

**CITY OF SAN DIEGO URBAN DIVISION
JULY 2021 DOWNTOWN DEVELOPMENT STATUS LOG**

PROJECTS UNDER CONSTRUCTION						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
11TH & BROADWAY – PHASE 1 SDP 2014-40 534-33-03 thru 05	Pinnacle 11th Avenue U.S., LLC	E / side 11th between Broadway / E	32 stories; 333 apartments 5K retail	Tower 1 Topped Out Exterior Finishes Underway	12/17	12/21
11TH & BROADWAY – PHASE 2 SDP 2014-40 534-33-03 thru 05	Pinnacle 11th Avenue U.S., LLC	E / side 11th between Broadway / E	31 stories; 344 apartments 5K retail	Grading underway; pending issuance of building permits	6/21	12/24
13TH & F CCDP/NDP 2019-11 534-345-04 & 13	Carleton Management Group	NE corner 13 th / F	8 stories; 87 apartments 4K retail	Up to 3 rd floor	9/20	6/22
14TH & COMMERCIAL CCDP 2017-25 545-614-11 & 535-621-02	S.V.D.P. Management Inc.	NE corner 14th / Commercial	14 stories; 407 apartments (403 affordable); 5K retail	Topped out; Exterior finishes underway	5/20	5/22
220 W. BROADWAY CCDP 2019-01 533-517-01	Holland Acquisition Co. LLC	Broadway/ Union/ Front/ C	37 stories; 431 apartments (86 affordable) 270K office; 18K retail	Underground Garage Work Underway	1/20	6/23
800 BROADWAY PTS 676300 APN 534-184-03-00	CA Ventures	N / side Broadway between 8 th / 9 th	40 stories; 389 apartments; (28 affordable) 6K retail	Grading underway	4/21	10/23
AC HOTEL GQDP/VAR/NUP 2017-27 535-093-17	Briad Group	743 5th / 744 6th	8 stories; 147-room hotel; 1K retail	Up to 7 th Floor	8/19	1/22
HORTON PLAZA OFFICE	Stockdale Partners	E / 1 st / 4 th / G	4-9 stories; 700K office (+existing 300K retail)	Demolition Underway	6/20	6/22

* NOTE: Construction dates are provided to San Diego by the Applicant/Developer

**NOTE: New project addition since last Status Log

FRONT & BEECH CCDP 2018-50 533-422-01 thru 03	Affirmed Housing Group	SE corner Beech / Front	7 stories; 78 apartments (76 affordable)	1 st story underway	4/21	10/22
JEFFERSON MAKERS QUARTER CCDP/PDP 2018-23 534-352-01 thru 04	JPI Real Estate Acquisition, LLC	Broadway /15 th / 16 th / E	8 stories; 368 apartments (19 affordable); 20K retail	Underground Garage Work Underway	4/20	12/22
MODERA SAN DIEGO CCDP 2016-08 535-374-01	MCRT Investments, LLC	E / side 14th between K / L	7 stories; 383 apartments	Exterior finishes underway	11/18	10/21
RESEARCH AND DEVELOPMENT DISTRICT (RaDD) BLOCK 2A	IQHQ San Diego	E / side Harbor between E / F	5 stories; 81K office; 89K retail	Grading underway; pending issuance of building permits	1/21	3/21
RaDD - BLOCK 2B	IQHQ San Diego	W / side Pacific Highway between E / F	17 stories; 670K office; 39K retail	Grading underway; pending issuance of building permits	1/21	12/22
RaDD - BLOCK 3A	IQHQ San Diego	E / side Harbor between F / G	6 stories; 130K office; 39K retail	Grading underway; pending issuance of building permits	1/21	3/22
RaDD - BLOCK 4A	IQHQ San Diego	SE corner Harbor / G	3 stories; 13K office; 43K retail	Grading underway; pending issuance of building permits	1/21	3/22
RaDD - BLOCK 4B	IQHQ San Diego	SW corner Pacific Highway / G	7 stories; 207K office; 33K retail	Grading underway; pending issuance of building permits	1/21	6/22
UNION & ASH CCDP 2018-26 533-343-04 thru 06 & 533-421-03 thru 04	Union and Ash Properties LLC	N / side Ash between Union and Front	36 stories; 395 apartments (32 affordable)	Underground Parking Garage Work Underway	9/20	9/23

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PROJECTS PENDING CONSTRUCTION (DEVELOPMENT PERMITS APPROVED AND/OR IN PLAN CHECK)

PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
1ST & BEECH CCDP/PDP 2015-49(A) 533-423-12	Beech Street Inc.	S / side Beech between 1st / 2nd	39 stories; 364 apartments (23 affordable)	Pending Completion of Building Plans	Not Available	Not Available
5TH & ASH CCDP/PDP/NUP 2017-29 534-453-01	Vanderval Hotels, LLC	SE corner 5th / Ash	16 stories; 271-room hotel	Pending Completion of Building Plans	Not Available	Not Available
6TH & G HOTEL PDP 2019-10 535-101-02 & 03	6th & G, LLC	NE corner 6th / G	6 stories; 180-room hotel; 2k retail	Pending Issuance of Building Permits	Not Available	Not Available
7TH & A CCPDP 2014-18 534-052-02, 03, & 534-033-03	7th Ave & A Street, Inc.	N / side A between 7th / 8th	21 stories; 281 apartments; 9K retail	Pending Completion of Building Plans	Not Available	Not Available
7TH & ISLAND HOTEL CCDP/PDP 2015-60 534-111-08 & 09	J Street Development, Inc.	NW corner 7th / Island	20 stories; 324-room hotel	Pending Completion of Building Plans	Not Available	Not Available
7TH & MARKET CCDP/CCPDP/NUP 2015-73 535-122-04	Cisterra 7th & Market, LLC	Market / 7th / 8th / Island	19-39 stories; 159 apartments (34 affordable); 59 condominiums; 153-room hotel; 155K office; 200 public parking spaces 39K retail	Pending Completion of Building Plans	Not Available	Not Available
8th & B** PTS 686874 534-183-01 & -03	Bosa California	B / C / 9th / 8th	40 stories; 514 apartments (21 affordable); 9K retail; Public plaza	Pending Issuance of Building Permits	10/21	10/24
11TH & B CCDP/CCPDP 2018-40 534-192-01 thru 03, 07	B Street, LLC	S / side B between 10th / 11th	40 stories; 415 apartments 8K retail	Pending Completion of Building Plans	Not Available	Not Available

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13TH & BROADWAY CCDP/Rezone 2018-48 534-205-08	Chelsea Investment	N / side Broadway between 13th / 14th	14 stories; 273 apartments (271 affordable)	Pending Completion of Building Plans	Not Available	Not Available
RADIAN (9G) SDP/ CUP/NDP PTS 649856 535-136-01	Cisterra Development	S / side G between 9th / 10th	22 stories; 241 apartments; 36k retail	Pending issuance of building permits	7/21	7/23
777 BEECH CCDP/CCPDP 2018-57 534-032-03	JSD2, LLC	S / side Beech between 7 th / 8 th	12 stories; 104 condominiums	Pending Completion of Building Plans	Not Available	Not Available
1060 C STREET CCDP 2019-02 534-192-05	B Street, LLC	NW corner 11 th / C	9 stories; 76 apartments	Pending Completion of Building Plans	Not Available	Not Available
BLOCK F MAKERS QUARTER CCPDP 2018-44 535-172-01 thru 06 & 11	Block F Titleholder, LLC	F / 15th / G / 16th	32 stories; 405 apartments; 48k office; 19K retail	Site Cleared; Pending Completion of Building Plans	Not Available	Not Available
CALIFORNIA THEATRE SDP/NDP/NUP/TM PTS 657138 533-521-04, 05, 08	Caydon San Diego Property, LLC	N / side C between 3rd / 4th	41 stories; 336 condominiums; 190-room hotel; 3K retail	Pending Completion of Building Plans	Not Available	Not Available
CEDAR & KETTNER CCDP 2019-13 533-322-04-07 & 09-13	Holland Acquisitions; Bridge Housing	W / side Kettner between Cedar / Beech	30 stories; 359 apartments (64 affordable); 5K retail	Pending Completion of Building Plans	Not Available	Not Available
CITIPLACE CCDP/CCPDP 2015-65 533-422-07,08, 13 & 14	Essex Property Trust	N / side Ash between Front / 1st	7 stories; 147 apartments	Pending Completion of Building Plans	Not Available	Not Available
COLUMBIA & HAWTHORN CCDP/PDP 2017-19 533-581-08, 02, 11, 12, 07, 06, 01 12	AHST 8, LLC	S / side Hawthorn between Columbia / Grape	9 stories; 33 apartments; 22-room hotel	Site Cleared; Pending Completion of Building Plans	Not Available	Not Available
CREATIVO CCDP 2016-47 535-394-04	Fabric Investments	NE corner K / 16th	4 stories; 13 apartments; 1K retail; 2K office	Pending Completion of Building Plans	Not Available	Not Available
EAST VILLAGE GREEN PARKING GARAGE	City of San Diego	F / 13th / G / 14th	185-space public parking garage	Pending Issuance of Building Permits	12/21	12/23

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ELEVATE HOTEL** PTS 686780 535-121-06	K Elevate 10 th Street Property, LLC	NW corner 10 th / Island	8 stories; 135-room hotel	Pending Issuance of Building Permits	Not Available	Not Available
EV 9TH & ISLAND CCDP/PDP/NUP 2017-30 535-126-02	EV Project, LLC	S / side Island between 9th / 10th	13 stories; 132-room hotel	Pending Issuance of Building Permits	Not Available	Not Available
INDIA & BEECH PTS 684987 533-324-16	Urban Housing Partners Inc.	SW corner India / Beech	34 stories; 338 apartments (32 affordable); 3K retail	Pending Completion of Building Plans	Not Available	Not Available
MANCHESTER PACIFIC GATEWAY BLOCK 1B	Manchester Financial Group	W / side Pacific Highway between Broadway / E	34 stories; 1,035-room hotel; 76K retail	Underground Parking Underway	Not Available	Not Available
MILANO PTS 661180 533-402-01	Toll Brothers	E / side Columbia between W. Ash / W. A	37 stories; 356 apartments; 12K retail	Pending Issuance of Building Permits	Not Available	Not Available
PACIFIC & BROADWAY – PARCEL 1 CDP 2014-71 533-124-01, 02, 04, 10 & 11	Bosa Development California II, Inc.	NE corner Pacific Highway / Broadway	45 stories; 306 condominiums; 15K retail	Pending Completion of Building Plans	Not Available	Not Available
PINNACLE 11TH & E CCDP 2017-21 534-334-10	Pinnacle Park Boulevard Development, LP	S / side E between 11th / Park	41 stories; 226 apartments (+15 off-site affordable); 236 condominiums; 6K retail	Pending Completion of Building Plans	Not Available	Not Available
PINNACLE COLUMBIA & A CCDP 2019-07 533-404-01 & 07	Pinnacle Development	S / side A between India / Columbia	39 stories; 159 apartments; (+11 off-site affordable) 340-room hotel	Pending Issuance of Building Permits	Not Available	Not Available
PINNACLE PACIFIC HEIGHTS CCDP 2109-08 534-074-01, 15-16	Pinnacle Development	E / side 11 th between A / B	31 stories; 392 apartments (34 affordable); 6K retail	Pending Completion of Building Plans	Not Available	Not Available
PINNACLE PARK & C CCDP 2019-16 534-193-13 & 14	Pinnacle Development	NW corner Park / C	39 stories; 427 apartments (+30 off-site affordable); 9k retail	Pending Completion of Building Plans	Not Available	Not Available

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STATE & GRAPE CCDP/PDP 2017-20 535-581-01, 02, 06, 07, 10, 11, 12	AHST 8, LLC	NW corner Grape / State	9 stories; 92 apartments; 56-room hotel	Site Cleared; Pending Completion of Building Plans	Not Available	Not Available
THE REY PHASE 2 CCPDP 2013-06 534-066-05	Wood Partners	8th / 9th / A / B	23 stories; 459 apartments	Pending Completion of Building Plans	Not Available	Not Available
TWO AMERICA PLAZA CCDP/PDP/NUP 2018-58 533-474-08	Crown Invest, LLC	S / side B between Kettner / India	13 stories; 301-room hotel; 49 apartments; 25K retail	Pending Issuance of Building Permits	Not Available	Not Available

PROJECTS UNDER REVIEW						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
611 ISLAND PTS 687976 535-116-01	Cresleigh Homes	S / side of Island between 6 th / 7 th	37 stories; 475 apartments (12 affordable); 2k retail	Discretionary Approval Pending	Not Available	Not Available
929 GRAPE PTS 661279 533-213-16-00	Iida Sangyo, Ltd.	SE corner Pacific Highway / Grape	12 stories; 44 condominiums; 5 affordable apartments	Discretionary Approval Pending	Not Available	Not Available
1620 UNION STREET** 533-353-11	JMAN, LLC	W / side Union between Cedar / Date	24 stories; 73 apartments	Preliminary Review in process	Not Available	Not Available
1ST & ISLAND** 535-075-01	Bosa Development	1 st / 2 nd / Island / J	35 stories; 218 condominiums	Preliminary Review in process	Not Available	Not Available
4th & B** 533-521-07	Lida Group Holdings, Inc.	SW corner 4 th / B	32 stories; 304 hotel rooms; 48k office	Preliminary Review in process	Not available	Not available
9th & BEECH** 534-042-11	Community Housing Works	S / side Beech between 8 th / 9 th	5 stories; 88 affordable apartments	Preliminary Review in process	Not Available	Not Available

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10th & MARKET** 535-071-02	Bosa Development	10 th / 11 th / G / Market	Two 43-story towers; 739 apartments; 9k retail	Preliminary Review in process	Not available	Not available
BROADWAY SUITES PTS 668014 534-323-01-00	Narendra Patel	SE corner 8 th / Broadway	20 stories; 317-room hotel; 1 dwelling units	Discretionary Approval Pending	Not Available	Not Available
FRONT & A** 533-414-08 & -09	Holland Partner Group	Union / Front / A / B	35 stories; 450 apartments (19 affordable); 40k retail	Preliminary Review in process	Not Available	Not Available
KINDRED** 534-014-04	Bridge Housing	E / side 6 th between Beech /Cedar	8 stories; 120 affordable apartments	Preliminary Review in process	Not Available	Not Available
THE LANDING - PARCEL D** 535-563-07, 08, 10, 12	JMI Realty	Park / 11 th / Imperial / Trolley tracks	Two towers: 46 & 42- stories 400 apartments; 246 condominiums; 59k retail; 303k office	Preliminary Review in process	Not Available	Not Available

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PROJECTS COMPLETED 2021						
PROJECT	DEVELOPER	LOCATION	DESCRIPTION	STATUS	START DATE*	COMPLETE DATE*
450 B OFFICE BUILDING CCDP 2017-15 533-435-01	BCL, Inc.	N / side B between 4th / 5th	3 stories; 58K office	Completed	12/19	6/21
915 GRAPE STREET CDP 2014-35 533-213-02 thru 04 & 19	Bayview SD., LLC	SW corner Grape / California	8 stories; 70 apartments (6 affordable); 1K retail	Completed	12/17	2/21
EZABELLE CCDP/SDP 2018-07 535-156-08	Nakhshab Development & Design, Inc.	W / side 13th between Island / J	7 stories; 46 apartments (3 affordable)	Completed	1/20	6/21
KETTNER & HAWTHORN CCDP/PDP 2018-08 533-113-01 thru -04	KR Kettner, LLC	W / side Kettner between Hawthorn / Ivy	6 stories; 175K office; 13K retail	Completed	5/19	3/21
THE BLOCK CCPDP 2015-11(A) 534-185-01 thru 10 & 14	Broadway Block Owner, LLC	C / Broadway / 7th / 8th	21-41 stories; 620 apartments; 20K retail	Completed	12/17	3/21
THIRD & A CCDP/PDP 2018-16 533-443-02 thru 05	Hanover R.S. Lmt'd Partnership	N / side A between 3 rd / 4 th	21 stories; 270 apartments; 4K retail	Completed	9/19	6/21

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**CITY OF SAN DIEGO URBAN DIVISION
JULY 2021 DOWNTOWN DEVELOPMENT STATUS LOG**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS UNDER CONSTRUCTION (17)	0	3,215 (644 affordable)	307k RETAIL 2M OFFICE	147	0
<i>Total Units Under Construction</i>	<i>3,215 Units</i>				
PROJECTS APPROVED; PENDING CONSTRUCTION (32)	1,041	5,778 (479 affordable)	283k RETAIL 205k OFFICE	3,139	385
<i>Total Units Pending Construction</i>	<i>6,819 Units</i>				
PROJECTS SUBMITTED; PENDING DISCRETIONARY APPROVAL (3)	44	481 (17 affordable)	2k RETAIL 0 OFFICE	317	0
<i>Total Units Pending Discretionary Approval</i>	<i>525 Units</i>				
PROJECTS UNDER PRELIMINARY REVIEW (8)	461	2,021 (227 affordable)	169k RETAIL 731k OFFICE	304	0
<i>Total Units Under Preliminary Review</i>	<i>2,482 Units</i>				
TOTAL PROJECTS (60)	1,546	11,495 (1,367 affordable)	761k RETAIL 2.936M OFFICE	3,907	385

13,041 UNITS

**CITY OF SAN DIEGO URBAN DIVISION
DOWNTOWN DEVELOPMENT PROJECT COMPLETION HISTORY**

	CONDOMINIUMS	APARTMENTS	COMMERCIAL	HOTEL ROOMS	PUBLIC PARKING
PROJECTS COMPLETED IN 2020 (5)	0	713	24k RETAIL 420k OFFICE	0	0
PROJECTS COMPLETED IN 2019 (16)	285	1,305	49k RETAIL 164k OFFICE	239	0
PROJECTS COMPLETED IN 2018 (12) ⁵	232	1,833	135k RETAIL 44k OFFICE	624	0
PROJECTS COMPLETED IN 2017 (9) ⁴	0	1,014	17k RETAIL 0k OFFICE	317	0
PROJECTS COMPLETED IN 2016 (7)	0	563	30k RETAIL 0k OFFICE	764	0
PROJECTS COMPLETED IN 2015 (10)	0	1,248	40k RETAIL 280k OFFICE	90	0
PROJECTS COMPLETED IN 2014 (4)	0	493	22k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2013 (3) ³	0	488	37k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2012 (4) ²	0	109	10k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2011 (1) ¹	0	0	0k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2010 (5)	0	469	25k RETAIL 0k OFFICE	0	0
PROJECTS COMPLETED IN 2009 (7)	241	1,116	51k RETAIL 0k OFFICE	450	0
PROJECTS COMPLETED IN 2008 (10)	391	299	52k RETAIL 50k OFFICE	1,496	0
PROJECTS COMPLETED IN 2007 (18)	1,821	264	233k RETAIL 325k OFFICE	393	0
PROJECTS COMPLETED IN 2006 (15)	600	452	120k RETAIL 123k OFFICE	0	0
PROJECTS COMPLETED IN 2005 (17)	1,347	235	138k RETAIL 374k OFFICE	235	1,925
PROJECTS COMPLETED IN 2004 (23)	1,932	492	122k RETAIL 0k OFFICE	580	4,603
PROJECTS COMPLETED IN 2003 (16)	948	823	91k RETAIL 0k OFFICE	0	275
PROJECTS COMPLETED IN 2002 (15)	551	599	51k RETAIL 0k OFFICE	261	0
PROJECTS COMPLETED IN 2001 (13)	439	100	26k RETAIL 0k OFFICE	178	500
PROJECTS COMPLETED IN 2001-2021 (216)	8,787	13,621	1.311M RETAIL 1.955M OFFICE	5,627	7,303

¹ Thomas Jefferson School of Law completed, but not listed in table.

² U.S Federal Courthouse completed, but not listed in table.

³ San Diego Central Library / Charter School completed, but not listed in table.

⁴ SD Central Courthouse completed, but not listed in table

⁵ Fire Station #2 (Bayside) completed, but not listed in table.