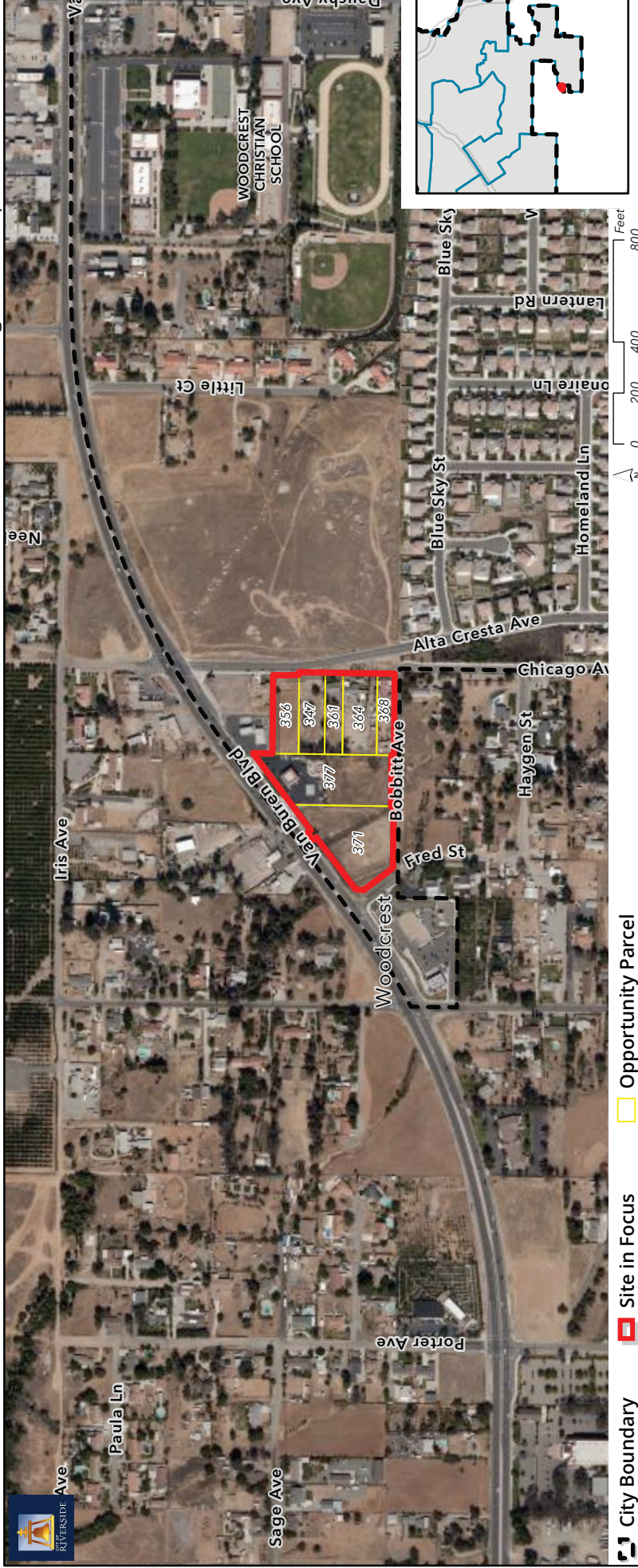


OPPORTUNITY SITES



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
347	274130027	None	Ward 4	0.75	0	Non-Vacant	MISC	VLDR	MU-V	RR	Residential Upzone	MU-V	20	14	Moderate Income	No	No
356	274130039	None	Ward 4	0.72	0	Non-Vacant	UDEV	VLDR	MU-V	RR	Residential Upzone	MU-V	20	14	Moderate Income	No	No
361	274130007	16201 Chicago Ave	Ward 4	0.51	1950	Non-Vacant	SFRD	VLDR	MU-V	RR	Residential Upzone	MU-V	20	9	Moderate Income	No	No
364	274130008	16221 Chicago Ave	Ward 4	0.99	1951	Non-Vacant	SFRD	VLDR	MU-V	RR	Residential Upzone	MU-V	20	18	Moderate Income	No	No
368	274130009	16241 Chicago Ave	Ward 4	0.5	1983	Non-Vacant	SFRD	VLDR	MU-V	RR	Residential Upzone	MU-V	20	8	Moderate Income	No	No
371	274120017		Ward 4	1.96	0	Non-Vacant		C	MU-V	CR	Rezoned Residential	MU-V	20	39	Moderate Income	No	No
377	274130038	None	Ward 4	2.14	1997	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No

OPPORTUNITY SITES

Riverside RHNA Housing Element Update: Ward 4 - Site 2



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
367	266020059	16125 Dauchy Ave	Ward 4	1.16	1959	Non-Vacant	SFRD	C	MU-V	CR	Rezoned Residential	MU-V	20	23	Moderate Income	No	No



Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
360	266040019	18791 Van Buren Blvd	Ward 4	1.17	1985	Non-Vacant	RET	OSP	MU-V	OSP-CID	Rezoned Residential	MU-V	20	23	Moderate Income	No	No



Parcel ID	APN	Site Address	Ward	Site in Focus			Opportunity Parcel			Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
				Acreage	Lot	Year Built	Vacant Lot Type	Existing Land Use	General Plan Land Use									
352	266020012	18305 Van Buren Blvd	Ward 4	1.65		1932	Non-Vacant	SFRD	VLDR	MU-V	RE	Residential Upzone	MU-V	20	31	Moderate Income	No	No
358	266020011	18237 Van Buren Blvd	Ward 4	0.55		1961	Non-Vacant	SFRD	VLDR	MU-V	RE	Residential Upzone	MU-V	20	9	Moderate Income	No	No
369	266020041	18265 Van Buren Blvd	Ward 4	1.33		1945	Non-Vacant	SFRA	C	MU-V	CR	Residential Rezoned	MU-V	20	23	Moderate Income	No	No
373	266020009	18303 Van Buren Blvd	Ward 4	0.67		1985	Non-Vacant	RET	C	MU-V	CR	Residential Rezoned	MU-V	20	13	Moderate Income	No	No
375	266020010	18311 Van Buren Blvd	Ward 4	2.13		1966	Non-Vacant	SFRD	VLDR	MU-V	RE	Residential Upzone	MU-V	20	41	Moderate Income	No	No



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
366	280270024	18860 Van Buren Blvd	Ward 4	2.11	0	Vacant	UDEV	C	MU-V	CR	Rezoned Residential	MU-V	20	42	Moderate Income	No	No
370	280270006	18820 Van Buren Blvd	Ward 4	0.93	1983	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	18	Moderate Income	No	No



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
346	280260031	18720 Van Buren Blvd	Ward 4	1.28	1965	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	25	Moderate Income	No	No
354	280260044	18640 Van Buren Blvd	Ward 4	0.56	0	Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	11	Moderate Income	No	No
355	280260037	18690 Van Buren Blvd	Ward 4	1.46	1968	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No
357	280260033	None	Ward 4	1.45	0	Vacant	UDEV	C	MU-V	CR	Rezoned Residential	MU-V	20	29	Moderate Income	No	No

OPPORTUNITY SITES



City Boundary			Site in Focus			Opportunity Parcel											
Parcel ID	APN	Site Address	Ward	Lot Acreage	Year Built	Vacant Type	Existing Land Use	General Plan Land Use	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
365	280270001	None	Ward 4	1.85	0	Non-Vacant	UDEV	C	MU-V	CR	Rezoned Residential	MU-V	20	37	Moderate Income	No	No
372	280270003	18888 Van Buren Blvd	Ward 4	0.35	0	Non-Vacant	RET	C	MU-V	CR	Rezoned Residential	MU-V	20	6	Moderate Income	No	No
374	280270028	None	Ward 4	1.14	0	Vacant	UDEV	C	MU-V	CR	Rezoned Residential	MU-V	20	22	Moderate Income	No	No



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
610	135230003	3559 Buchanan St	Ward 6	5.22	1912	Vacant	SFRD	MDR	HDR	R-1-7000	Residential Upzone	R-3-2500	20	103	Moderate Income	No	No



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
567	132020022	11880 Magnolia Ave	Ward 6	0.71	0	Non-Vacant	UDEV	C	MU-U	BMP	Rezoned Residential	MU-U-TA	45	32	Lower Income	No	No



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
598	132020033	11510 Magnolia Ave	Ward 6	4.83	0	Non-Vacant	UDEV	MU-V	MU-U	R-1-7000	Residential Upzone	MU-U-TA	45	217	Lower Income	No	No



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	Proposed GP Land Use	Current Zoning	Zoning Change Category	Proposed Zoning	Proposed Density (DU/Acre)	Potential Units	Income Level	RHNA 4th Cycle	RHNA 5th Cycle
668	142210029	11411 Magnolia Ave	Ward 7	0.85	1946	Non-Vacant	MED	HDR	MU-U	BMP	Rezoned Residential	MU-U-TA	45	38	Lower Income	No	No