

## ***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 October, Carlsbad issued building permits for 18 residential dwelling units, an increase from 15 residential dwelling units permitted in September. In the northwest quadrant, building permits were issued for 17 residential dwelling units: 12 permits were issued for condominiums as part of Coral Ridge at Marja Acres and five permits were issued for second dwelling units at 160 Maple Ave., 806 Citrus Pl., 1637 Saint James Ct., 3952 Garfield St., and 1072 Palm Ave. In the southeast quadrant, building permits were issued for one dwelling unit: 1 permit was issued for a second dwelling unit at 3117 Quebrada Ct. For the calendar year, building permits for 135 residential dwelling units have been issued as compared to 531 permits issued at this time in calendar year 2023.

### **Non-residential Activity**

During October, 3,111 sq. ft. of commercial and industrial space was permitted. One permit was issued for 3,111 sq. ft. of commercial space as part of BP/Arco Car Wash at 1991 Palomar Airport Rd. Calendar year-to-date, 91,529 sq. ft. of commercial and industrial space has been permitted as compared to 283,070 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*

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Senior Management Analyst

**Development Activity Summary By Zone**

**Fiscal Year (FY)**

As of October 31, 2024 (4 Months)

Residential	
Zone	Dwelling Units
1	54
2	1
3	2
4	
5(NE)	
5(NW)	
5(SW)	
6	14
7	
8	
9	
10	
11	1
12	
13	
14	
15	
16	
17	
18	
19	
20	
21	
22	
23	
24	
25	
<b>Total</b>	<b>72</b>

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	26,665	
4		
5(NE)		
5(NW)		
5(SW)	3,111	
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		61,753
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	<b>29,776</b>	<b>61,753</b>
<b>Total</b>	<b>91,529</b>	

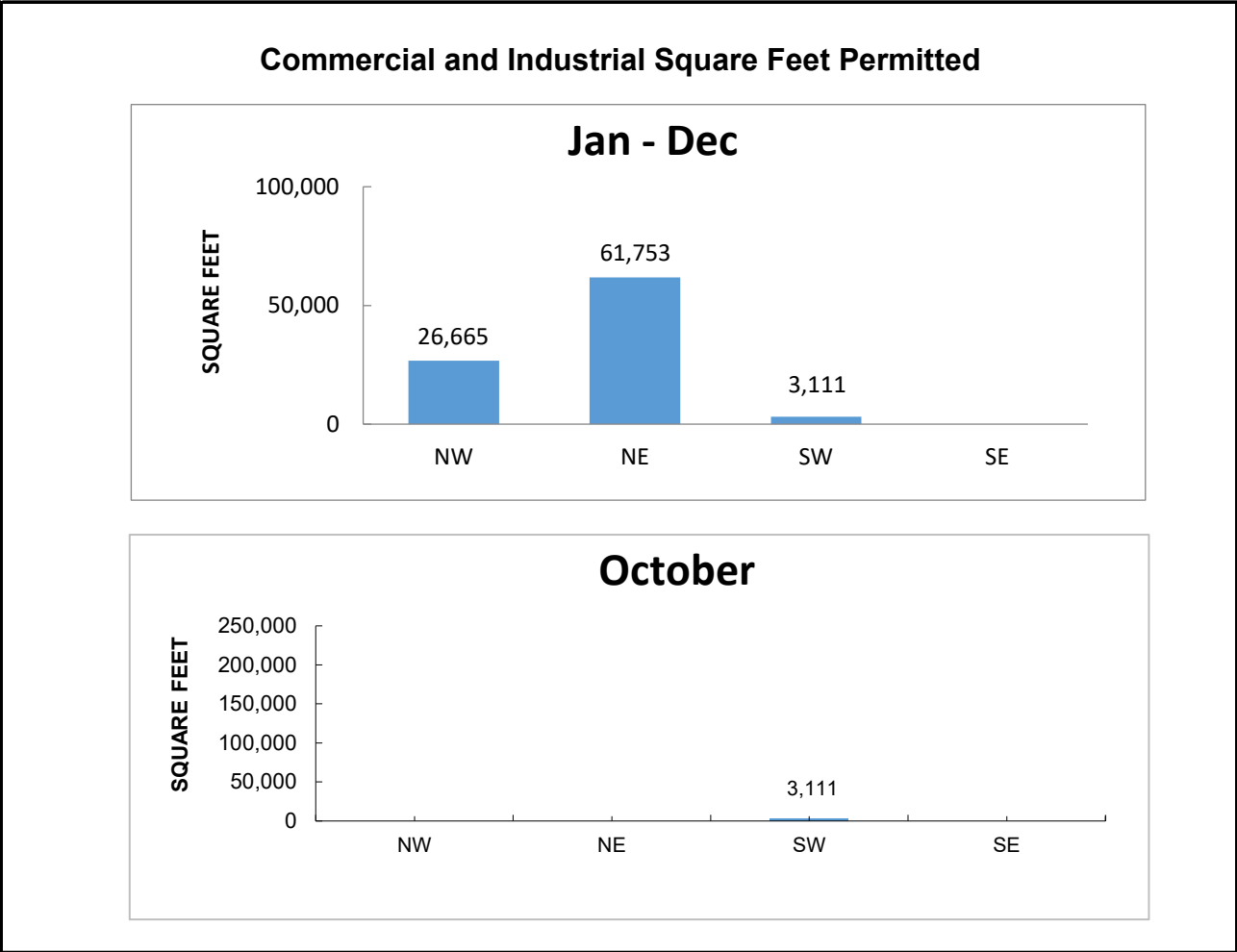
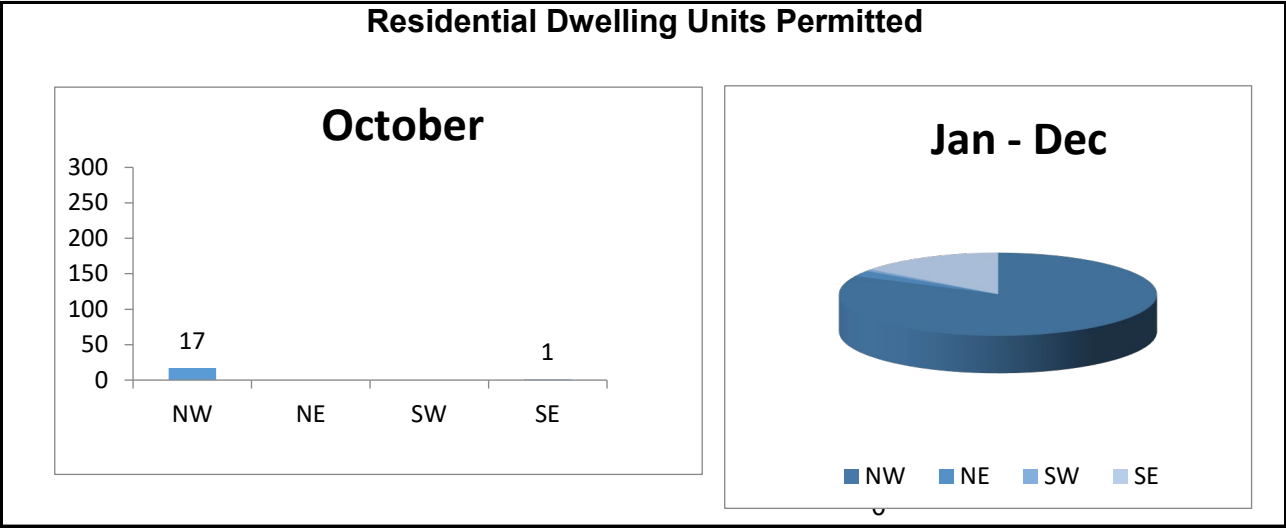
**Calendar Year (CY)**

As of October 31, 2024 (10 Months)

Residential	
Zone	Dwelling Units
1	107
2	3
3(NW)	3
4	
5(NE)	
5(NW)	
5(SW)	
6	18
7	
8	1
9	
10	
11	1
12	1
14	
15	
16	
17	
18	
19	
20	1
21	
22	
23	
24	
25	
<b>Total</b>	<b>135</b>

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	26,665	
4		
5(NW)		
5(NE)		
5(SW)	3,111	
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		61,753
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	<b>29,776</b>	<b>61,753</b>
<b>Total</b>	<b>91,529</b>	

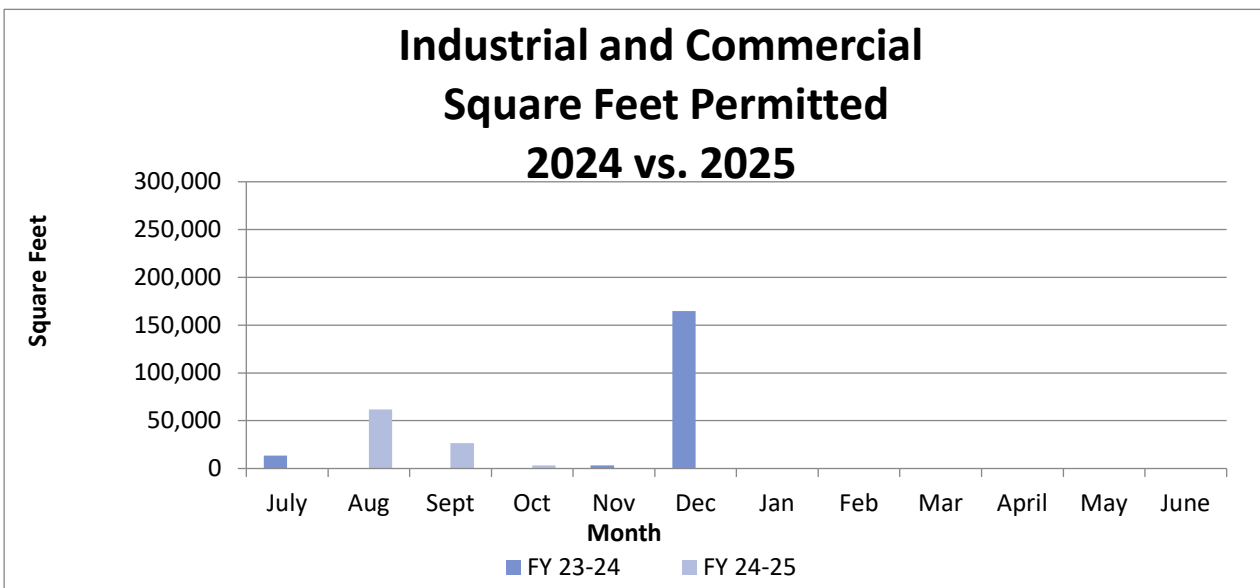
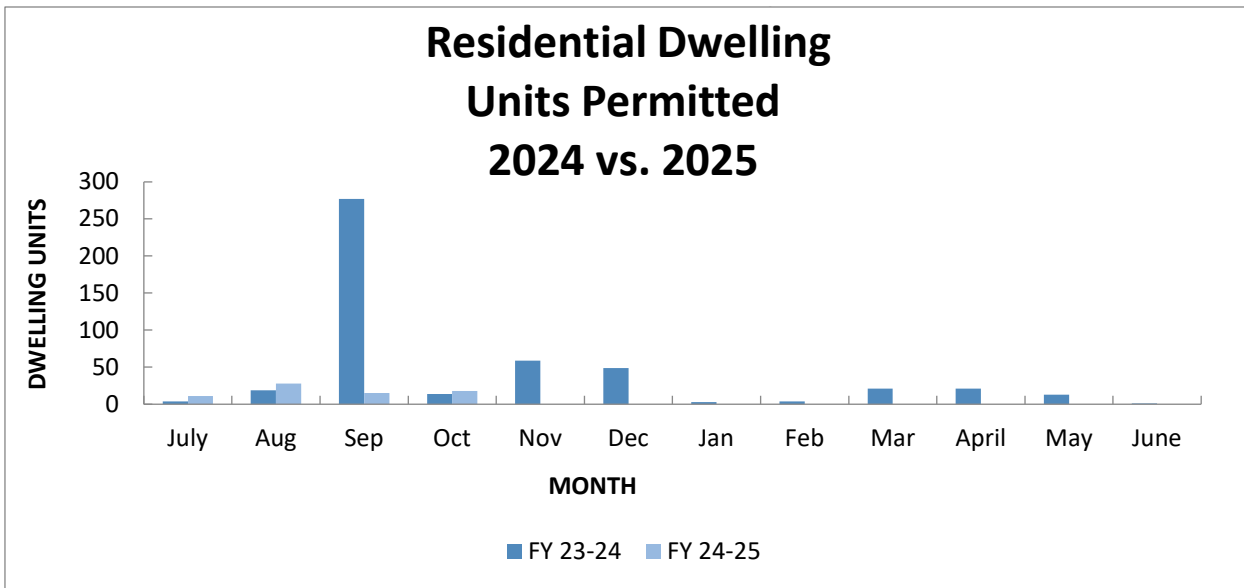
**Activity By Quadrant, CY 2024  
As of October 31, 2024 (10 Months)**



**Activity Comparison to Date, FY 23-24 vs FY 24-25  
As of October 31, 2024 (4 Months)**

<b>Dwelling Units Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 23-24</b>	<b>FY 24-25</b>
July	4	11
Aug	19	28
Sep	277	15
Oct	14	18
Nov	59	
Dec	49	
Jan	3	
Feb	4	
Mar	21	
April	21	
May	13	
June	1	
<b>TOTALS</b>	<b>485</b>	<b>72</b>

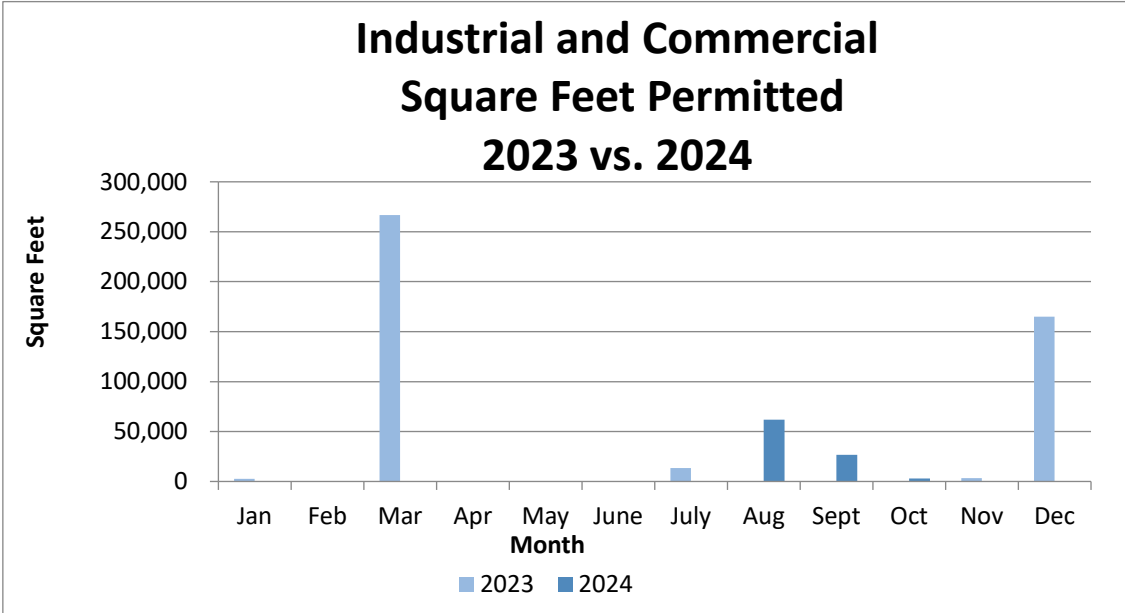
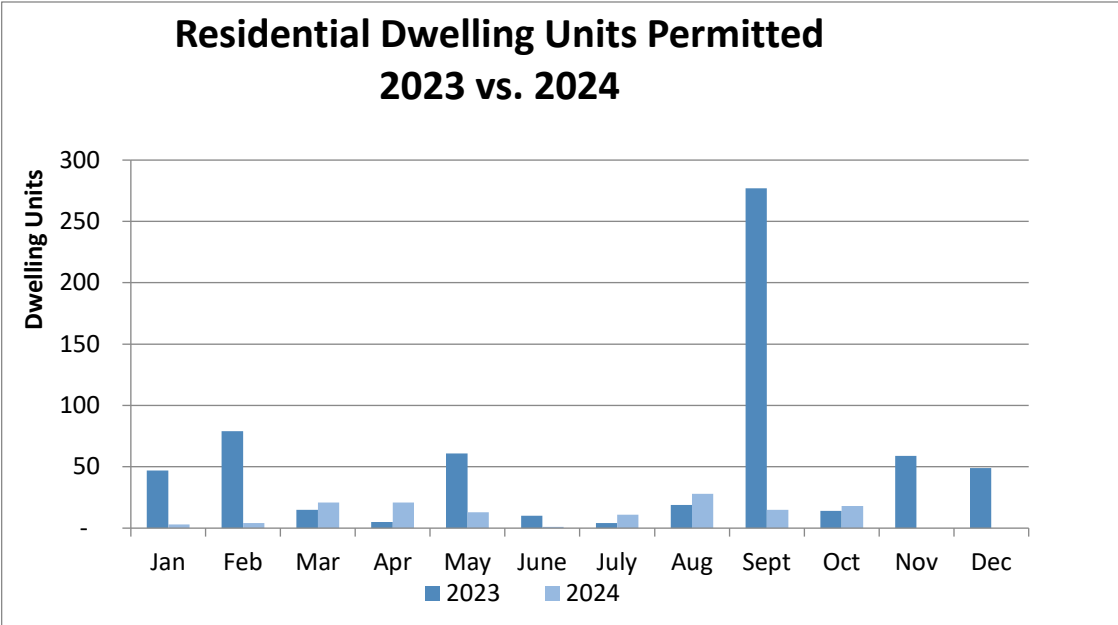
<b>Industrial and Commercial Square Feet Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 23-24</b>	<b>FY 24-25</b>
July	13,498	0
Aug	0	61,753
Sept	0	26,665
Oct	0	3,111
Nov	3,427	
Dec	164,833	
Jan	0	
Feb	0	
Mar	0	
April	0	
May	0	
June	0	
<b>TOTALS</b>	<b>181,758</b>	<b>91,529</b>



**Activity Comparison to Date, CY 2023 vs CY 2024  
As of October 31, 2024 (10 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	1
July	4	11
Aug	19	28
Sept	277	15
Oct	14	18
Nov	59	
Dec	49	
<b>TOTALS</b>	<b>639</b>	<b>135</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	0
July	13,498	0
Aug	0	61,753
Sept	0	26,665
Oct	0	3,111
Nov	3,427	
Dec	164,833	
<b>TOTALS</b>	<b>451,330</b>	<b>91,529</b>



<b>Summary of Residential Building Permit Activity</b>			
<b>As of October 31, 2024</b>			
<b>Month</b>	<b>Zone</b>	<b>Dwelling Units</b>	<b>Project</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 Grecourt 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
		<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>	
Jun-24	20	1	Second dwelling unit at 1235 Mariposa Rd.
		<b>1</b>	
Jul-24	1	2	Second dwelling units at 4857 Sevilla Way and 3366 Lincoln St.
	1	6	Condominiums as part of Phase F6 of Coral Ridge at Marja Acres.
	3	1	Second dwelling unit at 5142 Los Robles Dr.
	6	1	Second dwelling unit at 2930 Segovia Way.
	11	1	Second dwelling unit at 7931 Calle Posada
		<b>11</b>	
Aug-24	1	4	Second dwelling units at 3922 Holly Brae Ln, 1770 Forest Ave., 1391 Oak Ave., and 140 Acacia Ave.
	1	10	Condominiums as part of Coral Ridge and Coral Springs at Marja Acres
	2	1	Second dwelling unit at 2432 Sierra Morena Ave.
	3	1	Second dwelling unit at 5144 Robles Dr.
	6	1	Second dwelling unit at 2114 Sereno Ct.
	6	11	Apartments as part of Romeria Pointe Apartments Building B
		<b>28</b>	
Sep-24	1	2	Second dwelling units at 2264 & 2262 Avenida Magnifica
	1	13	Condominiums as part of Coral Springs and Coral Ridge at Marja Acres
		<b>15</b>	
Oct-24	1	5	Second dwelling units at 160 Maple Ave., 806 Citrus Pl., 1637 Saint James Ct., 3952 Garfield St., 1072 Palm Ave.
	1	12	Condominiums as part of Coral Ridge Phase F8 & F10 at Marja Acres
	6	1	Second dwelling unit at 3117 Quebrada Ct.
		<b>18</b>	
		<b>72</b>	<b>Total for Fiscal Year 2024-25 to date (4 Months)</b>
		<b>196</b>	<b>Total for Calendar Year 2024 to date (10 Months)</b>
<p><b>Notes:</b> 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.</p>			

**Summary of Non-Residential Permit Activity  
As of October 31, 2024**

<b>Month</b>	<b>Commercial (Sq. Ft.)</b>	<b>Industrial (Sq. Ft.)</b>	<b>Project</b>
Jan-24	0	0	
	0	0	
Feb-24	0	0	
	0	0	
Mar-24	0	0	
	0	0	
Apr-24	0	0	
	0	0	
May-24	0	0	
	0	0	
Jun-24	0	0	
	0	0	
Jul-24	0	0	
	0	0	
Aug-24	0	17,909	Shell building at Lot 3 Carlsbad Oaks North Bldg A, 2750 Whiptail Loop
	0	16,296	Shell building at Lot 3 Carlsbad Oaks North Bldg B, 2762 Whiptail Loop
	0	27,548	Shell building at Lot 3 Carlsbad Oaks North Bldg C, 2774 Whiptail Loop
	0	<b>61,753</b>	
Sep-24	26,665		Toyota of Carlsbad 5424 Paseo Del Norte
	<b>26,665</b>		
Oct-24	3,111		1991 Palomar Airport Rd: Car Wash additional commercial square footage
	<b>3,111</b>		
	<b>29,776</b>	<b>61,753</b>	<b>Total for Fiscal Year 2024-25 to date (4 Months)</b>
		<b>91,529</b>	<b>Total Commercial and Industrial</b>
	<b>29,776</b>	<b>61,753</b>	<b>Total for Calendar Year 2024 to date (10 Months)</b>
		<b>91,529</b>	<b>Total Commercial and Industrial</b>

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