

FOR SALE

# 9667 TALBERT AVENUE

FOUNTAIN VALLEY, CA 92708

*±13,590 SF Religious/  
Educational Facility  
Situated on ±1.15 Acres*



*Exclusively listed by*

ERIC KNOWLES  
213.660.9337  
eric.knowles@kidder.com  
LIC N° 00944210

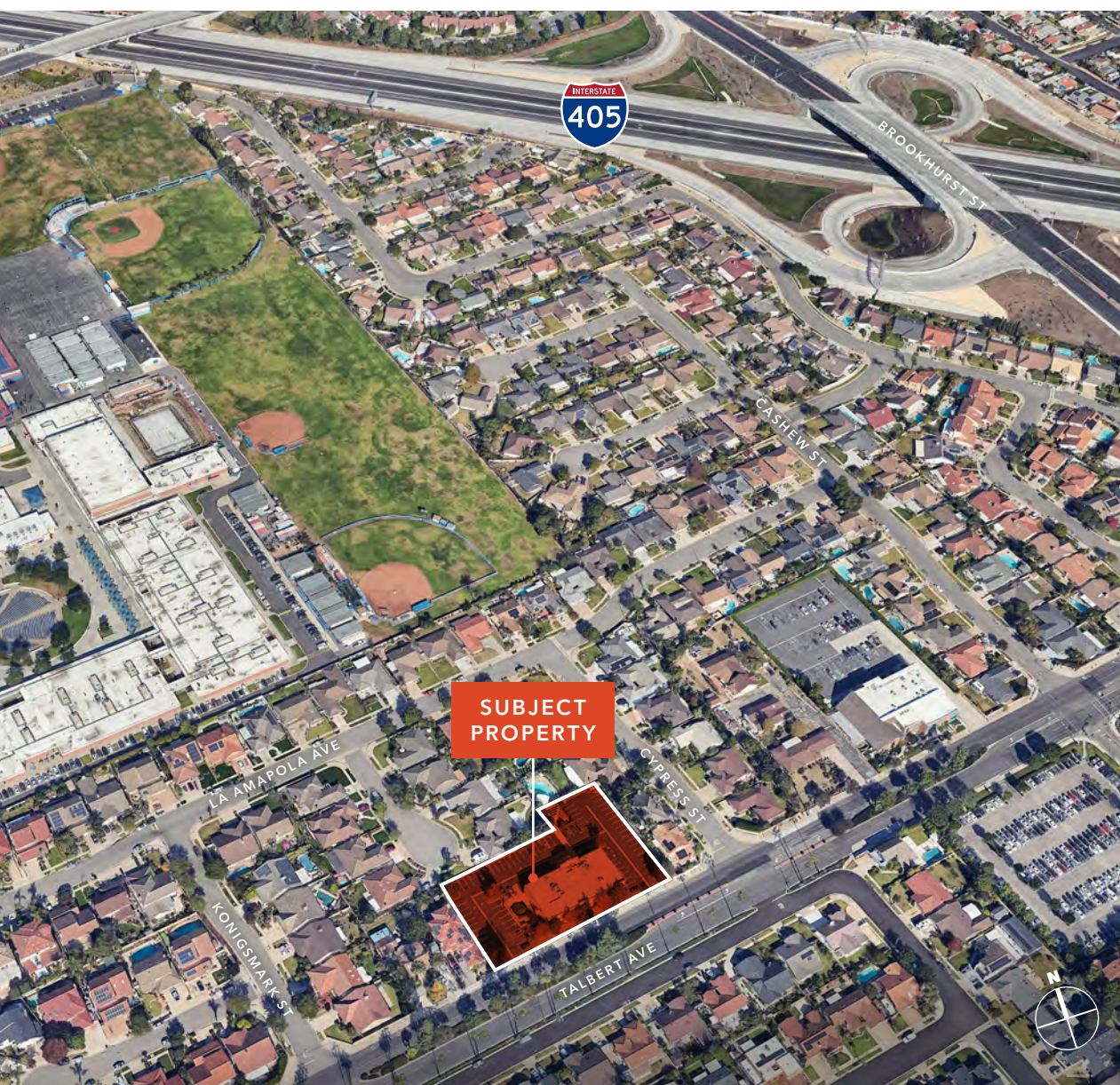
ROBERT FLETCHER  
213.225.7246  
robert.fletcher@kidder.com  
LIC N° 01706060

RILEY ROHDE  
213.808.4764  
riley.rohde@kidder.com  
LIC N° 02207141

KIDDER.COM

**km** Kidder  
Mathews





*Unique opportunity to acquire an existing, well-located religious-education facility conveniently located just off I-405.*

±13,590 SF total improved area (2 story) situated on ±1.15 acres gross land area

SANCTUARY seats ±300 people (expandable)

FELLOWSHIP HALL (±2,035 SF)

ZONING R1

ADDITIONAL ROOMS kitchen, classrooms, offices, meeting rooms, and storage spaces throughout

PARKING secured lot provides ±85 spaces

OUTDOOR PLAY AREA

LOCATED conveniently off I-405

APN 167-113-20

SALES PRICE NEGOTIABLE

## ZONING

*R1 (Single Family Residential)*

The R1 Single Family Residential zoning applies to parcels appropriate for single-family dwellings. The maximum density is up to five dwelling units per net acre. The R1 zoning district is consistent with the low-density residential land use designation of the general plan.

City of Fountain Valley, CA  
Friday, December 5, 2025

## Title 21. Development Code

## Chapter 21.08. RESIDENTIAL ZONING DISTRICTS

## § 21.08.030. Residential zoning district land uses and permit requirements.

Table 2-2 identifies the uses of land allowed by this title in each residential zoning district, and the land use permit required to establish each use, in compliance with Section **21.06.030** (Allowable land uses and permit requirements) of this title.

**Note:** where the last column in the tables ("Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this title may also apply.

TABLE 2-2							
PERMIT REQUIRED BY DISTRICT							
Allowed Uses and Permit Requirements for Residential Zoning Districts		P Permitted Use CUP Conditional Use Permit Required SUP Special Use Permit Required — Use Not Allowed					
		R1	GH	R2	R3	R4	R5
LAND USE <sup>(1)</sup>							Specific Use Regulations
RECREATION, EDUCATION, PUBLIC ASSEMBLY USES							
Assembly uses	CUP	CUP	CUP	CUP	CUP	CUP	
Private residential recreational facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Schools - private	CUP	CUP	CUP	CUP	CUP	CUP	
RESIDENTIAL USES							
Accessory dwelling units	P	P	P	P	P	P	21.08.055
Affordable housing	P	P	P	P	P	P	
Cottage food operations	P	P	P	P	P	P	21.42.065
Duplexes	—	P	P	P	P	P	
Group homes <sup>(3)</sup> 6 or less residents	SUP	SUP	SUP	SUP	SUP		21.29.030 & 21.29.040
Group homes <sup>(3)(4)</sup> 7 or more residents	—	CUP	CUP	CUP	CUP		
Home businesses	P	P	P	P	P	P	
Mobile home parks	—	—	—	CUP	CUP	CUP	

TABLE 2-2

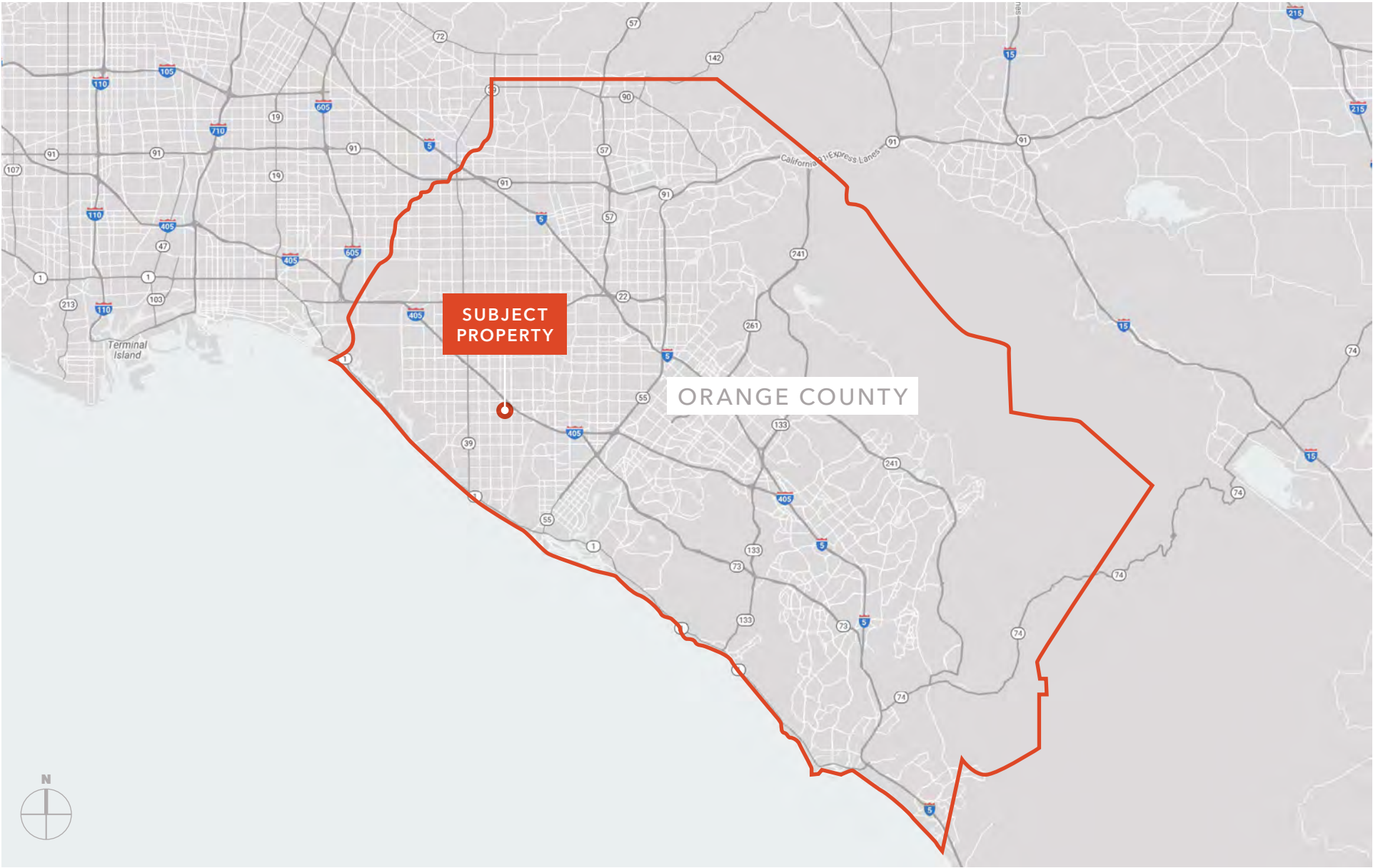
## PERMIT REQUIRED BY DISTRICT

Allowed Uses and Permit Requirements for Residential Zoning Districts		P Permitted Use CUP Conditional Use Permit Required SUP Special Use Permit Required — Use Not Allowed					
		R1	GH	R2	R3	R4	R5
LAND USE <sup>(1)</sup>							Specific Use Regulations
Multifamily dwellings		—	—	CUP	CUP	CUP	CUP
Residential accessory uses and structures		P	P	P	P	P	P
Residential care home - large		CUP	CUP	CUP	CUP	CUP	CUP
Residential care home - small		P	P	P	P	P	P
Single-family dwellings		P	CUP	P	—	—	—
Supportive housing		P	P	P	P	P	P
Transitional housing		P	P	P	P	P	P
SERVICES							
Adult day care - small		P	P	P	P	P	P
Child day care centers		CUP	CUP	CUP	CUP	CUP	CUP
Day care - large family day care homes		P	P	P	P	P	P
Day care - small family day care homes		P	P	P	P	P	P
Wireless telecommunication facilities <sup>(2)</sup>	Administrative wireless facilities permit <sup>(2)</sup>	—	—	—	—	—	—

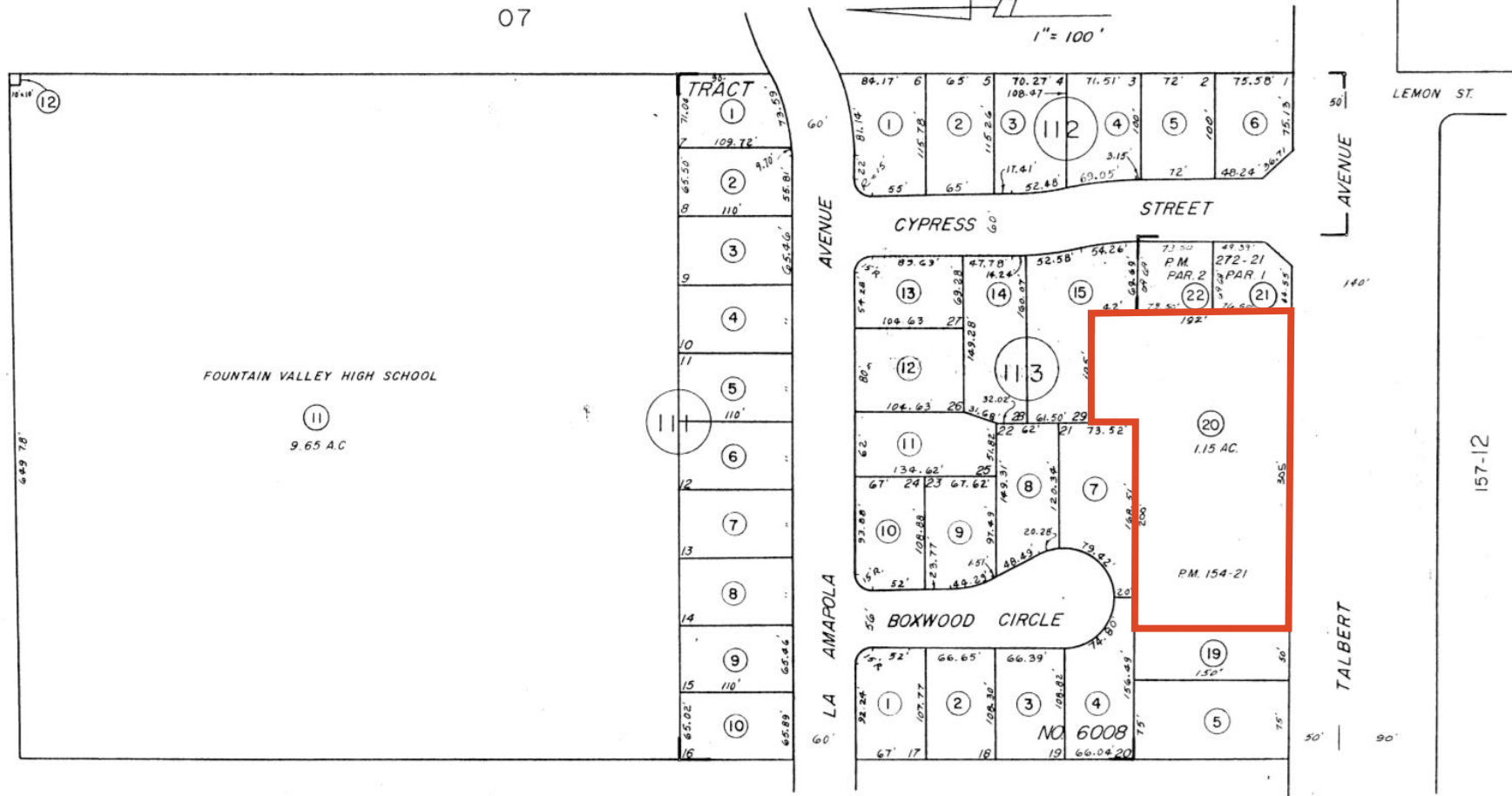
## Notes:

- (1) See Chapter **21.90** for land use definitions. See Section **21.02.020** regarding uses not listed.
  - (2) Wireless telecommunication facilities are only allowed on church properties in the R1 zone subject to the requirements of Chapter **21.28**. Wireless telecommunication facilities may also be permitted by a conditional use when the planning/building director determines that the project's complexity or the public interest warrants the referral.
  - (3) Definition of group home in Section **4.35.010**.
  - (4) Per Ch. **4.35**, Group Homes, an operator's permit is also required.
- (Ord. 1308 § 5, 2000; Ord. 1362 § 3, 2004; Ord. 1497 § 3, 2014; Ord. 1510 § 5, 2016; Ord. 1523 § 5, 2017; Ord. 1527 § 5, 2017; Ord. 1589 § 4, 2022; Ord. 1604, 12/19/2023; Ord. 1607, 1/30/2024)

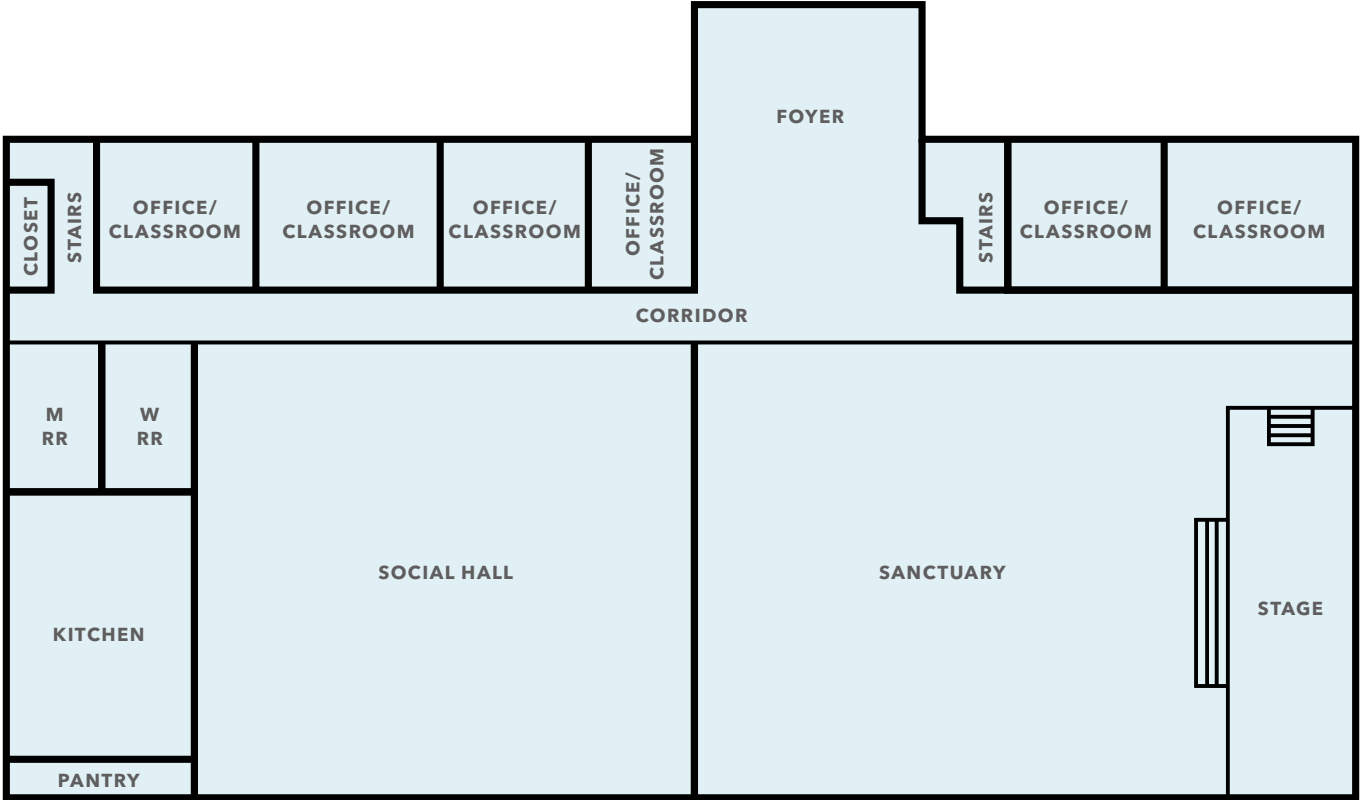




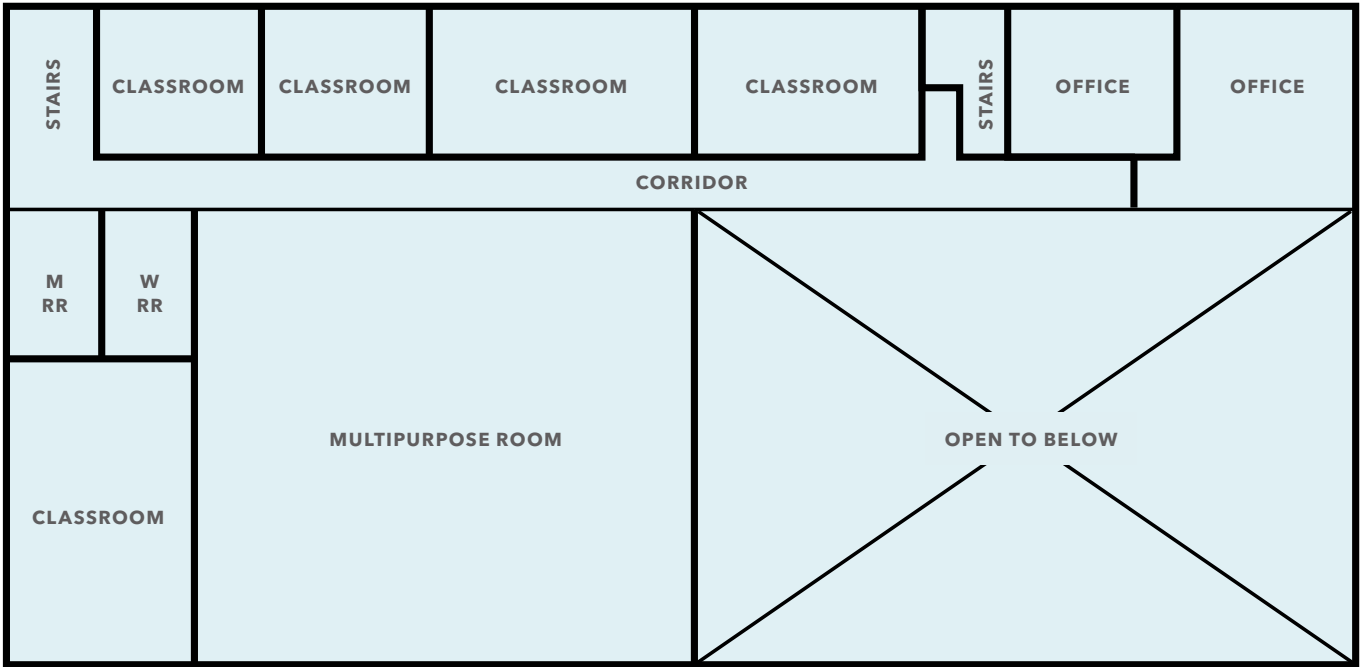
TAX MAP



# FIRST FLOOR PLAN



# SECOND FLOOR PLAN







AVAILABLE FOR SALE

KIDDER MATHEWS



# 9667 TALBERT AVENUE

---



*Exclusively listed by*

**ERIC KNOWLES**  
213.660.9337  
eric.knowles@kidder.com  
LIC N° 00944210

**ROBERT FLETCHER**  
213.225.7246  
robert.fletcher@kidder.com  
LIC N° 01706060

**RILEY ROHDE**  
213.808.4764  
riley.rohde@kidder.com  
LIC N° 02207141

**KIDDER.COM**

This information supplied herein is from sources we deem reliable. It is provided without any representation, warranty, or guarantee, expressed or implied as to its accuracy. Prospective Buyer or Tenant should conduct an independent investigation and verification of all matters deemed to be material, including, but not limited to, statements of income and expenses. Consult your attorney, accountant, or other professional advisor.

