

San Diego Hearing Officer Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR PRJ-1108766 4572 - 4576 NIAGARA

To call in and make your three minutes of public comment on this item:

Telephone - Dial 669-254-5252 or (Toll Free) 833-568-8864.

When prompted, input Webinar ID: **161 310 2034**

How to Speak to a Particular Item or During Non-Agenda Public Comment

When the Hearing Officer introduces the non-agenda or item you would like to comment upon, raise your hand by either tapping the "Raise your Hand" button on your computer, tablet, or Smartphone, or by dialing ***9** on your phone. You will be taken in the order in which you raise your hand. You may only speak once on a particular item.

When the Hearing Officer indicates it is your turn to speak, click the unmute prompt that will appear on your computer, tablet or Smartphone, or dial ***6** on your phone.



Development Services Department

4572 - 4576 Niagara Ave
PRJ-1108766

Item 1

Hearing Officer

Wednesday, November 5, 2025

Project Scope

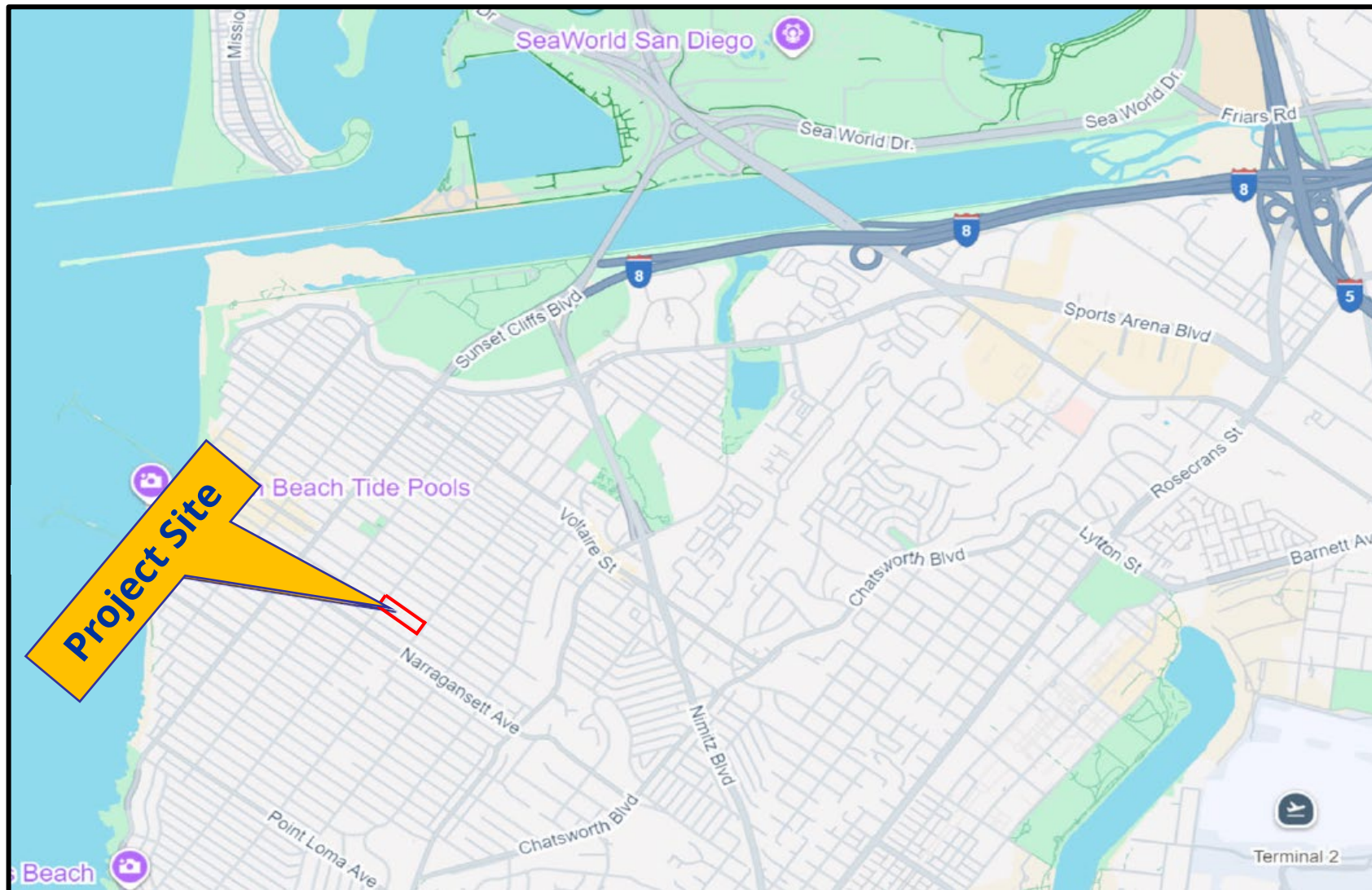
Location:	4572 - 4576 Niagara Avenue Peninsula Community Plan, Residential-Multiple Unit (RM-1-1) Zone
Parcel Size:	0.179-acre (7,815 square feet)
Approvals:	Process Three Coastal Development Permit Tentative Map Waiver Categorically Exempt pursuant to CEQA Section 15301, Sections 15061(b)(3), Section 15332, Section 15303.

Project Scope

Development Summary:

- Condominium conversion of two existing residential units into condominium units;
- Waive the requirement to underground overhead utilities;
- Associated site and public right-of-way improvements.

Location Map

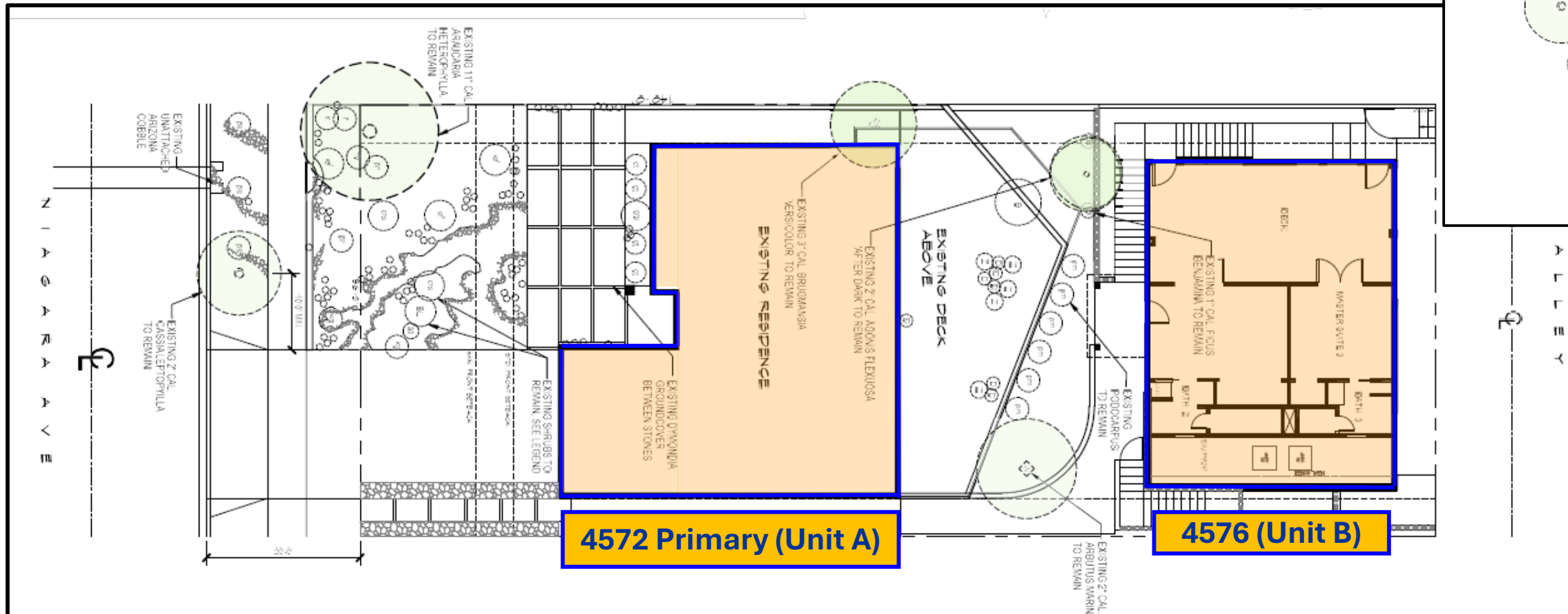


Aerial Photograph



Site Plan

- No physical development is proposed.
- All existing landscaped and irrigation areas in the public right-of-way shall be maintained by the owner.



Community Planning Group

Date: March 21, 2024

Peninsula Community Planning Board

9-0-0 vote to recommend approval without conditions

Staff Recommendation

APPROVE

Coastal Development Permit No. PMT-3270794

Tentative Map Waiver No. PMT-3270795

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