

## ***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 July, Carlsbad issued building permits for 7 residential dwelling units, the same number of residential dwelling units permitted in June. In the northwest quadrant, building permits were issued for 5 residential dwelling units: 5 permits were issued for second dwelling units at 5067 Ashberry Rd., 2799 Crest Dr., 3257 Donna Dr., 1823 Guevara Rd. and 1747 Bonita Lane. In the southeast quadrant, building permits were issued for 1 residential dwelling unit: 1 permit was issued for a second dwelling unit at 7942 Grado el Tupelo. In the northeast quadrant, building permits were issued for 1 residential dwelling unit: 1 permit was issued for a second dwelling unit at 2715 Via Cardel. For the calendar year, building permits for 74 residential dwelling units have been issued as compared to 112 permits issued at this time in calendar year 2021.

### **Non-residential Activity**

During July, 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 10,537 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.

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 July 31, 2022 (1 Month)

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

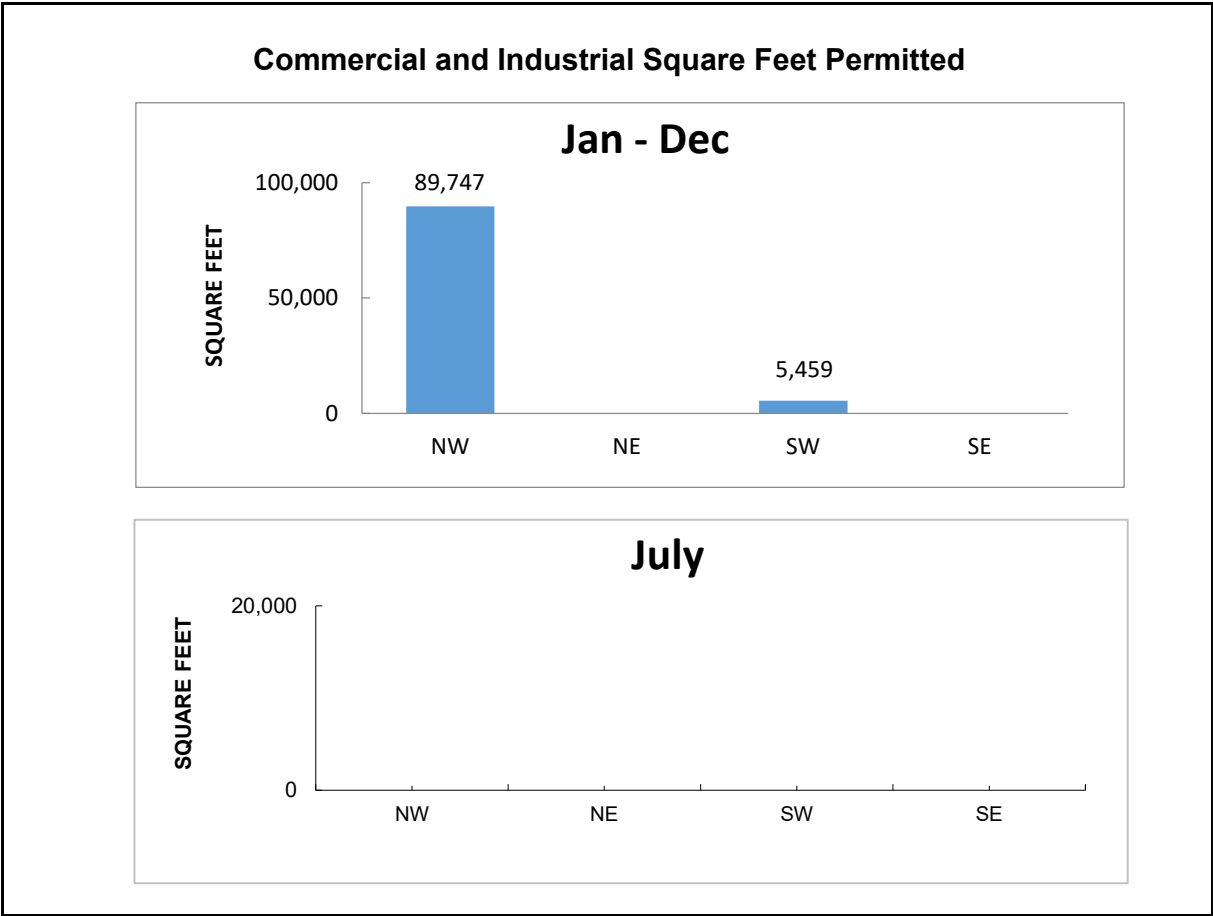
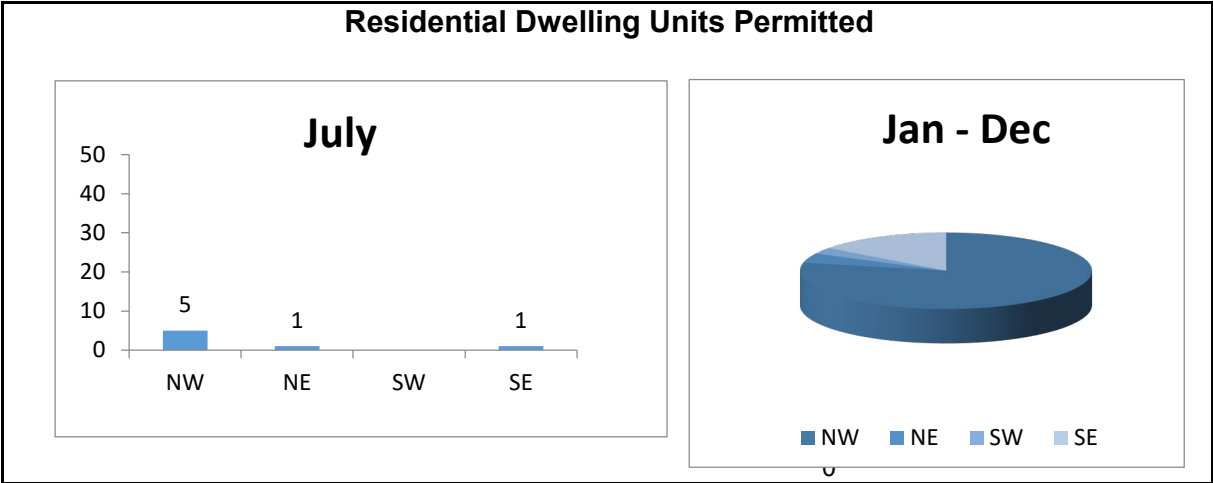
<b>Non-residential</b>		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3		
4		
5(NE)		
5(NW)		
5(SW)		
6		
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	<b>0</b>	<b>0</b>
<b>Total</b>	<b>0</b>	

**Calendar Year (CY)**  
As of July 31, 2022 (7 Months)

<b>Residential</b>	
Zone	Dwelling Units
1	51
2	2
3(NW)	4
4	2
5(NE)	
5(NW)	
6	7
7	
8	1
9	
10	
11	1
12	3
14	
15	
16	
17	
18	
19	2
20	1
21	
22	
23	
24	
25	
<b>Total</b>	<b>74</b>

<b>Non-residential</b>		
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	<b>95,206</b>	<b>0</b>
<b>Total</b>	<b>95,206</b>	

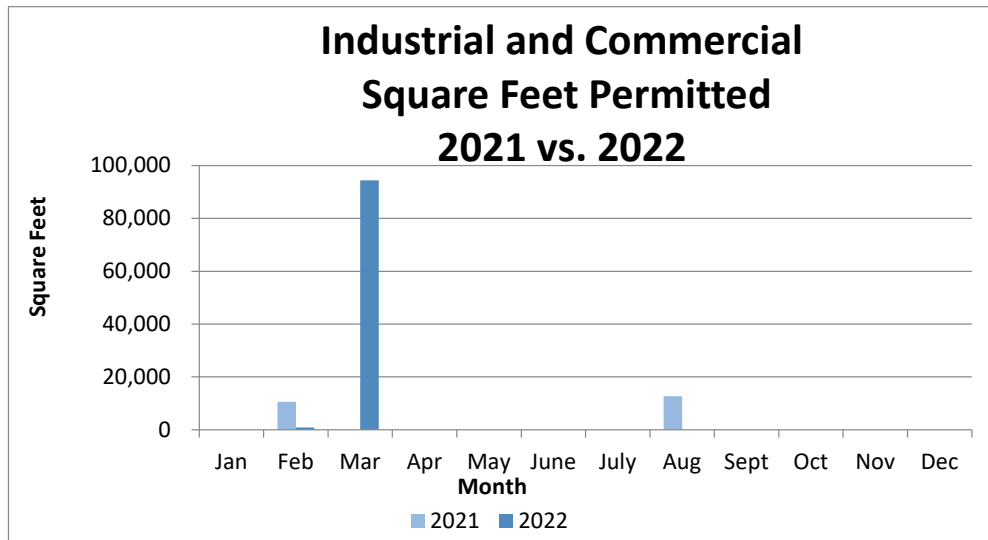
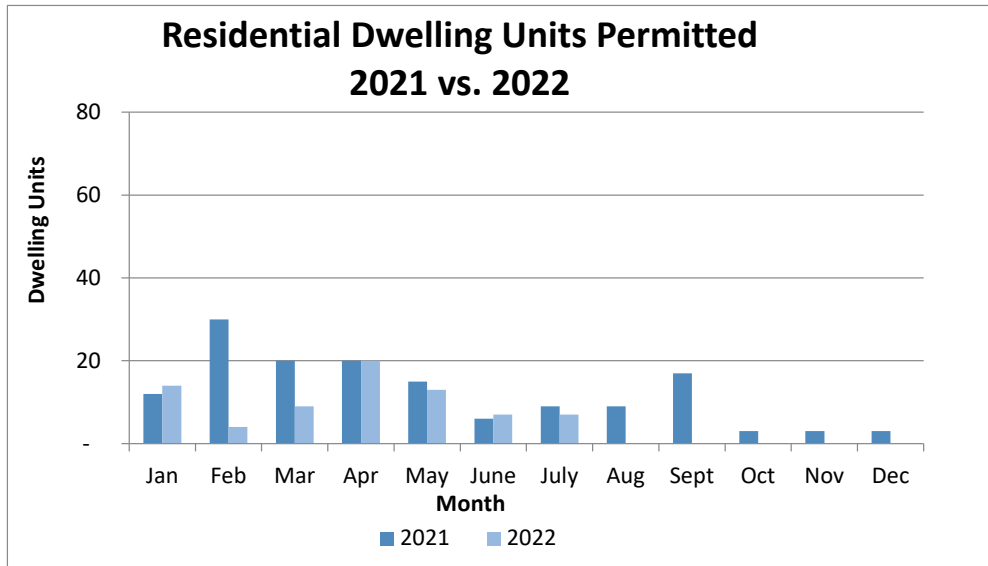
**Activity By Quadrant, CY 2022  
As of July 31, 2022 (7 Months)**



**Activity Comparison to Date, CY 2021 vs CY 2022  
As of July 31, 2022 (7 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	
Sept	17	
Oct	3	
Nov	3	
Dec	3	
<b>TOTALS</b>	<b>147</b>	<b>74</b>

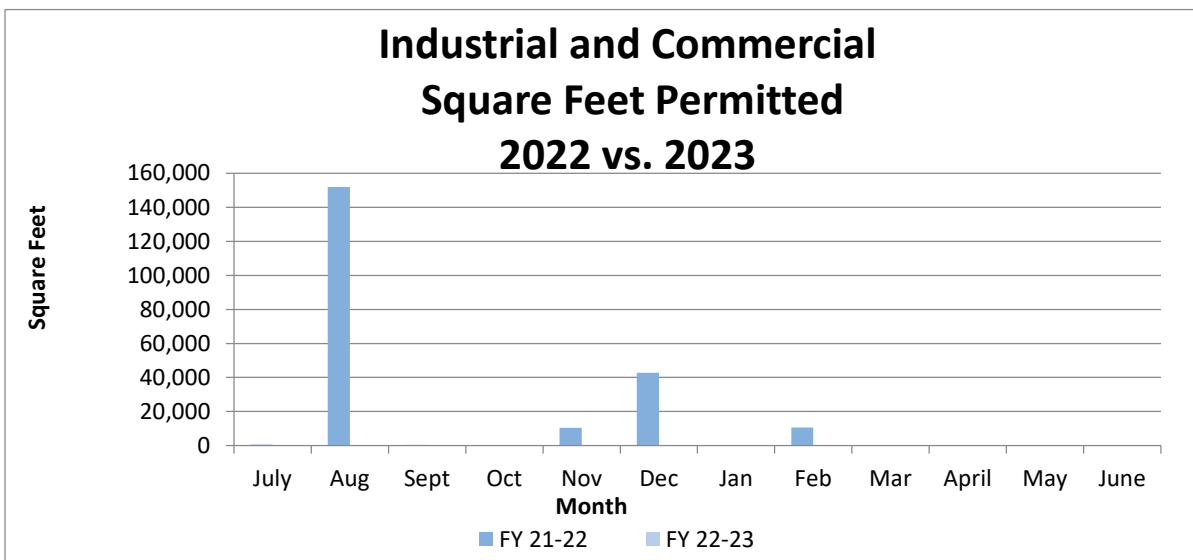
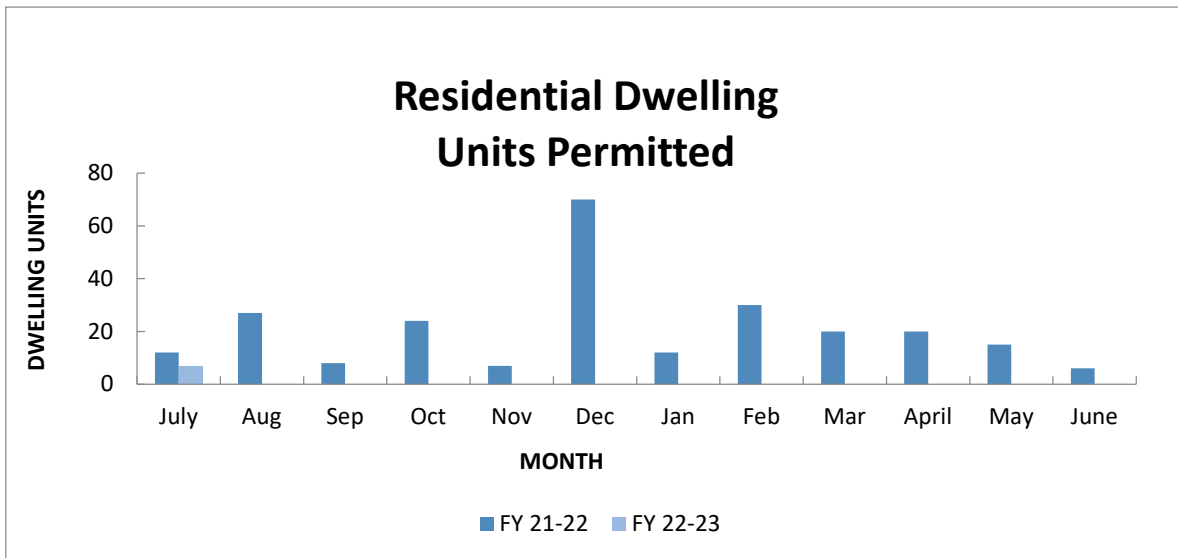
Industrial and Commercial Square Feet Permitted		
Month	2021	2022
Jan	0	0
Feb	10,537	851
Mar	0	94,355
Apr	0	0
May	0	0
June	0	0
July	0	0
Aug	12,729	
Sept	0	
Oct	0	
Nov	0	
Dec	0	
<b>TOTALS</b>	<b>23,266</b>	<b>95,206</b>



**Activity Comparison to Date, FY 21-22 vs FY 22-23  
As of July 31, 2022 (1 Month)**

<b>Dwelling Units Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 21-22</b>	<b>FY 22-23</b>
July	12	7
Aug	27	
Sep	8	
Oct	24	
Nov	7	
Dec	70	
Jan	12	
Feb	30	
Mar	20	
April	20	
May	15	
June	6	
<b>TOTALS</b>	<b>251</b>	<b>7</b>

<b>Industrial and Commercial Square Feet Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 21-22</b>	<b>FY 22-23</b>
July	640	0
Aug	152,060	
Sept	392	
Oct	0	
Nov	10,456	
Dec	42,749	
Jan	0	
Feb	10,537	
Mar	0	
April	0	
May	0	
June	0	
<b>TOTALS</b>	<b>216,834</b>	<b>0</b>



**Summary of Residential Building Permit Activity  
As of July 31, 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.
		<b>14</b>	
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
		<b>4</b>	
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
		<b>9</b>	
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
		<b>20</b>	
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 Rocoso Ln
	19	1	Second dwelling unit at 1002 Merganser Ln.
		<b>13</b>	
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.
		<b>7</b>	
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
		<b>7</b>	
		<b>7</b>	<b>Total for Fiscal Year 2022-23 to date (1 Month)</b>
		<b>74</b>	<b>Total for Calendar Year 2022 to date (7 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 July 31, 2022**

<b>Month</b>	<b>Commercial (Sq. Ft.)</b>	<b>Industrial (Sq. Ft.)</b>	<b>Project</b>
Jan-22	0		
	0		
Feb-22	542		Addition to showroom at Jaguar Land Rover
	309		Addition to showroom at Ken Grody Ford
	<b>851</b>		
Mar-22	5,459		Eco Friendly Car Wash
	65,359		BMW of Carlsbad offices and warehouse
	23,537		Bob Baker Mazda of Carlsbad
	<b>94,355</b>		
Apr-22	0	0	
	0	0	
May-22	0	0	
	0	0	
Jun-22	0	0	
	0	0	
Jul-22	0	0	
	0	0	
	0	0	<b>Total for Fiscal Year 2022-23 to date (1 Month)</b>
		0	<b>Total Commercial and Industrial</b>
	95,206	0	<b>Total for Calendar Year 2022 to date (7 Months)</b>
		95,206	<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.