Residential Sites Inventory - Ward 2

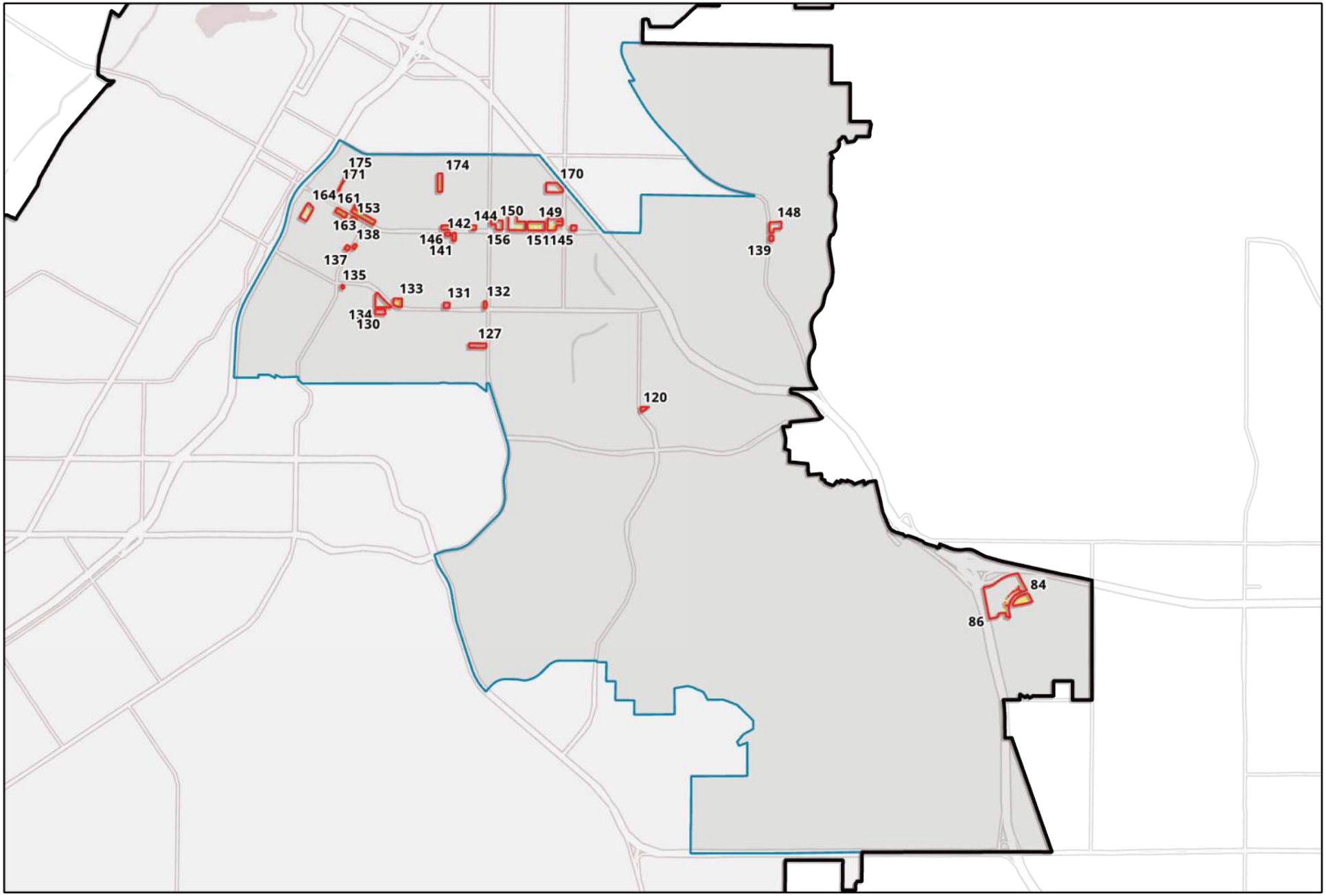
Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
84	291460045	None	0.61	CR	MU-U-OL	45	27	Lower Income
	291460046	2555 Canyon Springs Pky	0.88	CR	MU-U-OL	45	39	Lower Income
	291460047	None	1.00	CR	MU-U-OL	45	45	Lower Income
	291460048	None	0.61	CR	MU-U-OL	45	27	Lower Income
	291460049	2585 Canyon Springs Pky	0.92	CR	MU-U-OL	45	41	Lower Income
86	291460015	6211 Canyon Springs Pky	1.39	CR	MU-U-OL	45	62	Lower Income
	291460050	None	1.01	CR	MU-U-OL	45	45	Lower Income
	291460051	None	0.77	CR	MU-U-OL	45	34	Lower Income
	291460052	None	1.50	CR	MU-U-OL	45	67	Lower Income
	291460053	2550 Canyon Springs Pky	25.71	CR	MU-U-OL	45	1157	Lower Income
120	253210051	None	0.65	R-3-1500	R-4	35	22	Lower Income
127	221250027	4731 Chicago Ave	2.16	PF	R-4	35	75	Lower Income
130	221200025	None	1.48	R-1-8500	R-3-2500	20	29	Moderate Income
131	221153033	1909 Martin Luther King Blvd	0.84	R-1-7000	MU-V	20	15	Moderate Income
132	221172055	4455 Chicago Ave	0.23	R-1-7000	MU-V	20	4	Moderate Income
132	221172056	4479 Chicago Ave	0.36	R-1-7000	MU-V	20	7	Moderate Income
133	221132012	None	0.16	R-1-7000	MU-V	20	3	Moderate Income
	221132017	None	0.73	R-1-7000	MU-V	20	13	Moderate Income
	221132018	2191 Martin Luther King Blvd	0.78	R-1-7000	MU-V	20	15	Moderate Income
	221132019	2225 Martin Luther King Blvd	0.16	R-1-7000	MU-V	20	3	Moderate Income
134	221133002	2343 Pennsylvania Ave	3.37	CR	MU-V	20	67	Moderate Income
	221133004	None	0.28	CR	MU-V	20	5	Moderate Income
135	221084004	2666 14Th St	0.13	R-1-7000	R-3-1500	25	3	Moderate Income
	221084005	2656 14Th St	0.11	R-1-7000	R-3-1500	25	2	Moderate Income
137	211213010	2743 11Th St	0.19	R-1-7000	R-3-1500	25	4	Moderate Income
	211213012	2719 11Th St	0.33	R-1-7000	R-3-1500	25	8	Moderate Income
138	211214001	None	0.19	R-1-7000	R-3-1500	25	4	Moderate Income
	211214002	2674 Tenth St	0.19	R-1-7000	R-3-1500	25	4	Moderate Income
139	253112001	220 W Big Springs Rd	0.58	R-3-1500	R-3-1500	25	13	Moderate Income
141	221061002	3870 Ottawa Ave	0.38	R-3-1500	MU-U-TA	45	17	Lower Income
	221061005	1886 University Ave	0.39	CR	MU-U-TA	45	17	Lower Income
142	221052002	1910 University Ave	0.48	CR	MU-U-TA	45	21	Lower Income
144	211183023	1795 University Ave	0.40	CR	MU-U-TA	45	18	Lower Income
	211183024	1775 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
145	250250020	1255 University Ave	0.78	CR	MU-U-TA	45	35	Lower Income
146	211176017	1947 University Ave	0.34	CR	MU-U-TA	45	15	Lower Income
	211176018	None	0.18	CR	MU-U-TA	45	8	Lower Income
	211176020	1911 University Ave	0.55	CR	MU-U-TA	45	24	Lower Income
148	251253014	177 Big Springs Rd	2.16	CR	MU-V	20	43	Moderate Income
	251253015	3796 Watkins Dr	0.51	CR	MU-V	20	10	Moderate Income
149	250190010	1435 University Ave	1.39	CR	MU-U-TA	45	62	Lower Income
	250190011	1443 University Ave	0.37	CR	MU-U-TA	45	16	Lower Income
	250190029	1445 University Ave	1.04	CR	MU-U-TA	45	46	Lower Income
	250190034	None	0.60	CR	MU-U-TA	45	26	Lower Income
	250190039	1485 University Ave	0.73	CR	MU-U-TA	45	32	Lower Income
150	250170011	3750 Chicago Ave	0.58	MU-U	MU-U-TA	45	25	Lower Income
	250170039	1651 University Ave	1.74	CR	MU-U-TA	45	78	Lower Income

Residential Sites Inventory - Ward 2

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
151	250190006	1345 University Ave	0.22	MU-U	MU-U-TA	45	9	Lower Income
	250190008	1365 University Ave	0.54	MU-U	MU-U-TA	45	24	Lower Income
	250190036	3767 Iowa Ave	0.60	MU-U	MU-U-TA	45	26	Lower Income
	250190038	3735 Iowa Ave	0.52	MU-U	MU-U-TA	45	23	Lower Income
	250190042	None	2.26	MU-U	MU-U-TA	45	101	Lower Income
153	211132004	None	0.14	CR	MU-U-TA	45	6	Lower Income
	211132005	2810 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211132024	2860 University Ave	0.32	CR	MU-U-TA	45	14	Lower Income
156	250170005	1555 University Ave	1.03	MU-U	MU-U-TA	45	46	Lower Income
	250170036	1575 University Ave	4.28	CR	MU-U-TA	45	192	Lower Income
	250170040	1521 University Ave	1.02	MU-U	MU-U-TA	45	45	Lower Income
161	211122005	2980 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211122006	None	0.23	CR	MU-U-TA	45	10	Lower Income
	211122007	2956 University Ave	0.27	CR	MU-U-TA	45	11	Lower Income
	211122008	2944 University Ave	0.19	CR	MU-U-TA	45	8	Lower Income
	211122009	2942 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211122011	None	0.19	CR	MU-U-TA	45	8	Lower Income
	211122025	2908 University Ave	0.32	CR	MU-U-TA	45	14	Lower Income
163	211131001	2882 Mission Inn Ave	0.23	R-1-7000	MU-U-TA	45	10	Lower Income
	211131017	2585 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131018	2617 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131019	2651 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131020	2711 University Ave	0.69	CR	MU-U-TA	45	30	Lower Income
	211131021	2731 University Ave	0.46	CR	MU-U-TA	45	20	Lower Income
	211131022	2771 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131023	2791 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131024	2811 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131026	2851 University Ave	0.23	CR	MU-U-TA	45	10	Lower Income
	211131031	2871 University Ave	0.38	CR	MU-U-TA	45	16	Lower Income
	211131032	2831 University Ave	0.21	CR	MU-U-TA	45	9	Lower Income
164	215143010	None	0.91	CR	MU-U-TA	45	40	Lower Income
	215143011	None	1.40	CR	MU-U-TA	45	62	Lower Income
	215153010	4040 Vine St	1.14	CR	MU-U-TA	45	51	Lower Income
170	250140031	None	3.25	BMP	MU-V	20	64	Moderate Income
	250140036	3491 Iowa Ave	0.68	CR	MU-V	20	13	Moderate Income
174	211111040	1959 W Linden St	1.01	R-3-1500	R-3-1500	25	23	Moderate Income
	211111041	1955 W Linden St	0.50	R-3-1500	R-3-1500	25	11	Moderate Income
	211111060	None	0.89	R-3-1500	R-3-1500	25	21	Moderate Income
Total			86.31				3350	
Total Parcels	85							
Total Sites	30							

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Opportunity Sites



City Boundary | Ward | Opportunity Parcel | Site in Focus

N

0 0.5 1 Miles

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 84

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
169	291460049	2585 Canyon Springs Pky	2	0.92	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	41	Lower Income	No	No
173	291460046	2555 Canyon Springs Pky	2	0.88	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	39	Lower Income	No	No
197	291460045	None	2	0.61	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	27	Lower Income	No	No
223	291460047	None	2	1	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	45	Lower Income	No	No
237	291460048	None	2	0.61	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	27	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 86

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
188	291460052	None	2	1.5	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	67	Lower Income	No	No
198	291460050	None	2	1.01	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	45	Lower Income	No	No
229	291460053	2550 Canyon Springs Pky	2	25.71	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	1157	Moderate Income	No	No
241	291460015	6211 Canyon Springs Pky	2	1.39	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	62	Lower Income	No	No
252	291460051	None	2	0.77	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-OL	60	34	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 120

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
175	253210051	None	2	0.65	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	R-4	40	22	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 127

City Boundary Site in Focus Opportunity Parcel

N 0 200 400 800 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
172	221250027	4731 Chicago Ave	2	2.16	1959	Non-Vacant	SFRD	MDR	PF	Rezoned Residential	R-4	40	75	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 130

City Boundary | Site in Focus | Opportunity Parcel

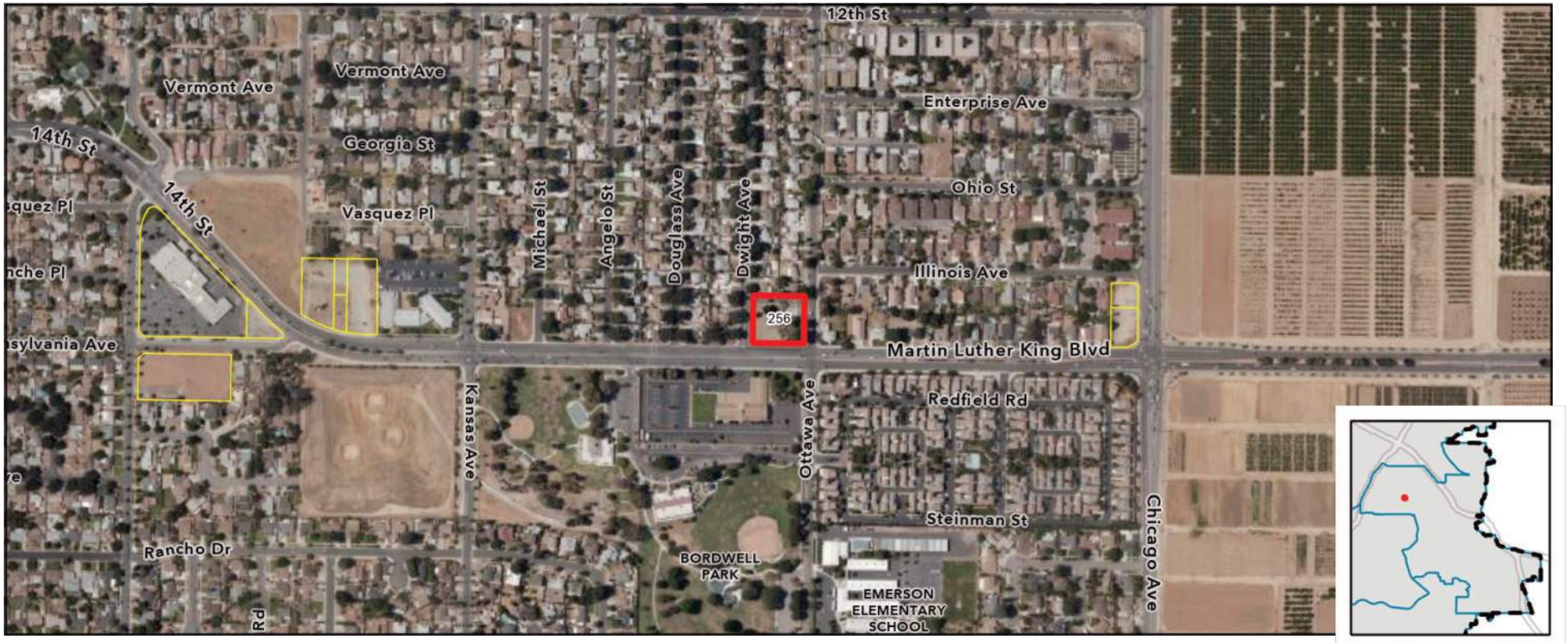
N

0 200 400 800 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
218	221200025	None	2	1.48	0	Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	29	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 131



City Boundary | Site in Focus | Opportunity Parcel

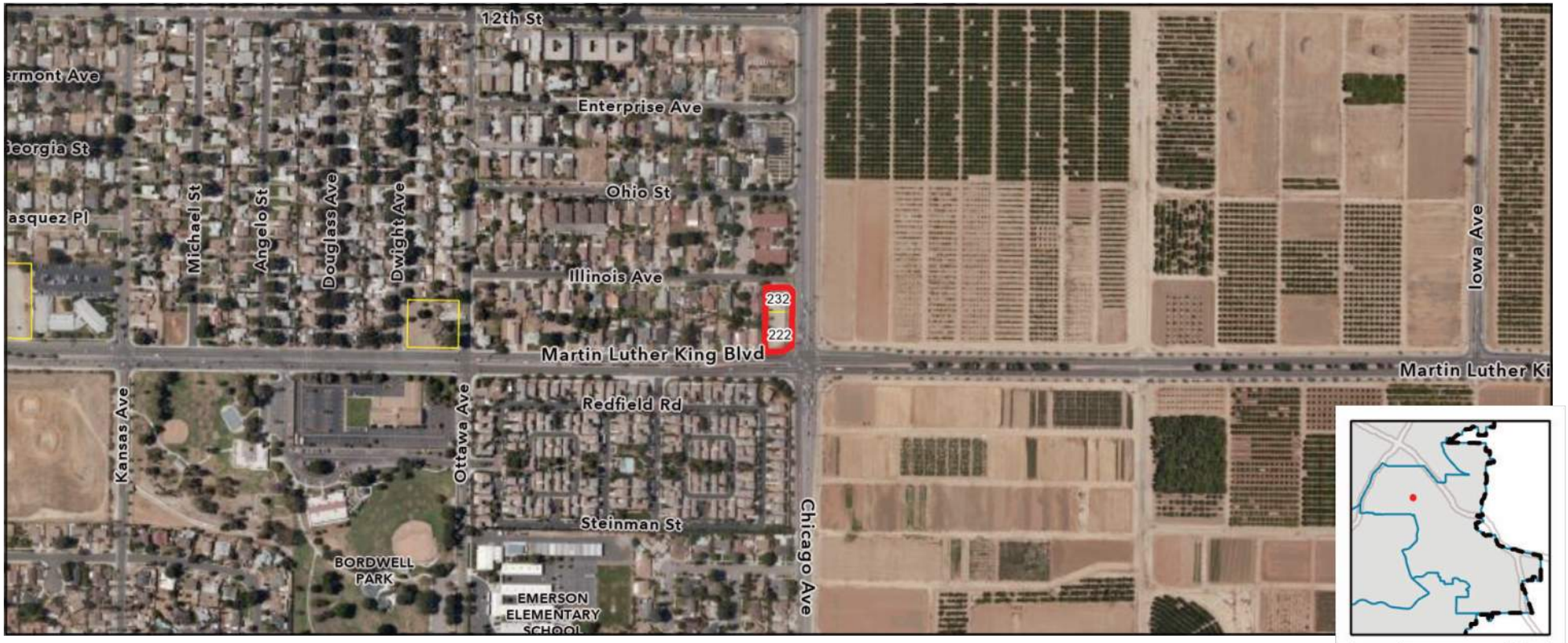
N

0 200 400 800 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
256	221153033	1909 Martin Luther King Blvd	2	0.84	1941	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	15	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 132



City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
222	221172056	4479 Chicago Ave	2	0.36	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	7	Moderate Income	No	No
232	221172055	4455 Chicago Ave	2	0.23	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	4	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 133

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
161	221132017	None	2	0.73	0	Vacant	MISC	MDR	R-1-7000	Residential Upzone	MU-V	30	13	Moderate Income	No	No
203	221132018	2191 Martin Luther King Blvd	2	0.78	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	15	Moderate Income	No	No
208	221132019	2225 Martin Luther King Blvd	2	0.16	1929	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No
228	221132012	None	2	0.16	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	3	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 134

City Boundary | Site in Focus | Opportunity Parcel

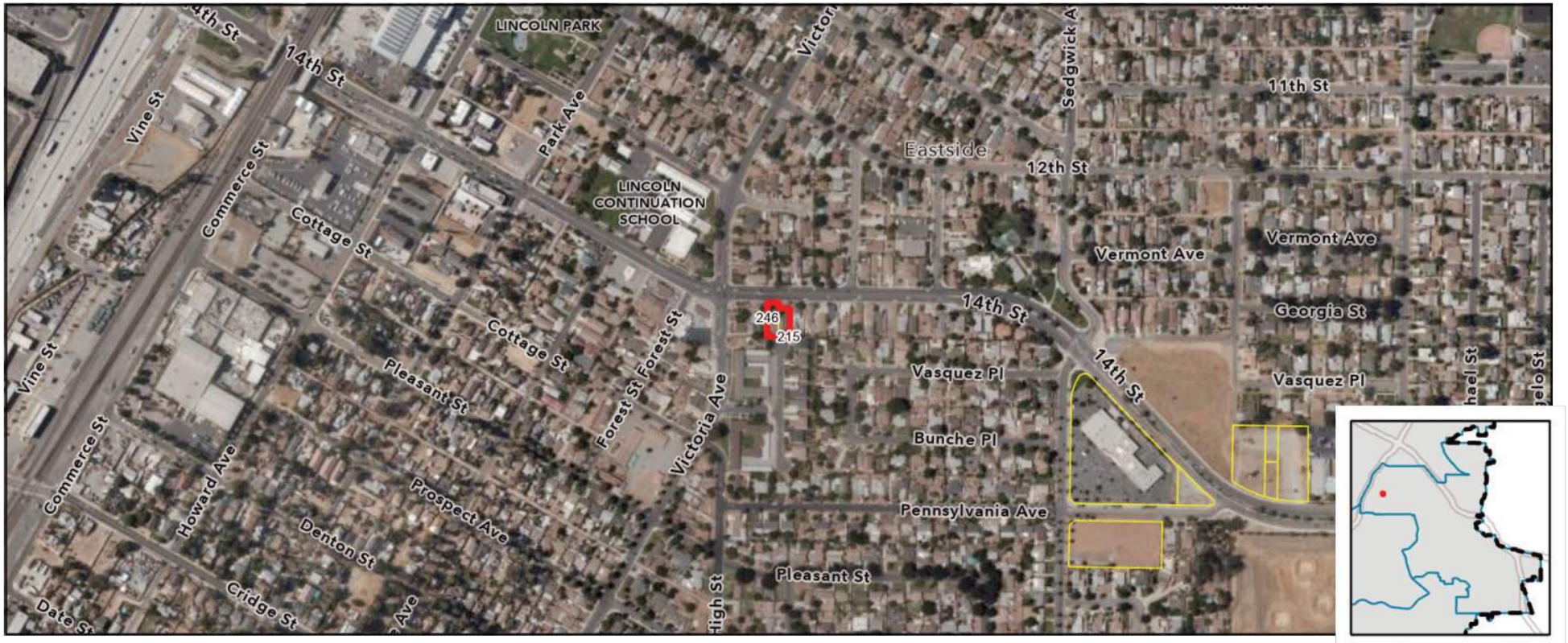
N

0 200 400 800 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
213	221133004	None	2	0.28	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	5	Moderate Income	No	No
255	221133002	2343 Pennsylvania Ave	2	3.37	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	67	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 135



City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
215	221084005	2656 14Th St	2	0.11	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	2	Moderate Income	No	No
246	221084004	2666 14Th St	2	0.13	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	3	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 137

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
191	211213010	2743 11Th St	2	0.19	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	4	Moderate Income	No	No
200	211213012	2719 11Th St	2	0.33	0	Vacant	POW	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	8	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 138

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
221	211214002	2674 Tenth St	2	0.19	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	4	Moderate Income	No	No
238	211214001	None	2	0.19	0	Vacant	UDEV	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	4	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 139

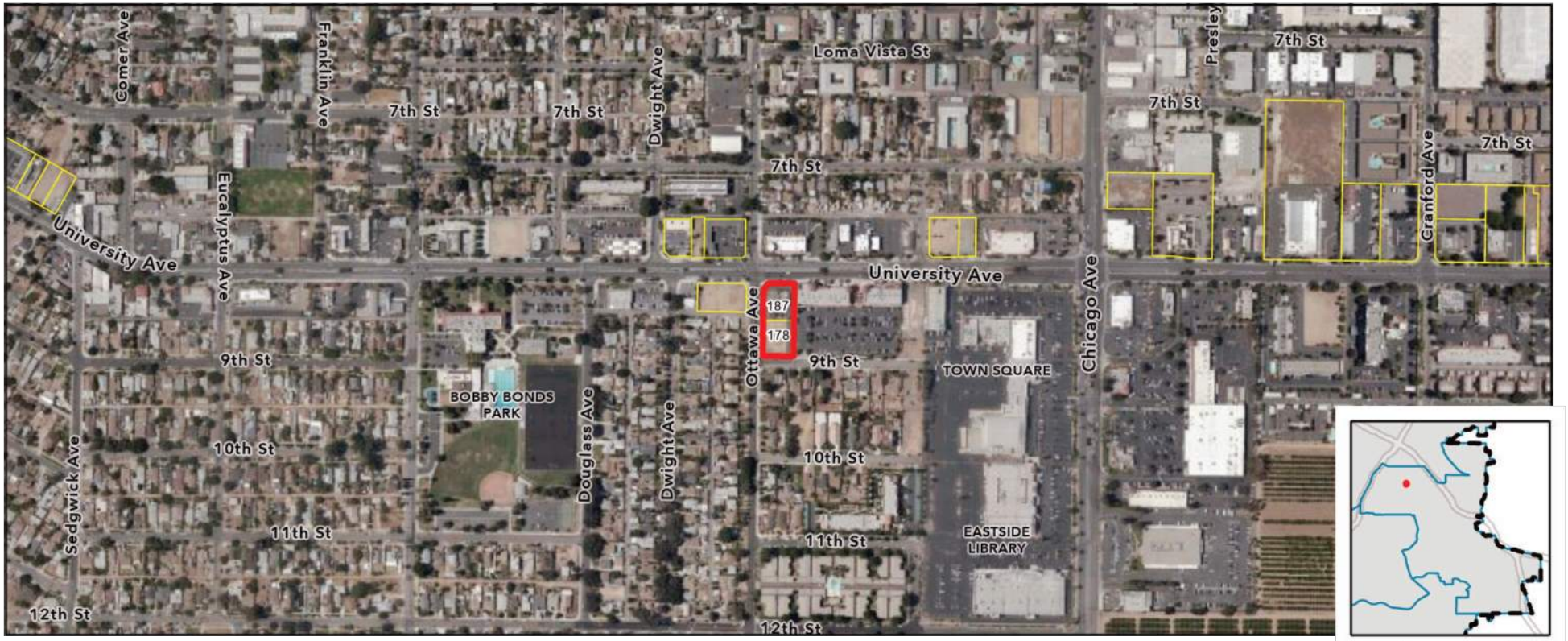
City Boundary Site in Focus Opportunity Parcel

N 0 200 400 800 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
249	253112001	220 W Big Springs Rd	2	0.58	1977	Non-Vacant	EDU	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	13	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 141



City Boundary | Site in Focus | Opportunity Parcel

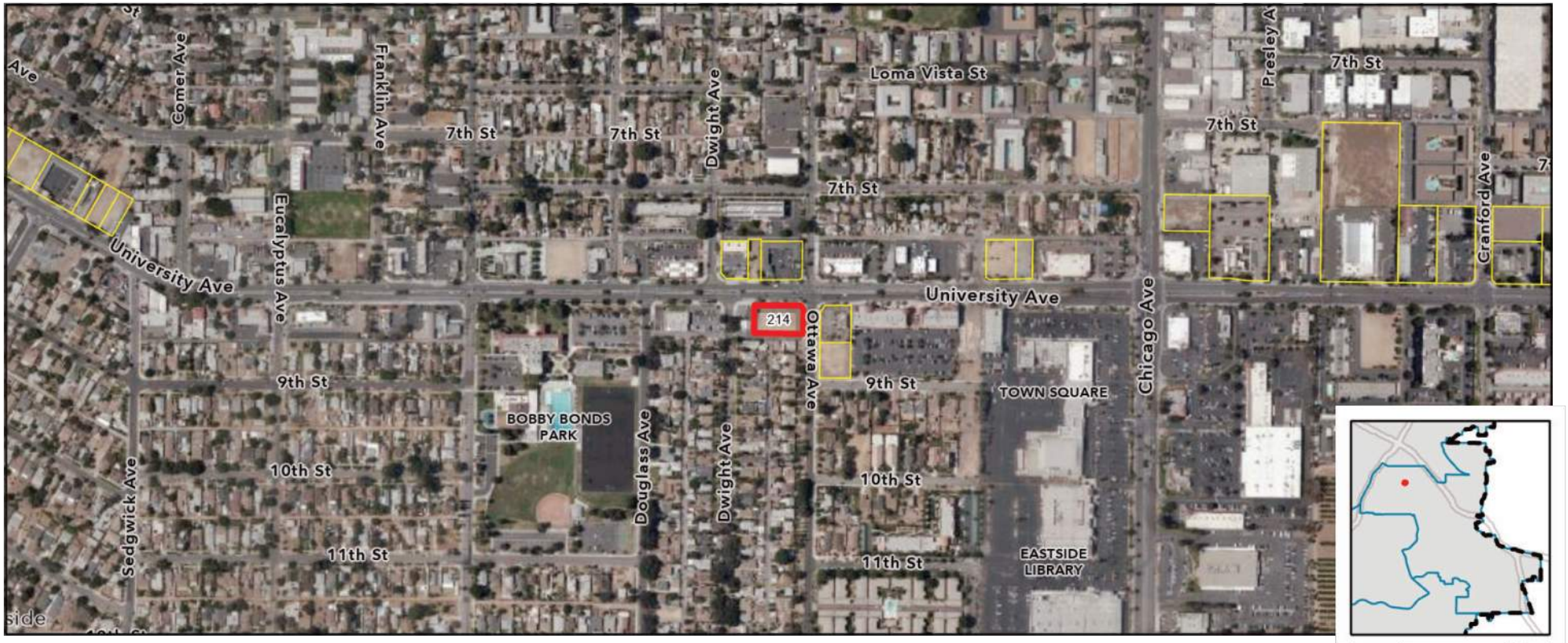
N

0 200 400 800 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
178	221061002	3870 Ottawa Ave	2	0.38	0	Vacant	UDEV	MU-V	R-3-1500	Residential Upzone	MU-U-TA	60	17	Moderate Income	No	No
187	221061005	1886 University Ave	2	0.39	1980	Non-Vacant	RESX	MU-V	CR	Rezoned Residential	MU-U-TA	60	17	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 142



City Boundary | Site in Focus | Opportunity Parcel

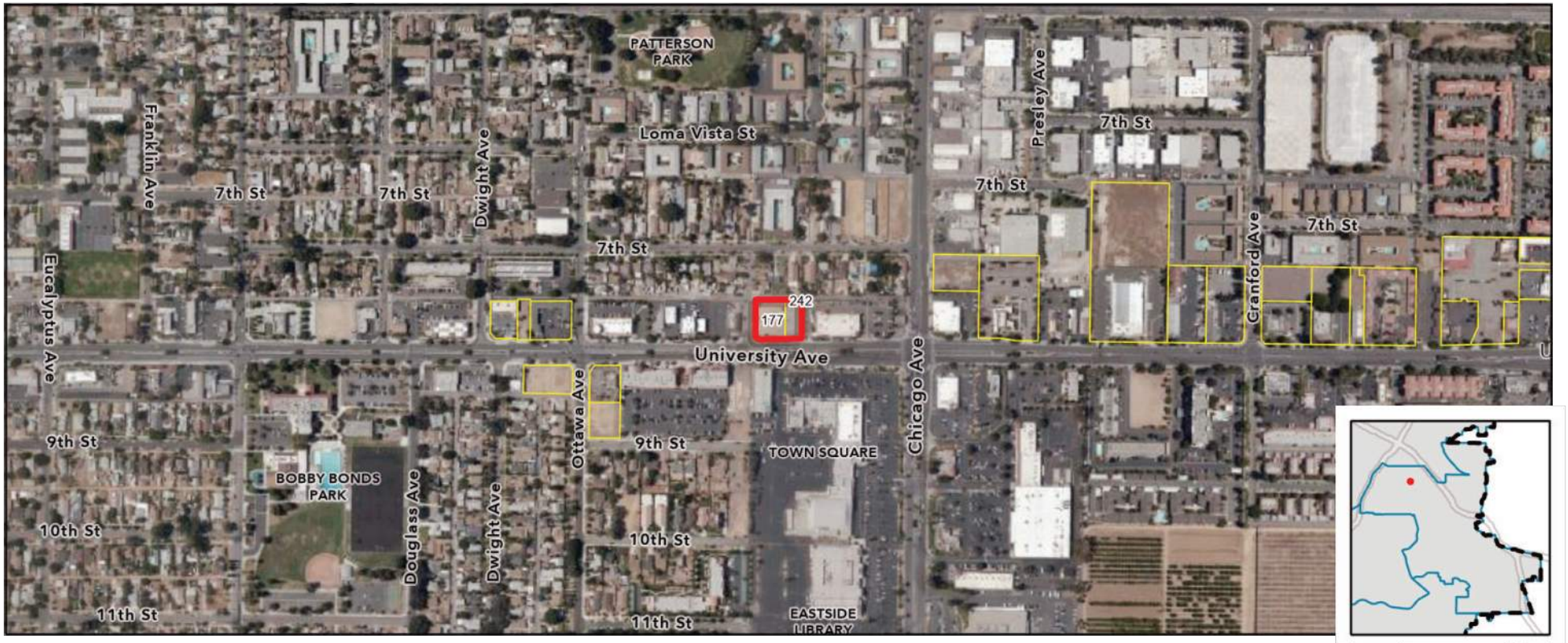
N

0 200 400 800 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
214	221052002	1910 University Ave	2	0.48	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	21	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 144



City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
177	211183023	1795 University Ave	2	0.4	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	60	18	Moderate Income	No	No
242	211183024	1775 University Ave	2	0.23	0	Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 145

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
234	250250020	1255 University Ave	2	0.78	1979	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	35	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 146

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
166	211176018	None	2	0.18	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	8	Moderate Income	No	No
181	211176017	1947 University Ave	2	0.34	1991	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	15	Moderate Income	No	No
209	211176020	1911 University Ave	2	0.55	1951	Non-Vacant	LOD	MU-N	CR	Rezoned Residential	MU-U-TA	60	24	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 148

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
224	251253015	3796 Watkins Dr	2	0.51	1981	Non-Vacant	RESX	C	CR	Rezoned Residential	MU-V	30	10	Moderate Income	No	No
233	251253014	177 Big Springs Rd	2	2.16	1964	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	43	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 149

City Boundary | Site in Focus | Opportunity Parcel

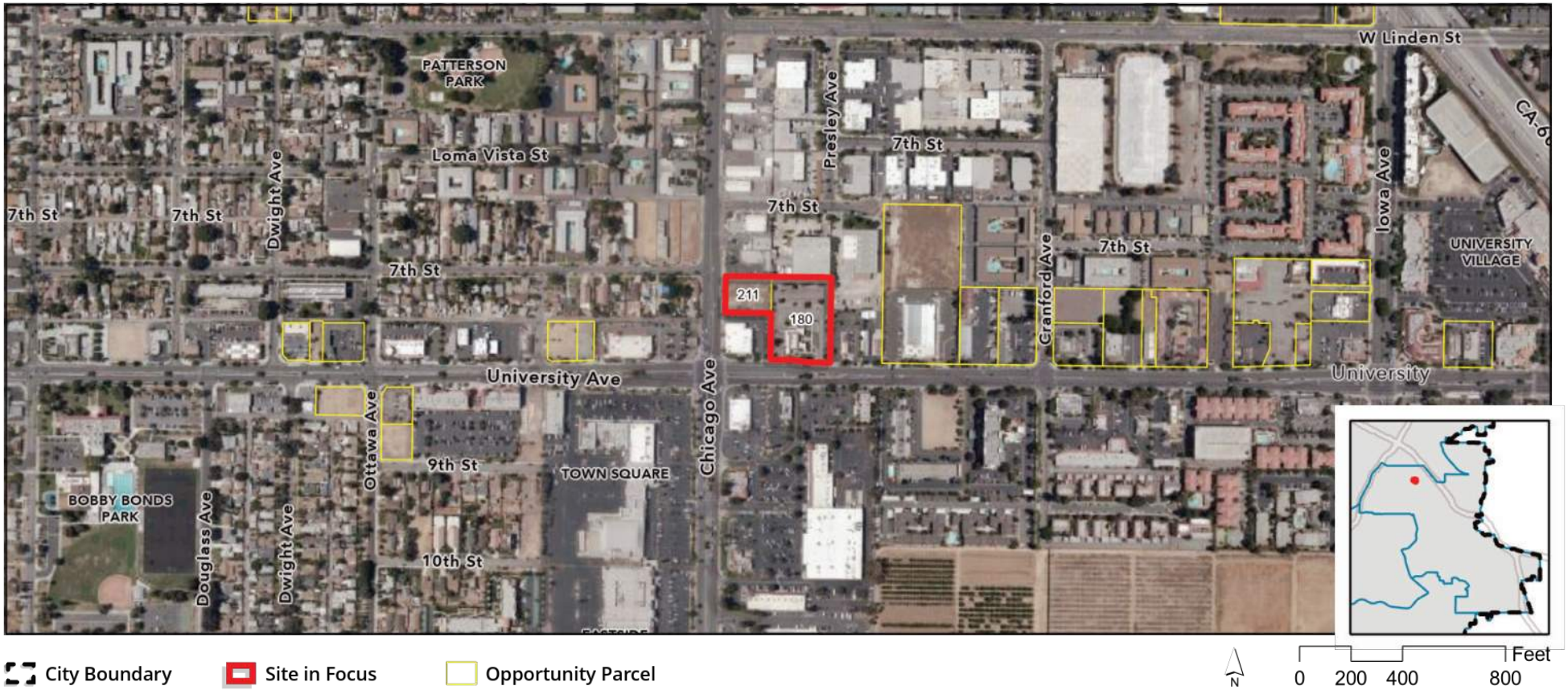
N

0 200 400 800 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
179	250190011	1443 University Ave	2	0.37	0	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	60	16	Moderate Income	No	No
196	250190010	1435 University Ave	2	1.39	1950	Non-Vacant	MFR	MU-U	CR	Rezoned Residential	MU-U-TA	60	62	Lower Income	No	No
207	250190029	1445 University Ave	2	1.04	1979	Non-Vacant	RESX	MU-U	CR	Rezoned Residential	MU-U-TA	60	46	Lower Income	No	No
212	250190039	1485 University Ave	2	0.73	1976	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	60	32	Lower Income	No	No
225	250190034	None	2	0.6	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	26	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 150



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
180	250170039	1651 University Ave	2	1.74	1973	Non-Vacant	RET	MU-U	CR	Rezoned Residential	MU-U-TA	60	78	Lower Income	No	No
211	250170011	3750 Chicago Ave	2	0.58	0	Vacant	UDEV	MU-U	MU-U	No Zone Change	MU-U-TA	60	25	Lower Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 151

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
192	250190008	1365 University Ave	2	0.54	1962	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	60	24	Lower Income	No	Yes
193	250190042	None	2	2.26	1977	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	60	101	Lower Income	No	Yes
220	250190006	1345 University Ave	2	0.22	1966	Non-Vacant	OFF	MU-U	MU-U	No Zone Change	MU-U-TA	60	9	Moderate Income	No	Yes
250	250190036	3767 Iowa Ave	2	0.6	1963	Non-Vacant	RESX	MU-U	MU-U	No Zone Change	MU-U-TA	60	26	Lower Income	No	Yes
258	250190038	3735 Iowa Ave	2	0.52	1990	Non-Vacant	LOD	MU-U	MU-U	No Zone Change	MU-U-TA	60	23	Lower Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 153

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
171	211132005	2810 University Ave	2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
254	211132024	2860 University Ave	2	0.32	0	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	14	Moderate Income	No	No
259	211132004	None	2	0.14	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	6	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 156

City Boundary | Site in Focus | Opportunity Parcel

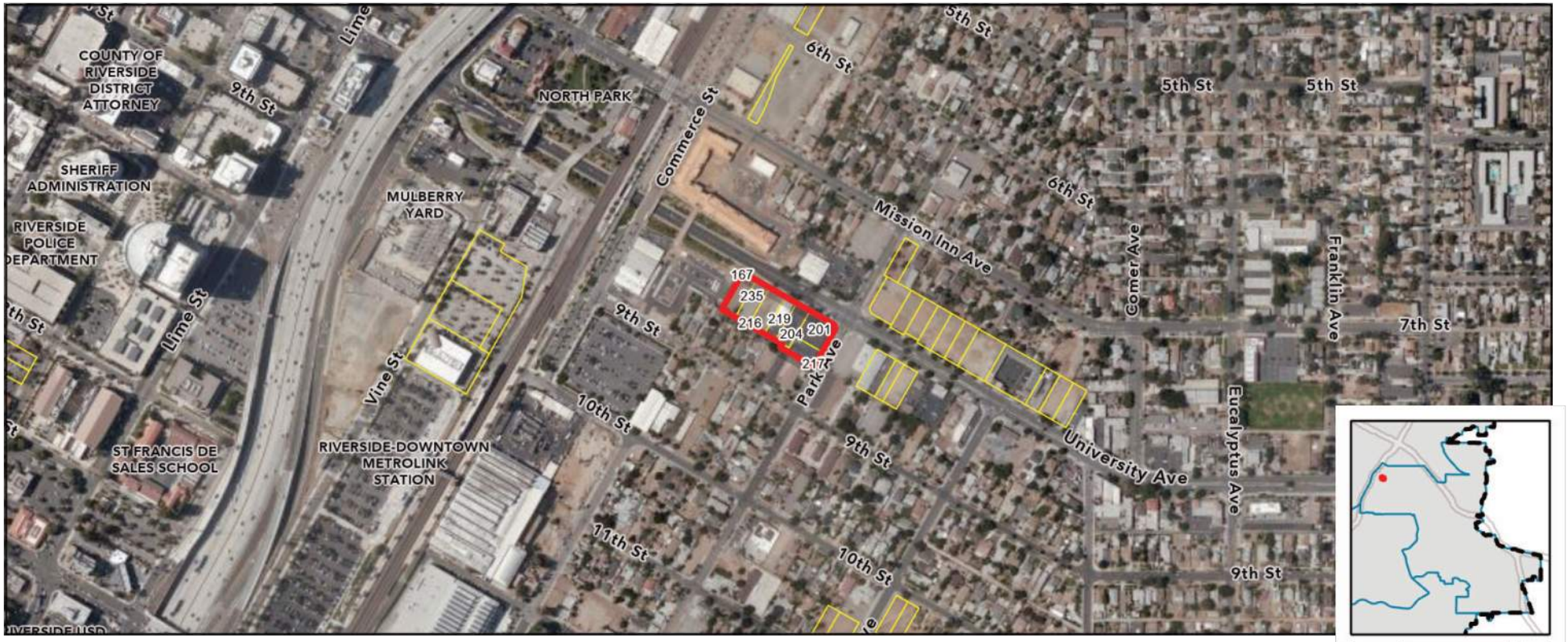
N

0 200 400 800 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
206	250170036	1575 University Ave	2	4.28	1947	Non-Vacant	RET	B/OP	CR	Rezoned Residential	MU-U-TA	60	192	Lower Income	No	No
210	250170040	1521 University Ave	2	1.02	1960	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	60	45	Lower Income	No	Yes
244	250170005	1555 University Ave	2	1.03	1959	Non-Vacant	RET	MU-U	MU-U	No Zone Change	MU-U-TA	60	46	Lower Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 161



City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
167	211122005	2980 University Ave	2	0.23	0	Non-Vacant	UDEV	MU-U	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
201	211122025	2908 University Ave	2	0.32	0	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	60	14	Moderate Income	No	No
204	211122009	2942 University Ave	2	0.23	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
216	211122007	2956 University Ave	2	0.27	1921	Non-Vacant	UDEV	MU-V	CR	Rezoned Residential	MU-U-TA	60	11	Moderate Income	No	No
217	211122011	None	2	0.19	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	8	Moderate Income	No	No
219	211122008	2944 University Ave	2	0.19	1940	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	8	Moderate Income	No	No
235	211122006	None	2	0.23	0	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No

OPPORTUNITY SITES

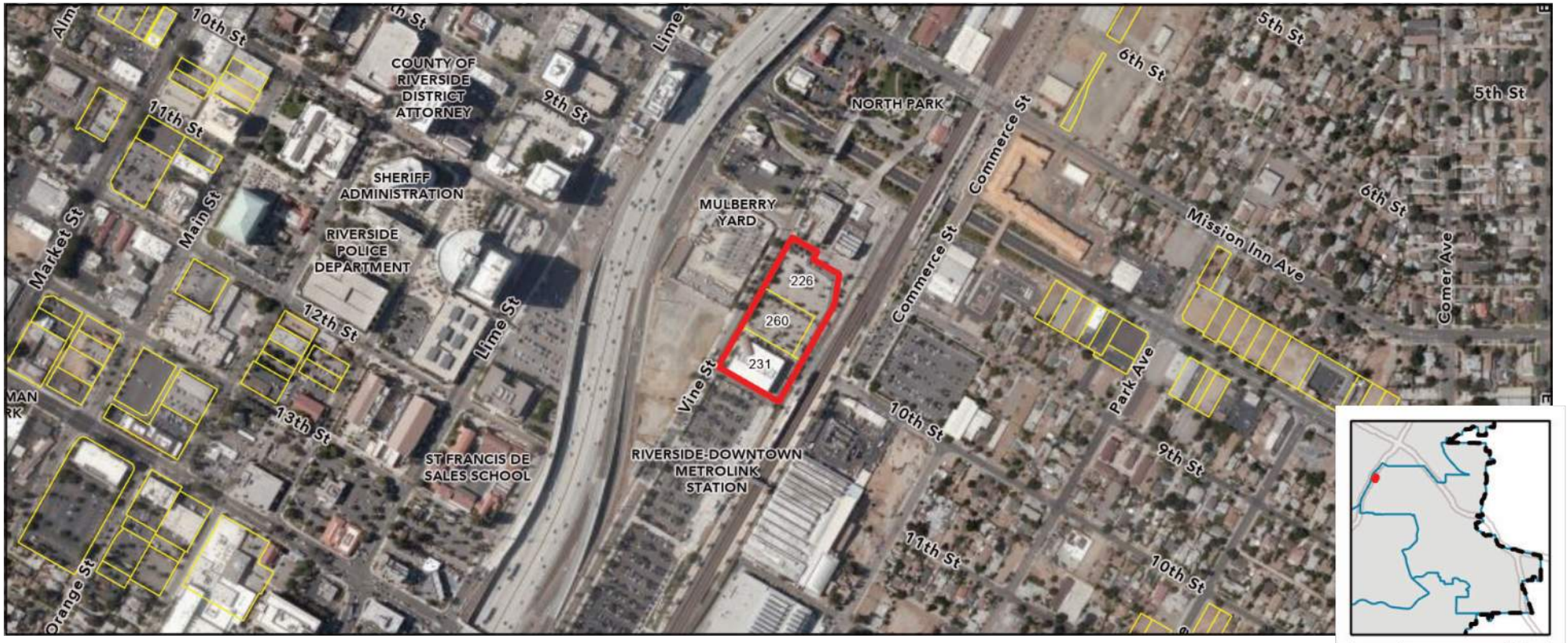
Riverside RHNA Housing Element Update: Ward 2 - Site 163

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
164	211131023	2791 University Ave	2	0.23	0	Vacant	SFRD	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
165	211131022	2771 University Ave	2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
168	211131032	2831 University Ave	2	0.21	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	9	Moderate Income	No	No
183	211131001	2882 Mission Inn Ave	2	0.23	0	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-U-TA	60	10	Moderate Income	No	No
186	211131021	2731 University Ave	2	0.46	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	20	Moderate Income	No	No
195	211131020	2711 University Ave	2	0.69	1960	Non-Vacant	LOD	MU-N	CR	Rezoned Residential	MU-U-TA	60	30	Lower Income	No	No
205	211131031	2871 University Ave	2	0.38	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	16	Moderate Income	No	No
227	211131017	2585 University Ave	2	0.23	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
230	211131024	2811 University Ave	2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
243	211131019	2651 University Ave	2	0.23	1980	Non-Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
251	211131026	2851 University Ave	2	0.23	0	Vacant	UDEV	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No
253	211131018	2617 University Ave	2	0.23	0	Vacant	RET	MU-N	CR	Rezoned Residential	MU-U-TA	60	10	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 164



City Boundary | Site in Focus | Opportunity Parcel

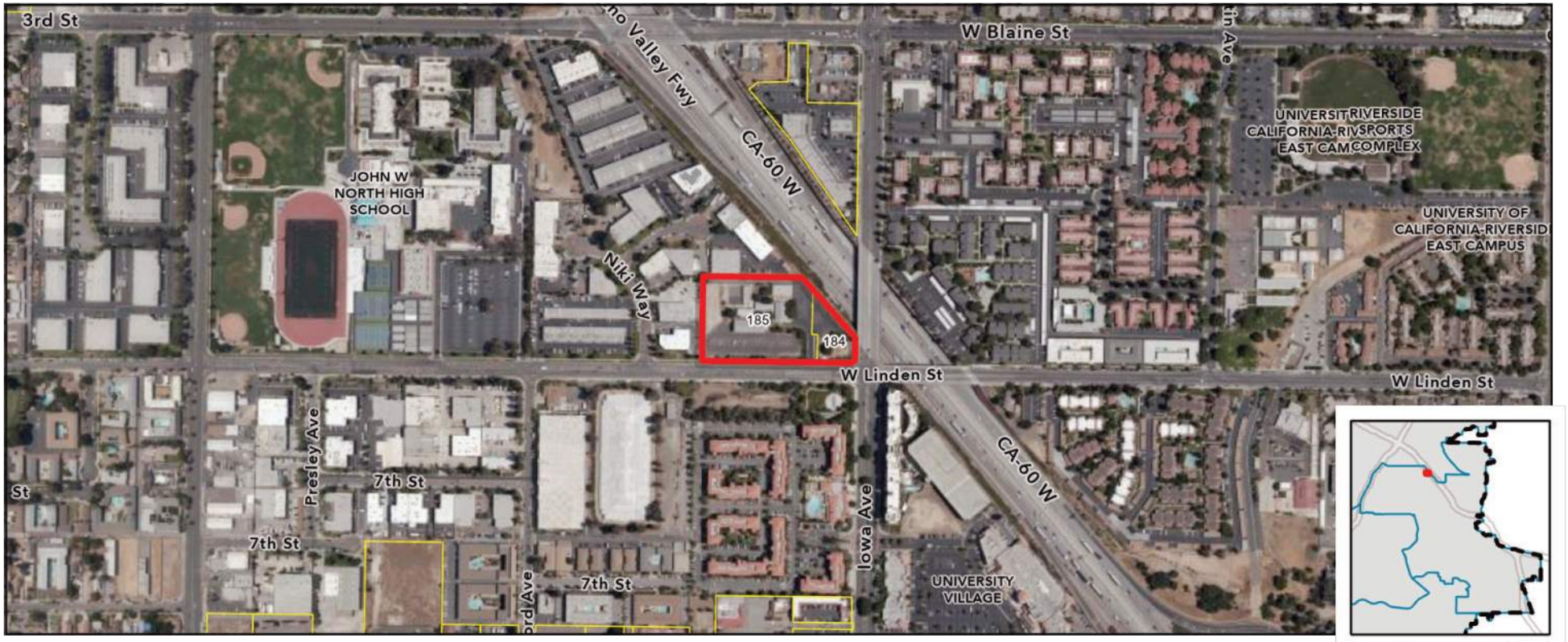
N

0 200 400 800 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
226	215143011	None	2	1.4	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	60	62	Lower Income	No	No
231	215153010	4040 Vine St	2	1.14	1995	Non-Vacant	EDU	C	CR	Rezoned Residential	MU-U-TA	60	51	Lower Income	No	No
260	215143010	None	2	0.91	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-U-TA	60	40	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 170



City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
184	250140036	3491 Iowa Ave	2	0.68	0	Non-Vacant	SFRD	C	CR	Rezoned Residential	MU-V	30	13	Moderate Income	No	No
185	250140031	None	2	3.25	1957	Non-Vacant	POW	B/OP	BMP	Rezoned Residential	MU-V	30	64	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 171

City Boundary | Site in Focus | Opportunity Parcel

N

0 200 400 800 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
199		None					UDEV	B/OP								

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 174

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
182	211111060	None	2	0.89	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	21	Moderate Income	No	Yes
236	211111040	1959 W Linden St	2	1.01	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	23	Moderate Income	No	Yes
245	211111041	1955 W Linden St	2	0.5	1936	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	11	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 2 - Site 175

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
162		None					UDEV	B/OP								