

Development Monitoring Report

The Development Monitoring Report (DMR) is a monthly summary of building permits issued for all residential and non-residential activity in Carlsbad. This report is required by the Growth Management Ordinance. The purpose of the DMR is to track new and significant growth that adds to the City's housing stock and commercial/industrial square footage, or space.

Residential Activity

In November, Carlsbad issued building permits for 2 residential dwelling units, a decrease from 17 residential dwelling units permitted in October. In the northwest quadrant, building permits were issued for 2 residential dwelling units: 2 permits were issued for second dwelling units at 3800 Alder Ave. and 3546 Garfield St. For the calendar year, building permits for 121 residential dwelling units have been issued as compared to 144 permits issued at this time in calendar year 2021.

Non-residential Activity

During November, no sq. ft. of commercial or industrial permits were issued. Calendar year-to-date, 95,206 sq. ft. of commercial and industrial space has been permitted compared to 23,266 sq. ft. of commercial and industrial space permitted at this time in calendar year 2021.

For residential and non-residential activity, the attached charts and tables provide additional information for calendar year-to-date and fiscal year-to-date comparison.

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Laureen Ryan

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Senior Management Analyst

Development Activity Summary By Zone

Fiscal Year (FY)

As of November 30, 2022 (5 Months)

Residential	
Zone	Dwelling Units
1	40
2	2
3	
4	
5(NE)	
5(NW)	
6	6
7	
8	1
9	1
10	
11	
12	1
13	
14	
15	
16	
17	
18	1
19	1
20	1
21	
22	
23	
24	
25	
Total	54

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3		
4		
5(NE)		
5(NW)		
5(SW)		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	0	0
Total	0	0

Calendar Year (CY)

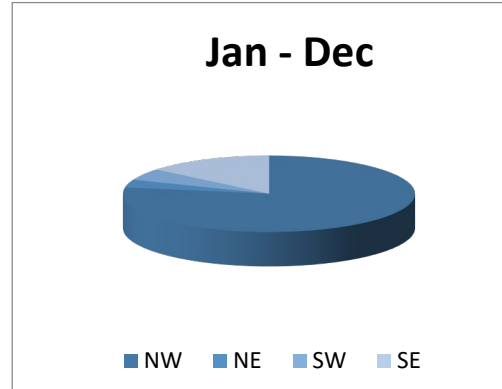
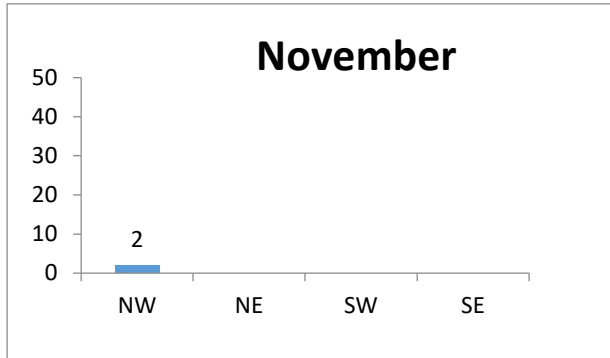
As of November 30, 2022 (11 Months)

Residential	
Zone	Dwelling Units
1	87
2	3
3(NW)	4
4	2
5(NE)	
5(NW)	
6	13
7	
8	1
9	1
10	
11	1
12	3
14	
15	
16	
17	
18	1
19	3
20	2
21	
22	
23	
24	
25	
Total	121

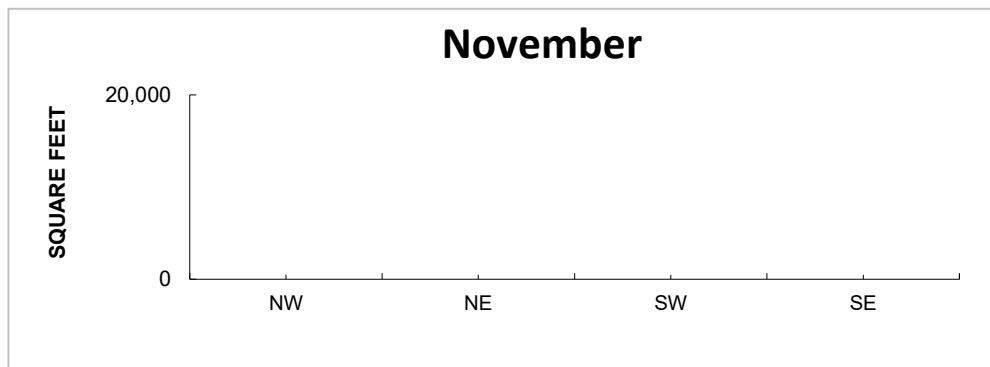
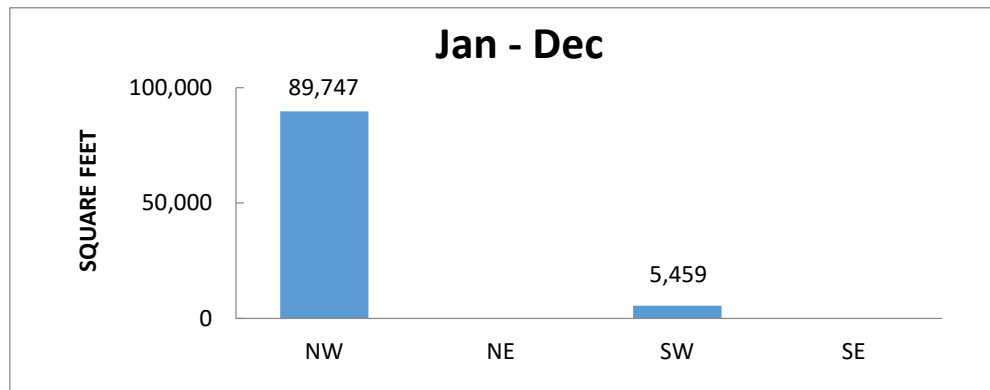
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	95,206	
4		
5(NW)		
5(NE)		
5(SW)		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	95,206	0
Total	95,206	0

**Activity By Quadrant, CY 2022
As of November 30, 2022 (11 Months)**

Residential Dwelling Units Permitted



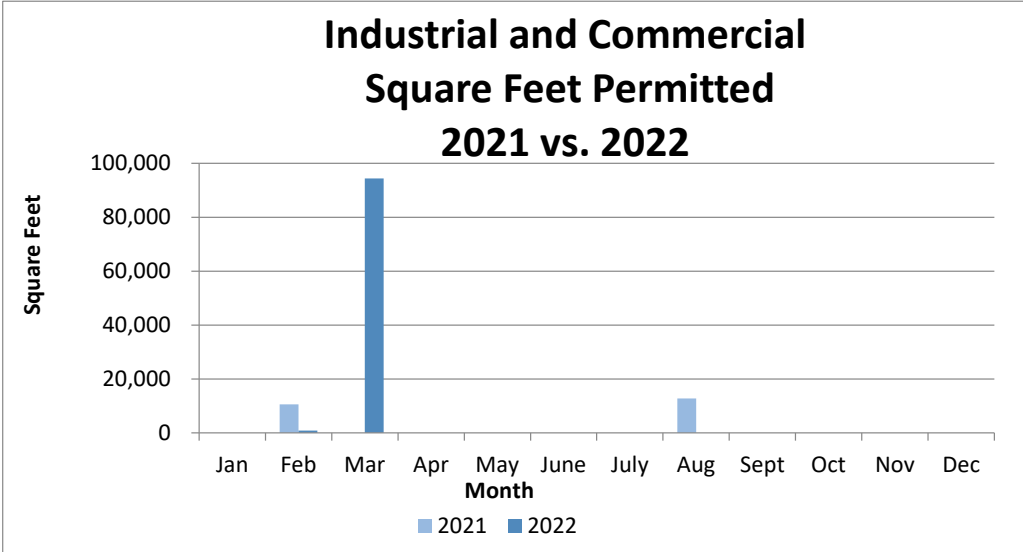
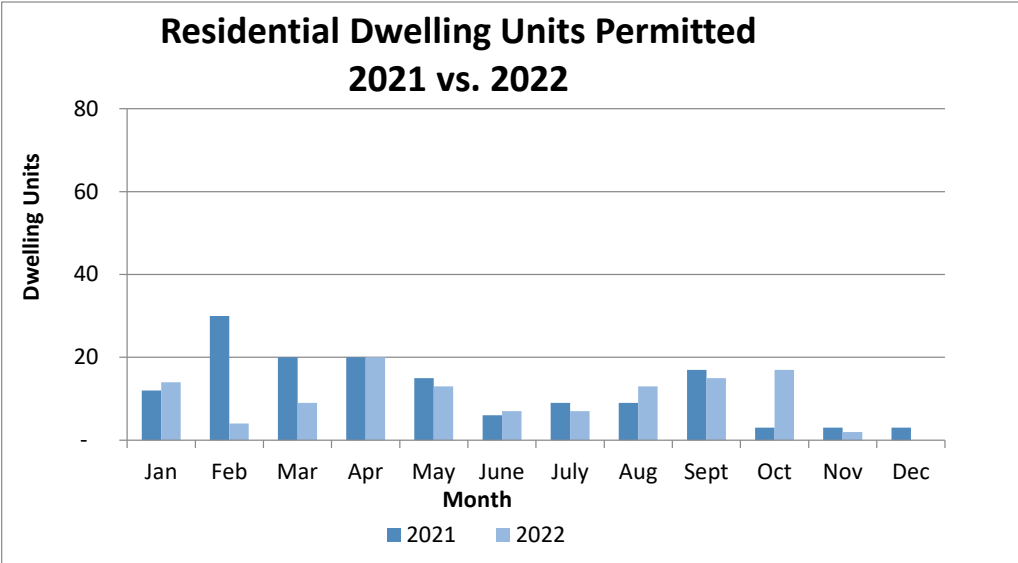
Commercial and Industrial Square Feet Permitted



**Activity Comparison to Date, CY 2021 vs CY 2022
As of November 30, 2022 (11 Months)**

Residential Dwelling Units Permitted		
Month	2021	2022
Jan	12	14
Feb	30	4
Mar	20	9
Apr	20	20
May	15	13
June	6	7
July	9	7
Aug	9	13
Sept	17	15
Oct	3	17
Nov	3	2
Dec	3	
TOTALS	147	121

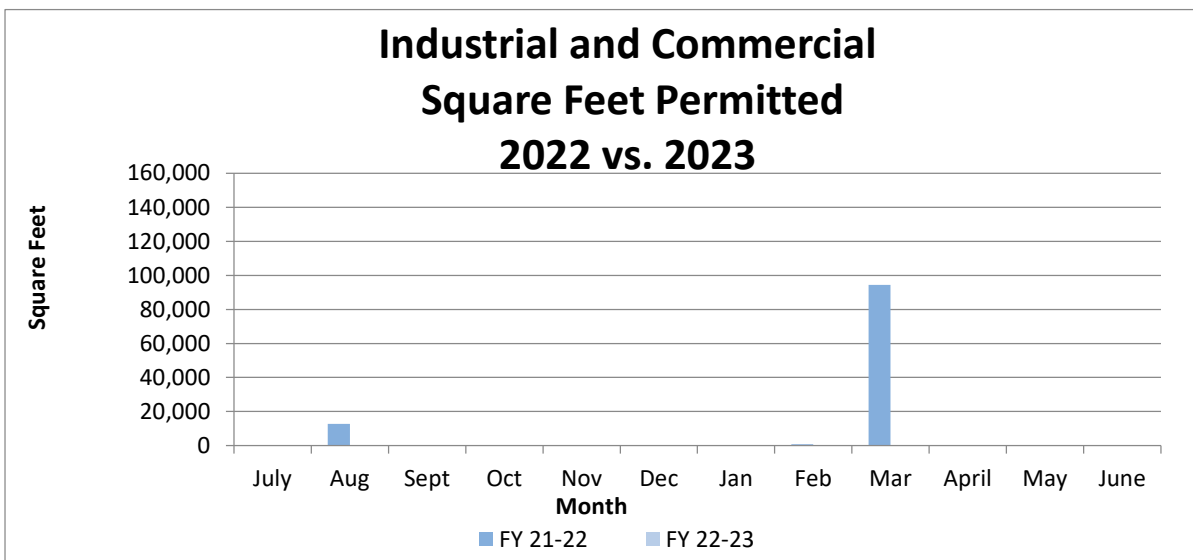
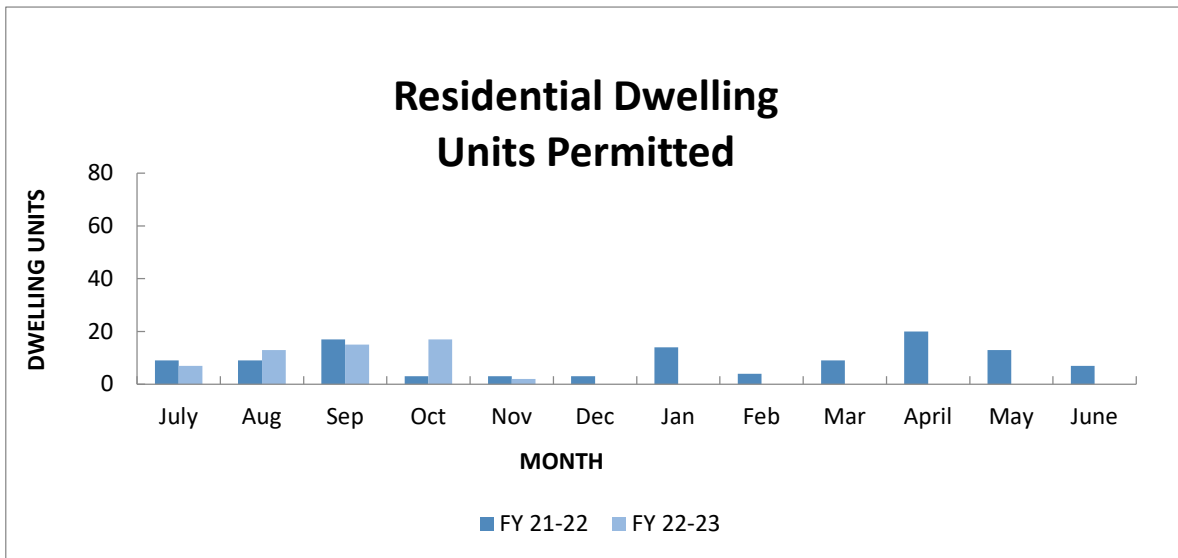
Industrial and Commercial Square Feet Permitted		
Month	2021	2022
Jan	0	0
Feb	10,537	851
Mar	0	94,355
Apr	0	0
May	0	0
June	0	0
July	0	0
Aug	12,729	0
Sept	0	0
Oct	0	0
Nov	0	0
Dec	0	
TOTALS	23,266	95,206



**Activity Comparison to Date, FY 21-22 vs FY 22-23
As of November 30, 2022 (5 Months)**

Dwelling Units Permitted FY-to-Date		
Month	FY 21-22	FY 22-23
July	9	7
Aug	9	13
Sep	17	15
Oct	3	17
Nov	3	2
Dec	3	
Jan	14	
Feb	4	
Mar	9	
April	20	
May	13	
June	7	
TOTALS	111	54

Industrial and Commercial Square Feet Permitted FY-to-Date		
Month	FY 21-22	FY 22-23
July	0	0
Aug	12,729	0
Sept	0	0
Oct	0	0
Nov	0	0
Dec	0	
Jan	0	
Feb	851	
Mar	94,355	
April	0	
May	0	
June	0	
TOTALS	107,935	0



Summary of Residential Building Permit Activity			
As of November 30, 2022			
Month	Zone	Dwelling Units	Project
Jan-22	1	6	Second dwelling units at 3454 Madison St., 1147 Harborview Lane, 3309 James Dr., 3828 Highland Dr., 1285 Buena Vista Way and 3207 Donna Dr.
	1	4	Condominiums at 312, 314, 316 and 318 Hemlock Ave.
	2	1	Second dwelling unit at 3487 Pontiac Dr.
	4	1	Single family detached at 4285 Hillside Dr.
	4	1	Second dwelling unit at 4287 Hillside Dr.
	6	1	Second dwelling unit 2140 Vuela Ct.
		14	
Feb-22	1	2	Second dwelling units at 2945 and 3147 Jefferson Street
	6	1	Second dwelling units at 6734 Antelope Street
	19	1	Second dwelling unit at 1376 Cassins Street
		4	
Mar-22	1	7	Second dwelling units at 3227 Monroe St., 2644 Jefferson St., 924 Palm Ave., 4007 Skyline Rd., 4005 Skyline Rd., 1310 Oak Ave. and 1312 Oak Ave.
	11	1	Second dwelling unit at 3568 Camino Arena
	12	1	Second dwelling unit at 7877 Paseo Tulipero
		9	
Apr-22	1	17	Condominiums as part of Ocean Condos at 2501 State Street
	1	1	Single family detached home at 540 Chestnut Ave.
	1	1	Second dwelling unit at 540 Chestnut Ave
	3	1	Single family detached home at 5290 Carlsbad Blvd
		20	
May-22	1	6	Second dwelling unit at 2034 Lee Ct., 4822 Neblina Dr., 626 Laguna Dr., 3032 Valley St., 1288 Pine Ave.
	1	1	Single family detached home at 4246 Hillside Drive.
	3	1	Single family detached home at 5511 Robles Dr.
	3	1	Second dwelling unit at 5509 Robles Dr.
	6	2	Second dwelling unit at 2217 Levante St. and 7717 Romeria St.
	12	1	Second dwelling unit at 7920 Rocosco Ln
	19	1	Second dwelling unit at 1002 Merganser Ln.
		13	
Jun-22	1	1	Second dwelling unit at 1420 Yourell Ave.
	1	1	Single family detached home at 4588 Adams St.
	3	1	Second dwelling unit at 5194 Carlsbad Blvd
	6	3	Second dwelling unit at 3325 Cabo Way, 2424 Unicornio St., and 7633 Rustico
	20	1	Second dwelling unit at 6379 Ebb Tide St.
		7	
Jul-22	1	4	Second dwelling unit at 2799 Crest Dr., 3257 Donna Dr., 1823 Guevara Rd. and 1747 Bonita Lane
	2	1	Second dwelling unit at 2715 Via Cardel
	8	1	Second dwelling unit at 5067 Ashberry Rd.
	12	1	Second dwelling unit at 7942 Grado el Tupelo
		7	
Aug-22	1	7	Second dwelling units at 3266 Eureka Pl., 2639 Davis Ave., 1277 Stratford Ln., 1291 Forest Ave., 1078 Buena Vista Way, 965 Pine Ave. and 945 Pine Ave.
	1	2	Condominiums as part of Breakers View Beach Homes at 3646 & 3648 Carlsbad Blvd
	6	3	Second dwelling units at 7005 Aster Pl, 2620 Obelisco Pl and 2626 Obelisco Pl
	19	1	Single family detached home at 7013 Ibis Place
		13	
Sep-22	1	9	Second dwelling units at 3952 Hibiscus Cir, 3907 Holly Brae Ln, 1087 Chinquapin Ave, 4796 Hillside Dr, 421 Tamarack Ave, 1633 Oak Ave, 3522 Adams St, 4547 Cove Dr, and 150 Hemlock Dr
	1	2	Single family detached homes at 4547 Cove Dr and 3520 Adams Street
	2	1	Second dwelling unit at 2635 Banbury Court
	6	2	Single family detached homes at 2670 Argonauta Street and 2932 Cacatua
	9	1	Second dwelling unit at 614 Marlin Lane
		15	
Oct-22	1	4	Second dwelling units at 2925 Harding St., 4657 Telescope Ave., 1304 Basswood Ave., and 1172 Chinquapin Ave.
	1	4	Single family detached homes at 301, 305, 307 and 309 Juniper Ave. as part of Juniper Beach Homes
	1	6	Condominiums at 950, 954, 958, 962, 966 and 970 Grand Ave. as part of Grand West
	6	1	Second dwelling unit at 7647 Galleon Way
	18	1	Second dwelling unit at 6364 Paseo Aspada
	20	1	Second dwelling unit at 1075 Seahorse Ct.
		17	
Nov-22	1	2	Second dwelling units at 3800 Alder Ave. and 3546 Garfield St.
		2	
		54	Total for Fiscal Year 2022-23 to date (5 Months)
		121	Total for Calendar Year 2022 to date (11 Months)

Notes: These figures are based upon issuance of building permits. They do not include additions, remodels, or replacements of either demolished units or units lost to fire. When a "second dwelling unit" is built as an integral part of a new main dwelling unit, two units are counted. "Custom home" indicates a unit for which no discretionary permit (other than a coastal development permit in the coastal zone) was required.

**Summary of Non-Residential Permit Activity
As of November 30, 2022**

Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-22	0		
	0		
Feb-22	542		Addition to showroom at Jaguar Land Rover
	309		Addition to showroom at Ken Grody Ford
	851		
Mar-22	5,459		Eco Friendly Car Wash
	65,359		BMW of Carlsbad offices and warehouse
	23,537		Bob Baker Mazda of Carlsbad
	94,355		
Apr-22	0	0	
	0	0	
May-22	0	0	
	0	0	
Jun-22	0	0	
	0	0	
Jul-22	0	0	
	0	0	
Aug-22	0	0	
	0	0	
Sep-22	0	0	
	0	0	
Oct-22	0	0	
	0	0	
Nov-22	0	0	
	0	0	
	0	0	Total for Fiscal Year 2022-23 to date (5 Months)
		0	Total Commercial and Industrial
	95,206	0	Total for Calendar Year 2022 to date (11 Months)
		95,206	Total Commercial and Industrial

Note: These figures are based upon *issuance* of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.