

DONN BREE



**RANCHES ▪ HOMES
LOTS ▪ LOANS**

800-371-6669

PROPERTY REPORT

ADDRESS: 1435 Manzanita, Julian, California

DESCRIPTION: Commercial property in the town of Julian. Ideal for off-road entrepreneur. A variety of uses allowed under current C-32 zoning. Adjacent parcel also available as package deal for \$650,000.

PRICE: \$340,000

APN: 291-371-1300

MLS: 080073092

CONTACT: Donn Bree; Bree@Donn.com; 888-366-6273 cell; 800-371-6669 office.

JULIAN

COMMERCIAL C-32



- ◆ *2888 esf Building*
- ◆ *C-32 Zoning*
- ◆ *Site on Usable .56 acres*
- ◆ *Easy Access to HWY 78*
- ◆ *Great Location*
- ◆ *Spacious Interior Offices*

\$340,000

Commercial building located in Julian, California. Ideal for the off-road entrepreneur, destination retail, and a variety of other commercial uses. Adjacent commercial building available as package deal for \$650,000.



Donn Bree

POB 188, Santa Ysabel, CA 92070
Donn@donn.com

800-371-6669



Assessors Parcel Number (APN) 291-371-13-00



Parcel Profile Results

APN 291-371-13-00 Profile:

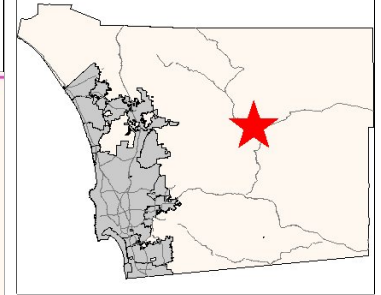
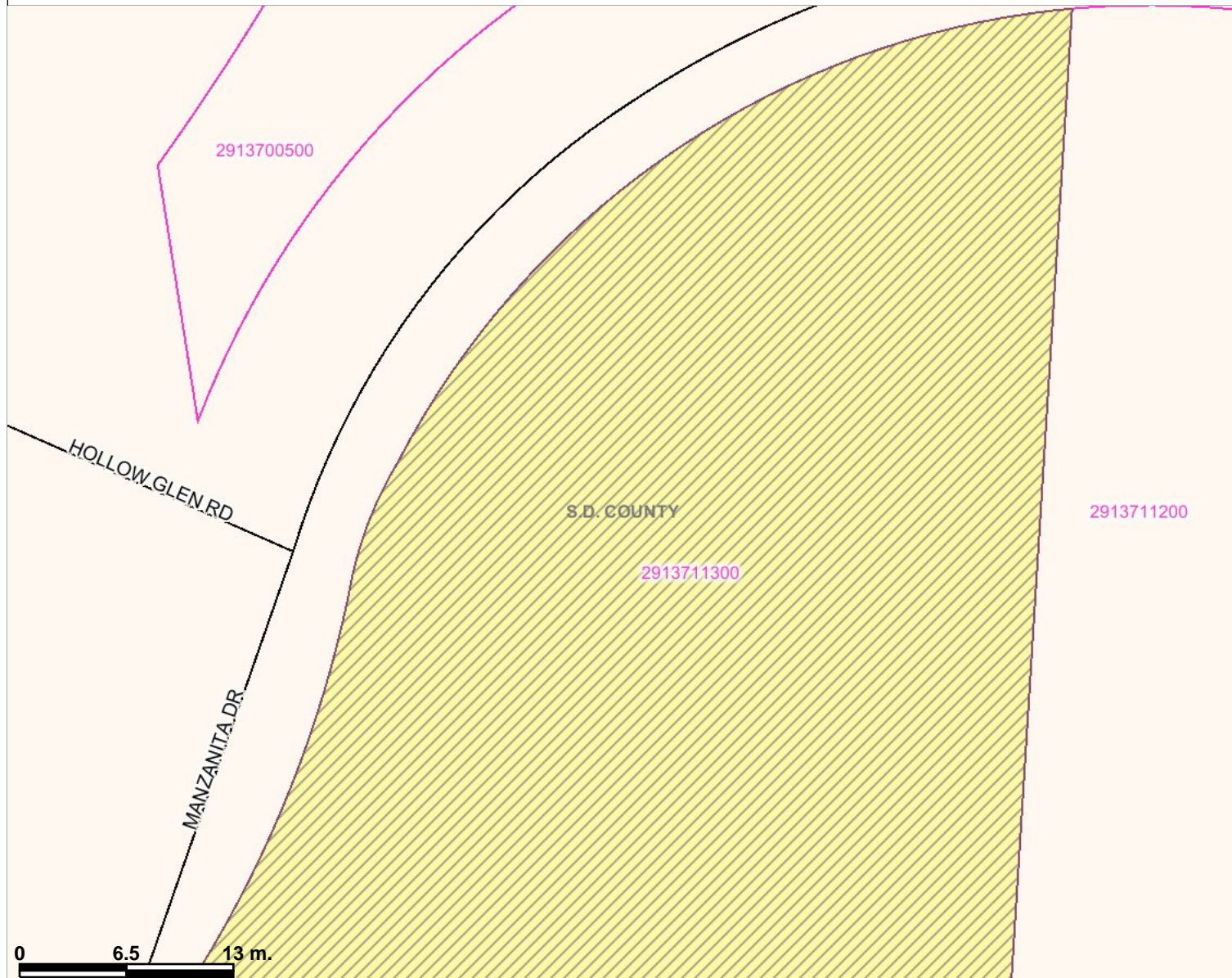
ZONING

Use Reg	C32
Animal Reg	J
Density	1
Lot Size	1AC
Bldg Type	L
Max Floor Area	-
Floor Area Ratio	-
Height	G
Lot Coverage	-
Set Backs	T
Open Spaces	A
Special Regs	J
Regional Cat	CT
General Plan	14
Plan Area	JULIAN
Plan Group	-

GEOCODES

Elementary School District	GEN ELEM JULIAN UNION
Fire Protection District	JULIAN-CUYAMACA FIRE PROTECTION DISTRICT
High School District	HIGH JULIAN UNION
Local Park Planning Area	PALOMAR-JULIAN
Tax Rate Area	TAX RATE AREA 81003
Watershed	San Felipe Sub Unit

Ruzich map



Legend

- Parcels
- Highways
- Freeways
- Streets
- Water Bodies**
- Water Bodies
- Sponsor Groups**
- Sponsor Groups
- Other
- Community Planning Area**
- Community Planning Areas
- Incorporated Areas**
- S.D. COUNTY
- Other



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Scale: 1:376

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C32 CONVENIENCE COMMERCIAL USE REGULATIONS

2320 INTENT.

The provisions of Section 2320 through Section 2329, inclusive, shall be known as the C32 Convenience Commercial Use Regulations. The C32 Use Regulations are intended to create and enhance areas where a limited number of retail commercial goods and services are desired to meet day-to-day needs of local residents. Typically, the C32 Use Regulations would be applied within walking or short driving distance of a residential area, would be designed to serve only a limited local market, and would permit only those uses which do not create in the adjacent residential area increased traffic, noise or other such impacts considered incompatible with the residential use. Various applications of the C32 Use Regulations with appropriate development designators can create shopping areas which serve low-density neighborhoods, more urbanized, high-density residential or transient use areas.

2322 PERMITTED USES.

The following use types are permitted by the C32 Use Regulations:

- a. Civic Use Types.
 - Child Care Center
 - Essential Services
 - Fire Protection Services
 - Law Enforcement Services
 - Small School (see Section 6905)

- b. Commercial Use Types.
 - Convenience Sales and Personal Services
 - Eating and Drinking Establishments
 - Food and Beverage Retail Sales

- c. Agricultural Use Types.
 - Horticulture: Cultivation
 - Tree Crops
 - Row and Field Crops

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No. 6654 (N.S.) adopted 9-21-83)

(Amended by Ord. No. 6782 (N.S.) adopted 5-16-84)

(Amended by Ord. No. 8175 (N.S.) adopted 11-18-92)

2323 PERMITTED USES SUBJECT TO LIMITATIONS.

The following use types are permitted by the C32 Use Regulations subject to the applicable provisions of Section 2980. The number

in quotes following the use type refers to the subsection of Section 2980 which applies

a. Residential Use Types.

Family Residential "1"

b. Commercial Use Types.

Recycling Collection Facility, Small or Large "2"

Recycling Processing Facility, Light or Heavy "3"

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord. No, 6924 (N.S.) adopted 2-20-85)

(Amended by Ord. No. 8058 (N.S.) adopted 4-15-92)

2324 USES SUBJECT TO A MINOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Minor Use Permit.

a. Civic Use Types.

Minor Impact Utilities

b. Commercial Use Types.

Automotive and Equipment: Parking

Participant Sports and Recreation: Indoor

c. Industrial Use Types.

Custom Manufacturing (see Section 6300)

d. Agricultural Use Types,

Horti culture: Storage

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)

(Amended by Ord, No, 7843 (N,S.) adopted 12-19-90)

2325 USES SUBJECT TO A MAJOR USE PERMIT.

The following use types are permitted by the C32 Use Regulations upon issuance of a Major Use Permit.

a. Civic Use Types,

Administrative Services

Ambulance Services

Clinic Services

Community Recreation

Cultural Exhibits and Library Services

Lodge, Fraternal and Civic Assembly Major Impact Services and Utilities

Parking Services

Postal Services

Religious Assembly

b. Commercial Use Types.

Gasoline Sales

- c. Extractive Use Types.
Site Preparation

(Amended by Ord. No. 5508 (N.S.) adopted 5-16-79)