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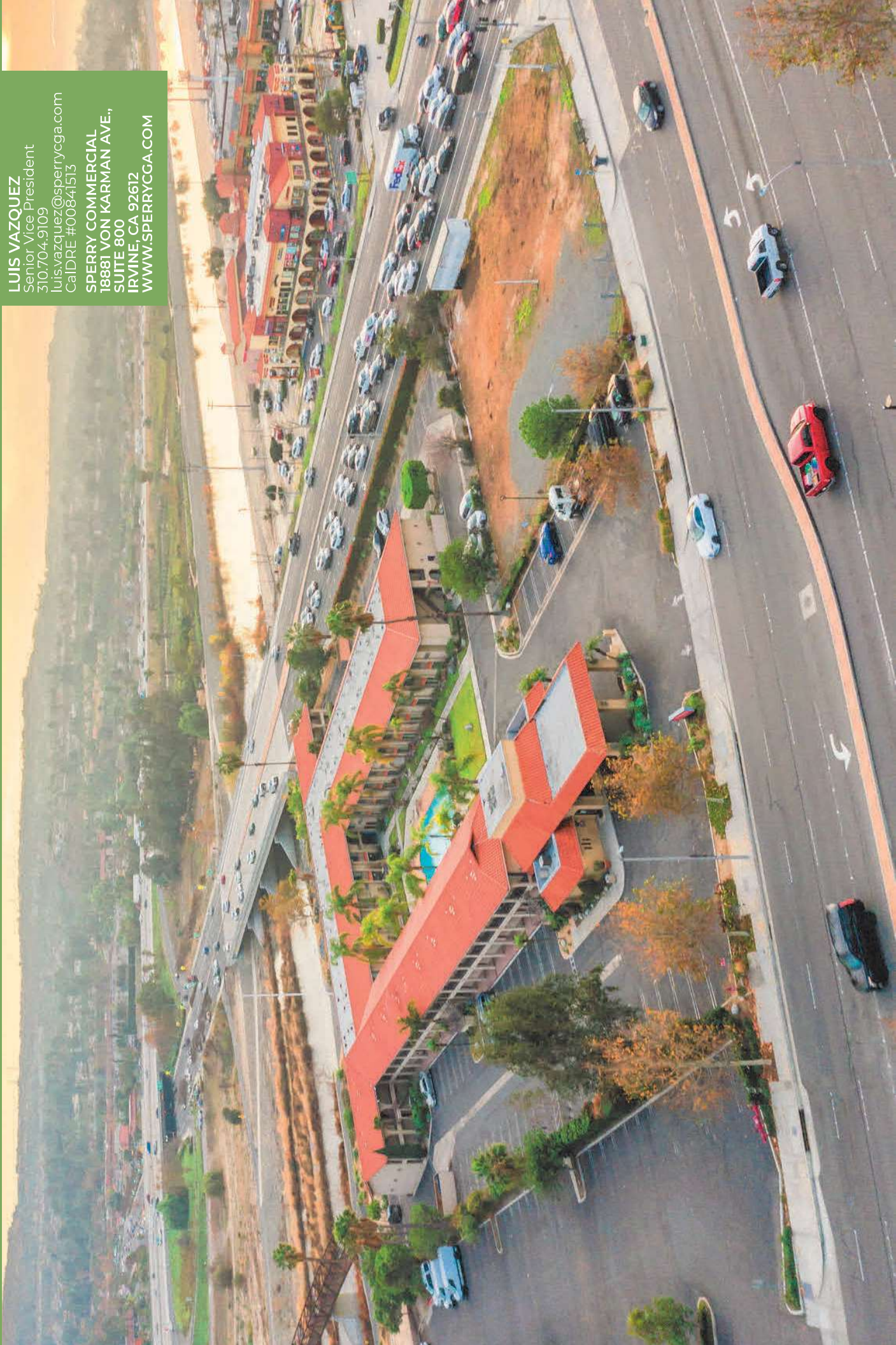
CONVERSION TO SENIOR LIVING/PERMANENT HOUSING/COMMERCIAL/EDUCATIONAL OPPORTUNITY



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The Owner expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to Purchase or Lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice which may arise as a result of review of the Memorandum.

The Owner shall have no legal commitment or obligation to You or any person or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property that are satisfactory to Owner in its sole and absolute discretion have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

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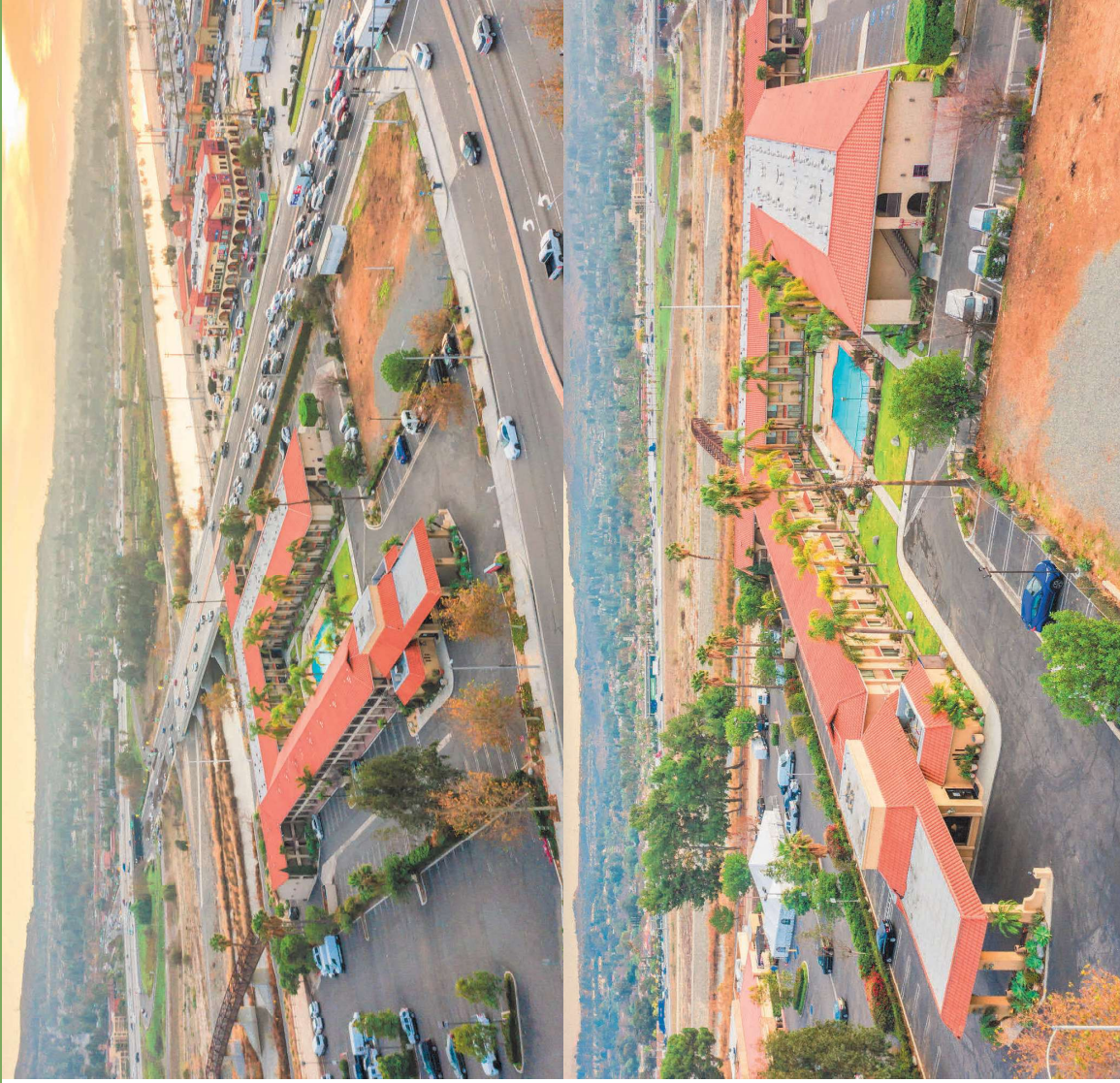
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# TABLE OF CONTENTS

|   |    |
|---|----|
| <b>PROPERTY INFORMATION</b>   |    |
| Executive Summary .....   | 5  |
| Property Description .....  | 6  |
| Complete Highlights .....   | 7  |
| Additional Photos .....   | 8  |
| <b>ZONING</b>   |    |
| Mixed Use Medium Approval .....                                     | 10 |
| Mixed Use - Potential Development .....                             | 11 |
| Conversion to Permanent Residential using Existing Motel 6 Building |    |
| Senior Living/Multi Family Conversion .....                         | 40 |
| Senior Living Conversion .....                                      | 41 |
| <b>LOCATION INFORMATION</b>   |    |
| Anaheim Hills .....   | 43 |
| Regional Map .....  | 44 |
| Location Map .....  | 45 |
| Aerial Map .....  | 46 |
| Retailer Map .....  | 47 |
| Sale Comps Summary .....  | 48 |
| <b>DEMOGRAPHICS</b>   |    |
| Demographics Report .....   | 50 |
| Demographics Map .....  | 51 |



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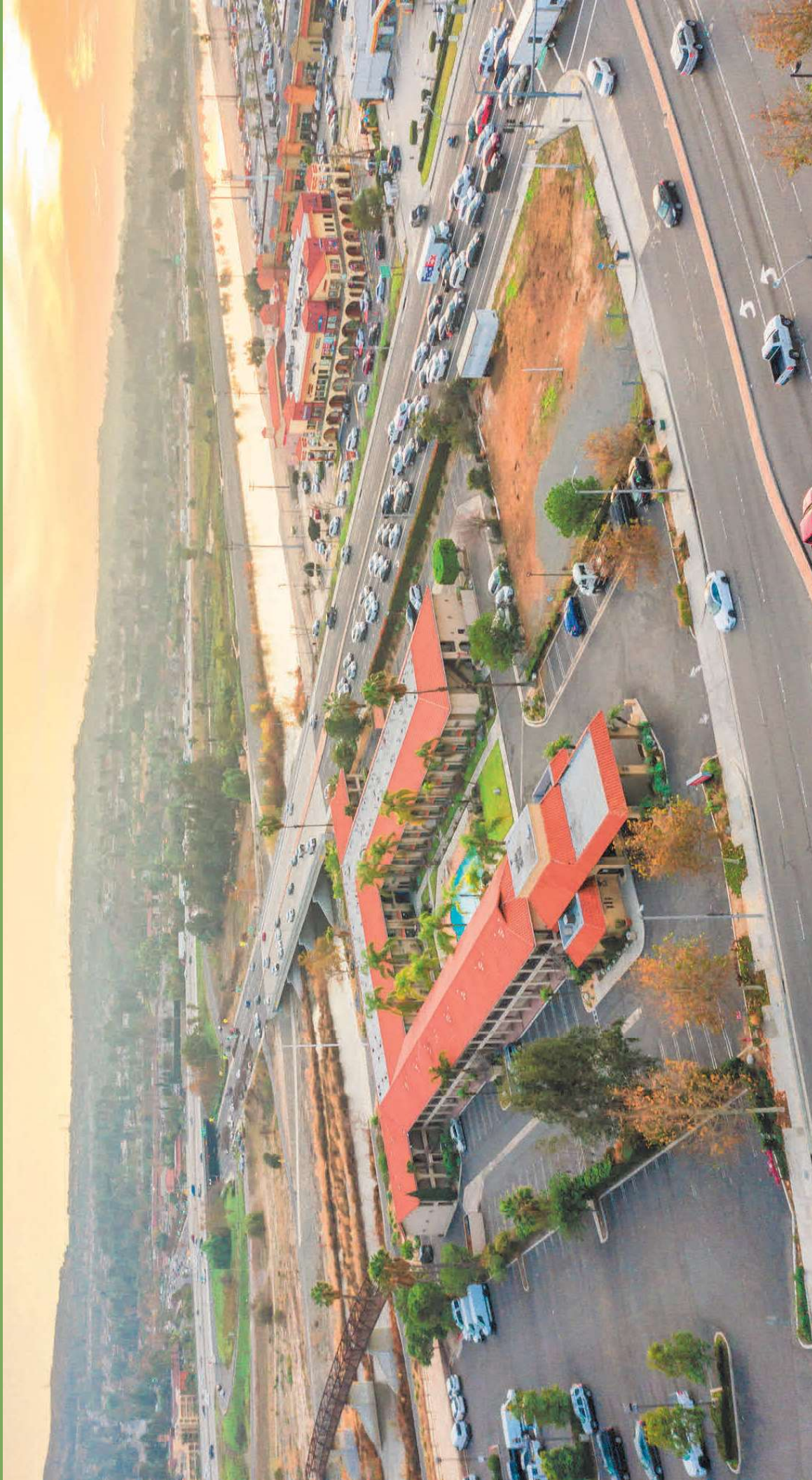
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**TABLE OF CONTENTS // 3**



# PROPERTY INFORMATION



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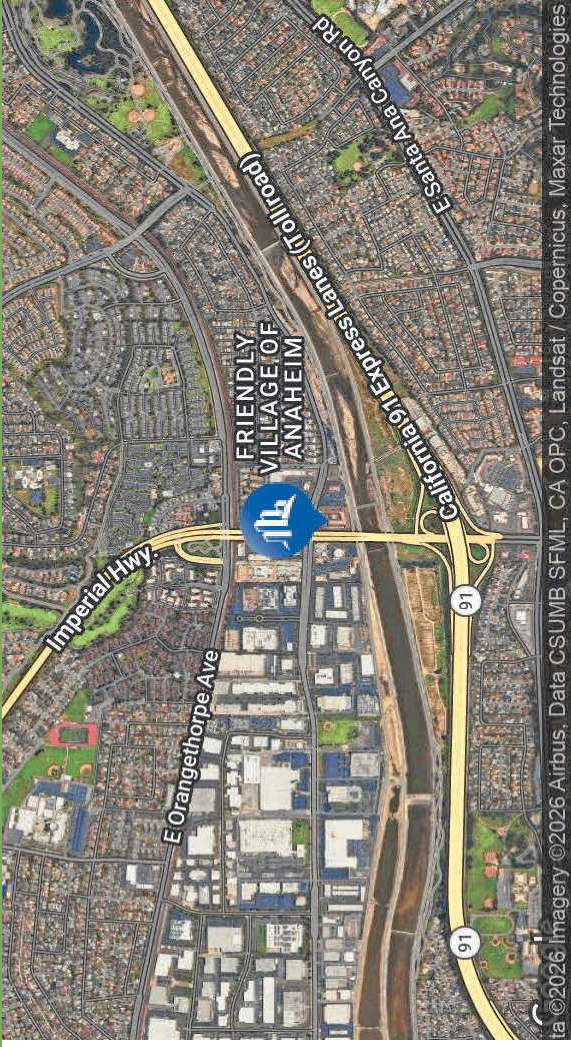
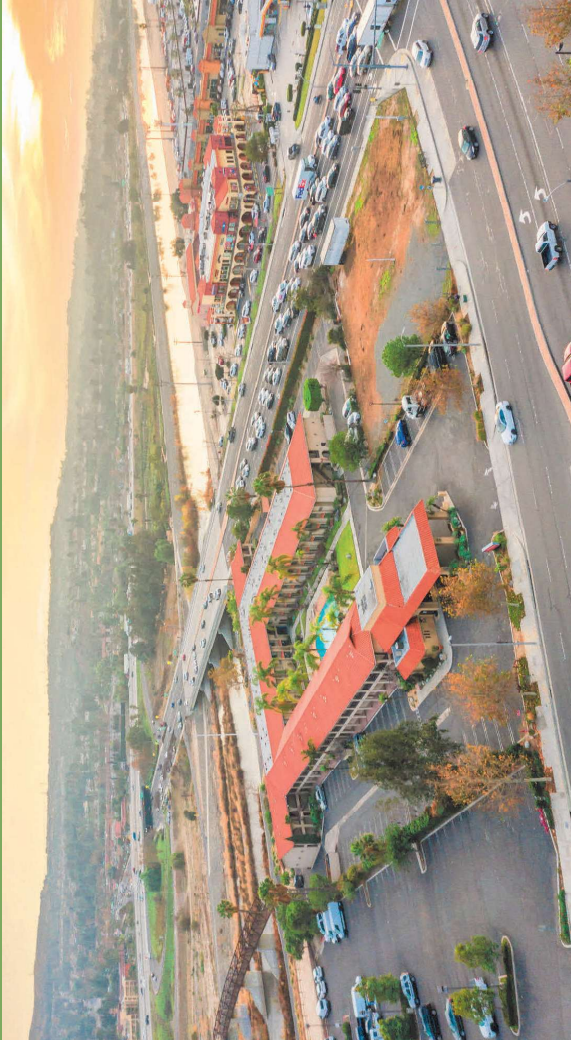
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# PROPERTY INFORMATION

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                     |                                |
|---------------------|--------------------------------|
| Sale Price:         | \$25,000,000                   |
| Building Size:      | 60,312 SF                      |
| Lot Size:           | 125,689 SF                     |
| Number of Units:    | 118                            |
| Price / SF:         | \$414.51                       |
| Projected Cap Rate: | 7.42%                          |
| Projected NOI:      | \$1,854,252                    |
| Year Built:         | 1979                           |
| Zoning:             | Maximum Use Medium - June 2025 |

### PROPERTY OVERVIEW

Currently operating as the Motel 6 and Studio 6 Anaheim Hills, the property is zoned Mixed Use Medium (Effective June 2025). The zoning will allow Permanent Housing and Senior Living, as well as other potential uses (please see the Zoning Section). The City has indicated that the Current Building cannot be used as Permanent Housing per Code but that they are willing to review the Buyers plan for the use of the building. The existing building can be used for Senior Living. The Property comprises 118 rooms and a large common area with a pool that could be repurposed as additional living space. Included in Studio 6 are 28 suites. Situated on an approximate 2.9-acre lot, the Property has ample parking for 119 spaces.

### PROPERTY HIGHLIGHTS

- Anaheim Hills, Adjacent to Yorba Linda and near the Nixon Presidential Museum off of Imperial Highway
- Large 2.99 Acre Lot (Per Assessor)
- Current Zoning to be Converted from General Commercial to Mid Mixed Use
- Permanent Housing Allowed in Zoning Change to Mid Mixed Use
- Across the Street from Significant Retail Establishments (McDonald's, Jack In the Box, In and Out, CVS, Etc.)
- Excellent Street Exposure with Freeway Signage Visibility
- Seller experienced with the Conversion Process

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**EXECUTIVE SUMMARY // 5**



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# PROPERTY INFORMATION

## PROPERTY DESCRIPTION

### PROPERTY DESCRIPTION

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The Property comprises 118 rooms and a large common area with a pool that could be repurposed as additional living space. Included in Studio 6 are 28 suites. Situated on an approximate 2.9-acre lot, the Property has ample parking for 119 spaces.

### LOCATION DESCRIPTION

This Conversion Opportunity is located in Anaheim Hills. Anaheim Hills is a community in Orange County in Southern California, directly south of Yorba Linda. Although it is part of Anaheim, it does not border central Anaheim and is geographically separated from that part of the city, so the name Anaheim Hills is used to distinguish it from Anaheim.

The Property is located just to the West and is visible from the 91 Freeway off of the Imperial Highway off-ramp. From this off-ramp, the Nixon Presidential Museum is just to the West in the adjacent City of Yorba Linda.



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**PROPERTY DESCRIPTION // 6**



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# PROPERTY INFORMATION

## COMPLETE HIGHLIGHTS



### PROPERTY HIGHLIGHTS

- - Anaheim Hills, Adjacent to Yorba Linda and Near Nixon Presidential Museum
- - Large 2.99 Acre Lot (Per Assessor)
- - Current Zoning to be Converted from General Commercial to Mid Mixed Use
- - Permanent Housing Allowed in Zoning Change to Mid Mixed Use
- - Across the Street from Significant Retail Establishments (McDonald's, Jack In the Box, In and Out, CVS, Etc.)
- - Excellent Street Exposure with Freeway Signage Visibility
- - Pro Forma 7.4 Cap Rate
- - Seller experienced with the Conversion Process

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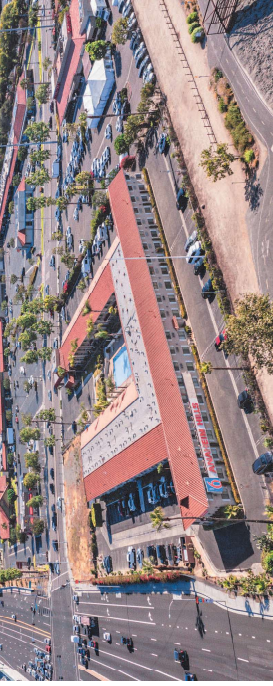
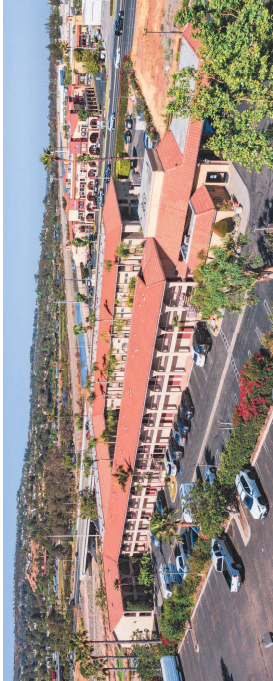
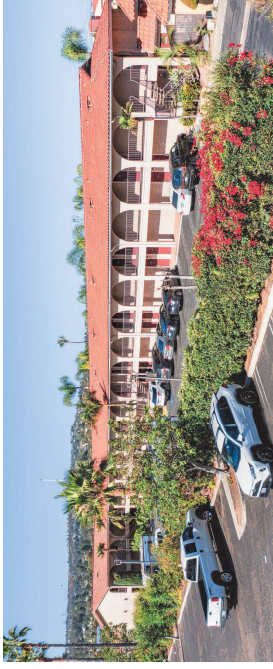
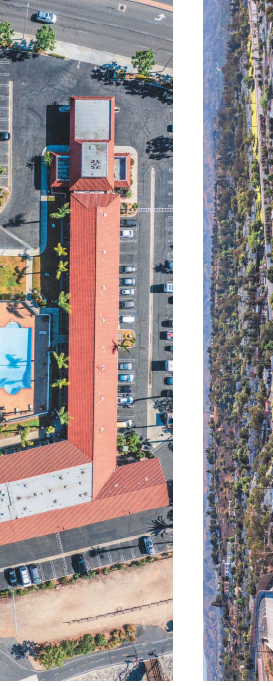
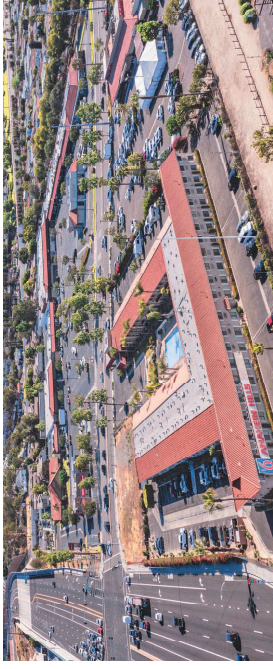
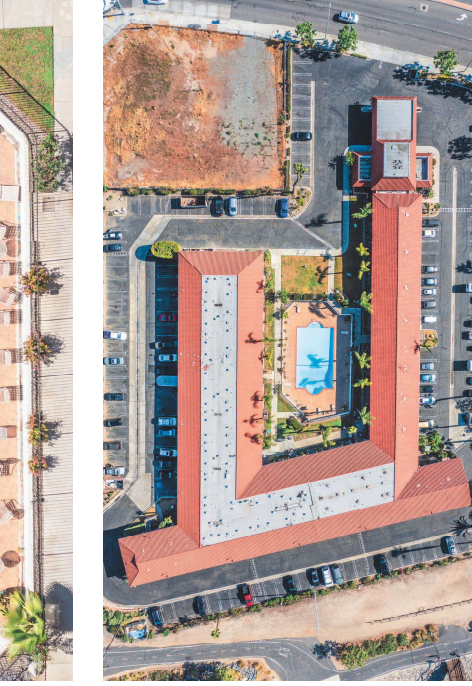
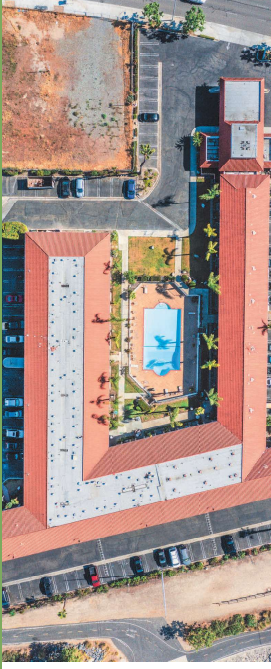
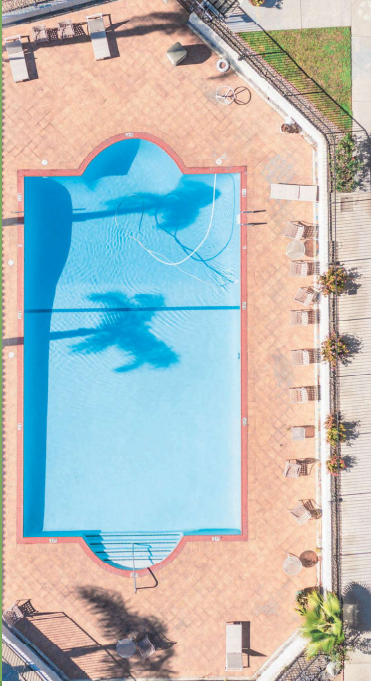
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COMPLETE HIGHLIGHTS // 7



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# PROPERTY INFORMATION ADDITIONAL PHOTOS



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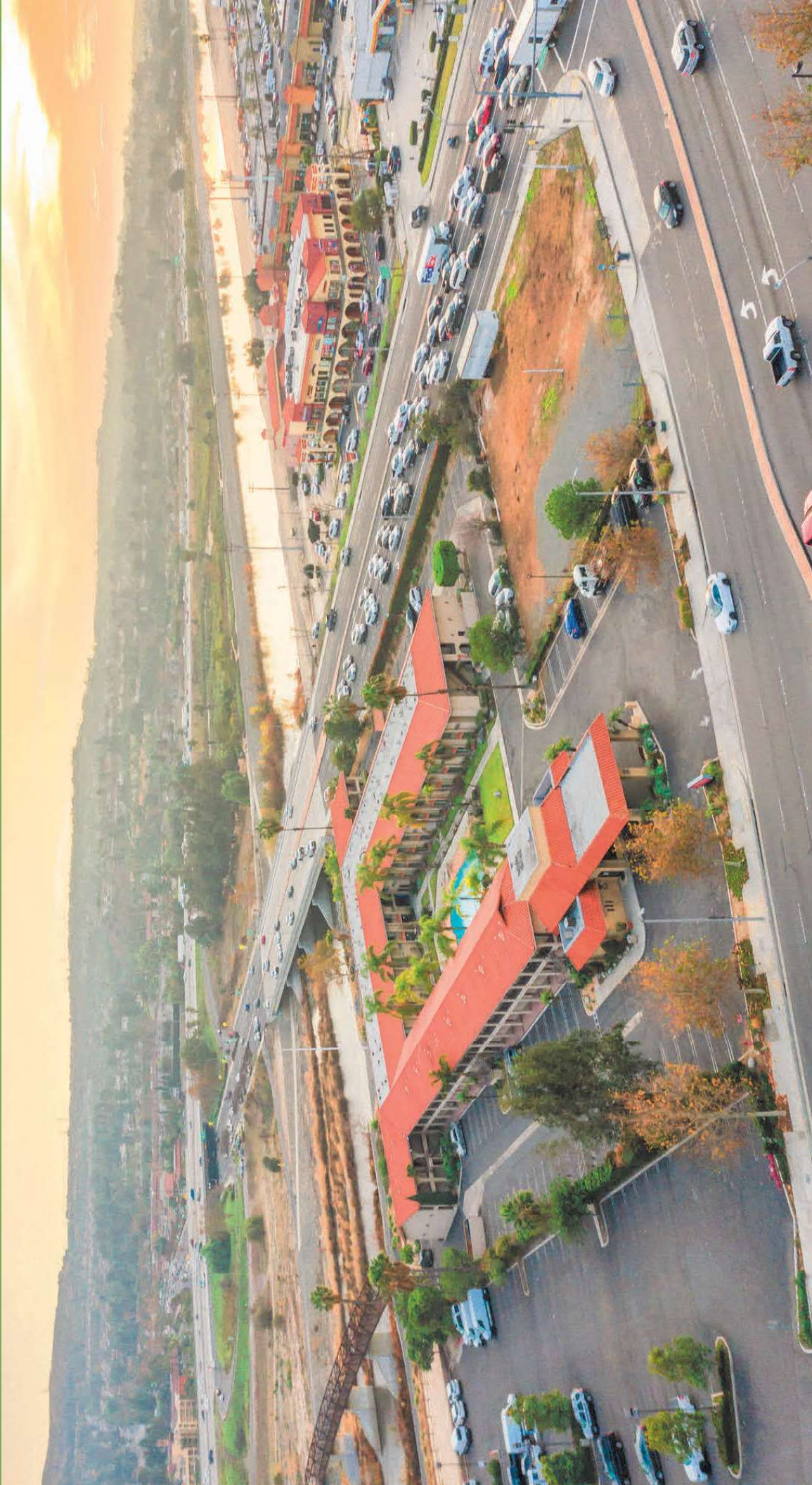
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**ADDITIONAL PHOTOS // 8**



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# ZONING CHANGE TO MIXED USE



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**ZONING // 9**



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# City Approval of Mixed-Use Medium Zoning

Hello Luis,

The Mixed-Use Medium zoning is now in effect and could be implemented. Permitted uses can be found in the zoning code here, within Tables 12-A ad 12-

B: [https://codelibrary.amlegal.com/codes/anaheim/latest/anaheim\\_ca/0-0-0-86313](https://codelibrary.amlegal.com/codes/anaheim/latest/anaheim_ca/0-0-0-86313). You also have the option of continuing to use and develop the property under the existing General Commercial zoning.

I see you previously had questions regarding senior or affordable housing. If you still have questions, please let me know.

Sincerely,

**Nick Taylor, AICP**

Principal Planner

Planning and Building Department

City of Anaheim

200 South Anaheim Boulevard | Suite 162

Anaheim, CA 92805

## Chapter 18.12

### MIXED-USE ZONE

---

#### Sections:

- 18.12.010 Purpose.
- 18.12.020 Development Review and Permits.
- 18.12.030 Intent of Individual Zones.
- 18.12.040 Uses.
- 18.12.050 Density and Floor Area Ratio.
- 18.12.060 Structural Heights.
- 18.12.070 Floor Area.
- 18.12.080 Structural and Landscape Setbacks.
- 18.12.090 Recreational–Leisure and Storage Areas.
- 18.12.100 Parking and Loading.
- 18.12.110 Design Standards.
- 18.12.120 Signs.
- 18.12.130 Landscaping and Screening.
- 18.12.140 Refuse Storage and Recycling Facilities.

#### 18.12.010 PURPOSE.

.010 The purpose of this chapter is to define allowable land uses and property development standards for the mixed-use zone to produce healthy, safe, and attractive neighborhoods within the City of Anaheim, consistent with the Anaheim General Plan. The mixed-use zone encourages market-driven land use changes and infill development that allows for stand-alone residential, stand-alone non-residential, and mixed-use projects. The mixed-use zone implements the Mixed-Use Corridor, Mixed-Use Low-Medium, Mixed-Use Mid,

Mixed-Use Medium, Mixed-Use High, Mixed-Use Urban Core, and Mixed-Use Industrial General Plan Land Use Designations. (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.020 DEVELOPMENT REVIEW AND PERMITS.**

.010 Stand-Alone Residential Projects. Development applications for stand-alone residential projects that comply with the provisions of this Chapter shall submit plans to the Building Division.

.020 Stand-Alone Non-Residential Projects. Development applications for stand-alone non-residential projects that comply with the provisions of this Chapter shall submit plans to the Building Division.

.030 Mixed-Use. Development applications for mixed-use projects shall be required to process a Final Plan application, pursuant to Chapter 18.70 (Final Plan Reviews).

.0301 The Planning and Building Director shall have approval authority over the Final Plan, and the decision may be appealed to the Planning Commission. The Director shall also have the discretion to refer the application to Planning Commission.

.0302 For uses requiring discretionary review, such as an administrative adjustment, conditional use permit or variance, the Final Site Plan shall be submitted and reviewed with the processing of the administrative adjustment, conditional use permit or variance. (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.030 INTENT OF INDIVIDUAL ZONES.**

The mixed-use zone consist of the following:

.010 "MU-C" Mixed-Use Corridor Zone. The intent of the "MU-C" Zone is to provide opportunities for adaptive reuse of existing buildings, small-scale infill commercial development for neighborhood serving uses, and the continuation of single-family residential uses. Residential and commercial are permitted in either a standalone or mixed-use configuration. This zone implements the Mixed-Use Corridor land use designation in the General Plan.

.020 "MU-LM" Mixed-Use Low-Medium Zone. The intent of the "MU-LM" Zone is to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use and could include live-work units, duplexes and townhouses in a horizontal or vertical mixed-use pattern. This zone implements the Mixed-Use Low-Medium land use designation in the General Plan.

.030 "MU-MID" Mixed-Use Mid Zone. The intent of the "MU-MID" Zone is to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use and could include live-work units, duplexes and townhouses in a horizontal or vertical mixed-use pattern. This zone implements the Mixed-Use Mid land use designation in the General Plan.

.040 "MU-MED" Mixed-Use Medium Zone. The intent of the "MU-MED" Zone is to allow flexibility for parcels that could transition from strip commercial uses to residential or a mix of residential, commercial, and office development. They allow residential in either a stand-alone or mixed-use configuration. This zone implements the Mixed-Use Medium land use designation in the General Plan.

.050 "MU-H" Mixed-Use High Zone. The intent of the "MU-H" Zone is to allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. This zone implements the Mixed-Use High land use designation in the General Plan.

.060 "MU-UC" Mixed-Use Urban Core Zone. The intent of the "MU-UC" Zone is to allow a mix of uses including residential, commercial, services, hotel, and professional office uses in a high-quality environment. The focus of this designation is on creating a pedestrian-friendly environment, including increased connectivity and community gathering spaces. This zone implements the Mixed-Use Urban Core land use designation in the General Plan.

.070 "MU-I" Mixed-Use Industrial Zone. The intent of the "MU-I" Zone is to provide a unique, industrial aesthetic that serves as a destination environment with an emphasis on creativity, craft production, specialty entertainment, unique hospitality, and distinctive live-work development opportunities. It also provides an opportunity to transition an underutilized area into a destination that serves residents and visitors. This zone implements the Mixed-Use Industrial land use designation in the General Plan. (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.040 USES.**

.010 Primary Uses. Table 12-A (Primary Uses by Mixed-Use Zones: Residential Use Classes) and Table 12-B (Primary Uses by Mixed-Use Zones: Non-Residential Use Classes) identify allowable primary uses, listed by classes of uses as defined in Chapter 18.36 (Types of Uses).

.020 Accessory Uses. Table 12-C (Accessory Uses and Structures by Mixed-Use Zones) identifies allowable accessory uses and structures, listed by classes of uses as defined in Section 18.36.050 of Chapter 18.36 (Types of Uses).

.030 Temporary Uses. Table 12-D (Temporary Uses and Structures by Mixed-Use Zones) identifies allowable temporary uses and structures, listed by classes of uses as defined in Section 18.36.060 of Chapter 18.36 (Types of Uses).

.040 Use Tables. Use Tables. The allowable uses in Tables 12-A, 12-B, 12-C, and 12-D for each mixed-use zone are established by letter designations as follows:

- .0401 "P" designates classes of uses permitted by right;
- .0402 "C" designates classes of uses permitted with a conditional use permit;
- .0403 "M" designates classes of uses permitted with a minor conditional use permit;
- .0404 "N" designates classes of uses that are prohibited; and
- .0405 "T" designates classes of uses permitted with a telecommunications antenna review permit.

.050 Interpreting Classes of Uses. The provisions for interpreting the classes of uses in Tables 12-A, 12-B, 12-C or 12-D are set forth in Section 18.36.020 (Classification of Uses) of Chapter 18.36 (Types of Uses).

.060 Unlisted Uses. Any class of use that is not listed in Tables 12-A, 12-B, 12-C or 12-D is not permitted.

.070 General Requirements for Permitted Uses. Notwithstanding any other provisions of this chapter, the following general requirements shall apply for the conduct of any use permitted in any development area:

.0701 All uses shall be maintained in such a manner that they are neither obnoxious, offensive or objectionable by reason of emission of odor, dust, smoke, gas, noise, vibration, electromagnetic disturbance, radiation, fumes, excessive lighting (glare) or other similar causes detrimental to the public health, safety or general welfare.

.0702 All uses shall be conducted wholly within a building except the following:

- (3) Normal service station operations;
- (3) Those uses whose description in Chapter 18.36 (Types of Uses) allow for outdoor activities; and
- (3) Those uses specifically allowed by this chapter to have outdoor activities.

.080 Special Provisions. Special provisions related to a use are referenced in the "Special Provisions" column of Tables 12-A, 12-B, 12-C, and 12-D. Such provisions may include references to other applicable code sections or limitations to the specified land use.

.090 Overlay Zones. Any property that is located within an overlay zone may be subject to additional requirements as specified in the overlay zone.

.100 Dwellings. Dwellings are permitted on properties having a General Plan Land Use Designation for Residential or Mixed-Use Land Uses, identified on General Plan Figure LU-4 (Land Use Plan), subject to the permitted uses and development standards associated with a Typical Implementing Zone that is consistent with the Residential or Mixed-Use Land Use designation for such property, as identified in Table LU-2 of the Land Use Element. The property owner may choose which Typical Implementing Zone to apply insofar as it is consistent with the General Plan. No zoning reclassification is required to utilize this provision of the Code.

.110 Live/Work Units. A commercial land use may be combined with a residential land use within one unit, to create a space that contains both a residence and commercial area, at the ground-floor of a development.

| <b>Table 12-A</b>   |      |       |        |        | <b>P=Permitted by Right</b>  |       |      |                    |
|---|------|-------|--------|--------|--|-------|------|--------------------|
| <b>PRIMARY USES BY MIXED-USE ZONES: RESIDENTIAL USE CLASSES</b> |      |       |        |        | <b>C=Conditional Use Permit (CUP) Required</b>                     |       |      |                    |
|   |      |       |        |        | <b>M=Minor Conditional Use Permit (MCUP) Required N=Prohibited</b> |       |      |                    |
|   |      |       |        |        | <b>T=Telecommunications Antenna Review Permit Required</b>         |       |      |                    |
|   | MU-C | MU-LM | MU-MID | MU-MED | MU-H   | MU-UC | MU-I | Special Provisions |
| <b>Table 12-A</b>   |      |       |        |        | <b>P=Permitted by Right</b>  |       |      |                    |
| <b>PRIMARY USES BY MIXED-USE ZONES: RESIDENTIAL USE CLASSES</b> |      |       |        |        | <b>C=Conditional Use Permit (CUP) Required</b>                     |       |      |                    |
|   |      |       |        |        | <b>M=Minor Conditional Use Permit (MCUP) Required N=Prohibited</b> |       |      |                    |

**T=Telecommunications Antenna Review Permit Required**

|   | <b>MU-C</b> | <b>MU-LM</b> | <b>MU-MID</b> | <b>MU-MED</b> | <b>MU-H</b> | <b>MU-UC</b> | <b>MU-I</b> | <b>Special Provisions</b>   |
|---|-------------|--------------|---------------|---------------|-------------|--------------|-------------|---|
| Alcoholism or Drug Abuse Recovery or Treatment Facilities (Small) | P           | P            | P             | P             | P           | P            | P           |   |
| Community Care Facilities--Licensed (Small)                       | P           | P            | P             | P             | P           | P            | P           |   |
| Community Care Facilities--Unlicensed (Small)                     | P           | N            | N             | N             | N           | N            | N           | Subject to 18.16.058 and 18.38.123.   |
| Dwellings--Multiple Family  | N           | P            | P             | P             | P           | P            | P/N         | In the MU-I Zone, residential uses that are not a part of a mixed-use project with non-residential uses are prohibited. Subject to 18.40.090. |
| Dwellings--Single-Family Attached                                 | N           | P            | P             | P             | P           | P            | P/N         | In the MU-I Zone, residential uses that are not a part of a mixed-use project with non-residential uses are prohibited. Subject to 18.40.090. |
| Dwellings--Single-Family Detached                                 | P           | N            | N             | N             | N           | N            | N           | Subject to 18.40.090.   |
| Dwellings--Two-Unit Development                                   | P           | N            | N             | N             | N           | N            | N           |   |
| Mobile Home Parks   | N           | N            | N             | N             | N           | N            | N           |   |

|                                  |   |   |   |   |   |   |   |   |   |  |
|----------------------------------|---|---|---|---|---|---|---|---|---|--|
| Senior Citizen Housing           | N | P | P | P | P | P | P | P | P | Senior Citizens' Apartment projects subject to Chapter 18.50 and 18.40.090.            |
| Senior Living Facilities (Small) | P | P | P | P | P | P | P | P | P |  |
| Sober Living Homes (Small)       | P | P | P | P | P | P | P | P | P | Subject to 18.16.058 and 18.38.123.  |
| Supportive Housing               | P | P | P | P | P | P | P | P | P | Residential use of property when established by and in conformance with 18.12.040.100. |
| Transitional Housing             | P | P | P | P | P | P | P | P | P | Residential use of property when established by and in conformance with 18.12.040.100. |

|  |      |       |        |        |      |       |      |                    |  |  |
|--|------|-------|--------|--------|------|-------|------|--------------------|--|--|
| <p><b>Table 12-B</b><br/> <b>PRIMARY USES BY MIXED-USE ZONES: NON-RESIDENTIAL USE CLASSES</b></p>  |      |       |        |        |      |       |      |                    |  |  |
| <p><i>P=Permitted by Right</i><br/> <i>C=Conditional Use Permit (CUP) Required</i><br/> <i>M=Minor Conditional Use Permit (MCUP) Required</i><br/> <i>N=Prohibited</i><br/> <i>T=Telecommunications Antenna Review Permit Required</i></p> |      |       |        |        |      |       |      |                    |  |  |
|  | MU-C | MU-LM | MU-MID | MU-MED | MU-H | MU-UC | MU-I | Special Provisions |  |  |
| <p><b>Table 12-B</b><br/> <b>PRIMARY USES BY MIXED-USE ZONES: NON-RESIDENTIAL USE CLASSES</b></p>  |      |       |        |        |      |       |      |                    |  |  |
| <p><i>P=Permitted by Right</i><br/> <i>C=Conditional Use Permit (CUP) Required</i><br/> <i>M=Minor Conditional Use Permit (MCUP) Required</i></p>  |      |       |        |        |      |       |      |                    |  |  |

| <b>N=Prohibited</b>  |             |              |               |               |             |              |             |   |
|--|-------------|--------------|---------------|---------------|-------------|--------------|-------------|---|
| <b>T=Telecommunications Antenna Review Permit Required</b> |             |              |               |               |             |              |             |   |
|  | <b>MU-C</b> | <b>MU-LM</b> | <b>MU-MID</b> | <b>MU-MED</b> | <b>MU-H</b> | <b>MU-UC</b> | <b>MU-I</b> | <b>Special Provisions</b>   |
| Agricultural Crops   | N           | N            | N             | N             | N           | N            | N           |   |
| Alcoholic Beverage Manufacturing                           | N           | P/C          | P/C           | P/C           | P/C         | P            | P           | Subject to 18.38.025.<br>Buildings larger than 6,000 square feet and in the MU-LM, MU-MID, MU-MED, or MU-H are subject to a CUP.  |
| Alcoholic Beverage Sales–Off-Sale                          | N           | P/C          | P/C           | P/C           | P/C         | P/C          | P/N         | Subject to 18.60.220.<br>Permitted without a CUP if use is in conjunction with Markets–Large.<br>MU-I Zone: Permitted only when in conjunction with Alcoholic Beverage Manufacturing. |

|   |   |     |     |     |     |     |     |     |   |
|---|---|-----|-----|-----|-----|-----|-----|-----|---|
| Alcoholic Beverage Sales—On-Sale                                  | N | M/C | M/C | M/C | M/C | M/C | P/C | P/C | Permitted with MCUP when in conjunction with Restaurants—Full-Service, Restaurants—General, Restaurants—Outdoor Dining, and in the MU-LM, MU-MID, MU-MED, MU-H. MU-UC and MU-I: Permitted without a CUP if sales are accessory to Restaurants—Full-Service, Restaurants—General, and Restaurants —Outdoor Dining. |
| Alcoholism or Drug Abuse Recovery or Treatment Facilities (Large) | C | C   | C   | C   | C   | C   | C   | C   |   |
| Ambulance Services  | N | C   | C   | C   | C   | C   | C   | C   |   |
| Animal—Boarding   | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Subject to 18.38.270. Permitted without a CUP when conducted entirely indoors.  |
| Animal—Grooming   | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Subject to 18.38.270. Permitted without a CUP when conducted entirely indoors.  |
| Antennas—Broadcasting   | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Permitted without a CUP if designed similar to stealth telecommunication facility as defined in 18.38.060.030.0312.   |
| Antennas—Private Transmitting                                     | P | T   | T   | T   | T   | T   | T   | T   | Subject to 18.38.040.   |



|  |   |     |     |     |     |     |     |     |     |     |     |     |  |
|--|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|--|
| Automotive—Washing                           | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Banquet Halls                                | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C  |
| Bars and Night Clubs                         | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C  |
| Bed & Breakfast Inns                         | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | Subject to 18.38.080.                                      |
| Beekeeping                                   | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Billboards                                   | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Boarding House                               | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Building Material Sales                      | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Business and Financial Services              | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | Check cashing and bail bond establishments are prohibited. |
| Cemeteries                                   | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Commercial Equestrian Establishments         | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N  |
| Commercial Retail Centers—Large              | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Subject to 18.38.115, otherwise CUP is required.           |
| Commercial Retail Centers—Small              | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Subject to 18.38.115, otherwise CUP is required.           |
| Community Care Facilities—Licensed (Large)   | C | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C  |
| Community Care Facilities—Unlicensed (Large) | C | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | Subject to 18.38.123.                                      |
| Community & Religious Assembly               | C | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C  |

|   |   |     |     |     |     |     |     |     |     |     |   |
|---|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Computer Internet & Amusement Facilities    | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Convalescent & Rest Homes                   | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Convenience Store                           | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Subject to 18.38.110; otherwise, CUP is required.   |
| Dance and Fitness Studios—Large             | N | P   | P   | P   | P   | P   | P   | P   | P   | P   |   |
| Dance and Fitness Studios—Small             | N | P   | P   | P   | P   | P   | P   | P   | P   | P   |   |
| Day Care Centers                            | C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Permitted without CUP when integrated in office and/or multiple-family residential buildings. |
| Drive-Through Facilities                    | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Educational Institutions—Business           | N | P/M | P/M | P/M | P/M | P/M | P/M | P/M | P/M | P/M | Permitted without MCUP if the institution has ten students or less.                           |
| Educational Institutions—General            | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Educational Institutions—Tutoring           | N | P   | P   | P   | P   | P   | P   | P   | P   | P   |   |
| Emergency Shelters (50 or fewer occupants)  | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Emergency Shelters (more than 50 occupants) | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Emergency Shelters                          | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Entertainment Venue                         | N | C   | C   | C   | C   | C   | C   | C   | C   | C   |   |
| Equipment Rental—Large                      | N | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |



|                                   |   |     |     |     |     |     |     |     |     |     |     |     |   |
|-----------------------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Oil Production                    | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Outdoor Storage Yards             | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |
| Personal Services—General         | C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | On-site dry cleaning not allowed.<br>Laundromats are subject to 18.38.150, otherwise CUP is required.<br>Massage subject to 18.16.070, except massage not permitted within Live/Work Units. |
| Personal Services—Restricted      | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |   |
| Plant Nurseries                   | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |   |
| Public Services                   | C | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |   |
| Public Art and Murals             | P | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | Subject to Section 18.62.130 when visible to public property or public rights-of-way.   |
| Recreation—Billiards              | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Subject to 18.38.085; otherwise CUP is required.  |
| Recreation—Commercial Indoor      | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |   |
| Recreation—Commercial Outdoor     | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   |   |
| Recreation—Low-Impact             | P | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |   |
| Recreation—Swimming & Tennis      | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |   |
| Recuperative Care/Medical Respite | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |   |

|                                  |   |     |     |     |     |     |     |     |     |     |     |     |   |
|----------------------------------|---|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|-----|---|
| Recycling Services—General       | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |
| Recycling Services—Processing    | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |
| Repair Service—General           | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | N   |
| Repair Service—Limited           | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | N   |
| Research & Development           | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| Restaurants—Full Service         | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| Restaurants—General              | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| Restaurants—Outdoor Dining       | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | Subject to Section 18.38.220.                       |
| Retail Sales—General             | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| Retail Sales—Kiosks              | N | M   | M   | M   | M   | M   | M   | M   | M   | M   | M   | M   | M   |
| Retail Sales—Outdoor             | N | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | Subject to 18.38.190 and 18.38.200.                 |
| Retail Sales—Used Merchandise    | N | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   | P   |
| Self Storage                     | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |
| Senior Living Facilities (Large) | C | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | N   |
| Sober Living Homes (Large)       | C | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | C   | Subject to 18.38.123.                               |
| Sex-Oriented Businesses          | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |
| Short-Term Rentals               | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |
| Smoking Lounge                   | N | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   | N   |
| Studios—Broadcasting             | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Permitted without CUP if there is no live audience. |
| Studios—Recording                | N | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | P/C | Permitted without CUP if there is no live audience. |



**T=Telecommunications Antenna Review Permit Required**

|                                   | <b>MU-C</b> | <b>MU-LM</b> | <b>MU-MID</b> | <b>MU-MED</b> | <b>MU-H</b> | <b>MU-UC</b> | <b>MU-I</b> | <b>Special Provisions</b>  |
|-----------------------------------|-------------|--------------|---------------|---------------|-------------|--------------|-------------|--|
| Accessory Dwelling Unit           | P           | P            | P             | P             | P           | P            | P           | Subject to 18.38.015.<br>Permitted when accessory to a residential use.                        |
| Accessory Dwelling Unit—Junior    | P           | N            | N             | N             | N           | N            | N           | Subject to 18.38.015.<br>Permitted when accessory to a single-family residential use.          |
| Accessory Living Quarters         | N           | N            | N             | N             | N           | N            | N           |  |
| Agricultural Workers Quarters     | N           | N            | N             | N             | N           | N            | N           |  |
| Amusement Devices                 | N           | P            | P             | P             | P           | P            | P           | Subject to 18.16.050.  |
| Animal Keeping                    | P           | P            | P             | P             | P           | P            | P           | Subject to 18.38.030.  |
| Antennas—Dish                     | P           | P            | P             | P             | P           | P            | P           | Subject to 18.38.050.  |
| Antennas—Receiving                | P           | P            | P             | P             | P           | P            | P           | Subject to 18.38.050.  |
| Automatic Teller Machines (ATM's) | N           | P/M          | P/M           | P/M           | P/M         | P/M          | P/M         | Permitted without MCUP if located inside an existing business or on an exterior building wall. |
| Bingo Establishments              | N           | P            | P             | P             | P           | P            | P           | Subject to Chapter 7.34.   |

|   |   |   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|---|---|
| Caretaker Units                               | N | P | P | P | P | P | P | P | P | Subject to 18.38.090.   |
| Day Care—Large Family                         | P | P | P | P | P | P | P | P | P |   |
| Day Care—Small Family                         | P | P | P | P | P | P | P | P | P |   |
| Entertainment—Accessory                       | N | P | P | P | P | P | P | P | P | Subject to 18.16.060 in conjunction with a commercial use.                      |
| Fences & Walls                                | P | P | P | P | P | P | P | P | P | Subject to 18.46.110.<br>This use may occur on a lot without a primary use.     |
| Greenhouses—Private                           | P | N | N | N | N | N | N | N | N |   |
| Home Occupations                              | P | P | P | P | P | P | P | P | P | Subject to 18.38.130.   |
| Landscaping & Gardens                         | P | P | P | P | P | P | P | P | P | Subject to Chapter 18.46.<br>This use may occur on a lot without a primary use. |
| Mechanical & Utility Equipment—Ground Mounted | P | P | P | P | P | P | P | P | P | Subject to 18.38.160.   |
| Mechanical & Utility Equipment—Roof Mounted   | N | P | P | P | P | P | P | P | P | Subject to 18.38.170.   |
| Outdoor Displays                              | N | P | P | P | P | P | P | P | P | Subject to 18.38.190.   |

|                                       |   |   |   |   |   |   |   |   |   |   |
|---------------------------------------|---|---|---|---|---|---|---|---|---|---|
| Parking Lots & Garages                | P | P | P | P | P | P | P | P | P | To serve needs of on-site primary use only.   |
| Petroleum Storage—Incidental          | P | P | P | P | P | P | P | P | P | Shall comply with the Uniform Fire Code.  |
| Portable Food Carts                   | N | C | C | C | C | C | C | C | P | Subject to 18.38.210.   |
| Recreation Buildings & Structures     | P | P | P | P | P | P | P | P | P |   |
| Recycling Services—Consumer           | N | N | N | N | N | N | N | N | N |   |
| Retail Floor, Wall & Window Coverings | N | N | N | N | N | N | N | N | N |   |
| Short-Term Rentals                    | N | N | N | N | N | N | N | N | N |   |
| Signs                                 | P | P | P | P | P | P | P | P | P | Subject to Chapter 18.44.   |
| Solar Energy Panels                   | P | P | P | P | P | P | P | P | P | Subject to 18.38.170.   |
| Thematic Elements                     | N | P | P | P | P | P | P | P | P |   |
| Valet Parking                         | M | M | M | M | M | M | M | M | M |   |
| Vending Machines                      | N | P | P | P | P | P | P | P | P | Shall be screened from view from public right-of-way and shall not encroach onto sidewalks. |
| Warehousing & Storage-Outdoors        | N | N | N | N | N | N | N | N | N |   |

**TABLE 12-D****P=Permitted by Right**



|                    |   |   |   |   |   |   |   |   |                                       |
|--------------------|---|---|---|---|---|---|---|---|---------------------------------------|
| Open-Air Festivals | N | N | N | N | N | N | N | P | Requires all applicable City permits. |
| Special Events     | N | P | P | P | P | P | P | P | Subject to 18.38.225 and 18.38.230.   |

(Ord. 6609 § 5 (part); May 13, 2025.)

**18.12.050 DENSITY AND FLOOR AREA RATIO.**

.010 The minimum and maximum density and floor area ratio for residential and non-residential uses are set forth by the property's General Plan Land Use Designation. Floor area ratio shall only apply to non-residential uses. (Ord. 6609 § 5 (part); May 13, 2025.)

**18.12.060 STRUCTURAL HEIGHTS.**

.010 Maximum Structural Height. The maximum height for structures in the mixed-use zone is shown in Table 12-E.

| <b>Table 12-E</b>                                 |                           |
|---|---------------------------|
| <b>MAXIMUM STRUCTURAL HEIGHT: MIXED-USE ZONES</b> |                           |
| Zone  | Maximum Structural Height |
| <b>Table 12-E</b>                                 |                           |
| <b>MAXIMUM STRUCTURAL HEIGHT: MIXED-USE ZONES</b> |                           |
| Zone  | Maximum Structural Height |
| MU-C  | 35 feet<br>2 ½ stories    |
| MU-LM   | 40 feet<br>3 stories      |
| MU-MID  | 40 feet<br>3 stories      |
| MU-MED  | 40 feet<br>3 stories      |

|       |           |
|-------|-----------|
| MU-H  | 75 feet   |
| MU-UC | Unlimited |
| MU-I  | 75 feet   |

.020 Projections exceeding the height limit shall comply with Section 18.40.030 (Structural Height Limitations) of Chapter 18.40 (General Development Standards).

.030 Modifications. The standards prescribed in Table 12-E may be modified pursuant to a conditional use permit. The application shall be processed pursuant to Chapter 18.60 (Procedures) and Chapter 18.66 (Conditional Use Permits). (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.070 FLOOR AREA.**

.010 The minimum floor area for single-family attached and detached, two-family, and multiple-family dwellings in the mixed-use zones is shown in Table 12-F.

**Table 12-F**

#### **MINIMUM FLOOR AREA: MIXED-USE ZONES**

| Zone | Minimum Floor Area |
|------|--------------------|
|------|--------------------|

**Table 12-F**

#### **MINIMUM FLOOR AREA: MIXED-USE ZONES**

| Zone | Minimum Floor Area |
|------|--------------------|
|------|--------------------|

|      |                   |
|------|-------------------|
| MU-C | 1,225 square feet |
|------|-------------------|

|       |  |
|-------|--|
| MU-LM | Studio Units: 550 square feet.<br>One-Bedroom Units: 650 square feet.<br>Two-Bedroom Units: 825 square feet.<br>Three-Bedroom Units: 1,000 square feet.<br>More Than a Three-Bedroom Unit: 1,000 square feet plus 200 square feet for each bedroom over three. |
|-------|--|

|        |               |
|--------|---------------|
| MU-MID | Same as MU-LM |
|--------|---------------|

|        |               |
|--------|---------------|
| MU-MED | Same as MU-LM |
|--------|---------------|

|      |               |
|------|---------------|
| MU-H | Same as MU-LM |
|------|---------------|

|       |  |
|-------|--|
| MU-UC | The floor area requirements for individual dwellings shall be determined as part of the final plan review. |
| MU-I  | Same as MU-LM  |

.020 Non-Residential Uses. There is no minimum floor area for non-residential uses.

.030 Calculations. For purposes of this section, a "Bedroom" is defined in Section 18.92.050 ("B" Words, Terms and Phrases) of the Anaheim Municipal Code.

.040 Modifications. The standards prescribed in Table 12-F may be modified pursuant to a conditional use permit. The application shall be processed pursuant to Chapter 18.60 (Procedures) and Chapter 18.66 (Conditional Use Permits). (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.080 STRUCTURAL AND LANDSCAPE SETBACKS.**

.010 Structural and Landscape Setbacks. Every building, structure or addition shall be provided with setbacks and landscaping in conformance with the provisions of Section 18.40.040 (Structural Setbacks and Yards) and Section 18.40.050 (Special Area Setbacks) of Chapter 18.40 (General Development Standards), and Chapter 18.46 (Landscaping and Screening), with the exception of the provisions contained in this section and Section 18.12.130 (Landscaping and Screening).

.20 Setbacks Abutting a Public Street. The minimum structural and landscape setback abutting any highway or public street is shown in Table 12-G.

*Table 12-G*

**STRUCTURAL AND LANDSCAPE SETBACKS ABUTTING A PUBLIC STREET**

|  | MU-C    | MU-LM   | MU-MID  | MU-MED  | MU-H    | MU-UC   | MU-I    |
|--|---------|---------|---------|---------|---------|---------|---------|
| Arterial   | 15 feet | 15 feet | 15 feet | 10 feet | 10 feet | 0 feet  | 15 feet |
| Collector  | 15 feet | 15 feet | 15 feet | 10 feet | 10 feet | 0 feet  | 15 feet |
| Local Street   | 15 feet | 15 feet | 15 feet | 10 feet | 10 feet | 0 feet  | 5 feet  |
| Freeway, Freeway Frontage Road, Freeway On/Off Ramps | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet | 25 feet |

.0201 The following encroachments are permitted abutting a public street:

- (a) Cornices, eaves, belt courses, sills, buttresses, and fireplaces may encroach not more than 30 inches.
  - (b) Open, unenclosed balconies may encroach not more than three (3) feet.
  - (c) Private patios for ground-floor residential units may encroach not more than eight (8) feet.
  - (d) Covered or uncovered porches or landings that do not extend above the level of the first floor of the building, and that include an open railing not more than thirty-six (36) inches in height, may encroach not more than five (5) feet.
  - (e) Decorative guard railing for safety protection around hazardous areas.
  - (f) Trees, shrubs, flowers or plants.
  - (g) Fences and walls that comply with Section 18.46.110 (Screening, Fences, Walls and Hedges).
- .030 Setbacks - Other. An open setback shall be provided around each building adjacent to interior lot lines, private streets, public or private alleys, or buildings located on the same building site. Minimum setback requirements shall be measured perpendicular to building walls, and are determined based on the design of the building wall parallel to the street, interior property line, or adjacent building. Each building wall shall be categorized as primary, secondary or blank, based on the following criteria relating to the placement of windows and doors:
- .0301 Primary. Building walls that contain entrances and exits and/or windows opening into living spaces where most activity occurs, such as dining rooms, living rooms, family rooms, kitchens and bedrooms. Building walls with balconies are also included.
  - .0302 Secondary. Building walls that contain windows opening into bathrooms, closets, stairwells and corridors.
  - .0303 Black. Building walls with no window openings or points of access.
- .40 Setbacks Abutting Interior Property Lines. Setbacks for structures abutting an interior property line shall be provided along the entire length of the building as shown in Table 12-H, Table 12-I, and Table 12-J.

| <b>Table 12-H</b>  |                               |                                      |
|--|-------------------------------|--------------------------------------|
| <b>SETBACKS ABUTTING INTERIOR PROPERTY LINES FOR MU-C, MU-LM, MU-MID, MU-MED, MU-I ZONES</b> |                               |                                      |
| <b>Height of Structure</b>   | <b>Building Wall Category</b> | <b>Structural Setback</b>            |
|  |                               | <b>Landscaped Portion of Setback</b> |
| <b>Table 12-H</b>  |                               |                                      |
| <b>SETBACKS ABUTTING INTERIOR PROPERTY LINES FOR MU-C, MU-LM, MU-MID, MU-MED, MU-I ZONES</b> |                               |                                      |
| <b>Height of Structure</b>   | <b>Building Wall Category</b> | <b>Structural Setback</b>            |
|  |                               | <b>Landscaped Portion of Setback</b> |

|         |           |         |                |
|---------|-----------|---------|----------------|
| 1 story | All       | 10 feet | 5 feet minimum |
| 2 story | Primary   | 15 feet | 5 feet minimum |
|         | Secondary | 15 feet |                |
|         | Blank     | 15 feet |                |
| 3 story | Primary   | 20 feet | 5 feet minimum |
|         | Secondary | 15 feet |                |
|         | Blank     | 15 feet |                |

**Table 12-I****SETBACKS ABUTTING INTERIOR PROPERTY LINES FOR MU-H AND MU-JC**

| <b>Building Wall Category</b> | <b>Structural Setback</b> | <b>Landscaped Portion of Setback</b> |
|-------------------------------|---------------------------|--------------------------------------|
| Primary                       | 10 feet                   | 5 feet minimum                       |
| Secondary                     | 10 feet                   | 5 feet minimum                       |
| Blank                         | 0 feet                    |                                      |

.0401 Setbacks Abutting Interior Property Lines Within Fifty (50) Feet of Single-Family Residential Zones. Setbacks for structures abutting a single-family residential zone, or located within fifty (50) feet of a single-family residential zone, shall be provided along the entire length of any interior site boundary line as shown in Table 12-J.

**Table 12-J****SETBACKS ABUTTING INTERIOR PROPERTY LINES WITHIN FIFTY FEET OF SINGLE-FAMILY RESIDENTIAL ZONES FOR MU-C, MU-LM, MU-MID, MU-MED, MU-H, AND MU-I ZONES**

| <b>Height of Structure</b> | <b>Building Wall Category</b> | <b>Structural Setback</b> | <b>Landscaped Portion of Setback</b> |
|----------------------------|-------------------------------|---------------------------|--------------------------------------|
| <b>Table 12-J</b>          |                               |                           |                                      |

**SETBACKS ABUTTING INTERIOR PROPERTY LINES WITHIN FIFTY FEET OF SINGLE-FAMILY RESIDENTIAL ZONES FOR MU-C, MU-LM, MU-MID, MU-MED, MU-H, AND MU-I ZONES**

| <b>Height of Structure</b> | <b>Building Wall Category</b> | <b>Structural Setback</b> | <b>Landscaped Portion of Setback</b> |
|----------------------------|-------------------------------|---------------------------|--------------------------------------|
| 1 story                    | All                           | 20 feet                   | 10 feet minimum                      |
| 2 story                    | Primary                       | 35 feet                   | 10 feet minimum                      |
|                            | Secondary                     | 25 feet                   |                                      |
|                            | Blank                         | 20 feet                   |                                      |
| 3 story                    | Primary                       | 55 feet                   | 10 feet minimum                      |
|                            | Secondary                     | 45 feet                   |                                      |
|                            | Blank                         | 40 feet                   |                                      |

.0402 The following encroachments are permitted abutting interior property lines, except within 50 feet of Single-Family Residential Zones:

- (a) Cornices, eaves, belt courses, sills, buttresses and fireplaces may encroach not more than four (4) inches for each one (1) foot of the width of the setback.
- (b) Fixed awnings may encroach no more than three (3) feet.
- (c) Private patios for ground-floor residential units may encroach not more than eight (8) feet.
- (d) Covered or uncovered porches or landings that do not extend above the level of the first floor of the building, and that include an open railing not more than thirty-six (36) inches in height, may encroach not more than five (5) feet.
- (e) Decorative guard railings for safety protection around hazardous areas.
- (f) Trees, shrubs, flowers or plants.
- (g) Pedestrian walkways.
- (h) Outdoor recreational facilities outside the minimum interior landscape setback.
- (i) Vehicular accessways outside the minimum interior landscape setback.
- (j) Fences and walls that comply with Section 18.46.110 (Screening, Fences, Walls and Hedges).

.50 Setbacks Between Buildings. A minimum 15-foot-wide setback between parallel walls of two (2) separate buildings shall be provided.

.0501 The following encroachments are permitted between buildings:

- (a) Private patios for ground-floor residential units may encroach not more than five (5) feet.
- (b) Covered or uncovered porches or landings that do not extend above the level of the first floor of the building, and that include an open railing not more than thirty-six (36) inches in height, may encroach not more than five (5) feet.
- (c) Decorative guard railings for safety protection around hazardous areas.
- (d) Trees, shrubs, flowers or plants.
- (e) Pedestrian walkways.
- (f) Outdoor recreational facilities.
- (g) Vehicular accessways.
- (h) Fences and walls that comply with Section 18.46.110 (Screening, Fences, Walls and Hedges).

.060 Required Improvement of Setback Areas. Required setbacks shall be landscaped with lawn, trees, shrubs or other plants, as set forth in Chapter 18.46 (Landscaping and Screening), and shall be permanently maintained in a neat and orderly manner.

.070 Modifications. The standards prescribed in Table 12-G, Table 12-H, Table 12-I, and Table 12-J may be modified pursuant to a conditional use permit. The application shall be processed pursuant to Chapter 18.60 (Procedures) and Chapter 18.66 (Conditional Use Permits). (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.090 RECREATIONAL-LEISURE AND STORAGE AREAS.**

.010 Recreational-Leisure Areas. Two hundred (200) square feet of recreational-leisure area shall be provided for each dwelling unit, and may be provided by private areas, common areas, or a combination of both.

.020 Private Recreational-Leisure Areas. Private patios for ground floor units shall be not less than one hundred (100) square feet in area, with a minimum dimension of eight (8) feet. Private balconies for dwelling units located entirely above the ground floor shall be not less than seventy (70) square feet in area, with a minimum dimension of seven (7) feet.

.030 Common Recreational-Leisure Areas. All common recreational-leisure areas shall be conveniently located and readily accessible from all dwelling units located on the building site and shall be integrated with, and contiguous to, other common areas on the building site. The common recreational-leisure area may be composed of active or passive facilities, and may incorporate any required setback areas other than street setback areas and required landscape setbacks, but shall not include or incorporate any driveways or parking areas, trash pickup or storage areas or utility areas. The common recreational-leisure area shall have a minimum dimension of ten (10) feet.

.040 Improvement of Common Recreational-Leisure Areas. All common recreational-leisure areas shall be landscaped with lawn, trees, shrubs or other plants, as set forth in Chapter 18.46 (Landscaping and Screening), with the exception of reasonably required pedestrian walkways and paved recreational facilities, such as swimming pools and decks and court game facilities. Fountains, ponds, waterscape, sculpture, planters, benches and decorative screen-type walls installed incidentally to the primary plants in the landscaping shall be permitted and encouraged. All required common recreational-leisure areas and other required open space areas shall be developed and professionally maintained in accordance with approved landscape and irrigation plans.

.050 Private Storage Areas. General storage cabinets, with a minimum size of one hundred (100) cubic feet capacity, shall be required for each dwelling unit. Provision of said storage areas shall be in addition to the minimum floor area of the unit. Storage areas shall be a single continuous space. Storage areas shall be located inside the dwelling unit or adjacent to the dwelling unit's balcony or patio.

.060 Modifications. The standards prescribed in this section may be modified pursuant to a conditional use permit. The application shall be processed pursuant to Chapter 18.60 (Procedures) and Chapter 18.66 (Conditional Use Permits). (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.100 PARKING AND LOADING.**

.010 Number of Parking Spaces. Parking and loading requirements are set forth in Chapter 18.42 (Parking and Loading), unless specified otherwise in this Section.

.0101 Number of Spaces for Residential Uses. Parking for residential uses shall conform to the requirements of Section 18.42.030 (Residential Parking Requirements).

.0102 Number of Spaces for Non-Residential Uses. The number of parking spaces for non-residential uses shall be determined by the type of use (use class) specified in Table 42-A (Non-Residential Parking Requirements) of Chapter 18.42 (Parking and Loading).

.020 Mixed-Use Urban Core Zone. Parking for projects in the Mixed-Use Urban Core Zone shall be as follows:

.0201 Residential Uses. Parking for residential uses shall conform to the requirements of subsection .020 (Dwellings-Multiple Family), of Section 18.42.030 (Residential Parking Requirements).

(a) Properties formerly within the Downtown Mixed Use (DMU) Overlay Zone. For properties located within the area bounded by Broadway to the south, Harbor Boulevard to the west, Anaheim Boulevard to the east, and Lincoln Avenue to the north, a minimum of one (1) designated parking space for each residential unit shall be provided, either on-site or on another lot within three hundred (300) feet of the project. In addition to this requirement, the parking requirements in Chapter 18.42 (Parking and Loading) shall be used only as a guide in determining parking needs.

.0202 Non-Residential Uses. Parking for non-residential uses shall be determined by the Planning and Building Director and/or his or her designee based on information contained in a parking demand study prepared by an independent traffic engineer licensed by the State of California, or a parking justification letter, as determined by the Deputy Director of Planning and Building and/or his or her designee. The study shall be provided by the applicant, at its sole expense, to the City at the time of application for such use.

(a) Properties formerly within the Downtown Mixed Use (DMU) Overlay Zone. For properties located within the area bounded by Broadway to the south, Harbor Boulevard to the west, Anaheim Boulevard to the east, and Lincoln Avenue to the north, non-residential uses shall not be required to provide off-street parking if sufficient parking spaces remain available in nearby parking structures, as determined by the Planning and Building Director. (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.110 DESIGN STANDARDS.**

.010 Design Standards. All developments shall comply with the standards set forth in Chapter 18.39 (Multiple-Family and Mixed-Use Objective Design Standards). (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.120 SIGNS.**

.010 Stand-Alone Residential Projects. Signs in stand-alone residential projects shall comply with the provisions of Section 18.44.070 (Signs in Residential Zones).

.020 Stand-Alone Non-Residential Projects. Signs in stand-alone non-residential projects with no residential uses shall comply with the provisions of Chapter 18.44 (Signs).

.030 Mixed-Use Projects. Signs in mixed-use projects shall comply with the provisions of Section 18.44.055 (Coordinated Sign Program). An application for a coordinated sign program shall be submitted in conjunction with the final plan review application. (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.130 LANDSCAPING AND SCREENING.**

.010 Landscaping, fences, walls, and berms shall be permitted and/or required, subject to the conditions and limitations set forth in Chapter 18.46 (Landscaping and Screening). A landscape plan shall be submitted as required by Section 18.46.080 (Required Landscaping-Landscape Plans). (Ord. 6609 § 5 (part); May 13, 2025.)

### **18.12.140 REFUSE STORAGE AND RECYCLING FACILITIES.**

.010 Lots containing other than a single-family dwelling shall provide refuse storage that conforms to the document "Minimum Acceptable Trash Collection Areas" on file in the Public Works Department. The storage shall be designed, located and/or screened so as not to be readily identifiable or visible from adjacent streets, other public rights-of-way, or adjacent lots. Recycling bins shall also be provided. Trash storage areas shall not be located within required setbacks abutting lots zoned or used for single-family residential. (Ord. 6609 § 5 (part); May 13, 2025.)

# City Position on Conversion to Permanent Residential

## Permanent Residential Use of the Current Motel 6/Studio 6 Building

Good afternoon Luis,

The residential use of motels is not permitted at this property. Accordingly, a straight conversion of the existing Motel 6 building to permanent senior housing would not be permitted.

That said, there may be some level of rehabilitation or renovation of the existing building that could be considered, depending on the specific proposal. In order for City staff to evaluate that possibility, we would need to understand exactly how the applicant proposes to use the existing building, including the nature of the occupancy, the extent of the renovations, and how the project would comply with applicable zoning, building, and fire codes, as well as any State licensing requirements.

If the prospective buyer would like staff to evaluate a rehabilitation scenario, please provide a more detailed description of the proposed use and improvements, and we can review it further.

Sincerely,

**G. Scott Koehm**

Principal Planner  
[Planning and Building Department](#) | [Planning Services](#)  
City of Anaheim  
200 South Anaheim Boulevard | Suite 162  
Anaheim, CA 92805  
Office (714) 765-5395  
Email [skoehm@anaheim.net](mailto:skoehm@anaheim.net)

# City Position on Multi Family/Senior Citizen Residential Housing Conversion

Hello Luis,

Thanks for following up.

Conversion of the existing building into a type of development listed as a permitted/conditionally permitted use in Table 12-A and 12-B of MU standards for MU-MED zone ([https://codelibrary.amlegal.com/codes/anaheim/latest/anaheim\\_ca/0-0-0-86313](https://codelibrary.amlegal.com/codes/anaheim/latest/anaheim_ca/0-0-0-86313)) would be permissible. For example, **multi-family (i.e. apartments), single-family attached (i.e. townhomes), and Senior Citizen Housing would work.** One important note though is that such project must comply with all applicable development standards (i.e. setbacks, height, unit size, parking, etc.) and review requirements that is specified for the type of use.

As a reminder, projects seeking to convert the existing building into supportive housing utilizing chapter Co“residential uses of motels, commercial and office structures” would not be permitted as previously indicated.

I hope this helps.

Thank you.

Sincerely,

**Joanne Hwang, AICP**  
**Deputy Director - Planning Services**  
[Planning Services Division](#) | [Planning and Building Department](#)

# Senior Living Facility Large Preliminary Conversion Summary Per the City

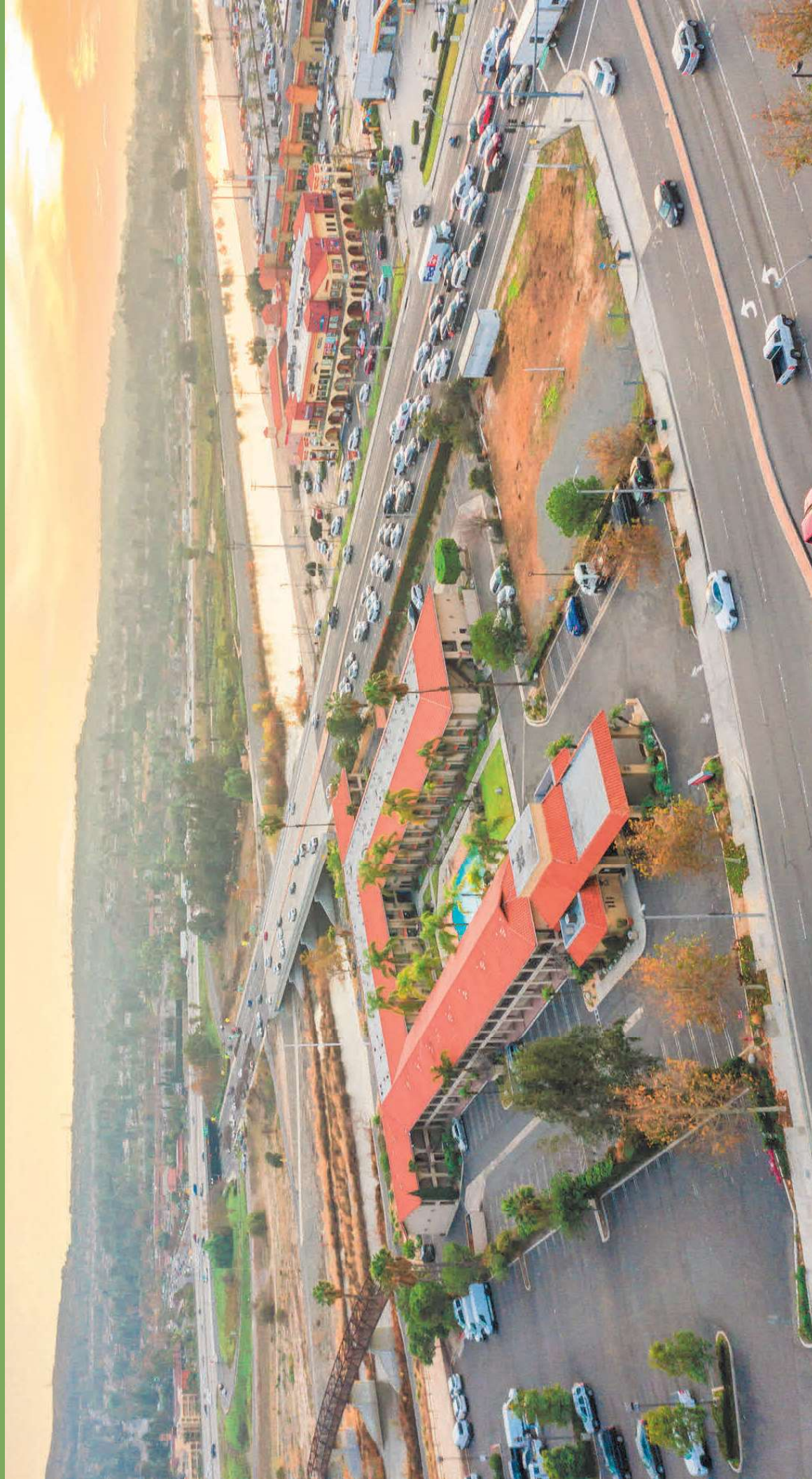
Anaheim Hills Motel 6/Super 6 may be converted to Senior Living Facility Large.

As a summary of what the City of Anaheim Planning Department has provided the conversion may be as follows:

- Licensed by the State of CA is a requirement.
- Resident must be 60 years of age or older.
- Uses may include:
  - Independent Living
  - Assisted Living
  - Memory Living Care
  - Skilled Nursing
  - Continuing Care Retirement Community

A Conditional Use Permit is required.

# LOCATION INFORMATION



**CONVERSION TO SENIOR LIVING/PERMANENT HOUSING/COMMERCIAL/EDUCATIONAL OPPORTUNITY** 5710 E LA PALMA AVE, ANAHEIM, CA 92807

**Sperry - Sperry Commercial // 18881 VON KARMAN AVE., SUITE 800, IRVINE, CA 92612 // SPERRYCGA.COM**

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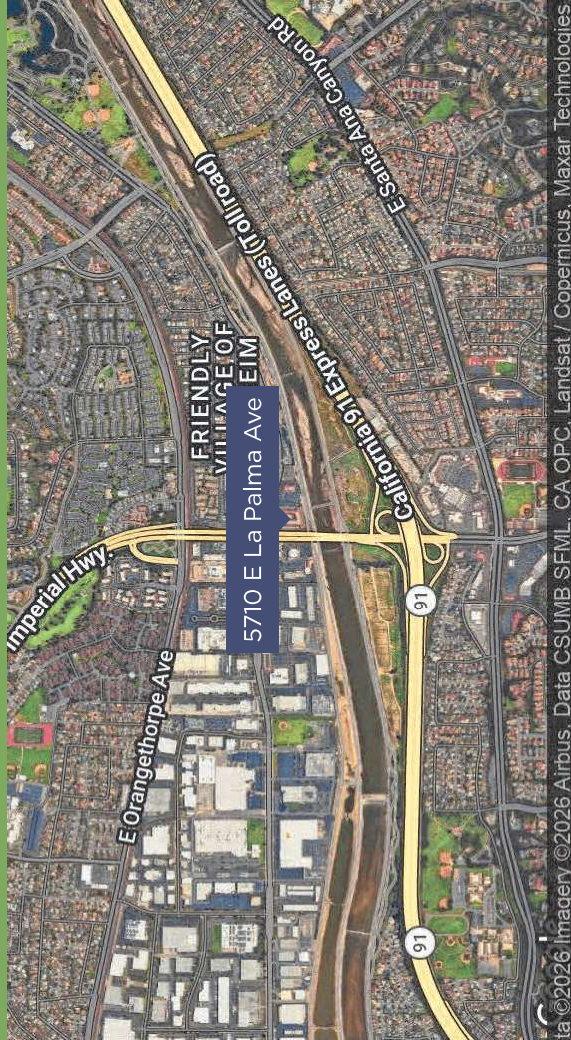
**LOCATION INFORMATION // 42**



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# LOCATION INFORMATION

## ANAHEIM HILLS



### ANAHEIM HILLS, CA

Anaheim Hills is located just south of Yorba Linda, California, opposite the 91 freeway at Imperial Highway. The western border is the 55 freeway opposite the city of Orange, California. On the northeast side the community extends past Gypsum Canyon, bordered by unincorporated areas of Orange County and Cleveland National Forest (east). To the south is the Santa Ana foothills opposite the community of Villa Park, California.[9][10] The entirety of Anaheim Hills is within the city limits of Anaheim, California.



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ANAHEIM HILLS // 43

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# LOCATION INFORMATION REGIONAL MAP



Google

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**CONVERSION TO SENIOR LIVING/PERMANENT HOUSING/COMMERCIAL/EDUCATIONAL OPPORTUNITY**    5710 E LA PALMA AVE, ANAHEIM, CA 92807  
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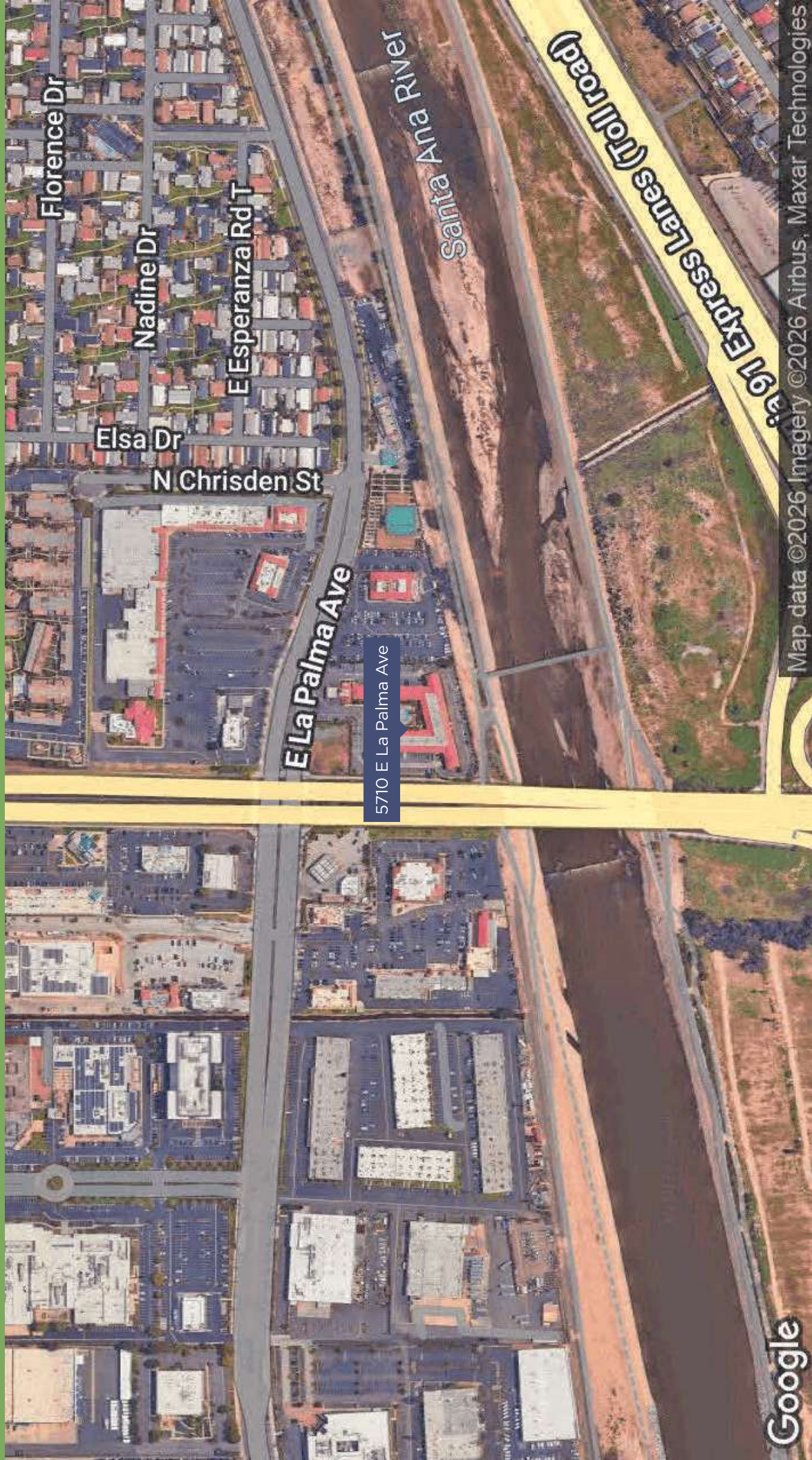
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# LOCATION INFORMATION

## LOCATION MAP



**CONVERSION TO SENIOR LIVING/PERMANENT HOUSING/COMMERCIAL/EDUCATIONAL OPPORTUNITY** 5710 E LA PALMA AVE, ANAHEIM, CA 92807

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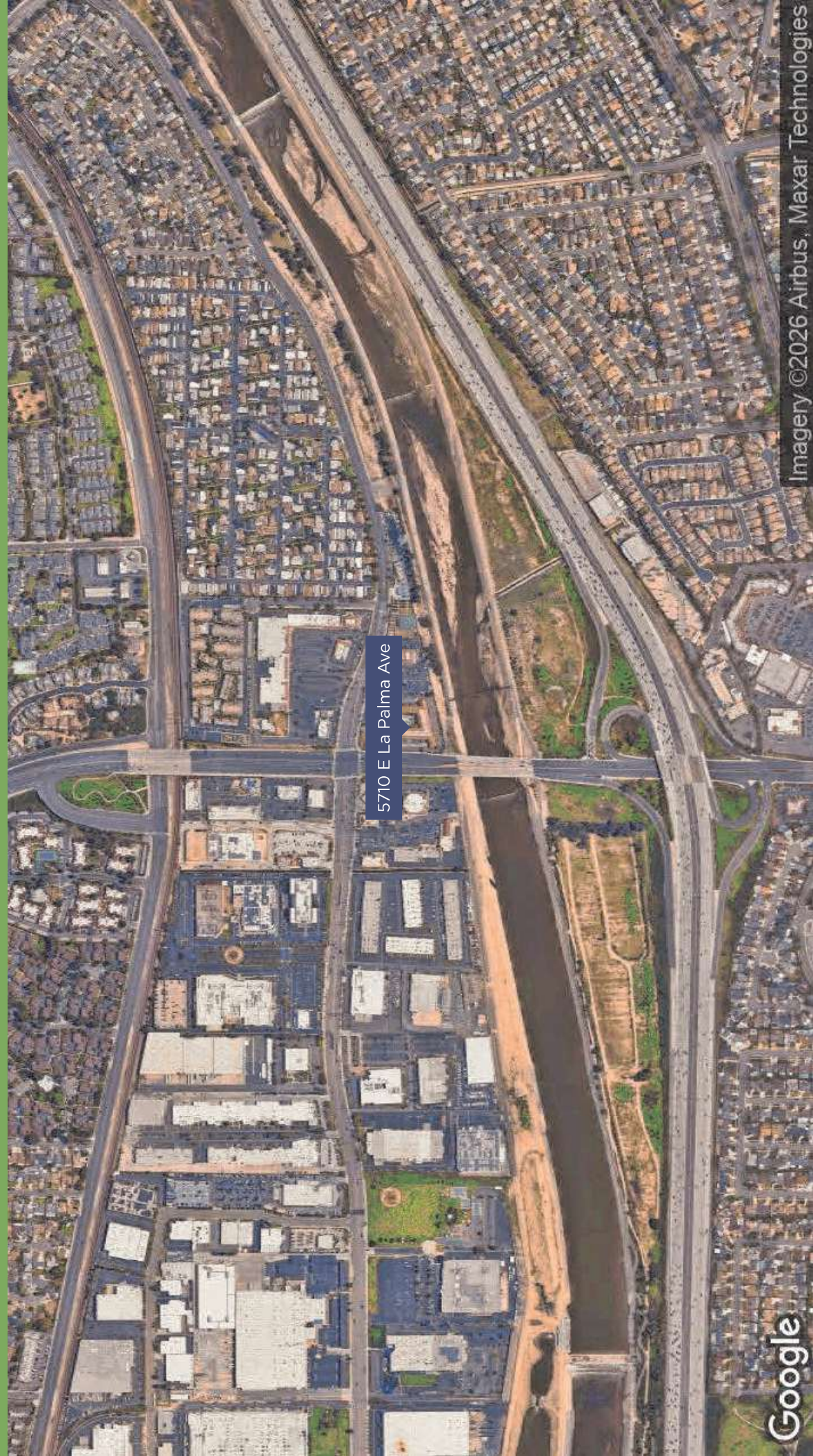
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LOCATION MAP // 45

# LOCATION INFORMATION

## AERIAL MAP



Google

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CONVERSION TO SENIOR LIVING/PERMANENT HOUSING/COMMERCIAL/EDUCATIONAL OPPORTUNITY 5710 E LA PALMA AVE, ANAHEIM, CA 92807

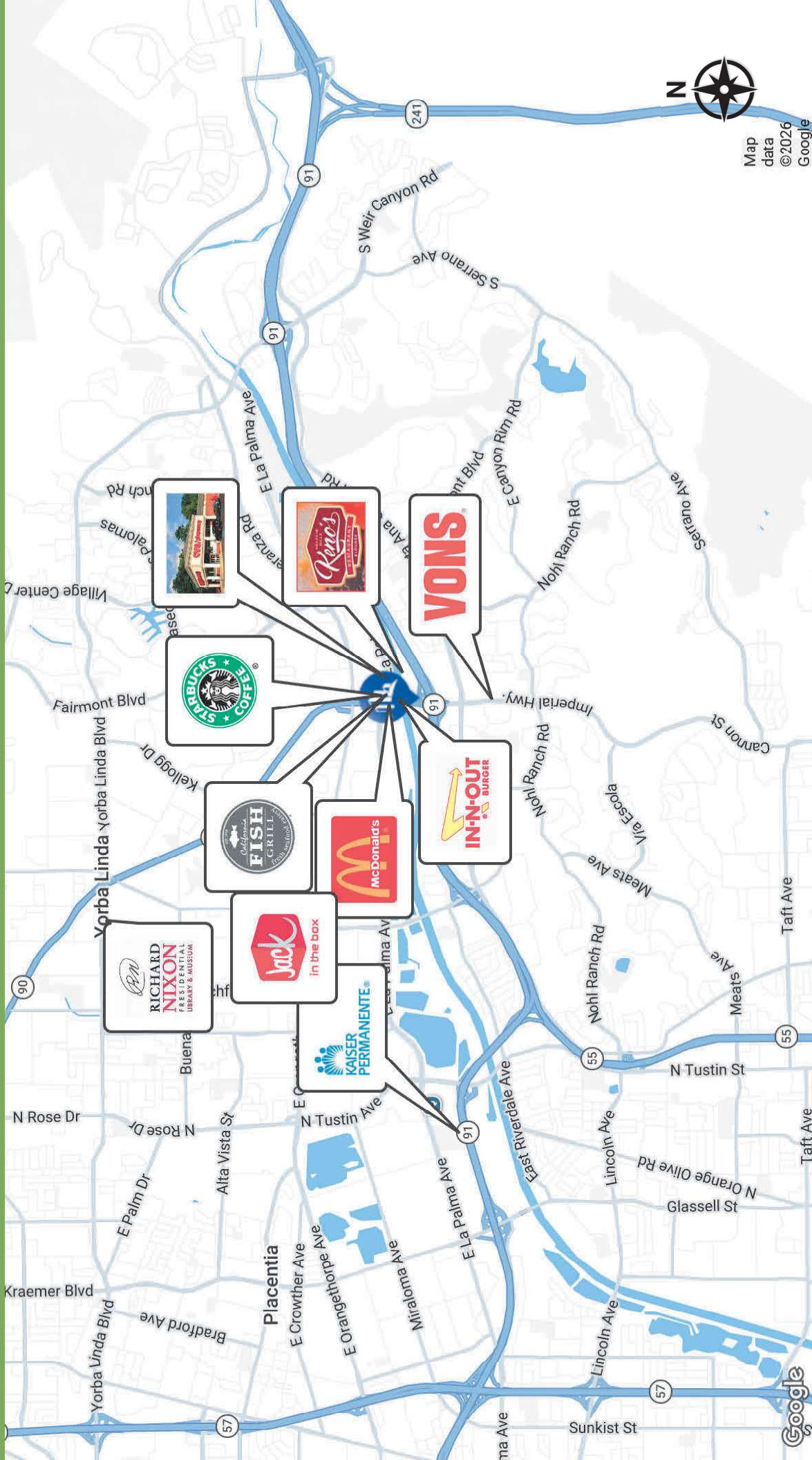
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# LOCATION INFORMATION RETAILER MAP



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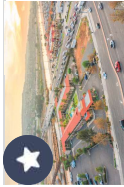
RETAILER MAP // 47

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# LOCATION INFORMATION

## SALE COMPS SUMMARY

| SUBJECT PROPERTY   | PRICE               | PRICE/SF        | PRICE/UNIT        | CAP         | # OF UNITS        | YEAR BUILT        |
|--|---------------------|-----------------|-------------------|-------------|-------------------|-------------------|
| <br><b>Conversion to Senior Living/Permanent Housing/Commercial/Educational Opportunity</b><br>5710 E La Palma Ave<br>Anaheim, CA 92807 | \$25,000,000        | \$414.51        | \$211,864         | 7.42%       | 118               | 1979              |
| <b>SALE COMPS</b>  | <b>PRICE</b>        | <b>PRICE/SF</b> | <b>PRICE/UNIT</b> | <b>CAP</b>  | <b># OF UNITS</b> | <b>YEAR BUILT</b> |
| <b>Placita Luxe</b><br>1500 Cherry St<br>Placentia, CA 92870   | \$63,150,000        | -               | \$505,200         | 5.0%        | 125               | 2012              |
| <b>Villa Plumosa</b><br>4672 Plumosa Dr<br>Yorba Linda, CA 92886   | \$23,123,500        | -               | \$304,256         | -           | 76                | 1962              |
| <b>Sunrise Apartments</b><br>240 E Taft Ave - Sunrise<br>Apartments<br>Orange, CA 92865  | \$15,750,000        | -               | \$350,000         | -           | 45                | 1974              |
| <b>Totals/Averages</b>   | <b>\$34,007,833</b> | <b>-</b>        | <b>\$414,729</b>  | <b>5.0%</b> | <b>82</b>         |                   |

CONVERSION TO SENIOR LIVING/PERMANENT HOUSING/COMMERCIAL/EDUCATIONAL OPPORTUNITY 5710 E LA PALMA AVE, ANAHEIM, CA 92807

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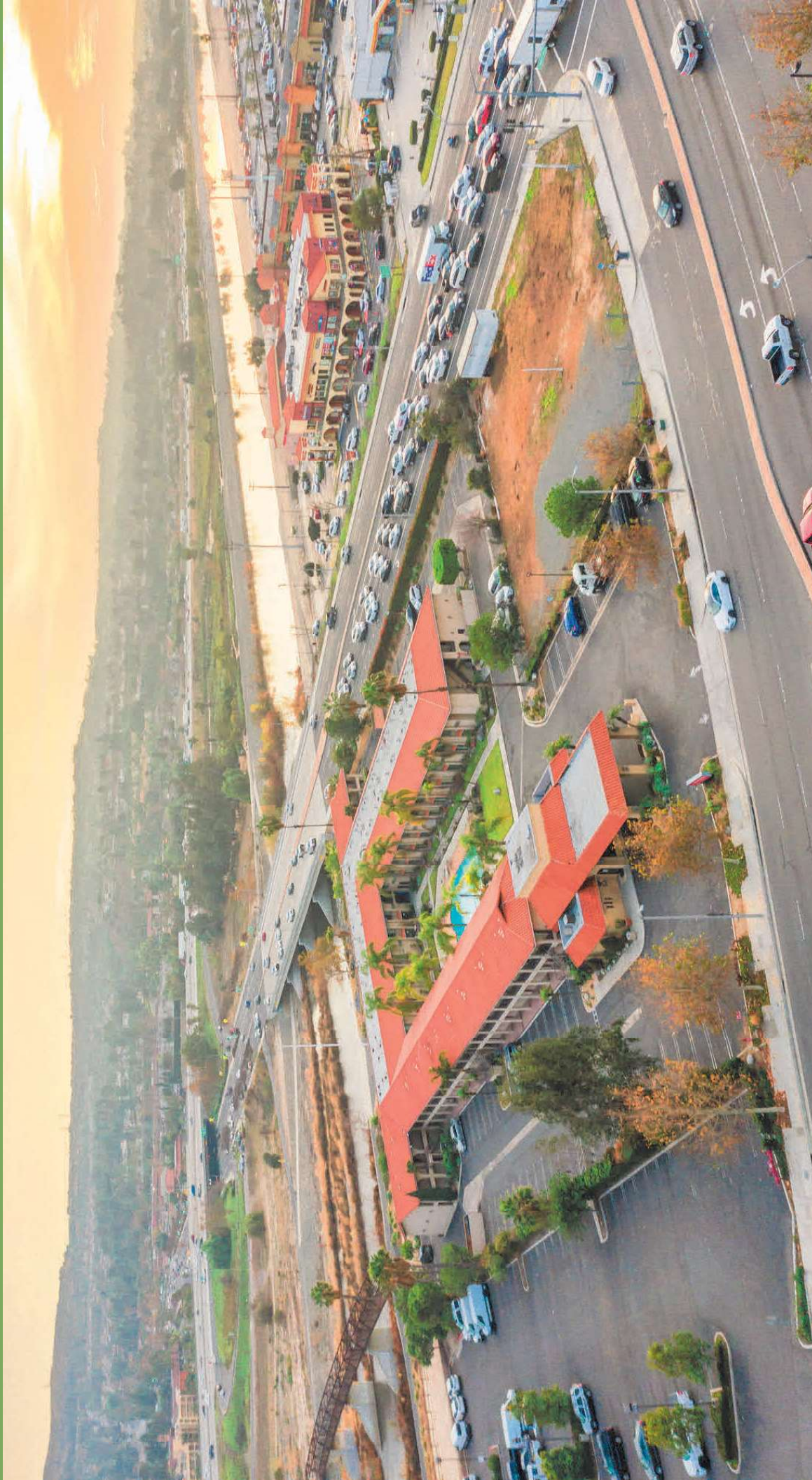
SALE COMPS SUMMARY // 48

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# DEMOGRAPHICS



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**DEMOGRAPHICS // 49**



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# DEMOGRAPHICS DEMOGRAPHICS REPORT

|                      | 0.3 MILES | 0.5 MILES | 1 MILE    |
|----------------------|-----------|-----------|-----------|
| Total population     | 819       | 3,762     | 15,945    |
| Median age           | 38        | 39        | 41        |
| Median age (Male)    | 37        | 38        | 40        |
| Median age (Female)  | 39        | 40        | 42        |
| Total households     | 263       | 1,313     | 5,614     |
| Total persons per HH | 3.1       | 2.9       | 2.8       |
| Average HH income    | \$116,298 | \$125,969 | \$144,189 |
| Average house value  | \$666,283 | \$726,264 | \$888,470 |

\* Demographic data derived from 2020 ACS - US Census

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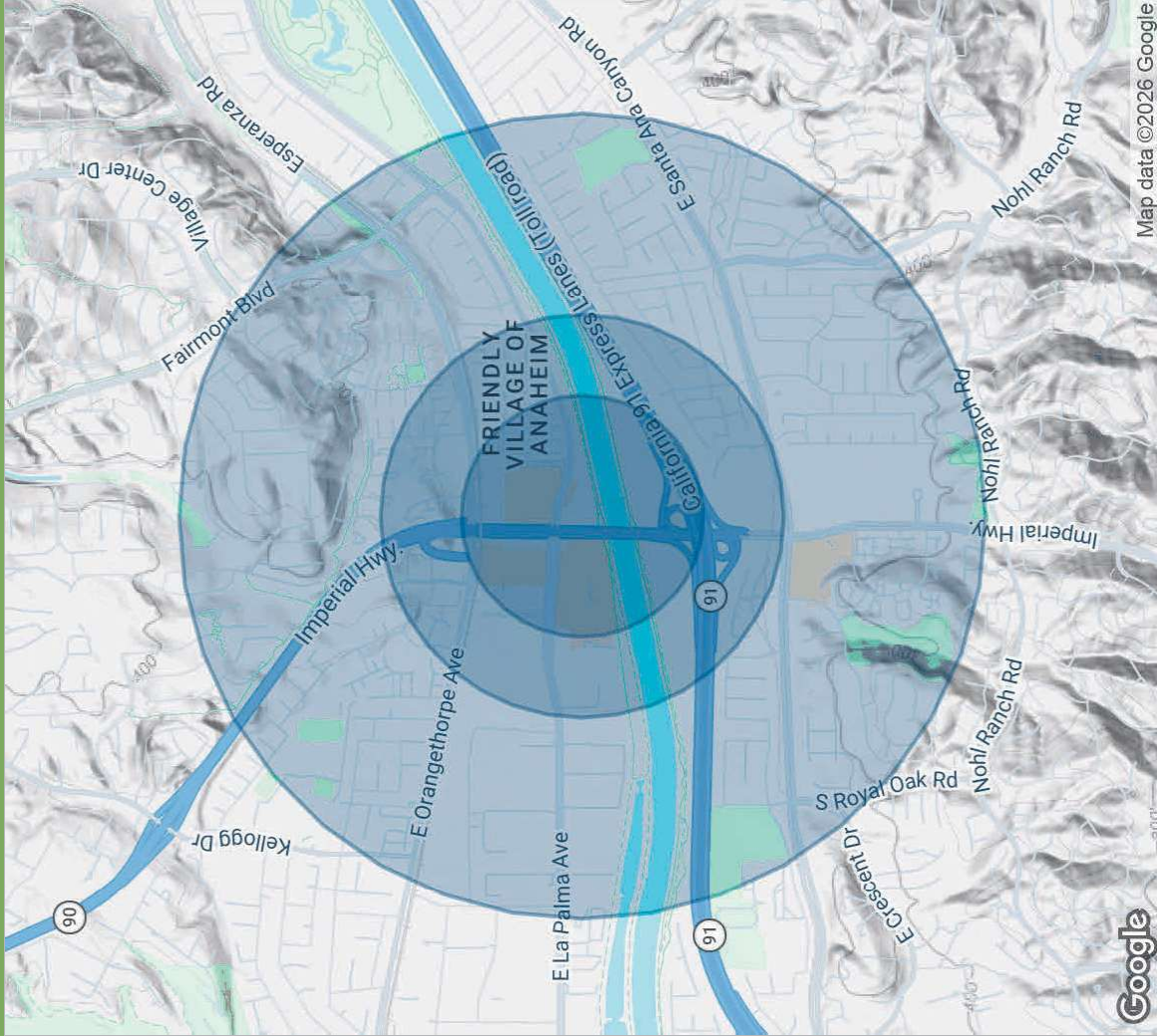
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DEMOGRAPHICS REPORT // 50

# DEMOGRAPHICS DEMOGRAPHICS MAP



|                                | 0.3 MILES | 0.5 MILES | 1 MILE    |
|--------------------------------|-----------|-----------|-----------|
| <b>POPULATION</b>              |           |           |           |
| Total population               | 819       | 3,762     | 15,945    |
| Median age                     | 38        | 39        | 41        |
| Median age (Male)              | 37        | 38        | 40        |
| Median age (Female)            | 39        | 40        | 42        |
| <b>HOUSEHOLDS &amp; INCOME</b> |           |           |           |
| Total households               | 263       | 1,313     | 5,614     |
| # of persons per HH            | 3.1       | 2.9       | 2.8       |
| Average HH income              | \$116,298 | \$125,969 | \$144,189 |
| Average house value            | \$666,283 | \$726,264 | \$888,470 |

\* Demographic data derived from 2020 ACS - US Census

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**DEMOGRAPHICS MAP // 51**

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