



THE CITY OF SAN DIEGO
DATE OF NOTICE: February 26, 2024

NOTICE OF APPLICATION

DEVELOPMENT SERVICES DEPARTMENT

As a property owner, tenant, or person who has requested notice, you should know that an application has been filed with the City of San Diego for a Coastal Development Permit and Map Waiver to convert two single residential duplex dwelling units into two residential condominium units located at 4572 and 4576 Niagara Avenue. (Unit A: 4572 Niagara Avenue is 3,203 Square feet; three-story structure) and (Unit B: 4576 Niagara Avenue is a 1,680 Square feet three-story structure). The 0.14333 Acres (6240 Square Feet lot) is in the RM-1-1 Base Zone, within the Coastal Overlay (NON-APPEALABLE) Zone within the Peninsula Community Plan Area. Council District 2 and the application was filed on January 25, 2024.

PROJECT NO:	PRJ-1108766
PROJECT NAME:	<u>4572 - 4576 NIAGARA AVENUE</u>
PROJECT TYPE:	COASTAL DEVELOPMENT PERMIT AND MAP WAIVER, PROCESS THREE
APPLICANT:	CHRISTENSEN ENGINEERING & SURVEYING
COMMUNITY PLAN AREA:	PENINSULA
COUNCIL DISTRICT:	2
CITY PROJECT MANAGER:	Ollie Shepherd, Development Project Manager
PHONE NUMBER/E-MAIL:	(619) 446-5412 / OShepherd@sandiego.gov

The decision to approve or deny this application will be made at a public hearing. You will receive another notice informing you of the date, time, and location of the public hearing. This project is undergoing environmental review.

Should the condominium conversion project be approved, tenants may be required to vacate the premises. No units may be sold in this building unless the conversion is approved by the city and until after a public report is issued by the Department of Real Estate. Each tenant has the exclusive right to contract for the purchase of his or her respective unit upon the same terms and conditions that such unit will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 90 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his or her intention not to exercise the right.

If you are an existing tenant within this project, you may have the rights to certain benefits as outlined in San Diego Municipal Code Section 144.0503.

To learn more information regarding these benefits, please contact the Housing Commission at (619) 578-7592, or find the details on the web at: <https://www.sandiego.gov/sites/default/files/legacy/development-services/pdf/industry/condorights.pdf>.

Please note that Community Planning Groups provide citizens with an opportunity for involvement in advising the City on land use matters. Community Planning Group considerations are a recommended, but not required, part of the project review process. Please see the Community Planning Group Contact List at [Community Planning Groups Contact List | City of San Diego Official Website](#) to inquire about Peninsula Community Planning Group meeting dates, times, and location for community review of this project.

If you have any questions about the project after reviewing this information, you may contact the City Project Manager listed above. This information will be made available in alternative formats upon request.

Internal Order No.: 11004543



Development Services Department

Ollie Shepherd / Project No. PRJ-1108766
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RETURN SERVICE REQUESTED