

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 9 residential dwelling units, an increase from 6 residential dwelling units permitted in June. In the northwest quadrant, building permits were issued for 6 residential dwelling units: 3 permits were issued for second dwelling units at 5462 Carlsbad Blvd, #B, 5124 Delaney Court, and 3379 Adams Street; building permits were issued for 3 single-family detached homes at 5462 Carlsbad Blvd, #A, 3980 Highland Drive, and 3970 Highland Drive. In the southeast quadrant, building permits were issued for 2 residential dwelling units: 2 permits were issued for second-dwelling units at 7839 Quebrada Circle and 3536 Calle Gavanzo, #2. In the southwest quadrant, building permits were issued for one residential dwelling unit: one permit was issued for a second dwelling unit at 917 Orchid Way, #2. For the calendar year, building permits for 112 residential dwelling units have been issued as compared to 153 permits issued at this time in calendar year 2020.

Non-residential Activity

During July, no permits were issued for commercial and industrial space. Calendar year-to-date, 10,537 square feet of commercial and industrial space has been permitted as compared to 153,017 square feet at this time in calendar year 2020.

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

Development Activity Summary By Zone

Fiscal Year (FY)

As of July 31, 2021 (1 Month)

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

| Non-residential | | |
|------------------------|-----------------------|------------|
| 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 | 0 | 0 |
| Total | 0 | |

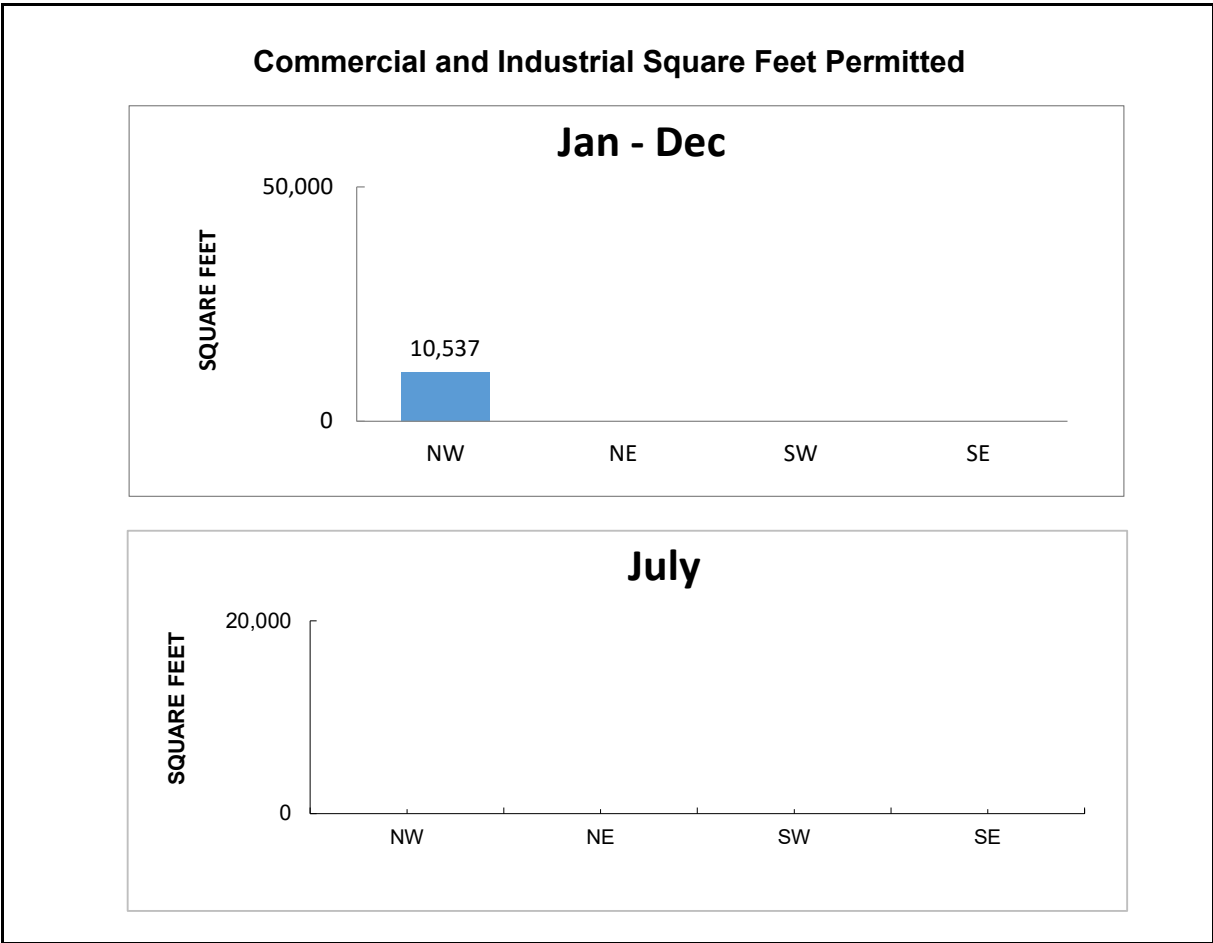
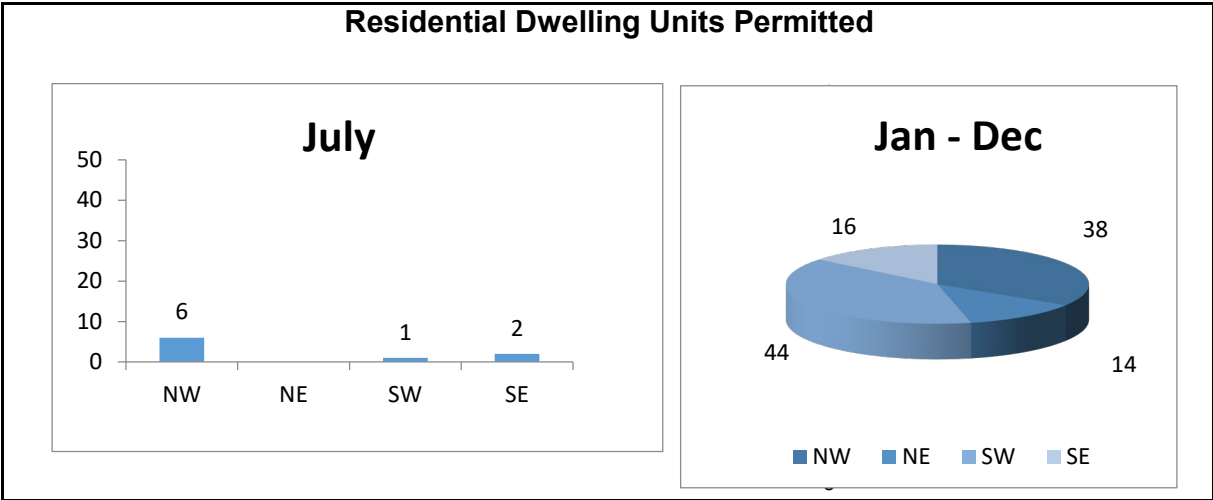
Calendar Year (CY)

As of July 31, 2021 (7 Months)

| Residential | |
|--------------------|----------------|
| Zone | Dwelling Units |
| 1 | 35 |
| 2 | 2 |
| 3(NW) | 2 |
| 4 | 3 |
| 5(NE) | |
| 5(NW) | |
| 6 | 14 |
| 7 | |
| 8 | 1 |
| 9 | |
| 10 | |
| 11 | 1 |
| 12 | 1 |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | 1 |
| 20 | 1 |
| 21 | 39 |
| 22 | |
| 23 | |
| 24 | |
| 25 | 12 |
| Total | 112 |

| Non-residential | | |
|------------------------|-----------------------|------------|
| Zone | Square Feet Permitted | |
| | Commercial | Industrial |
| 1 | 10,537 | |
| 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 | 10,537 | 0 |
| Total | 10,537 | |

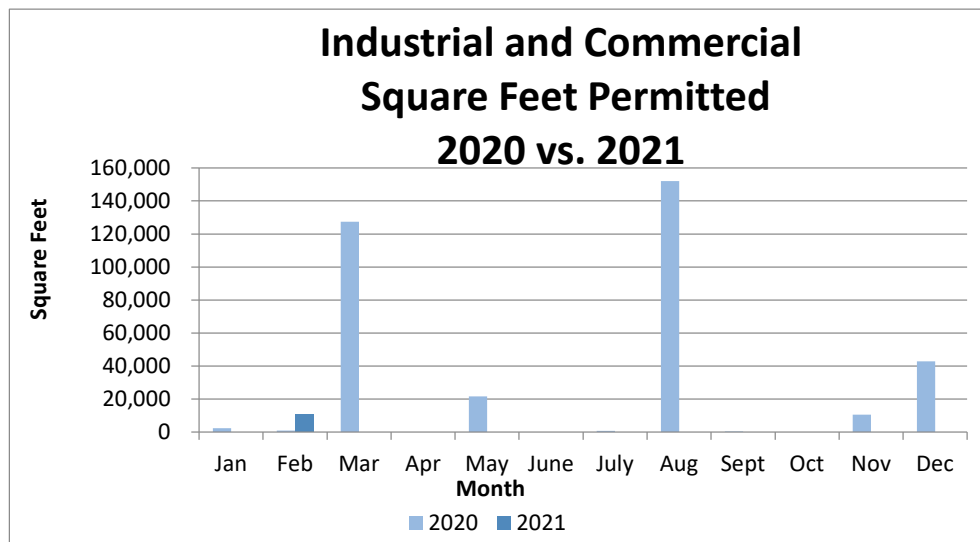
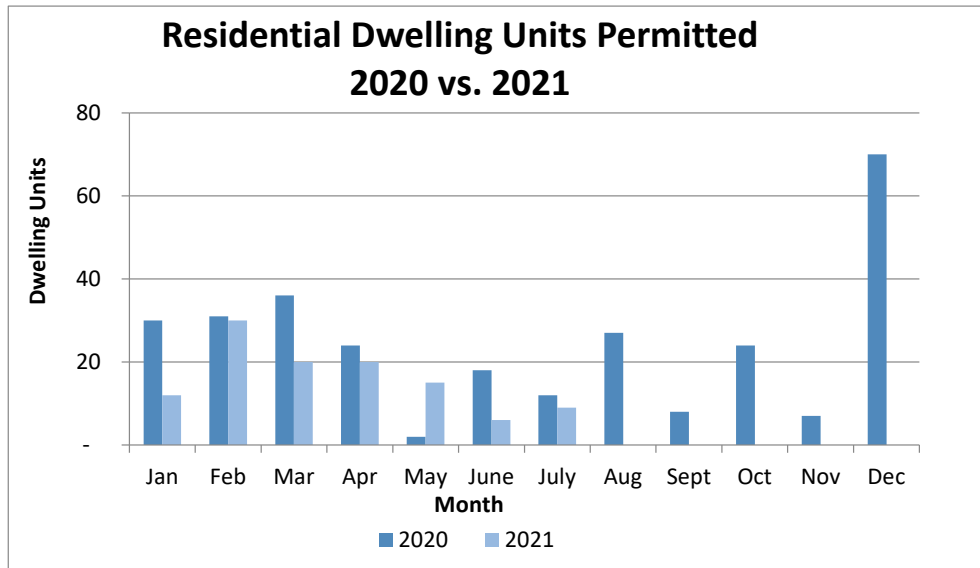
**Activity By Quadrant, CY 2021
As of July 31, 2021 (7 Months)**



**Activity Comparison to Date, CY 2020 vs CY 2021
As of July 31, 2021 (7 Months)**

| Residential Dwelling Units Permitted | | |
|--------------------------------------|------------|------------|
| Month | 2020 | 2021 |
| Jan | 30 | 12 |
| Feb | 31 | 30 |
| Mar | 36 | 20 |
| Apr | 24 | 20 |
| May | 2 | 15 |
| June | 18 | 6 |
| July | 12 | 9 |
| Aug | 27 | |
| Sept | 8 | |
| Oct | 24 | |
| Nov | 7 | |
| Dec | 70 | |
| TOTALS | 289 | 112 |

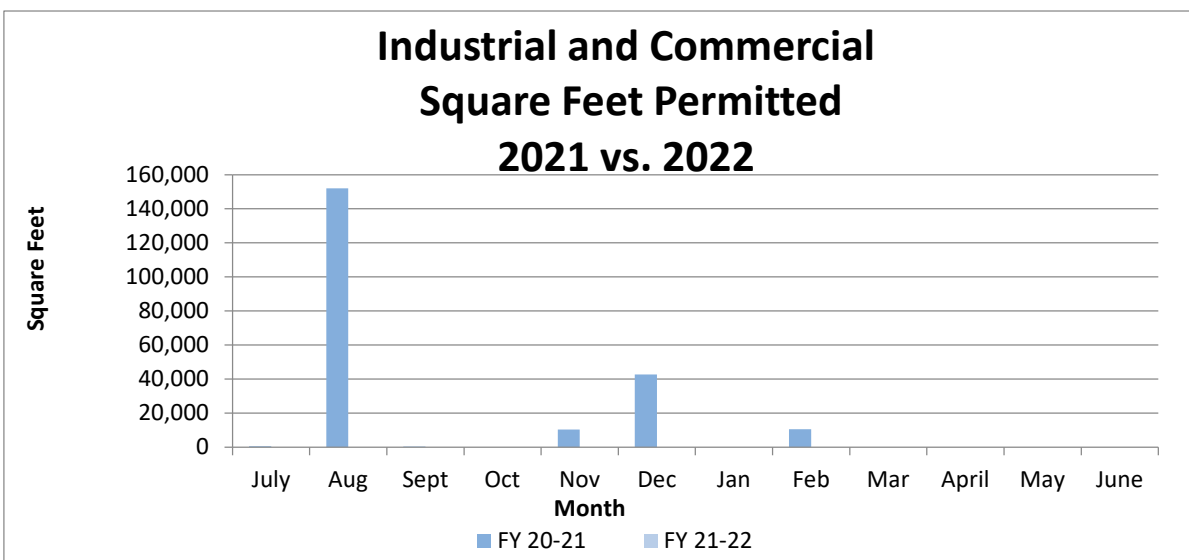
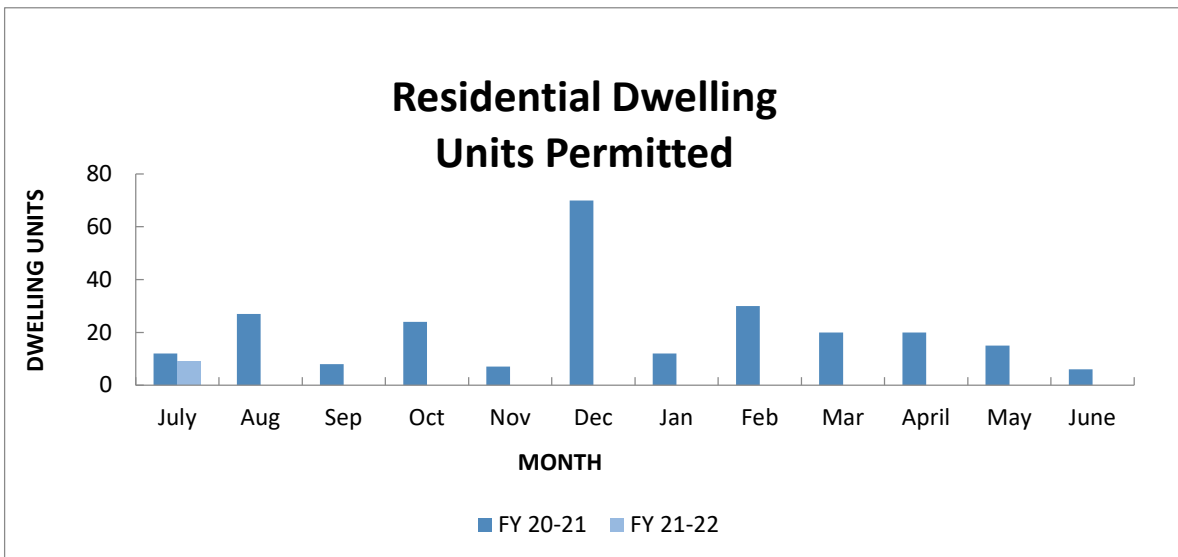
| Industrial and Commercial Square Feet Permitted | | |
|---|----------------|---------------|
| Month | 2020 | 2021 |
| Jan | 2,320 | 0 |
| Feb | 913 | 10,537 |
| Mar | 127,492 | 0 |
| Apr | 0 | 0 |
| May | 21,652 | 0 |
| June | 0 | 0 |
| July | 640 | 0 |
| Aug | 152,060 | |
| Sept | 392 | |
| Oct | 0 | |
| Nov | 10,456 | |
| Dec | 42,749 | |
| TOTALS | 358,674 | 10,537 |



Activity Comparison to Date, FY 20-21 vs FY 21-22 As of July 31, 2021 (1 Month)

| Dwelling Units Permitted FY-to-Date | | |
|--|------------|----------|
| Month | FY 20-21 | FY 21-22 |
| July | 12 | 9 |
| Aug | 27 | |
| Sep | 8 | |
| Oct | 24 | |
| Nov | 7 | |
| Dec | 70 | |
| Jan | 12 | |
| Feb | 30 | |
| Mar | 20 | |
| April | 20 | |
| May | 15 | |
| June | 6 | |
| TOTALS | 251 | 9 |

| Industrial and Commercial Square Feet Permitted FY-to-Date | | |
|---|----------------|----------|
| Month | FY 20-21 | FY 21-22 |
| 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 | |
| TOTALS | 216,834 | 0 |



**Summary of Residential Building Permit Activity
As of July 31, 2021**

| Month | Zone | Dwelling Units | Project |
|--------|------|----------------|--|
| Jan-21 | 1 | 4 | Second dwelling units at 3473 Jefferson St, 3997 Stella Maris Ln, 4447 Sunnyhill Dr., 3307 Donna Dr. |
| | 4 | 2 | Second dwelling units at 913 Begonia Ct and 908 Daisy Avenue |
| | 21 | 5 | Condominiums as part of Phase 15 at Poinsettia 61 Treviso |
| | 21 | 1 | Second dwelling unit at 6696 Agave Circle |
| | | 12 | |
| Feb-21 | 1 | 6 | Condominiums at Grand Jefferson |
| | 1 | 4 | Second dwelling units at 1372 Knowles Ave., 3282 McKinley St., 2812 Elmwood St., and 3932 Syme Dr. |
| | 6 | 1 | Single family detached home at 2651 Acuna Ct. |
| | 6 | 1 | Second dwelling unit at 2653 Acuna Ct. |
| | 21 | 5 | Condominiums as part of Phase 16 at Poinsettia 61 Treviso |
| | 21 | 1 | Second dwelling unit at 6611 Agave Circle |
| | 25 | 12 | Condominiums as part of Phase 9 at Blue Sage |
| | | 30 | |
| Mar-21 | 1 | 2 | Single family detached homes at 1284 & 1286 Pine Avenue |
| | 1 | 4 | Single family detached homes as part of Phases 1 & 2 at Highland View Homes |
| | 1 | 5 | Second dwelling units at 3642 Harding St., 3782 & 3788 Highland Dr., 3492 Carter Oak Dr., and 1642 Sandalwood Lane |
| | 6 | 1 | Second dwelling unit at 6504 Avenida del Paraiso |
| | 12 | 1 | Second dwelling unit at 7919 Corte Carolina |
| | 21 | 7 | Condominiums as part of Phase 17 at Poinsettia 61 Treviso |
| | | 20 | |
| Apr-21 | 1 | 2 | Second dwelling units at 2317 Pio Pico Drive and 4115 Park Drive |
| | 1 | 1 | Single family detached home at 4615 Telescope Avenue |
| | 2 | 2 | Second dwelling units at 3379 Garibaldi Place and 3717 Longview Drive |
| | 6 | 3 | Second dwelling units at 2606 Colibri Lane, 2633 Acuna Court 2444 Torrejon Place |
| | 20 | 1 | Second dwelling unit at 1078 Seahorse Court |
| | 21 | 8 | Condominiums as part of Phase 18 at Poinsettia 61 Treviso |
| | 21 | 3 | Second dwelling units at 6688 Spartina Court, 1774 Dove Lane and 1740 Oriole Court |
| | | 20 | |
| May-21 | 1 | 2 | Second dwelling units at 1060 Buena Vista Way and 2743 Monroe St. |
| | 6 | 2 | Second dwelling units at 7166 Argonauta Way and 3144 Levante St., |
| | 6 | 1 | Single family detached home at 3144 Levante St., |
| | 21 | 8 | Condominiums as part of Phase 19 at Poinsettia 61 Treviso |
| | 21 | 1 | Second dwelling unit at 6623 Spartina Ct. |
| | 19 | 1 | Second dwelling unit at 7307 Black Swan Place |
| | | 15 | |
| Jun-21 | 1 | 2 | Second dwelling units at 3962 Stella Maris Lane & 3158 Harding St. |
| | 6 | 3 | Second dwelling units at 2610 Pirineos Way #15, 3019 Azahar Ct., and 3497 Caminio Valencia |
| | 6 | 1 | Single family detached home at 2610 Pirineos Way #16 |
| | | 6 | |
| Jul-21 | 1 | 1 | Second dwelling unit at 3379 Adams St. |
| | 1 | 2 | Single family detached homes at 3980 & 3970 Highland Dr. |
| | 3 | 1 | Second dwelling unit at 5463 Carlsbad Blvd, #B |
| | 3 | 1 | Single family detached home at 5463 Carlsbad Blvd, #A |
| | 4 | 1 | Second dwelling unit at 917 Orchid Way, #2 |
| | 6 | 1 | Second dwelling unit at 7839 Quebrada Circle |
| | 8 | 1 | Second dwelling unit at 5124 Delaney Ct. |
| | 11 | 1 | Second dwelling unit at 3536 Calle Gavanzo, #2 |
| | | 9 | |
| | | 9 | Total for Fiscal Year 2020-21 to date (1 Month) |
| | | 112 | Total for Calendar Year 2021 to date (7 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 July 31, 2021

| Month | Commercial (Sq. Ft.) | Industrial (Sq. Ft.) | Project |
|--------|-------------------------|-------------------------|--|
| Jan-21 | 0 | 0 | |
| | 0 | 0 | |
| Feb-21 | 10,537 | | Grand Jefferson commercial retail space |
| | 10,537 | | |
| Mar-21 | 0 | 0 | |
| | 0 | 0 | |
| Apr-21 | 0 | 0 | |
| | 0 | 0 | |
| May-21 | 0 | 0 | |
| | 0 | 0 | |
| Jun-21 | 0 | 0 | |
| | 0 | 0 | |
| Jul-21 | 0 | 0 | |
| | 0 | 0 | |
| | 212,241 | 4,593 | Total for Fiscal Year 2020-21 to date (1 Month) |
| | | 216,834 | Total Commercial and Industrial |
| | 10,537 | 0 | Total for Calendar Year 2021 to date (7 Months) |
| | | 10,537 | Total Commercial and Industrial |

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

RESIDENTIAL DWELLING STATUS PER QUADRANT JUL 31, 2021

| | NORTHWEST QUADRANT | | | NORTHEAST QUADRANT | SOUTHWEST QUADRANT | SOUTHEAST QUADRANT | CITYWIDE TOTAL |
|---|--------------------|------------|---------------|--------------------|--------------------|--------------------|----------------|
| | Outside Village | Village | Total NW | | | | |
| Existing Dwellings | 11,879 | 692 | 12,571 | 7,432 | 10,236 | 16,486 | 46,725 |
| Unbuilt Planned Dwellings ¹ | 2,107 | 280 | 2,387 | 1,508 | 1,688 | 535 | 6,118 |
| Total Existing and Unbuilt Planned Dwellings | 13,986 | 972 | 14,958 | 8,940 | 11,924 | 17,021 | 52,843 |

¹ In the Village, includes only unbuilt approved projects; in areas outside the Village, includes unbuilt approved projects, as well as vacant and underdeveloped property designated for residential use by the General Plan