

\$379,816 - Voltaire St 29, San Diego

MLS® #2600085

\$379,816

Bedroom, Bathroom,
Land on 0.09 Acres

Ocean Beach, San Diego, CA

This parcel offers the visual appeal of a hillside site without being subject to hillside regulation. Under the City of San Diego Development Regulations, the existing grade change on this $\pm 3,698$ square foot lot does not meet the threshold for steep hillside or environmentally sensitive designation. As a result, Lot 449-102-19 can be developed using standard grading and building permits, without triggering additional environmental review or slope development restrictions. The elevation drop from the street naturally separates potential parking or vehicular access areas at grade from future residential or mixed-use structures below. A retaining wall will be required as part of the building design, but because the slope is classified as non-sensitive and grading is minimal, construction remains cost-efficient and proceeds through standard permitting procedures. With the City's recent parking reforms, developments on this parcel can take advantage of reduced parking ratios or waivers, allowing projects to prioritize usable square footage and design flexibility over excessive parking requirements. In short, what presents as a hillside lot from the street is, in fact, a straightforward and cost-effective infill opportunity—no hillside restrictions, no grading penalties, and full flexibility to build efficiently.



Essential Information

MLS® #	2600085
Price	\$379,816
Acres	0.09
Type	Land
Sub-Type	Lots/Land
Status	Active

Community Information

Address	Voltaire St 29
Area	OCEAN BEACH (92107)
Subdivision	Ocean Beach
City	San Diego
County	San Diego
State	CA
Zip Code	92107

Amenities

Utilities	N/K,Other/Remarks
Has Pool	Yes

Interior

Fireplace	Yes
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Fees

Other Fees	\$0
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Additional Information

Date Listed	January 3rd, 2026
Days on Market	215
Zoning	COMMERCIAL
Listing Office	AJGCRE
Contact Info	Preferred: 858-598-3589

Listing Details

Listing Office	AJGCRE
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