Residential Sites Inventory - Ward 7

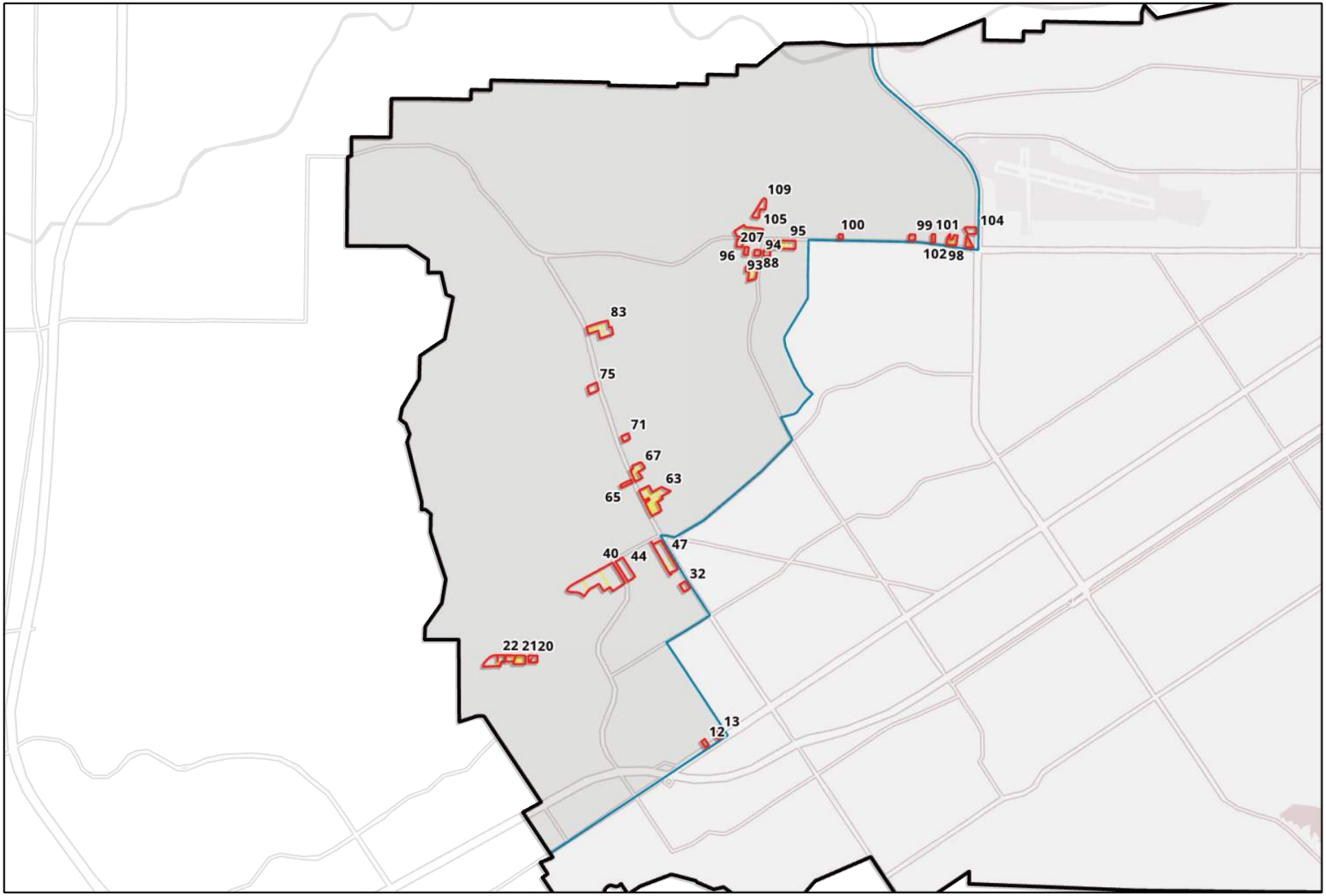
Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
12	142210029	11411 Magnolia Ave	0.85	BMP	MU-U-TA	45	38	Lower Income
13	142231006	11313 Magnolia Ave	0.47	R-4	MU-U-TA	45	20	Lower Income
	142231007	11325 Magnolia Ave	0.94	R-4	MU-U-TA	45	41	Lower Income
20	141221001	12008 Raley Dr	0.56	R-3-1500	R-3-1500	25	12	Moderate Income
	141240047	11984 Raley Dr	1.07	R-3-1500	R-3-1500	25	25	Moderate Income
21	141221006	12082 Raley Dr	0.41	R-3-1500	R-3-1500	25	9	Moderate Income
	141221007	None	0.17	R-3-1500	R-3-1500	25	4	Moderate Income
	141221009	None	0.05	R-3-1500	R-3-1500	25	1	Moderate Income
	141221011	12108 Raley Dr	0.98	R-3-1500	R-3-1500	25	22	Moderate Income
	141221026	12100 Raley Dr	0.46	R-3-1500	R-3-1500	25	9	Moderate Income
	141221031	12056 Raley Dr	0.39	R-3-1500	R-3-1500	25	8	Moderate Income
	141221032	None	0.68	R-3-1500	R-3-1500	25	17	Moderate Income
	141221033	None	0.08	R-3-1500	R-3-1500	25	1	Moderate Income
	141221035	12014 Raley Dr	0.62	R-3-1500	R-3-1500	25	13	Moderate Income
22	141221013	None	1.26	R-1-1/2 acre	R-3-1500	25	31	Moderate Income
	141221014	None	0.23	R-1-1/2 acre	R-3-1500	25	5	Moderate Income
	141221016	None	0.16	R-1-1/2 acre	R-3-1500	25	4	Moderate Income
	168340019	12190 Raley Dr	3.15	R-1-1/2 acre	R-3-1500	25	77	Moderate Income
32	142030029	4550 La Sierra Ave	1.53	O	MU-V	20	30	Moderate Income
40	141350005	4820 Riverwalk Dr	9.59	BMP	MU-V	20	191	Moderate Income
	141350009	11398 Pierce St	7.83	CR	MU-V	20	156	Moderate Income
	141350011	None	4.86	R-3-1500	MU-U	30	145	Lower Income
44	146210024	None	5.07	R-3-1500	R-3-1500	25	126	Moderate Income
47	146210022	4720 La Sierra Ave	1.89	MU-V	MU-V	20	37	Moderate Income
	146220025	4740 La Sierra Ave	0.24	MU-V	MU-V	20	4	Moderate Income
	146220035	4860 La Sierra Ave	0.35	MU-V	MU-V	20	7	Moderate Income
	146220042	None	5.76	MU-V	MU-V	20	115	Moderate Income
	146220043	None	0.00	MU-V	MU-V	20	0	Moderate Income
	146220044	None	0.00	MU-V	MU-V	20	0	Moderate Income
	146220045	None	0.00	MU-V	MU-V	20	0	Moderate Income
63	146170001	11046 Norwood Ave	0.14	R-1-7000	MU-V	20	2	Moderate Income
	146170003	11000 Norwood Ave	0.85	R-1-7000	MU-V	20	15	Moderate Income
	146170023	5061 La Sierra Ave	0.01	R-1-7000	MU-V	20	0	Moderate Income
	146170025	None	1.64	R-1-7000	MU-V	20	31	Moderate Income
	146170027	5033 La Sierra Ave	1.53	R-1-7000	MU-V	20	29	Moderate Income
	146170028	5025 La Sierra Ave	0.87	R-1-7000	MU-V	20	16	Moderate Income
	146170029	5009 La Sierra Ave	0.82	R-1-7000	MU-V	20	15	Moderate Income
	146170030	5069 La Sierra Ave	2.00	R-1-7000	MU-V	20	38	Moderate Income
	146170031	5015 La Sierra Ave	0.71	R-1-7000	MU-V	20	13	Moderate Income
	146170032	None	1.39	R-1-7000	MU-V	20	26	Moderate Income
	146181015	4995 La Sierra Ave	0.48	R-1-7000	MU-V	20	8	Moderate Income
	146181022	4979 La Sierra Ave	0.88	CG	MU-V	20	17	Moderate Income
65	146050022	5142 La Sierra Ave	0.96	R-1-7000	R-3-2500	20	18	Moderate Income
67	146071022	None	0.46	R-1-7000	R-4	35	16	Lower Income
	146071036	None	0.96	R-1-7000	R-4	35	33	Lower Income
	146071048	None	1.58	R-1-7000	R-4	35	54	Lower Income
	146071049	5169 La Sierra Ave	0.93	R-1-7000	R-4	35	31	Lower Income
71	149280008	10985 Gramercy Pl	1.16	R-1-7000	MU-V	20	22	Moderate Income
75	149170053	5608 La Sierra Ave	2.10	R-1-8500	R-3-2500	20	40	Moderate Income

Residential Sites Inventory - Ward 7

Site ID	APN	Site Address	Lot Acreage	Current Zoning	Proposed Zoning	Proposed Density (DU/Acre)	Potential Unit Count	Income Level
83	149180009	None	0.50	R-1-8500	MU-V	20	9	Moderate Income
	149180010	11060 Cypress Ave	2.01	R-1-8500	R-3-2500	20	39	Moderate Income
	149180015	10982 Cypress Ave	2.89	R-1-8500	R-3-2500	20	56	Moderate Income
	149180044	5995 La Sierra Ave	1.05	R-1-8500	MU-V	20	20	Moderate Income
	149180045	5971 La Sierra Ave	0.47	R-1-8500	MU-V	20	8	Moderate Income
88	150101018	6050 Tyler St	0.66	CG	MU-V	20	13	Moderate Income
	150101030	6100 Tyler St	1.14	CG	MU-V	20	22	Moderate Income
	150221025	10323 Cypress Ave	0.45	CG	MU-V	20	9	Moderate Income
	150221027	None	0.82	CG	MU-V	20	16	Moderate Income
	150221028	6022 Tyler St	0.32	CG	MU-V	20	6	Moderate Income
93	150092014	6225 Tyler St	0.98	CR	MU-V	20	19	Moderate Income
94	150091033	6266 Tyler St	0.91	CG	MU-V	20	18	Moderate Income
95	150110035	10194 Arlington Ave	0.36	CG	MU-V	20	7	Moderate Income
	150110044	None	0.74	CG	MU-V	20	14	Moderate Income
	150110045	10176 Arlington Ave	0.29	CG	MU-V	20	5	Moderate Income
	150110046	10100 Arlington Ave	1.33	CG	MU-V	20	26	Moderate Income
	150110048	None	0.61	CG	MU-V	20	12	Moderate Income
	150110049	10158 Arlington Ave	0.33	CG	MU-V	20	6	Moderate Income
	150110050	10128 Arlington Ave	0.97	CG	MU-V	20	19	Moderate Income
96	150091001	10390 Arlington Ave	1.21	CG	MU-V	20	24	Moderate Income
98	155290018	7445 Arlington Ave	0.46	R-4	R-4	35	16	Lower Income
	155290019	7437 Arlington Ave	0.73	R-4	R-4	35	24	Lower Income
99	155290050	8207 Arlington Ave	0.91	CR	MU-V	20	18	Moderate Income
100	155171014	9005 Arlington Ave	0.51	CR	MU-V	20	10	Moderate Income
101	155290035	7951 Arlington Ave	0.70	CG	MU-V	20	14	Moderate Income
102	155290012	7671 Arlington Ave	0.64	R-4	R-4	35	22	Lower Income
	155290014	7601 Arlington Ave	0.41	R-4	R-4	35	14	Lower Income
	155290015	7571 Arlington Ave	0.50	R-4	R-4	35	17	Lower Income
	155290016	7591 Arlington Ave	0.52	R-4	R-4	35	18	Lower Income
104	155290063	None	1.79	CR	MU-V	20	35	Moderate Income
105	154321011	10355 Arlington Ave	0.43	CG	MU-V	20	8	Moderate Income
	154321016	10369 Arlington Ave	1.08	CG	MU-V	20	21	Moderate Income
	154321017	10303 Arlington Ave	1.11	CG	MU-V	20	22	Moderate Income
	154321019	10333 Arlington Ave	1.68	CG	MU-V	20	33	Moderate Income
	154321024	10391 Arlington Ave	2.06	CG	MU-V	20	41	Moderate Income
109	154330010	None	1.25	RR	R-3-2500	20	25	Moderate Income
	154330037	None	1.63	RR	R-3-2500	20	32	Moderate Income
207	150091032	None	0.86	R-1-7000	R-3-1500	25	21	Moderate Income
Total			104.47				2311	
Total Parcels	87							
Total Sites	29							

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Opportunity Sites



City Boundary | Ward | Opportunity Parcel | Site in Focus

N

0 0.5 1 Miles

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 12

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
668	142210029	11411 Magnolia Ave	7	0.85	1946	Non-Vacant	MED	HDR	BMP	Rezoned Residential	MU-U-TA	60	38	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 13

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
640	142231006	11313 Magnolia Ave	7	0.47	1947	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	60	20	Moderate Income	No	Yes
696	142231007	11325 Magnolia Ave	7	0.94	1946	Non-Vacant	SFRD	VHDR	R-4	Residential Upzone	MU-U-TA	60	41	Lower Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 20

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
654	141240047	11984 Raley Dr	7	1.07	1944	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	29.04	25	Moderate Income	No	No
680	141221001	12008 Raley Dr	7	0.56	1936	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	29.04	12	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 21

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
622	141221007	None	7	0.17	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	4	Moderate Income	No	Yes
632	141221031	12056 Raley Dr	7	0.39	1946	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	8	Moderate Income	No	Yes
649	141221006	12082 Raley Dr	7	0.41	1937	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	9	Moderate Income	No	Yes
669	141221009	None	7	0.05	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	1	Moderate Income	No	Yes
684	141221026	12100 Raley Dr	7	0.46	1945	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	9	Moderate Income	No	Yes
685	141221033	None	7	0.08	0	Vacant	UDEV	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	1	Moderate Income	No	Yes
686	141221032	None	7	0.68	0	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	17	Moderate Income	No	Yes
687	141221011	12108 Raley Dr	7	0.98	1929	Non-Vacant	SFRD	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	22	Moderate Income	No	Yes
700	141221035	12014 Raley Dr	7	0.62	1945	Non-Vacant	SFRD	MHDR	R-3-1500	No Zone Change	R-3-1500	29.04	13	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 22

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
635	168340019	12190 Raley Dr	7	3.15	1947	Non-Vacant	SFRD	MDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	77	Moderate Income	No	No
636	141221016	None	7	0.16	0	Vacant	UDEV	MHDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	4	Moderate Income	No	No
642	141221014	None	7	0.23	0	Vacant	UDEV	MHDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	5	Moderate Income	No	No
692	141221013	None	7	1.26	0	Vacant	UDEV	MHDR	R-1-1/2 acre	Residential Upzone	R-3-1500	29.04	31	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 32

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
623	142030029	4550 La Sierra Ave	7	1.53	1984	Non-Vacant	EDU	PF	O	Rezoned Residential	MU-V	30	30	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 40

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
621	141350009	11398 Pierce St	7	7.83	1982	Non-Vacant	RET	MU-V	CR	Rezoned Residential	MU-V	30	156	Moderate Income	No	No
657	141350005	4820 Riverwalk Dr	7	9.59	1981	Non-Vacant	POW	MU-V	BMP	Rezoned Residential	MU-V	30	191	Moderate Income	No	No
693	141350011	None	7	4.86	0	Vacant	UDEV	HDR	R-3-1500	Residential Upzone	MU-U	40	145	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 44

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
682	146210024	None	7	5.07	1968	Non-Vacant	LIND	HDR	R-3-1500	No Zone Change	R-3-1500	29.04	126	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 47

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
620	146220042	None	7	5.76	0	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	115	Moderate Income	No	Yes
641	146220025	4740 La Sierra Ave	7	0.24	1989	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	30	4	Moderate Income	No	Yes
660	146210022	4720 La Sierra Ave	7	1.89	1986	Non-Vacant	RET	MU-V	MU-V	No Zone Change	MU-V	30	37	Moderate Income	No	Yes
683	146220043	None	7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	30	0	Moderate Income	No	Yes
688	146220045	None	7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	30	0	Moderate Income	No	Yes
699	146220035	4860 La Sierra Ave	7	0.35	2003	Non-Vacant	RESX	MU-V	MU-V	No Zone Change	MU-V	30	7	Moderate Income	No	Yes
701	146220044	None	7	0	0	Non-Vacant	UTIL	MU-V	MU-V	No Zone Change	MU-V	30	0	Moderate Income	No	Yes

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 63

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
618	146181022	4979 La Sierra Ave	7	0.88	1922	Non-Vacant	UDEV	MDR	CG	Rezoned Residential	MU-V	30	17	Moderate Income	No	No
619	146170023	5061 La Sierra Ave	7	0.01	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	0	Moderate Income	No	No
625	146170029	5009 La Sierra Ave	7	0.82	1940	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	15	Moderate Income	No	No
627	146170028	5025 La Sierra Ave	7	0.87	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	30	16	Moderate Income	No	No
628	146170032	None	7	1.39	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	26	Moderate Income	No	No
634	146170003	11000 Norwood Ave	7	0.85	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	15	Moderate Income	No	No
655	146170001	11046 Norwood Ave	7	0.14	1949	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	2	Moderate Income	No	No
658	146170030	5069 La Sierra Ave	7	2	0	Non-Vacant	MFR	MDR	R-1-7000	Residential Upzone	MU-V	30	38	Moderate Income	No	No
663	146170031	5015 La Sierra Ave	7	0.71	1958	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	13	Moderate Income	No	No
667	146170027	5033 La Sierra Ave	7	1.53	1962	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	29	Moderate Income	No	No
677	146170025	None	7	1.64	0	Non-Vacant	UDEV	MDR	R-1-7000	Residential Upzone	MU-V	30	31	Moderate Income	No	No
678	146181015	4995 La Sierra Ave	7	0.48	1928	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	8	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 65

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
629	146050022	5142 La Sierra Ave	7	0.96	1937	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-2500	17.424	18	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 67

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
651	146071022	None	7	0.46	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	40	16	Moderate Income	No	No
666	146071036	None	7	0.96	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	40	33	Lower Income	No	No
691	146071049	5169 La Sierra Ave	7	0.93	1945	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-4	40	31	Lower Income	No	No
617	146071048		7	1.58	0	Non-Vacant		MDR	R-1-7000	Residential Upzone	R-4	40	54	Lower Income	No	No

OPPORTUNITY SITES

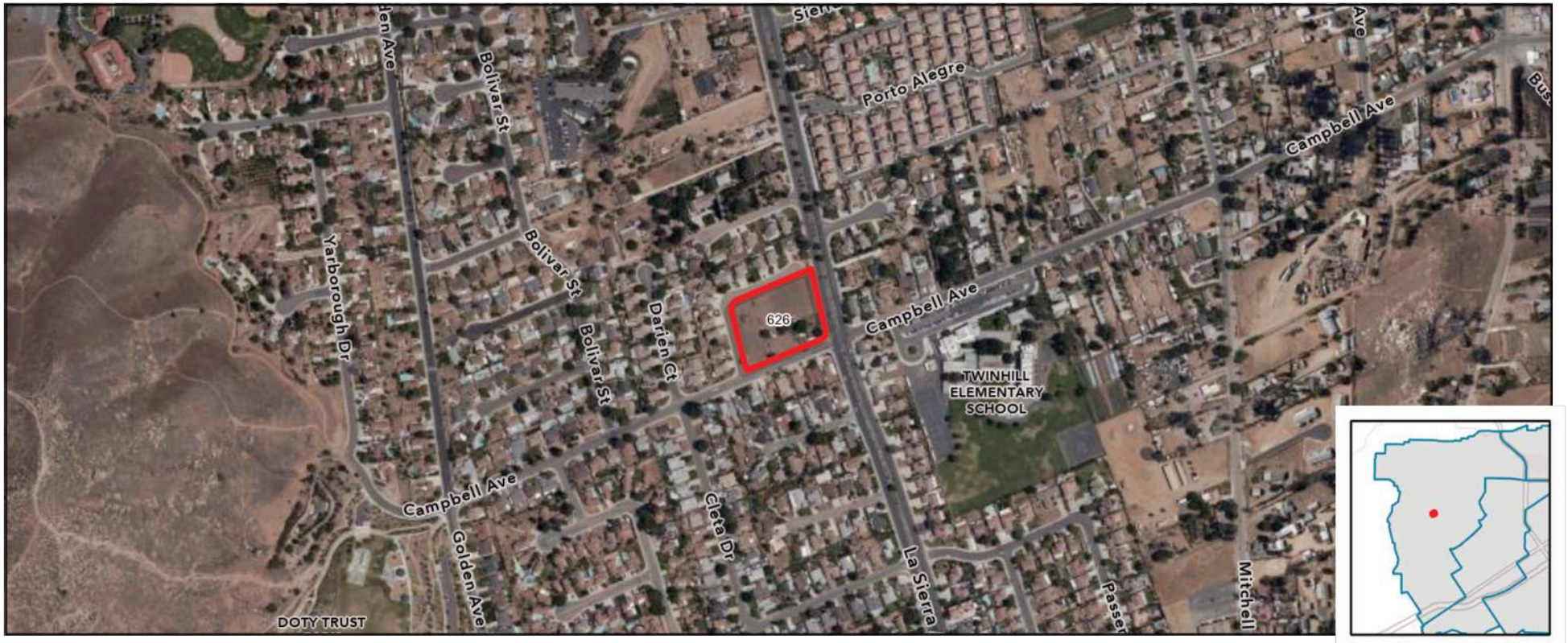
Riverside RHNA Housing Element Update: Ward 7 - Site 71

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
664	149280008	10985 Gramercy Pl	7	1.16	1952	Non-Vacant	SFRD	MDR	R-1-7000	Residential Upzone	MU-V	30	22	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 75



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
626	149170053	5608 La Sierra Ave	7	2.1	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	40	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 83

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
630	149180009	None	7	0.5	0	Vacant	MISC	MDR	R-1-8500	Residential Upzone	MU-V	30	9	Moderate Income	No	No
647	149180044	5995 La Sierra Ave	7	1.05	1950	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	30	20	Moderate Income	No	No
673	149180015	10982 Cypress Ave	7	2.89	1981	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	56	Moderate Income	No	No
676	149180045	5971 La Sierra Ave	7	0.47	1947	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	MU-V	30	8	Moderate Income	No	No
681	149180010	11060 Cypress Ave	7	2.01	1922	Non-Vacant	SFRD	MDR	R-1-8500	Residential Upzone	R-3-2500	17.424	39	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 88

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
633	150221025	10323 Cypress Ave	7	0.45	1979	Non-Vacant	RESX	SRR	CG	Rezoned Residential	MU-V	30	9	Moderate Income	No	No
659	150101018	6050 Tyler St	7	0.66	1962	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	13	Moderate Income	No	No
697	150101030	6100 Tyler St	7	1.14	1963	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	22	Moderate Income	No	No
702	150221028	6022 Tyler St	7	0.32	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	6	Moderate Income	No	No
694	150221027		7	0.82	1958	Non-Vacant		C	CG	Rezoned Residential	MU-V	30	16	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 93

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
662	150092014	6225 Tyler St	7	0.98	1980	Non-Vacant	RET	C	CR	Rezoned Residential	MU-V	30	19	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 94

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
638	150091033	6266 Tyler St	7	0.91	1962	Non-Vacant	RESX	C	CG	Rezoned Residential	MU-V	30	18	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 95

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
637	150110048	None	7	0.61	0	Non-Vacant	UDEV	C	CG	Rezoned Residential	MU-V	30	12	Moderate Income	No	No
643	150110046	10100 Arlington Ave	7	1.33	1948	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	26	Moderate Income	No	No
645	150110044	None	7	0.74	0	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	14	Moderate Income	No	No
650	150110045	10176 Arlington Ave	7	0.29	0	Vacant	UDEV	C	CG	Rezoned Residential	MU-V	30	5	Moderate Income	No	No
652	150110050	10128 Arlington Ave	7	0.97	1957	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	30	19	Moderate Income	No	No
665	150110035	10194 Arlington Ave	7	0.36	1979	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	7	Moderate Income	No	No
672	150110049	10158 Arlington Ave	7	0.33	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	30	6	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 96

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
689	150091001	10390 Arlington Ave	7	1.21	1955	Non-Vacant	RESX	C	CG	Rezoned Residential	MU-V	30	24	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 98

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
631	155290018	7445 Arlington Ave	7	0.46	1958	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	40	16	Moderate Income	No	No
648	155290019	7437 Arlington Ave	7	0.73	1989	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	40	24	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 99

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
644	155290050	8207 Arlington Ave	7	0.91	1962	Non-Vacant	RET	HDR	CR	Rezoned Residential	MU-V	30	18	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 100

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
690	155171014	9005 Arlington Ave	7	0.51	1965	Non-Vacant	RET	MHDR	CR	Rezoned Residential	MU-V	30	10	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 101

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
646	155290035	7951 Arlington Ave	7	0.7	1980	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	14	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 102

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
670	155290016	7591 Arlington Ave	7	0.52	1959	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	40	18	Lower Income	No	No
674	155290012	7671 Arlington Ave	7	0.64	1958	Non-Vacant	RESX	VHDR	R-4	No Zone Change	R-4	40	22	Lower Income	No	No
675	155290014	7601 Arlington Ave	7	0.41	1954	Non-Vacant	MFR	VHDR	R-4	No Zone Change	R-4	40	14	Moderate Income	No	No
679	155290015	7571 Arlington Ave	7	0.5	1953	Non-Vacant	RET	VHDR	R-4	No Zone Change	R-4	40	17	Lower Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 104

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
653	155290063		7	1.79	0	Vacant		C	CR	Rezoned Residential	MU-V	30	35		No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 105

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
624	154321017	10303 Arlington Ave	7	1.11	1958	Non-Vacant	RECO	C	CG	Rezoned Residential	MU-V	30	22	Moderate Income	No	No
639	154321019	10333 Arlington Ave	7	1.68	1980	Non-Vacant	LIND	C	CG	Rezoned Residential	MU-V	30	33	Moderate Income	No	No
656	154321011	10355 Arlington Ave	7	0.43	0	Non-Vacant	SFRD	C	CG	Rezoned Residential	MU-V	30	8	Moderate Income	No	No
661	154321016	10369 Arlington Ave	7	1.08	1978	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	21	Moderate Income	No	No
671	154321024	10391 Arlington Ave	7	2.06	1960	Non-Vacant	RET	C	CG	Rezoned Residential	MU-V	30	41	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 109

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
695	154330010	None	7	1.25	0	Non-Vacant	SFRD	SRR	RR	Residential Upzone	R-3-2500	17.424	25	Moderate Income	No	No
698	154330037	None	7	1.63	0	Vacant	UDEV	MDR	RR	Residential Upzone	R-3-2500	17.424	32	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 7 - Site 207

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
703	150091032	None	7	0.86	0	Vacant	SFRD	MDR	R-1-7000	Residential Upzone	R-3-1500	29.04	21	Moderate Income	No	No