



MAILED

9:42 am, May 06 2024

BUILDING AND LAND USE
ENFORCEMENT DIVISION

May 6, 2024

CIVIL PENALTY NOTICE AND ORDER

Location: 7872 Esterel Drive San Diego, CA 92037

APN No.: 346-610-0300

**Property Owner/
Responsible Person:
Address** Mar Vista Apex LLC
7421 Via Capri
La Jolla, CA 92037

**Agent for Service:
Address:** Anne H. So
7421 Via Capri
La Jolla, CA 92037

Zoning Designation: LJSPD-SF

You are hereby notified that the property identified above violates the San Diego Municipal Code (SDMC). On **November 13, 2020, and April 18, 2024**, the following violations were observed at the property and must be corrected:

- Modifications to a single-family residence without the required approvals, permits, and inspections. The unpermitted modifications include enclosing the existing carport and adding new door openings, new electrical outlets and lighting circuits.

This is a violation of the following code section(s):

<u>Code Section</u>	<u>Violation Description</u>
---------------------	------------------------------

- | | |
|----------------------------|--|
| • SDMC §129.0202 | - When a Building Permit Is Required |
| • SDMC §129.0302 | - When an Electrical Permit Is Required |
| • SDMC §131.0448 | - Accessory Buildings in Residential Zones |
| • SDMC §142.0510 | - General Parking Regulations |
| • SDMC §§121.0202-121.0203 | provides the authority regarding enforcement of the Land Development Code. |
| • SDMC §121.0302 | requires compliance with the Land Development Code, specifies |

Page 2
Civil Penalty Notice and Order
7872 Esterel Drive
San Diego, CA 92037
May 6, 2024

these violations are not permitted, and provides authority for the abatement of public nuisances.

If you correct the above violations as identified below, you will not be subject to any administrative civil penalties.

In order to avoid administrative civil penalties, you must correct the violations by:

By November 6, 2024:

You shall:

- Submit a digital application and plans to obtain the required approvals and permit for the scope of the unpermitted modifications referenced in this Notice and Order, or for the scope of work to remove and restore property to its last permitted configuration, and successfully obtain the building permit. **The digital application and plans submitted shall reference this Notice of Violation case number CE-0512827 on the application and within the “scope of work” of the digital plans. Upon submittal of building plans, permit issuance, and the successful completion of the field inspections, you shall notify BLUE (Building Land Use Enforcement) Division**
- Complete all the required permit field inspections and the final BLUE (Building Land Use Enforcement) Division Compliance Inspection.

All applications for permits must be submitted online. Please go to <https://www.sandiego.gov/development-services> and click on apply for a permit online. Be advised that Building and Land Use Enforcement Division will be reviewing the submitted plans for enforcement compliance.

Reinspection fees are assessed for each inspection after the issuance of a violation notice in accordance with the SDMC §13.0103. An invoice will be sent following each inspection until compliance is achieved. Current reinspection fees range between \$264 and \$295.

Please refer to the San Diego Municipal Code sections cited for additional information via <https://www.sandiego.gov/city-clerk/>.

Additional forms and documents to assist in your compliance efforts are available at: <https://www.sandiego.gov/ced/forms>.

Failure to Comply with Notice and Order

Page 3
Civil Penalty Notice and Order
7872 Esterel Drive
San Diego, CA 92037
May 6, 2024

If you fail to comply with this Notice and Order in the time and manner set forth above, you are subject to civil administrative penalties pursuant to SDMC §§12.0801-12.0810. The penalty rate for the above listed violation(s) has been established in accordance with SDMC §§12.0801-12.0810 at **\$300.00** per violation per day and shall be an ongoing assessment of penalties at the daily rate until the violations are corrected. Administrative civil penalty amounts are established by the Development Services Director.

The following factors were used in determining the amount:

- the nature and seriousness of the violation

Pursuant to SDMC §12.0805(a), in determining the date on which civil penalties shall begin to accrue, the Development Services Director considers the date when the Building Land Use Enforcement Division first discovered the violations as evidenced by the issuance of a Notice of Violation or any other written correspondence. The date on which the civil penalties began to accrue is **April 18, 2024**, and shall end on the date that the violation(s) has been corrected to the satisfaction of the Development Services Director or the Enforcement Hearing Officer.

Civil Penalties Hearing

If you fail to comply with the Notice and Order, written notice of the time and place of an administrative enforcement hearing will be served on you at least 10 calendar days prior to the date of the hearing in accordance with SDMC §12.0403. At the hearing, you may present evidence concerning the existence of the violation(s) and whether the amount of administrative civil penalties assessed was reasonable in accordance with SDMC §12.0808. Failure to attend an administrative enforcement hearing will constitute a waiver of your rights to an administrative hearing and administrative adjudication of the violation(s) set forth above.

Administrative Costs

The Development Services Director or Enforcement Hearing Officer is authorized to assess administrative costs. Administrative costs may include but are not limited to: staff time to investigate and document violations; laboratory, photographic, and other expenses incurred to document or establish the existence of a violation; and scheduling and processing of the administrative hearing and all actions.

Failure to Comply with Administrative Enforcement Order

If you fail, neglect, or refuse to obey an order to correct the violations, administrative civil penalties will continue to accrue on a daily basis until the violation is corrected. The unpaid amount of administrative civil penalties will be referred to the City Treasurer for collection, recorded as a code enforcement lien against the property in accordance with SDMC

Page 4
Civil Penalty Notice and Order
7872 Esterel Drive
San Diego, CA 92037
May 6, 2024

§§13.0201-13.0204, and may be referred to the City Attorney to file a court action to recover the unpaid amount. Failure to correct the violations may also result in referral to the City Attorney for further enforcement action.

If you have any questions concerning this Notice and Order, or to schedule a compliance inspection, please contact **Val Sanchez, Combination Inspector II, at (619) 533-3433.**

Vals@san Diego.gov

BGM/VS1/jef

cc: Robert C Nelson Property Manager
5820 Ravenswood Rd
San Diego, CA 92037

CE# 0512827

This information will be made available in alternative formats upon request.

CE-0512827 __7872 Esterel Drive __blue105__V.Sanchez

SITE DEVELOPMENT PERMIT
PRJ-1139063

LEGEND

- PROPERTY LINE
- - - EXISTING CONTOUR
- EXISTING OVERHEAD LINES
- G - G - EXISTING GAS LINE
- S - S - EXISTING SEWER LINE
- W - W - EXISTING WATER LINE
- ⊕ EXISTING MANHOLE
- ⊙ EXISTING SEWER LATERAL
- ⊙ EXISTING WATER SERVICE
- PROPOSED MODIFIED CURB OUTLET (1' INNER WIDTH)
- ⊙ PROPOSED REDUCED PRESSURE PRINCIPLE BACKFLOW PREVENTER
- ▬ PROPOSED RETAINING WALL
- ▬ PROPOSED SITE WALL
- DIRECTION OF DRAINAGE

LEGAL DESCRIPTION:

LOT 20 IN AZURE COAST UNIT NO. 1, IN THE CITY OF SAN DIEGO, COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF NO. 4995, FILED IN THE OFFICE OF THE RECORDER OF SAID SAN DIEGO COUNTY JUNE 20, 1962.

APN: 346-610-03-00

BENCHMARK

CITY OF SAN DIEGO BENCHMARK WELL MONUMENT LOCATED WITHIN THE INTERSECTION OF ESTEREL DRIVE AND ST. TOPEZ PLACE. ELEVATION 254.86' MEAN SEA LEVEL (N.G.V.D. 1929).

NOTES

1. THE SOURCE OF THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS AN AERIAL PHOTOGRAMMETRIC SURVEY BY CHRISTENSEN ENGINEERING & SURVEYING, DATED MAY 25, 2022.
2. THE USE OF PROPERTY IS SINGLE-FAMILY RESIDENCE.
3. THE SUBJECT PROPERTY IS SERVED BY SANITARY SEWER LATERALS AND WATER SERVICES CONNECTED TO CITY OF SAN DIEGO MAINS.
4. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT, THE OWNER/PERMITEE SHALL INCORPORATE ANY CONSTRUCTION BMP'S NECESSARY TO COMPLY WITH CHAPTER 14, ARTICLE 2, DIVISION 1 (GRADING REGULATIONS) OF THE SAN DIEGO MUNICIPAL CODE, INTO THE CONSTRUCTION PLANS OR SPECIFICATIONS.
5. PRIOR TO THE ISSUANCE OF ANY CONSTRUCTION PERMIT THE OWNER/PERMITEE SHALL SUBMIT A WATER POLLUTION CONTROL PLAN (WPCP). THE WPCP SHALL BE PREPARED IN ACCORDANCE WITH THE GUIDELINES IN PART 2 CONSTRUCTION BMP STANDARDS CHAPTER 4 OF THE CITY'S STORM WATER STANDARDS.
6. ONSITE SEWER EASEMENT IN FAVOR OF ROY HARVEY PEARCE AND MARIE VANDENBERG PEARCE RECORDED MARCH 5, 1964 AS FILE/PAGE NO. 41646, O.R.
7. AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT WILL BE REQUIRED FOR PRIVATE WALKWAY, LANDSCAPING AND IRRIGATION, PLANTERS, TOGETHER WITH ANY OTHER PRIVATE IMPROVEMENTS TO REMAIN, WITHIN THE PUBLIC RIGHT OF WAY.
8. SITE IMPERVIOUS SURFACE RUNOFF WILL BE DIRECTED TO LANDSCAPE AREAS FOR TREATMENT BEFORE DISCHARGING FROM SITE. SEE SHEET C03.
9. FOR LANDSCAPE AND HARDSCAPE. SEE LANDSCAPE PLAN.
10. ALL PROPOSED PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH CURRENT CITY STANDARDS AT THE TIME OF THEIR CONSTRUCTION.
11. THE PROPOSED PROJECT WILL COMPLY WITH ALL THE REQUIREMENTS OF THE CURRENT CITY OF SAN DIEGO STORM WATER STANDARDS MANUAL BEFORE A GRADING OR BUILDING PERMIT IS ISSUED. IT IS THE RESPONSIBILITY OF THE OWNER/DESIGNER/APPLICANT TO ENSURE THAT THE CURRENT STORM WATER PERMANENT BMP DESIGN STANDARDS ARE INCORPORATED INTO THE PROJECT.
12. ALL STORMWATER RUNOFF FROM PROPOSED AND/OR REPLACED IMPERVIOUS AREAS SHALL BE ROUTED TO PERVIOUS SURFACES OR LANDSCAPING PRIOR TO REACHING THE PUBLIC DRAIN SYSTEM.

CONSTRUCTION NOTES

- 1 EXISTING WATER SERVICE TO BE RETAINED
- 2 EXISTING SEWER LATERAL TO BE RETAINED (LOCATION APPROXIMATED)
- 3 EXISTING WALL TO BE RETAINED. WILL REQUIRE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
- 4 VISIBILITY TRIANGLE
- 5 EXISTING PVT WALKWAY WITHIN RIGHT OF WAY. WILL REQUIRE ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT
- 6 PROPOSED MODIFIED CURB OUTLET (1' INNER WIDTH) @100 = 0.52 CFS; V100= 3.29 FPS
- 7 PROPOSED REINFORCED TURF WITHIN SHORT WALL SURROUNDING 2424 CATCH BASIN OUTLET TO TREAT IMPERVIOUS AREA RUNOFF BY FLOWING OVER LANDSCAPING BEFORE DISCHARGING FROM SITE SEE DETAIL BELOW
- 8 PROPOSED AREA DRAIN (TYPICAL)
- 9 LIMIT OF UPPER LEVEL STRUCTURE/ROOF (TYP)
- 10 PROPOSED CATCH BASIN (TYPICAL)
- 11 PROPOSED PVC DRAIN (TYPICAL)
- 12 PROPOSED RETAINING WALL (TYPICAL)
- 13 PROPOSED DG PATHWAY (TYPICAL) SEE LANDSCAPE PLAN
- 14 PROPOSED TRENCH DRAIN
- 15 SITE WALL. TYPICAL. (SEE LANDSCAPE PLAN)
- 16 PROPOSED DG WALKWAY IN RIGHT OF WAY WILL REQUIRE EMRA
- 17 REMOVE AND REPLACE EXISTING 20.5' CURB CUT. PER CURRENT CITY STANDARDS

NOTE:

AN ENCROACHMENT MAINTENANCE AND REMOVAL AGREEMENT SHALL BE REQUIRED FOR PRIVATE IMPROVEMENTS WITHIN THE RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO PRIVATE WALKWAY, DG WALKWAY AND CURB CUTS.

NO OBSTRUCTION INCLUDING SOLID WALLS IN THE VISIBILITY AREA SHALL EXCEED 3 FEET IN HEIGHT. PLEASE REFER TO SAN DIEGO MUNICIPAL CODE DIAGRAM 113-0238 FO MORE INFORMATION ABOUT MEASURING VISIBILITY AREA.

GRADING DATA

AREA OF SITE - 20,338 S.F. (0.467 AC)
 AREA OF SITE TO BE GRADED - 10,200 SF
 PERCENT OF SITE TO BE GRADED - 50.2%
 AREA OF SITE WITH 25% SLOPES OR GREATER - 1,445 SF. PERCENT OF TOTAL SITE - 7.01%
 AREA OF SITE WITH SLOPES THAT ARE SUBJECT TO ESL REGS. (LDC SEC. 143.0110) - 0%
 NO NATURAL SLOPES EXIST ONSITE
 VOLUME OF CUT - 900 C.Y.
 VOLUME OF FILL - 10 C.Y.
 VOLUME OF EXPORT - 890 C.Y.
 (VOLUMES ASSUME 5" SLAB AND 2" SAND AND 4" GRAVEL/ROCK BASE)
 MAXIMUM HEIGHT OF FILL SLOPE - NONE
 MAXIMUM HEIGHT OF CUT SLOPE - 5' (3:1) (H:V)
 MAXIMUM HEIGHT OF VERTICAL CUT: 11.5' FEET (WITHIN BLDG) 8.5' (OUTSIDE BLDG)
 MAXIMUM HEIGHT OF VERTICAL FILL: 2' FEET

EARTHWORK IS APPROXIMATE FOR EVENTUAL BONDING PURPOSES

RETAINING WALL: 320' IN LENGTH; 9' MAXIMUM HEIGHT

EXISTING IMPERVIOUS AREA = 4,574 SF, 0.105 AC (22.5%)
 PROPOSED CREATED AND REPLACED IMPERVIOUS AREA = 4,319 SF, 0.099 AC (21.2%) (INCLUDES POOL & SPA)
 TOTAL IMPERVIOUS AREA = 8,893 SF, 0.205 AC (43.7%)

PREPARED BY:

CHRISTENSEN ENGINEERING & SURVEYING
 7888 SILVERTON AVENUE, SUITE 'J'
 SAN DIEGO, CA 92126
 PHONE (619)271-9901

PROJECT ADDRESS:

7872 ESTEREL DRIVE
 LA JOLLA, CA 92037

PROJECT NAME:

SO RESIDENCE

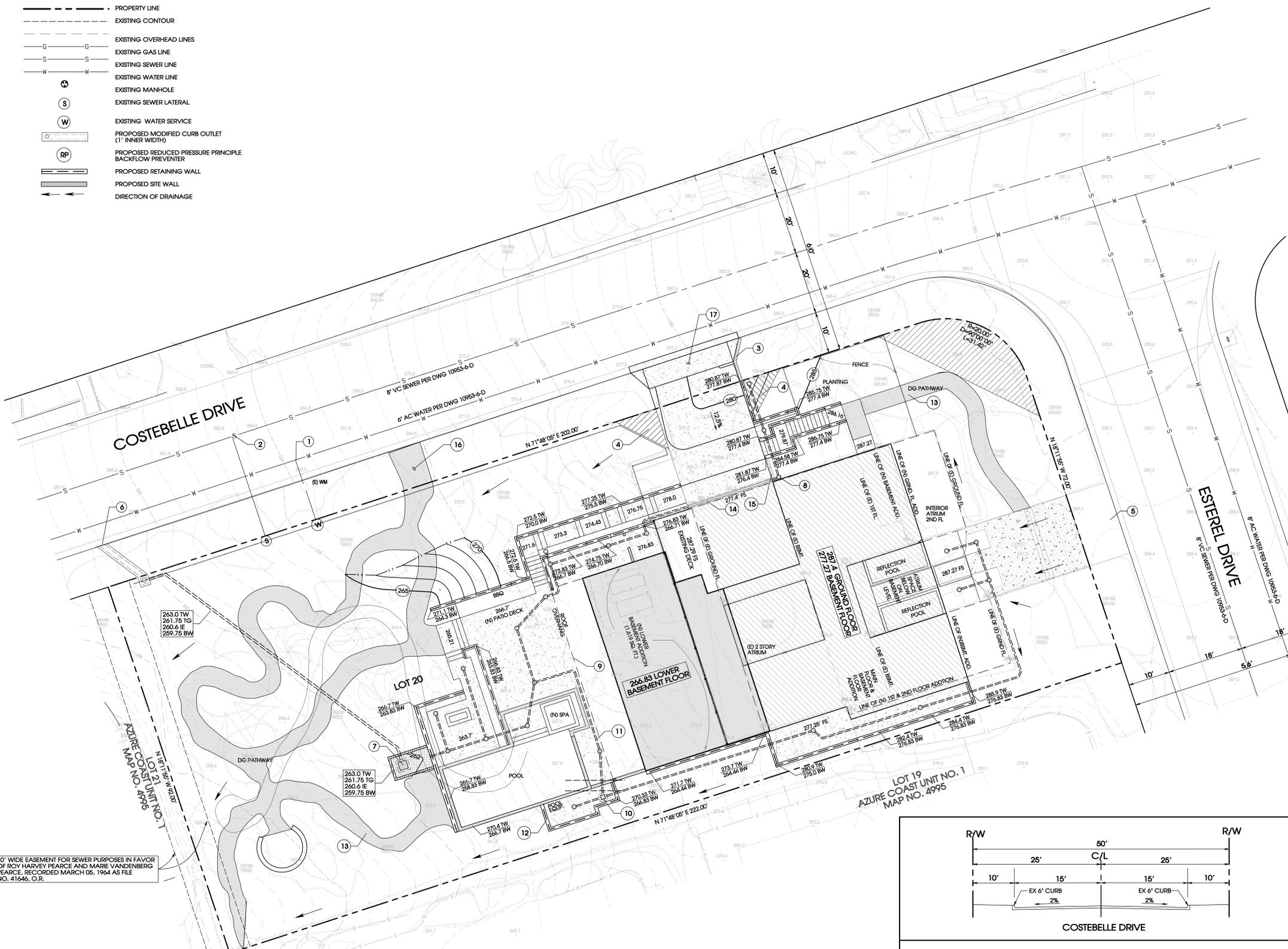
SHEET TITLE:

PRELIMINARY GRADING PLAN

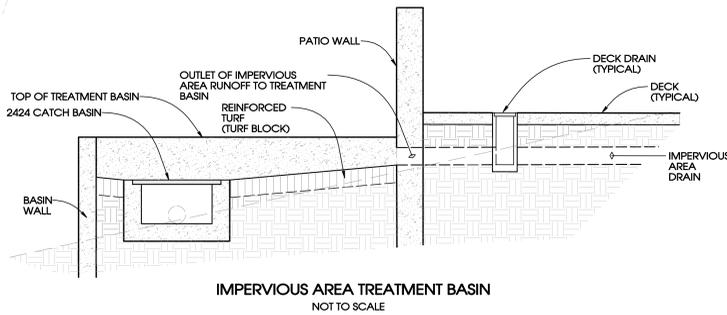
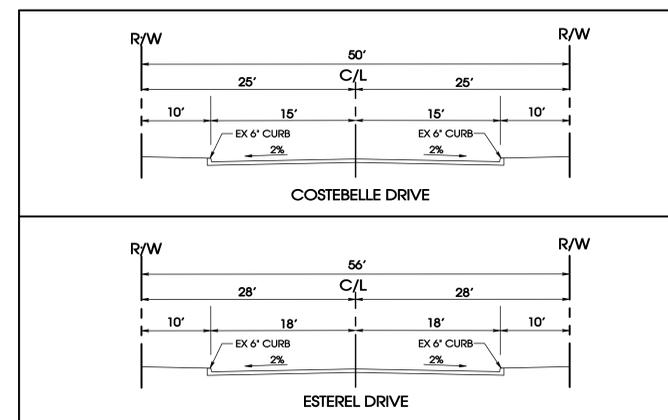
Revision 5:
 Revision 4:
 Revision 3:
 Revision 2:
 Revision 1:
 Original Date: FEBRUARY 09, 2026

SHEET 3 OF 3 SHEETS

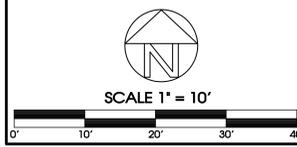
DEP#



10' WIDE EASEMENT FOR SEWER PURPOSES IN FAVOR OF ROY HARVEY PEARCE AND MARIE VANDENBERG PEARCE, RECORDED MARCH 05, 1964 AS FILE NO. 41646, O.R.

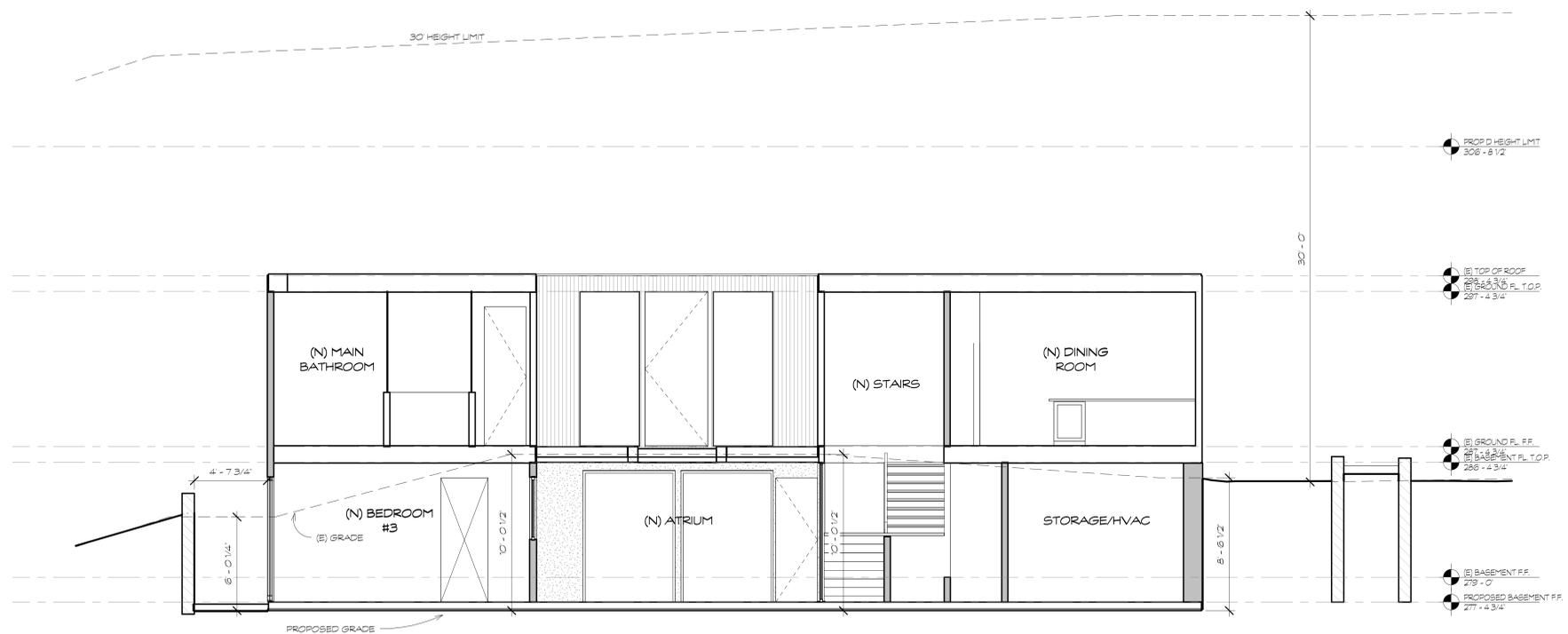


UNAUTHORIZED CHANGES & USES
 CAUTION: The Engineer preparing these plans will not be responsible for, or liable for, unauthorized change to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.



PRELIMINARY FEBRUARY 09, 2026
 ANTONY K. CHRISTENSEN, RCE 54021 Date





Section E
1/4" = 1'-0"

PREPARED BY: _____
 NAME: ARCHITECT MARK D. LYON, INC.
 ADDRESS: 410 BIRD ROCK AVE
 LA JOLLA, CA 92037
 PHONE: (858) 459-1171
 SDP
 PRJ-1139063/PMT-3375302
 7812 ESTEREL DR.
 LA JOLLA, CA 92037
 SHEET TITLE
 BUILDING SECTIONS

REVISION 10: _____
 REVISION 9: _____
 REVISION 8: _____
 REVISION 7: _____
 REVISION 6: _____
 REVISION 5: _____
 REVISION 4: _____
 REVISION 3: _____
 REVISION 2: _____
 REVISION 1: 02.08.2026

ORIGINAL DATE: 06/23/2025
 SHEET 16 OF 19
 DEPK: _____

ARCHITECT MARK D. LYON, INC.
 410 BIRD ROCK AVE., LA JOLLA CA 92037 (858) 459-1171 INFO@MDLA.NET



SO RESIDENCE
 7812 ESTEREL DRIVE
 LA JOLLA, CA 92037

REVISIONS:	No.	Date
PRJ NUMBER:	PRJ-1139036	
SUBMITTAL DATE:	06.23.2025	
PHASE:	SITE DEVELOPMENT PERMIT	
PROJECT NUMBER:	2211	
REVIEWED BY:	Checker	
DRAWN BY:	SEC	
DATE:	06.23.2025	
SHEET TITLE:	BUILDING SECTIONS	

A303

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