City of Riverside
2014-2021 Housing Element
Candidate Rezone Sites

May 18, 2017
Southeast of Intersection at Pine St. & Tesquesquite Ave.  (W1G4S43)

- Total Acreage: 4.48
- Existing Zoning: CR
- Proposed Zoning: R-4
- Existing General Plan: MU-V
- Proposed General Plan: VHDR

APNs:
- 217040013
- 217040014
- 217050015
- 217100002

Northwest of Intersection at Blaine St. & Watkins Dr.  (W1G4S44)

- Total Acreage: 4.21
- Existing Zoning: CR
- Proposed Zoning: R-4
- Existing General Plan: MU-U
- Proposed General Plan: VHDR

APNs:
- 251070007
- 251070008
### Northwest of Intersection at Iowa Ave. & Blaine St. (W1G3S11)

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**APNs:**
250080002, 250080006, 250080007, 250080009, 250080013, 250080014, 250080016, 250080017, 250080018, 250080019

### Southeast of Intersection at Massachusetts Ave. & Iowa Ave. (W1G4S01)

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<td>Proposed General Plan:</td>
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**APNs:**
250281001
### Northeast of Intersection at Brooks St. & Olivewood Ave.  
(W1G4S02)

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**APNs:**
219102002, 219102003, 219102004, 219102005, 219102006, 219102007, 219102009, 219102010, 219102011, 219102012, 219102013, 219102016

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### Southeast of Intersection at City College Dr. & Ramona Dr.  
(W1G4S03)

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<td>Proposed General Plan</td>
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**APNs:**
219163002
### Southeast of Intersection at Olivewood Ave. & Panorama Rd.  \( \text{(W1G4S04)} \)

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<td>APNs:</td>
<td>219175015, 219224002</td>
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### Southeast of Intersection at Cridge St. & Olivewood Ave.  \( \text{(W1G4S08)} \)

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4
### Northwest of Intersection at University Ave. & Iowa Ave.  (W2G2S01)

- **Total Acreage:** 5.01 Acres
- **Existing Zoning:** CR-SP
- **Proposed Zoning:** MU-U
- **Existing General Plan:** MU-U
- **Proposed General Plan:** MU-U

**APNs:**
250190006, 250190008, 250190036, 250190038, 250190040, 250190042

### South of University Ave. and West of Cranford Ave.  (W2G2S02)

- **Total Acreage:** 1.04 Acres
- **Existing Zoning:** CR-SP
- **Proposed Zoning:** MU-U
- **Existing General Plan:** MU-U
- **Proposed General Plan:** MU-U

**APNs:**
253020012
Northeast of Intersection at Ottowa Ave. & University Ave.  (W2G2S03)

Total Acreage: .82 Acres
Existing Zoning: CR-SP
Proposed Zoning: MU-V
Existing General Plan: MU-V
Proposed General Plan: MU-V

APNs: 211182026

Northwest of Intersection at Cranford Ave. & University Ave.  (W2G2S04)

Total Acreage: 2.05 Acres
Existing Zoning: CR-SP
Proposed Zoning: MU-V
Existing General Plan: MU-U
Proposed General Plan: MU-U

APNs: 250170005, 250170040
### East of Chicago Ave. & North of University Ave. (W2G2S06)

**Total Acreage:**
- .58 Acres

**Existing Zoning:**
- CG-SP

**Proposed Zoning:**
- MU-U

**Existing General Plan:**
- MU-U

**Proposed General Plan:**
- MU-U

**APNs:**
- 250170011

### Southeast of Intersection at Iowa Ave. & University Ave. (W2G2S07)

**Total Acreage:**
- 3.78 Acres

**Existing Zoning:**
- CR-SP

**Proposed Zoning:**
- MU-U

**Existing General Plan:**
- MU-U

**Proposed General Plan:**
- MU-U

**APNs:**
- 253050002, 253050012, 253050018, 253050022, 253050023
North of Linden St. & West of Dwight Ave. (W2G4S30)

**APNs:**
211111037, 211111040, 211111041, 211111053, 211111054, 211111055, 211111060

**Total Acreage:**
4.22 Acres

**Existing Zoning:**
R-1-7000

**Proposed Zoning:**
R-3-1500

**Existing General Plan:**
MDR

**Proposed General Plan:**
HDR

North of Panorama Rd. & West of 91 FWY (W3G4S05)

**APNs:**
219182004

**Total Acreage:**
2.54 Acres

**Existing Zoning:**
R-1-7000

**Proposed Zoning:**
R-4

**Existing General Plan:**
HDR

**Proposed General Plan:**
VHDR
East of Jefferson St. & South of Magnolia Ave. (W3G4S09)

- **Total Acreage:** 1.59 Acres
- **Existing Zoning:** R-1-7000
- **Proposed Zoning:** R-4
- **Existing General Plan:** MDR
- **Proposed General Plan:** VHDR

**APNs:**
230020017, 230020018

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East of Jefferson St. & South of California Ave. (W3G4S11)

- **Total Acreage:** 2.96 Acres
- **Existing Zoning:** R-3-3000
- **Proposed Zoning:** R-3-1500
- **Existing General Plan:** MDR
- **Proposed General Plan:** HDR

**APNs:**
227130025
East of Magnolia Ave. & North of Merrill Ave.  

**Total Acreage:** 2.23 Acres  
**Existing Zoning:** CG-SP, CR-SP  
**Proposed Zoning:** R-4  
**Existing General Plan:** C  
**Proposed General Plan:** VHDR  

**APNs:** 225052008, 225052009, 225052010, 225052019, 225052021

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South on Jurupa Ave. between Essex St. & Chester St.  

**Total Acreage:** .94 Acres  
**Existing Zoning:** R-1-7000  
**Proposed Zoning:** R-3-1500  
**Existing General Plan:** MDR  
**Proposed General Plan:** HDR  

**APNs:** 190022044, 190022045
### Southwest of Intersection at Van Buren Blvd. & Barton St. (W4G3S13)

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<td>Proposed General Plan</td>
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**APNs:**
284020010

### Northeast of Intersection at Lincoln Ave. & Bunker St. (W4G4S16)

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<td>MDR, PF</td>
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**APNs:**
230351016, 230360001, 230360004, 230360005, 230360006, 230360010
### South of Van Buren Blvd. & West of Barton St.  
**APNs:** 266120002, 266120034

- **Total Acreage:** 26.68 Acres
- **Existing Zoning:** CR-S-2-X-SP & R-1-7000
- **Proposed Zoning:** R-3-1500
- **Existing General Plan:** C
- **Proposed General Plan:** HDR

### Southeast of Intersection at Van Buren Blvd. & Chicago Ave.  
**APNs:** 266020061

- **Total Acreage:** 13.77 Acres
- **Existing Zoning:** CR-S-2-X-SP
- **Proposed Zoning:** R-3-1500
- **Existing General Plan:** C
- **Proposed General Plan:** HDR
South of Magnolia Ave. between Harrison St. & Muir Ave. (W5G1S02)

- **Total Acreage:** 10.62 Acres
- **Existing Zoning:** CR-SP, R-1-7000
- **Proposed Zoning:** MU-V
- **Existing General Plan:** MU-V
- **Proposed General Plan:** MU-V

**APNs:**
234080005, 234080031, 234080032, 234080033, 234080034, 234091012, 234091013, 234080035

East of Van Buren Ave. & North of 60 FWY (W5G1S11)

- **Total Acreage:** 3.94 Acres
- **Existing Zoning:** CR-SP
- **Proposed Zoning:** MU-V
- **Existing General Plan:** MU-V
- **Proposed General Plan:** MU-V

**APNs:**
233062039, 233062040
West of Van Buren Ave. & North of 60 FWY  (W5G1S12)

APNs: 234140019, 234150039, 234150040, 234150041, 234150046

Total Acreage: 7.81 Acres
Existing Zoning: CR-SP, R-1-7000, R-1-7000-SP
Proposed Zoning: MU-V
Existing General Plan: MDR, MU-V
Proposed General Plan: MU-V

North of Magnolia Ave. between Donald Ave. & Jackson St.  (W5G1S13)

APNs: 191232016, 191232017, 191232034, 191232037

Total Acreage: 4.93 Acres
Existing Zoning: CR-SP, R-1-7000
Proposed Zoning: MU-V
Existing General Plan: MU-V
Proposed General Plan: MU-V
### North of Magnolia Ave. between Stotts St. & Donald Ave. (W5G1S14)

- **Total Acreage:** 1.97 Acres
- **Existing Zoning:** CR-SP
- **Proposed Zoning:** MU-V
- **Existing General Plan:** MU-V
- **Proposed General Plan:** MU-V

**APNs:**
- 191331031

### North of Magnolia Ave. between Everest Ave. & Stotts St. (W5G1S15)

- **Total Acreage:** 1.27 Acres
- **Existing Zoning:** CR-SP
- **Proposed Zoning:** MU-V
- **Existing General Plan:** MU-V
- **Proposed General Plan:** MU-V

**APNs:**
- 191332021, 191332049
Southwest of Intersection at Magnolia Ave. & Donald Ave.  
(W5G1S16)

Total Acreage:
2.50 Acres

Existing Zoning:
CR-SP

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
233040022, 233040023, 233040024

South of Magnolia Ave. between McKenzie St. & Everest Ave.  
(W5G1S17)

Total Acreage:
2.70 Acres

Existing Zoning:
CR-SP, CR-NC-SP, R-1-7000

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan
MU-V

APNs:
233031001, 233031003, 233031004, 233031005, 233031007, 233031008, 233031009, 233031010,
233031012, 233031013, 233031014, 233031051
### East of Van Buren Blvd. between Hayes St. & Miller St.  
(W5G1S18)

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191312002, 191312010, 191312020, 191312021

### Intersection of Magnolia Ave. and Van Buren Blvd.  
(W5G1S19)

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145304003, 145304004, 145304005, 145304006, 145304007, 145304008, 191313003, 191313004, 191313005, 191313006, 191313007, 191313008, 191313009, 191313012, 191313014, 191313015, 191313017, 233022002, 233022003, 233022004, 233022005, 233022006, 233022007, 233022064, 234112001, 234112002, 234112003, 234112004, 234112004, 234112046, 145304001, 145304002, 233022001

17
West of La Sierra Ave. & North of Indiana Ave. (W5G3S01)

Total Acreage:
12.90 Acres

Existing Zoning:
R-1-7000

Proposed Zoning:
MU-U

Existing General Plan:
MU-U

Proposed General Plan:
MU-U

APNs:
138030024, 138030009, 138030025, 138030028

Southeast Intersection at California Ave. and Monroe St. (W5G3S08)

Total Acreage:
7.70 Acres

Existing Zoning:
CR

Proposed Zoning:
MU-V

Existing General Plan:
MU-V

Proposed General Plan:
MU-V

APNs:
193261027, 193261029
North of Lincoln Ave between Van Buren Blvd. & Gibson St.  (W5G3S12)

- **Total Acreage:** 25.01 Acres
- **Existing Zoning:** R-1-7000
- **Proposed Zoning:** MU-V
- **Existing General Plan:** C, B/OP, HDR
- **Proposed General Plan:** MU-V

**APNs:**
- 233190001, 233160022, 233150017, 233190004

Northwest of Intersection at Magnolia Ave. & Jefferson St.  (W5G4S06)

- **Total Acreage:** .96 Acres
- **Existing Zoning:** R-1-7000
- **Proposed Zoning:** R-4
- **Existing General Plan:** VHHDR
- **Proposed General Plan:** VHHDR

**APNs:**
- 227223006
Northeast of Intersection at Duncan Ave. & Van Buren Blvd.  (W5G4S10)

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Southeast of Intersection at Indiana Ave. & Gibson St.  (W5G4S12)

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Southwest of Intersection at Indiana Ave. & Jackson St.  (W5G4S13)

Total Acreage: 3.92 Acres
Existing Zoning: R-1-7000, PF
Proposed Zoning: R-3-1500
Existing General Plan: B/OP
Proposed General Plan: HDR

APNs: 233180001, 233180002, 233180003, 233180004, 233180005, 233180006, 233180008, 233180009, 233180010

West of Jackson St. & South of the Railroad  (W5G4S14)

Total Acreage: 4.50 Acres
Existing Zoning: R-1-7000
Proposed Zoning: R-3-1500
Existing General Plan: MDR
Proposed General Plan: HDR

APNs: 233180014, 233180015, 233180016, 233180017, 233180018, 233180019
### West of Gibson St. & Adjacent to Van Buren Drive-In

**Total Acreage:**
- 5.47 Acres

**Existing Zoning:**
- R-1-7000, BMP

**Proposed Zoning:**
- R-4

**Existing General Plan:**
- B/OP

**Proposed General Plan:**
- VHDDR

**APNs:**
- 233160012, 233160013, 233160014, 233160015, 233160018, 233160019, 233160025, 233160026, 233160028

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### East of Gibson St. and North of Maywood Way

**Total Acreage:**
- 3.77 Acres

**Existing Zoning:**
- PF

**Proposed Zoning:**
- R-3-1500

**Existing General Plan:**
- B/OP

**Proposed General Plan:**
- HDR

**APNs:**
- 233170005
Northwest of Intersection at Lincoln Ave. and Van Buren Blvd. (W5G4S37)

Total Acreage:
6.74 Acres

Existing Zoning:
RE

Proposed Zoning:
R-4

Existing General Plan:
MDR

Proposed General Plan:
VHDR

APNs:
234270020

East of Van Buren Blvd. Adjacent to Van Buren Drive-In (W5G4S38)

Total Acreage:
3.14 Acres

Existing Zoning:
BMP, R-1-7000

Proposed Zoning:
R-4

Existing General Plan:
C

Proposed General Plan:
VHDR

APNs:
233150012, 233190007, 233190017
North of Magnolia Ave. & South of Cochran Ave. (W6G1S01)

- **Total Acreage:** 16.59 Acres
- **Existing Zoning:** R-1-7000, CR, CR-SP, CR-S-2-SP, CR-S-1-X-20-SP
- **Proposed Zoning:** MU-V
- **Existing General Plan:** MU-V
- **Proposed General Plan:** MU-V

**APNs:**
143180005, 143180028, 143180031, 143180032

North of Magnolia Ave. between Burge St. & Jones Ave. (W6G1S05)

- **Total Acreage:** 6.35 Acres
- **Existing Zoning:** CR SP
- **Proposed Zoning:** MU-V
- **Existing General Plan:** MU-V
- **Proposed General Plan:** MU-V

**APNs:**
142292007, 142292008, 142293023, 142293024, 142293028
North of Magnolia Ave. & East of Polk St. (W6G1S07)

Total Acreage: 5.40 Acres
Existing Zoning: CR-SP, CG-SP
Proposed Zoning: MU-V

APNs:
143290004, 143290006, 143290007, 143290008, 143290010, 143290011, 143290015, 143290017, 143290018, 143290019

Southeast of Intersection at Magnolia Ave. & La Sierra Ave. (W6G1S10)

Total Acreage: 16.81 Acres
Existing Zoning: CR-SP, CG-SP, CG X-SP
Proposed Zoning: MU-U

APNs:
138470020, 138470023, 138470024, 138470029, 138470031, 138470035
Southeast of Intersection at Magnolia Ave. and Buchanan St.  (W6G4S46)

APNs:
135220035

Total Acreage:
5.51 Acres
Existing Zoning:
BMP-SP
Proposed Zoning:
R-4
Existing General Plan:
B/OP
Proposed General Plan:
VHDR

Southeast of Intersection at Whitford Ave. & La Sierra Ave.  (W6G3S02)

APNs:
146261001, 146261006, 146261014, 146261019

Total Acreage:
4.75 Acres
Existing Zoning:
CG, CR-S-1
Proposed Zoning:
MU-V
Existing General Plan:
MU-V
Proposed General Plan:
MU-V
### Southeast of Intersection at Minier Ave. & La Sierra Ave. (W6G3S03)

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### West of Intersection at Jones Ave. & Cook Ave. (W6G4S17)

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<td>Existing Zoning:</td>
<td>R-1-7000</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>R-3-1500</td>
</tr>
<tr>
<td>Existing General Plan:</td>
<td>MDR</td>
</tr>
<tr>
<td>Proposed General Plan:</td>
<td>HDR</td>
</tr>
<tr>
<td>APNs:</td>
<td>143040011, 143040012</td>
</tr>
</tbody>
</table>
Northeast of Intersection of Hole Ave. & Mitchell Ave.  

Total Acreage: 2.45 Acres  
Existing Zoning: R-1-7000, CG  
Proposed Zoning: R-3-1500  
Existing General Plan: C  
Proposed General Plan: HDR  

APNs: 143051001

Southeast of Intersection at Wells Ave. & Mitchell Ave.  

Total Acreage: 3.25 Acres  
Existing Zoning: R-1-7000  
Proposed Zoning: R-3-1500  
Existing General Plan: MHDR  
Proposed General Plan: HDR  

APNs: 143020004, 143020007, 143020010
Intersection of Hole Ave. & California Ave. (W6G4S20)

- Total Acreage: 11.51 Acres
- Existing Zoning: R-1-7000, CG-SP
- Proposed Zoning: R-3-1500
- Existing General Plan: C, MDR, MHDR
- Proposed General Plan: HDR

APNs: 143080019, 143080020, 143080021, 143080022, 143080024, 143080026, 143080029, 143080030, 143080032, 143080033, 143080034, 143332002

Northwest of Intersection at Cook Ave. & Meredith St. (W6G4S21)

- Total Acreage: 7.54 Acres
- Existing Zoning: R-1-7000
- Proposed Zoning: R-3-1500
- Existing General Plan: MDR
- Proposed General Plan: HDR

APNs: 147270015, 147270016, 147270017, 147270035, 147270038, 147270039, 147270040, 147281017
### Southeast of Intersection at Mull Ave. & Tyler St.  
(W6G4S22)

<table>
<thead>
<tr>
<th>Total Acreage:</th>
<th>3.96 Acres</th>
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<tbody>
<tr>
<td>Existing Zoning:</td>
<td>R-1-7000</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>R-3-1500</td>
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<tr>
<td>Existing General Plan:</td>
<td>O</td>
</tr>
<tr>
<td>Proposed General Plan:</td>
<td>HDR</td>
</tr>
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</table>

**APNs:**
147282011, 147282014, 147282015, 147282016, 147282018, 147282021, 147282022

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### Southeast of Intersection at Collett Ave. & La Sierra Ave.  
(W6G4S26)

<table>
<thead>
<tr>
<th>Total Acreage:</th>
<th>6.51 Acres</th>
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<tbody>
<tr>
<td>Existing Zoning:</td>
<td>R-1-7000</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>R-3-1500</td>
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<tr>
<td>Existing General Plan:</td>
<td>MDR</td>
</tr>
<tr>
<td>Proposed General Plan:</td>
<td>HDR</td>
</tr>
</tbody>
</table>

**APNs:**
142480005, 142480006
Janet Ave. between Challen Ave. & Picker St. (W6G4S32)

- **Total Acreage:** 3.48 Acres
- **Existing Zoning:** BMP, R-3-1500
- **Proposed Zoning:** R-3-1500
- **Existing General Plan:** MDR
- **Proposed General Plan:** HDR

**APNs:**
- 151111034, 151111046

North of Indiana Ave. & East of Buchanan St. (W6G4S33)

- **Total Acreage:** 5.22 Acres
- **Existing Zoning:** R-1-7000
- **Proposed Zoning:** R-3-1500
- **Existing General Plan:** MDR
- **Proposed General Plan:** HDR

**APNs:**
- 135230003
### Between Crest Ave. & Wells Ave.  
* (W6G4S34)  

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<thead>
<tr>
<th>APNs:</th>
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<tbody>
<tr>
<td>Total Acreage:</td>
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</tr>
<tr>
<td>Existing Zoning:</td>
<td>R-1-7000</td>
</tr>
<tr>
<td>Proposed Zoning:</td>
<td>R-3-1500</td>
</tr>
<tr>
<td>Existing General Plan:</td>
<td>LDR, MDR</td>
</tr>
<tr>
<td>Proposed General Plan:</td>
<td>HDR</td>
</tr>
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</table>

### Northwest of Intersection at Challen Ave. & Van Buren Blvd.  
* (W6G4S41)  

<table>
<thead>
<tr>
<th>APNs:</th>
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<tbody>
<tr>
<td>Total Acreage:</td>
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<tr>
<td>Proposed Zoning:</td>
<td>R-3-1500</td>
</tr>
<tr>
<td>Existing General Plan:</td>
<td>HDR, MU-V</td>
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<tr>
<td>Proposed General Plan:</td>
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</table>
Southwest of Intersection at Pierce St. & La Sierra Ave.  

(W7G3S14)

APNs: 146210022, 146220008, 146220025, 146220035, 146220036, 146220037, 146330038

<table>
<thead>
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<tr>
<td>10.63 Acres</td>
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<table>
<thead>
<tr>
<th>Existing Zoning:</th>
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</thead>
<tbody>
<tr>
<td>CR, CG, RE</td>
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</table>

<table>
<thead>
<tr>
<th>Proposed Zoning:</th>
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</thead>
<tbody>
<tr>
<td>MU-V</td>
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<table>
<thead>
<tr>
<th>Existing General Plan:</th>
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<tbody>
<tr>
<td>MU-V</td>
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<table>
<thead>
<tr>
<th>Proposed General Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-V</td>
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</tbody>
</table>

Southeast of Intersection at Pierce St. & Riverwalk Pkwy.  

(W7G4S45)

APNs: 146210024

<table>
<thead>
<tr>
<th>Total Acreage:</th>
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<tbody>
<tr>
<td>5.06 Acres</td>
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<thead>
<tr>
<th>Existing Zoning:</th>
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<tbody>
<tr>
<td>BMP, RE</td>
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<table>
<thead>
<tr>
<th>Proposed Zoning:</th>
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</thead>
<tbody>
<tr>
<td>R-3-1500</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Existing General Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>MU-V</td>
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</tbody>
</table>

<table>
<thead>
<tr>
<th>Proposed General Plan:</th>
</tr>
</thead>
<tbody>
<tr>
<td>HDR</td>
</tr>
</tbody>
</table>
Northwest of Intersection at Magnolia Ave. & Golden Ave.  (W7G4S07)

APNs: 142231006, 142231007

Total Acreage: 1.40 Acres
Existing Zoning: R-1-7000
Proposed Zoning: R-4
Existing General Plan: HDR
Proposed General Plan: VHDR

South on Raley Dr. & North of Knoefler Dr.  (W7G4S28)

APNs: 141221006, 141221007, 141221009, 141221011, 141221026, 141221031, 141221032, 141221033

Total Acreage: 3.21 Acres
Existing Zoning: R-3-1500
Proposed Zoning: R-3-1500
Existing General Plan: MHDR
Proposed General Plan: HDR
Northwest of Intersection at Arlington Ave. & Van Buren Blvd. (W7G4S35)

<table>
<thead>
<tr>
<th>Total Acreage:</th>
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<tbody>
<tr>
<td>Existing Zoning:</td>
<td>CR, CG, CR-AP</td>
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<tr>
<td>Proposed Zoning:</td>
<td>R-4</td>
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<tr>
<td>Existing General Plan:</td>
<td>C</td>
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<tr>
<td>Proposed General Plan</td>
<td>VHDR</td>
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