

ECHO DR

La Mesa, CA 91941

Luxury Residential Lot
FOR SALE



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ECHO DR

La Mesa, CA 91941



FOREHAND FIELD
RANCHO DE ORO

**SUBJECT
PROPERTY**



HELIX CHARTER
HIGH SCHOOL



LA MESA
VILLAGE



125

125

ECHO DR

La Mesa, CA 91941



GAYLORD
PACIFIC RESORT



DOWNTOWN
SAN DIEGO



LA MESA
VILLAGE



LAKE MURRAY

SUBJECT
PROPERTY

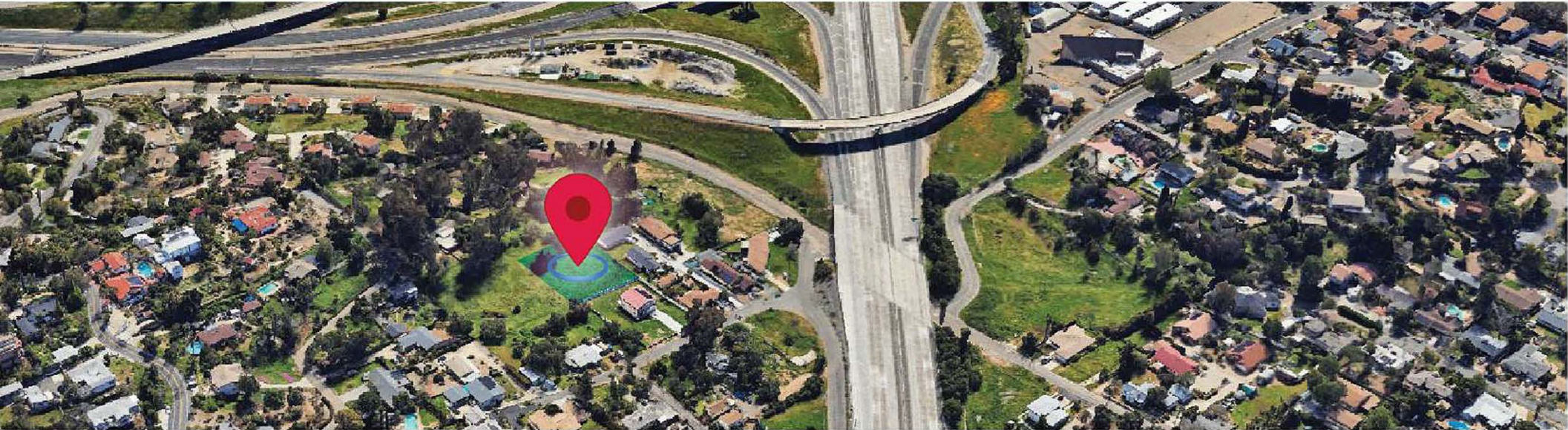
125



ME

PREMIER LOCATION

RESIDENTIAL LOT



Imagine the satisfying crunch of decomposed granite beneath your tires as you make your way down your remarkable **150-foot private driveway**, a daily journey that builds anticipation for the haven awaiting you. As your automated gates gracefully swing open, your eyes are immediately drawn to your future dream home, thoughtfully situated on a generous **half-acre estate (approx. 22,215 sq ft)** nestled in the very heart of La Mesa.

This isn't just an address; it's a statement, a retreat offering an unparalleled sense of arrival and privacy. Envision the ease and security of your own secluded entrance, a world away from the everyday hustle, yet mere moments from urban conveniences.

Picture waking up each morning to breathtaking panoramic views of the surrounding La Mesa hills, a stunning vista that greets you from your windows and invites you to embrace the beauty of your surroundings. Imagine sipping your morning coffee on a private balcony, enveloped in the peace and quiet of a truly serene location. This expansive lot is truly a canvas for your ultimate vision – a luxurious residence with a sprawling yard, a sparkling pool, and even the potential for an additional Accessory Dwelling Unit (ADU).

Your La Mesa Dream Home Awaits!

UTILITY ACCESS

RESIDENTIAL LOT



SEWER ACCESS

Essential sewer lines are conveniently available at both the street and at the top of the hill. A perpetual easement for sewer lines and appurtenances was granted to Spring Valley Sanitation District in 1959 via Instrument No. 1959-154584 in Book 7800, Page 86 of Official Records.

This easement covers the Southerly 4.00 feet of the East half of the North half of Lot 2 and the Southerly 10.00 feet of the Northerly 180.69 feet of the East half of the North half of Lot 2 of the Subdivision of the East portion of Lot 12 of Partition of Rancho Mission of San Diego. A public sewerage system serving each lot of a subdivision is a minimum required improvement for urban lot splits. perfect for quiet mornings, lively evenings, and happy pets.

UTILITY ACCESS

RESIDENTIAL LOT

ELECTRICAL & COMMUNICATION

San Diego Gas & Electric Company (SDG&E) and cable facilities (including AT&T and COX) are located in the middle of the private road easement. SDG&E holds an easement on Parcel 3 of Parcel Map No. 4482 , granted by Oscar Gabriel Lara and Ana Elena Lara , for underground electrical and communication facilities used solely for SDG&E internal communications.

This easement grants rights of ingress/egress and the ability to clear the easement of obstructions.

Any new structures, trees, or excavations within this easement require prior written consent from SDG&E. Public utilities, including gas, electric, and telephone distribution facilities, are minimum required improvements for urban lot splits.

ROADWAY EASEMENT

A 26.00-foot easement for roadway purposes was granted to San Diego County in 1976 per Document No. 76-047045, recorded 02/18/76 O.R.. This easement covers the Northerly 26.00 feet of the East Half of the North Half of Lot 2 of the Subdivision of the East portion of Lot 12 of Partition of Rancho Mission of San Diego. This easement excludes the portion lying within Road Survey No. 760, Echo Drive.

The private road easement provides essential access. For urban lot splits, vehicular access may not be required if parking spaces are not provided. However, in such circumstances for lots that do not have direct access to a public street, a pedestrian easement of a minimum of five feet in width and not more than two hundred feet in length shall be provided from the public street to the lot. If access to the land to be subdivided is effected by a private road easement, its minimum width must be 16 feet for an easement serving a one-family dwelling, or 22 feet for an easement serving two or more family dwelling units.

Emergency vehicular access must also be provided to all lots in accordance with the California Fire Code, and turnaround areas may be required.

UTILITY ACCESS

RESIDENTIAL LOT

WATER SUPPLY

The property is served by the HELIX WATER DISTRICT. An adequate water supply system providing potable water to each lot and fire hydrants within the subdivision, designed to the Helix Water District's specifications and approved by the city engineer, is a minimum required improvement for urban lot splits.

STORM DRAIN

Information regarding storm drains can be found on the City's Interactive Maps (<https://la-mesa-gis-hub-lamesaca.hub.arcgis.com/>) by checking the Storm water layer and selecting all boxes within. Publicly maintained storm drainage and flood control facilities within the subdivision, sufficient to carry storm runoff both tributary to and originating within the subdivision, are a minimum required improvement for urban lot splits and must be provided and shown on the map.



SOILS & TOPOGRAPHY

The USDA Soils Legend indicates "Cieneba coarse sandy loam, 15 to 30 percent slopes, ero" with a slope gradient of 23 and a Storie Index of 15. The topography is described as level, rolling, and gently sloped.

SITE EASEMENT ACCESS

This property benefits from existing site easement access.

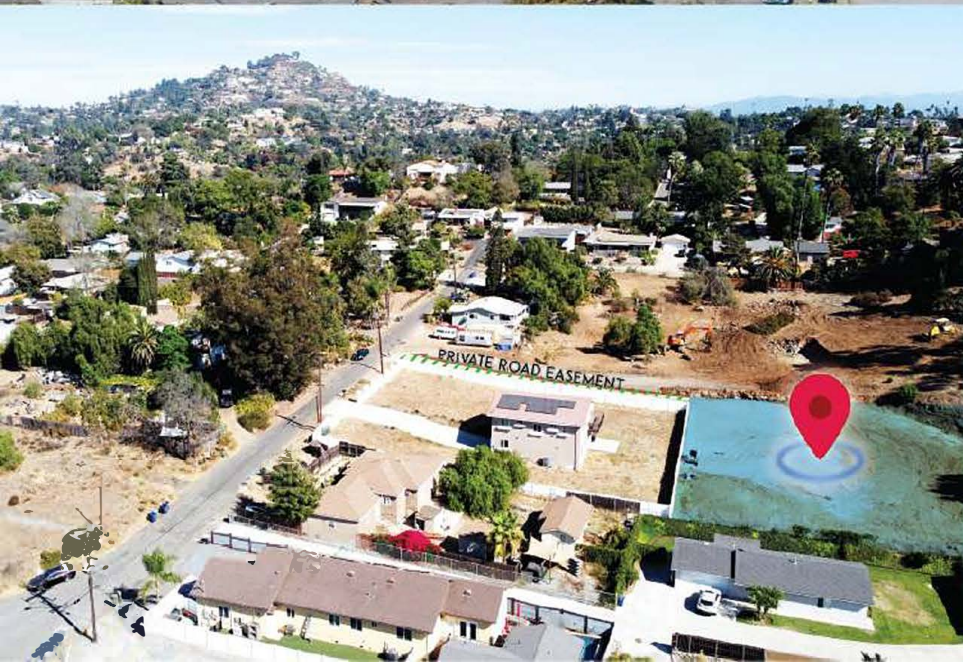
DETAILS

SALE \$419,999 / SQFT
+ EXPENSES

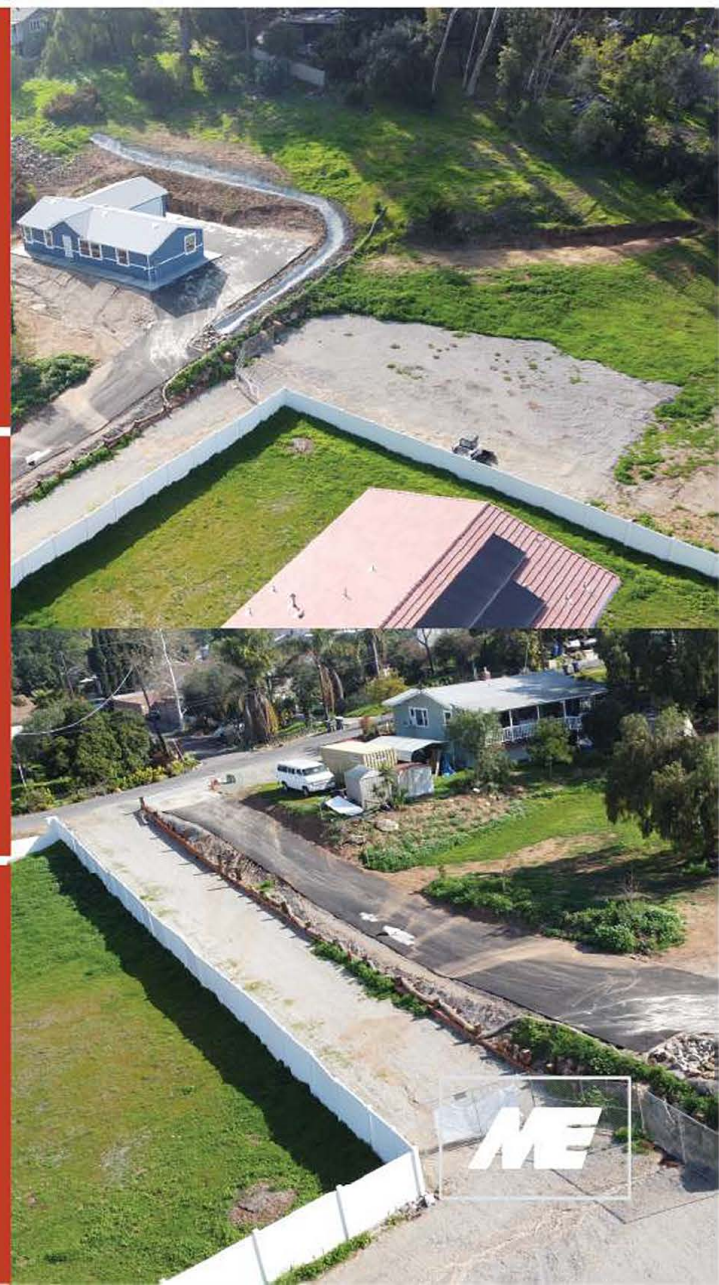


0.51
ACRES

22,216
LOT SQFT



ZONING
RIR-P



DEVELOPMENT GUIDELINES

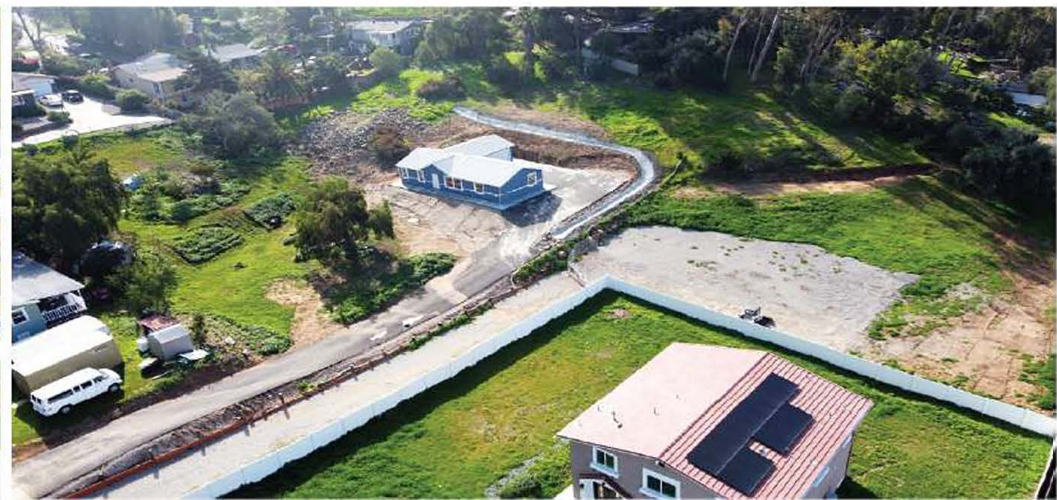
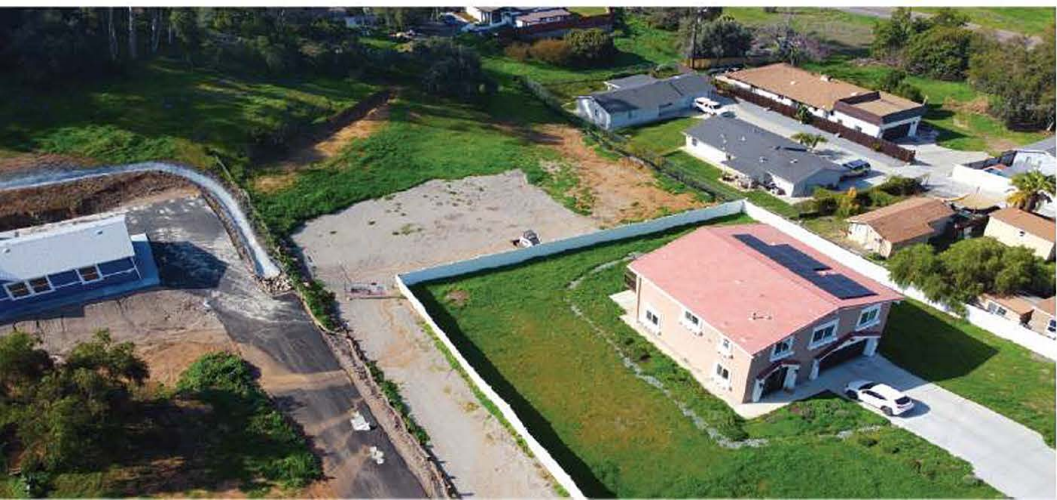
Zoning & Development Standards: The property is zoned R1R-P (Suburban Residential/Scenic Preservation Overlay). Permitted structures and uses can be found in Title 24 Zoning Chapter 24.05 Section 24.05.020
https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT24ZO_CH24.05REZODEST_24.05.020PESTUS.

Development standards are detailed in Title 24 Zoning Chapter 24.05 Section 24.05.030
https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT24ZO_CH24.05REZODEST_24.05.030DEST.
There is no Floor Area Ratio (FAR).

Scenic Preservation Overlay (P) Zone: Chapter 24.09 of the Municipal Code governs development in scenic areas like this property
https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT24ZO_CH24.09SCPROVZOP.

It mandates retaining natural topography and features, minimizing grading, and requires Planning Commission approval for alterations to the surface of the land exceeding 3 feet in height. Landscaping plans, including tree replacement and irrigation for disturbed earth, are also required.

RESOURCES



DEVELOPMENT GUIDELINES

ADU Information: The City of La Mesa provides an ADU Guidebook <https://www.cityoflamesa.us/DocumentCenter/View/20564/LM-ADU-Guidebook-Feb-2023> and relevant information in Title 24 Zoning Chapter 24.05 Section 24.05.020.D.8 https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT24ZO_CH24.05REZODEST_24.05.020PESTUS.

SB 9 Urban Lot Split: While no SB 9 submittal is currently on file , information regarding urban lot splits is available in Title 22 Subdivisions Chapter 22.045 https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT22SU_CH22.045URLOSP and Title 24 Zoning Chapter 24.05.032 https://library.municode.com/ca/la_mesa/codes/code_of_ordinances?nodeId=TIT24ZO_CH24.05REZODEST_24.05.032TITREDEURLOSPDE.

Urban lot splits are ministerially considered if they meet specific standards, including minimum parcel areas (1,200 sq ft, with one parcel not less than 40% of the original). Prohibitions apply to parcels with designated historic landmarks, those requiring demolition or alteration of affordable housing or housing occupied by a tenant in the last three years, or those previously subdivided via this process by the same owner. Parcels must be limited to residential uses , and development of at least two 800 sq ft units on each lot should not be precluded. An affidavit of owner-occupancy for at least three years may be required prior to recordation, except for community land trusts or qualified nonprofit corporations. Covenants, Conditions, and Restrictions (CC&Rs) must also be recorded. The Urban Lot Split application is available at

<https://www.cityoflamesa.us/DocumentCenter/View/20664/Urban-Lot-Split-Applcation-SB-9>.

It is not guaranteed that an Urban Lot Split would be feasible for the subject property, and consultation with a licensed Land Surveyor or Engineer to draft a proposal is recommended.

RESOURCES

THE NEIGHBORHOOD

RESTAURANTS

Nearly Restaurants: 169

ABOUT THE PRICE

\$ 131
\$\$ 38
\$\$\$ 0
\$\$\$\$ 0

SCHOOLS

Private Schools: 22

Charter Schools: 17

BEST RATING

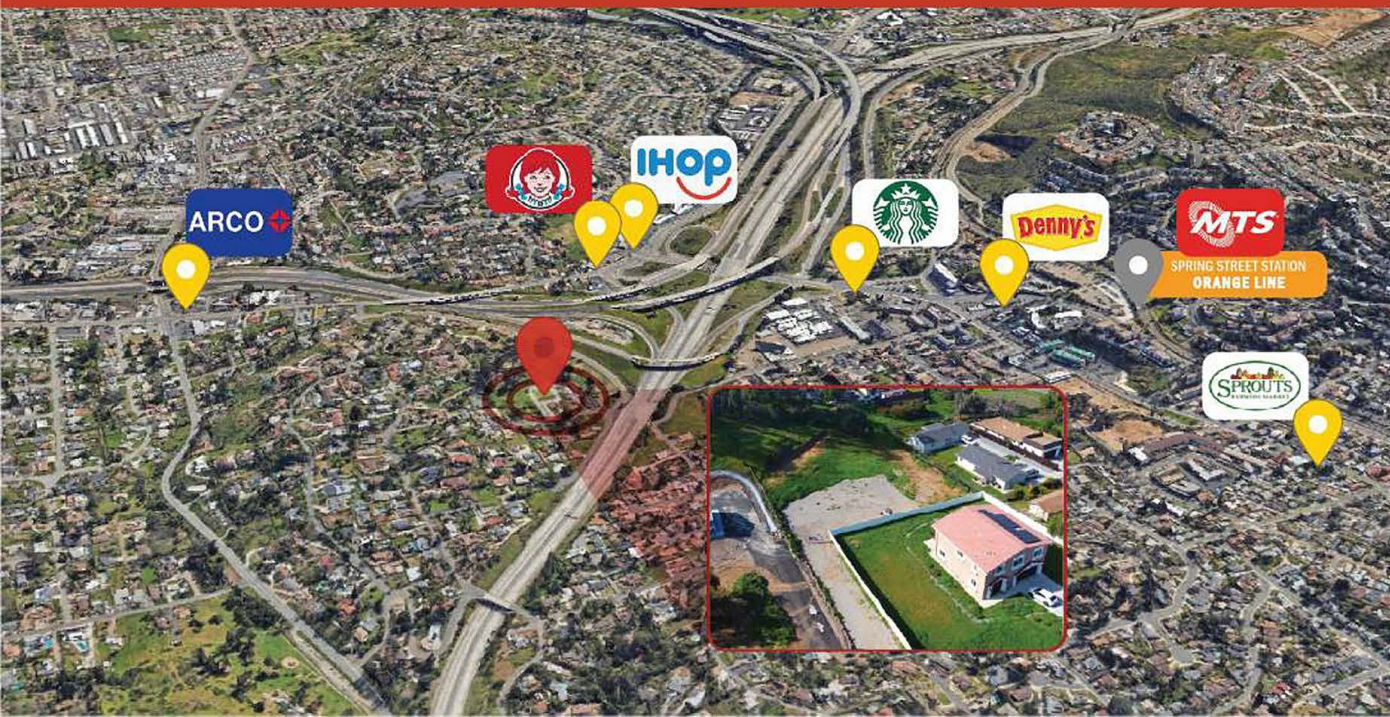
Grossmont High School 0.9 miles
Spring Valley Academy 1 miles
Murdock Elementary School 0.9 miles

VERY CONVENIENT

GAYLORD PACIFIC RESORT:

**13.2
miles**

ATM: 0.6 miles
Medical: 0.8 miles
Groceries: 0.6 miles
Coffee: 0.8 miles
Movie Theater: 1.7 miles
Cleaners: 0.8 miles
Pharmacy: 0.8 miles
Gym: 0.5 miles
Gas: 0.7 miles



OUTDOORS

THE POPULAR

Macarthur Park 1.1 miles
Sun Valley Golf Course 1.2 miles
Cowles Mountain Summit 4 miles
Dog Park Helen k. Copley 6.5 miles

Parks: 33
Golf Courses: 18
Hiking: 5
Dog Parks: 2



The Gaylord Pacific Resort

Part of the Chula Vista Bayfront Master Plan



The Gaylord Pacific Resort & Convention Center, a project in Chula Vista, California, has officially opened. **This \$1.3 billion, 1,600-room resort** is the first Gaylord Hotels property on the West Coast and is part of a larger redevelopment of the Chula Vista Bayfront. It serves as a catalyst for future development and is expected to generate \$475 million for the local economy annually.

ECHO DR
La Mesa, CA 91941: 13.2 Miles

KEY FEATURES

1,600-room resort:	Wide range of accommodations.
Convention Center:	Large exhibit hall, meeting rooms and ballrooms.
Bayfront Location:	Views of San Diego Bay and the Pacific Ocean.
Dining Options:	Sports bar, steakhouse, and casual eateries.
Recreational Facilities:	Pool with a lazy river, spa.
Water Park:	4.25-acre water park with slides and a wave pool.
Public Amenities:	Including public parks, promenades and bike trails.

CHULA VISTA BAYFRONT —

**SUBJECT
PROPERTY**



**SWEETWATER
PARK**



**GAYLORD PACIFIC
RESORT &
CONVENTION CENTER**



**SUN OUTDOORS
SAN DIEGO BAY
RV RESORT**

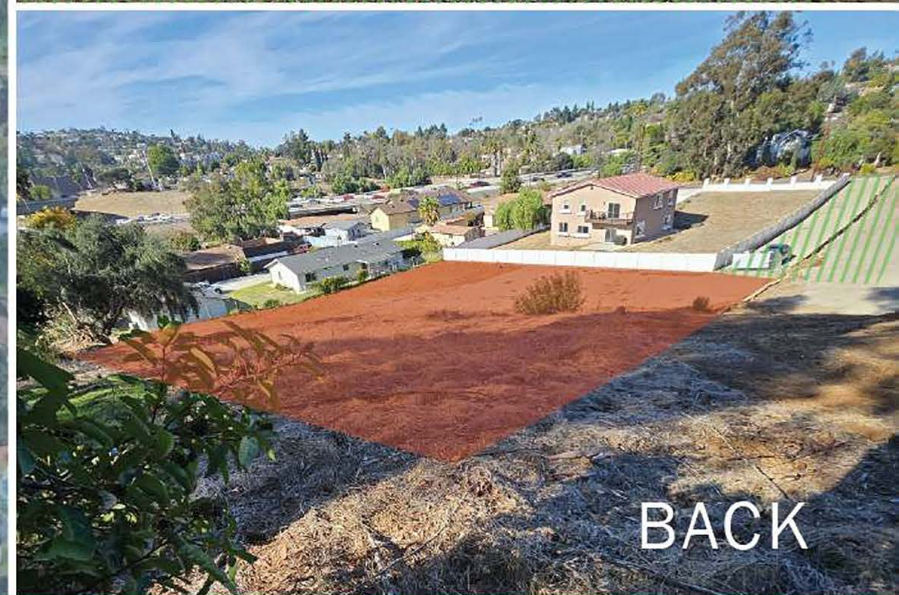
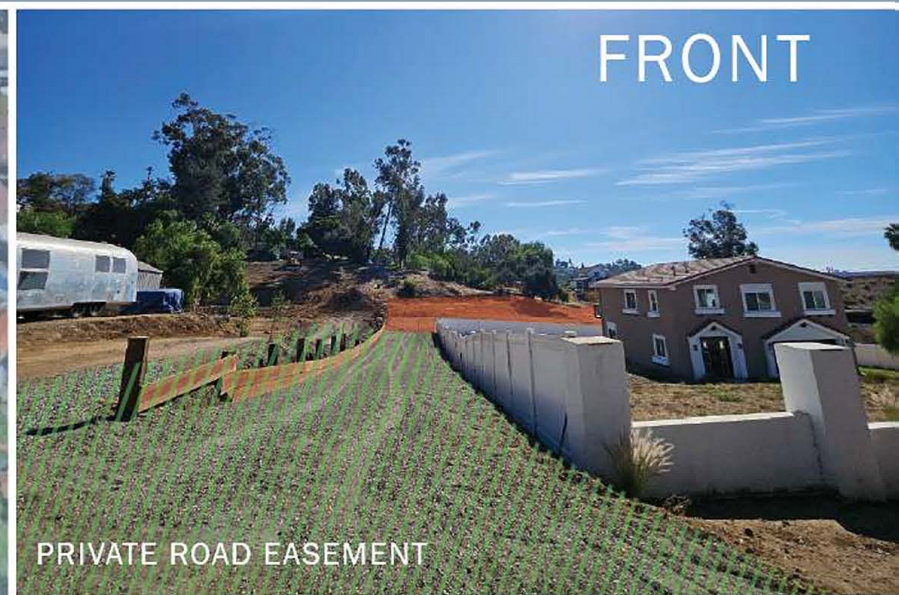
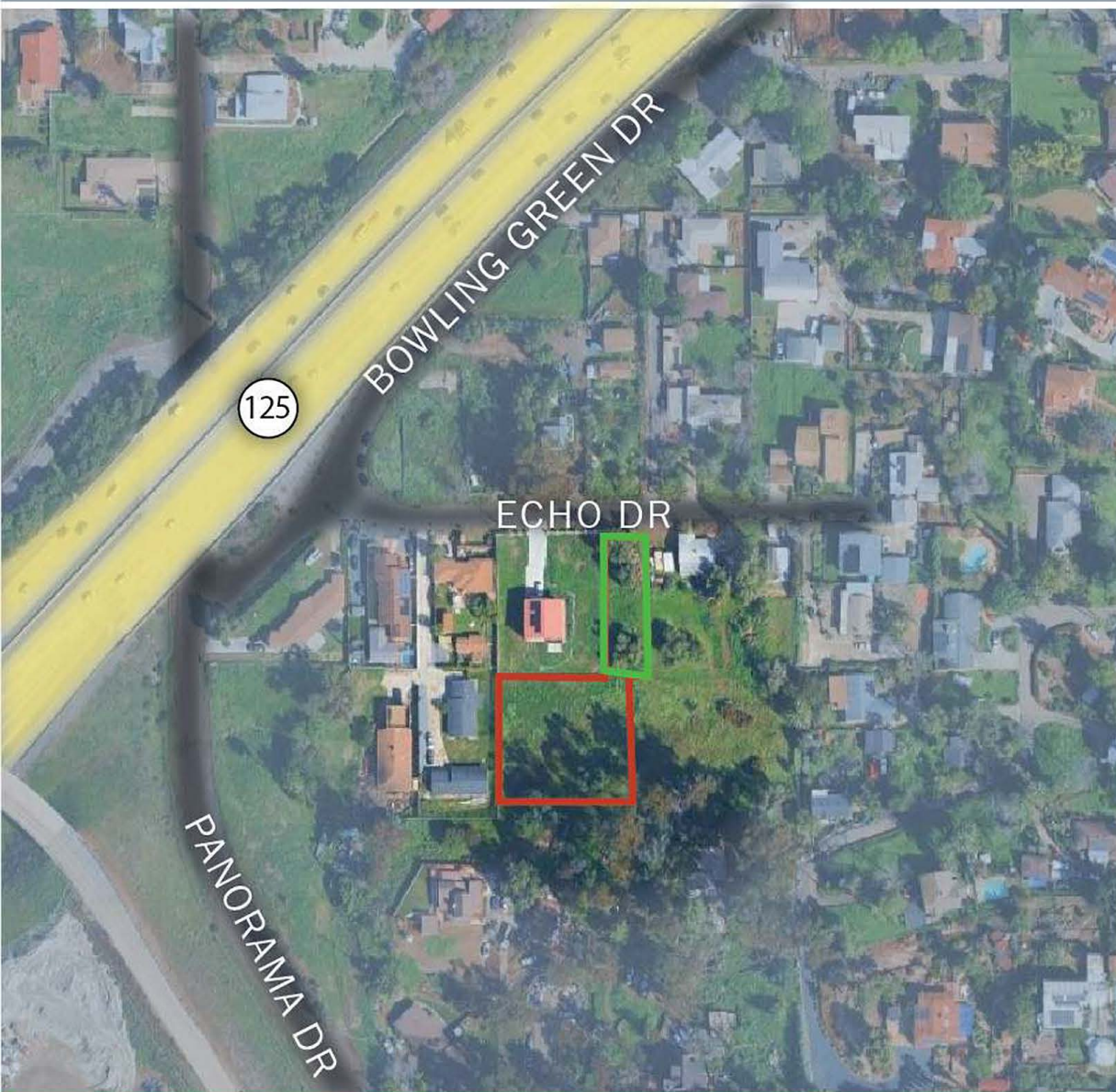


**LIVING COAST
DISCOVERY CENTER**

HARBOR PARK

BUFFER AREA





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