

## ***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 May, Carlsbad issued building permits for 13 residential dwelling units, a decrease from 21 residential dwelling units permitted in April. In the northwest quadrant, building permits were issued for 11 residential dwelling units: 6 permits were issued for condominiums as part of Phase F4 Coral Ridge at Marja Acres; 3 permits were issued for condominiums as part of The Roosevelt at 2660, 2662 & 2664 Roosevelt St; 2 permits were issued for second dwelling units at 3956 Long Place and 1242 Hoover St. In the southeast quadrant building permits were issued for 2 residential dwelling units: 2 permits were issued for second dwelling units at 7796 Madrilena Way and 7022 Estella de Mar Rd. For the calendar year, building permits for 62 residential dwelling units have been issued as compared to 207 permits issued at this time in calendar year 2023.

### **Non-residential Activity**

During May, no permits were issued for commercial and industrial space. Calendar year-to-date, no sq. ft. of commercial and industrial space has been permitted as compared to 269,572 sq. ft. of commercial and industrial space permitted at this time in calendar year 2023.

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](http://www.carlsbadca.gov).

*Laureen Ryan*

**Laureen Ryan**

Senior Management Analyst

**Development Activity Summary By Zone**

**Fiscal Year (FY)**

As of May 31, 2024 (11 Months)

Residential	
Zone	Dwelling Units
1	201
2	4
3	3
4	
5(NE)	
5(NW)	
5(SW)	259
6	9
7	1
8	1
9	
10	
11	1
12	2
13	
14	
15	
16	
17	
18	
19	
20	2
21	
22	
23	
24	1
25	
<b>Total</b>	<b>484</b>

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		164,833
17		
18		
19		
20		
21		
22		
23		
25	13,498	
Subtotal	<b>16,925</b>	<b>164,833</b>
<b>Total</b>	<b>181,758</b>	

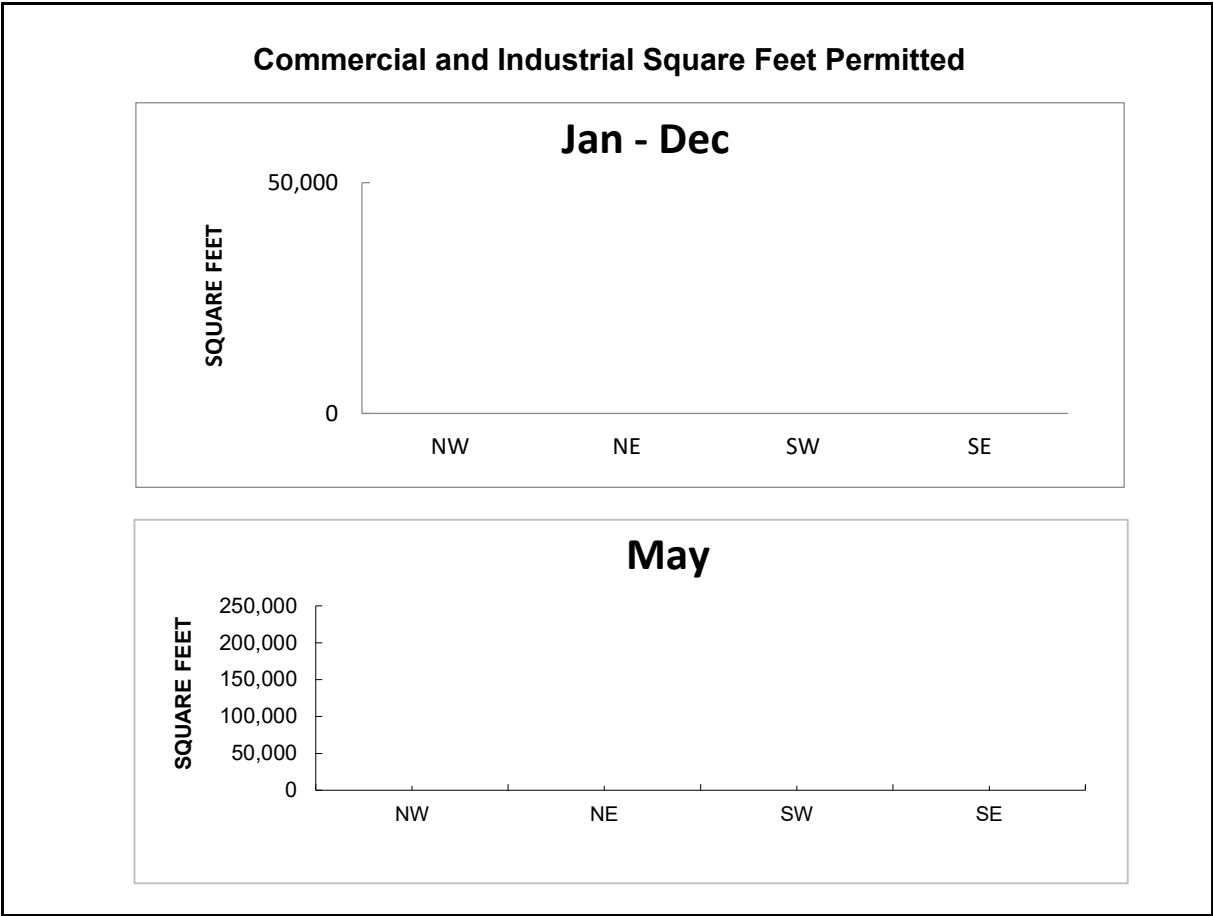
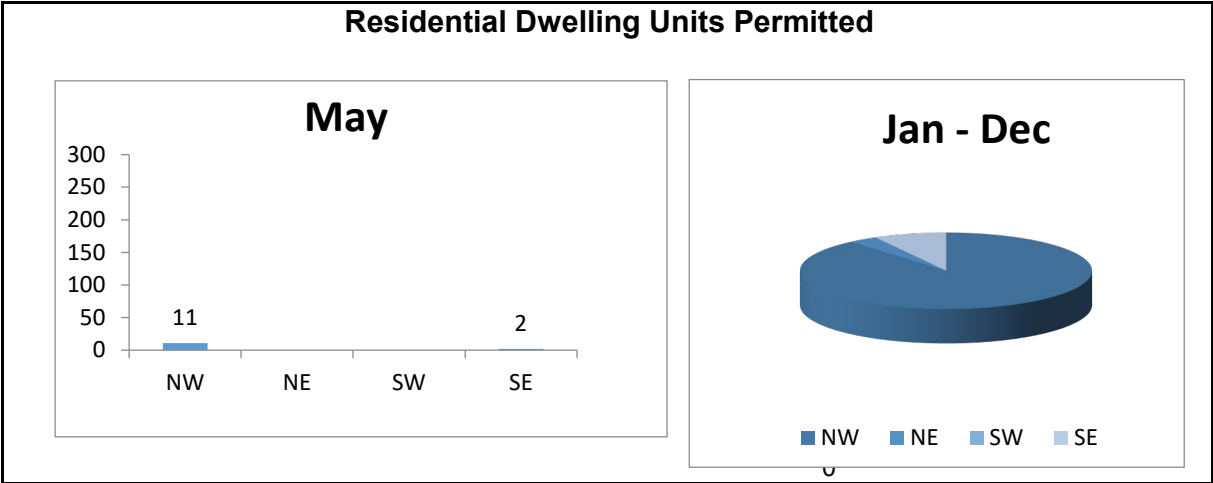
**Calendar Year (CY)**

As of May 31, 2024 (5 Months)

Residential	
Zone	Dwelling Units
1	53
2	2
3(NW)	1
4	
5(NE)	
5(NW)	
5(SW)	
6	4
7	
8	1
9	
10	
11	
12	1
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
<b>Total</b>	<b>62</b>

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3		
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	<b>0</b>	<b>0</b>
<b>Total</b>	<b>0</b>	

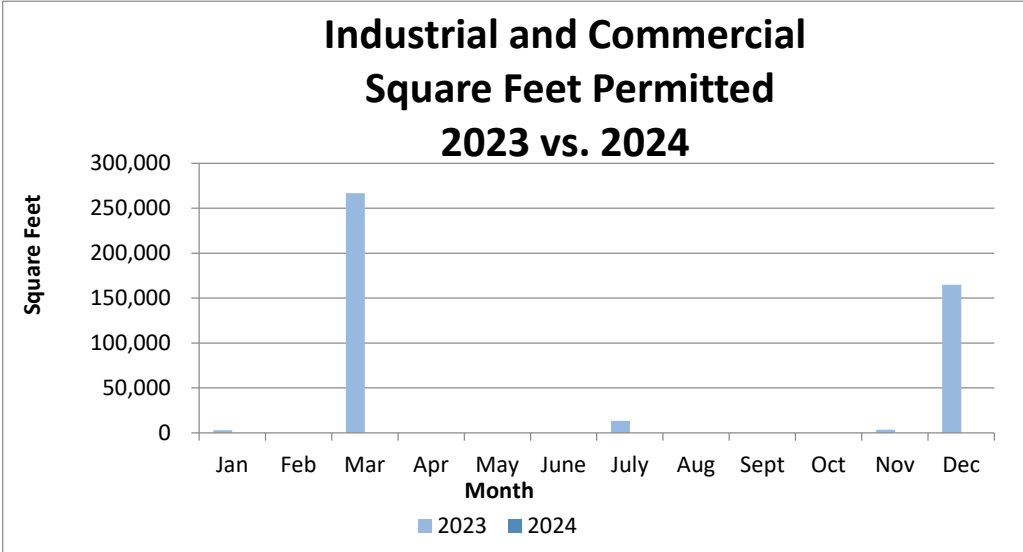
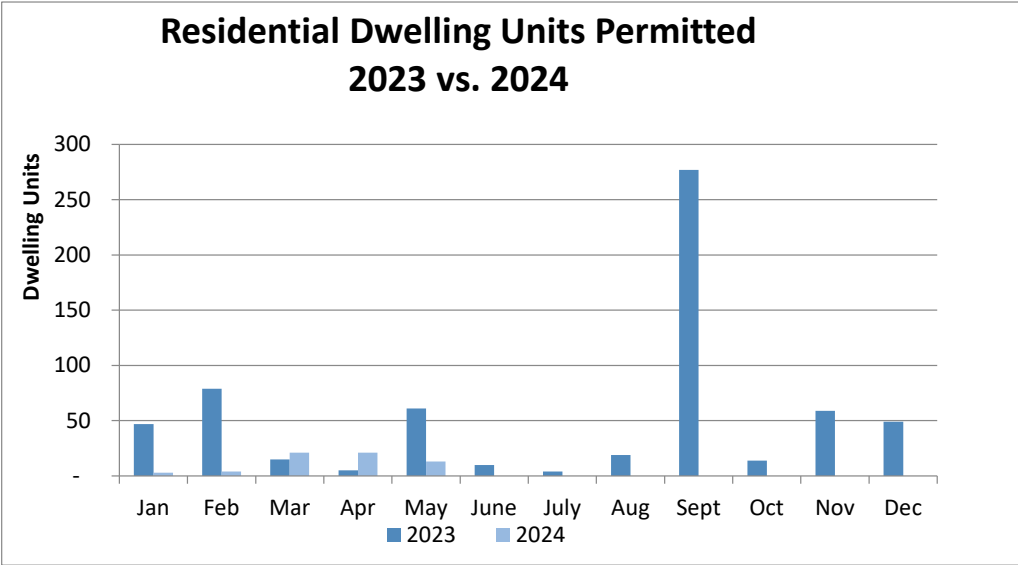
**Activity By Quadrant, CY 2024  
As of May 31, 2024 (5 Months)**



**Activity Comparison to Date, CY 2023 vs CY 2024  
As of May 31, 2024 (5 Months)**

Residential Dwelling Units Permitted		
Month	2023	2024
Jan	47	3
Feb	79	4
Mar	15	21
Apr	5	21
May	61	13
June	10	
July	4	
Aug	19	
Sept	277	
Oct	14	
Nov	59	
Dec	49	
<b>TOTALS</b>	<b>639</b>	<b>62</b>

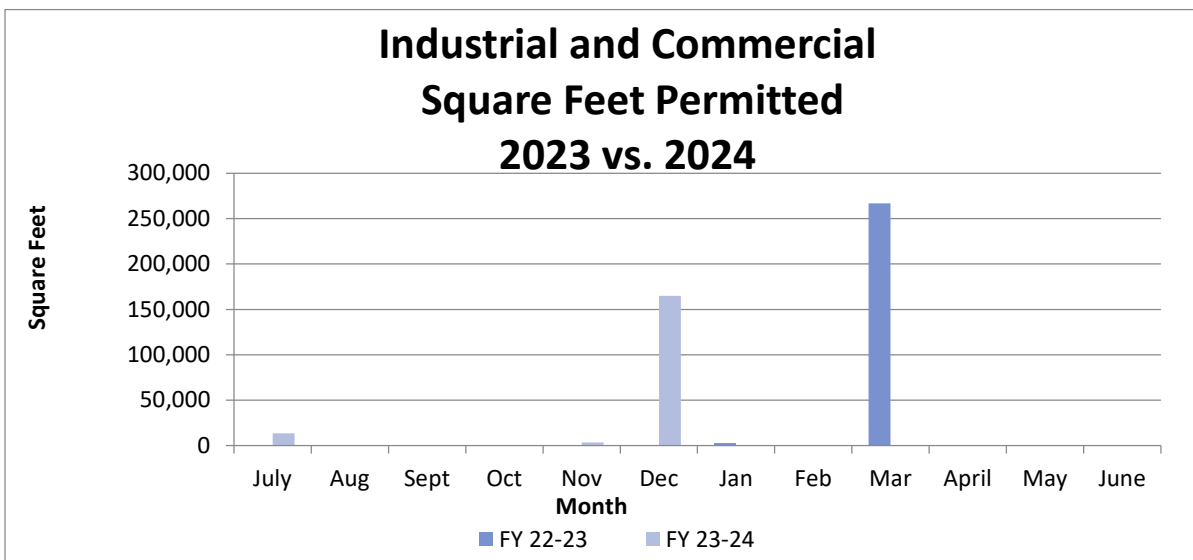
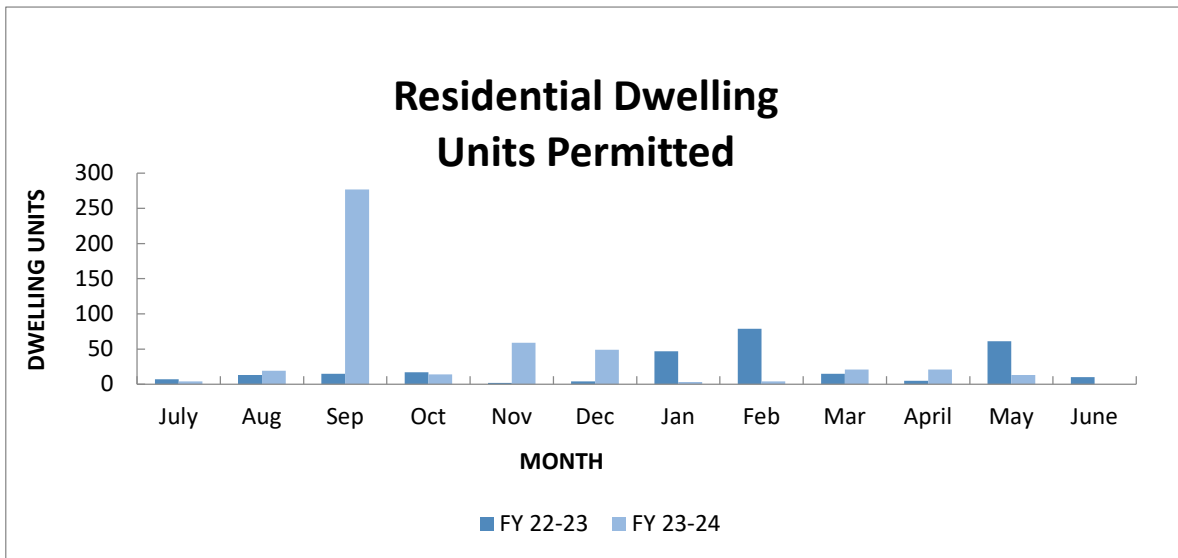
Industrial and Commercial Square Feet Permitted		
Month	2023	2024
Jan	2,715	0
Feb	0	0
Mar	266,857	0
Apr	0	0
May	0	0
June	0	
July	13,498	
Aug	0	
Sept	0	
Oct	0	
Nov	3,427	
Dec	164,833	
<b>TOTALS</b>	<b>451,330</b>	<b>0</b>



**Activity Comparison to Date, FY 22-23 vs FY 23-24  
As of May 31, 2024 (11 Months)**

<b>Dwelling Units Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 22-23</b>	<b>FY 23-24</b>
July	7	4
Aug	13	19
Sep	15	277
Oct	17	14
Nov	2	59
Dec	4	49
Jan	47	3
Feb	79	4
Mar	15	21
April	5	21
May	61	13
June	10	
<b>TOTALS</b>	<b>275</b>	<b>484</b>

<b>Industrial and Commercial Square Feet Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 22-23</b>	<b>FY 23-24</b>
July	0	13,498
Aug	0	0
Sept	0	0
Oct	0	0
Nov	0	3,427
Dec	0	164,833
Jan	2,715	0
Feb	0	0
Mar	266,857	0
April	0	0
May	0	0
June	0	0
<b>TOTALS</b>	<b>269,572</b>	<b>181,758</b>



**Summary of Residential Building Permit Activity  
As of May 31, 2024**

Month	Zone	Dwelling Units	Project
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
		<b>4</b>	
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.
		<b>19</b>	
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
		<b>277</b>	
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
		<b>14</b>	
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.
		<b>59</b>	
Dec-23	1	2	Second dwelling unit at 4207 Clearview Dr and 3221 Madison St.
	1	9	Condominiums at 310-326 Chinquapin Ave. as part of Cinquapin Coast Homes, buildings A, B & C
	1	3	Condominiums at 2670, 2672 & 2674 Roosevelt St. as part of The Roosevelt
	1	32	Condominiums at Marja Acres as part of Coral Springs Phase 2 & 3 and Coral Ridge Phase F1, F2 & F3
	20	2	Second dwelling unit at 6702 & 6704 Loncera St.
	24	1	Second dwelling unit at 5221 Frost Ave.
		<b>49</b>	
Jan-24	1	2	Second dwelling unit at 2707 & 2605 Highland Dr.
	8	1	Second dwelling unit at 5034 Ashberry Rd.
		<b>3</b>	
Feb-24	2	1	Second dwelling unit at 3549 Sierra Morena Ave
	6	2	Second dwelling units at 2924 Luciernaga St and 2113 Quebrada Cir
	12	1	Second dwelling unit at 2806 Atadero Ct
		<b>4</b>	
Mar-24	1	1	Single family detached home at 4475 Adams St
	1	3	Second dwelling units at 1753 Andrea Ave and 3732 & 3734 Greccourt Way
	1	12	Condominiums as part of Plans A, B, & C Garfield Beach Homes
	1	3	Condominiums as part of The Roosevelt
	2	1	Second dwelling unit at 2731 Victoria Ave
	3	1	Second dwelling unit at 5234 Los Robles Dr.
		<b>21</b>	
Apr-24	1	16	Condominiums as part of Phases F5 Coral Ridge, M5 and M6 Coral Springs at Marja Acres
	1	5	Second dwelling units at 2503 Davis Ave., 2499 Davis Ave., 2620 Roosevelt St #11, 2620 Roosevelt St #12 and 4212 Skyline Road
		<b>21</b>	
May-24	1	6	Condominiums as part of Phase F4 Marja Acres
	1	3	Condominiums as part of The Roosevelt - 2660, 2662 & 2664 Roosevelt St
	1	2	Second dwelling units at 3956 Long Place and 1242 Hoover St
	6	2	Second dwelling units at 7796 Madrilena Way and 7002 Estrella de Mar Rd.
		<b>13</b>	
		<b>484</b>	<b>Total for Fiscal Year 2022-23 to date (11 Months)</b>
		<b>62</b>	<b>Total for Calendar Year 2023 to date (5 Months)</b>

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 May 31, 2024**

Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-23	13,498	0	Children's Paradise Preschool at 3375 Marron Rd.
	<b>13,498</b>	<b>0</b>	
Aug-23	0	0	
	<b>0</b>	<b>0</b>	
Sep-23	0	0	
	<b>0</b>	<b>0</b>	
Oct-23	0	0	
	<b>0</b>	<b>0</b>	
Nov-23	3,427	0	Chick-Fil-A new construction at 5848 Avenida Encinas
	<b>3,427</b>	<b>0</b>	
Dec-23		164,833	Ionis 3-story shell building at 2830 Whiptail Loop
		<b>164,833</b>	
Jan-24	0	0	
	<b>0</b>	<b>0</b>	
Feb-24	0	0	
	<b>0</b>	<b>0</b>	
Mar-24	0	0	
	<b>0</b>	<b>0</b>	
Apr-24	0	0	
	<b>0</b>	<b>0</b>	
May-24	0	0	
	<b>0</b>	<b>0</b>	
	<b>16,925</b>	<b>164,833</b>	<b>Total for Fiscal Year 2022-23 to date (11 Months)</b>
	<b>0</b>	<b>181,758</b>	<b>Total Commercial and Industrial</b>
			<b>0 Total for Calendar Year 2023 to date (5 Months)</b>
			<b>0 Total Commercial and Industrial</b>
<p><u>Note:</u> These figures are based upon <i>issuance</i> of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.</p>			