



Community and Economic Development Department

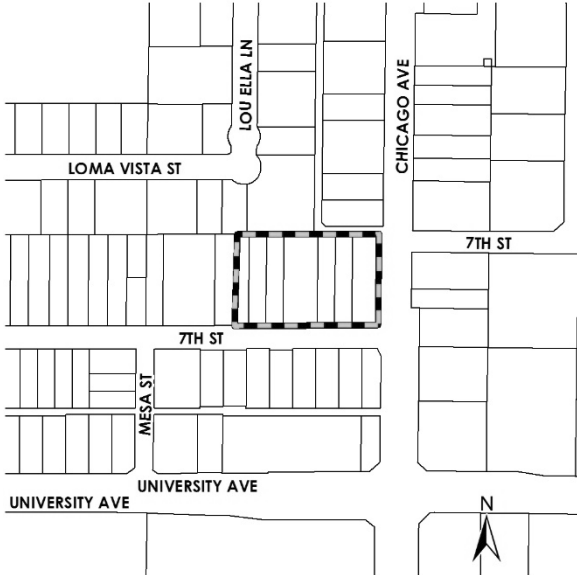
3900 Main Street, Riverside, CA 92522 | Phone: (951) 826-537

Planning Division

RiversideCA.gov

PLANNING COMMISSION HEARING DATE: SEPTEMBER 6, 2018
AGENDA ITEM NO.: 2

PROPOSED PROJECT

<i>Case Numbers</i>	P17-0853 (General Plan Amendment) and P17-0854 (Zoning Code Amendment)	
<i>Request</i>	To consider the following entitlements for the future construction of affordable housing: 1) a General Plan amendment to amend the land use designation of four contiguous parcels from MDR – Medium-Density Residential to HDR – High-Density Residential; and 2) a Zoning Code Amendment to rezone seven parcels from the R-1-7000 – Single-Family Residential Zone to the R-3-1500 – Multi-Family Residential Zone.	
<i>Applicant</i>	Shonda Herold of Wakeland Housing and Development Corporation	
<i>Project Location</i>	1705-1761 Seventh Street, at the northwest corner of Chicago Avenue and Seventh Street.	
<i>APNs</i>	211-181-019 211-181-020 211-181-021 211-181-022 211-181-024 211-181-025 211-181-026	
<i>Project area</i>	2.03 Acres	
<i>Ward</i>	2	
<i>Neighborhood</i>	Eastside	
<i>Specific Plan</i>	N/A	
<i>General Plan Designation</i>	MDR – Medium-Density Residential and HDR – High-Density Residential	
<i>Zoning Designation</i>	R-1-7000 – Single-Family Residential Zone	
<i>Staff Planner</i>	Matthew Taylor, Assistant Planner 951-826-5944 mtaylor@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the City Planning Commission:

1. **RECOMMEND that City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and recommend City Council adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 21081.6; and
2. **RECOMMEND APPROVAL** of Planning Cases P17-0853 (General Plan Amendment) and P17-0854 (Zoning Code Amendment) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

SITE BACKGROUND

The 2.03-acre project site consists of seven contiguous parcels, partially developed with vacant single- and multi-family residential dwellings, developed from 1915 to 1988. Surrounding land uses include multi-family residential uses to the north and west, single-family residential uses to the south across Seventh Street, and service commercial and light industrial uses to the east across Chicago Avenue.

In 2010, the City of Riverside Housing Authority (Housing Authority) began acquiring parcels that make up the project site for an affordable housing and community center development. Demolition of buildings in its holdings began in 2015.

The project site is located within the Chicago-Linden Strategic Plan (Strategic Plan) area. The Strategic Plan was adopted by City Council in March 2014 and guides revitalization of the five-block Chicago-Linden neighborhood. It envisions development of affordable housing on a portion of the project site, in conjunction with rehabilitation of existing single- and multi-family properties, streetscape, lighting and pedestrian safety improvements, and enhancements to Patterson Park.

In the summer of 2015, the Housing Authority began implementing the Strategic Plan by issuing a Request for Proposal (RFP) seeking development of an affordable multi-family or mixed-use development for its Seventh Street properties. The Applicant's RFP response was selected and in February 2018 the Applicant and the Housing Authority entered into a Disposition, Development and Loan Agreement (DDLA). The Applicant is responsible for pursuing the necessary entitlements to develop the selected proposal.

PROPOSAL

The Applicant is requesting amendments to the General Plan and the Zoning Code to facilitate future development of a 65-unit multi-family affordable housing development ("Entrada"). The proposed land use actions will implement Phase 1 of the Chicago-Linden Strategic Plan and will enable the Applicant to pursue the development concept reflected in the DDLA.

The Applicant proposes amending the General Plan Designation of 1.19 acres of the project site from MDR – Medium-Density Residential to HDR – High-Density Residential. The Applicant also proposes amending the Zoning Designation of the entire 2.03-acre site from R-1-7000 – Single-Family Residential to R-3-1500 – Multi-Family Residential. As no development is proposed as part of this request, future development of the authorized affordable housing project will be subject to Administrative Design Review Approval.

PROJECT ANALYSIS

AUTHORIZATION AND COMPLIANCE SUMMARY

Applicable Plans and Regulations	Consistent	Inconsistent
<p>General Plan 2025</p> <p>The Chicago-Linden neighborhood is characterized by a mix of single- and multi-family residential development of a variety of scale and moderately high density. Within the General Plan, the Eastside Neighborhood Plan provides neighborhood-specific objectives and policies for land use, housing, parks, and public services for the Eastside neighborhood.</p> <p>The proposed General Plan Amendment will implement the community's vision for the Eastside neighborhood, as identified in the Eastside Neighborhood Plan. The General Plan Amendment will facilitate the replacement of 56 dwelling units in older, substandard buildings with 65 new dwelling units that are affordable to low- and very low-income households and formerly homeless military veterans. The project site is located within close proximity to several of the City's largest employment centers including Downtown to the west, the University area to the east and Hunter Business Park to the north. Commercial services are located in short walking distance from the site along University and Chicago Avenues. Public transportation is available on University Avenue.</p> <p>The proposal to amend the General Plan land use designation of a portion of the site from MDR – Medium-Density Residential to HDR – High-Density Residential is consistent with the following Policies and Objectives of the Eastside Neighborhood Plan and the broader General Plan 2025:</p> <p><i>Policy ENP-1.1:</i> Encourage development of residential housing, including affordable units, throughout the Eastside neighborhood that are sensitive to existing residential areas and the historic fabric of the neighborhood.</p> <p><i>Policy ENP-1.3:</i> Integrate new residential developments with existing neighboring residential areas.</p> <p><i>Policy ENP-1.4:</i> Encourage new multiple-family residential projects to be of appropriate scale and density, with street orientation to facilitate greater community interaction.</p> <p><i>Policies LU-8.1 and H2.2:</i> Emphasize smart growth principles through all steps of the land development process. Ensure well-planned infill development Citywide, allow for increased density in selected areas along established transportation corridors.</p> <p><i>Policy LU-28.2:</i> Encourage the rehabilitation or replacement of dilapidated housing units and buildings, discouraging further deterioration. Where necessary, seek to remove unsafe structures.</p> <p><i>Objective H-2:</i> Provide adequate diversity in housing types and affordability levels to accommodate housing needs of Riverside residents, encourage economic development and sustainability, and promote and inclusive community.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

<i>Policy H-3.3: Support the provision of rental assistance to extremely low, low and very low-income households, including emergency rental assistance to those in greatest need.</i>		
<p><i>Chicago-Linden Strategic Plan</i></p> <p>The proposed General Plan Amendment and Rezoning will help implement Phase 1 of the Strategic Plan, "Lead by Example". A key implementation tool for the Strategic Plan is the redevelopment of the Housing Authority-owned properties on Seventh Street including a model project and an anchor for the neighborhood. The project is consistent with the following Strategic Plan Policies and Programs:</p> <p><i>Policy 1: Show leadership in the provision of new and remodeled high-quality affordable housing units in the Chicago-Linden Neighborhood.</i></p> <p><i>Program 1.2: Design and build a high-quality multi-family and/or mixed-use project for Housing Authority-owned properties at 1705, 1725 and 1733 Seventh Street, incorporating neighborhood daycare and HEAL (Healthy Eating, Active Living) Zone principles to the greatest extent possible.</i></p> <p><i>Policy 2: Continue the Housing Authority's commitment to owning and operating affordable housing in the Chicago-Linden neighborhood.</i></p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Zoning Code (Title 19)</i></p> <p>Future development of the affordable housing project will be required to comply with all applicable development standards of the proposed R-3-1500 Zone and will further be subject to Administrative Design Review approval prior to issuance of any building permits.</p> <p>The minimum lot size to which the R-3-1500 Zone may be applied is 30,000 square feet; the seven existing parcels that comprise the project site range in size from 9,300 to 21,200 square feet in area. However, the terms of the DDLA into which the Housing Authority and the Applicant have entered require the future development project consolidate all parcels prior to disbursement of funds; as such, the combined site area exceeds the minimum lot area requirement of the R-3-1500 Zone. The project complies with the applicable Zoning Code standards.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<p><i>Compliance with the March Air Reserve Base Land Use Compatibility Plan</i></p> <p>The site is located within Zone E of the Riverside Municipal Airport Land Use Compatibility Plan. On November 7, 2017, the Riverside County Airport Land Use Commission (ALUC) determined the proposed project consistent with the Land Use Compatibility Plan.</p>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

FINDINGS SUMMARY

General Plan Amendment and Zoning Code Amendment

The proposed General Plan Amendment and Zoning Code Amendment will facilitate the future development of an affordable multi-family housing apartment community that will include a mix of low- and very low-income households and formerly homeless military veterans. The project will help implement the Chicago-Linden Strategic Plan (Plan), which was developed with considerable input from the Chicago-Linden neighborhood. The Plan envisions an affordable multi-family project on this site to improve housing conditions and create an anchor for the neighborhood.

The proposed project is compatible with the surrounding neighborhood. The proposed General Plan and Zoning designations are consistent and compatible with the surrounding development pattern, which consists of a mix of single-family dwellings, multi-family apartment buildings at various scales that are moderately high density.

ENVIRONMENTAL REVIEW

A Mitigated Negative Declaration (MND) has been prepared for this project in accordance with the California Environmental Quality Act (CEQA). The CEQA documentation states the proposed project will not have a significant effect on the environment provided the recommended mitigation measures are adopted and applied.

PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 300 feet of the site. As of the writing of this report, Staff have received no responses regarding this project.

APPEAL INFORMATION

Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision. Appeal filing and processing information may be obtained from the Planning Division, Public Information Section, 3rd Floor, City Hall.

EXHIBITS LIST

1. Findings
2. Staff Recommended Conditions of Approval
3. Location Map
4. Existing/Proposed General Plan Maps
5. Existing/Proposed Zoning Maps
6. Conceptual Development Plans (reference only)
7. Site and Context Photos
8. Airport Land Use Commission (ALUC) Development Review – File No. ZAP1289MA17
9. CEQA Document (Initial Study/Mitigated Negative Declaration)

Technical studies related to the CEQA document are available at the Community and Economic Development Department – Planning Division front counter.

Prepared by: Matthew Taylor, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner



EXHIBIT 1 – FINDINGS

PLANNING CASE: P17-0854 (Zoning Code Amendment)

Required Findings for Zoning Code Amendment Pursuant to Chapter 19.810.040

1. The proposed Zoning Code Amendment is generally consistent with the goals, policies, and objectives of the General Plan;
2. The proposed Zoning Code Amendment will not adversely affect surrounding properties; and
3. The proposed Zoning Code Amendment promotes public health, safety, and general welfare and serves the goals and purposes of the Zoning Code.



CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Planning Cases: P17-0853 (General Plan Amendment)

P17-0854 (Rezoning)

Case Specific

• Planning

1. The Applicant shall comply with conditions of approval of the Riverside County Airport Land Use Commission Development Review Number ZAP1289MA17.
2. *Advisory:* Plans for future development of the site shall be subject to Administrative Design Review approval as well as any additional entitlement required by the specific development proposal.

• Public Works

Contact Jeff Hart at 951-826-5875 or jhart@riversideca.gov with questions regarding the following Public Works Department conditions:

Conditions to be fulfilled prior to occupancy unless otherwise noted:

3. **MM 16-1:** The project is anticipated to result in a significant impact at the intersections Project North Access/Seventh Street (EW), Project South Access (EW) and Seventh Street (EW). The study recommends construction of a two-way left turn lane along the project frontage. The project will be required to construct the improvements in full.
4. A deed for widening Seventh Street to 33 feet from monument centerline shall be provided.

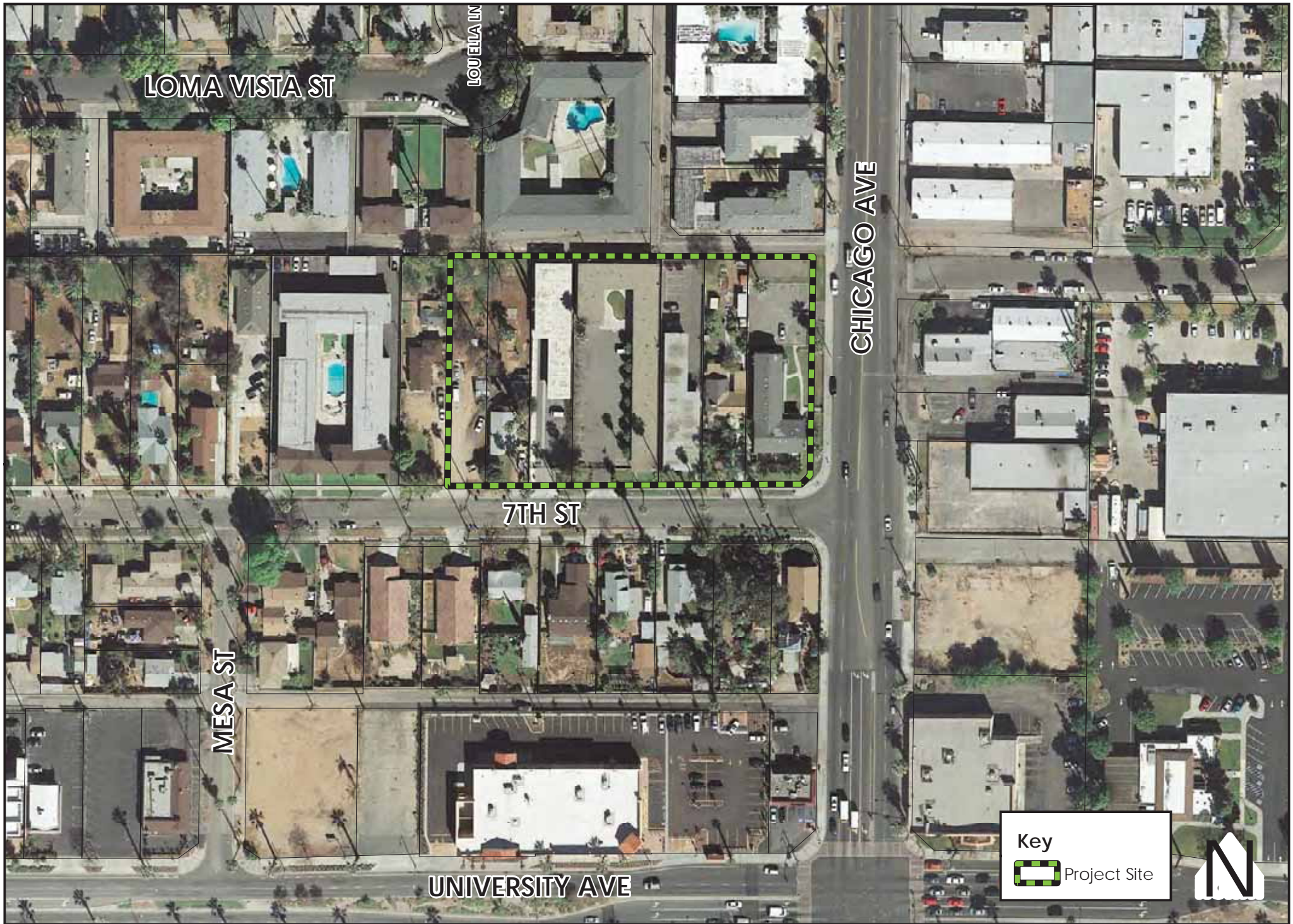
Standard Conditions

Planning

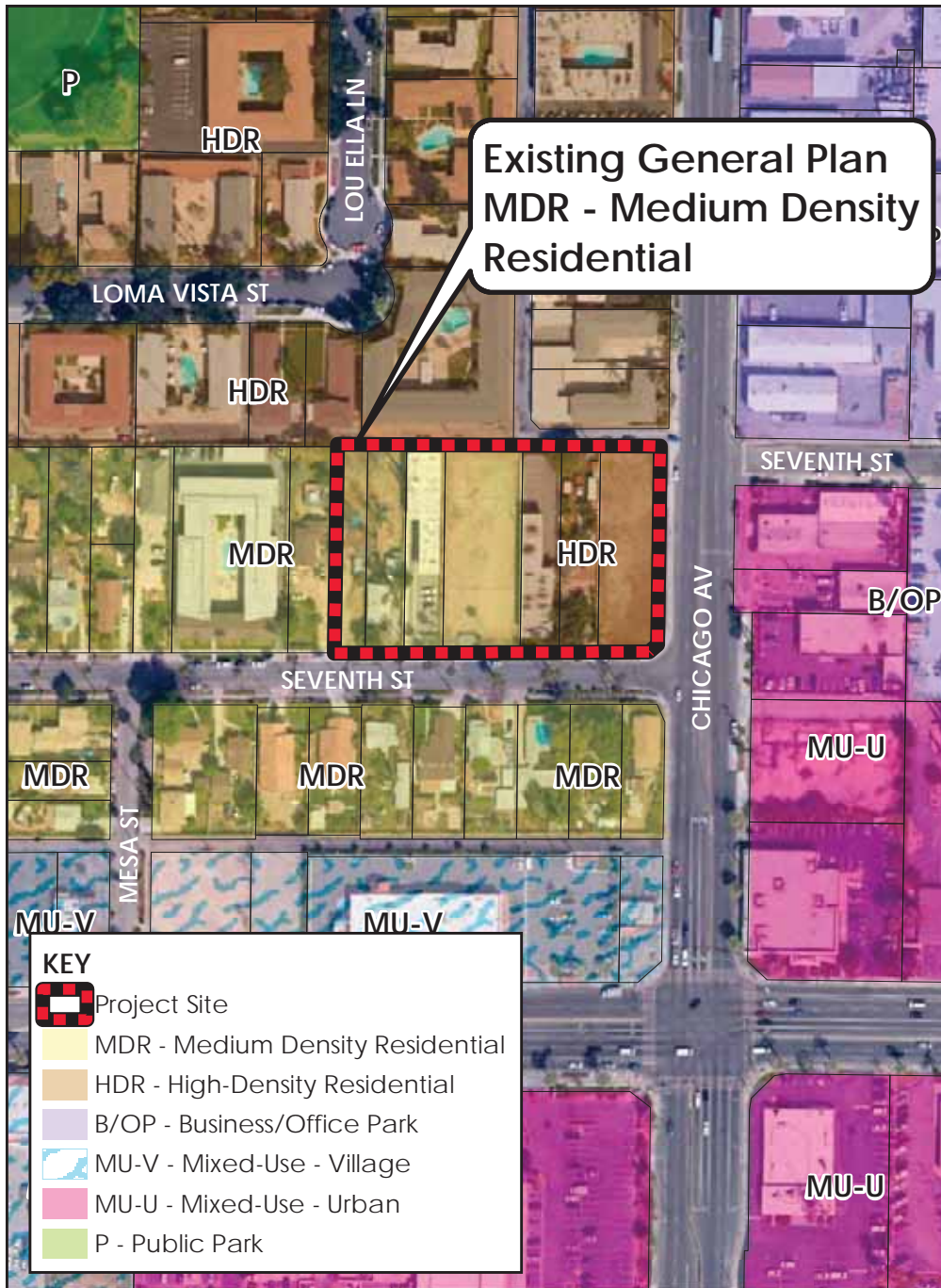
5. There shall be a two-year time limit in which to satisfy the conditions and finalize this action beginning the day following City Council approval.

Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

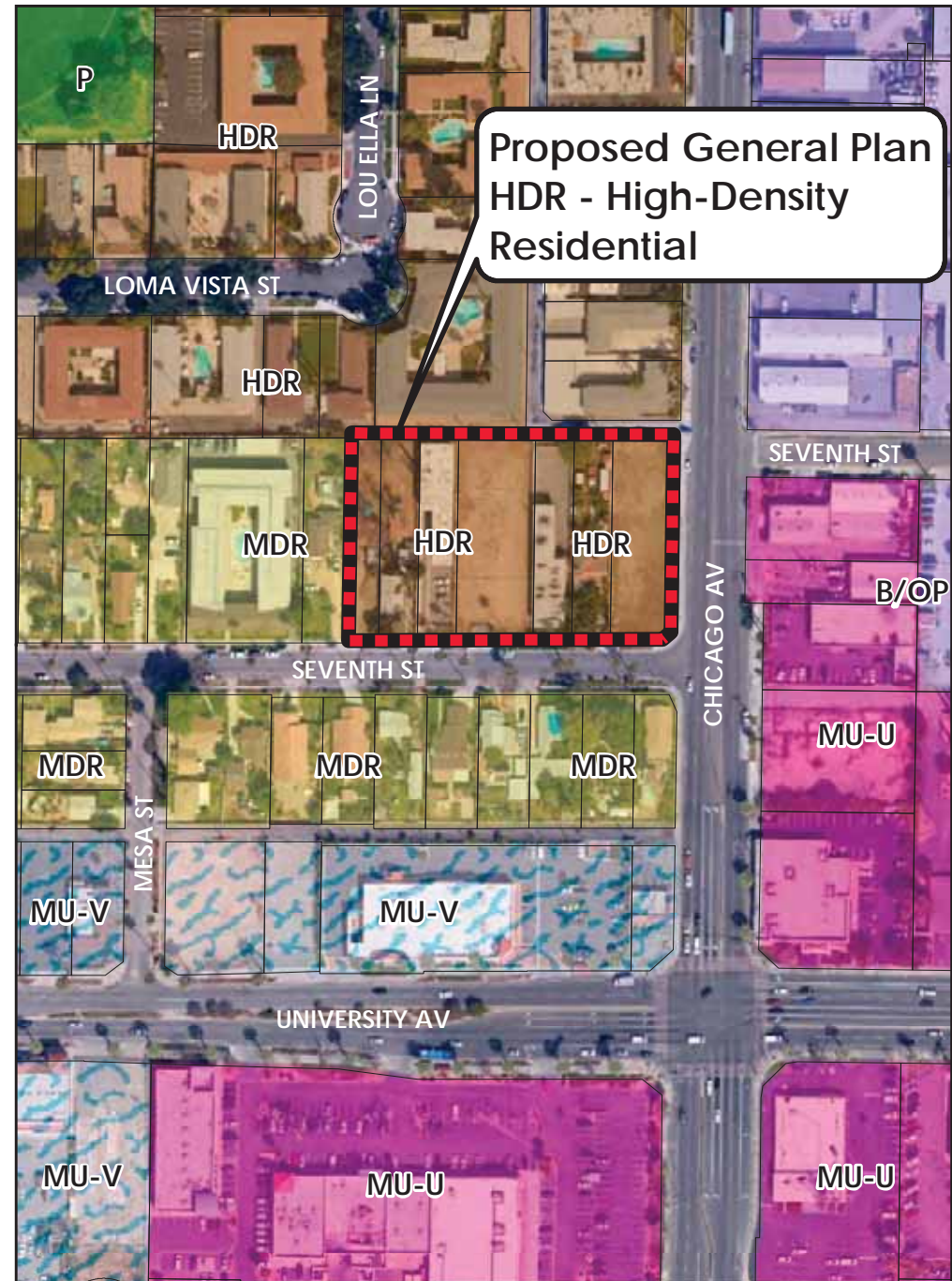
6. This project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
7. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.



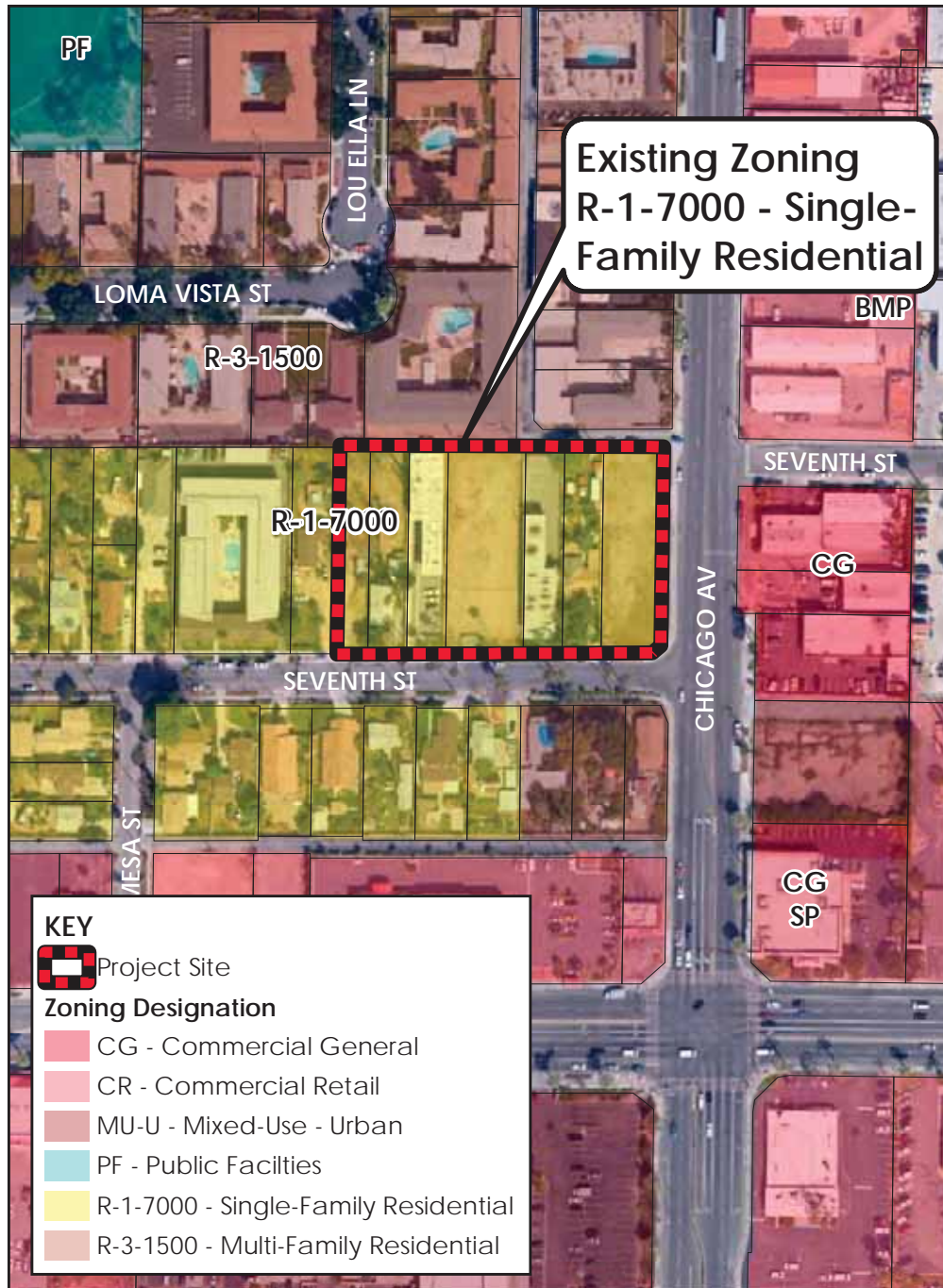
EXISTING GENERAL PLAN



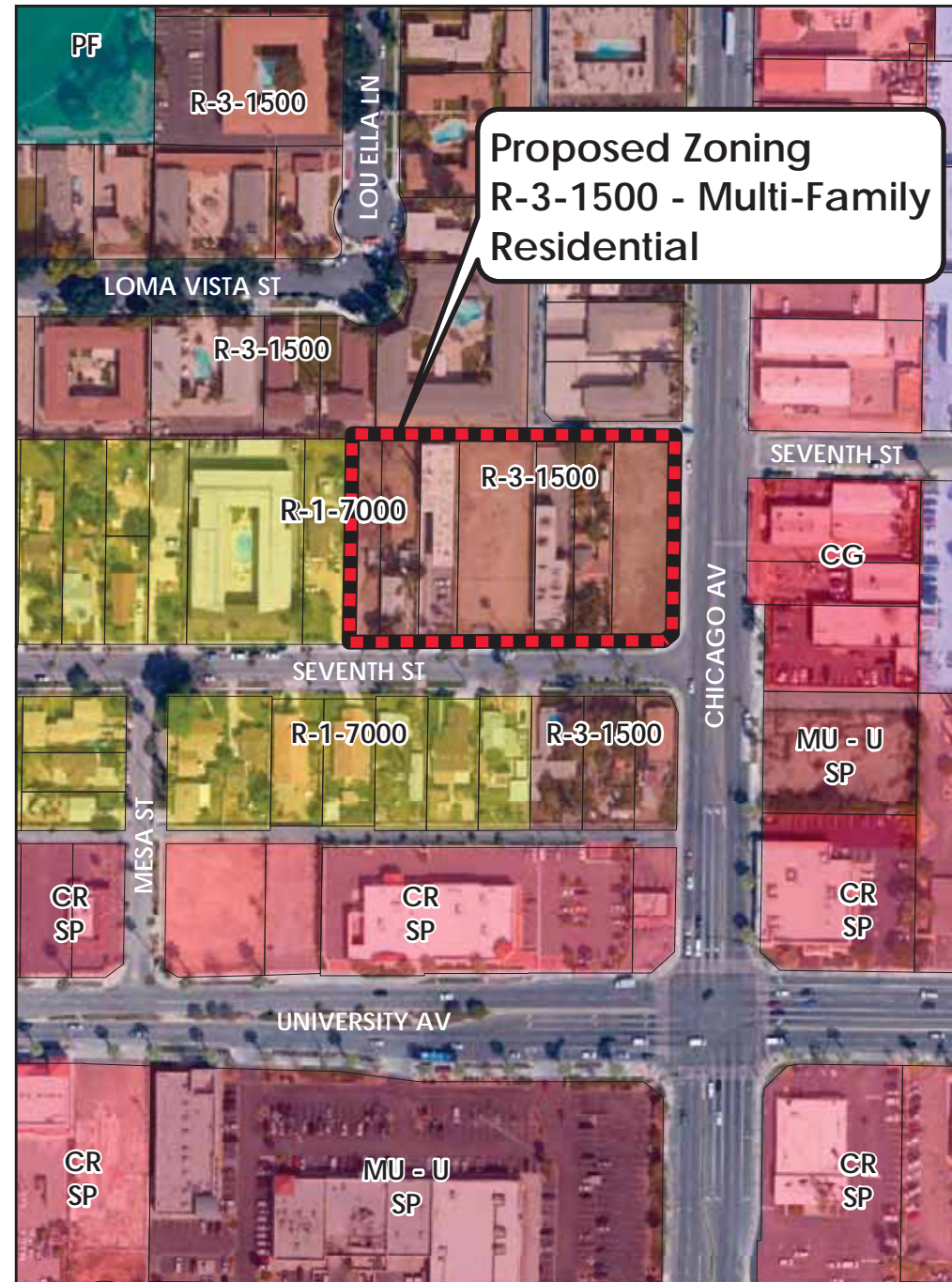
PROPOSED GENERAL PLAN

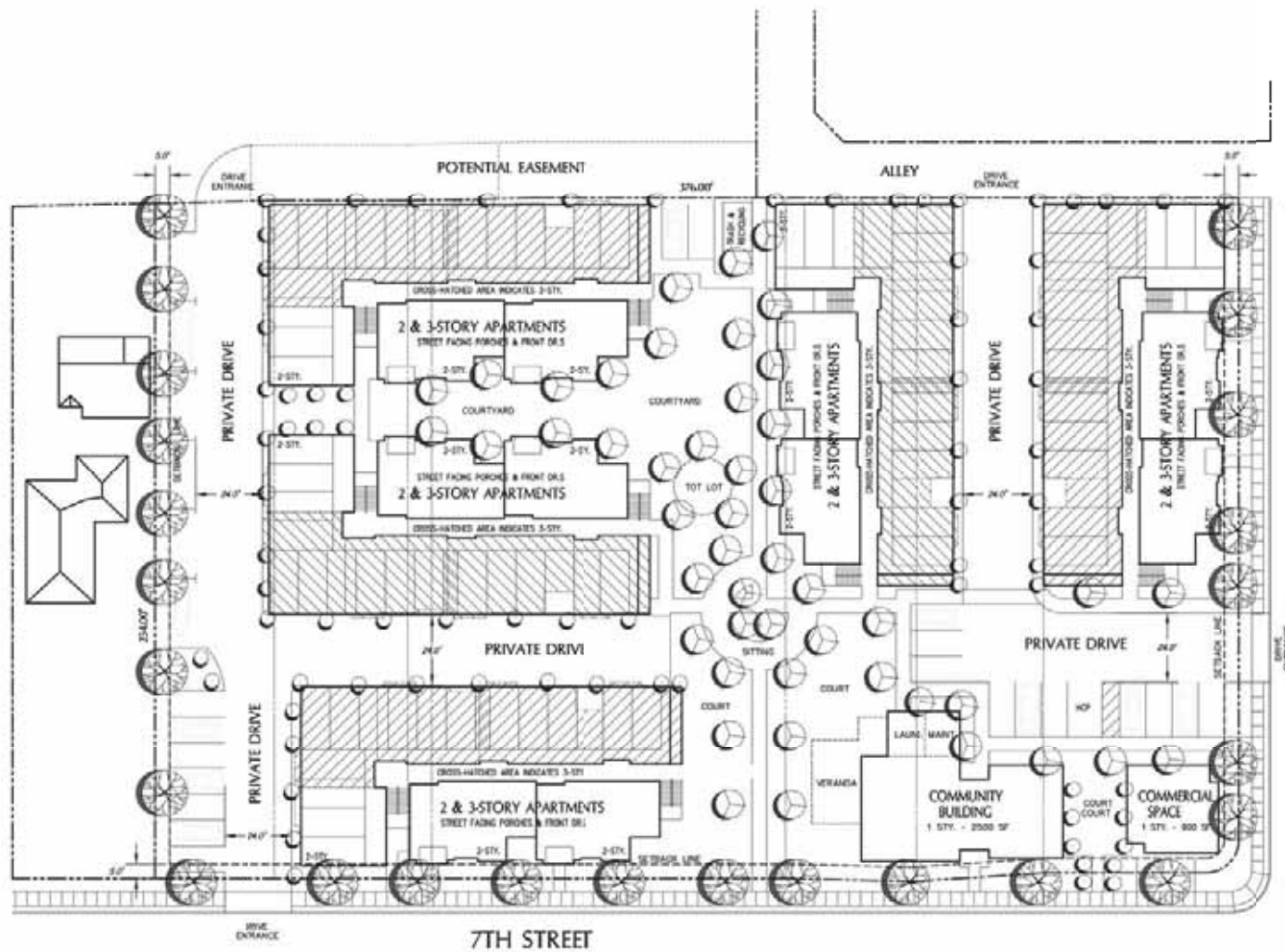


EXISTING ZONING



PROPOSED ZONING





COURTYARD HOUSING

TOTAL SITE AREA: 88,442 S.F. / 2.03 AC

DENSITY: 32.0 DU/AC

1 BDRM. FLATS:	15 UNITS
2 BDRM. FLATS:	20 UNITS
3 BDRM. FLATS:	30 UNITS
NUMBER OF UNITS:	65 UNITS

RESIDENTIAL PARKING - REQUIRED:

1 BDRM:	15 X 3	= 3.0
2 BDRM:	2 X 20 X 5	= 20.0
3 BDRM:	3 X 30 X 5	= 45.0
TOTAL REQD. RES. PARKING	= 68.0	

RESIDENTIAL PARKING - PROPOSED:

ATTACHED CARPORTS:	= 80.0
OPEN SPACES:	= 26.0
TOTAL PROPOSED PARKING	= 106.0

PROPOSED PARKING RATIO = 1.6 SPACES PER UNIT

Source: Wakeland Housing & Development Corp., 2018



Entrada Housing Development
Conceptual Site Plan
Riverside, California



Exhibit

4



STREET SCENE ALONG CHICAGO AVENUE



STREET SCENE ALONG SEVENTH STREET

Source: Wakeland Housing & Development Corp., 2018



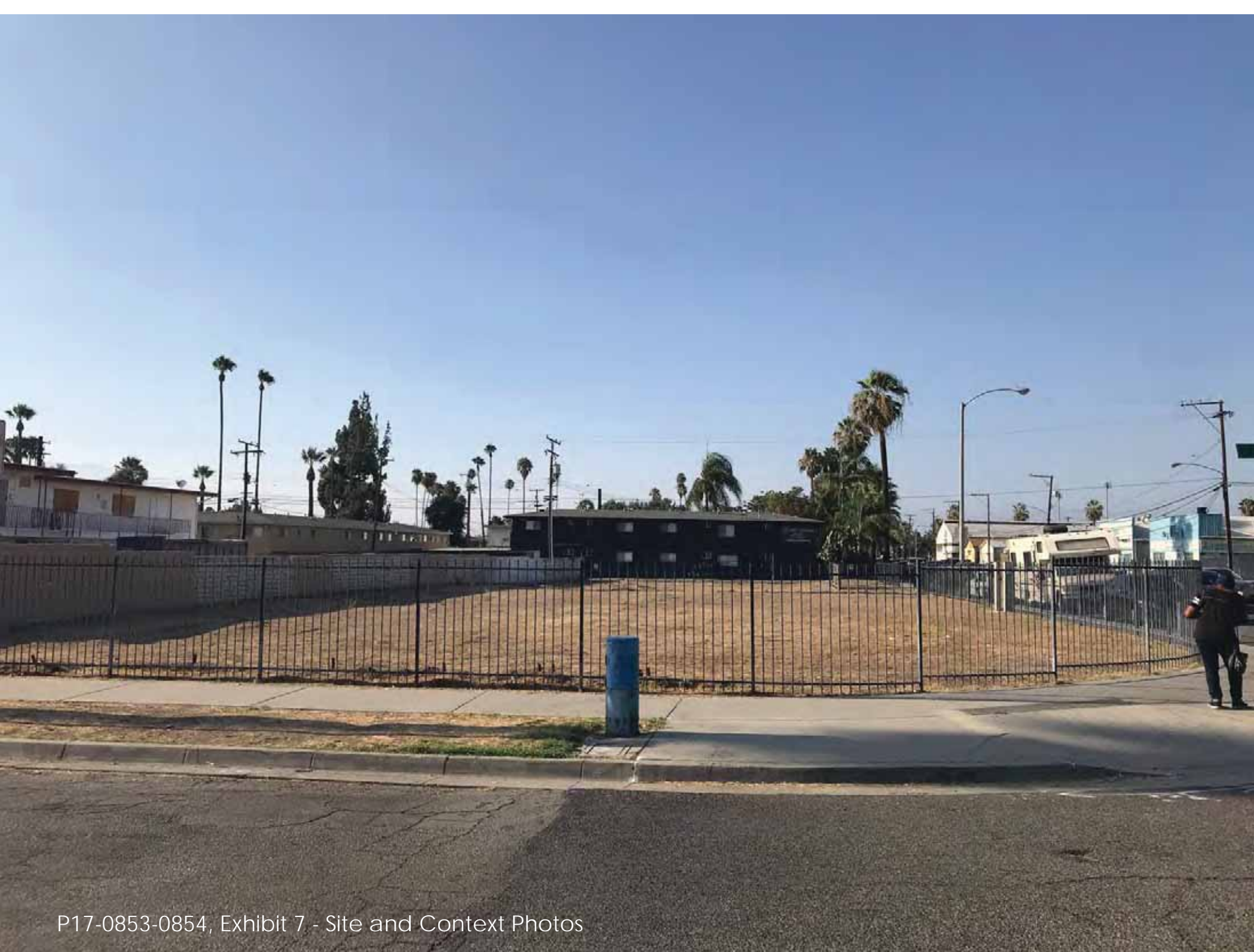
Entrada Housing Development
Conceptual Elevations
Riverside, California



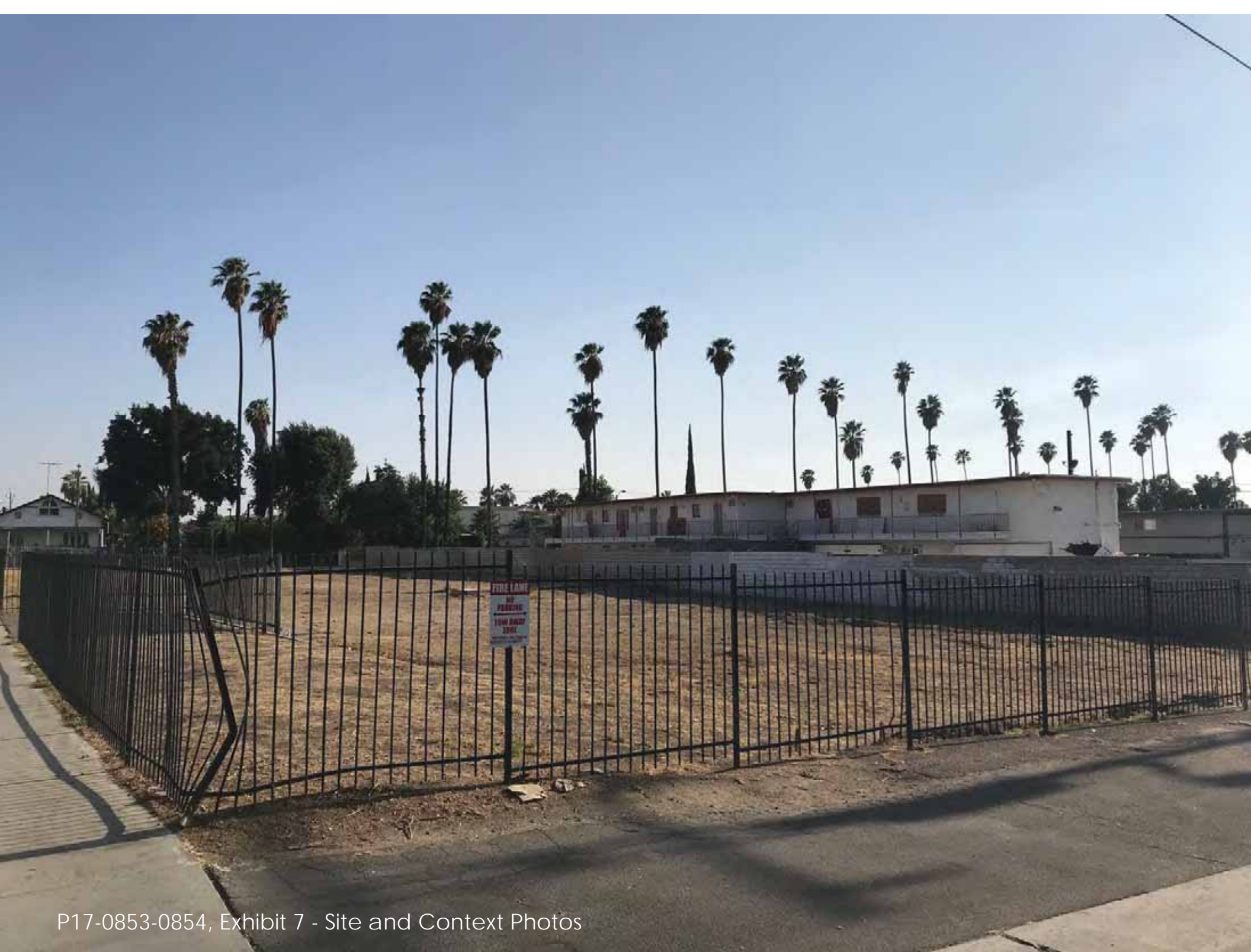
Exhibit

5

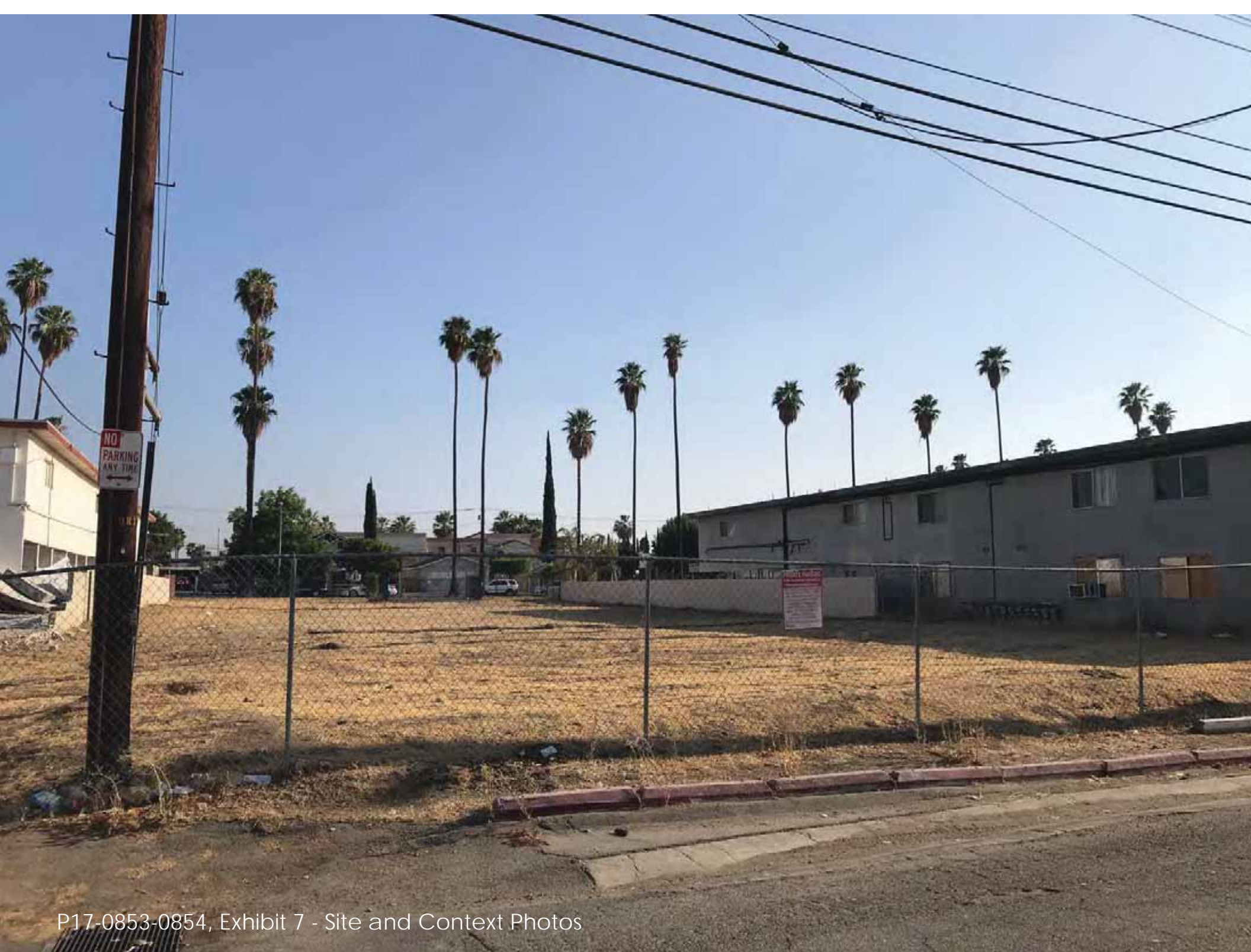




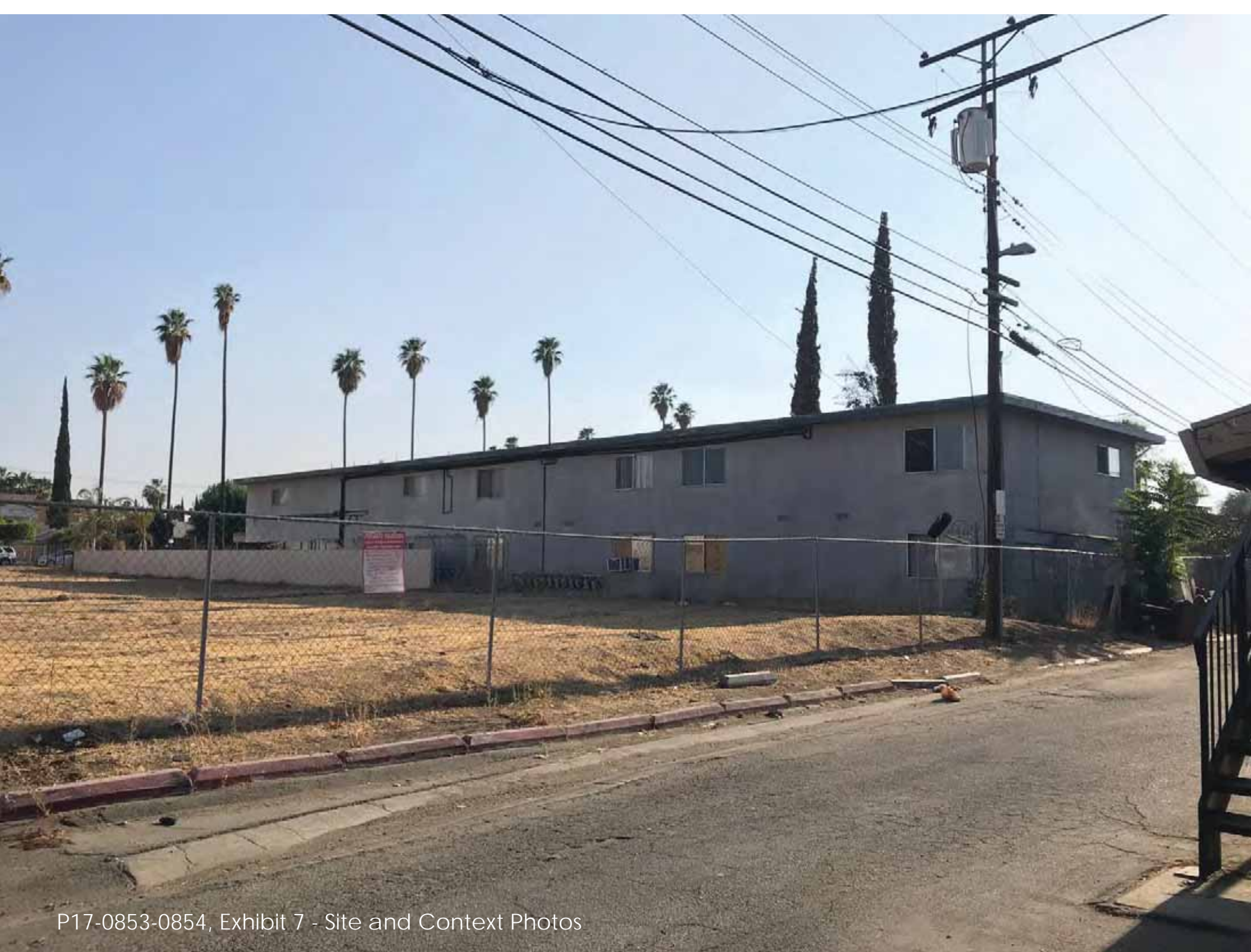
P17-0853-0854, Exhibit 7 - Site and Context Photos



P17-0853-0854, Exhibit 7 - Site and Context Photos

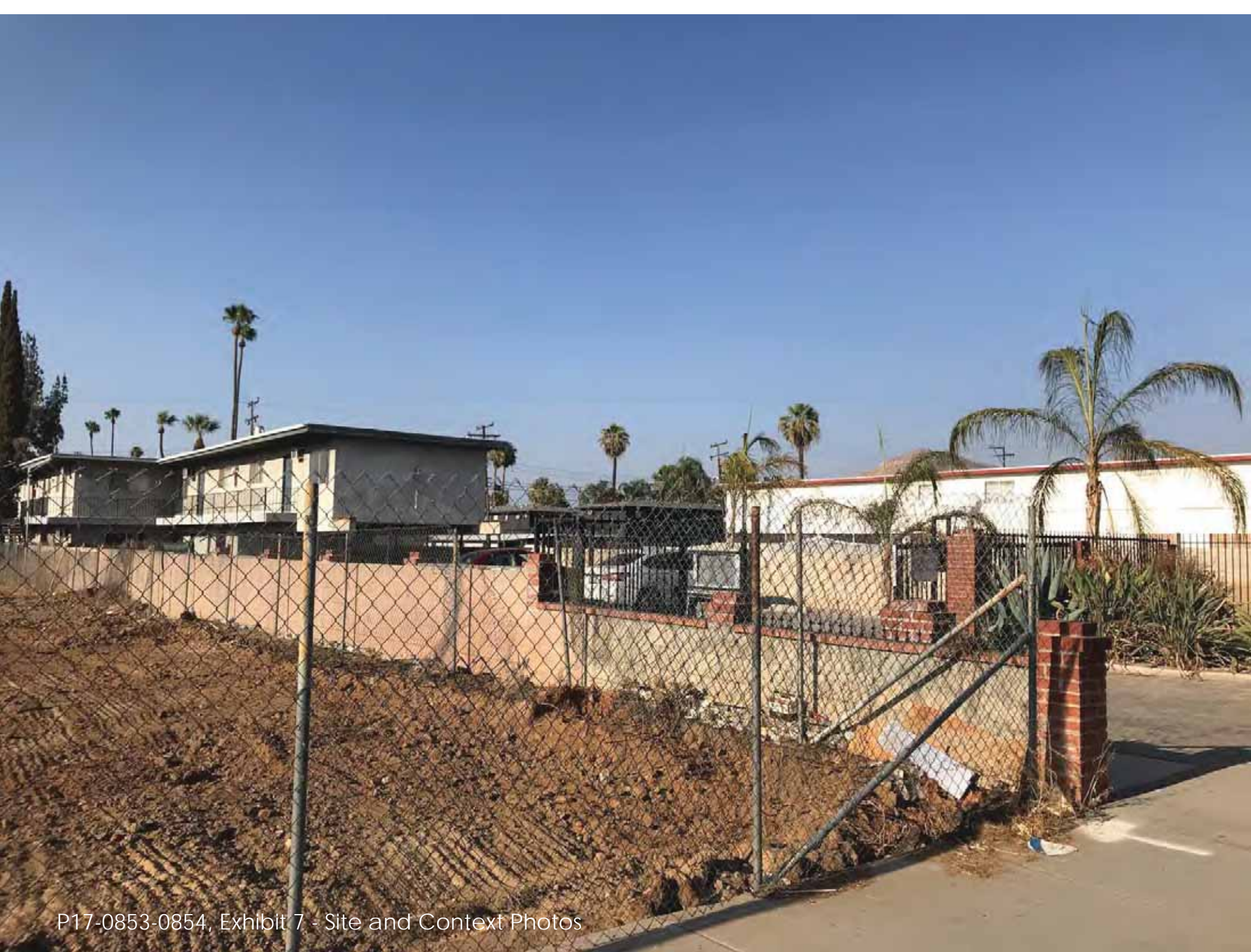


P17-0853-0854, Exhibit 7 - Site and Context Photos





P17-0853-0854, Exhibit 7 - Site and Context Photos



P17-0853-0854, Exhibit 7 - Site and Context Photos



P17-0853-0854, Exhibit 7 - Site and Context Photos



P17-0853-0854, Exhibit 7 - Site and Context Photos



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY

November 9, 2017

CHAIR
Rod Ballance
Riverside

VICE CHAIRMAN
Steve Manos
Lake Elsinore

COMMISSIONERS

Arthur Butler
Riverside

John Lyon
Riverside

Glen Holmes
Hemet

Russell Betts
Desert Hot Springs

Steven Stewart
Palm Springs

STAFF

Director
Simon A. Housman

John Guerin
Paul Rull
Barbara Santos

County Administrative Center
4080 Lemon St., 14th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

Mr. Matt Taylor, Project Planner
City of Riverside Planning Division
3900 Main Street, 3rd Floor
Riverside CA 92522

RE: AIRPORT LAND USE COMMISSION (ALUC) DEVELOPMENT REVIEW – DIRECTOR'S DETERMINATION

File No.: ZAP1289MA17
Related File No.: P17-0853 (General Plan Amendment), P17-0781 (Rezone)
APNs: 211-181-019 thru -022, -024 thru -026

Dear Mr. Taylor:

Under the delegation of the Riverside County Airport Land Use Commission (ALUC) pursuant to ALUC Resolution No.15-01 (as adopted on August 13, 2015), staff reviewed City of Riverside Case Nos. P17-0781 (Rezone), a proposal to rezone the seven above-referenced parcels totaling 2.04 acres located on the northwest corner of Chicago Avenue and 7th Street from Single-Family Residential (R-1-7000) to Multiple-Family Residential (R-3-1500), and P17-0853 (General Plan Amendment), a proposal to amend the land use designation of four of these parcels (211-181-019, -020, -024, -025) from Medium Density Residential to High Density Residential. (There is no associated discretionary development application at this time.)

The site is located within Airport Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Influence Area (AIA). Within Compatibility Zone E of the March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan, residential density and non-residential intensity are not restricted.

As ALUC Director, I hereby find the above-referenced project **CONSISTENT** with the 2014 March Air Reserve Base/Inland Port Airport Land Use Compatibility Plan ("March ALUCP").

If you have any questions, please contact Paul Rull, ALUC Urban Regional Planner IV, at (951) 955-6893 or John Guerin, ALUC Principal Planner, at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

Simon A. Housman, ALUC Director

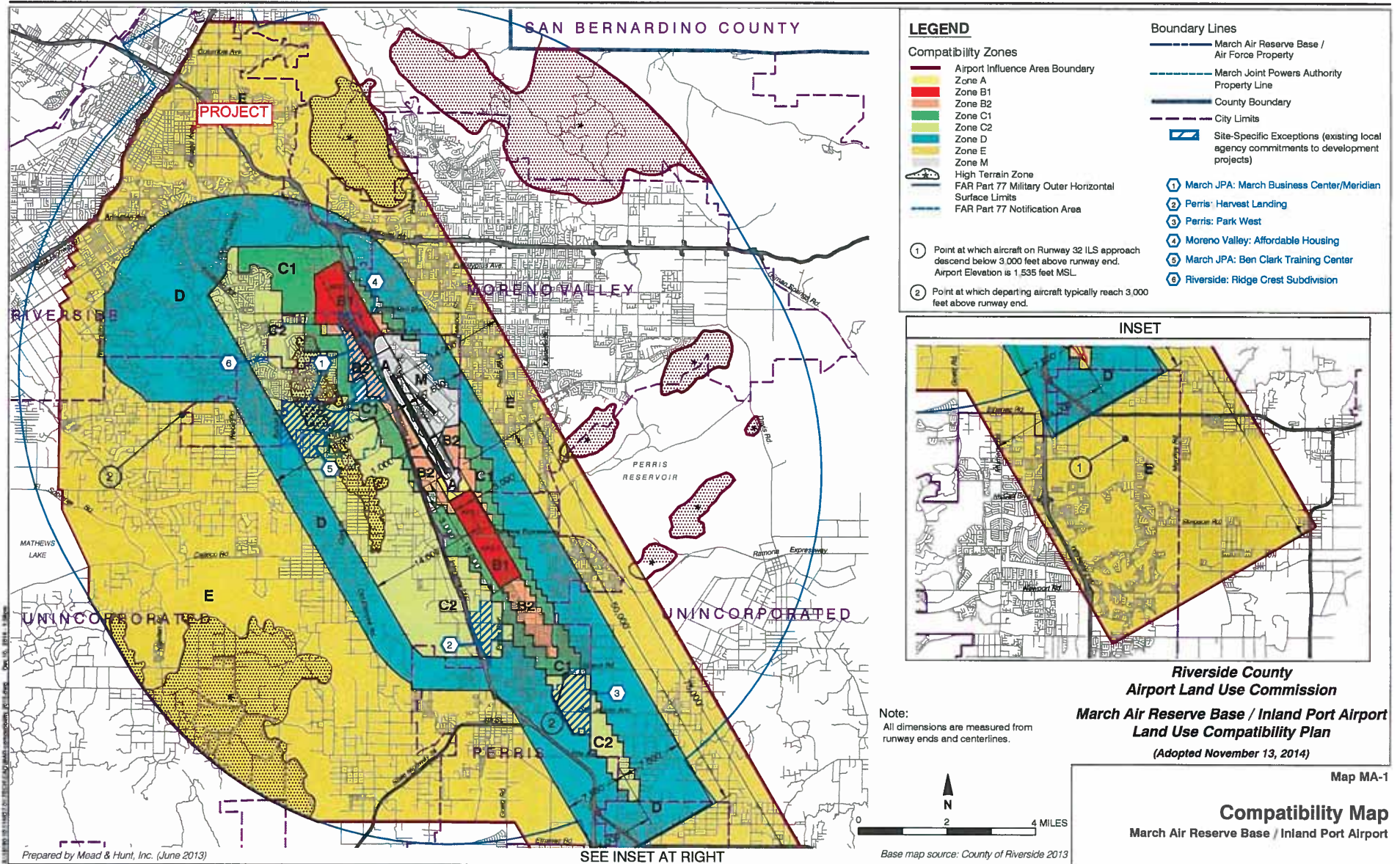
Attachments: Notice of Airport in Vicinity

cc: Wakeland Housing & Development Corporation (applicant/property owner)
Housing Authority of the City of Riverside (property owner)
Riverside Housing & Development Corporation (property owner)
Gary Gosliga, Airport Manager, March Inland Port Airport Authority
Denise Hauser or Daniel Rockholt, March Air Reserve Base
ALUC Case File

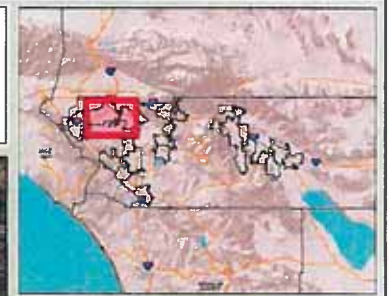
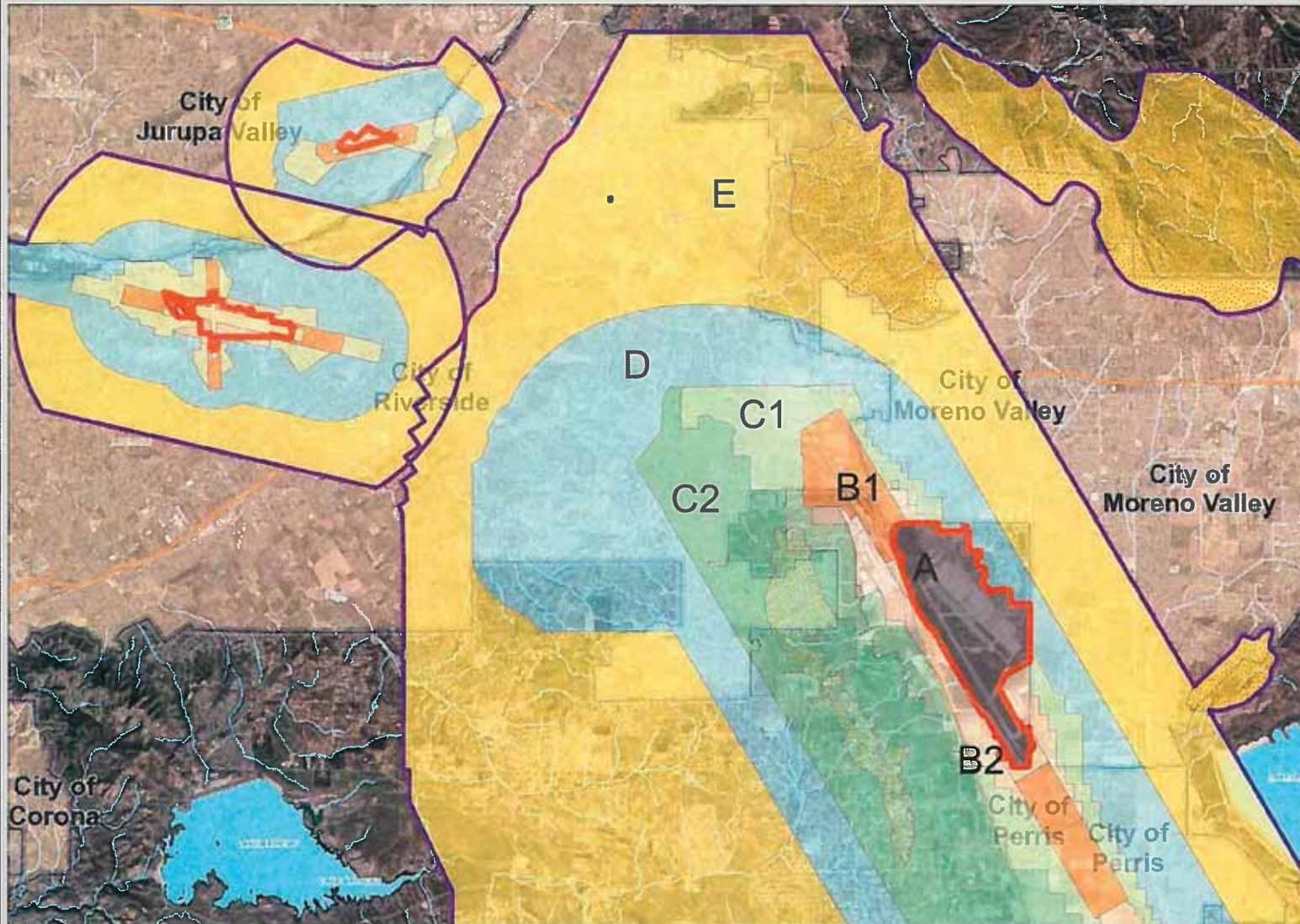
Y:\AIRPORT CASE FILES\March\ZAP1289MA17\ZAP1289MA17.LTR.doc

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances [can vary from person to person. You may wish to consider what airport annoyances], if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)



My Map



Legend

- Airports
- ALA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 14,232 28,465 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/19/2017 8:10:29 AM

© Riverside County RCIT GIS

Notes

My Map



Legend

- Airports
- AIA
- Airport Compatibility**
- OTHER ZONE
- A
- A-EXC1
- B1
- B1-APZ I
- B1-APZ I-EXC1
- B1-APZ II
- B1-APZ II-EXC1
- B1-EXC1
- B2
- B2-EXC1
- C
- C1
- C1-EXC1
- C1-EXC3
- C1-EXC4
- C1-HIGHT
- C2
- C2-EXC1
- C2-EXC2
- C2-EXC3
- C2-EXC5
- C2-EXC6
- C2-HIGHT



0 411 822 Feet



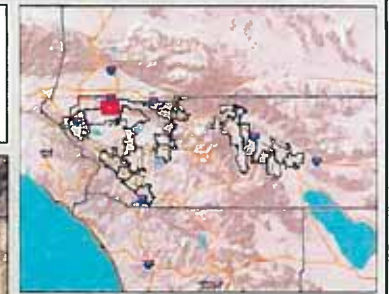
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/31/2017 12:17:55 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- roads
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- roads
- Major Roads
- Arterial
- Collector
- Residential
- counties
- cities
- hydrography
- waterbodies
- Lakes
- Rivers



0 3,336 6,671 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/31/2017 12:20:33 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 1,668 3,336 Feet



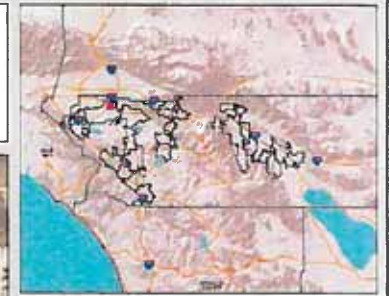
IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/31/2017 12:21:21 PM

© Riverside County RCIT GIS

Notes

My Map



Legend

- City Boundaries
- Cities
- roadsanno
- highways
- HWY
- INTERCHANGE
- INTERSTATE
- OFFRAMP
- ONRAMP
- USHWY
- counties
- cities
- hydrographylines
- waterbodies
- Lakes
- Rivers



0 417 834 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/31/2017 12:21:53 PM

















© Riverside County RCIT GIS

Notes

My Map



Legend

-  City Boundaries
-  Cities
-  roadsanno
-  highways
-  HWY
-  INTERCHANGE
-  INTERSTATE
-  OFFRAMP
-  ONRAMP
-  USHWY
-  counties
-  cities
-  hydrographylines
-  waterbodies
-  Lakes
-  Rivers



0 104 208 Feet



IMPORTANT Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON... 10/31/2017 12:22:25 PM

© Riverside County RCIT GIS

Notes

TOTAL PROJECT SITE



Yellow - GP & Zoning



Green= Zonings



Affected Parcel #s (subject site)	Street Address	Property Owner	Parcel Size	Existing GP	Existing Zoning	Proposed GP	Proposed Zoning
211-181-026	1705 7 th Street, Riverside	Housing Authority of the City of Riverside	.36	HDR (29 du/ace)	R-1-7000	No Change	R-3-1500
211-181-022	1719 7 th Street, Riverside	Wakeland Entrada, LP	.24	HDR	R-1-7000	No Change	R-3-1500
211-181-021	1725 7 th Street, Riverside	Housing Authority of the City of Riverside	.24	HDR	R-1-7000	No Change	R-3-1500
211-181-020	1733 7 th Street, Riverside	Housing Authority of the City of Riverside	.48	MDR (8 du/ac)	R-1-7000	HDR (29 du/ac)	R-3-1500
211-181-019	1747 7 th Street, Riverside	Wakeland Entrada, LP	.24	MDR	R-1-7000	HDR (29 du/ac)	R-3-1500
211-181-024	1753 7 th Street, Riverside	Riverside Housing Development Corporation	.24	MDR	R-1-7000	HDR (29 du/ac)	R-3-1500
211-181-025	1761 7 th Street, Riverside	Riverside Housing Development Corporation	.24	MDR	R-1-7000	HDR (29 du/ac)	R-3-1500
		Total Project Site:	2.04 Acres				

The project site (described above) total 2.04 acres, is generally rectangular in shape and located at the North West corner of Chicago Avenue and 7th Street, in the Eastside Neighborhood.