

## ***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 61 residential dwelling units, an increase from 5 residential dwelling units permitted in April. In the northwest quadrant, building permits were issued for 52 residential dwelling units: 47 permits were issued for apartments as part of buildings 2, 3 and 6 at Pacific Wind; 5 permits were issued for second dwelling units at 3753 Yvette Way, 2833 Elmwood St., 4849 Hillside Dr., 993 Laguna Dr. and 4805 Neblina Dr. In the southwest quadrant, building permits were issued for 1 residential dwelling unit: 1 permit was issued for a second dwelling unit at 1346 Bulrush Ct. In the southeast quadrant, building permits were issued for 7 residential dwelling units: 7 permits were issued for second dwelling units at 6620 Santa Isabel St., 2813 Cebu Place, 8005 Paseo Esmerado, 2903 Via Pepita, 7730 Palacio Dr., 3101 Serrano Dr. and 7022 Llama St. For the calendar year, building permits for 207 residential dwelling units have been issued as compared to 60 permits issued at this time in calendar year 2022.

### **Non-residential Activity**

During May, 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](http://www.carlsbadca.gov).

*Laureen Ryan*

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Senior Management Analyst

**Development Activity Summary By Zone**

**Fiscal Year (FY)**

As of May 31, 2023 (11 Months)

<b>Residential</b>	
Zone	Dwelling Units
1	161
2	4
3	2
4	
5(NE)	
5(NW)	
5(SW)	70
6	13
7	1
8	1
9	1
10	
11	3
12	2
13	
14	
15	
16	
17	
18	1
19	5
20	1
21	
22	
23	
24	
25	
<b>Total</b>	<b>265</b>

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

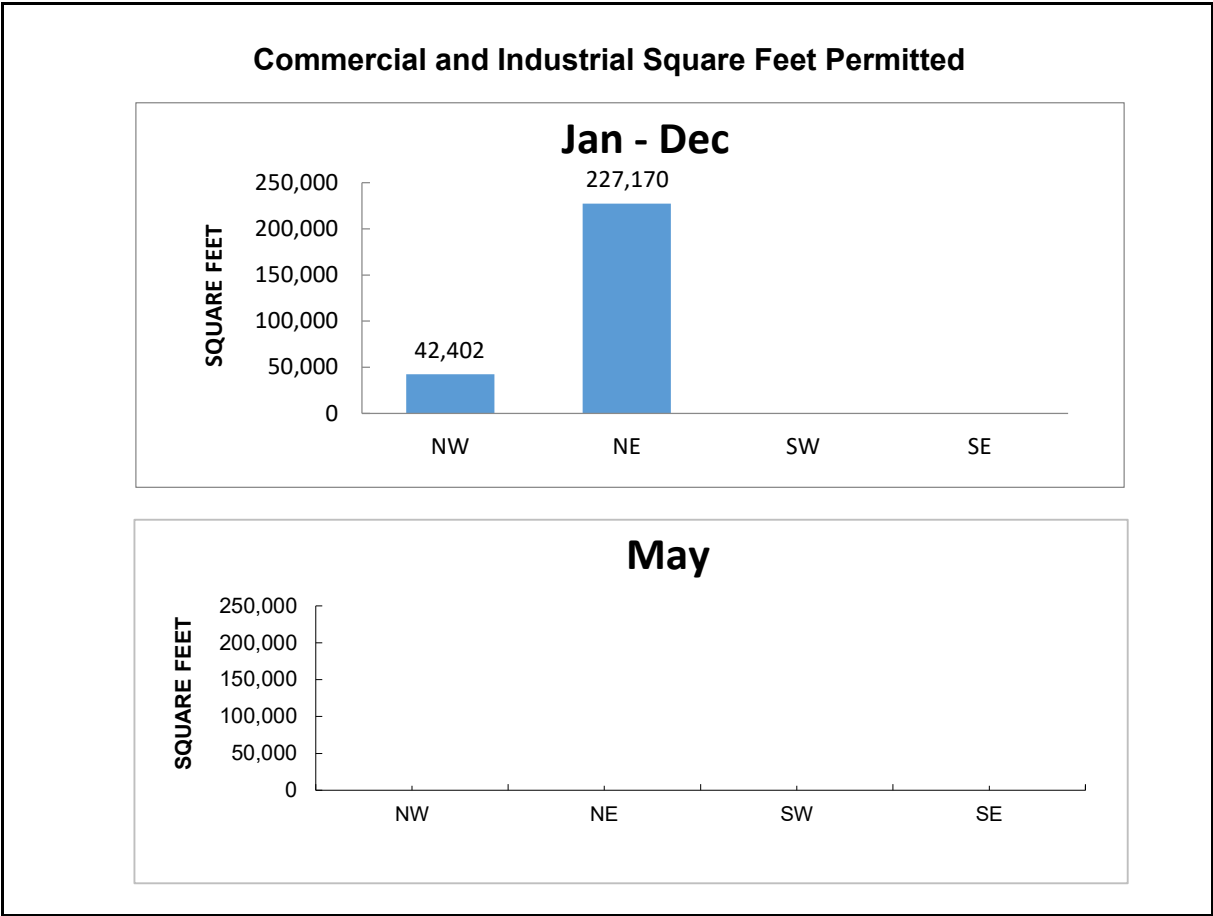
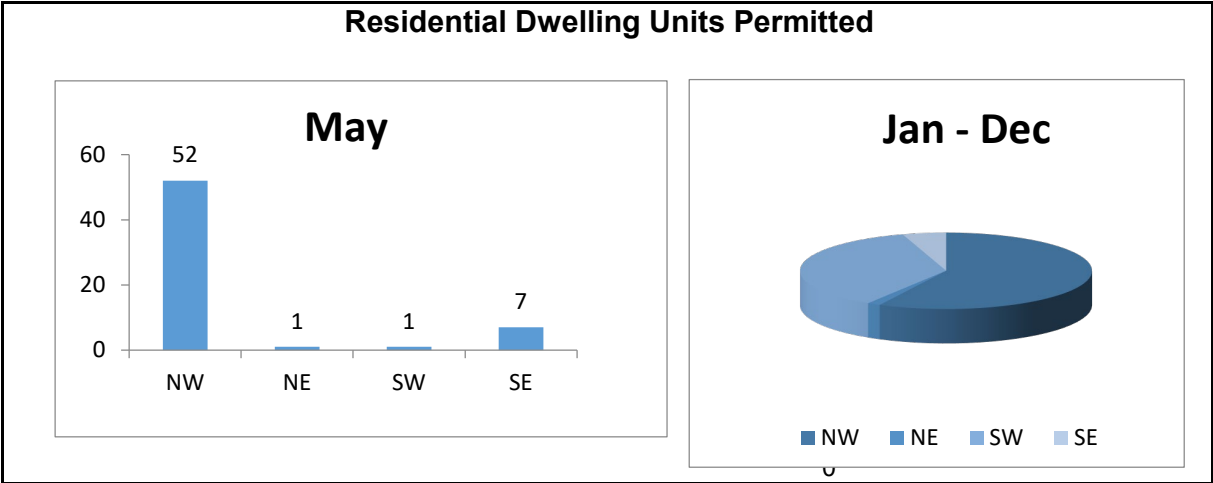
**Calendar Year (CY)**

As of May 31, 2023 (5 Months)

<b>Residential</b>	
Zone	Dwelling Units
1	117
2	2
3(NW)	2
4	
5(NE)	
5(NW)	
5(SW)	70
6	7
7	1
8	
9	
10	
11	3
12	1
14	
15	
16	
17	
18	
19	4
20	
21	
22	
23	
24	
25	
<b>Total</b>	<b>207</b>

<b>Non-residential</b>		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	42,402	
2		
3		
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		
25		
Subtotal	<b>269,572</b>	<b>0</b>
<b>Total</b>	<b>269,572</b>	

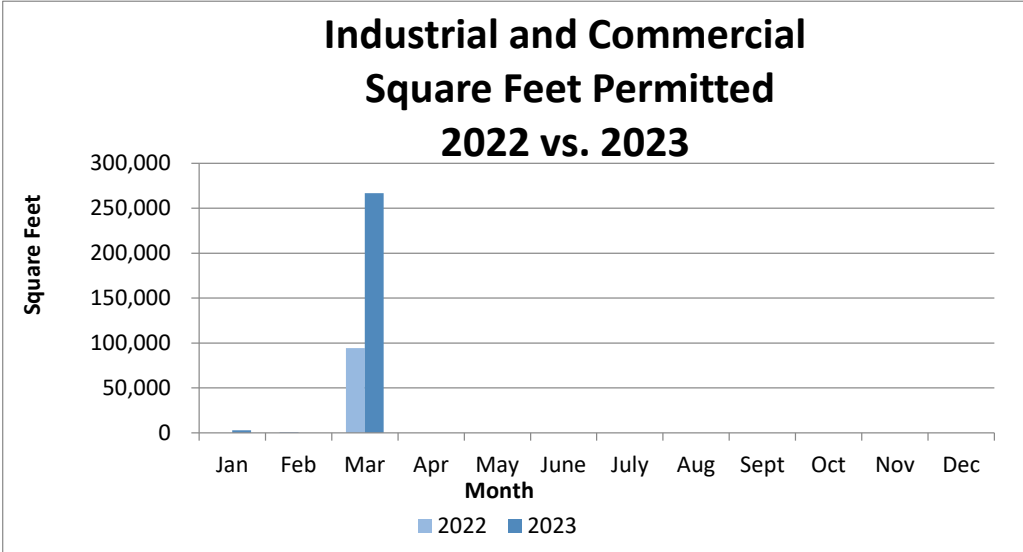
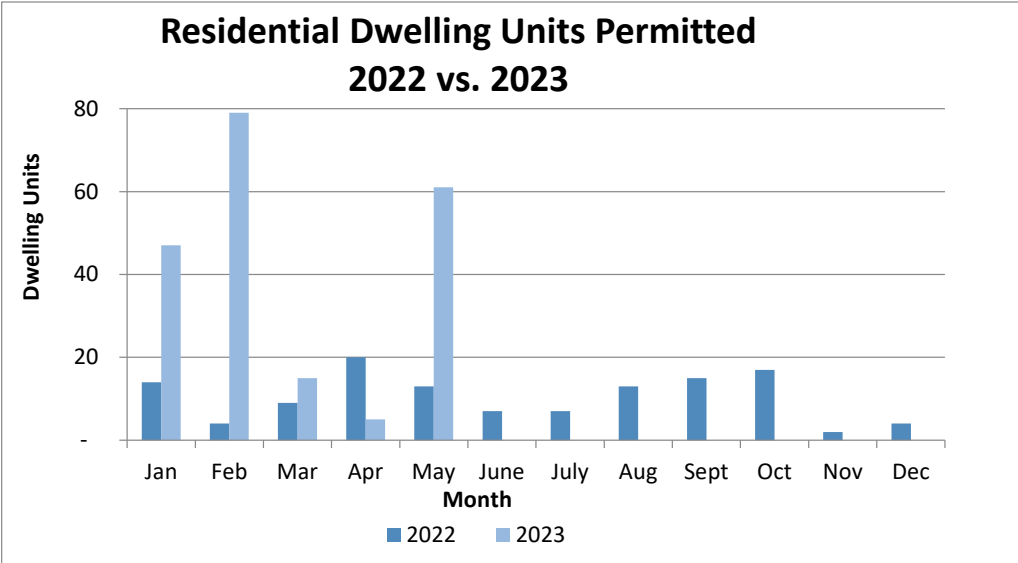
**Activity By Quadrant, CY 2023  
As of May 31, 2023 (5 Months)**



**Activity Comparison to Date, CY 2022 vs CY 2023  
As of May 31, 2023 (5 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	
July	7	
Aug	13	
Sept	15	
Oct	17	
Nov	2	
Dec	4	
<b>TOTALS</b>	<b>125</b>	<b>207</b>

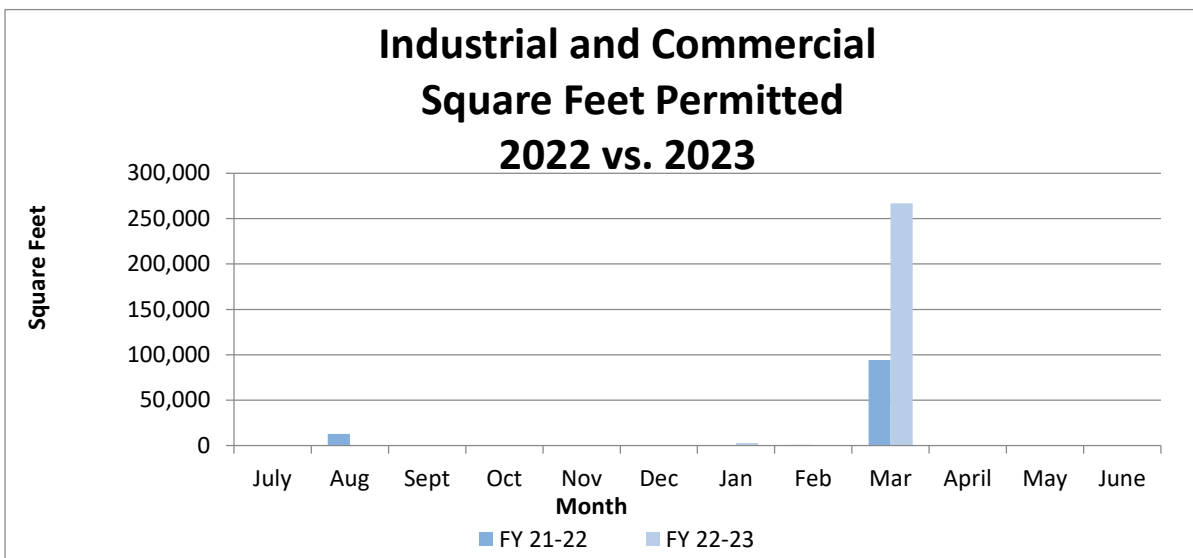
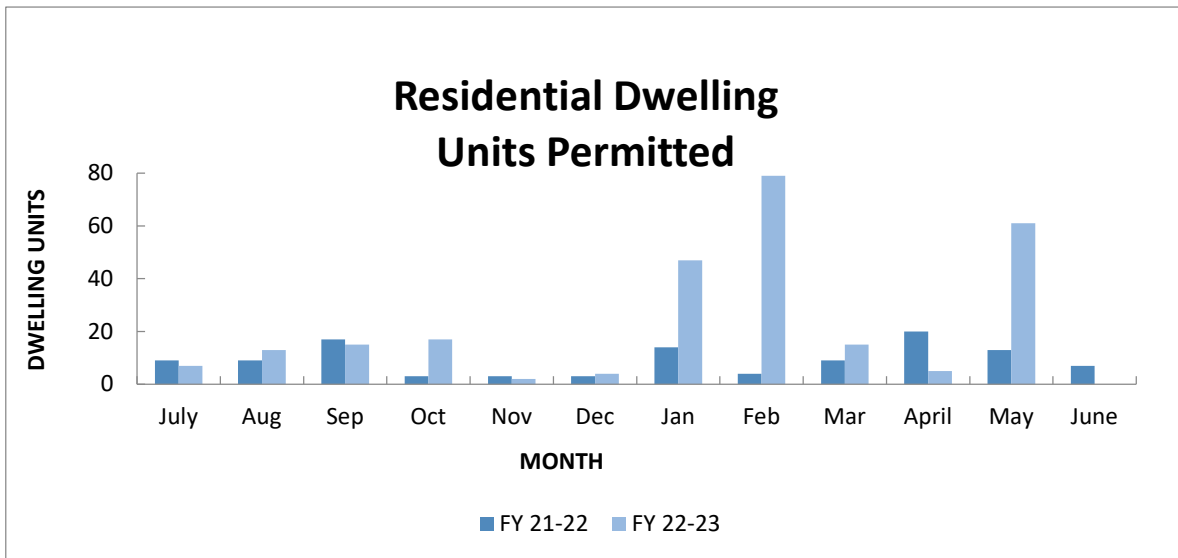
Industrial and Commercial Square Feet Permitted		
Month	2022	2023
Jan	0	2,715
Feb	851	0
Mar	94,355	266,857
Apr	0	0
May	0	0
June	0	
July	0	
Aug	0	
Sept	0	
Oct	0	
Nov	0	
Dec	0	
<b>TOTALS</b>	<b>95,206</b>	<b>269,572</b>



**Activity Comparison to Date, FY 21-22 vs FY 22-23  
As of May 31, 2023 (11 Months)**

<b>Dwelling Units Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 21-22</b>	<b>FY 22-23</b>
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	61
June	7	
<b>TOTALS</b>	<b>111</b>	<b>265</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	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	0
June	0	0
<b>TOTALS</b>	<b>107,935</b>	<b>269,572</b>



Summary of Residential Building Permit Activity			
As of May 31, 2023			
Month	Zone	Dwelling Units	Project
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
		7	
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.
	1	2	Condominiums as part of Breakers View Beach Homes at 3646 & 3648 Carlsbad Blvd
	6	3	Second dwelling units at 7005 Aster Pl, 2620 Obelisco Pl and 2626 Obelisco Pl
	19	1	Single family detached home at 7013 Ibis Place
		13	
Sep-22	1	9	Second dwelling units at 3952 Hibiscus Cir, 3907 Holly Brae Ln, 1087 Chinquapin Ave, 4796 Hillside Dr, 421 Tamarack Ave, 1633 Oak Ave, 3522 Adams St, 4547 Cove Dr, and 150 Hemlock 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	Single family detached homes at 2670 Argonauta Street and 2932 Cacatua Street
	9	1	Second dwelling unit at 614 Marlin Lane
		15	
Oct-22	1	4	Second dwelling units at 2925 Harding St., 4657 Telescope Ave., 1304 Basswood Ave., and 1172 Chinquapin Ave.
	1	4	Single family detached homes at 301, 305, 307 and 309 Juniper Ave. as part of Juniper Beach Homes
	1	6	Condominiums at 950, 954, 958, 962, 966 and 970 Grand Ave. as part of Grand West
	6	1	Second dwelling unit at 7647 Galleon Way
	18	1	Second dwelling unit at 6364 Paseo Aspada
	20	1	Second dwelling unit at 1075 Seahorse Ct.
		17	
Nov-22	1	2	Second dwelling units at 3800 Alder Ave. and 3546 Garfield St.
		2	
Dec-22	1	3	Second dwelling units at 3059 Highland Dr., 3462 & 3464 Roosevelt St.
	1	1	Single family detached home at 3460 Roosevelt St.
		4	
Jan-23	1	3	Condominiums at 4006 Garfield St., 211 & 217 Chinquapin 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
	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 Unicomio 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	
		265	<b>Total for Fiscal Year 2022-23 to date (11 Months)</b>
		207	<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, 2023**

Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-22	0	0	
Aug-22	0	0	
Sep-22	0	0	
Oct-22	0	0	
Nov-22	0	0	
Dec-22	0	0	
Jan-23	2,715	0	Pacific Wind: Community Recreation Building
Feb-23	0	0	
Mar-23	227,170 39,687	0 0	3125 Lionshead Avenue: New commercial building New hotel at 300 Christiansen Way, #100
Apr-23	0	0	
May-23	0	0	
	<b>269,572</b>	<b>0</b>	<b>Total for Fiscal Year 2022-23 to date (11 Months)</b>
	<b>269,572</b>	<b>0</b>	<b>Total for Calendar Year 2023 to date (5 Months)</b>
		<b>269,572</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.