

FOR SALE

±29,621 GSF LAND PARCEL

420 S EUCLID STREET

ANAHEIM, CA 92802



HIGHLIGHTS

- Land GSF: 29,621
- Parcel APN: 250-051-05
- Zone: CG- Commercial General
- Asking \$2,500,000.00 (\$84.39/SF)
- Walk Score: Very Walkable (76)
- Airport: 22 min drive to John Wayne Airport

MIA PHAM

Senior Vice President

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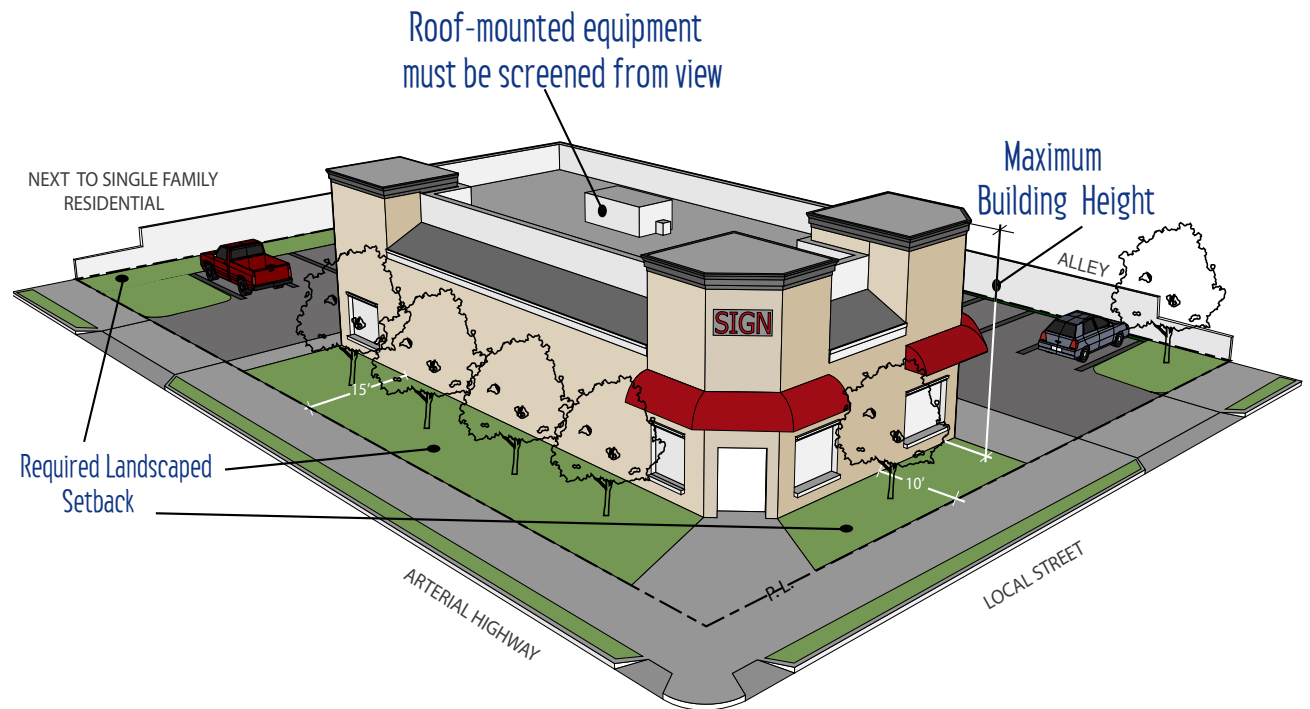


C-G ZONE
(COMMERCIAL GENERAL)

LAND USE & DEVELOPMENT STANDARDS

COMMON LAND USES IN THE C-G ZONE

| P= Permitted by Right C=Conditional Use Permit Required N=Prohibited | |
|--|---|
| Alcoholic Beverage Sales–Off-Sale | C |
| Alcoholic Beverage Sales–On-Sale | C |
| Automotive–Car Sales & Rental | C |
| Automotive–Parts Sales | P |
| Automotive–Repair & Modification | C |
| Automotive–Washing | C |
| Bars & Nightclubs | C |
| Business & Financial Services | P |
| Commercial Retail Centers | C |
| Community & Religious Assembly | C |
| Convenience Stores | C |
| Dance & Fitness Studios–Large | C |
| Dance & Fitness Studios–Small | P |
| Day Care Centers | C |
| Educational Institutions–Business | C |
| Hotels & Motels | C |
| Markets–Large | P |
| Markets–Small | C |
| Medical & Dental Offices | P |
| Offices | P |
| Personnel Services–General | P |
| Personnel Services–Restricted | C |
| Recreation–Commercial Indoor | C |
| Restaurants–General | P |
| Retail Sales–General | P |



Planning & Zoning Division - City of Anaheim

200 S. Anaheim Blvd., Anaheim, CA 92805

(714) 765- 5139

Hours: Monday through Friday 8 a.m. to 5 p.m.

www.anaheim.net/planning

SETBACKS

PART I - LANDSCAPED SETBACK

- *Along a freeway (including a transition and on/off ramp):* 10 feet
- *Along an Arterial Highway:* 15 feet
- *Along a Local Street:* 10 feet
- *Along a Non-Residential Interior Boundary Lines:* None
- *Along a Residential Zone Boundary:* 10 feet, with trees planted on maximum 20-foot centers to provide an effective visual screen between the C-G and Residential zones.

- *Along an Alley:* None

PART II - STRUCTURAL SETBACK

- *Along an Arterial Highway or Freeway:* 15 feet
- *Along a Local Street:* 10 feet
- *Along a Non-Residential Interior Site Boundary Lines:* None
- *Along a Residential Zone Boundary:*
 - A one-story building: 20 feet
 - A two-story building: 51 feet
 - A three-story building: 76 feet
 - A four-story building: 101 feet
 - A five-story building: 126 feet
 - A six-story building: 151 feet
- *Along an Alley:* 10 feet; provided, however, that one-half (1/2) the width of the alley may be applied in measuring the setback

MAXIMUM STRUCTURAL HEIGHT

The maximum structural height is based on the distance of the commercial building from any single-family zone.

| <u>Distance</u> | <u>Height</u> |
|-----------------|---------------------|
| 20-50 feet | 1 story (20 feet) |
| 51-75 feet | 2 stories (28 feet) |
| 76-100 feet | 3 stories (38 feet) |
| 101-125 feet | 4 stories (50 feet) |
| 126-150 feet | 5 stories (63 feet) |
| Over 150 feet | 6 stories (75 feet) |

MAXIMUM FLOOR AREA RATIO

.50 FAR (Floor Area Ratio). Calculated by dividing the total floor area of all building floors by the total site area.

PARKING AND LOADING

Parking and loading requirements for commercial zones are set forth in Chapter 18.42 and the Quick Reference Parking Ratio Handout.

SIGNS

Sign requirements for commercial zones are set forth in Chapter 18.44 and the Quick Reference Wall Sign and Quick Reference Monument Sign Handouts.

LANDSCAPING

Landscaping shall be permitted and/or required in commercial zones, subject to the conditions and limitations set forth in Chapter 18.46.

FENCES, WALLS AND HEDGES

Fences, walls, hedges and berms shall be permitted and/or required in commercial zones, subject to the conditions and limitations set forth in Section 18.46.110 of Chapter 18.46

REFUSE STORAGE AND RECYCLING FACILITIES

Lots containing commercial uses need to provide refuse storage that conforms to the document "Minimum Acceptable Trash Collection Areas" on file with 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, adjacent residential uses and zones, or other public rights-of-way. Recycling bins shall also be provided as required by the Public Works Department.

**Call (714) 765 - 5139
to speak with a planner.**

Reference the entire zoning code online at www.anaheim.net/zoningcode

Find a parcel's zoning designation online at gis.anaheim.net.

Find out about saving money and reducing energy consumption with Anaheim's Green Connection Incentives for Commercial Businesses. Contact (714) 765-4182.