

City of Riverside 2014-2021 Housing Element

Candidate Rezone Sites

October 19, 2017

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

APNs:

250080002, 250080006, 250080007, 250080009, 250080013, 250080014, 250080016, 250080017, 250080018, 250080019

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

APNs:

250281001

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

APNs:

219102002, 219102003, 219102004, 219102005, 219102006, 219102007, 219102009, 219102010, 219102011, 219102012, 219102013, 219102016

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

APNs:

219163002

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

APNs:
219175015, 219224002

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

APNs:
219102001

Southeast of Intersection at Pine St. & Tesquesquite Ave. (W1G4S43)



Total Acreage:
4.48

Existing Zoning:
CR

Proposed Zoning:
R-4

Existing General Plan:
MU-V

Proposed General Plan
VHDR

APNs:
217040013, 217040014, 217050015, 217100002

Northwest of Intersection at Blaine St. & Watkins Dr. (W1G4S44)



Total Acreage:
4.21

Existing Zoning:
CR

Proposed Zoning:
~~R-4~~ MU-U

Existing General Plan:
MU-U

Proposed General Plan
~~VHDR~~ MU-U

APNs:
251070007, 251070008

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

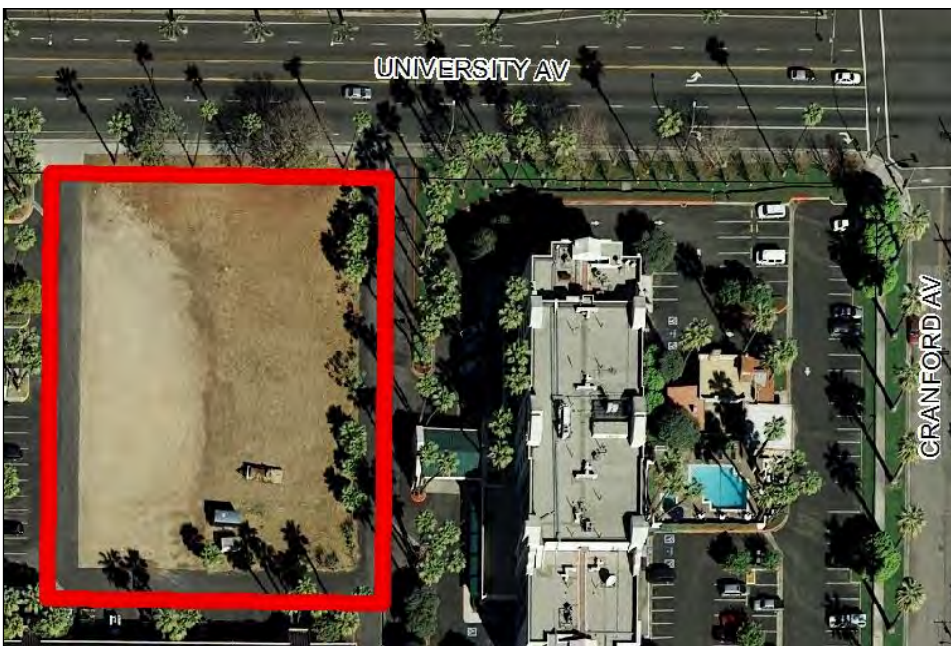
MU-U

APNs:

250190006, 250190008, 250190036, 250190038, 250190040, 250190042

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

APNs:

253020012

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~~

APNs:
~~211182026~~

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



Total Acreage:
2.05 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-U

Existing General Plan:
MU-U

Proposed General Plan
MU-U

APNs:
250170005, 250170040

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

APNs:
250170011

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

APNs:
253050002, 253050012, 253050018, 253050022, 253050023

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

APNs:

211111037, 211111040, 211111041, 211111053, 211111054, 211111055, 211111060

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

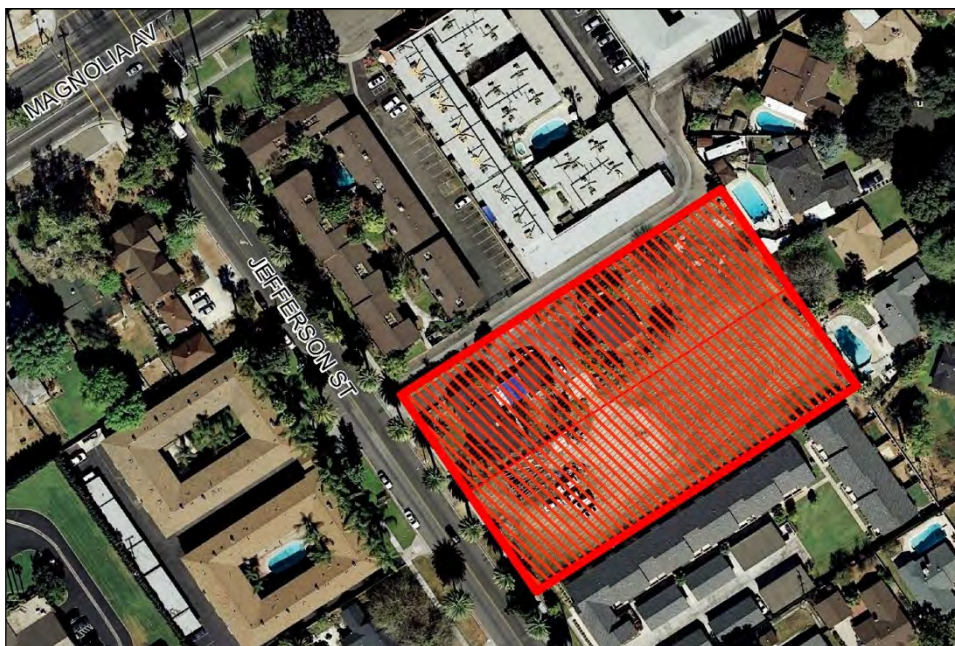
VHDR

APNs:

219182004

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

~~VH~~DR

APNs:

~~230020017, 230020018~~

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

~~H~~DR

APNs:

~~227130025~~

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

APNs:

225052008, 225052009, 225052010, 225052019, 225052021

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

APNs:

190022044, 190022045

Southwest of Intersection at Van Buren Blvd. & Barton St. (W4G3S13)



Total Acreage:
12.68 Acres

Existing Zoning:
CR-S-2-X-SP

Proposed Zoning:
~~MU-V~~

Existing General Plan:
C

Proposed General Plan
~~MU-V~~

APNs:
~~284020010~~

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

APNs:
230351016, 230360001, 230360004, 230360005, 230360006, 230360010

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

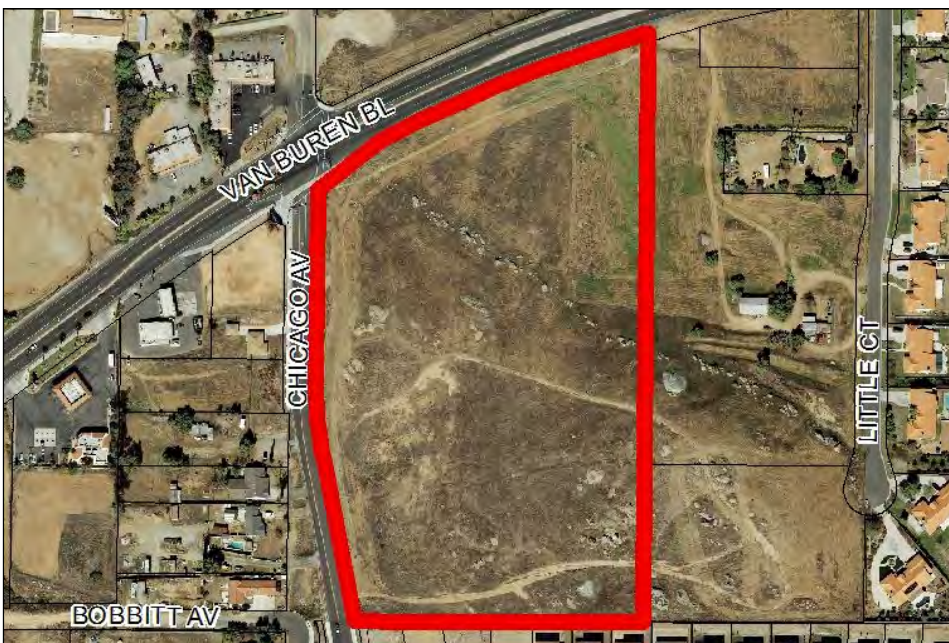
Proposed General Plan

~~HDR~~

APNs:

~~266120002, 266120034~~

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

APNs:

266020061

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

APNs:

234080005, ~~234080031~~, ~~234080032~~, 234080033, 234080034, ~~234091012~~, ~~234091013~~, 234080035

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

APNs:

233062039, 233062040

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

APNs:

234140019, 234150039, 234150040, 234150041, 234150046

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

APNs:

191232016, 191232017, 191232034, 191232037

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

APNs:
191331031

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

APNs:
191332021, 191332049

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

APNs:
233040022, 233040023, 233040024

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

APNs:
233031001, 233031003, 233031004, 233031005, 233031007, 233031008, 233031009, 233031010, 233031012, 233031013, 233031014, 233031051

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

APNs:

191312002, 191312010, 191312020, 191312021

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

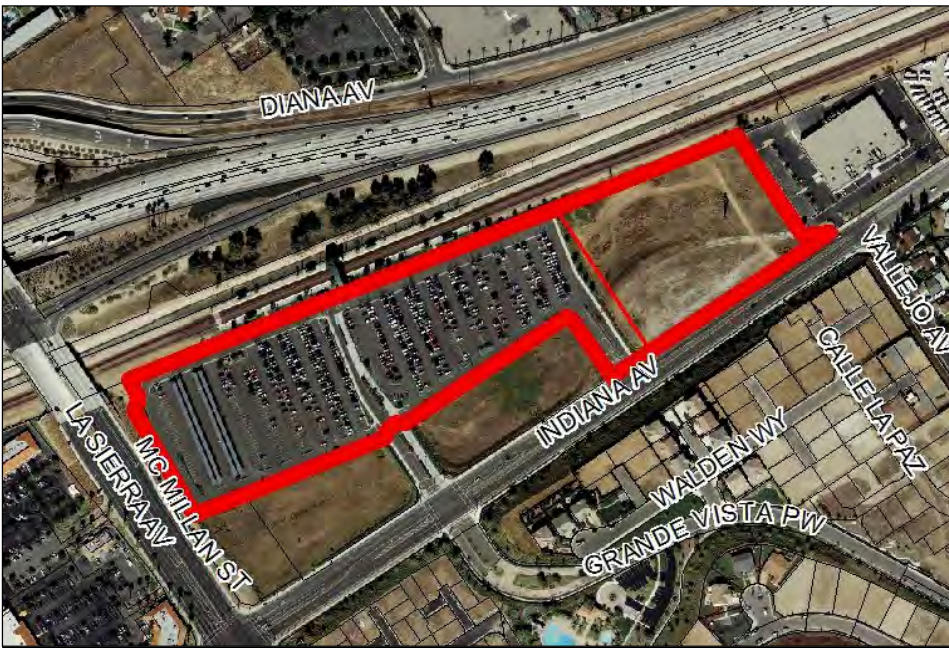
~~MU-V~~

APNs:

~~145304003, 145304004, 145304005, 145304006, 145304007, 145304008, 191313003, 191313004, 191313005, 191313006, 191313007, 191313008, 191313009, 191313012, 191313014, 191313015, 191313017, 233022002, 233022003, 233022004, 233022005, 233022006, 233022007, 233022064, 234112001, 234112002, 234112003, 234112004, 234112046, 145304001, 145304002, 233022001~~

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

APNs:

138030024, 138030009, 138030025, 138030028

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

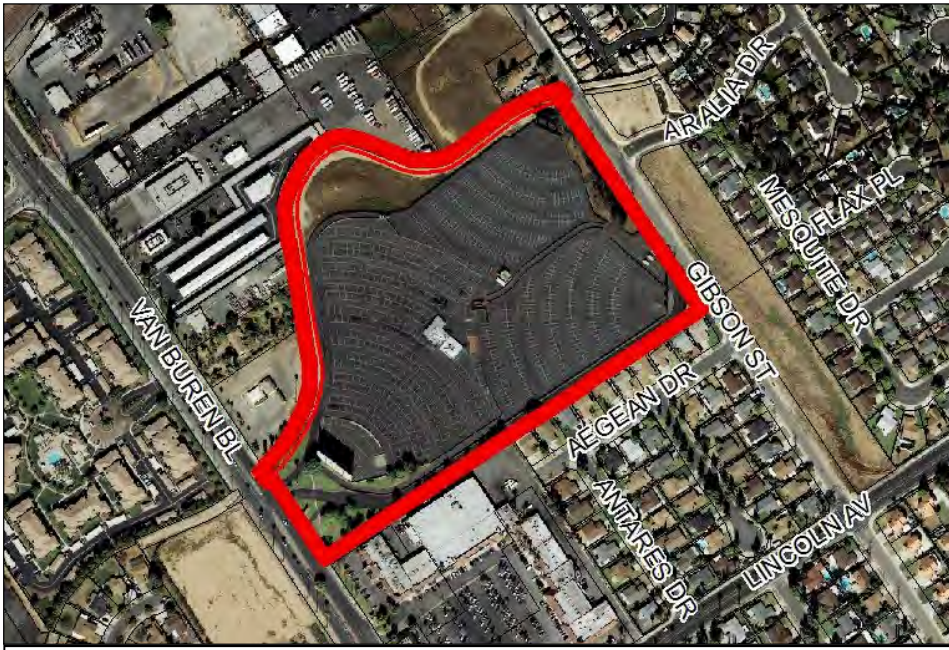
Proposed General Plan

MU-V

APNs:

193261027, 193261029

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

APNs:
233190001, 233160022, 233150017, 233190004

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

APNs:
227223006

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

APNs:

191200010, 191200011, 191200012, 191200013, 191200017, 191200024, 191200027, 191200028

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

APNs:

233170002, 233170003

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

APNs:

233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009, 233180010

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

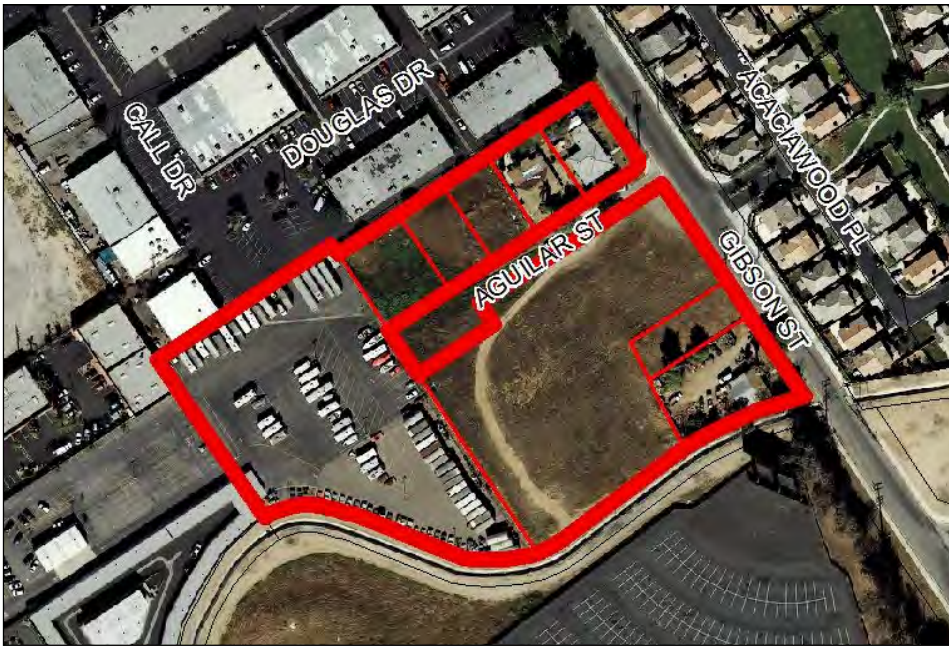
HDR

APNs:

233180014, 233180015, 233180016, 233180017, 233180018, 233180019

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

APNs:

233160012, 233160013, 233160014, 233160015, 233160018, 233160019, 233160025, 233160026, 233160028

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

APNs:

233170005

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

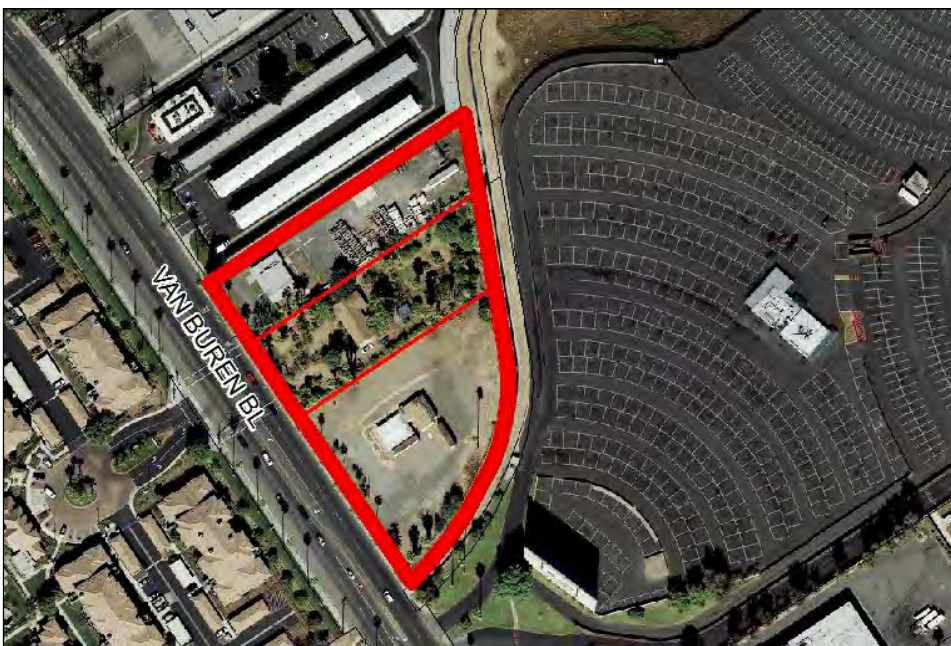
Proposed General Plan

VHDR

APNs:

234270020

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

APNs:

233150012, 233190007, 233190017

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

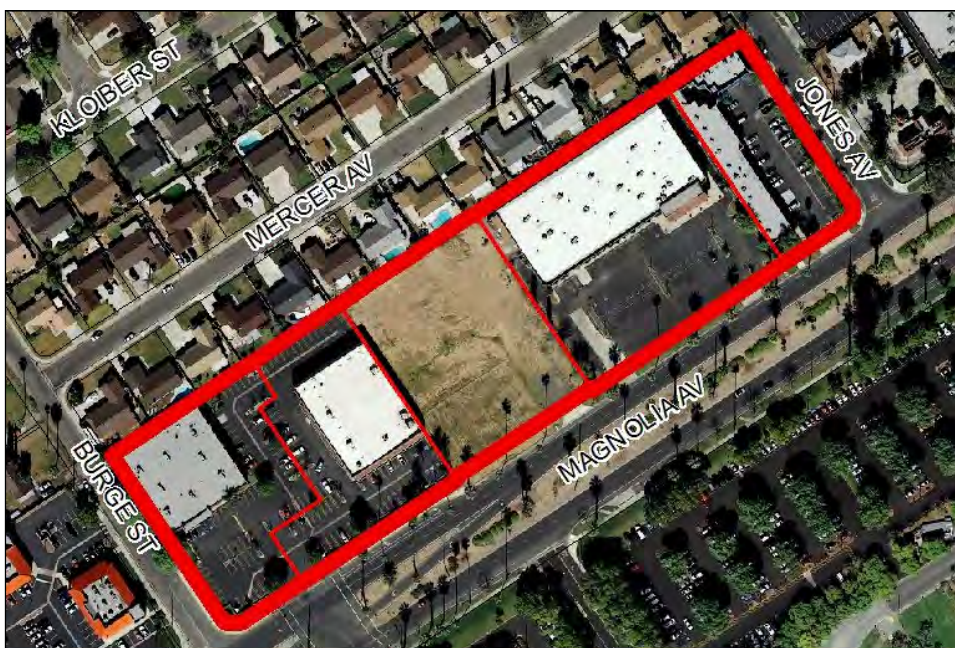
MU-V

APNs:

143180005, 143180028, 143180031, 143180032

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

APNs:

142292007, 142292008, 142293023, 142293024, 142293028

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

APNs:

143290004, 143290006, 143290007, 143290008, 143290010, 143290011, 143290015, 143290017, 143290018, 143290019

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

APNs:

138470020, 138470023, 138470024, 138470029, 138470031, 138470035

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

APNs:

146261001, 146261006, 146261014, 146261019

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

APNs:

142040001

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

APNs:

~~143040011~~, 143040012

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

APNs:

143051001

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

APNs:

143020004, 143020007, 143020010

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

APNs:

143080019, 143080020, 143080021, 143080022, 143080024, ~~143080026~~, 143080029, 143080030, ~~143080032~~, 143080033, 143080034, 143332002

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

APNs:

147270015, 147270016, 147270017, 147270035, 147270038, 147270039, 147270040, 147281017

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

APNs:

147282011, 147282014, 147282015, 147282016, 147282018, 147282021, 147282022

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~~

APNs:

~~142480005, 142480006~~

Janet Ave. between Challen Ave. & Picker St.

(W6G4S32)



Total Acreage:

3.48 Acres

Existing Zoning:

BMP, R-3-1500

Proposed Zoning:

~~R-3-1500~~ R-1-7000

Existing General Plan:

MDR

Proposed General Plan

~~HDR~~

APNs:

151111034, 151111046

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~~

APNs:

~~135230003~~

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

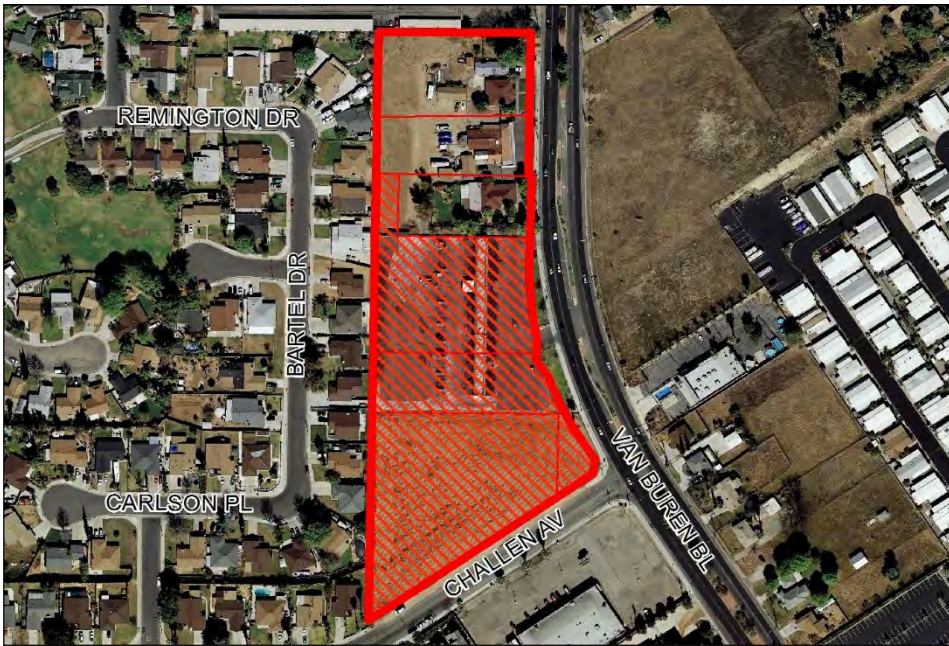
Proposed General Plan

~~HDR~~

APNs:

~~147310001, 151300007~~

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

APNs:

145082037, 145082038, 145082035, ~~145082036, 145161007, 145161004, 145161008~~

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

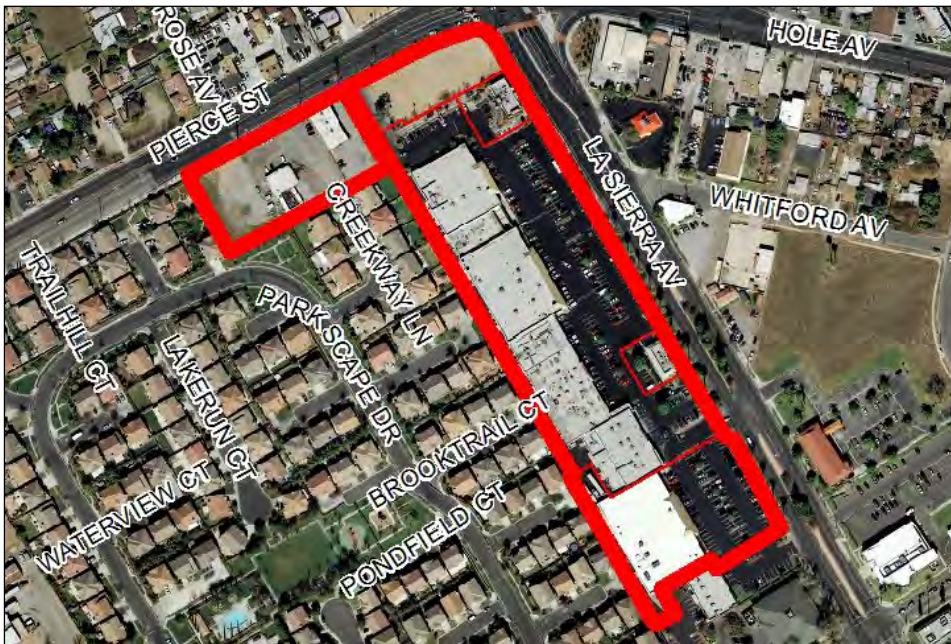
VHDR

APNs:

135220035

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

APNs:

146210022, 146220008, 146220025, 146220035, 146220036, 146220037, 146330038

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

APNs:

142231006, 142231007

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

APNs:

141221006, 141221007, 141221009, 141221011, 141221026, 141221031, 141221032, 141221033

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

APNs:

155290012, 155290013, 155290014, 155290015, 155290016, 155290017, 155290018, 155290019

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



Total Acreage:
5.06 Acres

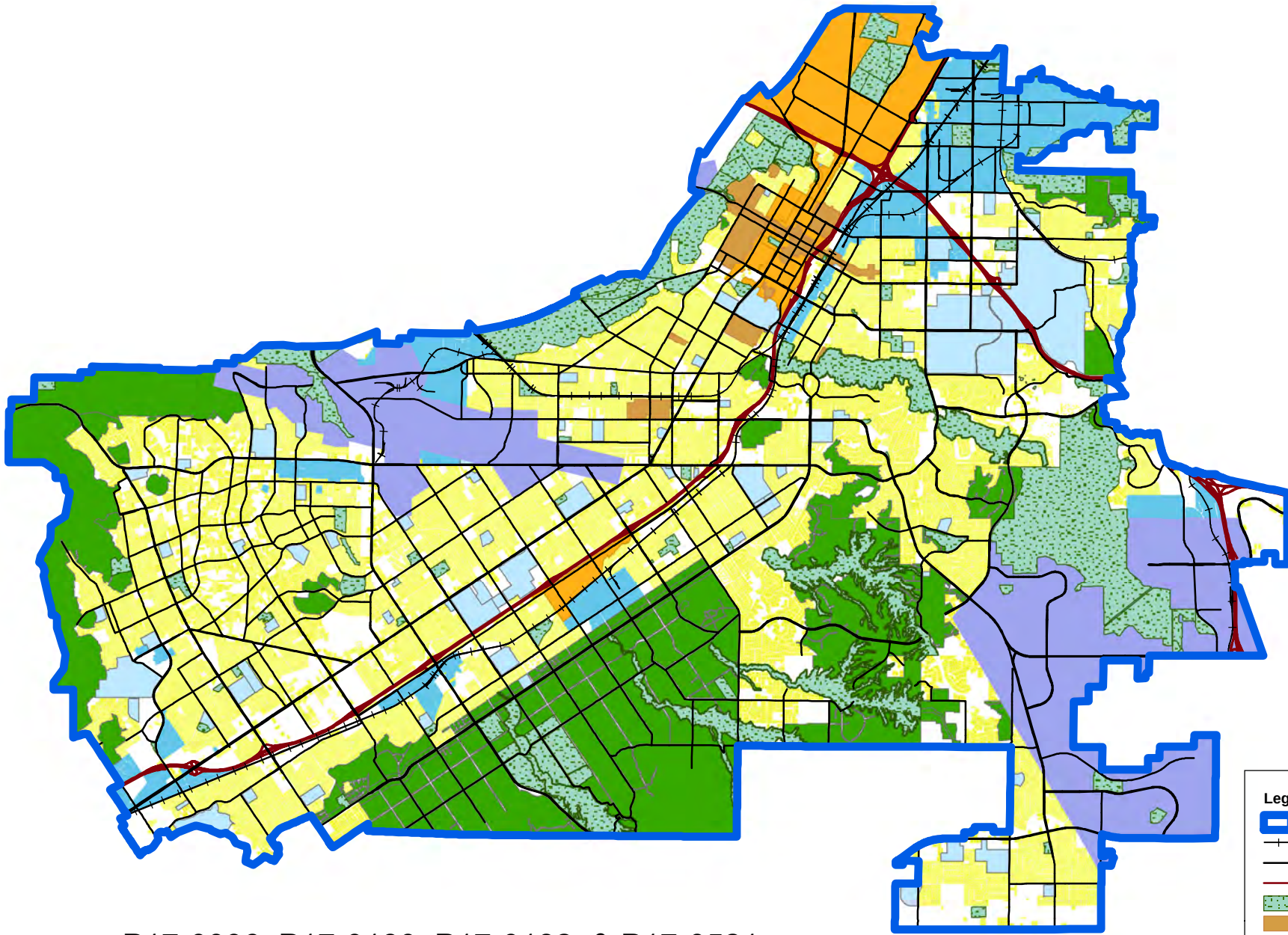
Existing Zoning:
BMP, RE

Proposed Zoning:
R-3-1500

Existing General Plan:
MU-V

Proposed General Plan
HDR

APNs:
146210024



- Legend**
- City Limit
 - Railroads
 - Major Streets
 - Freeways
 - Environmental Constraints
 - Historic Districts
 - Specific Plan Area
 - Airport Restricted Zones
 - Educational Facilities
 - Prop Measure R Areas
 - Industrial
 - Parcels less than 1 acre

P17-0096, P17-0180, P17-0182, & P17-0521,
Exhibit 2b - Housing Element Rezoning
Constraints

