

April 2023

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 April, Carlsbad issued building permits for 5 residential dwelling units, a decrease from 15 residential dwelling units permitted in March. In the northwest quadrant, building permits were issued for 4 residential dwelling units: 4 permits were issued for second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland Dr. and 425 Tamarack Ave. In the southwest quadrant, building permits were issued for 1 residential dwelling unit: 1 permit was issued for a second dwelling unit at 2452 Unicornio St. For the calendar year, building permits for 146 residential dwelling units have been issued as compared to 47 permits issued at this time in calendar year 2022.

Non-residential Activity

During April, no permits were issued for commercial or industrial space. Calendar year-to-date, 269,572 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

Laureen Ryan

Senior Management Analyst

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Development Activity Summary By Zone

Fiscal Year (FY)

As of April 30, 2023 (10 Months)

•				
Re	esidential			
Zone	Dwelling Units			
1	109			
2	3 2			
2 3 4	2			
5(NE)				
5(NW) 5(SW)				
5(SW)	70			
6	8 1			
7	1			
8 9	1			
	1			
10				
11	2			
12	1			
13				
14				
15				
15 16 17	,—— <u> </u>			
17				
18	1			
19	4			
20	1			
21				
22				
23	,—— <u> </u>			
24				
25				
Total	204			

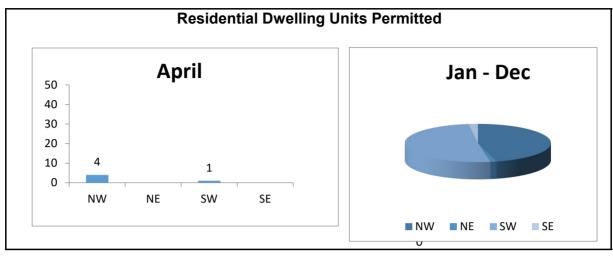
Non-residential			
Zone	Square Feet Permitted		
20110	Commercial	Industrial	
1	42,402		
2			
2 3 4			
4			
5(NE)			
5(NW)			
5(SW)			
6 7			
7			
8			
9			
10			
11			
12			
13			
14			
15			
16			
17			
18	227,170		
19			
20			
21			
22			
23			
25			
Subtotal	269,572	0	
Total	269,	572	

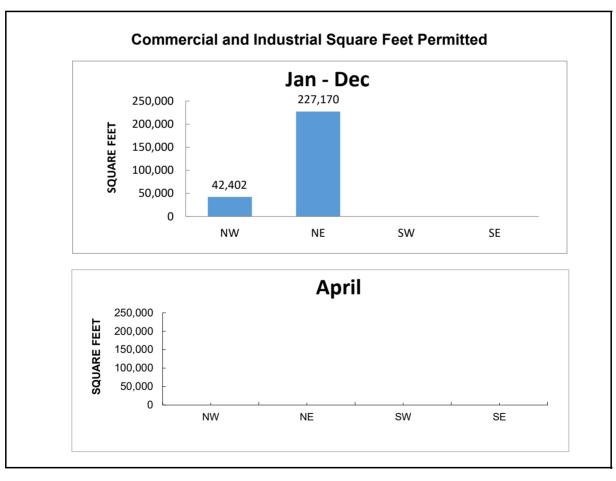
Calendar Year (CY) As of April 30, 2023 (4 Months)

Residential		
Zone	Dwelling Units	
1	65 1 2	
2	1	
3(NW) 4 5(NE) 5(NW) 5(SW)	2	
4		
5(NE)		
5(NW)		
5(SW)	70	
6	70 2 1	
	1	
8		
9		
10		
11	2	
12		
14 15 16		
15		
16		
17		
18		
19	3	
20		
21		
22		
23		
24		
25		
Total	146	

		1	
No	Non-residential		
Zone	Square Feet Permitted		
20110	Commercial	Industrial	
1	42,402		
2			
3 4			
4			
5(NW)			
5(NE)			
5(SW)			
6 7			
8			
9			
10			
11			
12 13			
13			
14 15 16 17			
15			
16			
17			
18	227,170		
19			
20			
21 22			
22			
23			
25			
Subtotal	269,572	0	
Total	269,5	572	

Activity By Quadrant, CY 2023 As of April 30, 2023 (4 Months)

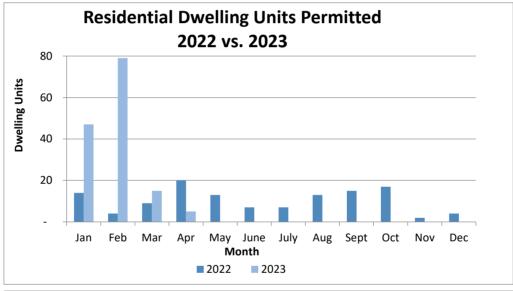




Activity Comparison to Date, CY 2022 vs CY 2023 As of April 30, 2023 (4 Months)

Resid	Residential Dwelling Units Permitted			
Month	2022	2023		
Jan	14	47		
Feb	4	79		
Mar	9	15		
Apr	20	5		
May	13			
June	7			
July	7			
Aug	13			
Sept	15			
Oct	17			
Nov	2			
Dec	4			
TOTALS	125	146		

	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			
June	0			
July	0			
Aug	0			
Sept	0			
Oct	0			
Nov	0			
Dec	0			
TOTALS	95,206	269,572		

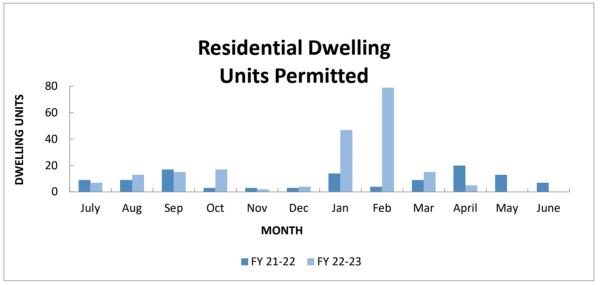


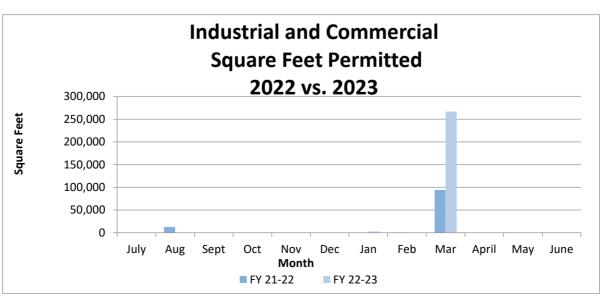


Activity Comparison to Date, FY 21-22 vs FY 22-23 As of April 30, 2023 (10 Months)

Dwelling Units Permitted FY-to-Date					
Month					
July	9	7			
Aug	9	13			
Sep	17	15			
Oct	3	17			
Nov	3	2			
Dec	3	4			
Jan	14	47			
Feb	4	79			
Mar	9	15			
April	20	5			
May	13				
June	7				
TOTALS	111	204			

Indu	Industrial and Commercial			
Square	Feet Permitt	ted 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	0		
Jan	0	2,715		
Feb	851	0		
Mar	94,355	266,857		
April	0	0		
May	0			
June	0			
TOTALS	107,935	269,572		





1	Month	Zone	Dwelling	As of April 30, 2023 Project
1	- Incirci	20110	Units	<u> </u>
2 1 Second dwelling unit at 2715 Viz Cardel 8 1 Second dwelling unit at 7915 Viz Cardel 12 1 Second dwelling unit at 7942 Grado el Tupelo 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. 1291 Forest Ave., 1078 Buena Vista Way, 965 Pine Ave. and 945 Pine Ave. 1291 Forest Ave., 1078 Buena Vista Way, 965 Pine Ave. and 945 Pine Ave. 13 Condominiums as part of Breakers View Beach Homes at 3646 & 3648 Cardeb Bidd 6 3 Second dwelling units at 7005 Aster Pl., 2620 Obelisco Pl and 2626 Obelisco Pl 13 Single family detached home at 7013 Ibis Piace 13 Second dwelling units at 3952 Hibiscus Cir., 3907 Holly Brae Ln., 1087 Chinquag 14 Second dwelling units at 3952 Hibiscus Cir., 3907 Holly Brae Ln., 1087 Chinquag 15 Second dwelling units at 3952 Hibiscus Cir., 3907 Holly Brae Ln., 1087 Chinquag 16 2 Single family detached homes at 24547 Cove Dr and 3520 Adams Street 2 1 Second dwelling unit at 2635 Barbary Court 2 1 Second dwelling unit at 2635 Barbary Court 3 Second dwelling unit at 2635 Barbary Court 4 Ave., and 1172 Chinquagin Ave. 15 Second dwelling unit at 13925 Harding St., 4657 Telescope Ave., 1304 Basswa 2 Ave., and 1172 Chinquagin Ave. 2 Single family detached homes at 301, 305, 307 and 309 Juniper Ave. as part of Juniper Beach Homes 2 Second dwelling unit at 1394 Hardin Lane 2 Second dwelling unit at 1075 Seahorse Ct. 2 Second dwelling unit at 1075 Seahorse Ct. 3 Second dwelling unit at 1075 Seahorse Ct. 4 Second dwelling unit at 1075 Seahorse Ct. 4 Second dwelling unit at 3080 Alder Ave. and 3540 Garifield St. 4 Second dwelling unit at 3080 Alder Ave. and 3540 Garifield St. 4 Second dwelling unit at 3080 Alder Ave. and 3540 Garifield St. 4 Second dwelling unit at 3080 Cordon Ave. and 3540 Sarfield and Ave. 3 Second dwelling unit at 3080 Cordon Ave. and 3540 Sarfield and Ave. 4 Second dwelling unit at 340 Cordon Pine and 8012 Passo Esmerado 4 Second dwelling unit at 340 Cordon Pine and 8012 Passo Esmerado 4 S	Jul-22	1	4	
1		2	1	
Aug-22		8	1	Second dwelling unit at 5067 Ashberry Rd.
Second dwelling units at 3266 Eureka PI, 2639 Davis Ave., 1277 Stratford Ln., 2491 Forest Ave., 1078 Buena Vista Way, 965 Pine Ave. and 945 Pine Ave. 25 Pine Ave. 3646 & 3466		12		Second dwelling unit at 7942 Grado el Tupelo
Aug-22 1			7	
1	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.
19		1	2	Condominiums as part of Breakers View Beach Homes at 3646 & 3648 Carlsbar Blvd
Second dwelling units at 3952 Hibiscus Cir, 3907 Holly Brae Ln, 1087 Chinquag Ave, 4796 Hiliside Dr, 421 Tamanack Ave, 1633 Oak Ave, 3522 Adams St, 454 Cove Dr, and 150 Hemitock Dr 1		6	3	Second dwelling units at 7005 Aster PI, 2620 Obelisco PI and 2626 Obelisco PI
Second dwelling units at 3952 Hibiscus Cir, 3907 Holly Brae Ln, 1087 Chinquan Ave, 4769 Hiliside Dr. 421 Tamanack Ave, 1633 Oak Ave, 3522 Adams St, 454 Cove Dr, and 150 Hemiock 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 1 Second dwelling unit at 2635 Banbury Court 7 Second dwelling unit at 614 Martin Lane 7 Second dwelling unit at 614 Martin Lane 7 Second dwelling unit at 614 Martin Lane 8 Second dwelling unit at 614 Martin Lane 8 Second dwelling unit at 614 Martin Lane 8 Second dwelling unit at 614 Martin Lane 9 Second dwelling unit at 7647 Galleon Way 18 Second dwelling unit at 7647 Galleon Way 18 Second dwelling unit at 6364 Paseo Aspada 9 Second dwelling unit at 3059 Highland Dr., 3462 & 3464 Roosevelt St. 9 Second dwelling unit at 3460 Roosevelt St. 9 Second dwelling unit at 3460 Roosevelt St. 9 Second Second dwelling unit at 3460 Roosevelt St. 9 Second Secon		19	1	Single family detached home at 7013 lbis Place
1			13	
2	Sep-22	1	9	
Second dwelling units at 2925 Harding St, 4657 Telescope Ave., 1304 Basswo Ave., and 1172 Chinquapin Ave. Single family detached homes at 301, 305, 307 and 309 Juniper Ave. as part of Juniper Beach Homes Condominum at 950, 954, 958, 962, 966 and 970 Grand Ave. as part of Gran West Scoond dwelling unit at 6364 Paseo Aspada 20 1 Second dwelling unit at 16364 Paseo Aspada 20 1 Second dwelling unit at 1747 Galleon Way 18 1 Second dwelling unit at 17075 Seahorse Ct.				· · · · · · · · · · · · · · · · · · ·
Second dwelling units at 2925 Harding St., 4657 Telescope Ave., 1304 Basswo Ave., and 1172 Chinquapin Ave. Single family detached homes at 301, 305, 307 and 309 Juniper Ave. as part of Juniper Beach Homes				
15				
Ave., and 1172 Chinquapin Ave.		9		Occord dwelling unit at 014 Marin Lane
1	Oct-22	1	4	
1		1	4	Juniper Beach Homes
18				West
1				•
Nov-22				·
Dec-22		20		Second dwelling unit at 1075 Seanoise Ct.
Dec-22	Nov 22	1	2	Second dwelling units at 3800 Alder Ave. and 35/6 Carfield St
1	1407-22			Coosing afforming units at 6000 / Maci / 1700. Units 6000 Carried Ct.
1	D 00	1	2	Cocond dualling units at 2050 Highland Dr. 2452 9 2464 Researcht St
Jan-23	Dec-22			
1		•		Only to turning action of notice at 0400 reconstruction.
1				
1	Jan-23	1	3	Condominiums at 4006 Garfield St., 211 & 217 Chinquapin Ave.
3				•
Feb-23 1 3 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 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 units at 1723 Catalpa Rd and 2056 Caracol Ct. 9 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 1 Single family detached home at 3477 Jefferson St. 1 2 Second dwelling unit at 5081 Los Robles Drive 3 1 Second dwelling unit at 5081 Los Robles Drive 5 Second dwelling unit at 1322 Shorebird Lane 15 Apr-23 1 4 Second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland D and 425 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.				
Feb-23				· · · · · · · · · · · · · · · · · · ·
Feb-23 1 3 Second dwelling units at 3432 Woodland Way, 3344 Donna Dr. and 786 Palm 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. 79 Mar-23 1 3 Second dwelling units at 1262 Buena Vista Way, 3339 Garfield and 3479 Jefferson St. 1 Single family detached home at 3477 Jefferson St. 1 Single family detached home at 3477 Jefferson St. 1 Single family detached home at 3477 Jefferson St. 1 Single family detached home at 3477 Jefferson St. 1 Single family detached home at 3477 Jefferson St. 1 Second dwelling unit at 5081 Los Robles Drive 15 Apr-23 1 4 Second dwelling unit at 1322 Shorebird Lane 15 Apr-23 1 4 Second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland D and 425 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.		11		Second dwelling units at 3404 Corte Pino and 8012 Paseo Esmerado
1			٠,	
1	Feb-23	1	3	Second dwelling units at 3432 Woodland Way, 3344 Donna Dr. and 786 Palm
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 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 Apr-23 1 4 Second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland D and 425 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.				Single family detached home at 786 Palm Ave.
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 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.		2	1	Second dwelling unit at 2642 Valewood Ave.
7		5	70	
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.		6	2	Second dwelling units at 1723 Catalpa Rd and 2056 Caracol Ct.
Mar-23			1	•
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.		19		Single family detached home at 7133 Aviara Dr.
Mar-23 1 3 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.			79	
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. 2655 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.		1	3	
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.	Mar-23			
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.				* *
Apr-23 1 Second dwelling unit at 1322 Shorebird Lane 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.				
Apr-23 1 4 Second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland D and 425 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.				•
Apr-23 1 4 and 425 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.		.0		
and 425 Tamarack Ave. 19 1 Second dwelling unit at 2452 Unicornio St.	Apr-23	1	4	Second dwelling units at 2642 Jefferson St., 3157 Falcon Dr., 2655 Highland Dr
	p. =0			
-		19		Second dwelling unit at 2492 Onicornio St.

Total for Fiscal Year 2022-23 to date (10 Months)
 Total for Calendar Year 2023 to date (4 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 April 30, 2023				
Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project	
	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		
Dec-22	0	0		
	0	0		
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		
	269,572	0	Total for Fiscal Year 2022-23 to date (10 Months)	
		269,572	Total Commercial and Industrial	
	269,572	0	Total for Calendar Year 2023 to date (4 Months)	
		269,572	Total Commercial and Industrial	

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