



Downtown Community Planning Council San Diego

*Planning a Vibrant Downtown for All*

## **Design Review Committee Meeting Agenda**

**Thursday, March 13, 2025**

**1:30 PM PT - 2:30 PM PT**

**150 W Broadway**

**San Diego, CA 92101**

**Board Room, Second Floor**

- I. Call to Order (1:30 PT)**
- II. Non-Agenda Public Comment**
- III. New Business**
  - A. “Celine” Design Review ACTION ITEM** ***Action Item***

Project No. PRJ-1130168, 1620 State Street, San Diego CA 92101 Proposal: Site Development Permit for the substantial alteration of a historical resource (Ordway Residence, HRB No. 278) and the construction of an eight-story, 91-foot tall mixed-use development known as "Celine" (Project), comprised of 52 residential dwelling units, including six affordable dwelling units, and 7,045 square feet of commercial space. The Project site is located on the 4,979-square-foot property at 1620 State Street on the west side of State Street between West Date Street and West Cedar Street in the Little Italy neighborhood of the Downtown Community Plan area, the Residential Emphasis land use district of the Centre City Planned District, the Airport Land Use Compatibility Land Use Overlay, the Transit Priority Area Overlay, and Council District 3.

    1. Public Comment (one minutes per speaker) re: the above.
    2. Presentation from Mr. Soheil Nakhshab, Principal, Nakhshab Development &
    3. Design Inc. re: the above.
    4. Discussion with Mr. Nakshab, the Design Review Committee, and any (nonvoting) attending Downtown Community Planning Council members re: the above.
    5. Tentative: Additional opportunity for public comment re: the above at Chair's discretion.
    6. ACTION: Committee to vote on recommendation re: Downtown Community Planning Council's prospective approval of the "Celine" Site Development Permit.
- IV. Meeting Concludes (NLT 2:30 PT)**