

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 59 residential dwelling units, an increase from 14 residential dwelling units permitted in October. In the northwest quadrant, building permits were issued for 58 residential dwelling units: 47 permits were issued for senior affordable apartment units at Marja Acres; three permits were issued for second dwelling units at 3403 Admas St., 3859 Margaret Way and 2906 Highland Ave.; one permit was issued for a single-family detached home at 2910 Highland Ave.; seven permits were issued for condominiums as part of Phase 1 Coral Springs at Marja Acres. In the southeast quadrant, building permits were issued for one residential dwelling unit: one permit was issued for a second dwelling unit at 6442 La Paloma St. For the calendar year, building permits for 590 residential dwelling units have been issued as compared to 121 permits issued at this time in calendar year 2022.

Non-residential Activity

During November, one permit was issued for commercial and industrial space. One permit for 3,427 sq. ft. of commercial space was issued for Chick-Fil-A at 5848 Avenida Encinias. Calendar year-to-date, 286,497 sq. ft. of commercial and industrial space has been permitted as compared to 95,206 sq. ft. of commercial and industrial space permitted at this time in calendar year 2022.

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.

For information on a free subscription to this report, click the Email Notifications button on the City's homepage and scroll to Planning & Development; visit the City's home page at www.carlsbadca.gov.

Laureen Ryan

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Senior Management Analyst

Development Activity Summary By Zone

Fiscal Year (FY)

As of November 30, 2023 (5 Months)

Residential	
Zone	Dwelling Units
1	102
2	2
3	2
4	
5(NE)	
5(NW)	
5(SW)	259
6	5
7	1
8	
9	
10	
11	1
12	1
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
Total	373

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	3,427	
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		
24		
25	13,498	
Subtotal	16,925	0
Total	16,925	

Calendar Year (CY)

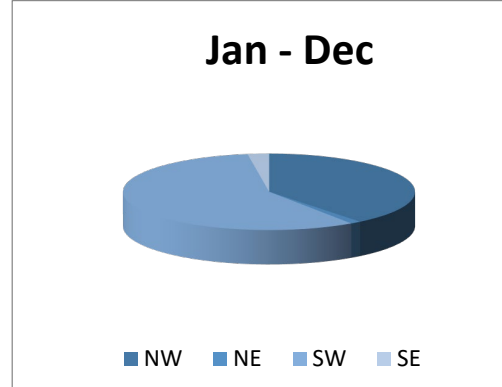
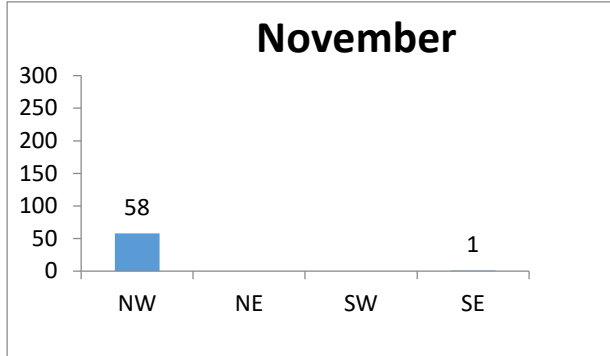
As of November 30, 2023 (11 Months)

Residential	
Zone	Dwelling Units
1	226
2	4
3(NW)	6
4	
5(NE)	
5(NW)	
5(SW)	329
6	12
7	3
8	
9	
10	
11	4
12	2
14	
15	
16	
17	
18	
19	4
20	
21	
22	
23	
24	
25	
Total	590

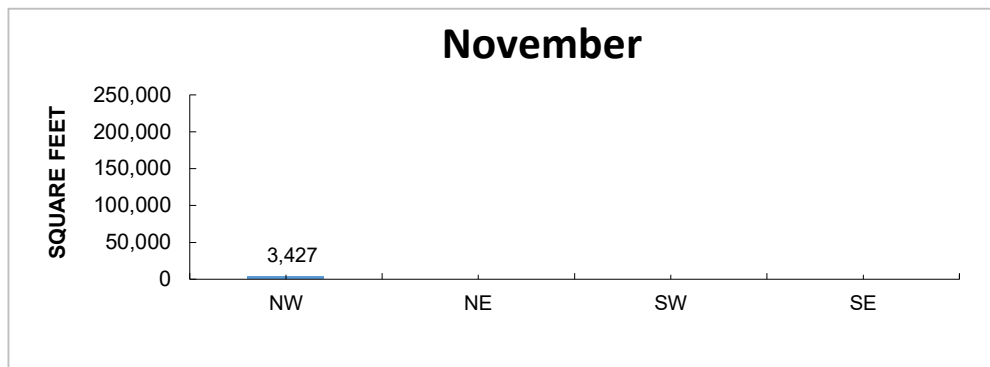
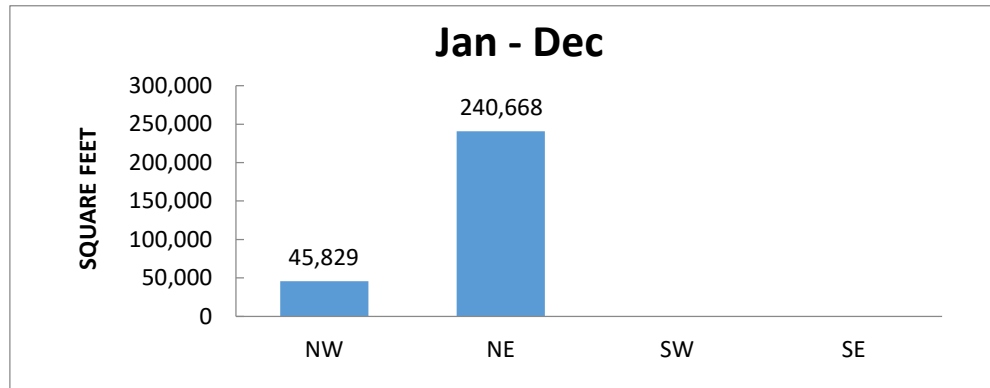
Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	42,402	
2		
3	3,427	
4		
5(NW)		
5(NE)		
5(SW)		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18	227,170	
19		
20		
21		
22		
23		
24		
25	13,498	
Subtotal	286,497	0
Total	286,497	

**Activity By Quadrant, CY 2023
As of November 30, 2023 (11 Months)**

Residential Dwelling Units Permitted



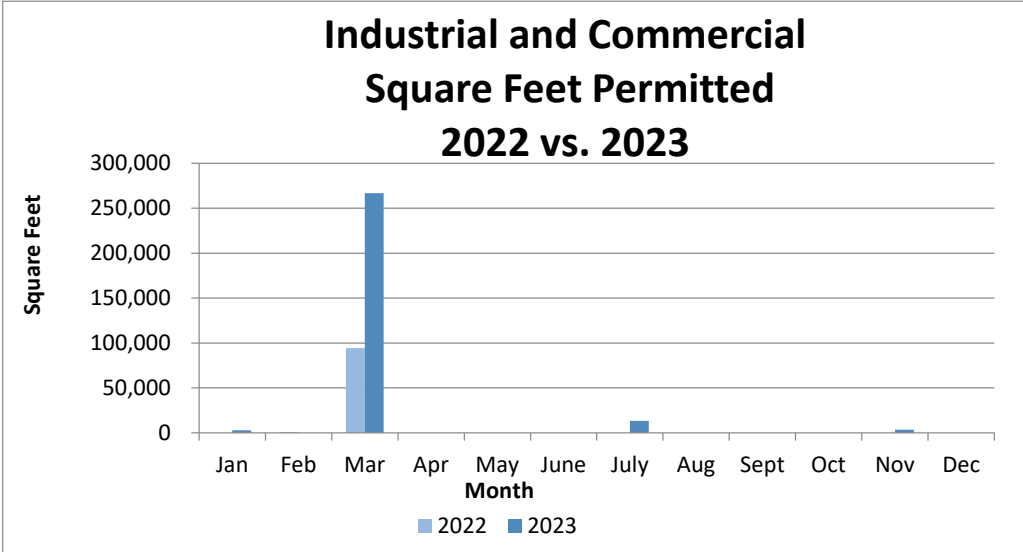
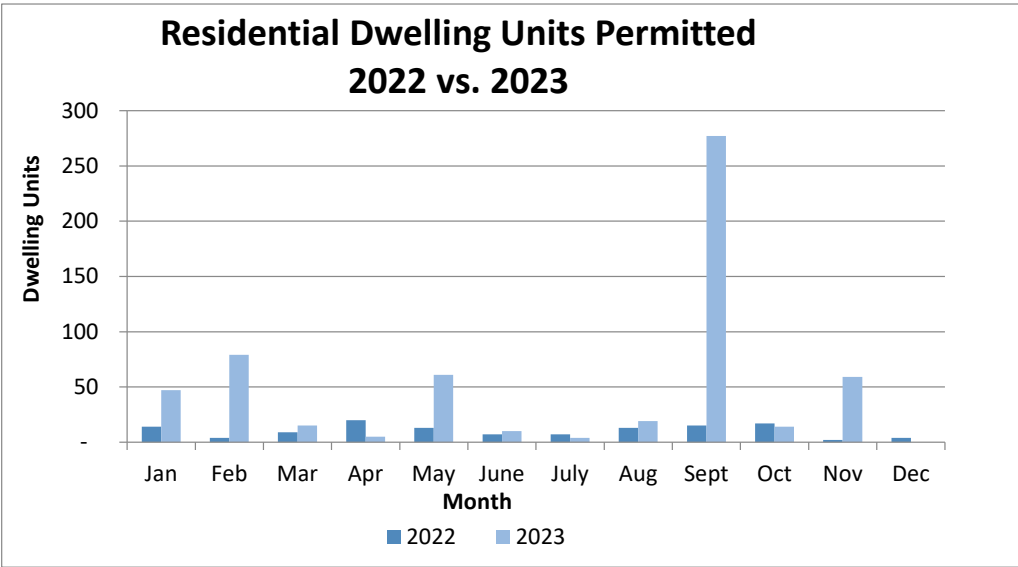
Commercial and Industrial Square Feet Permitted



**Activity Comparison to Date, CY 2022 vs CY 2023
As of November 30, 2023 (11 Months)**

Residential Dwelling Units Permitted		
Month	2022	2023
Jan	14	47
Feb	4	79
Mar	9	15
Apr	20	5
May	13	61
June	7	10
July	7	4
Aug	13	19
Sept	15	277
Oct	17	14
Nov	2	59
Dec	4	
TOTALS	125	590

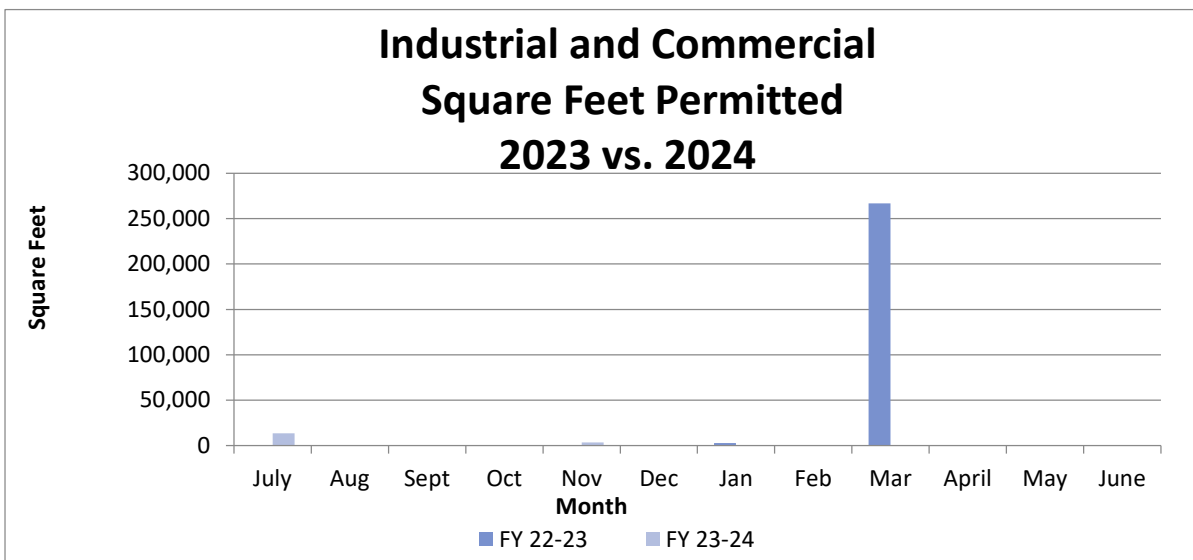
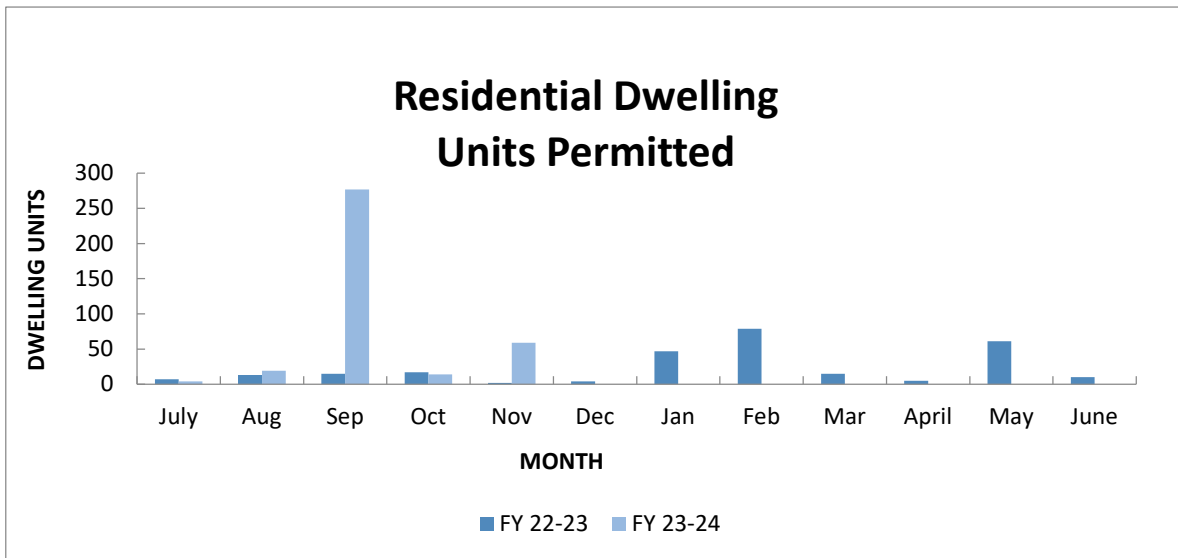
Industrial and Commercial Square Feet Permitted		
Month	2022	2023
Jan	0	2,715
Feb	851	0
Mar	94,355	266,857
Apr	0	0
May	0	0
June	0	0
July	0	13,498
Aug	0	0
Sept	0	0
Oct	0	0
Nov	0	3,427
Dec	0	
TOTALS	95,206	286,497



**Activity Comparison to Date, FY 22-23 vs FY 23-24
As of November 30, 2023 (5 Months)**

Dwelling Units Permitted FY-to-Date		
Month	FY 22-23	FY 23-24
July	7	4
Aug	13	19
Sep	15	277
Oct	17	14
Nov	2	59
Dec	4	
Jan	47	
Feb	79	
Mar	15	
April	5	
May	61	
June	10	
TOTALS	275	373

Industrial and Commercial Square Feet Permitted FY-to-Date		
Month	FY 22-23	FY 23-24
July	0	13,498
Aug	0	0
Sept	0	0
Oct	0	0
Nov	0	3,427
Dec	0	
Jan	2,715	
Feb	0	
Mar	266,857	
April	0	
May	0	
June	0	
TOTALS	269,572	16,925



Summary of Residential Building Permit Activity			
As of November 30, 2023			
Month	Zone	Dwelling Units	Project
Jan-23	1	3	Condominiums at 4006 Garfield St., 211 & 217 Chiquapin Ave.
	1	1	Second dwelling unit at 947 Buena Place
	1	40	Apartments at 3845 & 3835 Sydney Way as part of Pacific Wind
	3	1	Second dwelling unit at 5122 Los Robles Dr.
	11	2	Second dwelling units at 3404 Corte Pino and 8012 Paseo Esmerado
		47	
Feb-23	1	3	Second dwelling units at 3432 Woodland Way, 3344 Donna Dr. and 786 Palm Ave.
	1	1	Single family detached home at 786 Palm Ave.
	2	1	Second dwelling unit at 2642 Valewood Ave.
	5	70	70 apartments as part of Aviara Apartments at 1380 Laurel Tree Lane.
	6	2	Second dwelling units at 1723 Catalpa Rd and 2056 Caracol Ct.
	7	1	Second dwelling unit at 3449 Ravine Dr.
19	1	Single family detached home at 7133 Aviara Dr.	
		79	
Mar-23	1	3	Second dwelling units at 1262 Buena Vista Way, 3339 Garfield and 3479 Jefferson St.
	1	1	Single family detached home at 3477 Jefferson St.
	1	9	Condominiums as part of Beach Village Life at 300 Christiansen Way
	3	1	Second dwelling unit at 5081 Los Robles Drive
	19	1	Second dwelling unit at 1322 Shorebird Lane
		15	
Apr-23	1	4	Second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland Dr. and 425 Tamarack Ave.
	19	1	Second dwelling unit at 2452 Unicornio St.
		5	
May-23	1	47	Three, 3-story apartment buildings, as part of Pacific Wind: Building #2 at 3865 Sydney Way, Building #3 at 3855 Sydney Way and Building #6 at 3825 Sydney Way
	1	5	Second dwelling units at 2833 Elmwood St., 4849 Hillside Dr., 993 Laguna Dr., 3753 Yvette Way and 4805 Neblina Dr.
	2	1	Second dwelling unit at 2725 Lyons Ct.
	6	5	Second dwelling units at 6620 Santa Isabel St., 2813 Cebu Pl, 7022 Llama St., 7730 Palacio Dr. and 3101 Serrano Dr.
	11	1	Second dwelling unit at 8005 Paseo Esmerado
	12	1	Second dwelling unit at 2903 Via Pepita
19	1	Second dwelling unit at 1346 Bullrush Ct.	
		61	
Jun-23	1	1	Single family detached home at 1355 Cynthia Ln
	1	3	Second dwelling units at 3392 Lincoln St., 3434 Garfield St. and 3882 Westhaven Dr.
	1	3	Condominiums as part of Three on Cherry at 162, 164 and 166 Cherry Ave.
	3	2	Second dwelling units at 5120 & 5303 Robles Dr.
	7	1	Second dwelling unit at 3918 Stoneridge Rd.
		10	
Jul-23	1	1	Second dwelling unit at 4904 Park Dr.
	1	1	Single family detached home at 1090 Magnolia Ave.
	2	1	Second dwelling unit at 3640 Catalina Dr.
	11	1	Second dwelling unit at 3287 Corte Vera Cruz
		4	
Aug-23	1	9	Second dwelling units at 3733, 3741, 3749, 3757, 3735, 3743, 3751, 3759 Adams St. and 1821 Guevara Rd.
	1	4	Single family detached homes at 3731, 3739, 3747, 3755 Adams St.
	1	3	Condominiums as part of Acacia Beach Homes at 231, 235, 239 Acacia Ave.
	3	1	Second dwelling unit at 5067 Los Robles Dr.
	6	1	Second dwelling unit at 1848 Pentas Ct.
	7	1	Second dwelling unit at 3165 Seabury St.
			19
Sep-23	1	9	Condominiums as part of Coral Ridge and Coral Springs at Marja Acres
	1	5	Second dwelling units at 431 Tamarack Ave., 1081 Chestnut Ave., 3446 Madison St., 3257 Lincoln St. and 2860 Hope Ave.
	3	1	Second dwelling unit at 5133 Arbol Dr.
	5	259	Apartments as part of Aviara Apartments
	6	2	Second dwelling units at 3011 Quebrada Circle and 3004 Segovia Way
12	1	Second dwelling unit 7882 Vista Higuera	
		277	
Oct-23	1	6	Second dwelling unit at 1344 Cynthia Ln, 2472 Tuttle St., 2926 & 2922 Highland Dr., 3659 Monroe St. and 2778 James Dr.
	1	6	Single family detached homes at 2924, 2920, 2916, & 2912 Highland Dr., 1000 Grand Ave and 2780 James Dr.
	2	1	Second dwelling unit at 2754 Auburn Avenue
	6	1	Second dwelling unit at 1730 Catalpa Road
		14	
Nov-23	1	47	47 senior affordable apartment units at Marja Acres
	1	3	Second dwelling units at 3403 Adams St., 3859 Margaret Way & 2906 Highland Dr.
	1	1	Single family detached home at 2910 Highland Dr.
	1	7	Condominiums as part of Phase 1 Coral Springs at Marja Acres
	6	1	Second dwelling unit at 6442 La Paloma St.
		59	
		373	Total for Fiscal Year 2022-23 to date (5 Months)
		590	Total for Calendar Year 2023 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, 2023**

Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-23	2,715	0	Pacific Wind: Community Recreation Building
	2,715	0	
Feb-23	0	0	
	0	0	
Mar-23	227,170	0	3125 Lionshead Avenue: New commercial building
	39,687	0	New hotel at 300 Christiansen Way, #100
	266,857	0	
Apr-23	0	0	
	0	0	
May-23	0	0	
	0	0	
Jun-23	0	0	
	0	0	
Jul-23	13,498	0	Children's Paradise Preschool at 3375 Marron Rd.
	13,498	0	
Aug-23	0	0	
	0	0	
Sep-23	0	0	
	0	0	
Oct-23	0	0	
	0	0	
Nov-23	3,427	0	Chick-Fil-A new construction at 5848 Avenida Encinas
	3,427	0	
	16,925	0	Total for Fiscal Year 2022-23 to date (5 Months)
		16,925	Total Commercial and Industrial
	286,497	0	Total for Calendar Year 2023 to date (11 Months)
		286,497	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.