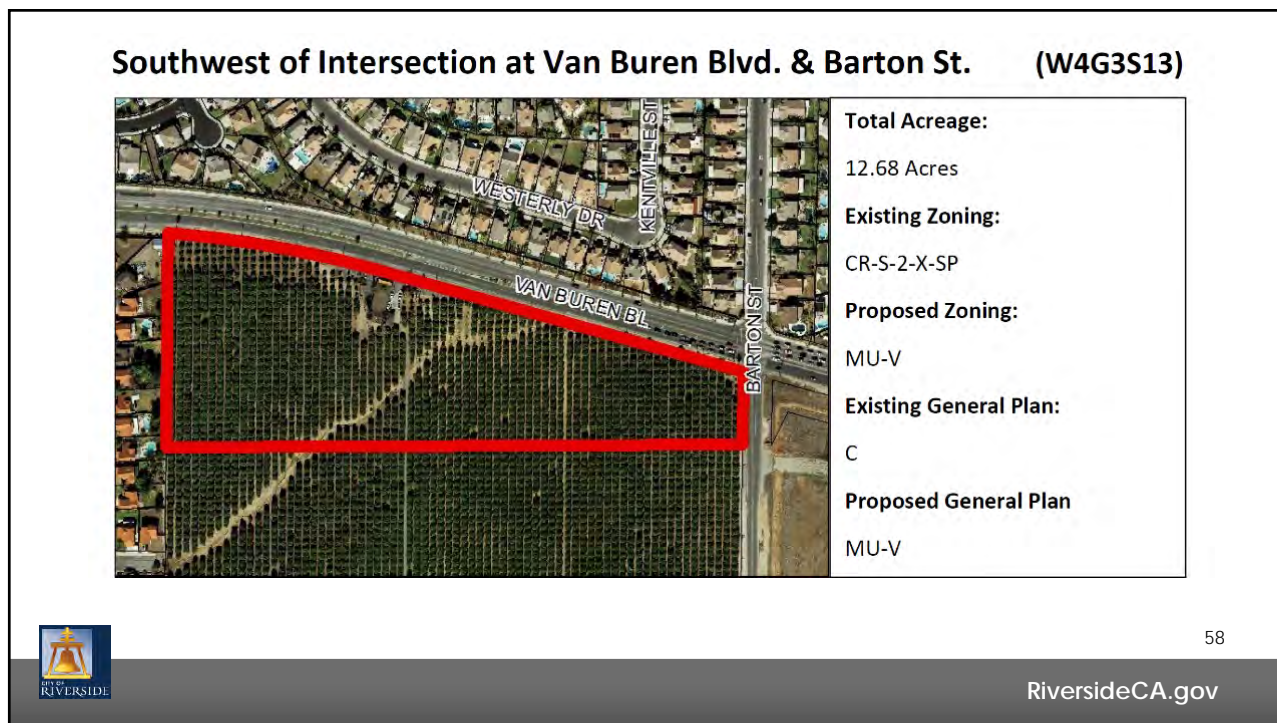
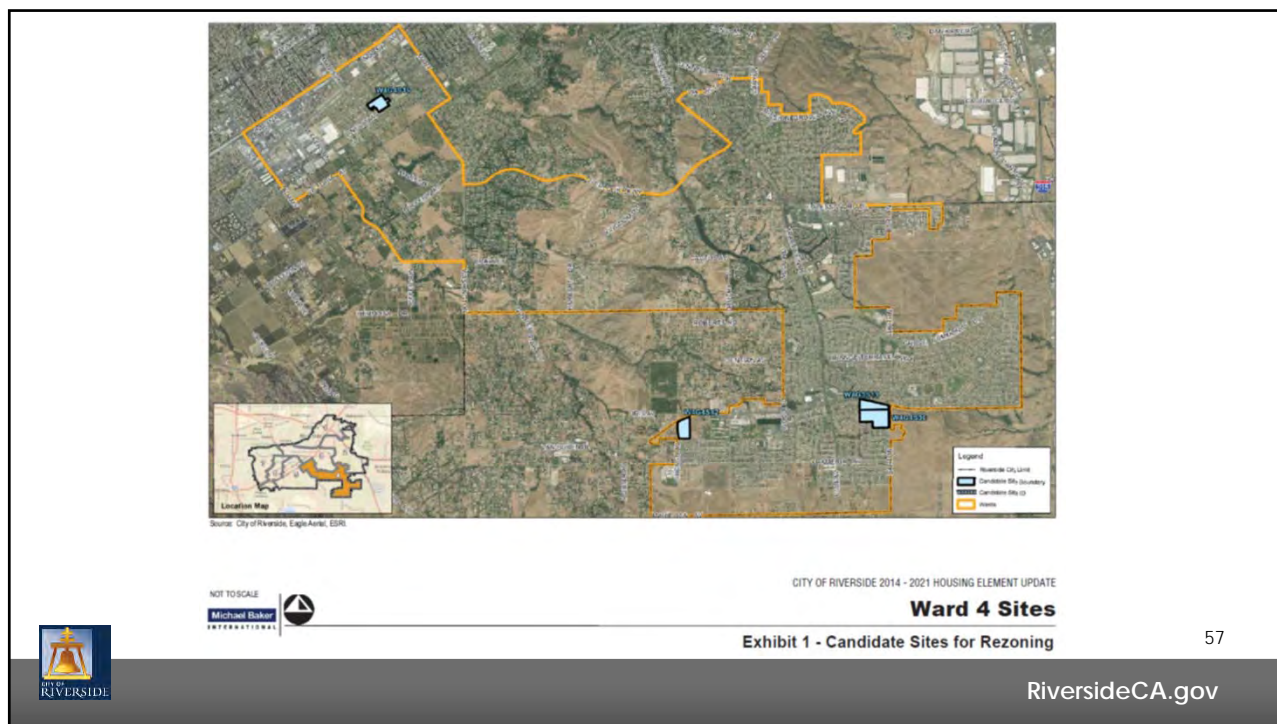
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WARD 4 CANDIDATE SITES



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Northeast of Intersection at Lincoln Ave. & Bunker St.

(W4G4S16)



Total Acreage:

11.97 Acres

Existing Zoning:

R-1-7000, PF

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR, PF

Proposed General Plan

HDR

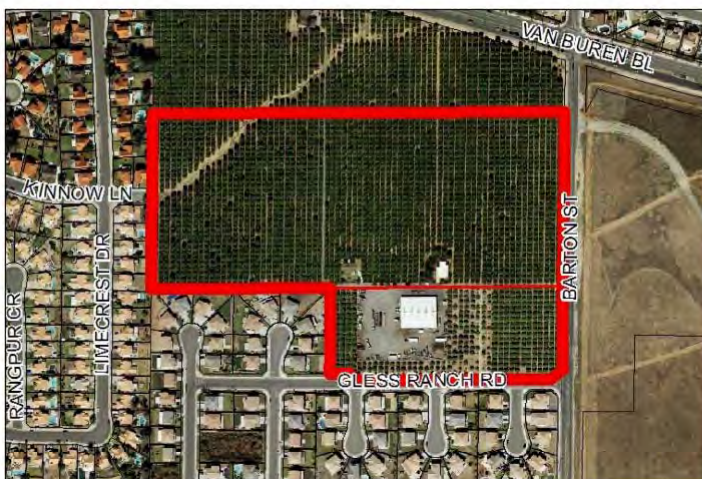


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South of Van Buren Blvd. & West of Barton St.

(W4G4S36)



Total Acreage:

26.68 Acres

Existing Zoning:

CR-S-2-X-SP & R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

C

Proposed General Plan

HDR



60

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Southeast of Intersection at Van Buren Blvd. & Chicago Ave. (W4G4S42)



Total Acreage:

13.77 Acres

Existing Zoning:

CR-S-2-X-SP

Proposed Zoning:

R-3-1500

Existing General Plan:

C

Proposed General Plan

HDR



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WARD 5 CANDIDATE SITES



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CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 5 Sites

Exhibit 1 - Candidate Sites for Rezoning

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South of Magnolia Ave. between Harrison St. & Muir Ave. (W5G1S02)



Total Acreage:

10.62 Acres

Existing Zoning:

CR-SP, R-1-7000

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

64



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East of Van Buren Ave. & North of 60 FWY

(W5G1S11)



Total Acreage:

3.94 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



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West of Van Buren Ave. & North of 60 FWY

(W5G1S12)



Total Acreage:

7.81 Acres

Existing Zoning:

CR-SP, R-1-7000, R-1-7000-SP

Proposed Zoning:

MU-V

Existing General Plan:

MDR, MU-V

Proposed General Plan

MU-V



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North of Magnolia Ave. between Donald Ave. & Jackson St. (W5G1S13)



Total Acreage:
4.93 Acres

Existing Zoning:
CR-SP, R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan:
MU-V



67

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North of Magnolia Ave. between Stotts St. & Donald Ave. (W5G1S14)



Total Acreage:
1.97 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan:
MU-V



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North of Magnolia Ave. between Everest Ave. & Stotts St. (W5G1S15)



Total Acreage:

1.27 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



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Southwest of Intersection at Magnolia Ave. & Donald Ave. (W5G1S16)



Total Acreage:

2.50 Acres

Existing Zoning:

CR-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



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South of Magnolia Ave. between McKenzie St. & Everest Ave. (W5G1S17)



Total Acreage:
2.70 Acres

Existing Zoning:
CR-SP, CR-NC-SP, R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V



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East of Van Buren Blvd. between Hayes St. & Miller St. (W5G1S18)



Total Acreage:
2.95 Acres

Existing Zoning:
O, CG-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V



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Intersection of Magnolia Ave. and Van Buren Blvd.

(W5G1S19)



Total Acreage:

5.86 Acres

Existing Zoning:

CR-NC-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



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West of La Sierra Ave. & North of Indiana Ave.

(W5G3S01)



Total Acreage:

12.90 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U



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Southeast Intersection at California Ave. and Monroe St. (W5G3S08)



Total Acreage:
7.70 Acres

Existing Zoning:
CR

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

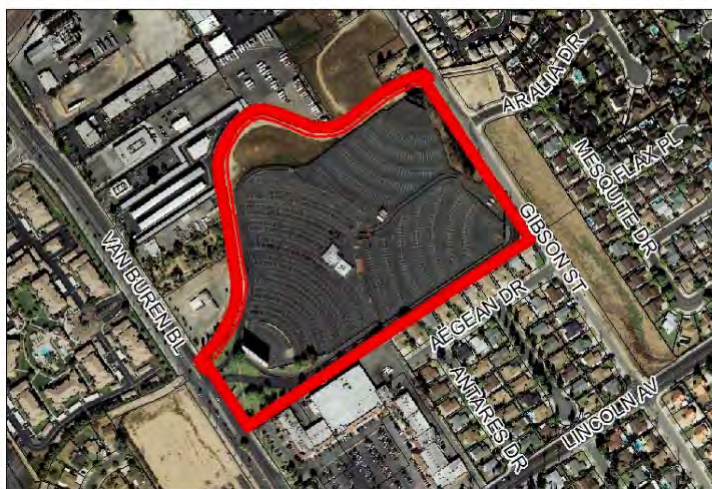
Proposed General Plan
MU-V



75

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North of Lincoln Ave between Van Buren Blvd. & Gibson St. (W5G3S12)



Total Acreage:
25.01 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
C, B/OP, HDR

Proposed General Plan
MU-V



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Northwest of Intersection at Magnolia Ave. & Jefferson St. (W5G4S06)



Total Acreage:
.96 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-4

Existing General Plan:
VHDR

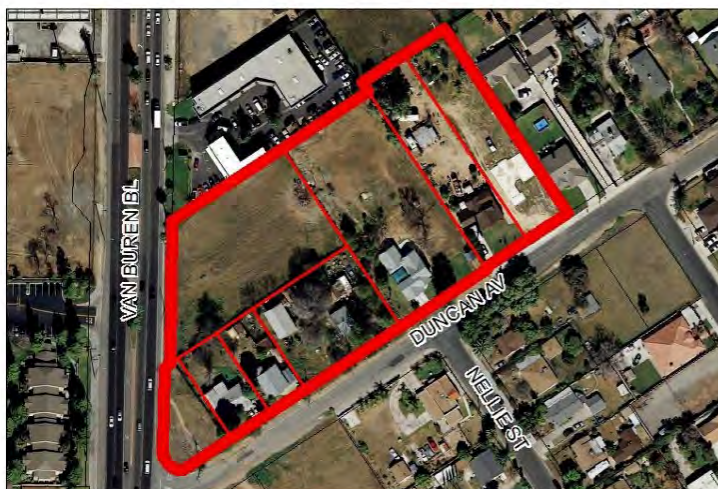
Proposed General Plan
VHDR



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Northeast of Intersection at Duncan Ave. & Van Buren Blvd. (W5G4S10)



Total Acreage:
4.01 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
R-3-1500

Existing General Plan:
MDR, MHDR

Proposed General Plan
HDR



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Southeast of Intersection at Indiana Ave. & Gibson St.

(W5G4S12)



Total Acreage:

1.53 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

PF

Proposed General Plan

HDR



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Southwest of Intersection at Indiana Ave. & Jackson St.

(W5G4S13)



Total Acreage:

3.92 Acres

Existing Zoning:

R-1-7000, PF

Proposed Zoning:

R-3-1500

Existing General Plan:

B/OP

Proposed General Plan

HDR



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West of Jackson St. & South of the Railroad

(W5G4S14)



Total Acreage:

4.50 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



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West of Gibson St. & Adjacent to Van Buren Drive-In

(W5G4S23)



Total Acreage:

5.47 Acres

Existing Zoning:

R-1-7000, BMP

Proposed Zoning:

R-4

Existing General Plan:

B/OP

Proposed General Plan

VHDR



82

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East of Gibson St. and North of Maywood Way

(W5G4S29)



Total Acreage:

3.77 Acres

Existing Zoning:

PF

Proposed Zoning:

R-3-1500

Existing General Plan:

B/OP

Proposed General Plan

HDR



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Northwest of Intersection at Lincoln Ave. and Van Buren Blvd. (W5G4S37)



Total Acreage:

6.74 Acres

Existing Zoning:

RE

Proposed Zoning:

R-4

Existing General Plan:

MDR

Proposed General Plan

VHDR

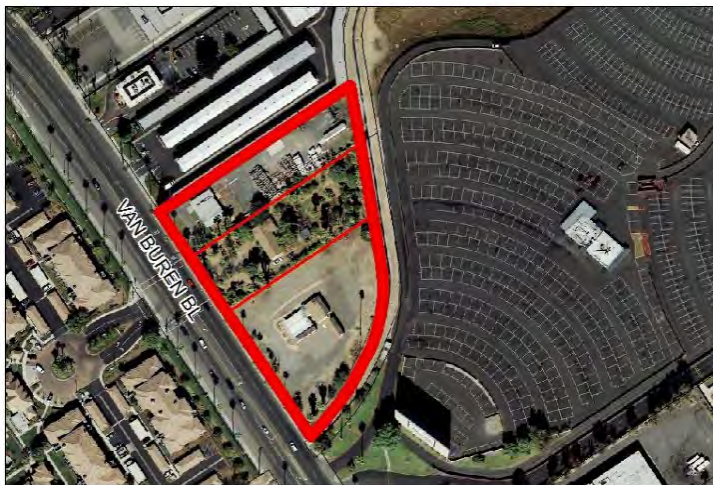


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East of Van Buren Blvd. Adjacent to Van Buren Drive-In

(W5G4S38)



Total Acreage:

3.14 Acres

Existing Zoning:

BMP, R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR



85

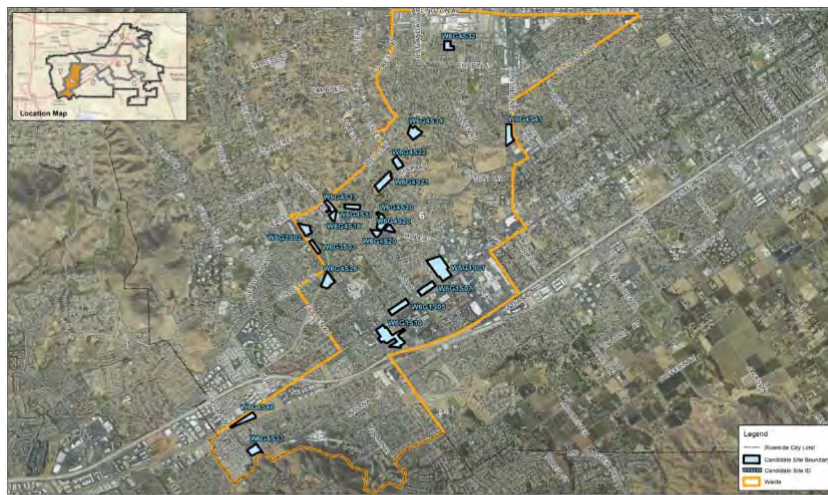
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WARD 6 CANDIDATE SITES



86

RiversideCA.gov



NOT TO SCALE



CITY OF RIVERSIDE 2014 - 2021 HOUSING ELEMENT UPDATE

Ward 6 Sites

Exhibit 1 - Candidate Sites for Rezoning

87



RiversideCA.gov

North of Magnolia Ave. & South of Cochran Ave.

(W6G1S01)



Total Acreage:

16.59 Acres

Existing Zoning:

R-1-7000, CR, CR-SP, CR-S-2-SP,
CR-S-1-X-20-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V

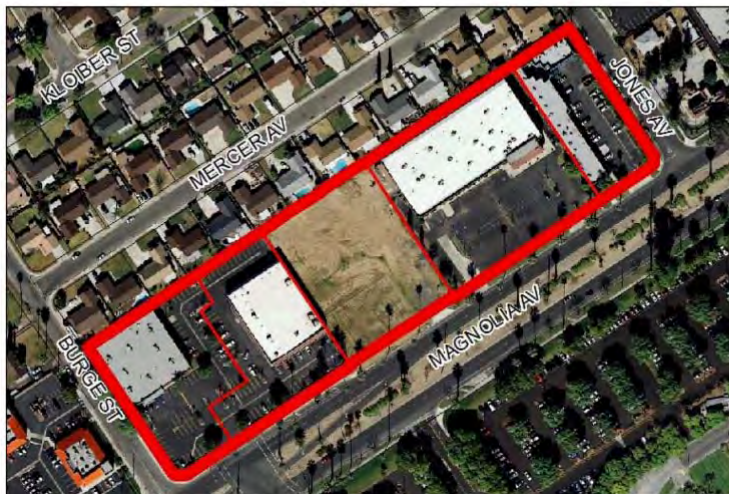
88



RiversideCA.gov

North of Magnolia Ave. between Burge St. & Jones Ave.

(W6G1S05)



Total Acreage:

6.35 Acres

Existing Zoning:

CR SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



89

RiversideCA.gov

North of Magnolia Ave. & East of Polk St.

(W6G1S07)



Total Acreage:

5.40 Acres

Existing Zoning:

CR-SP, CG-SP

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



90

RiversideCA.gov

Southeast of Intersection at Magnolia Ave. & La Sierra Ave. (W6G1S10)



Total Acreage:

16.81 Acres

Existing Zoning:

CR-SP, CG-SP, CG X-SP

Proposed Zoning:

MU-U

Existing General Plan:

MU-U

Proposed General Plan

MU-U



91

RiversideCA.gov

Southeast of Intersection at Magnolia Ave. and Buchanan St. (W6G4S46)



Total Acreage:

5.51 Acres

Existing Zoning:

BMP-SP

Proposed Zoning:

R-4

Existing General Plan:

B/OP

Proposed General Plan

VHDR



92

RiversideCA.gov

Southeast of Intersection at Whitford Ave. & La Sierra Ave. (W6G3S02)



Total Acreage:

4.75 Acres

Existing Zoning:

CG, CR-S-1

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



93

RiversideCA.gov

Southeast of Intersection at Minier Ave. & La Sierra Ave. (W6G3S03)



Total Acreage:

2.89 Acres

Existing Zoning:

CR S-1-X

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



94

RiversideCA.gov

West of Intersection at Jones Ave. & Cook Ave.

(W6G4S17)



Total Acreage:

3.56 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



95

RiversideCA.gov

Northeast of Intersection of Hole Ave. & Mitchell Ave.

(W6G4S18)



Total Acreage:

2.45 Acres

Existing Zoning:

R-1-7000, CG

Proposed Zoning:

R-3-1500

Existing General Plan:

C

Proposed General Plan

HDR



96

RiversideCA.gov

Southeast of Intersection at Wells Ave. & Mitchell Ave.

(W6G4S19)



Total Acreage:

3.25 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MHDR

Proposed General Plan

HDR



97

RiversideCA.gov

Intersection of Hole Ave. & California Ave.

(W6G4S20)



Total Acreage:

11.51 Acres

Existing Zoning:

R-1-7000, CG-SP

Proposed Zoning:

R-3-1500

Existing General Plan:

C, MDR, MHDR

Proposed General Plan

HDR



98

RiversideCA.gov

Northwest of Intersection at Cook Ave. & Meredith St.

(W6G4S21)



Total Acreage:

7.54 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



99

RiversideCA.gov

Southeast of Intersection at Mull Ave. & Tyler St.

(W6G4S22)



Total Acreage:

3.96 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

O

Proposed General Plan

HDR



100

RiversideCA.gov

Southeast of Intersection at Collett Ave. & La Sierra Ave. (W6G4S26)



Total Acreage:

6.51 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



101

RiversideCA.gov

Janet Ave. between Challen Ave. & Picker St. (W6G4S32)



Total Acreage:

3.48 Acres

Existing Zoning:

BMP, R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



102

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North of Indiana Ave. & East of Buchanan St.

(W6G4S33)



Total Acreage:

5.22 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

MDR

Proposed General Plan

HDR



103

RiversideCA.gov

Between Crest Ave. & Wells Ave.

(W6G4S34)



Total Acreage:

5.98 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-3-1500

Existing General Plan:

LDR, MDR

Proposed General Plan

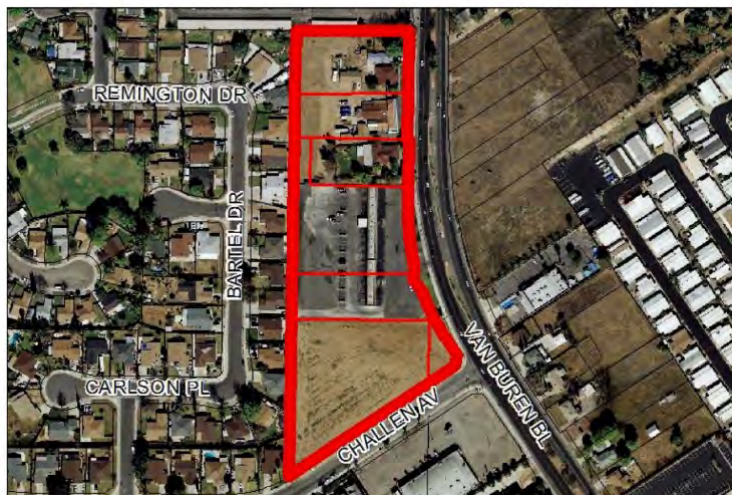
HDR



104

RiversideCA.gov

Northwest of Intersection at Challen Ave. & Van Buren Blvd. (W6G4S41)



Total Acreage:

6.66 Acres

Existing Zoning:

CR, CG, CG-S-1, CR-S-1, CR-X

Proposed Zoning:

R-3-1500

Existing General Plan:

HDR, MU-V

Proposed General Plan

HDR



105

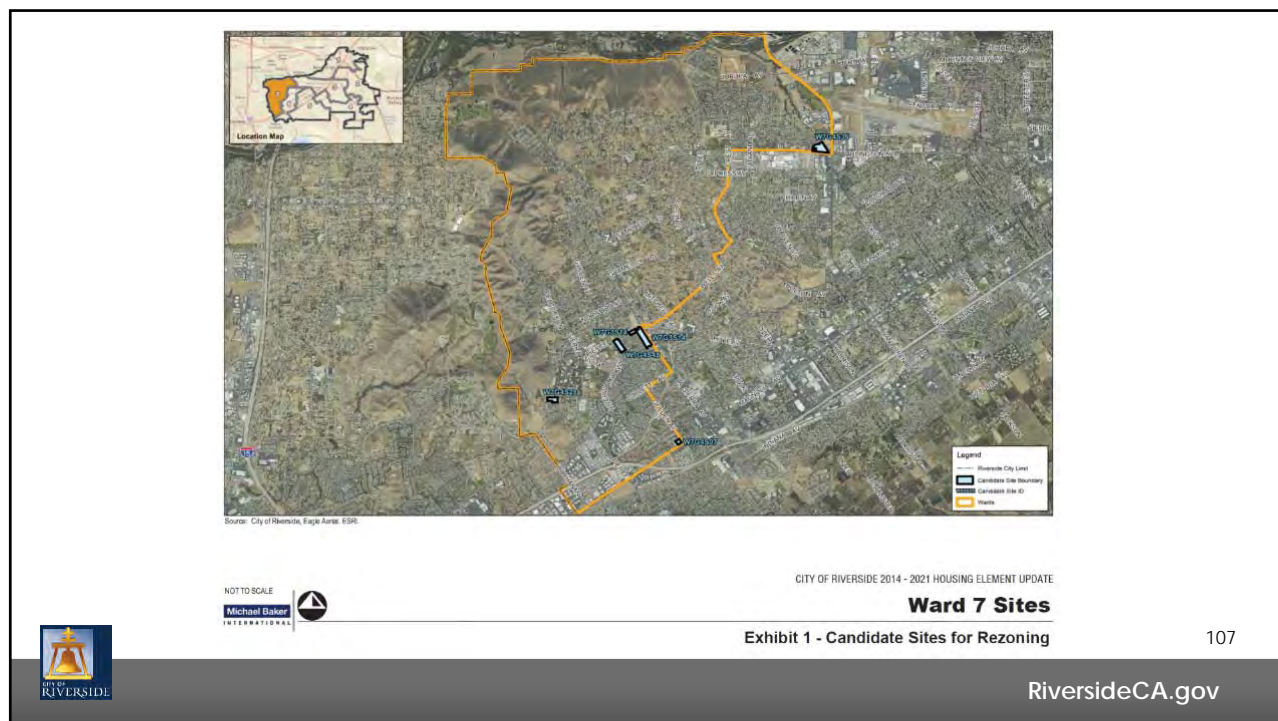
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WARD 7 CANDIDATE SITES



106

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Southwest of Intersection at Pierce St. & La Sierra Ave. (W7G3S14)



Total Acreage:

10.63 Acres

Existing Zoning:

CR, CG, RE

Proposed Zoning:

MU-V

Existing General Plan:

MU-V

Proposed General Plan

MU-V



108

RiversideCA.gov

Southeast of Intersection at Pierce St. & Riverwalk Pkwy. (W7G4S45)



Total Acreage:

5.06 Acres

Existing Zoning:

BMP, RE

Proposed Zoning:

R-3-1500

Existing General Plan:

MU-V

Proposed General Plan

HDR



109

RiversideCA.gov

Northwest of Intersection at Magnolia Ave. & Golden Ave. (W7G4S07)



Total Acreage:

1.40 Acres

Existing Zoning:

R-1-7000

Proposed Zoning:

R-4

Existing General Plan:

HDR

Proposed General Plan

VHDR



110

RiversideCA.gov

South on Raley Dr. & North of Knoefler Dr.

(W7G4S28)



Total Acreage:

3.21 Acres

Existing Zoning:

R-3-1500

Proposed Zoning:

R-3-1500

Existing General Plan:

MHDR

Proposed General Plan

HDR



111

RiversideCA.gov

Northwest of Intersection at Arlington Ave. & Van Buren Blvd. (W7G4S35)



Total Acreage:

6.85 Acres

Existing Zoning:

CR, CG, CR-AP

Proposed Zoning:

R-4

Existing General Plan:

C

Proposed General Plan

VHDR



112

RiversideCA.gov