

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 60



City Boundary

Site in Focus

Opportunity Parcel

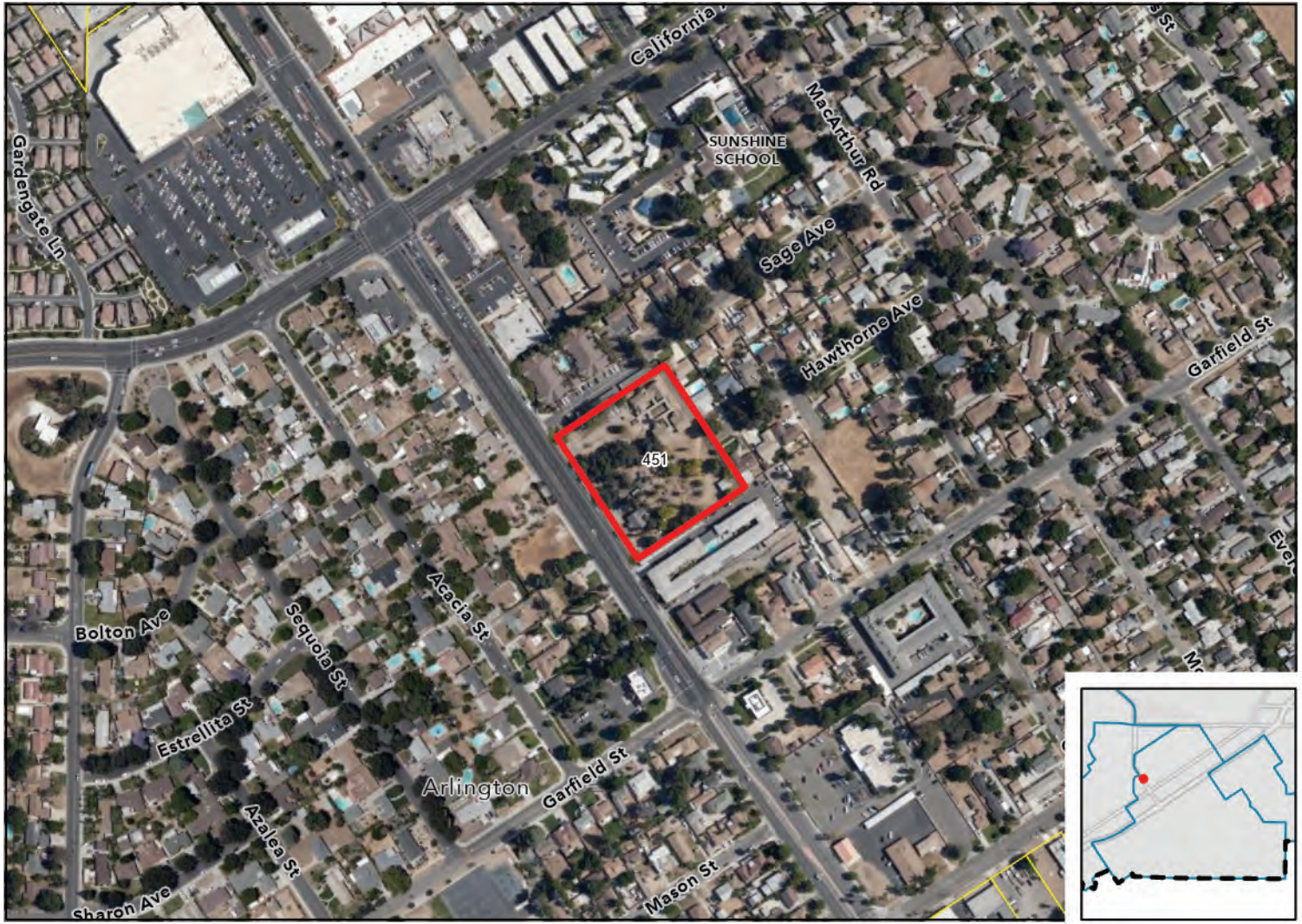


0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
379	233040024	9262 Magnolia Ave - Unit B&C	5	0.34	0	Non-Vacant	OFF	MU-V	MU-V	Residential Upzone	MU-U-TA	60	15	Lower Income	No	Yes
380	233040023	9216 Magnolia Ave	5	1.5	0	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	67	Lower Income	No	Yes
406	233040028	3751 Everest Ave	5	0.56	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	40	16	Lower Income	No	No
413	233040022	9204 Magnolia Ave	5	0.66	1959	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U	40	19	Lower Income	No	Yes
418	233040027	3763 Everest Ave	5	0.18	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	60	8	Lower Income	No	No
423	233040025	9292 Magnolia Ave	5	0.92	1964	Non-Vacant	OFF	MU-V	CR	Rezoned Residential	MU-U-TA	60	41	Lower Income	No	No
430	233040029	None	5	0.35	0	Vacant	UDEV	MDR	CR	Rezoned Residential	MU-V-TA	40	10	Lower Income	No	No
442	233040030	3733 Everest Ave	5	0.45	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V-TA	40	13	Lower Income	No	No
444	233040026	3771 Everest Ave	5	0.73	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	60	31	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 66

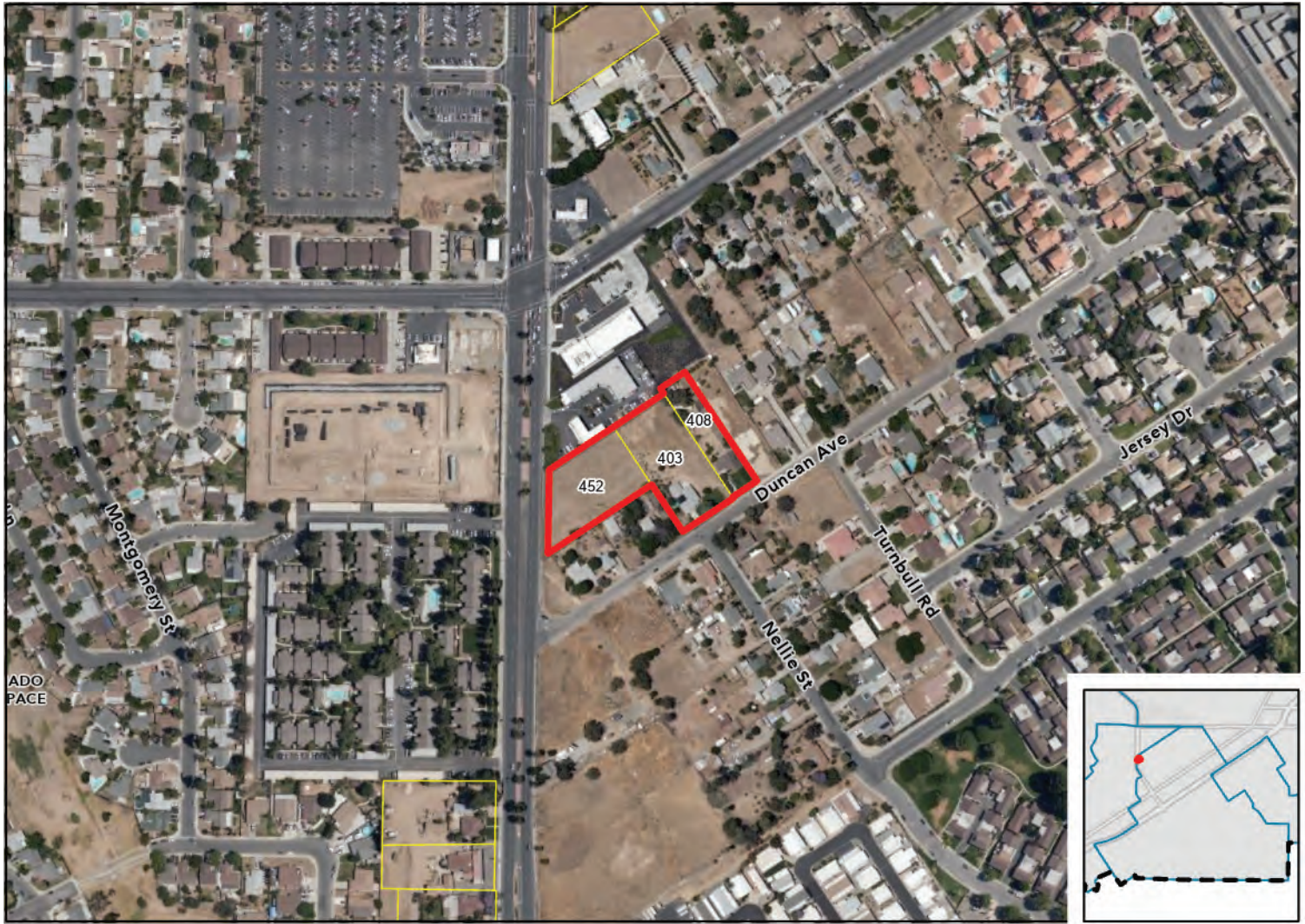


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
451	191281037	4065 Van Buren Blvd	5	2.5	1988	Non-Vacant	LOD	MDR	R-1-7000	Residential Upzone	MU-V-TA	40	75	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 76



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
403	191200010	9341 Duncan Ave	5	1	1925	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	25	Moderate Income	No	Yes
408	191200027	9325 Duncan Ave	5	0.51	1942	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	12	Moderate Income	No	Yes
452	191200024	None	5	0.92	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 5 - Site 77

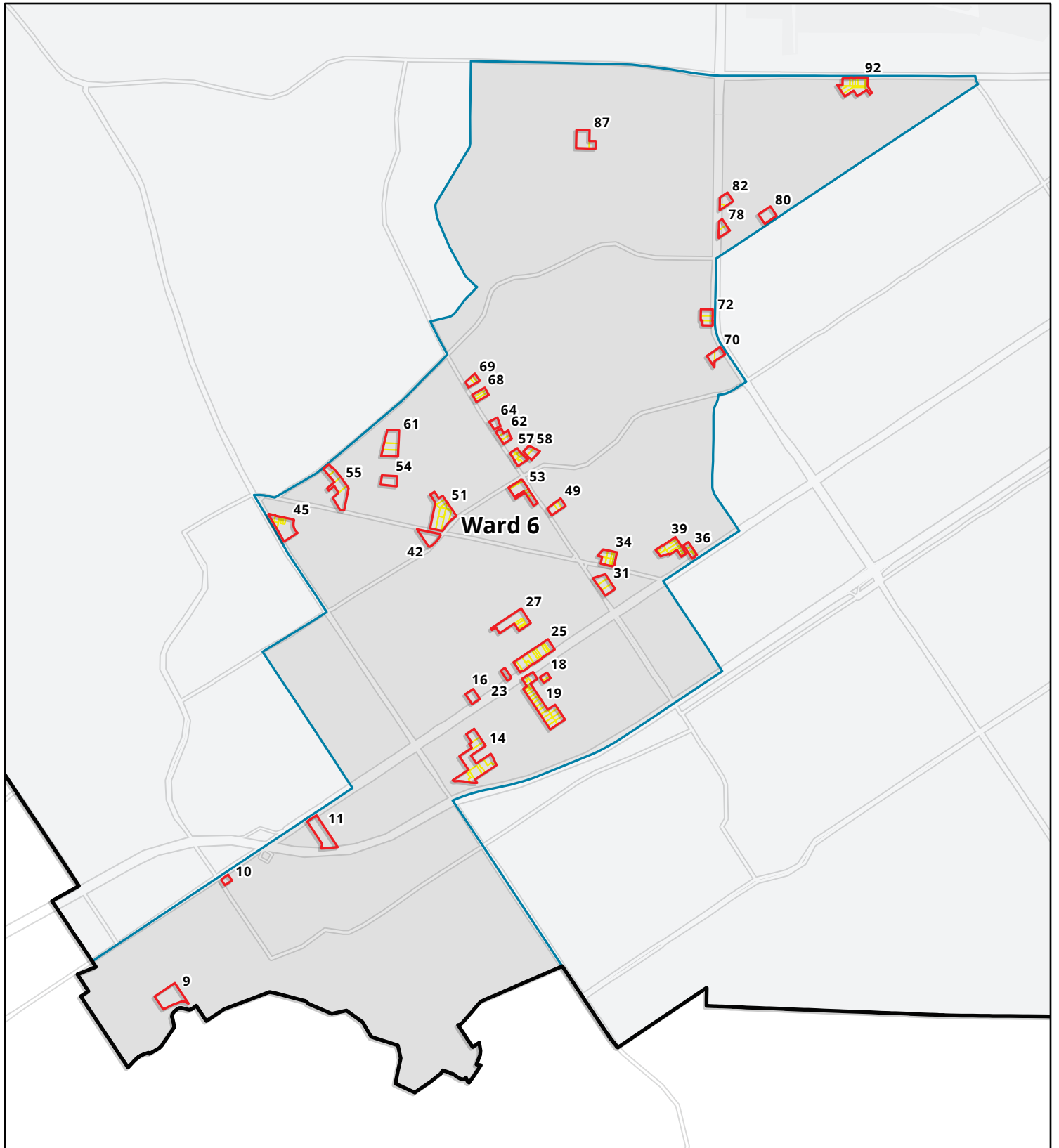
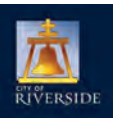


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
428	193261027	None	5	3.29	0	Non-Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	40	98	Lower Income	No	No

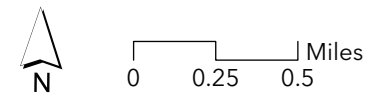
OPPORTUNITY SITES

Riverside RHNA Housing Element Update - Ward 6 Sites



City Boundary
Wards

Site in Focus
Opportunity Parcel

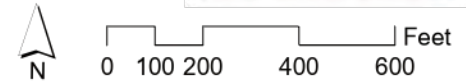


OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 9



 City Boundary
  Site in Focus
  Opportunity Parcel



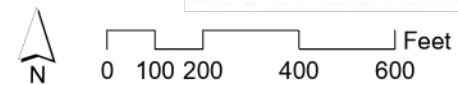
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
610	135230003	3559 Buchanan St	6	5.22	1912	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	103	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 10



- City Boundary
- Site in Focus
- Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
567	13202022	11880 Magnolia Ave	6	0.71	0	Non-Vacant	UDEV	C	BMP	Rezoned Residential	MU-U-TA	60	32	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 11



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
598	132020033	11510 Magnolia Ave	6	4.83	0	Non-Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-U-TA	60	217	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 14



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
474	138470019	3610 Park Sierra Dr	6	1.29	1982	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	58	Lower Income	No	No
488	138470020	3630 Park Sierra Dr	6	1.15	1982	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	60	51	Lower Income	No	No
505	138470016	3700 Park Sierra Dr	6	0.92	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	41	Lower Income	No	No
544	138470015	3740 Park Sierra Dr	6	1.15	1985	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	51	Lower Income	No	No
577	138470018	None	6	0.93	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	41	Lower Income	No	No
578	138470035	None	6	3.56	0	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	60	160	Lower Income	No	No
586	138470024	None	6	0.55	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	60	24	Lower Income	No	No
599	138470023	3693 La Sierra Ave	6	1.31	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	60	58	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 16



City Boundary

Site in Focus

Opportunity Parcel

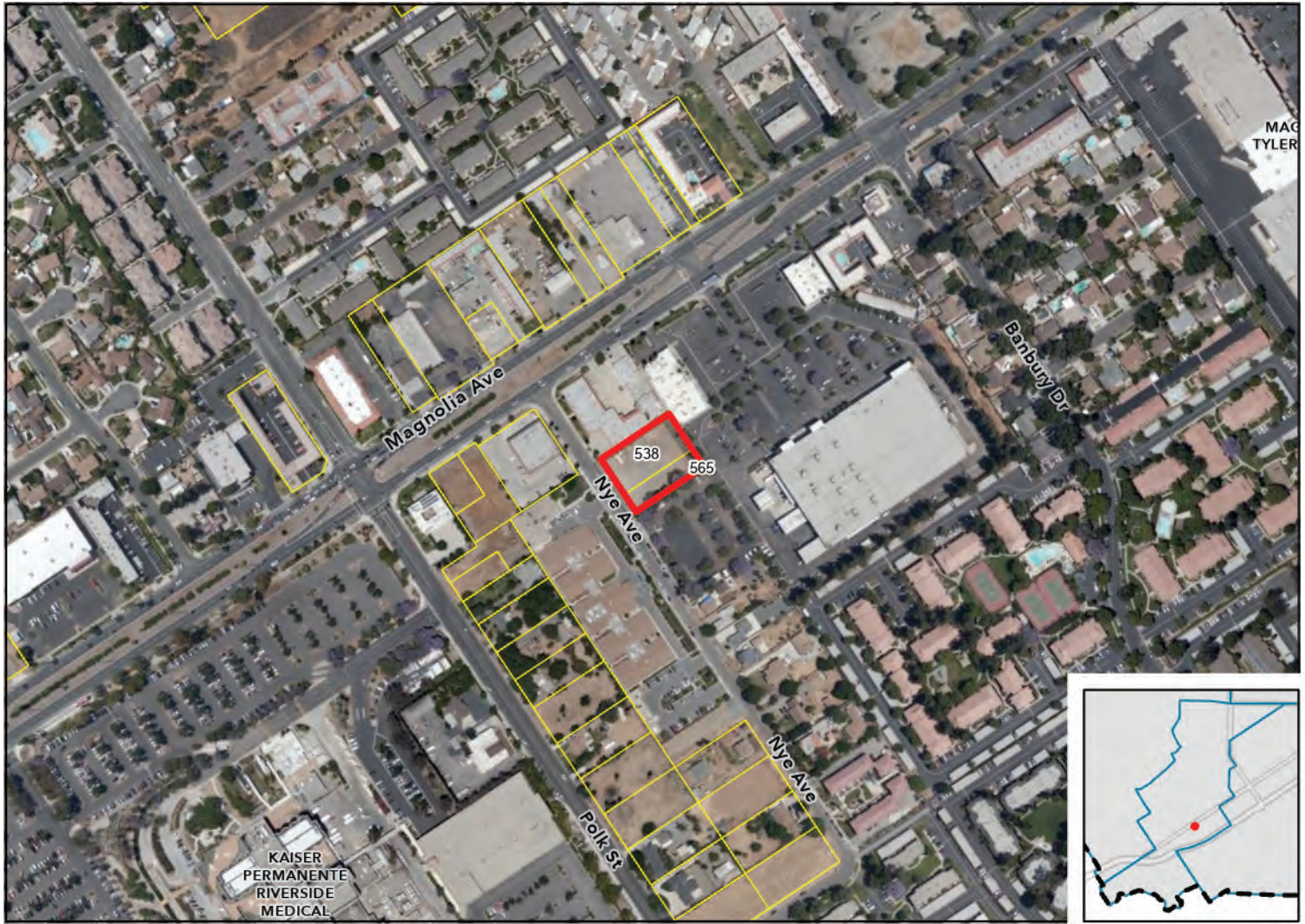


0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
573	142293028	None	6	1.35	0	Vacant	UDEV	MU-V	MU-V	No Zone Change	MU-V-TA	40	40	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 18



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
538	138051029	3765 Nye Ave	6	0.46	0	Non-Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Lower Income	No	No
565	138051030	3749 Nye Ave	6	0.22	0	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	6	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 19



City Boundary

Site in Focus

Opportunity Parcel

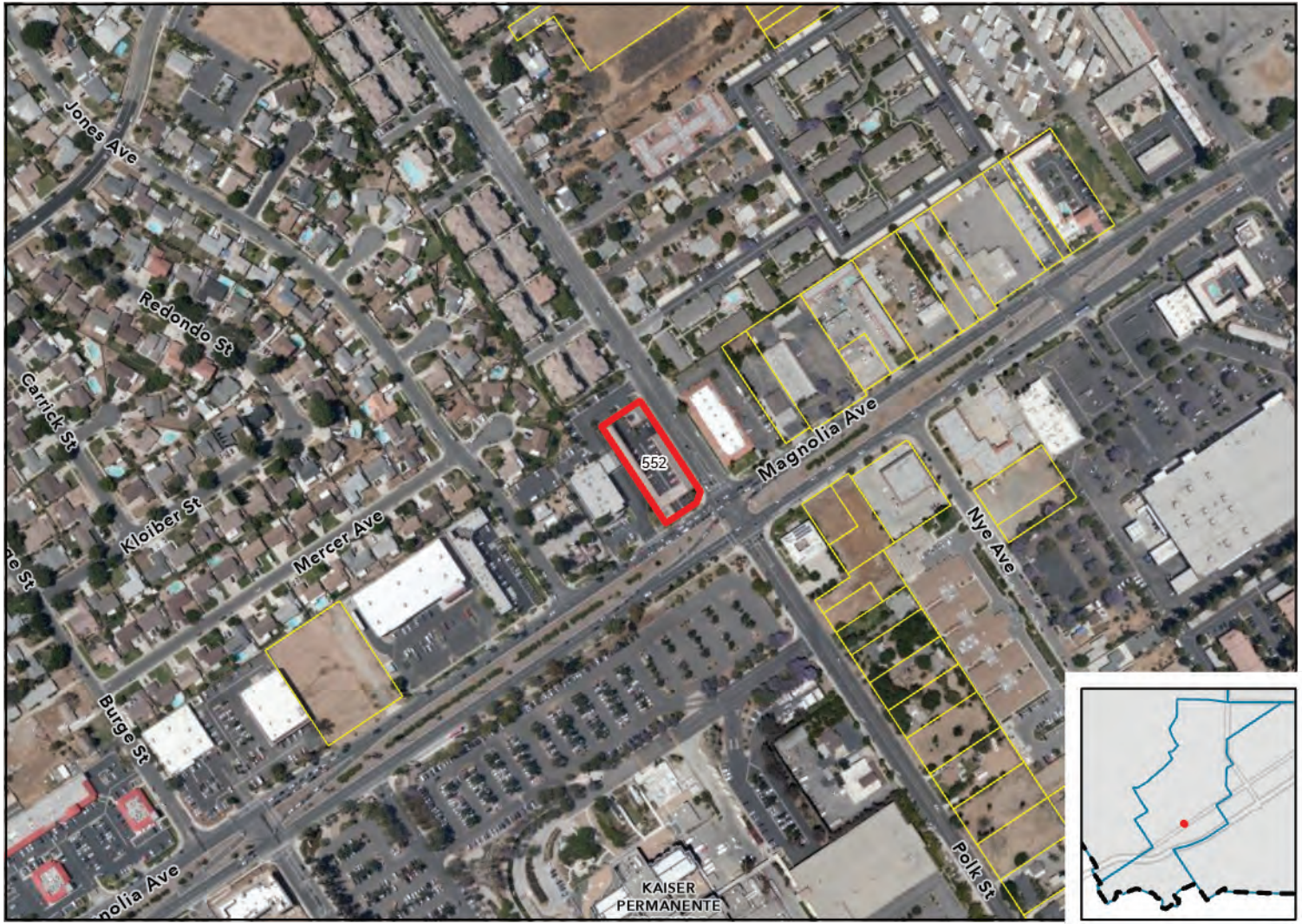


0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
470	138052009	3654 Nye Ave	6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Lower Income	No	No
477	138052027	10650 Magnolia Ave	6	0.39	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	17	Lower Income	No	No
480	138052014	3625 Polk St	6	0.48	1965	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Lower Income	No	No
481	138052023	3747 Polk St	6	0.31	1963	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	8	Lower Income	No	No
503	138052011	3624 Nye Ave	6	0.48	1959	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Lower Income	No	No
511	138052022	3735 Polk St	6	0.37	1952	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	10	Lower Income	No	No
529	138052033	10600 Magnolia Ave	6	0.71	1985	Non-Vacant	MED	MU-U	CR	Rezoned Residential	MU-U-TA	60	31	Lower Income	No	No
533	138052015	3637 Polk St	6	0.48	1960	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	15	Lower Income	No	No
540	138052019	None	6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	14	Lower Income	No	No
542	138052018	3685 Polk St	6	0.48	1934	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	13	Lower Income	No	No
553	138052010	None	6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Lower Income	No	No
562	138052024	None	6	0.17	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	5	Lower Income	No	No
570	138052021	3731 Polk St	6	0.37	1946	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	10	Lower Income	No	No
580	138052028	10662 Magnolia Ave	6	0.22	0	Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	10	Lower Income	No	No
581	138052017	3667 Polk St	6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	14	Lower Income	No	No
582	138052016	3663 Polk St	6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Lower Income	No	No
584	138052013	None	6	0.48	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Lower Income	No	No
592	138052012	None	6	0.48	0	Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	R-4	40	16	Lower Income	No	No
597	138052020	3719 Polk St	6	0.37	1964	Non-Vacant	SFRD	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	10	Lower Income	No	No
609	138052032	None	6	0.28	0	Vacant	UDEV	MU-U	R-1-7000	Residential Upzone	MU-V-TA	40	8	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 23



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
552	143300014	10705 Magnolia Ave	6	0.71	1983	Non-Vacant	LOD	MU-V	CR	Rezoned Residential	MU-U-TA	60	31	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 25



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
473	143290006	10611 Magnolia Ave	6	0.83	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	37	Lower Income	No	Yes
516	143290010	10555 Magnolia Ave	6	0.32	1955	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	14	Lower Income	No	Yes
521	143290004	10683 Magnolia Ave	6	1.05	0	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	60	47	Lower Income	No	Yes
526	143290018	None	6	0.2	0	Non-Vacant	RESK	MU-V	MU-V	Residential Upzone	MU-U-TA	60	9	Lower Income	No	Yes
527	143290007	10595 Magnolia Ave	6	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	15	Lower Income	No	Yes
571	143290015	10557 Magnolia Ave	6	0.96	1960	Non-Vacant	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	43	Lower Income	No	Yes
587	143290008	10587 Magnolia Ave	6	0.33	0	Non-Vacant	SFRD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	15	Lower Income	No	Yes
591	143290017	10625 Magnolia Ave	6	0.75	1983	Non-Vacant	LOD	MU-V	MU-V	Residential Upzone	MU-U-TA	60	33	Lower Income	No	Yes
612	143290019	10685 Magnolia Ave	6	0.45	1952	Non-Vacant	MED	MU-V	MU-V	Residential Upzone	MU-U-TA	60	20	Lower Income	No	Yes
613	143290011	None	6	0.16	-	-	RET	MU-V	MU-V	Residential Upzone	MU-U-TA	60	7	Lower Income	No	No
589	143290022	None	6	0.79	0	Non-Vacant	-	MU-V	CR	Rezoned Residential	MU-U-TA	60	35	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 27



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
489	143280031	None	6	0.25	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	7	Lower Income	No	No
515	143270014	None	6	3.86	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	115	Lower Income	No	No
517	143280029	None	6	0.37	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	11	Lower Income	No	No
588	143280030	None	6	0.13	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	3	Lower Income	No	No
607	143280028	None	6	0.25	0	Vacant	UDEV	MU-V	R-1-7000	Residential Upzone	MU-V-TA	40	7	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 31



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
528	145220024	3863 Tyler St	6	0.95	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	60	42	Lower Income	No	No
560	145220025	3939 Tyler St	6	0.97	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	60	43	Lower Income	No	No
579	145220014		6	0.96	0	Non-Vacant		C	CR	Rezoned Residential	MU-U-TA	60	43	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 34



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
469	145210033	None	6	0.22	0	Vacant	UDEV	PF	CG	Rezoned Residential	MU-U-TA	60	9	Lower Income	No	No
475	145210014	10233 Hole Ave	6	0.39	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-U-TA	60	17	Lower Income	No	No
478	145210006	None	6	0.2	0	Vacant	UDEV	PF	CG	Rezoned Residential	MU-U-TA	60	8	Lower Income	No	No
494	145210004	3956 Purdy St	6	0.62	1951	Non-Vacant	SFRD	PF	CG	Rezoned Residential	MU-U-TA	60	27	Lower Income	No	No
498	145210036	10221 Hole Ave	6	0.2	1967	Non-Vacant	RET	C	CG	Rezoned Residential	MU-U-TA	60	9	Lower Income	No	No
547	145210005	None	6	0.4	0	Vacant	UDEV	PF	CG	Rezoned Residential	MU-U-TA	60	17	Lower Income	No	No
561	145210013	10225 Hole Ave	6	0.19	0	Non-Vacant	UDEV	C	CG	Rezoned Residential	MU-U-TA	60	8	Lower Income	No	No
614	145210015	10241 Hole Ave	6	0.38	1987	Non-Vacant	RET	C	CG	Rezoned Residential	MU-U-TA	60	16	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 36



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
472	145272001	9971 Magnolia Ave	6	0.29	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	60	12	Lower Income	No	No
536	145272003	3839 Daves St	6	0.31	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	60	12	Lower Income	No	No
583	145272002	None	6	0.16	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-U-TA	60	7	Lower Income	No	No
605	145272023	3851 Daves St	6	0.34	1944	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	MU-U-TA	60	14	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 39



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
466	145233001	3887 Megginson Ln	6	0.14	1954	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	3	Lower Income	No	No
496	145233009	3875 Megginson Ln	6	0.41	1985	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	40	12	Lower Income	No	No
501	145271007	3832 Dawes St	6	0.18	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	6	Lower Income	No	No
506	145233011	3871 Megginson Ln	6	0.41	1962	Non-Vacant	SFRD	C	R-3-2000	Residential Upzone	R-4	40	12	Lower Income	No	No
508	145271021	3846 Dawes St	6	0.22	1947	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	6	Lower Income	No	No
520	145271022	None	6	0.23	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	8	Lower Income	No	No
523	145271008	3838 Dawes St	6	0.18	1948	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	5	Lower Income	No	No
537	145271016	3898 Dawes St	6	0.25	0	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	40	7	Lower Income	No	No
569	145271014	3868 Dawes St	6	0.61	1930	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	20	Lower Income	No	No
590	145271011	None	6	0.15	0	Non-Vacant	SFRD	C	R-1-7000	Residential Upzone	R-4	40	4	Lower Income	No	No
611	145271015	3880 Dawes St	6	0.75	1960	Non-Vacant	MFR	C	R-1-7000	Residential Upzone	R-4	40	25	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 42

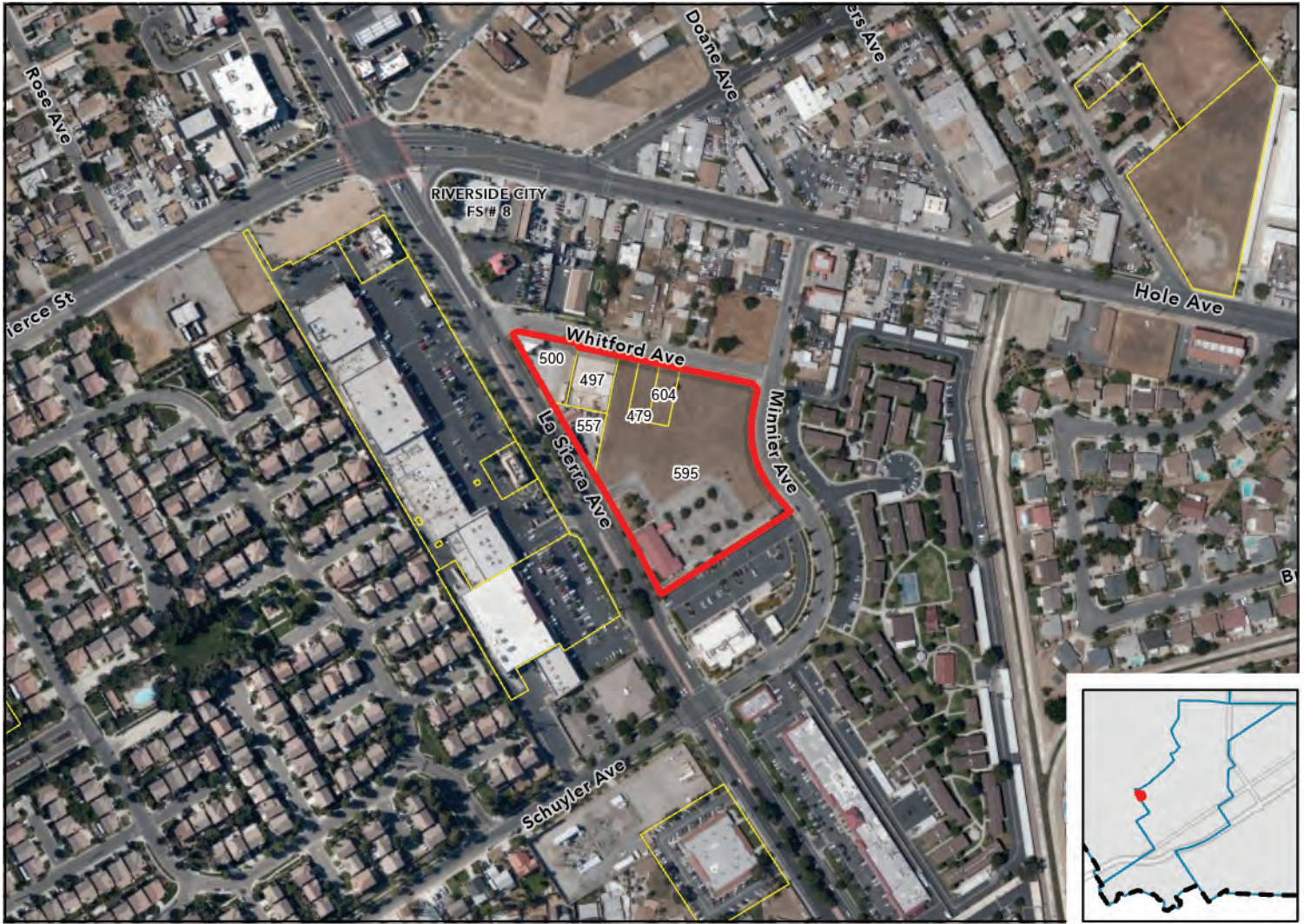


City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
545	143332002	None	6	2.42	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	60	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 45



 City Boundary
 Site in Focus
 Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
479	146261019	4671 La Sierra Ave	6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	30	3	Moderate Income	No	Yes
497	146261014	11050 Whitford Ave	6	0.33	1981	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	6	Moderate Income	No	Yes
500	146261001	4781 La Sierra Ave	6	0.35	1952	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	6	Moderate Income	No	Yes
557	146261006	4745 La Sierra Ave	6	0.23	0	Non-Vacant	SFRD	MU-V	MU-V	No Zone Change	MU-V	30	4	Moderate Income	No	Yes
595	146261019	4671 La Sierra Ave	6	3.52	0	Non-Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	30	70	Moderate Income	No	Yes
604	146261019	4671 La Sierra Ave	6	0.16	0	Vacant	OFF	MU-V	MU-V	No Zone Change	MU-V	30	3	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 49



City Boundary
 Site in Focus
 Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
482	145092003	None	6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	9	Moderate Income	No	No
483	145092014	None	6	0.81	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	16	Moderate Income	No	No
541	145092002	10272 Selkirk Ave	6	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	9	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 51



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
467	143080022	10583 Hole Ave	6	0.94	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes
487	143080021	10591 Hole Ave	6	0.61	1993	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	14	Moderate Income	No	Yes
502	143080019	4412 Mobley Ave	6	0.21	1898	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes
507	143080024	None	6	0.06	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	1	Moderate Income	No	Yes
522	143080020	10585 Hole Ave	6	1.63	1950	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	39	Moderate Income	No	Yes
524	143080032	10561 Hole Ave	6	0.5	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	12	Moderate Income	No	Yes
539	143080030	None	6	1.23	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	30	Moderate Income	No	Yes
564	143080034	4430 Mobley Ave	6	0.46	1948	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	10	Moderate Income	No	Yes
566	143080033	None	6	0.98	0	Non-Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	24	Moderate Income	No	Yes
572	143080029	4420 Mobley Ave	6	0.25	1987	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	5	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 53



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

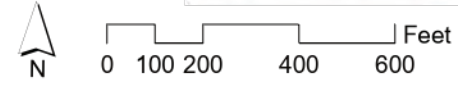
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
485	143140053	None	6	0.61	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	30	12	Moderate Income	No	No
492	143356010	None	6	0.26	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	5	Moderate Income	No	No
532	143356008	None	6	0.13	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	2	Moderate Income	No	No
543	143140022	4290 Tyler St	6	0.23	1953	Vacant	SFRD	O	O	Rezoned Residential	MU-V	30	4	Moderate Income	No	No
558	143356007	None	6	0.24	0	Vacant	UDEV	O	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No
568	143140001	None	6	0.15	0	Vacant	UDEV	O	O	Rezoned Residential	MU-V	30	3	Moderate Income	No	No
495	143356009	None	6	1.78	0	Vacant	O	O	R-1-7000	Residential Upzone	MU-V	30	35	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 54



City Boundary
 Site in Focus
 Opportunity Parcel



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
575	143040012	4618 Jones Ave	6	1.84	1955	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	46	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 55



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
490	143020010	10762 Wells Ave	6	0.79	1930	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	18	Moderate Income	No	Yes
491	143020004	4729 Mitchell Ave	6	1.62	1952	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	39	Moderate Income	No	Yes
559	143020007	None	6	0.84	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	20	Moderate Income	No	Yes
606	143051001	None	6	2.45	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	61	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 57



City Boundary
 Site in Focus
 Opportunity Parcel
 N
 0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
465	145021005	4413 Tyler St	6	0.49	0	Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	9	Moderate Income	No	No
471	145021006	10251 Adobe Ave	6	0.39	0	Vacant	MFR	O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
476	145021001	4432 Tomlinson Ave	6	0.25	1942	Non-Vacant	SFRA	O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
585	145021004	4422 Tomlinson Ave	6	0.2	1942	Non-Vacant	SFRD	O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
468	145021003		6	0.31	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	30	5	Moderate Income	No	No
563	145021002		6	0.19	0	Non-Vacant		O	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 6 - Site 58



City Boundary

Site in Focus

Opportunity Parcel



0 100 200 400 600 Feet

Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Realistic Unit Count	Income Level	4th Cycle RHNA	5th Cycle RHNA
484	145022009	None	6	0.57	0	Vacant	SFRD	LDR	R-1-7000	Residential Upzone	R-3-2500	17.424	11	Moderate Income	No	No
601	145022003	None	6	0.87	0	Vacant	UDEV	LDR	R-1-7000	Residential Upzone	R-3-2500	17.424	17	Moderate Income	No	No