

2517 WHISPERING PALMS LOOP

Chula Vista, CA 91915



FOR SALE

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**ENAGIC GOLF CLUB
AT EASTLAKE**



**LOWER OTAY
LAKE**

**SUBJECT
PROPERTY**



**EASTLAKE
HIGH SCHOOL**

125



**SAN DIEGO
COUNTRY CLUB**

MESA DE OTAY

TIJUANA

805



**SOUTHWESTERN
COLLEGE**

5



**GAYLORD
PACIFIC RESORT**



**MARINA
SAFE HARBOR
SOUTH BAY**



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**GAYLORD
PACIFIC RESORT**



SAN DIEGO



**EASTLAKE
HIGH SCHOOL**



**ENAGIC GOLF CLUB
AT EASTLAKE**



**SKY ZONE
TRAMPOLINE PARK**

125

**SUBJECT
PROPERTY**



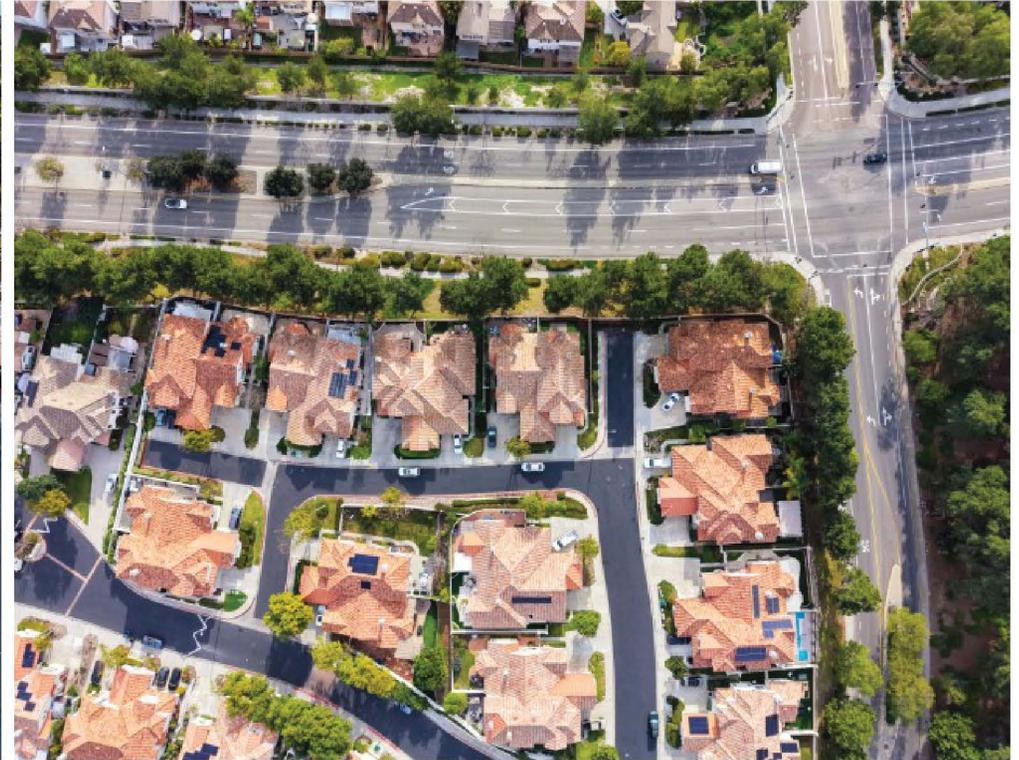
**SALT CREEK
ELEMENTARY SCHOOL**

HUNTE PKWY



PREMIER LOCATION & DESCRIPTION

SALE



Tucked inside the Masters Collection of Eastlake Greens this updated corner lot home welcomes you with vaulted ceilings beautiful natural light and a double sided fireplace that feels warm and inviting. Upstairs loft offers the flexible space buyers crave and can be easily converted into a fourth bedroom. Primary suite feels like a true retreat with its own fireplace spa style bath and two walk in closets. One shared wall yet it lives like a private getaway with a low maintenance backyard mountain views and no neighbors

directly behind you plus an AI enabled 2K video doorbell for peace of mind. City guidance notes ADU potential with HOA discretion and City approval including possible garage conversion. See it in person and make it yours before it is gone.

**Don't miss this
exceptional opportunity**

DETAILS

SALE \$875,000



2,236
SQFT



3
BEDS



2.5
BATHS



INVESTMENT OPPORTUNITY

APN 5953214931

General Plan Designation Residential Low Median

Zone: RP8
Eastlake II

ADU's are allowed on property, with HOA discretion.

What restrictions can be placed on an ADU or JADU? HOAs may impose some limited objective standards on an ADU or JADU, such as requiring, within reason, specific materials, architectural styles, or other design and aesthetic restrictions. However, these standards may not be more stringent than State ADU Law and thereby unreasonably increase the cost to construct or effectively prohibit or extinguish the ability to create or serve an ADU or JADU. (Civ. Code, § 714.3, subd. (b).)"

What are converted ADUs? Converted ADUs are dwelling units that are created from existing space within proposed or existing primary dwelling units or existing accessory structures.

For single family residences, the converted ADU is created from the proposed or existing space of the single-family residence or the existing space of an accessory structure.

https://gisweb.chulavistaca.gov/GISDocs/Docs/eZoning/Eastlake_II_PC_Regulation.pdf#page=9



Garage-to-ADU conversion

<https://ahcd.assembly.ca.gov/system/files/2025-03/adu-handbook-update.pdf>

DEVELOPMENT STANDARDS

Residential Property Development Standards

Site Condition		Land Use Group/District						
		RE	RS	RP			RC	RM
				RP-8	RP-13	RP-SL		
1	Lot area (in net 000's square feet)	8	5	3*	3*	2.5	SP	SP
2	Lot Width (in feet) (Attached Products in RP district)	70	50	38 25	38 25	50	SP	SP
3	Lot depth (in feet)	100	100	90	50	50	SP	SP
4	Lot coverage (percent)	40	50	SP	SP	SP	SP	SP
5	Front yard setback: (garage)							
	a) To direct entry garage	20	20	SP	SP	20	SP	SP
	b) To side entry garage (single story garage in RS district)	20	15 10	SP	SP	10	SP	SP
6	Front yard setback: (main residence)	20	20	SP	SP	10	SP	SP
7	Side yard setback:							
	a) to adjacent residential lot (min. total/one side)	15/5	10/5 **	SP	SP	10/5	SP	SP
	b) to adjacent street (corner lot)		10			10		
8	Rear yard setback	20	15	SP	SP	SP	SP	SP
9	Building height (maximum in feet) (2 1/2 story max. RE, RS, & RP districts)	28***	28***	28***	28***	28***	45	45
10	Parking spaces per unit: (g=garage; c=carport; op=open)							
	SF Detached Units	2g	2g	2g	2g	2g	2g	2g
	SF Attached Units			1g+1c	1g+1c	1g+1c	1g+1c	1g+1c
	MF Units (1 bedroom units)						1c+0.5op	1c+0.5op
	MF Units (2 bedroom units)						1c+1op	1c+1op
MF Units (3+ bedroom units)						1c+1.5op	1c+1.5op	

Notes:

Refer to paragraph II.3E for detached structure overlay standards.

* May be modified for attached unites with Site Plan Approval

** RS & RS-5 District only; 13/3 in RS-7 District.

*** May be increased to 35 feet with Site Plan Approval.

THE NEIGHBORHOOD

RESTAURANTS

Nearly Restaurants: 30

ABOUT THE PRICE

\$ 17
\$\$ 13
\$\$\$ 3
\$\$\$\$ 0

SCHOOLS

Private Schools: 7

Charter Schools: 7

BEST RATING

Arroyo Vista Charter School 0.3 miles
Eastlake Middle School 0.8 miles
Eastlake High School 0.8 miles

VERY CONVENIENT

**GAYLORD
PACIFIC
RESORT:** 13 miles

ATM: 0.8 miles
Medical: 0.6 miles
Groceries: 0.8 miles
Coffee: 0.5 miles
Movie Theater: 1.5 miles
Cleaners: 0.7 miles
Pharmacy: 0.8 miles
Gym: 0.6 miles
Gas: 0.8 miles

OUTDOORS

THE POPULAR

Eastlake Country Club 0.4 miles
Mackenzie Creek Park 1.2 miles
Upper Otay Reservoir 2.9 miles
Otay Valley Regional Park 7.9 miles

Parks: 16
Golf Courses: 9
Lake: 1
Hiking: 1



CHULA VISTA BAYFRONT

**SUBJECT
PROPERTY**



**SUN OUTDOORS
SAN DIEGO BAY
RV RESORT**



**SWEETWATER
PARK**



**GAYLORD PACIFIC
RESORT &
CONVENTION CENTER**



**LIVING COAST
DISCOVERY CENTER**

HARBOR PARK

BUFFER AREA



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.

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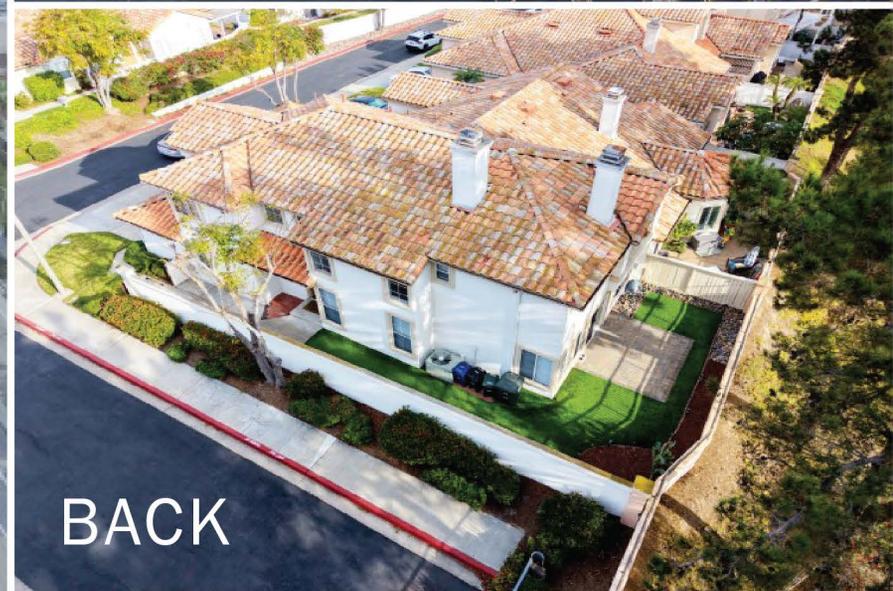
13 Miles

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.



SIDE



BACK

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