

San Diego Planning Commission Meeting

PHONE-IN TESTIMONY PERIOD NOW OPEN FOR
PRJ-1130168, Celine Development (1620 State Street)

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Development Services Department

Celine Development (1620 State Street) Project No. 1130168

Item #1

Planning Commission

October 9, 2025

Project Scope

Location:	1620 State Street
Parcel Size:	4,979 SF (0.11 acre)
Floors/Height:	8 floors / 91 feet
Residential:	52 dwelling units (including 7 affordable)
Commercial:	6,232 SF
Required Permit:	Site Development Permit for substantial alteration of historical resource





Site Location





Site Location



Background

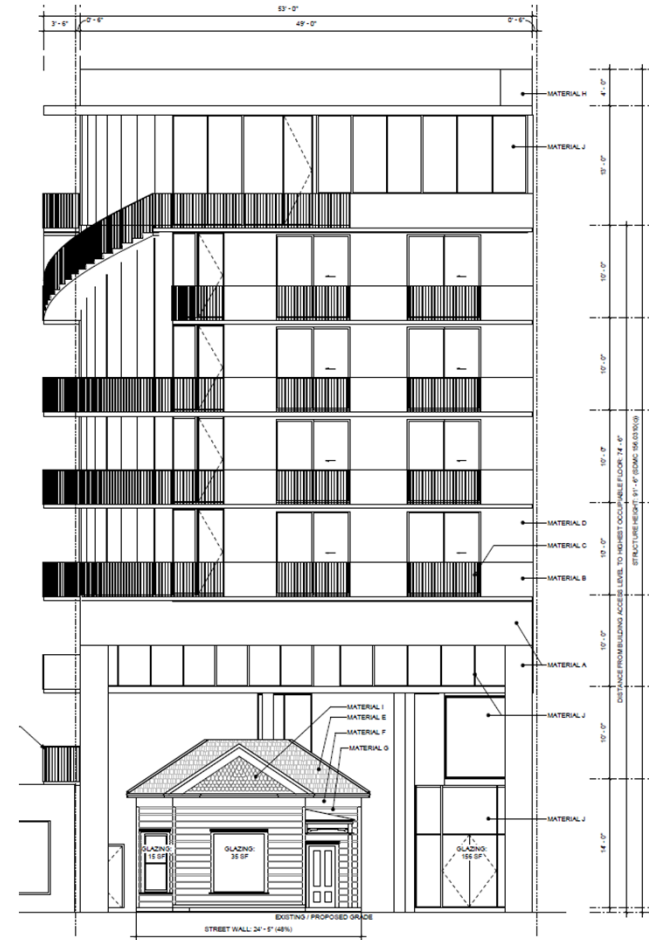
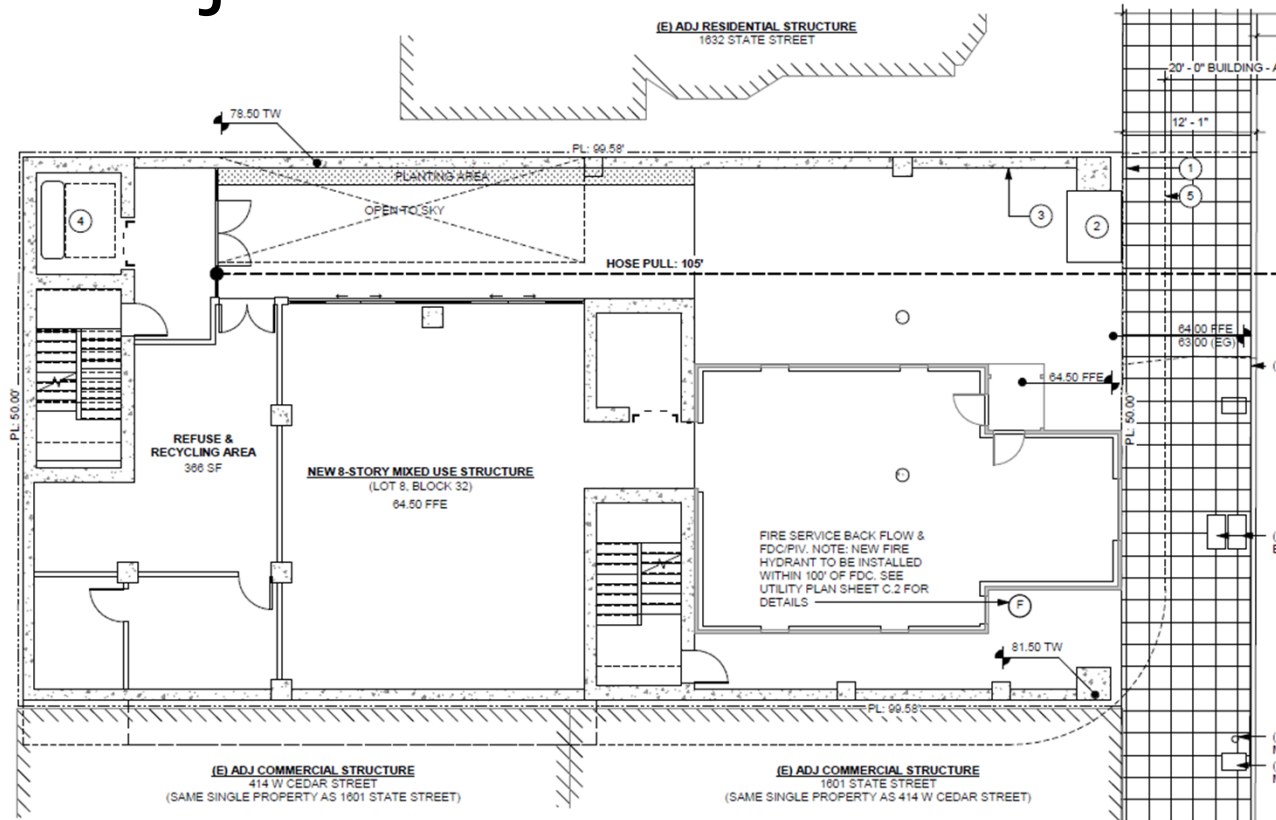
Ordway Residence

- Constructed in 1888
- Designated in 1990 as HRB Site No. 278
- Queen Anne Cottage architectural style
- Used as residential continuously until 2018



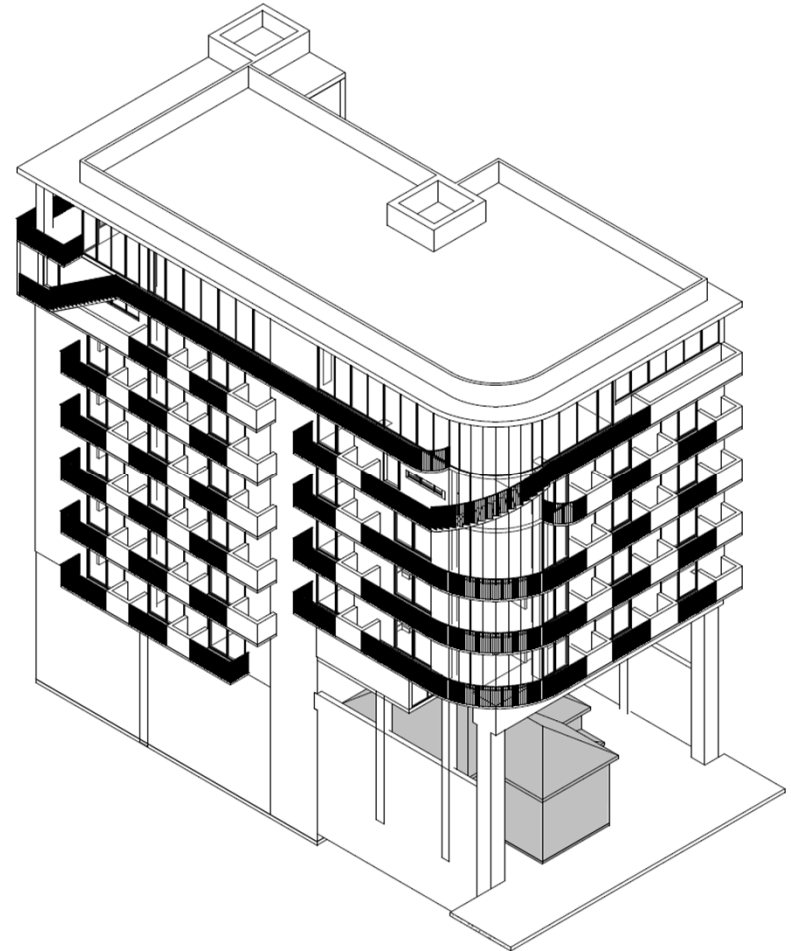


Project Plans





Project Plans



Recommendations

- **Little Italy Association** provided a letter of support on March 13, 2025.
- **Downtown Community Planning Council** reviewed the Project on March 19, 2025 and voted **8-0** with one abstention to recommend approval.
- **Historical Resources Board** reviewed the Project on August 28, 2025 and voted **10-0** to recommend adoption of the findings and mitigation measures associated with the SDP, with an additional condition for an interpretive plaque.



Staff Recommendation
APPROVE Site Development
Permit No. 3334785.