



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: October 8, 2025

TO: City of San Diego Planning Commission

FROM: James Alexander, Development Project Manager,
Development Services Department

SUBJECT: Celine Development (1620 State Street) - Project No. 1130168;
Item 1 on the October 9, 2025 Planning Commission Agenda

A Process 4 Site Development Permit for a proposed development known as the Celine Development ("Project") at 1620 State Street in the Little Italy neighborhood of the Downtown Community Plan area is Item 1 on the October 9, 2025 Planning Commission meeting agenda.

On October 6, 2025, Planning Commission received a public comment regarding the Project's compliance with the Affordable Housing Regulations (AHR), Chapter 14, Article 3, Division 7 of the San Diego Municipal Code. Compliance with the AHR is verified during the Process 1 building permit review and the details for which are finalized through the execution of an Affordable Housing Agreement with the San Diego Housing Commission (SDHC) prior to the issuance of the building permit.

Based on this comment, to ensure that the Project meets the requirements of the AHR, the Applicant has agreed to revise the Project's affordable housing mix from 14% moderate income units to 10% moderate income units plus 5% very low income units. This results in a modification of the affordable housing calculation from 7 moderate income units to 5 moderate income units and 3 very low income units (based on 48 DU in the Project's base floor area ratio). This proposal shall replace any references in the supporting documents to the original affordable housing calculation previously distributed to Planning Commission.

Additionally, the SDHC has revised Condition No. 15 in the Draft Permit as follows:

15. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the SDMC and Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission, which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust, which incorporates applicable affordability

~~conditions consistent with the SDMC. The Agreement will specify that in exchange for the City's approval of the Project, which contains an affordable housing density bonus and other residential FAR bonuses (0.43 FAR in addition to what is permitted by the underlying zoning regulations), alone or in conjunction with any incentives or concessions granted as part of Project approval, the Owner/Permittee shall provide 7 affordable units with rents of no more than 30% of 120% of AMI for no fewer than 55 years.~~

The revised language is consistent with the SDHC's standard condition of approval for discretionary permits. An updated Draft Permit reflecting this revision is included as Attachment 1.



James Alexander
Development Project Manager

Attachments: 1 – Updated Draft Permit with Conditions

cc: Lindsey Sebastian, Deputy City Attorney, Office of the City Attorney
Genevieve Hernandez, Director of Land Use, San Diego Housing Commission
Brian Schoenfisch, Deputy Director, Development Services Department

RECORDING REQUESTED BY
CITY OF SAN DIEGO
URBAN INNOVATION DIVISION
550 WEST C STREET, 13TH FLOOR

WHEN RECORDED MAIL TO
PROJECT MANAGEMENT
PERMIT CLERK
MAIL STATION DSD-1A

INTERNAL ORDER NUMBER: 24010106

SPACE ABOVE THIS LINE FOR RECORDER'S USE

SITE DEVELOPMENT PERMIT NO. PMT-3334785
CELINE (1620 STATE STREET) - PROJECT NO. PRJ-1130168
PLANNING COMMISSION

This Site Development Permit is granted by the Planning Commission of the City of San Diego to 16Twenty, LLC, Owner, and Soheil Nakhshab, Permittee, pursuant to San Diego Municipal Code (SDMC) Section 126.0505(a) and (i) for the substantial alteration of a designated historical resource and construction of a mixed-use development known as "Celine" (Project) on the 4,979 square-foot (SF) (0.11 acre) site located at 1620 State Street in the Residential Emphasis land use district of the Centre City Planned District (CCPD) and the Little Italy neighborhood of the Downtown Community Plan (DCP) area ("Downtown"). The Project site is legally described as Lot 8 in Block 32 of Middletown, in the City of San Diego, County of San Diego, State of California, according to the partition map thereof made by J.E. Jackson, on file in the Office of the County Clerk of said San Diego County.

Subject to the terms and conditions set forth in this Permit, permission is granted to Owner/Permittee as described and identified by size, dimension, quantity, type, and location on the approved exhibits (Exhibit "A") dated October 9, 2025, on file in the Development Services Department (DSD). The Project shall include:

- a. Site Development Permit (SDP): Substantial alteration of designated Historical Resources Board (HRB) Site No. 278, the Ordway Residence, pursuant to SDMC Section 126.0502(d)(1)(E).
- b. Construction of an eight-story, 91-foot tall mixed-use development, totaling approximately 31,853 SF, and comprised of 52 residential dwelling units and 6,232 SF of commercial space.
- c. Public and private accessory improvements determined by DSD to be consistent with the land use and development standards for this site in accordance with the adopted community plan, the California Environmental Quality Act (CEQA) and the CEQA Guidelines, the City Engineer's requirements, zoning regulations, conditions of this Permit, and any other applicable regulations of the SDMC.

STANDARD REQUIREMENTS:

1. This Permit must be utilized within thirty-six (36) months after the date on which all rights of appeal have expired. If this permit is not utilized in accordance with Chapter 12, Article 6, Division 1 of the SDMC within the 36-month period, this permit shall be void unless an Extension of Time has been granted. Any such Extension of Time must meet all SDMC requirements and applicable guidelines in effect at the time the extension is considered by the appropriate decision maker. This permit must be utilized by **October 23, 2028**. If the project utilizes Type 1 construction as defined in Chapter 6 of the California Building Code, an additional 12 months to initiate utilization of this Permit shall be granted.
2. No permit for the construction, occupancy, or operation of any facility or improvement described herein shall be granted, nor shall any activity authorized by this Permit be conducted on the premises until:
 - a. The Owner/Permittee signs and returns the Permit to DSD; and
 - b. The Permit is recorded in the Office of the San Diego County Recorder.
3. While this Permit is in effect, the subject property shall be used only for the purposes and under the terms and conditions set forth in this Permit unless otherwise authorized by the appropriate City decision maker.
4. This Permit is a covenant running with the subject property and all of the requirements and conditions of this Permit and related documents shall be binding upon the Owner/Permittee and any successor(s) in interest.
5. The continued use of this Permit shall be subject to the regulations of this and any other applicable governmental agency.
6. Issuance of this Permit by the City of San Diego does not authorize the Owner/Permittee for this Permit to violate any Federal, State or City laws, ordinances, regulations or policies including, but not limited to, the Endangered Species Act of 1973 [ESA] and any amendments thereto (16 U.S.C. § 1531 et seq.).
7. The Owner/Permittee shall secure all necessary building permits. The Owner/Permittee is informed that to secure these permits, substantial building modifications and site improvements may be required to comply with applicable building, fire, mechanical, and plumbing codes, and State and Federal disability access laws.
8. Construction plans shall be in substantial conformity to Exhibit "A." Changes, modifications, or alterations to the construction plans are prohibited unless appropriate application(s) or amendment(s) to this Permit have been granted.
9. All of the conditions contained in this Permit have been considered and were determined necessary to make the findings required for approval of this Permit. The Permit holder is

required to comply with each and every condition in order to maintain the entitlements that are granted by this Permit.

10. If any condition of this Permit, on a legal challenge by the Owner/Permittee of this Permit, is found or held by a court of competent jurisdiction to be invalid, unenforceable, or unreasonable, this Permit shall be void. However, in such an event, the Owner/Permittee shall have the right, by paying applicable processing fees, to bring a request for a new permit without the "invalid" condition(s) back to the discretionary body which approved the Permit for a determination by that body as to whether all of the findings necessary for the issuance of the proposed permit can still be made in the absence of the "invalid" condition(s). Such hearing shall be a hearing de novo, and the discretionary body shall have the absolute right to approve, disapprove, or modify the proposed permit and the condition(s) contained therein.
11. The Owner/Permittee shall defend, indemnify, and hold harmless the City, its agents, officers, and employees from any and all claims, actions, proceedings, damages, judgments, or costs, including attorney's fees, against the City or its agents, officers, or employees, relating to the issuance of this permit including, but not limited to, any action to attack, set aside, void, challenge, or annul this development approval and any environmental document or decision. The City will promptly notify Owner/Permittee of any claim, action, or proceeding and, if the City should fail to cooperate fully in the defense, the Owner/Permittee shall not thereafter be responsible to defend, indemnify, and hold harmless the City or its agents, officers, and employees. The City may elect to conduct its own defense, participate in its own defense, or obtain independent legal counsel in defense of any claim related to this indemnification. In the event of such election, Owner/Permittee shall pay all of the costs related thereto, including without limitation reasonable attorney's fees and costs. In the event of a disagreement between the City and Owner/Permittee regarding litigation issues, the City shall have the authority to control the litigation and make litigation related decisions, including, but not limited to, settlement or other disposition of the matter. However, the Owner/Permittee shall not be required to pay or perform any settlement unless such settlement is approved by Owner/Permittee.

ENVIRONMENTAL/MITIGATION REQUIREMENTS:

12. Mitigation requirements in the Mitigation, Monitoring, and Reporting Program (MMRP) shall apply to this Permit. These MMRP conditions are hereby incorporated into this Permit by reference.
13. The mitigation measures specified in the MMRP and outlined in the 2006 Downtown Final Environmental Impact Report for the DCP and as amended by subsequent addenda (SCH No. 2003041001), shall be noted on the construction plans and specifications under the heading ENVIRONMENTAL MITIGATION REQUIREMENTS.
14. The Owner/Permittee shall comply with the MMRP as specified the 2006 Downtown Final Environmental Impact Report for the DCP and as amended by subsequent addenda (SCH No. 2003041001), to the satisfaction of DSD and the City Engineer. Prior to issuance of any construction permit, all conditions of the MMRP shall be adhered to, to the satisfaction of the

City Engineer. All mitigation measures described in the MMRP shall be implemented for the following issue areas: Air Quality (AQ-B.1-1), Historical Resources (HIST-A.1-2, HIST-B.1-1), Land Use (NOI-B.1-1), Paleontology Resources (PAL-A.1-1).

AFFORDABLE HOUSING REQUIREMENTS:

15. Prior to issuance of any building permit associated with this Project, the Owner/Permittee shall demonstrate compliance with the provisions of the Affordable Housing Density Bonus Regulations of Chapter 14, Article 3, Division 7 of the SDMC and Inclusionary Affordable Housing Regulations of SDMC Chapter 14, Article 2, Division 13. The Owner/Permittee shall enter into a written Agreement with the San Diego Housing Commission, which shall be drafted and approved by the San Diego Housing Commission, executed by the Owner/Permittee, and secured by a deed of trust, which incorporates applicable affordability conditions consistent with the SDMC.

AIRPORT REQUIREMENTS:

16. Prior to issuance of any building permits, the Owner/Permittee shall provide a valid Determination of No Hazard to Air Navigation issued by the Federal Aviation Administration.
17. Prior to the issuance of any building permits, the Owner/Permittee shall grant an avigation easement to the San Diego County Regional Airport Authority as the operator of the San Diego International Airport for the purposes of aircraft operations, noise and other effects caused by the operation of aircraft, and for structure height if the same would interfere with the intended use of the easement. The Owner/Permittee shall use the avigation easement form provided by the San Diego County Regional Airport Authority.

ENGINEERING REQUIREMENTS:

18. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond the closure of the existing driveway with current City Standard curb, gutter, and sidewalk adjacent to the site on State Street satisfactory to City Engineer.
19. Prior to the issuance of any building permits, the Owner/Permittee shall assure, by permit and bond, the reconstruction of the curb, gutter, and sidewalk per current City Standard adjacent to the site on State Street, satisfactory to the City Engineer. Additionally, the assessment of the capacity and need for reconstruction of the existing curb, gutter, and sidewalk downstream of the development site to the nearest intersection shall be performed to the satisfaction of the City Engineer.
20. Prior to the issuance of any building permit the Owner/Permittee shall obtain an Encroachment Maintenance and Removal Agreement (EMRA), from the City Engineer, for the private improvements such as the curb outlets, in State Street right-of-way (ROW).
21. Prior to the issuance of any construction permit the Owner/Permittee 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.

22. Prior to the issuance of any building permit, the Owner/Permittee shall assure by permit and bond, the relocation of the existing street light adjacent to the site along State Street to the satisfaction of the City Engineer.
23. Prior to the issuance of any building permits, a drainage study shall be prepared demonstrating the pre-development and proposed condition 100-year drainage areas and flows from the project to the ROW and the proposed condition hydraulic effects downstream to the next intersection (including a capacity analysis of the street gutter system), to the satisfaction of the City Engineer.

HISTORICAL RESOURCES REQUIREMENTS:

24. Prior to the issuance of a demolition permit, the Historic American Building Survey (HABS) documentation as approved by City Heritage Preservation Staff shall be submitted for archival storage with the City of San Diego, South Coastal Information Center, the California Room of the City of San Diego Public Library, the San Diego Historical Society, and/or other historical society or group(s).
25. Prior to the issuance of any construction permits, the Owner/Permittee shall submit drawings that incorporate the Treatment Plan as approved by the City Heritage Preservation Staff.
26. During construction of the Project, the Owner/Permittee shall implement the Monitoring Plan as approved by the City Heritage Preservation Staff. The Project's Principal Investigator shall send monitoring reports as described in the Monitoring Plan to the City's Mitigation Monitoring staff and Heritage Preservation Staff. The Principal Investigator may submit a detailed letter to City staff prior to the start of work or during construction requesting a modification to the Monitoring Plan. This request shall be based on relevant information and site conditions.
27. Prior to the issuance of a building permit, the Owner/Permittee shall submit a plan showing the design and location of an interpretive plaque to be placed in a publicly visible location on the State Street façade to the satisfaction of the City Heritage Preservation Staff. The plaque shall include information regarding the history of the site and a QR code that will link to additional information and shall be installed prior to the issuance of a Certificate of Occupancy. The Owner/Permittee shall be responsible for funding and implementing the long-term management of the plaque in perpetuity.

LANDSCAPE REQUIREMENTS:

28. Prior to issuance of any public improvement permit, the Owner/Permittee shall submit landscape construction documents for ROW improvements to DSD for approval. Improvement plans shall show, label, and dimension a 40-square-foot area around each tree, which is unencumbered by utilities. Where possible, driveways, utilities, drains, water and sewer laterals shall be designed so as not to prohibit the placement of street trees.

29. Prior to issuance of any building permit (including shell), the Owner/Permittee shall submit landscape and irrigation construction documents, which are consistent with the Landscape Standards, to DSD for approval. The construction documents shall be in substantial conformance with Exhibit "A," Landscape Development Plan, on file in DSD. Construction plans shall provide a 40-square-foot area around each tree that is unencumbered by hardscape and utilities unless otherwise approved per SDMC Section 142.0403(b)5.
30. In the event that a foundation only permit is requested by the Owner/Permittee, a site plan or staking layout plan, shall be submitted to DSD identifying all landscape areas consistent with Exhibit "A," Landscape Development Plan, on file at DSD. These landscape areas shall be clearly identified with a distinct symbol, noted with dimensions, and labeled as 'landscaping area.'
31. The Owner/Permittee shall be responsible for the maintenance of all landscape improvements shown on the approved plans, including in the ROW, unless long-term maintenance of said landscaping will be the responsibility of another entity approved by DSD. All required landscape shall be maintained consistent with the Landscape Standards in a disease, weed, and litter free condition at all times. Severe pruning or "topping" of trees is not permitted.
32. If any required landscape (including existing or new plantings, hardscape, landscape features, etc.) indicated on the approved construction documents is damaged or removed, the Owner/Permittee shall repair and/or replace in kind and equivalent size per the approved documents to the satisfaction of DSD within 30 days of damage or Certificate of Occupancy.

PLANNING/DESIGN REQUIREMENTS:

33. Floor Area Ratio (FAR) Bonus: The Project achieves a FAR of **6.43** through the utilization of the Affordable Housing Regulations (AHR), SDMC Chapter 14, Article 3, Section 7. A written agreement and a deed of trust securing the agreement shall be entered into by the Applicant and the President and Chief Executive Officer of the San Diego Housing Commission prior to the issuance of a building permit. Pursuant to SDMC Table 143-07C and Section 143.0743 of the AHR, the Project is granted the following incentive and waivers:
 - a. Incentive:
 - i. Tower Setback (SDMC Section 156.0310(d)(3)(D)) – Reduce the tower setback from the public street from 15 feet to 0 feet.
 - b. Waivers:
 - i. Street Wall Height (SDMC Section 156.0310(c)(1)(A)) – Eliminate the 45-degree angle building envelope of the Little Italy Sun Access Overlay Zone above a height of 50 feet.
 - ii. Street Wall Frontage (SDMC Section 156.0310(d)(1)(B)) – Reduce the street frontage containing habitable space from 100% to 48%.

- iii. Street Wall Setback (SDMC Section 156.0310(d)(1)(C)) – Increase the street wall setback from five feet to 12 feet.
 - iv. Tower Lot Coverage (SDMC Section 156.0310(d)(3)(A)) – Increase the tower lot coverage from 50% of the lot area to 93%.
 - v. Tower Setback (SDMC Section 156.0310(d)(3)(E)) – Reduce the tower setback from interior property lines from 20 feet to 0 feet.
 - vi. Common Outdoor Open Space (SDMC Section 156.0310(g)(1)) – Reduce the minimum dimensions of common outdoor open space from 40 feet to 11'-9".
 - vii. Pet Open Space (SDMC Section 156.0310(g)(5)) – Reduce the required pet open space from 100 SF to zero SF.
 - viii. Transparency (SDMC Section 156.0311(d)(1)) – Reduce the minimum ground level transparency from 60% of the building façade to 29%.
34. Prior to the issuance of any building permit, the Owner/Permittee shall obtain an air easement recorded with the County of San Diego for the balcony projections beyond the southern property line as shown in Exhibit "A".
35. Bicycle Parking: Secured bicycle storage for residents shall be provided to accommodate a minimum of 11 bicycles. Bicycle storage areas shall be within a secured area with access restricted to authorized persons. If located in a common room, devices for the locking of individual bicycles must be provided.
36. Urban Design Standards: The Project, including its architectural design concepts and off-site improvements, shall be consistent with the Centre City Planned District Ordinance (CCPDO) and Centre City Streetscape Manual (CCSM). These standards, together with the following specific conditions, will be used as a basis for evaluating the development through all stages of the development process.
37. Architectural Standards: The architecture of the development shall establish a high quality of design and complement the design and character of the Little Italy neighborhood as shown in the approved Exhibit "A," on file at DSD. The development shall utilize a coordinated color scheme consistent with the approved Exhibit "A," on file at DSD.
38. Form and Scale: The development shall consist of an eight-story mixed-use development (approximately 91 feet tall) measured to the top of the roofline, with roof equipment enclosures, elevator penthouses, and mechanical screening above this height permitted per the CCPDO and the FAA. All building elements shall be complementary in form, scale, and architectural style.
39. Building Materials: All building materials shall be of a high quality as shown in Exhibit "A" on file at DSD and approved materials board or an approved equal. All materials and installation shall exhibit high-quality design, detailing, and construction execution to create a durable and high-

quality finish. The base of the buildings shall be clad in upgraded materials and carry down to within one inch of finish sidewalk grade, as illustrated in the approved Exhibit "A," on file at DSD. Any graffiti coatings shall be extended the full height of the upgraded base materials or up to a natural design break such a cornice line. All downspouts, exhaust caps, and other additive elements shall be superior grade for urban locations, carefully composed to reinforce the architectural design. Reflectivity of the glass shall be the minimum reflectivity required by Title 24 of the California Code of Regulations (Title 24). All construction details shall be of the highest standard, as shown in the approved Exhibit "A," on file at DSD, and executed to minimize weathering, eliminate staining, and not cause deterioration of materials on adjacent properties or the ROW.

40. Street Level Design: Street level windows shall be clear glass and may be lightly tinted. Architectural features such as awnings and other design features which add human scale to the streetscape are encouraged where they are consistent with the design theme of the structure. Exit corridors including garage entrances shall provide a finished appearance to the street with street level exterior finishes wrapping into the openings a minimum of ten feet, or the garage door, whichever is deeper. All exhaust caps, lighting, sprinkler heads, and other elements on the undersides of all balconies and surfaces shall be logically composed and placed to minimize their visibility, while meeting code requirements. All soffit materials shall be high quality and consistent with adjacent elevation materials and incorporate drip edges and other details to minimize staining and ensure long-term durability.
41. Utilitarian Areas: Areas housing trash, storage, or other utility services shall be completely concealed from view of the ROW and adjoining developments, except for utilities required to be exposed by the City or utility company. The development shall provide trash and recyclable material storage areas per SDMC Section 142.0810 and 142.0820. Such areas shall be provided within an enclosed building area and kept clean and orderly at all times.
42. Mail and Delivery Locations: It is the Owner/Permittee's responsibility to coordinate mail service and mailbox locations with the United States Postal Service and to minimize curb spaces devoted to postal and loading use. The Owner/Permittee shall locate all mailboxes and parcel lockers outside of the ROW either within the building or recessed into a building wall.
43. Circulation and Parking: Owner/Permittee shall prepare a plan which identifies the location of curbside parking control zones, parking meters, fire hydrants, valet services if any, trees, street lights to the satisfaction of the City, and consistent with the performance standards in the CCPDO and CCSM. Such plan shall be submitted in conjunction with Construction Permits. All parking shall meet the requirements of DSD, Fire Department, and City Engineer.
44. Open Space and Development Amenities: A landscape plan that illustrates the relationship of the proposed on and off-site improvements and the location of water, and electrical hookups to the satisfaction of the City and consistent with the performance standards in the CCPDO, shall be submitted with construction drawings.
45. Roof Tops: A rooftop equipment and appurtenance location and screening plan and consistent with the performance standards in the CCPDO shall be prepared and submitted to the

satisfaction of the City with construction drawings. Any roof-top mechanical equipment shall be grouped, enclosed, and screened from surrounding views.

46. Lighting: A lighting plan, which highlights the architectural qualities of the proposed development and also enhances the lighting of the public ROW shall be submitted with construction drawings. All lighting shall be designed to avoid illumination of, or glare to, adjoining properties, including those across any street.
47. Noise Control: All mechanical equipment, including but not limited to, air conditioning, heating and exhaust systems, shall comply with the City Noise Ordinance and California Noise Insulation Standards as set forth in Title 24. The Owner/Permittee shall provide evidence of compliance with construction drawings.
48. Street Address: Building address numbers shall be provided that are visible and legible from the ROW.
49. On-Site Improvements: All on-site improvements shall be designed as part of an integral site development. An on-site improvement plan shall be submitted to the satisfaction of the City with construction drawings.
50. Off-Site Improvements: Public improvements shall be installed in accordance with the Centre City Streetscape Manual (CCSM) and City Street Design Manual.
51. Sidewalk Paving: Paving in the ROW shall be Little Italy Paving, per the CCSM. The Little Italy Paving shall be a concrete sidewalk with scorelines creating a two (2) foot by two (2) foot grid, integrally colored French Gray (C-14) by Scofield or approved equal, and a medium broom finish with a light pressure wash. Any specialized paving materials shall be approved through the execution of an EMRA with the City.
52. Planters: Planters shall be permitted to encroach into the ROW a maximum of three feet. The planter encroachment shall be measured from the property line to the face of the curb/wall surrounding the planter. A minimum five-foot clear path shall be maintained between the face of the planter and the edge of any tree grate or other obstruction in the ROW.
53. Franchise Public Utilities: The Owner/Permittee shall be responsible for the installation or relocation of franchise utility connections including, but not limited to, gas, electric, telephone and cable, to the development and all extensions of those utilities in public streets. Existing franchised utilities located above grade serving the property and in the sidewalk ROW shall be removed and incorporated into the adjoining development. All franchise utilities shall be installed as identified in Exhibit A. Any above grade devices shall be screened from public view.
54. Construction Fence: Owner/Permittee shall install a construction fence pursuant to specifications of, and a permit from, the City Engineer. The fence shall be solid plywood with wood framing, painted a consistent color with the development's design, and shall contain a pedestrian passageway, signs, and lighting as required by the City Engineer. The fencing shall be maintained in good condition and free of graffiti at all times.

55. Development Identification Signs: Prior to commencement of construction on the site, the Owner and/or Permittee shall prepare and install, at its cost and expense, one sign on the barricade around the site, which identifies the development. The sign shall be at least four feet by six feet and be visible to passing pedestrian and vehicular traffic. The signs shall at a minimum include: 1) Color rendering of the development, 2) Development name, 3) Developer, 4) Completion Date, 5) For information call _____. Additional development signs may be provided around the perimeter of the site. All signs shall be limited to a maximum of 160 sq. ft. per street frontage. Graphics may also be painted on any barricades surrounding the site. All signs and graphics shall be submitted to the City for approval prior to installation.

PUBLIC UTILITIES REQUIREMENTS:

56. All proposed private water and sewer facilities located within a single lot are to be designed to meet the requirements of the California Plumbing Code and will be reviewed as part of the building permit plan check.
57. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a ROW permit for new water and sewer service(s) outside of any driveway or drive aisle and the abandonment of any existing unused water and sewer services within the public ROW adjacent to the project site, in a manner satisfactory to the Public Utilities Director and the City Engineer.
58. Prior to the issuance of any building permits, the Owner/Permittee shall apply for a plumbing permit for the installation of appropriate private back flow prevention device(s) (BFPD), on each water service (domestic, fire and irrigation), in a manner satisfactory to the Public Utilities Director and the City Engineer.
59. Prior to the issuance of any building permit, the Owner/Permittee shall assure, by permit and bond the design and construction of an 8-inch public water main within State Street and West Cedar Street ROW as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.
60. Prior to the issuance of any building permits, the Owner/Permittee shall assure by permit and bond, the design and construction of a 8-inch inline valves on the existing 8-inch diameter water main within State Street and West Cedar Street ROW as shown on the approved Exhibit "A", in a manner satisfactory to the Public Utilities Department and the City Engineer.
61. Prior to final inspection, all public water and sewer facilities shall be complete and operational in a manner satisfactory to the Public Utilities Director and the City Engineer.
62. No trees or shrubs exceeding three feet in height at maturity shall be installed within ten feet of any sewer facilities and five feet of any water facilities.
63. The Owner/Permittee shall design and construct all proposed public water and sewer facilities, in accordance with established criteria in the current edition of the City of San Diego Water and Sewer Facility Design Guidelines and City regulations, standards and practices.

TRANSPORTATION REQUIREMENTS:

64. All bicycle parking spaces must be constructed in accordance with the requirements of the SDMC. All on-site bicycle parking spaces shall be in compliance with requirements of the City's Land Development Code and shall not be converted and/or utilized for any other purpose, unless otherwise authorized in writing by the appropriate City decision maker in accordance with the SDMC.

INFORMATION ONLY:

- The issuance of this discretionary permit alone does not allow the immediate commencement or continued operation of the proposed use on site. Any operation allowed by this discretionary permit may only begin or recommence after all conditions listed on this permit are fully completed and all required ministerial permits have been issued and received final inspection.
- Any party on whom fees, dedications, reservations, or other exactions have been imposed as conditions of approval of this Permit, may protest the imposition within ninety days of the approval of this development permit by filing a written protest with the City Clerk pursuant to California Government Code-section 66020.
- This development may be subject to impact fees at the time of construction permit issuance.

APPROVED by the Planning Commission of the City of San Diego on October 9, 2025 and Resolution No. ____-PC.

Approval No. SDP PMT-3334785

Project No. 1130168

Date of Approval: October 9, 2025

AUTHENTICATED BY THE CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT

James Alexander
Development Project Manager, Urban Innovation Division
Development Services Department

**NOTE: Notary acknowledgment
must be attached per Civil Code
section 1189 et seq.**

The undersigned Owner/Permittee, by execution hereof, agrees to each and every condition of this Permit and promises to perform each and every obligation of Owner/Permittee hereunder.

Owner:

By _____
Brendan Foote
16Twenty, LLC

Permittee:

By _____
Soheil Nakhshab
Nakhshab Design and Development, Inc.

**NOTE: Notary acknowledgments
must be attached per Civil Code
section 1189 et seq.**

ATTACHMENT: Resolution No. ____-PC