



City of Anaheim
PLANNING AND BUILDING DEPARTMENT
Planning Services Division

June 16, 2026

Kay Lee
realtorkaylee@gmail.com

Subject: 607 North Anaheim Boulevard
Assessors Parcel Number
PAZ2026-00273

Dear Kay:

In response to your request received on May 11, 2026, regarding information for the above-referenced property, please be advised of the following information:

The subject property is zoned Commercial-General (C-G). The intent of the "C-G" Zone is to allow a variety of land uses, including some identified for the Neighborhood Center Commercial Zone described below. Areas designated as "C-G" General Commercial do not necessarily serve the adjacent neighborhood or surrounding clusters of neighborhoods. In addition to some of the uses described in the commercial centers zones, they typically include highway-serving uses such as fast-food restaurants, auto-oriented uses such as tire stores and auto parts stores, and stand-alone retail uses. within the City of Anaheim. This zone implements the Mixed-Use Low Medium land use designation in the General Plan.

The applicable development standards for the zone are included in the following link: [Title 18 ZONING](#).

Planning Department records indicate that no zoning actions pertain to the current development of the property. To request public records for previous zoning actions for the property, please submit a [request for public records](#) to PRrecords@anaheim.net

The property is currently developed with a legal nonconforming office building and is designated Mixed-Use Low Medium (MU-LM) in the General Plan. Community Care Facilities of the type you are inquiring about are classified as single-family residential uses and are not permitted within the C-G zoning district.

While the MU-LM General Plan designation would allow residential development on the site, it is limited to multi-family residential uses. Because a Community Care Facility is considered a single-family residential use, it is not consistent with the property's General Plan designation and therefore cannot be established at this location.

Regarding any nonconformities, please reference [Anaheim Municipal Code Section 18.56.040](#) which states the following regarding destruction of buildings:

.030 Partial Destruction of Nonconforming Building. Any nonconforming building that is destroyed, as provided below, may be restored to the size that existed at the time of partial destruction, and the occupancy or use of such building or part thereof which existed at the time of partial destruction may be continued, subject to all other provisions of this title:

.0301 The building is destroyed by fire, explosion or other casualty, Act of God, or the public enemy to the extent of not more than fifty percent (50%) of its construction valuation (total construction cost to replace the building and structure in kind, based on current costs determined by the Building Official); or

.0302 The building is destroyed, in whole or part, as part of a disaster or calamity, involving not fewer than three hundred (300) residential and/or commercial units, which results in a state of emergency or local emergency being duly proclaimed pursuant to the California Emergency Services Act, commencing with Section 8550 of the Government Code.

For information regarding most recently approved plans or certificates of occupancy, please contact the Building Division at (714) 765-5153. Please be advised that in order to reproduce plans, the Building Division requires a letter of authorization from the architect and/or engineer listed on the plans. The Building Division counter (located on the first floor of City Hall) is open Monday through Friday, 8:00 A.M. to 4:00 P.M. Property permit records (not including plans) can also be accessed via the City's website at: <http://anaheim.net/527/Permits>.

If you have any questions, please email me at akim@anaheim.net and I will be of assistance.

Sincerely,

A handwritten signature in blue ink that reads "Arlette Kim".

Arlette Kim
Planner