



City of San Diego Urban Division  
**Downtown Development Status Log**  
 July 2022

**DISCRETIONARY PERMITS UNDER REVIEW**

NAME	DEVELOPER	LOCATION & APN	DESCRIPTION
4th & J Hotel	RGC 4J, LLC	SE corner 4th / J (535-342-11)	12 stories, 240 hotel rooms, 24k retail
611 Island	Cresleigh Homes	S/side Island between 6th & 7th (535-116-01)	37 stories, 443 apartments (11 affordable), 1k retail
Logan Yards	MG Parners Fund CII Metro Center, LLC	National / 16th / Newton (535-616-05 & -09)	7 stories, 900 apartments (39 affordable), 11k retail
Pacific Self Storage	Guy Zomick	E/side Pacific Highway between W. Laurel/W. Juniper (533-021-03)	4 stories, 97,362 SF self-storage facility

**DISCRETIONARY PERMITS APPROVED**

NAME	DEVELOPER	LOCATION & APN	DESCRIPTION
6th & G Hotel	6th & G, LLC	NE corner 6th / G (535-101-02 & 03)	6 stories; 180-room hotel; 2k retail
7th & Island Hotel	J Street Development, Inc.	NW corner 7th / Island (534-111-08 & 09)	20 stories; 324-room hotel
13th & Broadway	Chelsea Investment	N / side Broadway between 13th / 14th (534-205-08)	14 stories; 273 apartments (271 affordable)
777 Beech	JSD2, LLC	S / side Beech between 7th / 8th (534-032-03)	12 stories; 104 condominiums
929 West Grape	Iida Sangyo, LLC	SE corner Pacific Highway /Grape (533-213-16-00)	12 stories; 44 condominiums (5 affordable apartments)
Block F Makers Quarter	Block F Titleholder, LLC	F / 15th / G / 16th (535-172-01 thru 06 & 11)	32 stories; 405 apartments; 48k office; 19K retail
California Theatre	Caydon San Diego Property, LLC	N / side C between 3rd / 4th (533-521-04, 05, 08)	41 stories; 336 condominiums; 190-room hotel; 3K retail
Citiplace	Essex Property Trust	N/side Ash between Front/1st (533-422-07,08, 13 & 14)	7 stories; 147 apartments
Columbia & Hawthorn	AHST 8, LLC	S / side Hawthorn between Columbia / Grape (533-581-08, 02, 11, 12, 07, 06, 01 12)	9 stories; 33 apartments; 22-room hotel
EV 9th & Island	EV Project, LLC	S / side Island between 9th / 10th (535-126-02)	13 stories; 132-room hotel
India & Beech	Urban Housing Partners Inc.	SW corner India / Beech (533-324-16)	34 stories; 338 apartments (32 affordable); 3K retail
Manchester Pacific Gateway Block 1B	Manchester Financial Group	W / side Pacific Highway between Broadway / E	34 stories; 1,035-room hotel; 76K retail
Pinnacle 11th and E	Pinnacle Park Boulevard Development, LP	S / side E between 11th / Park (534-334-10)	41 stories; 226 apartments (+15 off-site affordable); 236 condominiums; 6K retail
Pinnacle Pacific Heights	Pinnacle Development	E / side 11th between A / B (534-074-01, 15-16)	31 stories; 392 apartments (34 affordable); 6K retail

Pinnacle Park & C	Pinnacle Development	NW corner Park / C (534-193-13 & 14)	39 stories; 427 apartments (+30 off-site affordable); 9k retail
State & Grape	AHST 8, LLC	NW corner Grape / State (535-581-01, 02, 06, 07, 10, 11, 12)	9 stories; 92 apartments; 56-room hotel
The Rey Phase 2	Wood Partners	8th / 9th / A / B (534-066-05)	23 stories; 459 apartments
Two American Plaza	Crown Invest, LLC	S / side B between Kettner / India (533-474-08)	13 stories; 301-room hotel; 49 apartments; 25K retail

### BUILDING PERMITS UNDER REVIEW

NAME	DEVELOPER	LOCATION & APN	DESCRIPTION
1st & Beech	Greystar	NE corner 1st / Beech (533-363-04 & -05)	22 stories; 220 apartments (20 affordable)
5th & Ash	Vanderval Hotels, LLC	SE corner 5th / Ash (534-453-01)	16 stories; 271-room hotel
7th & Market	Cisterra 7th & Market, LLC	Market / 7th / 8th / Island (535-122-04)	19-39 stories; 159 apartments (34 affordable); 59 condominiums; 153-room hotel; 155K office; 200 public parking spaces 39K retail
Cortez Hill Apartments	Community Housing Works	S / side Beech between 9th / 10th (534-042-11)	5 stories; 88 senior housing units (100% affordable)
Broadway Suites	Narendra Patel	SE corner Broadway / 8th (534-323-01)	20 stories; 317-room hotel; 1 apartment
Cedar & Kettner	Holland Acquisitions; Bridge Housing	W / side Kettner between Cedar / Beech (533-322-04-07 & 09-13)	30 stories; 359 apartments (64 affordable); 5K retail
Front & A	Holland Partner Group	A / Union / Front / B	35 stories; 450 apartments (21 affordable); 40k retail
Pinnacle Columbia & A	Pinnacle Development	S / side A between India / Columbia (533-404-01 & 07)	39 stories; 159 apartments; (+11 off-site affordable) 340-room hotel

### PROJECTS UNDER CONSTRUCTION

NAME	DEVELOPER	LOCATION & APN	DESCRIPTION
8th & B	Bosa California	B/C/9th/8th (534-183-01 & -03 )	40 stories; 473 apartments (19 affordable); 9K retail
11th & Broadway - Phase 2	Pinnacle 11th Avenue U.S., LLC	E/side 11th between Broadway/E (534-333-13 thru 05)	31 stories; 344 apartments (55 affordable) 5K retail
13th & F	Carleton Management Group	NE corner 13th/F (534-345-04 & 13)	8 stories; 87 apartments; 4K retail
800 Broadway	CA Ventures	N/side Broadway between 8th/9th (534-184-03-00)	40 stories; 389 apartments; (28 affordable) 6K retail
AC Hotel	Briad Group	743 5th / 744 6th (535-093-17)	8 stories; 147-room hotel; 1K retail
East Village Green Parking Garage	City of San Diego	F/13th/G/14th	185-space public parking garage

Elevate Hotel	K Elevate 10th Street Property, LLC	NW corner 10th/Island (535-121-06)	8 stories; 135-room hotel
Front & Beech	Affirmed Housing Group	SE corner Beech/Front (533-422-01 thru 03)	7 stories; 78 apartments (76 affordable)
Horton Plaza Office	Stockdale Partners	E/1st/4th/G	4-9 stories; 700K office (+existing 300K retail)
Jefferson Makers Quarter	JPI Real Estate Acquisition, LLC	Broadway/15th/16th/E (534-352-01 thru 04)	8 stories; 368 apartments (19 affordable); 20K retail
The Lindley (Milano Apartments)	Toll Brothers	E/side Columbia between W. Ash/W. A (533-402-01)	37 stories; 362 apartments (35 affordable); 60-room hotel; 10K retail
Radian	Cisterra Development	S/side G between 9th/10th (535-136-01)	22 stories; 241 apartments; 36k retail
Research and Development District (RaDD) Block 2A	IQHQ San Diego	E/side Harbor between E/F	5 stories; 81K office; 89K retail
RaDD - Block 2B	IQHQ San Diego	W/side Pacific Highway between E/F	17 stories; 670K office; 39K retail
RaDD - Block 3A	IQHQ San Diego	E/side Harbor between F/G	6 stories; 130K office; 39K retail
RaDD - Block 4A	IQHQ San Diego	SE corner Harbor/G	3 stories; 13K office; 43K retail
RaDD - Block 4B	IQHQ San Diego	SW corner Pacific Highway/G	7 stories; 207K office; 33K retail
Union & Ash	Union & Ash Properties, LLC	N/side Ash between Union/Front (533-343-03)	36 stories; 395 apartments (32 affordable)
West (220 W. Broadway)	Holland Acquisition Co. LLC	Broadway/Union/Front/C (533-517-01)	37 stories; 431 apartments (86 affordable) 270K office; 18K retail

### PROJECTS COMPLETED IN 2021

NAME	DEVELOPER	LOCATION & APN	DESCRIPTION
11th & Broadway - Phase 1	Pinnacle 11th Avenue U.S., LLC	E/side 11th between Broadway / E (534-333-13 thru - 15)	32 stories; 333 apartments; 5K retail
14th & Commercial	S.V.D.P. Management Inc.	NE corner 14th/Commercial (545-614-11 & 535-621-02)	14 stories; 407 apartments (403 affordable); 5K retail
Modera San Diego	MCRT Investments, LLC	E/side 14th between K/L (535-374-01)	7 stories; 383 apartments
450 B Office Building	BCL, Inc.	N/side B between 4th / 5th	3 stories; 58K office
915 Grape Street	Bayview SD., LLC	SW corner Grape/California (533-213-02 thru 04 & 19)	8 stories; 70 apartments (6 affordable); 1K retail
Ezabelle	Nakhshab Development & Design, Inc.	W / side 13th between Island / J (535-156-08)	7 stories; 46 apartments (3 affordable)
Kettner & Hawthorn	KR Kettner, LLC	W/side Kettner between Hawthorn/Ivy (533-113-01 thru - 04)	6 stories; 175K office; 13K retail
The Block	Broadway Block Owner, LLC	C / Broadway /7th / 8th (534-185-01 thru 10 & 14)	21-41 stories; 620 apartments; 20K retail
Third & A	Hanover R.S. Lmt'd Partnership	N / side A between 3rd / 4th (533-443-02 thru 05)	21 stories; 270 apartments; 4K retail