



Property Due-Diligence Report — Permits, Zoning, SB 9 and AB 1033

Subject property: 10984 Goldeneye Ave, Fountain Valley, CA 92708-6052 **Assessor Parcel Number:** 169-201-07 **Report date:** August 19, 2026 **Prepared for:** Global Estate Hub LLC **Research status:** Official-source screen completed; critical permit, title, occupancy, and entitlement confirmations remain outstanding.

Scope and reliance. This report is a planning and public-record due-diligence screen, not a title report, survey, appraisal, legal opinion, insurance determination, or guarantee of development rights. The City's GIS itself cautions against reliance for decisions involving economic loss. The bidder should not make a bid or redevelopment commitment contingent on assumptions marked RED or YELLOW without the documented confirmations listed in the pre-bid conditions section. This is analysis, not guaranteed advice; real-estate investment risk remains with the bidder.

Executive Finding

The parcel is officially mapped **R1 (Single-Family Residential)** with a **Low Density Residential** general-plan designation. Its 9,880-square-foot City GIS lot area, Flood Zone X screen, and absence of a citywide very-high-fire-hazard severity zone are constructive starting points for an ADU or non-split SB 9 concept. However, the public record leaves the most material issue unresolved: the official City GIS lists a **1,716 sq ft / 3-bedroom / 3-bath** improvement, while the supplied auction/MLS packet markets a **2,916 sq ft / 6-bedroom / 5-bath** house. The 1,200-square-foot discrepancy cannot be reconciled without the City's complete permit/final/C of O ledger and an as-built/survey review. [1] [2] [12]

An **SB 9 lot split is not currently bid-ready**. While the parcel appears dimensionally promising, City eligibility rules require natural-person ownership, a three-year owner-occupancy affidavit for the split, no disqualifying tenant history, no unpermitted construction, no historic/hazard/resource disqualifier, and several parcel-history affidavits. The supplied packet identifies the owner as non-owner-occupied, which does not prove the required tenant-history test and elevates the risk. An LLC acquisition structure is itself incompatible with the City's stated direct-applicant ownership condition. [7] [8] [12]

A standard **ADU / JADU enhancement** is potentially more viable than a lot split, subject to permit verification and an as-built plan. **Separate ADU resale under AB 1033 should be underwritten as unavailable** because Fountain Valley has not identified an AB 1033 opt-in ordinance and its current City ADU material expressly requires a covenant prohibiting separate sale. [6] [11]

Bidder thesis	Current assessment	Core reason
Preserve / renovate one legal single-family dwelling	YELLOW	R1 permits a single-family dwelling, but the legal improvement configuration is unresolved.
Add or legalize an ADU/JADU	YELLOW	R1 permits ADUs/JADUs; siting, owner-occupancy/covenant rules, and the existing improvement history must be verified.
SB 9 two-unit project without a split	YELLOW	R1 is eligible in principle, but tenant history, ownership structure, legality of improvements, and detailed plan feasibility remain unresolved.
SB 9 urban lot split	RED pending conditions	Dimensional screen is favorable, but natural-person ownership, owner-occupancy, tenant-history, legality, title, survey, frontage, and parcel-history certifications are not established.

Bidder thesis	Current assessment	Core reason
Commercial co-living / bed-by-bed operation	RED pending written determination	R1 is not an unrestricted multi-tenant commercial use; group-home rules are permit-sensitive and legally unsettled.
Separate sale of a new or existing ADU	RED	No identified City AB 1033 opt-in; City ADU materials prohibit separate sale by covenant.

1. Parcel Identification and Record Reconciliation

The City's official Public Map Portal identifies APN 16920107 as **10984 Goldeneye Ave** and reports the parcel as **9,880 sq ft**, legal description **N TR 6062 BLK LOT 1**, with a 1968 improvement. The City GIS property attribute record reports **1,716 sq ft, 3 bedrooms, and 3 bathrooms**. [1]

The supplied CoreLogic/MLS packet—used only as a comparison document, not for official zoning or permit conclusions—reports the same APN and lot size but markets a **2,916 sq ft, 6-bedroom, 5-bath**, single-story residence and estimated **65 ft × 152 ft** lot dimensions. [12]

Data item	Official City GIS	Supplied packet / marketing data	Due-diligence significance
Lot area	9,880 sq ft	9,880 sq ft	Consistent.
Year built	1968	1968	Consistent.
Building area	1,716 sq ft	2,916 sq ft	1,200 sq ft discrepancy — RED permit/C of O issue.
Bedrooms	3	6	Material occupancy/permit discrepancy.
Bathrooms	3	5	Material permit/fixture discrepancy.
Dimensions	GIS parcel geometry available; no survey certification	Estimated 65 ft × 152 ft	Do not rely on marketing dimensions for parcel-map or setback work.

Required reconciliation: Obtain the complete building-permit ledger, plan-set index, inspection/final status, Certificate of Occupancy history, code-enforcement case search, and any ADU/JADU address assignment from the City; then compare them against an architect's field-measured as-built plan and preliminary title report. The discrepancy is consistent with several possibilities—including legally permitted additions, an ADU, assessor lag, or unpermitted work—but this report does not infer which explanation is correct.

2. Building Permits, Certificates of Occupancy, and Code Compliance

Fountain Valley's official Permit Center links to the City's Civic Technology Solutions portal for application, plan-review, inspection, and permit-processing functions. The portal required account sign-in and did not expose an unauthenticated address/APN permit-history ledger. Therefore, a complete public-web permit list cannot be responsibly fabricated or inferred. [2]

Required record category	Public-web result	Report conclusion	Bidder action
Building, electrical, plumbing, mechanical permits	No address/APN ledger exposed without portal login / City record response	Not verified	Request complete permit ledger, plan index, and all final-inspection statuses from Building Division.
Open, expired, cancelled, or finaled permits	Not publicly retrievable through unauthenticated portal	Not verified	Require written permit-status report.
Certificate of Occupancy / legal unit count	No public C of O record found	Not verified; RED given size/bed/bath conflict	Obtain C of O / final approvals and verify legal dwelling/ADU count.
Open code cases, citations, or unpermitted-work flags	City Code Enforcement page offers no public address case search	Not verified	Obtain written case/violation clearance or open-case report.
Current code-enforcement function	City states it enforces property maintenance, zoning, public nuisances, and business-license requirements	Informational	Contact Code Enforcement at 714-593-4444 for an address-specific records response. [3]

The local SB 9 ordinance text attached to the City Council record expressly disqualifies projects where **unpermitted construction or illegal nonconforming zoning conditions** exist. As a result, the unresolved permit ledger is not merely operational risk; it is a potential statutory/ministerial eligibility barrier if the second-reading ordinance action is confirmed as effective. [7] [8]

3. Zoning, General Plan, and Allowed Uses

The verified City GIS zoning layer maps the parcel **R1**, and the City general-plan layer maps it **Low Density Residential**. The City code describes R1 as appropriate for single-family dwellings, consistent with Low Density Residential, with a base maximum density of **up to five dwelling units per net acre**. [1] [4]

R1 Use Matrix

The following table is a direct synthesis of the City's published Table 2-2. A use not identified in the table is not assumed permitted; the code directs review of definitions and unlisted-use procedures. [4]

R1 status	Uses
Permitted (P)	Accessory dwelling units; affordable housing; cottage-food operations; home businesses; residential accessory uses and structures; small residential care homes; single-family dwellings; supportive housing; transitional housing; small adult day care; large family day-care homes; small family day-care homes.
Conditional Use Permit (CUP)	Assembly uses; private residential recreational facilities; private schools; child day-care centers; large residential care homes.
Special Use Permit (SUP)	Group homes with six or fewer residents.
Not allowed (—)	Duplexes; group homes with seven or more residents; mobile-home parks; multifamily dwellings.
Special / limited category	Wireless facilities are only allowed on church properties in R1 subject to Chapter 21.28 and stated approval procedures.

The code's default **one dwelling per parcel** is modified by state law and the City's ADU and SB 9 provisions. The base R1 zoning does not itself authorize a conventional duplex, multifamily conversion, or commercial lodging/rooming-house model. [4]

Overlays, Hazards, Historic Status, and Existing Entitlements

Screen	Finding	Diligence status
Floodplain overlay / FEMA	City GIS returned FEMA Zone X and no mapped Special Flood Hazard Area at the screened point.	GREEN screen, but not a lender/insurance/hydrology determination. [1]
Very-high fire-hazard severity zone	City's 2023 vulnerability assessment states Fountain Valley has no Very High Fire Hazard Severity Zones.	GREEN citywide screen, subject to current mapping confirmation. [10]
Coastal zone	Fountain Valley is inland; no coastal-zone constraint was identified in City GIS review.	GREEN preliminary screen; no Coastal Commission determination obtained.
Hillside	No hillside constraint was identified in City GIS review; the area is urbanized and generally flat.	GREEN preliminary screen; no grading/geotechnical review completed.
HPOZ	Los Angeles HPOZ designations do not govern Fountain Valley.	Not applicable as an LA HPOZ matter.
Historic district / City landmark / State Historic Resources Inventory	No parcel-specific official clearance was obtained. City SB 9 rules bar listed/designated historic sites.	YELLOW: must obtain Planning written confirmation. [7]
Specific plan / planned development / other overlay	City GIS found R1 and Low Density Residential; no parcel-specific entitlement, variance, or overlay record was verified.	YELLOW: request zoning/entitlement letter.
Mapped public easements	City GIS screen found no intersection with its mapped access, roadway, sewer, storm, water, walkway, trail, or review-easement layers.	YELLOW: title/survey still required. [1]
Private easements, covenants, deed restrictions	Not ascertainable from City GIS.	RED until preliminary title / CCR review.

4. Base Development Constraints

The City's Table 2-3 and its single-family development standards establish the following base R1 controls. They are not an entitlement and must be checked against the recorded tract map, survey, current code, building code, utilities, and any overlay or specific plan. [4] [5]

Control	R1 rule	Parcel-specific screen
Minimum new-parcel area	7,200 sq ft; stated exceptions apply in limited planned-development / tract conditions	The existing 9,880 sq ft parcel meets base R1 lot-area minimum but cannot create two conventional R1 lots at this size.
Minimum lot width / depth	60 ft / 90 ft for new R1 parcels, with stated corner/tract exceptions	Packet's estimated 65 ft × 152 ft is not survey-grade; conventional two-lot R1 subdivision is not supported by base width/area standards.

Control	R1 rule	Parcel-specific screen
Base density	Up to 5 dwelling units per net acre	9,880 sq ft × 5 / 43,560 = 1.13 base units; base code therefore functions as one primary dwelling on this parcel.
Base maximum units	1 unit per parcel, plus ADUs under § 21.08.055	State ADU/SB 9 statutes can alter this base result.
Front setback	20 ft	Site-plan verification required.
Side setback	5 ft each; 10 ft street side	Site-plan verification required.
Rear setback	Single story: 10 ft; two story: 25 ft or 20% of average depth, whichever is less	Existing improvements and any pool/accessory structures must be mapped.
Height	30 ft / 2 stories	Subject to SB 9's more restrictive new-unit standard where applicable.
Coverage	60%; 50% if parcel is 10,000 sq ft or larger	At 9,880 sq ft, base screen equals 5,928 sq ft coverage.
FAR	0.55; potentially 0.63 with stated bonus	At 9,880 sq ft: 5,434 sq ft base FAR; 6,224.4 sq ft with full stated bonus.
Parking	Chapter 21.22; City handout states enclosed parking 2 spaces for 1–4 bedrooms and 3 spaces for 5+ bedrooms / homes over 4,000 sq ft	Existing legal bedroom count affects parking. Verify current standards and any ADU/SB 9 exceptions.

5. ADU and JADU Potential

The City's ADU handout allows an attached or detached ADU on a residentially zoned parcel with a single-family dwelling, subject to permit and recorded-covenant requirements. It states that one ADU plus one JADU may be allowed on a single-family lot. A detached ADU may be up to **850 sq ft**, or **1,000 sq ft** with more than one bedroom; a detached ADU of 800 sq ft or less may use 4-foot side/rear setbacks and 16-foot height. The handout also describes rear-yard placement, 10-foot separation from the main dwelling, and other location/size limitations. JADUs are limited to 220–500 sq ft within the existing single-family walls. [6]

ADU/JADU issue	Finding	Risk / implication
Zoning eligibility	R1 permits ADUs.	GREEN, if existing legal single-family dwelling is established.
Potential count	City handout describes 1 ADU + 1 JADU on a single-family lot.	YELLOW; current legal units and work must be verified first.
Existing claimed secondary unit / addition	Marketing and City GIS records conflict materially.	RED until plans/finals confirm whether already-built area is legal primary, ADU, JADU, addition, or unpermitted work.
Owner occupancy	City handout states ADUs created after January 1, 2025 must be owner occupied and JADUs require owner occupancy of either main dwelling or JADU.	YELLOW; reconcile local handout with current state-law preemption and exact permit date through counsel/Planning.
Short-term rentals	City handout requires rental periods of at least 30 days.	RED for nightly / short-term-rental underwriting.

ADU/JADU issue	Finding	Risk / implication
Separate sale	City covenant says ADU shall not be sold separately from main dwelling.	RED for separate-ADU-exit thesis. [6]

6. SB 9 Eligibility Review

Fountain Valley's January 20, 2026 City Council agenda places Code Amendment 25-05—adding Section 21.09 for SB 9 two-unit developments and urban lot splits—on the consent calendar as a **“Second Reading and Adoption”** item. The December 16, 2025 minutes in that packet document unanimous first-reading approval. The agenda-center entry available during this review did not publish separate January 20 minutes, so final vote/ordinance-recording status should be confirmed with the City Clerk before a filing. This review uses the attached local ordinance text as the City's operative intended standard, while expressly preserving that confirmation condition. The public eCode edition is older than the amendment. [7] [8]

Threshold Checklist

SB 9 requirement	Parcel finding	Current result
Located in a single-family zone	City GIS maps R1.	GREEN [1]
Site not in listed farmland/wetland/hazard/resource areas	Flood and VHFHSZ screens are favorable; the remaining resource screens were not individually cleared.	YELLOW [1] [10]
Not in historic district, State Historic Resources Inventory, or City landmark	Not verified by a parcel-specific Planning confirmation.	YELLOW [7]
No regulated affordable or rent-controlled housing demolition/alteration	No official occupancy/regulatory record obtained.	YELLOW [7]
No tenant occupancy during prior 3 years for proposed demolition/alteration	Packet says owner occupied “No,” but no three-year tenant ledger/affidavit obtained.	RED [7] [12]
If a tenant occupied existing/prior unit, demolition of no more than 25% of exterior walls	Existing legal configuration and occupancy history unresolved.	RED [7]
Owned solely by individual natural person(s), not LLC/corporation (subject to stated exceptions)	Global Estate Hub LLC acquisition/holding structure would not itself meet local direct-applicant condition.	RED unless ownership structure receives written City/counsel clearance. [7]
No prior urban lot split / no adjacent common-owner SB 9 split	Not verified by title/parcel-history search.	YELLOW [7]
No unpermitted construction / illegal nonconforming condition	Material City GIS vs. marketing discrepancy; permit ledger unavailable.	RED [2] [7]
Owner-occupancy affidavit for urban lot split	City requires intention to occupy a dwelling as principal residence for at least 3 years after map approval.	RED for purely investor/LLC split strategy. [7]
Rental term	SB 9 units may not be rented for 30 days or less.	RED for short-term-rental strategy. [7]

SB 9 Urban Lot Split and Two-Unit Standards

The City's local rules require no more than two approximately equal lots, each at least **1,200 sq ft** and each at least **40%** of original parcel area. An approximately 40%/60% division of the verified 9,880 sq ft parcel would create **3,952 sq ft** and **5,928 sq ft** lots. The City also requires each resulting lot to adjoin the public right-of-way and have at least **20 feet** of public-right-of-way frontage. On the packet's *estimated* 65-foot width, a side-by-side conceptual 40%/60% allocation could yield roughly 26 ft and 39 ft of frontage; that estimate must be replaced by a survey and City subdivision review. [7] [8] [12]

SB 9 physical standard	City rule	Practical implication
Units on un-split lot	Two primary units, plus ADU/JADU to the extent state law requires	Potentially stronger than base R1, subject to all eligibility gates.
Units after urban lot split	Maximum 2 units of any kind per resulting lot	A split forecloses the four-units-plus-ADU/JADU stacking assumption.
New primary-unit size	500 sq ft studio/1-bedroom; 700 sq ft more than 1 bedroom; maximum 800 sq ft	New SB 9 units are modest in scale.
New-unit height / stories	One story, ground level, generally no more than 16 ft	More restrictive than base R1.
New-unit setbacks	20 ft front; 5 ft interior side; 10 ft street side; rear 25 ft or 20% of average depth, subject to specified limited relief and 4-foot side/rear floor	Geometry must be professionally tested against existing home, driveways, utility runs, and access.
Coverage / open space	60% coverage; 225 sq ft private open space per new unit	Site-plan limit.
Parking	1 space per new primary unit unless transit/car-share exception applies	Confirm current transit proximity and off-street layout; do not assume waiver.
Access / utilities	20-foot driveways; separate utilities or recorded easements; fire/emergency access; drainage/stormwater and recorded restrictions	Material civil, utility, and cost risk.
Condominium / common-interest development	Prohibited on an SB 9 split or SB 9 two-unit project	Prevents an SB 9 condominium-airspace exit.

7. AB 1033 Separate-ADU Conveyance

AB 1033 authorizes a local agency to enact a local ordinance allowing the primary dwelling and ADU(s) to be conveyed separately as condominiums; it is an optional local program, not a statewide automatic right. [11]

Fountain Valley's official ADU development-standards handout requires a recorded covenant stating that an ADU shall not be sold separately from the main dwelling. No City AB 1033 implementing ordinance was found in the City's published code, City Council records reviewed for 2025–2026 zoning amendments, or City ADU materials. The prudent underwriting conclusion is that **Fountain Valley has not opted in for this private-property separate-conveyance structure as of the report date**. This conclusion excludes the separate statutory qualified-nonprofit/TIC exception referenced in AB 1033's legislative digest, which is not established for this auction property. [6] [8] [11]

8. Alignment With Intended Value-Add Strategies

Strategy	Zoning / permit alignment	Key conflicts or preconditions	Current investment view
Renovate and operate a conventional single-family rental	Single-family dwelling is permitted in R1.	Verify legal area/bedrooms/baths, all permits, final inspections, and rental code compliance.	YELLOW
Legal ADU plus JADU	Generally permitted subject to City ADU rules.	Prove existing improvement legality; obtain site plan; account for occupancy/covenant/rental restrictions; no separate sale.	YELLOW
Add a second primary unit via SB 9 without split	Potentially ministerial in R1.	Natural-person ownership, tenant history, no unpermitted work, all affidavits, site plan, parking/open-space/access.	YELLOW
SB 9 lot split plus up to two units per new lot	Conceptually dimensional fit only.	Ownership and 3-year principal-residence requirement; tenant history; permits; historical/resource screens; survey/title; public-frontage and utility feasibility.	RED pending written clearance
Conventional multifamily conversion / duplex by zoning	Not allowed as a base R1 use.	Requires a different legal path; do not underwrite as by-right.	RED
Co-living / room-rental operation	May be ordinary household living only if it stays within lawful residential character; not an automatic commercial use.	Group homes ≤6 require SUP in published code; ≥7 not allowed in R1; HCD has challenged the City's framework. Secure a written determination for exact operator model, lease structure, occupancy, services, parking, and business licensing.	RED pending written determination
Short-term rental	City ADU and SB 9 rules require rentals longer than 30 days.	Nightly / sub-30-day strategy conflicts with stated rules.	RED
Separate ADU condominium sale	Not supported by identified City rule.	No verified AB 1033 opt-in; City covenant prohibits separate ADU sale.	RED

9. Bidder Risk & Opportunity Summary

Flag	Item	Why it matters	Required resolution
RED	1,716 sq ft City record vs. 2,916 sq ft / 6-bed marketing record	Potential unpermitted addition, illegal unit, inaccurate marketing, C of O, valuation, insurance, and SB 9 eligibility risk.	City permit ledger, plan/final history, C of O, as-built plan, inspection.
RED	SB 9 ownership / owner-occupancy conditions	Entity acquisition and passive investment structure may not satisfy Fountain Valley's local application conditions.	Pre-application written determination and land-use-counsel memo before bid.

Flag	Item	Why it matters	Required resolution
RED	Tenant-history and demolition limitation	Prior tenant occupancy can disqualify or constrain SB 9 demolition/alteration.	Sworn 3-year occupancy affidavit, leases, estoppels, utility/insurance evidence, City confirmation.
RED	Co-living / group-home thesis	R1 does not make commercial shared housing automatically permissible; group-home code has SUP/prohibition provisions and current HCD scrutiny.	Written Planning and, if applicable, City Attorney / counsel determination for exact operations.
RED	AB 1033 separate-sale thesis	City material affirmatively prohibits separate ADU sale; no opt-in found.	Do not underwrite separate condominium sale without adopted local ordinance.
YELLOW	SB 9 dimensional potential	Lot size and estimated frontage look promising, but no survey/title/utility plan has been prepared.	Boundary/topographic survey, preliminary title, tract map, civil/utility feasibility.
YELLOW	Historic/resource/entitlement screens	Several local SB 9 disqualifiers require affirmative owner/City confirmation.	Formal Planning SB 9 pre-screen / zoning letter.
YELLOW	Easements and CC&Rs	City GIS screen has no mapped public easement intersection, but cannot clear private burdens.	Preliminary title report, CC&Rs, easement map, ALTA survey.
GREEN	R1 / Low Density Residential mapping	Supports conventional single-family use, ADU path, and threshold SB 9 zoning screen.	Retain zoning letter in file.
GREEN	Flood and VHFHSZ initial screens	City GIS says Zone X/not-SFHA and City report says no VHFHSZ.	Confirm through lender/insurance/current fire mapping for final closing file.

Verdict

This is a **conditional value-add opportunity, not a clean by-right intensification bid**. The parcel's R1/Low Density Residential designation, 9,880-square-foot size, and initial flood/fire screens are favorable for a legally verified single-family renovation and potentially an ADU/JADU or non-split SB 9 concept. The decisive risk is the unresolved physical/legal condition of the marketed improvements: the City's data shows a substantially smaller, lower-bedroom-count structure than the auction packet. Until the City clears permits, finals, legal unit count, occupancy history, and code cases—and until a survey/title review validates lot-split access and burdens—the bidder should assign **no underwriting value** to the 1,200 sq ft discrepancy, a second unit, a lot split, commercial co-living, or separately saleable ADU. The recommended posture is to proceed only if the bid can be protected by a low-risk price basis for the **officially verified 1,716 sq ft / 3-bed baseline**, or if pre-bid written City and title evidence cures the stated conditions.

10. Mandatory Pre-Bid Closing Conditions

1. Obtain a written City Building Division response covering every permit, issuance date, scope, inspection, final status, expiration/cancellation, C of O, open correction notice, and legal dwelling/ADU/JADU count for APN 169-201-07.
2. Obtain a written Code Enforcement case report or clearance for the address, including all open/closed cases, citations, unpermitted-work flags, nuisance/occupancy allegations, and compliance deadlines.

3. Obtain a preliminary title report, all recorded instruments, CC&Rs, easements, liens, NOD/NOTS documents, and a current vesting/deed chain; have title counsel assess SB 9 ownership, adjacency, and prior-split certifications.
4. Commission a boundary/topographic survey and architect as-built plan reconciling building area, unit count, setbacks, driveway width, parking, pools, accessory structures, utility lines, and usable rear-yard area.
5. Obtain City Planning's written zoning/entitlement letter covering R1, Low Density Residential, overlays/specific plan/PUD status, historic-resource status, permissible use of the exact co-living model, ADU/JADU availability, and AB 1033 opt-in status.
6. If SB 9 is a purchase premise, secure a City SB 9 pre-application determination covering tenant history, natural-person ownership, owner-occupancy affidavit, prior/adjoining lot-split history, hazards/resources, frontage, parcel-map configuration, unit count, utility/easement requirements, and project-specific objective standards.
7. Obtain tenant/occupancy evidence for the immediately preceding three years and preserve it in the SB 9 file; do not rely solely on the supplied packet's owner-occupancy field.
8. Obtain lender/insurer confirmation of flood, fire, and replacement-cost treatment after the legal improvement area and occupancy are validated.

References

- [1]: <https://maps.xymaps.com/FountainValley> "City of Fountain Valley Public Map Portal — parcel, zoning, general-plan, flood, and easement GIS layers (accessed Aug. 19, 2026)"
- [2]: <https://www.fountainvalley.gov/398/Plan-Check-Center> "City of Fountain Valley Permit Center (accessed Aug. 19, 2026)"; <https://fountainvalley.cts.city> "City permit portal (accessed Aug. 19, 2026)"
- [3]: <https://www.fountainvalley.gov/404/Code-Enforcement> "City of Fountain Valley Code Enforcement Division (accessed Aug. 19, 2026)"
- [4]: <https://ecode360.com/42936347> "Fountain Valley Municipal Code, Chapter 21.08, Tables 2-2 and 2-3, City-linked eCode360 (published code accessed Aug. 19, 2026)"
- [5]: <https://www.fountainvalley.gov/DocumentCenter/View/11029/Single-Family-Residential-Development-Standards> "City of Fountain Valley Single Family Residential Development Standards (accessed Aug. 19, 2026)"
- [6]: <https://www.fountainvalley.gov/DocumentCenter/View/11318/Accessory-Dwelling-Unit-Development-Standard-handout> "City of Fountain Valley Accessory Dwelling Unit Development Standards (accessed Aug. 19, 2026)"
- [7]: https://www.fountainvalley.gov/AgendaCenter/ViewFile/Agenda/_12162025-1015 "Fountain Valley City Council agenda packet, Dec. 16, 2025 — Code Amendment 25-05 / proposed FVMC § 21.09"
- [8]: https://www.fountainvalley.gov/AgendaCenter/ViewFile/Agenda/_01202026-1019 "Fountain Valley City Council agenda packet, Jan. 20, 2026 — second reading and adoption item for Code Amendment 25-05"
- [9]: <https://www.fountainvalley.gov/DocumentCenter/View/24653> "California HCD, City of Fountain Valley — Regulation of Group Homes, Letter of Technical Assistance, Mar. 4, 2026"
- [10]: https://www.fountainvalley.gov/DocumentCenter/View/17464/VulnerabilityAssessment_FVGP_2023_May "City of Fountain Valley Vulnerability Assessment, May 2023"
- [11]: https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202320240AB1033 "California Legislative Information, Assembly Bill 1033"
- [12]: file:///home/ubuntu/upload/PropertyDetails_10984_Goldeneye_Ave_Fountain_Valley.pdf "Supplied CoreLogic/MLS property packet — comparison source only, generated July 30, 2026"

Prepared by Manus AI for Global Estate Hub LLC.