Appendix A

Land Use Inventory

June, 1991

UNIVERSITY AVENUE LAND USE INVENTORY
Key to Inventory Headings

Assessor's Map - Book, Page, Parcel
Book, Page and Parcel Number information listed as indicated in page copies of Riverside County Assessor's Book and/or as indicated on aerial photography blueprints of University Avenue Streetscape Design & Implementation Plan, City of Riverside, Department of Public Works.

Property Ownership
Ownership Information listed as indicated in University Avenue Interim Zoning 300-Foot Radius Mailing List, City of Riverside Report No. PLP038-8. Blank space indicates ownership not determined.

University Avenue Address
Address information listed as indicated on building facade, if any; and if not, by statement of building occupant during on-site survey.

Occupancy
Occupancy information listed by sign copy on building facade, if any; and, if not, by statement of building occupant, if any; and if not, by observation.

Land Use
Land use categories listed by general class of land use for grouping purposes, not by specific land uses category of the Riverside Zoning Code.

Zoning
Zoning information listed as indicated on Zoning Maps provided by City of Riverside.

University Avenue Frontage
Frontage along University Avenue measured in lineal feet rounded up to nearest foot, listed as indicated on Assessor's Maps, if legible; and if not, as indicated on aerial photography blue prints of University Avenue Streetscape Design & Implementation Plan, City of Riverside, Department of Public Works. Some corner lots list a frontage measurement plus an undetermined corner radius (+ r).

Setback From Curb
Setbacks from University Avenue curb and adjacent side street curb for corner lots listed as determined by measurement during on-site survey and/or by measurement of 1"=20' scale maps of aerial photography blueprints of University Avenue Streetscape Design & Implementation Plan, City of Riverside, Department of Public Works. Distances are approximate. Substantial approximations so indicated (±).

Parking Spaces
Parking spaces for parcels with University Avenue address determined by counts during on-site survey and/or by counts on aerial photographs. Number of spaces is approximate.

University Avenue Curb Cuts
University Avenue curb cuts listed as determined by measurement during on-site survey and/or by measurement of 1"=20' scale maps of aerial photography blueprints of University Avenue Streetscape Design & Implementation Plan, City of Riverside, Department of Public Works. Fraction, if any, indicates number of parcels sharing common driveway/curb cut; lineal footage listed indicates curb cut or portion thereof on the parcel.

Signs
Signs listed by types as determined by on-site survey and/or inspection of photographic survey prints.

University Land Use Inventory prepared using Miscrosoft® Excel, Version 3.0 for the Apple® Macintosh®

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - SOUTH: Page 1 of 6

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Park Avenue											
211 13 132-001	Century Mark Development, Inc. 2860 University Ave. Riverside, CA 92507	2870	S & W Stores (Waterbeds, Plastics, Containers)	Retail Commercial	C-2	120.0'	17	38	14	1 - 17'	2 Advertising Billboards Facade - Plastic Window - Readerboard
211 13 132-024	Donald M. Wilson 5996 Victoria Ave. Riverside, CA 92507	-	S & W Stores (Addition)	Retail Commercial	C-2	83.5'	17	-	-	1 - 27' 1 - 23'	Window - Multiple
211 13 132-004	Wally D. Schwartz 4342 Bandini Riverside, CA 92507	-	Vacant Land	Vacant	C-2	36.5'	17	-	-	None	None
211 13 132-005	Teresa K. Hobson 10740 Mercer Ave, Riverside, CA 92505	-	Vacant Land	Vacant	C-2	60'	17	-	8	1 - 12'	None
211 13 132-006	Robert A. Kerl 918 Crescent Dr. Monrovia, CA 91016	-	Unoccupied Building	Vacant	C-2	60'	39	-	-	1 - 12' 1/2 - 14'	None
211 13 132-007	Sotiris S. Zafiris P.O. Box 2372 Riverside, CA 92516	2770	The Lucky Greek	Restaurant - Drive Thru	C-2	120'	17	-	18	1/2 - 14' 1 - 26'	Monument Roof - Banner Facade - Multiple
211 13 132-008	Edward B. Cooper 2066 Carlton Pl. Riverside, CA 92507	2730	Unoccupied Building	Vacant	C-2	60'	43	-	-	1 - 11'	None
211 13 132-009	William C. Safranek P.O. Box 94 Rimforest, CA 92378	2710	Hermanos Market	Retail Commercial	C-2	60'	17	38	14	None	Pole Facade Window - Multiple Poster/Neon

Victoria Avenue

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - SOUTH: Page 2 of 6

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Victoria Avenue											
211 13 133-019	Zuma Trading, Inc. 6910 Oslo Circle, Suite 206 Buena Park, CA 90621	2658	Ultramar Gas Station	Auto Service	C-2	80' + r	48	14	4	1 - 23' 1 - 27'	Facade
211 13 133-003	Pacific Insurance Agency, Inc. c/o Max Gelwix P.O. Box 20160 X San Diego, CA 92120	2616	Unoccupied Building	Vacant	C-2	60'	43	-	3	1 - 14'	Advertising Billboard Freestanding - For Sale
211 13 133-004	Pricilla Contreras 504 N. Orange St. Riverside, CA 92501	2586 2584 2582	Multi-Family Residence (3)	Multi-Family Residential	C-2	60'	46	-	3	1/2 - 9'	Freestanding - For Sale
211 13 133-005	Johnnie L. Smith c/ Barbara Smith P.O. Box 5434 Riverside, CA 92507	2562	Single-Family Residence	Single-Family Residential	C-2	60'	43	-	5	1/2 - 18'	Advertising Billboard
211 13 133-021	Sandra Edsell 22721 Palm Ave., No. C Grand Terrace, CA 92506	2512	M & F Muffler	Auto Service	C-2	72' + r	17	4	8	1 - 29'	Pole Facade - Raised Letter Facade - Painted
Sedgwick Avenue											
221 02 021-021	Kilbert L. Duncan 2391 9th St. Riverside, CA. 92507	2472 2460 2424	Zacateca's Cafe USI Adela's Beauty Salon	Restaurant Warehouse Storage Retail Commercial	C-2	117'	17	4	23	None	Facade - Plastic Facade - Plastic Facade - Plastic
221 02 021-008	James L. Schleuter 5703 Anna St. Riverside, CA 92506	-	Vacant Land	Vacant	C-2	59'	15	-	-	None	None

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - SOUTH: Page 3 of 6

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
221 02 021-007	Corona General Fund, Inc. P.O. Box 512 Corona, CA 91718	2392	Single-Family Residence	Single-Family Residential	C-2	50'	43	32	2	None	None
221 02 021-006	Dalie Ahrens 2378 University Ave. Riverside, CA 92507	2378	Single-Family Residence	Single-Family Residential	C-2	50'	43	-	3	None	None
221 02 021-005	Frank C. McClanahan c/o Heyming & Johnson Prop. Mgmt. 7130 Magnolia Ave., Suite N Riverside, CA 92504	2364 2362 2360 2358	Multi-Family Residence (4)	Multi-Family Residential	C-2	50'	43	-	5	None	None
221 02 021-004	Frank C. McClanahan c/o Heyming & Johnson Prop. Mgmt. 7130 Magnolia Ave., Suite N Riverside, CA 92504	2350	Karl's Art World Single-Family Residence (Above)	Retail Commercial Single-Family Residential	C-2	50'	43	-	3	None	Painted Board Leaning on Porch
221 02 021-003	Donnie O. Turner P.O. Box 56159 Riverside, CA 92517	2336	Single-Family Residence	Single-Family Residential	C-2	50'	43	-	14	None	None
221 02 021-002	Gerta Schultz 3845 Eucalyptus Ave. Riverside, CA 92507	2322	Unoccupied Building	Vacant	C-2	50'	15	-	2	None	None
221 02 021-001	Jose Parga 2586 N. Main St. Riverside, CA 92501	2308	Mariscos	Restaurant	C-2	42'	15	15	2	None	Pole Roof Banner Flags

Eucalyptus Avenue

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - SOUTH: Page 4 of 6

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Eucalyptus Avenue											
221 02 022-032	McDonalds Corporation c/o McDonaldsCorporation 004/0117 P.O. Box 66207 AMF O'Hare Chicago, IL 60666	2242	MacDonalds	Restaurant - Fast Food	C-2	315'	55	173	62	1 - 34' 1 - 40'	Pole 2 Monuments Window - Multiple Painted/Poster
221 02 022-026	Maggard Enterprises 121 Lafayette Ave. Lexington, KY 40502	2200	Long John Silver's Seafood Shoppe	Restaurant	C-2	150'	39	-	32	1 - 18' 1 - 18'	Roof Monument Window - Painted
221 02 022-002	Venokumar Nathraj 2140 University Ave. Riverside, CA 92507	2140	Skylark Motel	Motel	C-2	100'	39	-	19	1 - 20' 1 - 27'	Monument Facade Window - Multiple Poster
221 02 022-027	West One Bank 4000 Kruse Way, Pl. No. 2-225 Lake Oswego, OR 97035	2100	Riverside Car Wash	Auto Service	C-2	90' + r	40	17	-	1 - 52'	Pole
Kansas Avenue											
221 04 040-025	City of Riverside	2060	Bobby Bonds Park / Sports Complex (Riverside Community Center)	Park	O	561' + r	20	15 12	93	None	2 Monuments
Douglass Avenue											
221 05 051-046	Wetzel Coil & Solberg 8190 Auto Dr Riverside, CA 92504	1970	Alcohol Program, Riverside County Dept. of Mental Health	Institutional	C-2	208' + r	51	57 140	31	1 - 35'	Door
Dwight Avenue											

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - SOUTH: Page 5 of 6

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Dwight Avenue											
221 05 052-001	Aileen C. Adams 1545 Wilshire Blvd. Los Angeles, CA 90117	1940	Chief Auto Parts	Auto Service	C-2	25'	89	20	8	1 - 16'	Roof Window - Multiple Poster/Painted
221 05 052-002	Narayan Amba Patel 1910 University Ave. Riverside, CA 92507	2009	Welcome Inn	Motel	C-2	68'	52	15	21	1 - 19' 1 - 17'	Pole
Ottawa Avenue											
221 06 061-005	Telegraph & Colima Assoc. P.O. Box 48291 Los Angeles, CA 90048	1886	Church's Fried Chicken	Restaurant	C-2	101' + r	52	89	14	1 - 35'	Roof Window - Multiple Poster/Painted
221 06 061-003	Sam Menlo 501 S. Fairfax Ave. Suite 201 Los Angeles, CA 90036	1860	University Lodge (Portion) Little Bit of Saigon Restaurant	Motel Restaurant	C-2	240'	53	-	75	1 - 31' 1 - 31'	Pole - Multiple Facade
221 06 061-004	Sam Menlo 501 S. Fairfax Ave. Suite 201 Los Angeles, CA 90036	1860 1810	University Lodge (Portion) University Carwash	Motel Auto Service	C-2	268'	75 91	- -	87 -	1 - 34' 1 - 17'	Door - Multiple Pole Facade - Multiple Painted/Banner
221 07 070-002	Mark A. Spiegel c/o Albert A. Spiegel 211 Spaulding Dr. Beverly Hills, CA 90212	-	Vacant Land	Vacant	C-2-D	150'	-	-	-	1 - 36'	None

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - SOUTH: Page 6 of 6

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curbcuts	Signs
221 07 070-001	Mark A. Spiegel c/o Albert A. Spiegel 211 Spaulding Dr. Beverly Hills, CA 90212	1756	Pan's Restaurant Town Square Shopping Center Thrifty (3849 Chicago) Radio Shack (3907 Chicago) Kennedy's Beauty Shop (3907A Chicago) UC Discount (3911 Chicago) H&R Block (3955 Chicago) Chicago Lawnmower (3961 Chicago) Deluxe Cleaners (3969 Chicago) Esquire Barber (3971 Chicago) Levon Shoe Repair (3973 Chicago) Children's Clothing (3975 Chicago) SuperSaver Market (3981 Chicago)	Restaurant Retail Commercial/Parking	C-2-D P-D	436'	155	160	530	1 - 39' 1 - 36' 1 - 31'	Pole Monument Facade - Multiple Window - Multiple Painted/Poster

Chicago Avenue

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO I-215 - NORTH: Page 1 of 4

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Chicago Avenue											
250 17 170-010	Bank of America Natl Tr & Svgs Assn c/o Tax Dept No. 3245 P.O. Box 37000 San Francisco, CA 94137	1691	Bank of America	Office	C-2-D C-3-D	178'	20	10 -	51	1 - 31'	Facade - Name, Raised Letter Window - Multiple, Hand Painted Pole - Name
250 17 170-017	Redlands Federal Svgs & Loan Assn P.O. Box 3260 Redlands, CA 92373	1651	Redlands Federal Bank	Office	C-2	232'	50	-	60	1 - 31' 1 - 25'	Facade - Name, Raised Letter Pole - Name
250 17 170-008	Margaret H. Weatherly c/o M.H. & J.D. Weatherly P.O. Box 10556 Colton, CA 92324	1635	Arbys	Restaurant - Fast Food	C-2	120'	60	-	42	1 - 24' 1 - 22'	Advertising Billboard Monument - Name/Logo Window - Misc. Advertising Window - Address, Open
250 17 170-007	Frank A. Knittel 5553 Ave Juan Bautista Riverside, CA 92509	1605	Kawasaki of Riverside	Retail Commercial	C-2	80'	17	-	17	1 - 35'	Facade - Name, Raised Letter Facade - Product, Plastic Facade - Raised Ltr, Painted Over Pole - 2 Name Signs; 1 Stacked
250 17 170-036	Joan Knight 317 Nassau Rd. Costa Mesa, CA 92626	1575	Mr. Beasley's Antiques	Retail Commercial	C-2	301'	50	-	13	1 - 12' 1 - 31'	Facade - Name, Hand Painted Window - Address, Painted Window - Open Facade - Address; Leaning Board
250 17 170-005	James L. Magnuson 1555 University Ave. Riverside, CA. 92507	1555 1535	Les Magnuson Tire & Wheel Service Joes Starlight Barber Shop	Auto Service Retail Commercial	C-2	150'	50 43	- -	19 4	1 - 31' 1 - 24'	Facade - Multiple, Painted Roof - Name, Hand Painted
250 17 170-004	Joan Knight 317 Nassau Rd. Costa Mesa, CA 92626	1521	Budget Rent-a-Car	Auto Services	C-2	149'	22	100	19	None	Facade - Removed Sign Color Var. Pole - Name, Logo

Cranford Avenue

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO I-215 - NORTH: Page 2 of 4

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Cranford Avenue											
250 19 190-035	Riverside National Bank c/o Bonnie M. Masters P.O. Box 1279 Riverside, CA. 92502	1485	Riverside National Bank	Office	C-2	183' + r	55	40	36	1 - 25' 1 - 15'	Pole
250 19 190-029	Harry H. Chan 16173 Saddlecrest Pl. Riverside, CA 92504	1445	Chan's Oriental Cuisine	Restaurant	C-2	150'	50	-	83	1 - 22' 1 - 24'	Monument
250 19 190-011	Bhagu Patel c/o Sage & Sand Motel 1971 Univesity Ave. Riverside, CA 92507	1443	Discount Liquor/Grocery	Retail Commercial	C-2	55'	50	-	15	1 - 22'	Pole Facade - Plastic Multiple Window Posters
250 19 190-010	Pablo Buenafe c/o Lamberto Infante 5829 Lake Lindero Dr. Agoura, CA 91301	1435	Hacienda Motel	Motel	C-2-D	200'	50	-	48	1 - 25' 1 - 35'	Pole
250 19 190-009	Isidore Camou 1393 Univesity Ave. Riverside, CA. 92507	1390	The Farm House Motel	Motel	C-2-D	67'	50	-	23	1 - 50'	Pole Logo - Well
250 19 190-008	Joseph P. Aguilar 746 N. University Dr. Riverside, CA 92507	1377 1365	Vacant Office Templo del Sol (Mexican Food)	Restaurant	C-2-D	114'	50 50	- -	4 53	1 - 35'	Window Pole, Facade, Multiple Window
250 19 190-003	Riverside Partnership Attn: Chuck Keagle 8689 9th St. Cucamonga, CA 91730	1333 1329	Cask'n Cleaver Lord Charleys	Restaurant Restaurant	C-2-D	44'	±275 ±315	- -	123	1 - 25'	Facade Facade

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO I-215 - NORTH: Page 3 of 4

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
250 19 190-007	Riverside Partnership c/o C & C Services, Inc. 8689 9th St. Cucamonga, CA 91730	-	Restaurant Parking (Cask'n Cleaver & Lord Charleys)	Parking	C-2	85'	22	-	30	1/2 - 20'	Pole
250 19 190-006	Donald D. Brown 2475 Sunset Dr. Riverside, CA 92506	1345	Office Building Mr. D Hairstyling Studio Dr. E. B. Cooper, Optometrist Farmer's Insurance Co. Vacant Office	Professional Office	C-2	58'	72	-	16	1/2 - 8'	Pole Multiple Facade Banner Temp. - For Lease Multiple Window
250 19 190-037	San Diego Trust & Svgs Bank c/o Marriott Corp Rest 134 10400 Fernwood, Dept. 924.13 Bethesda, MD 20814	1303	Bob's Big Boy	Restaurant	C-2-D	190' + r	28	20	72	1 - 27' 1 - 40'	Pole Facade
Iowa Avenue											
250 25 250-006	Exxon Corp P.O. Box 53 Houston, TX 77001	1299	Unoccupied Building	Vacant	C-2-D	140' + r	40	50	14	1/3 - 26'	Freestanding - For Sale
250 25 250-015	Hy Rosen Prop Inc. (Verify Ownership) c/o H. Rosen 1000 Via Pintada, No. 3D Riverside, CA. 92507	-	Love's Access & Parking	Driveway & Parking	C-2-D	30'	15	-	4	1/3 - 30'	Pole
250 25 250-014	Hy Rosen Prop Inc. c/o H. Rosen 1000 Via Pintada, No. 3D Riverside, CA. 92507	1255 1245	Del Taco Dennys	Restaurant Restaurant - Fast Food	C-2-D	189'	44 60	- -	133	1/3 - 4' 1/2 - 28'	Pole, Facade Pole, Facade, Window - Painted

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO I-215 - NORTH: Page 4 of 4

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
250 25 250-004	Texaco Refining & Marketing, Inc. c/o Tax Dept. P.O. Box 7813 Universal City, CA 91608	1221	Texaco Gas Station	Auto Service	C-2-D	150'	48	-	-	1/2 - 7' 1/2 - 17'	Monument Facade
250 25 250-003	Royal Neighbors of America c/o Howard Johnson Co. P.O. Box 2746 Fairfield, NJ 07007	1201 1201 1199	Herbie K Diner Bumper's Bar Howard Johnson Lodge	Restaurant Restaurant Motel	C-2-D	280'	99 99 93	- - -	200	1/2 - 37' 1 - 26'	Facade Facade Facade, Pole
250 25 250-002	Mobil Oil Corp. Property Tax Dept. P.O. Box 290 Dallas, TX 75221	1147	Mobil Gas Station & Car Wash	Auto Service	C-2-D	200' + r	43	-	9	1 - 34' 1 - 31'	Pole Facade

I-215

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO GAGE CANAL - SOUTH: Page 1 of 5

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Chicago Avenue											
253 02 020-001	Citizens National Co. Pacific SW Realty Co c/o Corp Tx Hq P.O. Box 2097 Term Annex Los Angeles, CA 90051	1680	Security Pacific Bank	Office	C-2-D C-3-D	166	50	40 -	68	1 - 37'	Pole Facade Window
253 02 020-005	Lerner Developments Inc. c/o WCW 655 N. Alvernon, Suite 111 Tucson, AZ 85711	1666	Wendy's	Restaurant	C-2	124'	45	-	26	1 - 15' 1 - 15'	Facade Monument
253 02 020-003	Arvind M. Patel 1616 University Ave. Riverside, CA 92507	1616	Highway Host Motor Inn	Restaurant - Fast Food	C-2	300'	10	-	44	1 - 27' 1 - 27'	Pole - Multiple w/Readerboard Facade Banners
253 02 020-011	Riverside New Century, Inc. c/o New Century Enterprises 530 W. Valley Blvd. Alhambra, CA 91803	1590	Hampton Inn	Motel	C-2	165'	50	-	138	1 - 31' 1 - 31'	Facade Monument
253 02 020-012	Rancho Commercial Partners VI c/o Daniel Leimel 6529 Riverside Ave., Suite 150 Riverside, CA 92506	-	Vacant Land	Vacant	C-2	188'	10	-	-	None	None
253 02 020-013	Days California Riverside Ltd Partners c/o Tollman Hundley Hotels 730 5th Ave. New York, NY 10019	1510	Days Inn	Motel	C-2	259'	50	-	177	1 - 31'	Facade - Raised Letter

Cranford Avenue

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO GAGE CANAL - SOUTH: Page 2 of 5

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Cranford Avenue											
253 03 030-017	Union Oil Co of Calif c/o Tax Div P.O. Box 7600 Los Angles, CA 90051	1490	Union Oil Gas Station	Office	C-2-D	150' + r	50	70	14	1 - 40' 1 - 40'	Pole Facade Multiple Window - Hand Painted
253 03 030-002	Harkey University Center c/o Rollnick Dev & Inv Co. 3043 10th St., Suite 700 Riverside, CA 92501	1450	Shopping Center		C-2-D	228'			104	1 - 44'	Monument Facade - Multiple Window -Multiple, Hand Painted
			Baker's Drive Thru	Restaurant - Fast Food			85	-			
			Take Out Don Don	Restaurant - Fast Food			110	-			
			Baskin-Robbins Ice Cream	Retail Commercial			120	-			
			Faisal Market (Arabic Food)	Retail Commercial			±175	-			
			The Hair Salon	Retail Commercial			±175	-			
			Greenway Insurance	Office			±175	-			
			Ralph Salisbury, Optometrist	Office			±175	-			
			Riverside Insurance Agency	Office			±175	-			
			Chicago Bike	Retail Commercial			±175	-			
			Marcello's Pizza	Retail Commercial			±175	-			
			Vacant Office	Office			±175	-			
			Landmark Financial	Office			±175	-			
			Vacant Office	Office			±175	-			
			Progress Realty	Office			±175	-			
			Help-U-Sell Realty	Office			±175	-			
253 03 030-014	Grover G. Moss 1428 University Ave. Riverside, CA 92507	1420	Taco Bell	Restaurant - Fast Food	C-2-D	125'	50	-	31	1 - 19' 1 - 26'	Monument Facade
253 03 030-015	Grover G. Moss 1428 University Ave. Riverside, CA 92507		Taco Bell Offices Riverside	Office	C-2-D	None	±250	-	14	Shares w/above	Facade Window
		1430	Archer Engineering								
		1428	Taco Bell Training Center								
		1426	Taco Bell Office								
		1424	Taco Bell Office								
		1422	Taco Bell Office								

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO GAGE CANAL - SOUTH: Page 3 of 5

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
253 03 030-016	Harry H. Chan 1414 University Ave. Riverside, CA 92507	1414	Harry C's	Restaurant	C-2-D	125'	50	-	64	1 - 21'	Monument Readerboard Above Entry
253 03 030-013	Maurice M. Weiss 9171 Wilshire Blvd., Suite 627 Beverly Hills, CA 90210	1360	El Gato Gordo Mexican Restaurant & Cantina	Restaurant	C-2-D	141'	50	-	171	1 - 27'	Monument Facade
253 03 030-007	Maurice M. Weiss 9171 Wilshire Blvd., Suite 627 Beverly Hills, CA 90210	1350	American Motelodge	Motel	C-2-D	150'	50	-	85	1 - 27' 1/2 - 8'	Pole Facade
253 03 030-008	Paul J. Brazeau c/o Delta Enterprises 27762 Forbes Rd., Suite 11 Laguna Niguel, CA 92677	1320	International House of Pancakes	Restaurant	C-2-D	147'	40	-	41	1/2 -15' 1 - 21'	Awning Window Monument
253 03 030-009		1308	Shell Gas Station	Auto Service	C-2-D	104' + r	30	40	24	1 - 24' 1 - 37'	Pole Facade Multiple Banner Multiple Window

Iowa Avenue

253 05 050-001	Thrifty Oil Co. 10000 Lakewood Blvd. Downey, CA 90240	1294	Thrifty Gasoline	Auto Service	C-2-D	125' + r	50	60	10	1 - 36' 1 - 31'	Pole Monument Facade
253 05 050-002	Allstar Inns Operating LP P.O. Box 3070 Santa Barbara, CA 93130	1260	Allstar Inns	Motel	C-2-D	None	±200	±30	59	None	Pole - at University Ave. Access Facade

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO GAGE CANAL - SOUTH: Page 4 of 5

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
253 05 050-012	Breezy Production, Inc. c/o Carl Karcher Enterpises P.O. Box 4349 Anaheim, CA 92803	1250	Carl's Jr.	Restaurant	C-2-D	189'	70	-	48	1 - 29'	Roof Facade Window - Multiple
253 05 050-018	RIC 76 Ltd c/o RIC 76 Ltd 220 W. Crest St. Escondido, CA 92025	1246	Der Weinerschnitzel	Restaurant - Fast Food	C-2-D	100'	72	-	18	1 - 31'	Monument Awning Window
253 05 050-020	Sizzler Family Steak Houses c/o Property Tax Consultants 3336 E. 32nd St., Suite 217 Tulsa, OK 74135	1242	Sizzler	Restaurant	C-2-D	111'	50	-	28	1 - 23'	Facade
253 05 050-021	Sizzler Family Steak Houses c/o Property Tax Consultants 3336 E. 32nd St., Suite 217 Tulsa, OK 74135	-	Sizzler Parking	Parking	C-2-D	None	300	-	34	None	None
253 05 050-005	BRS Realty Co. c/o S. Schahet & Co. 9333 N. Meridian, No. 203 Indianapolis, IN 46260	1200	Holiday Inn	Motel	C-2-D	250	105	-	205	1 - 33' 1/2 - 28'	Pole Facade

UNIVERSITY AVENUE LAND USE INVENTORY

CHICAGO AVENUE TO GAGE CANAL - SOUTH: Page 5 of 5

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
253 05 050-006	Regents of the University of California 2199 Addison St., Rm 615 Berkeley, CA 94720	1160	Univesity of California Personnel Labor Relations	Institutional	C-2-D	0	85	-	19	None	Facade Monument
253 05 050-007	Regents of the University of California 2199 Addison St., Rm 615 Berkeley, CA 94720	1160	Univesity of California Personnel Labor Relations	Institutional	C-2-D	367'	±127	-	131	1/2 -60'	Facade

Gage Canal

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 1 of 8

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Park Avenue											
211 13 131-031	White's Black Gold Oil Co. P.O. Box 3757 Pomona, CA 91761	2871	Black Gold Gas Station & Mini Mart	Auto Service	C-2	87' + r	70	42 -	16	1 - 35'	Monument Roof Facade - Address
211 13 131-026	DeVonne W. Armstrong 2833 University Ave. Riverside, CA 92507	2851	Multi-Family Residence (2)	Multi-Family Residential	C-2	60'	46	-	-	1 - 10'	None
211 13 131-032	DeVonne W. Armstrong 2833 University Ave. Riverside, CA 92507	2833	DeVonne Armstrong Realtor	Professional Office	C-2	60'	46	-	8	1 - 10'	Board Leaning Against Foundation
211 13 131-024	Ray P. Delgadillo 33235 Zeiders Rd. Sun City, CA 92355	2811 - 2815	Barberia Sarah's Boutique Residence (Rear of Building)	Retail Commercial Retail Commercial Single-Family Residential	C-2	60'	17	-	8	1 - 15'	Facade, Window - Open/Closed Roof; Multiple Window - Painted None
211 13 131-023	James H. Ponder 4895 Victoria Ave. Riverside, CA 92507	2791	Unoccupied Building	Vacant	C-2	60'	39	-	-	1 - 12'	None
211 13 131-022	Richard Munio 5999 Shaker Dr. Riverside, CA 92506	2769 2773	Single-Family Residence Single- Fam. Res. (Above Garage)	Single-Family Residential Single-Family Residential	C-2	60'	39	-	2	1 - 16'	None None
211 13 131-021	Keith L. McMillen 248 E. Monterey Pomona, CA 91767	2731	Scotch Mist Car Wash	Auto Service	C-2	120'	28	-	-	1 - 24' 1 - 17'	Monument Facade - Hand Painted
211 13 131-020	Chandravadant Shakta c/o Dineshkumar T. Shakta 2711 University Riverside, CA 91506	2711	Thunderbird Lodge	Motel	C-2	180'	17	-	50	1 - 32'	Facade Multiple Window - Re Price

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 2 of 8

Assessor's Map Bk	Pg	Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
211	13	131-019	Hassan Roostai 9540 Magnolia Ave. Riverside, CA 92503	2651	AAA Tire	Auto Service	C-2	60'	17	-	7	1 - 24'	Pole - Empty Facade - Multiple Plastic/Banners Window
211	13	131-018	Hassan T. Yousef Abad 11383 Magnolia Ave., No. 45 Riverside, CA 92505	2619	Discount Liquor & Grocery	Retail Commercial	C-2	60'	17	-	12	1 - 14'	Facade - Plastic Facade - Multiple Poster/Banners Window - Multiple Poster/Neon
211	13	131-017	Clara M. Shannon 6778 El Cajon Dr. Riverside, CA 92504	2585	Auto Upholstery	Auto Service	C-2	60'	143	-	15	1 - 19'	Facade
211	13	131-016	Clara M. Shannon 6778 El Cajon Dr. Riverside, CA 92504	-	Western Union Parking	Parking	C-2	40'	-	-	11	None	None
211	13	131-015	Clara M. Shannon 6778 El Cajon Dr. Riverside, CA 92504	2535	Western Union	Retail Commercial	C-2	52'	17	-	0	None	Roof
211	14	141-001	Robert W. Robertson 4398 Beechwood Pl Riverside, CA 92506	2489 2479	Ace Flooring Connie's Toys	Retail Commercial Retail Commercial	C-2	84'	17	-	8	1 - 14'	Roof; Multiple Window Roof; Multiple Window
211	14	141-009	Richard V. Gillespie 2431 University Ave. Riverside, CA 92507	2431	United Speedometer & Instrument	Auto Repair	C-2	64' + r	15	8	9	None	Facade - Raised Letter Monument /Readerboard
Comer Avenue													
211	14	142-004	LB Partnership 11440 San Vicente Blvd. Los Angeles, CA 90049	2371	Stop & Go	Retail Commercial	C-2	127' + r	41	32	16	1 - 24'	Pole w/ Readerboard Facade - Multiple Posters Multiple Window Posters

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 3 of 8

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
211 14 142-006	Edgar H. Wallace 2351 University Ave. Riverside, CA 92507	2351	Vacant Office ScreenMasters Printing ABC Upholstery	Commercial Office Commercial Office Auto Service	C-2	50'	102	-	9	1 - 21'	Facade - Hand Pianted Facade - Hand Pianted Facade - Hand Pianted
211 14 142-020	Richard B. Lybarger 2431 University Ave. Riverside, CA 92507	2337	United Transducers Exchange	Auto Parts	C-2	52'	43	-	5	1 - 20'	Facade - Raised Letter Address (No Name Sign)
211 14 142-002	John R. Bruyneel 4681 MacFarland St Riverside, CA 92506	2323	B & J Garage	Auto Service	C-2	50'	15	-	15	1 - 29'	Facade - Hand Painted
211 14 142-001	John R. Bruyneel 4681 Macfarland St Riverside, CA 92506	-	B & J Garage	Auto Service	C-2	51'	15	22	14	None	Facade - Hand Painted
Eucalyptus Avenue											
211 14 143-005	Jeff Muchamel c/o Hassan Mechammil 4434 Bergama Dr Encino, CA 91436	-	Vacant Land (Fenced)	Vacant	C-2	105'	-	-	-	1 - 29'	Freestanding - 3-sided: Build to Suit-Land Available
211 14 143-004	Creative Investment Diversified, Inc. P.O. Box 5186 Riverside, CA 92517	2259	E. Campbell Insurance Agency	Office	C-2	55'	33	-	5	1 - 14'	Facade - Painted Monument
211 14 143-003	Creative Investment Diversified, Inc. P.O. Box 5186 Riverside, CA 92517	2243	Suncrest Builders	Office	C-2	55'	39	-	5	1/2 - 7'	Facade - Painted Monument Window

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 4 of 8

Assessor's Map Bk	Pg	Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
211	14	143-002	Creative Investment Diversified, Inc. P.O. Box 5186 Riverside, CA 92517	2227	Single-Family Residence	Single-Family Residential	C-2	55'	33	-	5	1/2 - 7'	None
211	14	143-001	Betty L. McWhorter 3558 Redwood Dr. Riverside, CA 92501	2211	Lawton's Bail Bonds	Office	C-2	50'	33	24	3	None	Monument Door Poster
Franklin Avenue													
211	14	144-016	Herbert S. Weinper P.O. Box 7224 Redlands, CA 92375	2167	Unoccupied Building (Popeyes)	Vacant	C-2	106' + r	42	29	22	1 - 21'	Roof Monument
211	13	144-008	G. A. Everson 6113 HawardenDr. Riverside, CA 92506	2147	Riverside Tire Service	Auto Service	C-2	60'	37	-	9	1 - 39'	Facade Monument Multiple Window - Painted
211	13	144-014	Wilfred E. Phifer c/o BTAC Realty & Inv, Inc. 2244 State College Dr. Fulleston, CA 92631	2115	Pedrito's Mexican Cafe Mac's Coin Laundry (3771 Kansas)	Restaurant Retail Commercial	C-2	94' + r	21	21	23	1 - 25'	Roof Multiple Window - Painted
Kansas Avenue													
211	17	174-019	John E. Perrone 2178 Oak Crest Dr. Riverside, CA 92503	2093	Delia's Grinders	Restaurant	C-2	184' + r	31	68	50	1 - 41'	Facade
211	17	174-014	Jitendrakumak Bhakta 2055 University Ave. Riverside, CA 92507	2055	Stardust Motel	Motel	C-2	80'	33	-	5	1 - 31'	Pole - Multiple Facade - Hand Painted

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 5 of 8

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
211 17 174-013	Mary L. Baumberger 6024 Vista del Aquila Riverside, CA 92509	2039	Multi-Family Residence	Multi-Family Residential	C-2	60'	43	-	7	1 - 11'	None
211 17 174-012	Roy G. Kelly 2352 Boulder Bluffs Riverside, CA 92506	2025	Midas	Auto Service	C-2	50'	52	-	2	1/2 - 17'	Pole Facade
211 17 174-011	Roy G. Kelly 2352 Boulder Bluffs Riverside, CA 92506	-	Parking for Midas	Parking	C-2	25'	20	-	14	1/2 - 9'	None
211 17 174-010	Roy G. Kelly 2352 Boulder Bluffs Riverside, CA 92506	2009 2005	Hunan Garden 94¢ Video Store	Restaurant Retail Commercial	C-2	68'	52	14	9	1 - 20'	Roof Pole - Empty Window - Multiple
Douglass Avenue											
211 17 175-004	Bhagu M. Patel c/o Sage & Sand Motel 1971 University Ave. Riverside, CA 92507	1995	El Paraiso	Restaurant	C-2	100'	44	14	27	1 - 25'	Roof Multiple Window Posters Banner
211 17 175-003	Bhagu M. Patel c/o Sage & Sand Motel 1971 University Ave. Riverside, CA 92507	1971	Sage & Sand Motel	Motel	C-2	150'	35	-	41	1 - 27' 1 - 20'	Pole - Multiple w/ Readerboard Facade
211 17 175-002	Margorie Wilson 6454 San Diego Riverside, CA 92506	±1951	Tina's (Mexican Food)	Restaurant	C-2	65'	39	24	12	1 - 31'	Pole Window - Multiple Neon & Posters

Dwight Avenue

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 6 of 8

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
Dwight Avenue											
211 17 176-012	Rocco J. Edivan c/o Whittier Thrift & Loan 14454 Whittier Blvd. Whittier, CA 90605	-	Vacant Land	Vacant	C-2	105'	-	-	-	1 - 22' 1 - 13' 1/2 - 13'	None
211 17 176-008	Phyllis D. Godlin & Marcia Price 1029 Franklin St. Santa Monica, CA 90403	-	Vacant Land	Vacant	C-2	50'	-	-	-	1 - 19' 1/2 - 13'	None
211 17 176-007	Peter Kuen Guu 1911 University Ave. Riverside, CA 92507	1911	Riverside Motel	Motel	C-2	160'	51	20	31	1 - 41' 1 - 20'	2 Pole Signs Facade Posters
Ottowa Avenue											
211 18 182-024	Andrew D. Geller 3297 Woodbine St. Los Angeles, CA 90064	1889	Kentucky Fried Chicken	Restaurant - Fast Food	C-2	100' + r	43	37	13	1 - 36'	Monumet Window - Multiple Hand Painted
211 18 182-016	Yong Jo Jung 1875 University Ave. Riverside, CA 92507	1875	Western Liquor & Deli	Retail Commercial	C-2	60	48	-	10	1 - 47'	Pole Window - Neon, Poster, Painted
211 18 182-017	Robert A. Haysom 11542 Hartford Ct. Riverside, CA 92503	1865	Wilson's Marine (Boat Sales)	Retail Commercial	C-2	60'	52	-	4	1 - 31'	Roof Pole - Multiple Window - Multiple Poster
211 18 182-018	Kamlesh N. Shah c/o Jeevan Ghatnekar 1875 University Ave. Riverside, CA 92507	1855 1857	Medical Office Family Dentistry	Professional Office Professional Office	C-2	60'	52	-	6	1 - 22'	Pole Facade - Readerboard Facade - Plastic

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 7 of 8

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
211 18 182-019	Joseph F. Poppler 1845 University Ave. Riverside, CA 92507	1845 - -	Landes Realty Town & Country Veterinary Memorable Travels	Professional Office Professional Office Professional Office	C-2	60'	82	-	14	1 - 24'	Pole - Multiple Facade - Multiple
211 18 182-020	Joseph F. Poppler 1845 University Ave. Riverside, CA 92507	1835	Sire East Bar & Grill	Restaurant	C-2	60'	52	-	25	1 - 29'	Pole Facade
211 18 182-021	Joseph F. Poppler 1845 University Ave. Riverside, CA 92507	1825 -	Family Dentistry Campus Income Tax Service	Professional Office Professional Office	C-2	60'	46	-	19	1 - 25'	Pole Facade - Multiple Posters Window - Multiple Poster/Painted
211 18 182-022	N. H. Mortara 760 S. Ridgemark Dr. Hollister, CA 95023	-	Coachman's Parking	Parking	C-2	60'	22	-	30	1 - 26'	None
211 18 182-023	N. H. Mortara 760 S. Ridgemark Dr. Hollister, CA 95023	1805	Coachman's Dinner House	Restaurant	C-2	60'	50	21	22	1 - 24'	Pole Facade
Mesa Street											
211 18 183-010	Gilralph, Inc. c/o R. Valenzuela 11921 Melody Ln. Moreno Valley, CA 92387	1795	Las Brizas	Restaurant/Dancing	C-2	115'	93	36	23	1 - 25'	Pole Facade - Multiple
211 18 183-011	Gilralph, Inc. c/o R. Valenzuela 11921 Melody Ln. Moreno Valley, CA 92387	-	Las Brizas Parking	Parking	C-2	65'	11	-	32	1 - 15'	None

UNIVERSITY AVENUE LAND USE INVENTORY

PARK AVENUE TO CHICAGO AVENUE - NORTH: Page 8 of 8

Assessor's Map Bk Pg Parcel	Property Ownership	Univ. Ave Address	Occupancy	Land Use	Zoning	Univ. Ave. Frontage	Setback fm Curb U. Ave.	Setback fm Curb Side St.	Pkg Spaces	Univ. Ave. Curb Cuts	Signs
211 18 183-020	Lear E. Simpson c/o Northern Automotive Corp. P.O. Box 6030 Phoenix, AZ 85005	1765	Kragen Auto Parts	Auto Service	C-2	120'	39	-	24	1 - 26'	Facade - Raised Letter Window - Multiple Poster/Painted Window - Neon Open
211 18 183-017	Lou Ella Duncan 6833 Shearwaters Dr. Carlsbad, CA 92009	1725	Unoccupied Building (Vince's)	Vacant	C-2	60'	34	-	39	1 - 22' 1 - 13'	Roof Monument
211 18 183-015	Joseph Chao 3011 Oakwood Ln. Torrence, CA 90505	1715	Unoccupied Building	Vacant	C-2	50'	115	-	26	1 - 30'	Facade - Multiple
211 18 183-016	Winchell's Donut Houses Operating Co. 16424 Valley View Ave. La Mirada, CA 90637	1705	Winchell's Donut House	Restaurant - Fast Food	C-2	42' + r	77	13	10	1 - 26'	Pole

Chicago Avenue