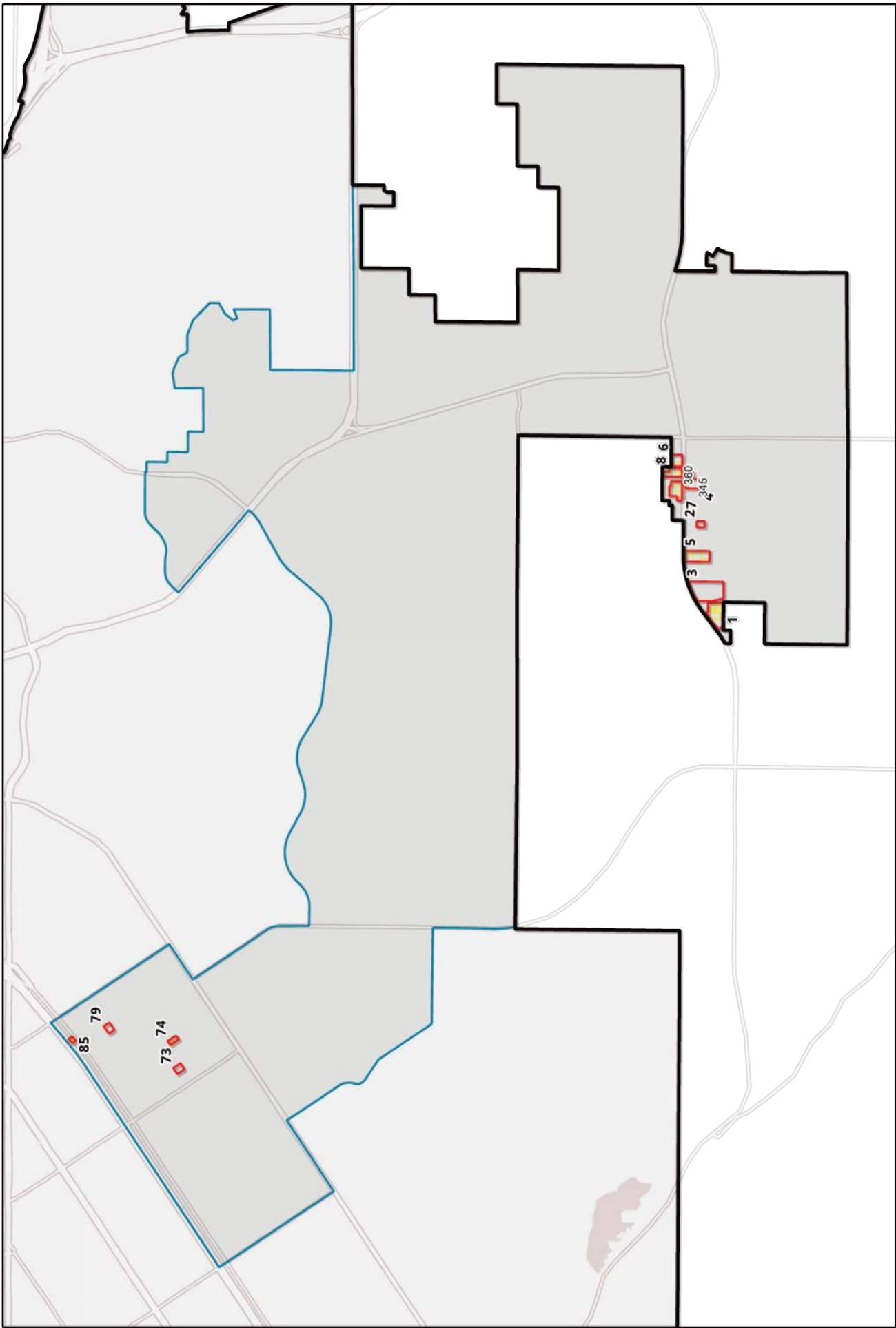


Residential Sites Inventory - Ward 4

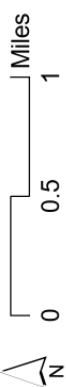
Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
1	274120017	None	1.96	CR	MU-V	20	39	Moderate Income
	274130007	16201 Chicago Ave	0.51	RR	MU-V	20	9	Moderate Income
	274130008	16221 Chicago Ave	0.99	RR	MU-V	20	18	Moderate Income
	274130009	16241 Chicago Ave	0.50	RR	MU-V	20	8	Moderate Income
	274130027	None	0.75	RR	MU-V	20	14	Moderate Income
	274130038	None	2.14	CR	MU-V	20	42	Moderate Income
2	274130039	None	0.72	RR	MU-V	20	14	Moderate Income
3	266020059	16125 Dauchy Ave	1.16	CR	MU-V	20	23	Moderate Income
4	266020061	None	13.77	R-3-1500	R-3-1500	25	344	Moderate Income
	266040019	18791 Van Buren Blvd	1.17	OSP-CID	MU-V	20	23	Moderate Income
5	266040034	None	4.02	R-3-1500	R-3-1500	25	100	Moderate Income
	266020009	18303 Van Buren Blvd	0.67	CR	MU-V	20	13	Moderate Income
	266020010	18311 Van Buren Blvd	2.13	RE	MU-V	20	41	Moderate Income
	266020011	18237 Van Buren Blvd	0.55	RE	MU-V	20	9	Moderate Income
	266020012	18305 Van Buren Blvd	1.65	RE	MU-V	20	31	Moderate Income
	266020041	18265 Van Buren Blvd	1.33	CR	MU-V	20	23	Moderate Income
6	280270006	18820 Van Buren Blvd	0.93	CR	MU-V	20	18	Moderate Income
	280270024	18860 Van Buren Blvd	2.11	CR	MU-V	20	42	Moderate Income
7	280260031	18720 Van Buren Blvd	1.28	CR	MU-V	20	25	Moderate Income
	280260033	None	1.45	CR	MU-V	20	29	Moderate Income
	280260037	18690 Van Buren Blvd	1.46	CR	MU-V	20	29	Moderate Income
	280260044	18640 Van Buren Blvd	0.56	CR	MU-V	20	11	Moderate Income
8	280270001	None	1.85	CR	MU-V	20	37	Moderate Income
	280270003	18888 Van Buren Blvd	0.35	CR	MU-V	20	6	Moderate Income
	280270028	None	1.14	CR	MU-V	20	22	Moderate Income
73	230351016	None	1.45	R-3-1500	R-3-1500	25	36	Moderate Income
74	230360004	None	0.18	R-3-1500	R-3-1500	25	4	Moderate Income
	230360005	None	0.18	R-3-1500	R-3-1500	25	4	Moderate Income
	230360006	None	0.19	R-3-1500	R-3-1500	25	4	Moderate Income
79	230360010	None	0.62	R-3-1500	R-3-1500	25	15	Moderate Income
85	229092025	3165 Washington St	1.43	R-1-7000	R-3-2500	20	27	Moderate Income
85	229035014	7035 Indiana Ave	0.17	O	MU-V	20	3	Moderate Income
	229035015	7029 Indiana Ave	0.19	O	MU-V	20	3	Moderate Income
	229035016	7017 Indiana Ave	0.26	O	MU-V	20	5	Moderate Income
Total			49.83				1071	
Total Parcels	34							
Total Sites	12							

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Opportunity Sites



City Boundary Ward Opportunity Parcel Site in Focus



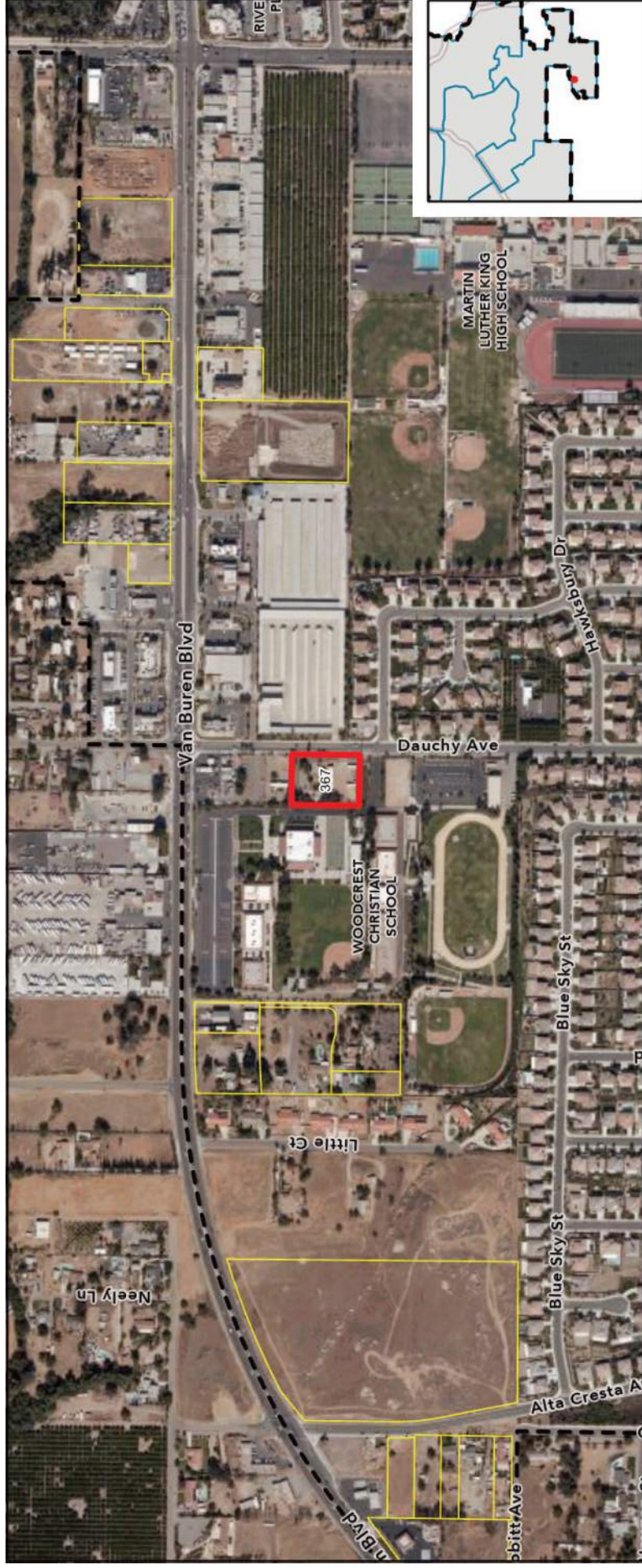
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 1



City Boundary			Site in Focus			Opportunity Parcel			Feet									
									</									

Riverside RHNA Housing Element Update: Ward 4 - Site 2



City Boundary			Site in Focus			Opportunity Parcel			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
367	26620059	16125 Dauchy Ave	4	1.16	1959	Non-Vacant	SFRD	C	CR	Rezoned Residential	MU-V	30	23	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 3



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
376	266020061	None	4	13.77	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	344	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 4



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
345	266040034	None	4	4.02	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	100	Moderate Income	Yes	No
360	266040019	18791 Van Buren Blvd	4	1.17	1985	Non-Vacant	RET	OSP	OSP-CID	Rezonned Residential	MULV	30	23	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 5



City Boundary			Site in Focus			Opportunity Parcel										Feet	
																0 200 400 800	
																N	
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	
352	266020012	18305 Van Buren Blvd	4	1.65	1932	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	ML-V	30	31	Moderate Income	No	No	
358	266020011	18237 Van Buren Blvd	4	0.55	1961	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	ML-V	30	9	Moderate Income	No	No	
369	266020041	18265 Van Buren Blvd	4	1.33	1945	Non-Vacant	SFPA	C	CR	Rezoned Residential	ML-V	30	23	Moderate Income	No	No	
373	266020009	18303 Van Buren Blvd	4	0.67	1985	Non-Vacant	RET	C	CR	Rezoned Residential	ML-V	30	13	Moderate Income	No	No	
375	266020010	18311 Van Buren Blvd	4	2.13	1966	Non-Vacant	SFRD	VLDR	RE	Residential Upzone	ML-V	30	41	Moderate Income	No	No	

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 6



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
366	280270024	18860 Van Buren Blvd	4	2.11	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	42	Moderate Income	No	No
370	280270006	18820 Van Buren Blvd	4	0.93	1983	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	18	Moderate Income	No	No

Riverside RHNA Housing Element Update: Ward 4 - Site 7



City Boundary				Site in Focus				Opportunity Parcel										Fetal Tissue			
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					
346	280260031	18720 Van Buren Blvd	4	1.28	1955	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	25	Moderate Income	No	No					
354	280260044	18640 Van Buren Blvd	4	0.56	0	Vacant	RET	C	CR	Rezoned Residential	MU-V	30	11	Moderate Income	No	No					
355	280260037	18690 Van Buren Blvd	4	1.46	1968	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	29	Moderate Income	No	No					
357	280260033	None	4	1.45	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	29	Moderate Income	No	No					

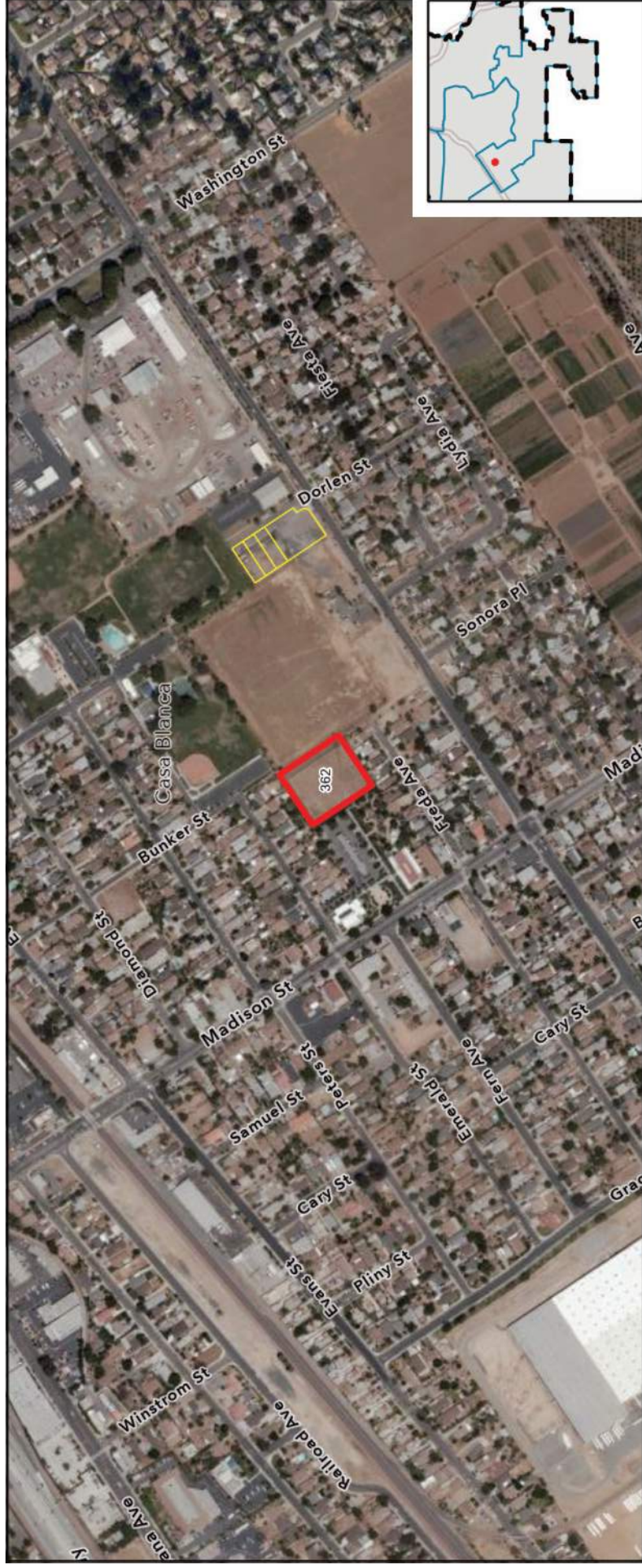
OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 8



City Boundary			Site in Focus			Opportunity Parcel			Map							
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
365	280270001	None	4	1.85	0	Non-Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	37	Moderate Income	No	No
372	280270003	18888 Van Buren Blvd	4	0.35	0	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	6	Moderate Income	No	No
374	280270028	None	4	1.14	0	Vacant	UDEV	C	CR	Rezoned Residential	MU-V	30	22	Moderate Income	No	No

Riverside RHNA Housing Element Update: Ward 4 - Site 73



City Boundary

Site in Focus

Opportunity Parcel

Fertile Soil

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
362	239351016	None	4	1.45	0	Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	36	Moderate Income	No	Yes

OPPORTUNITY SITES

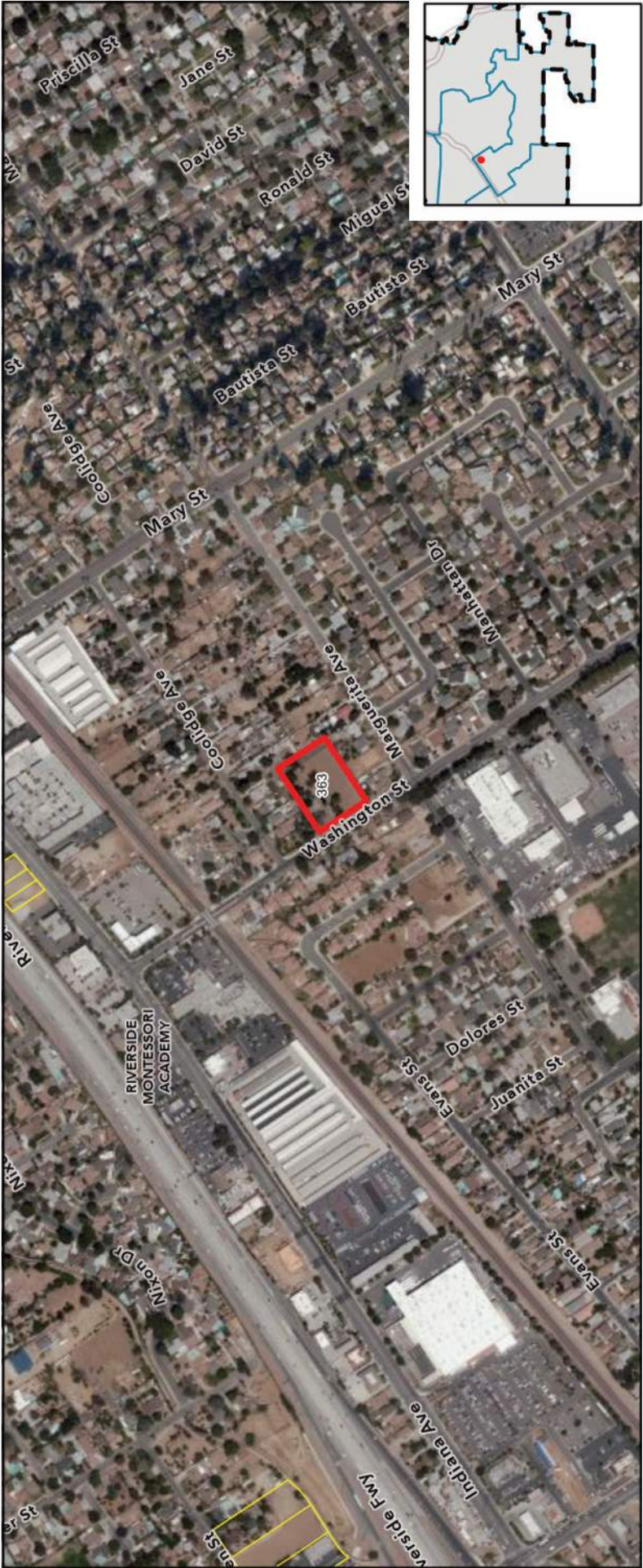
Riverside RHNA Housing Element Update: Ward 4 - Site 74



City Boundary										Site in Focus		Opportunity Parcel		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	
348	230360006	None	4	0.19	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes	
349	230360004	None	4	0.18	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes	
350	230360010	None	4	0.62	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	15	Moderate Income	No	Yes	
351	230360005	None	4	0.18	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes	

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 79



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
363	229092025	3165 Washington St.	4	1.43	1933	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17,424	27	Moderate Income	No	No



OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 85

