

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 December, Carlsbad issued building permits for 3 residential dwelling units, the same number of residential dwelling units permitted in November. In the northwest quadrant, building permits were issued for 3 residential dwelling units: 3 permits were issued for second dwelling units at 3542 Garfield St., 4977 Via Marta and 3902 Linmar Lane. For the calendar year, building permits for 147 residential dwelling units have been issued as compared to 289 permits issued at this time in calendar year 2020.

Non-residential Activity

During December, no commercial or industrial permits were issued. Calendar year-to-date, 23,266 square feet of commercial and industrial space has been permitted as compared to 358,674 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

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Senior Management Analyst

Development Activity Summary By Zone

Fiscal Year (FY)

As of December 31, 2021 (6 Months)

Residential	
Zone	Dwelling Units
1	18
2	4
3	2
4	1
5(NE)	
5(NW)	
6	6
7	
8	1
9	
10	
11	1
12	
13	
14	
15	
16	
17	
18	
19	1
20	
21	9
22	1
23	
24	
25	
Total	44

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	2,636	
4		
5(NE)		
5(NW)		
5(SW)		
6	10,093	
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	12,729	0
Total	12,729	

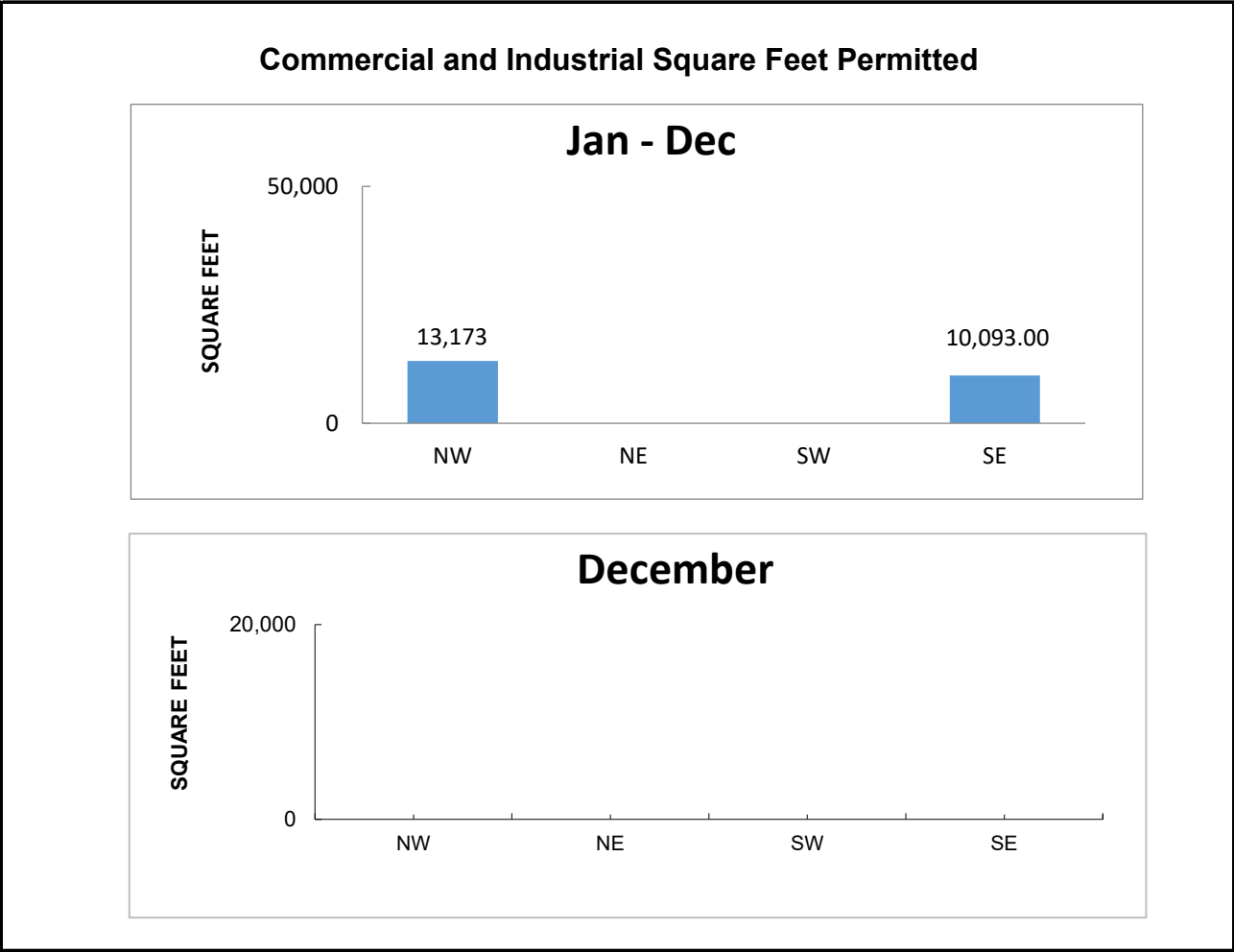
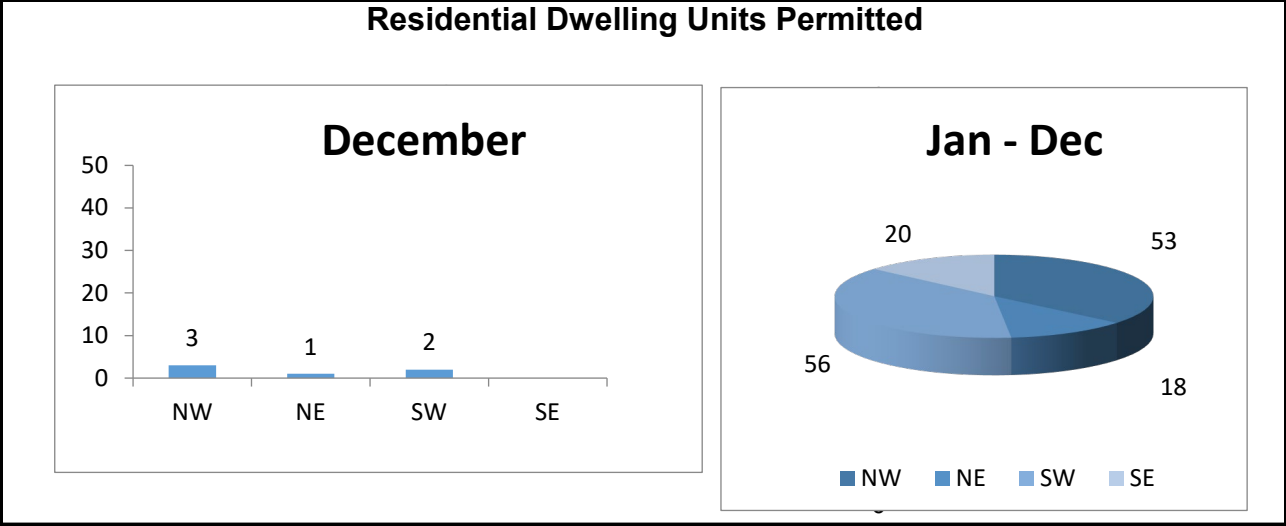
Calendar Year (CY)

As of December 31, 2021 (12 Months)

Residential	
Zone	Dwelling Units
1	50
2	6
3(NW)	2
4	3
5(NE)	
5(NW)	
6	19
7	
8	1
9	
10	
11	1
12	1
14	
15	
16	
17	
18	
19	2
20	9
21	40
22	1
23	
24	
25	12
Total	147

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	10,537	
2		
3	2,636	
4		
5(NW)		
5(NE)		
5(SW)		
6	10,093	
7		
8		
9		
10		
11		
12		
13		
14		
15		
16		
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	23,266	0
Total	23,266	

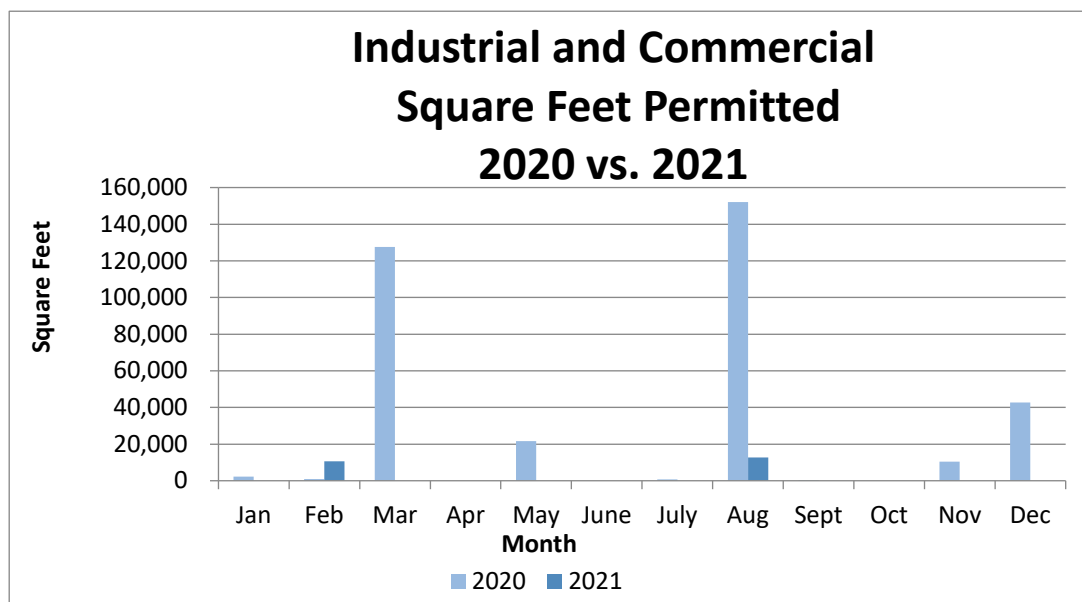
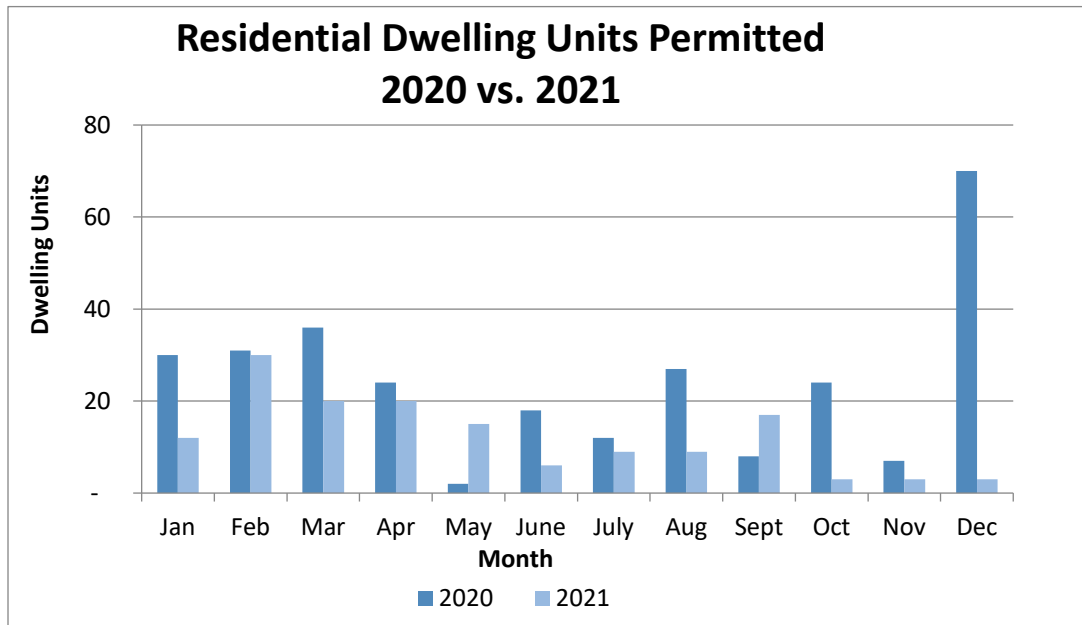
**Activity By Quadrant, CY 2021
As of December 31, 2021 (12 Months)**



Activity Comparison to Date, CY 2020 vs CY 2021 As of December 31, 2021 (12 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	9
Sept	8	17
Oct	24	3
Nov	7	3
Dec	70	3
TOTALS	289	147

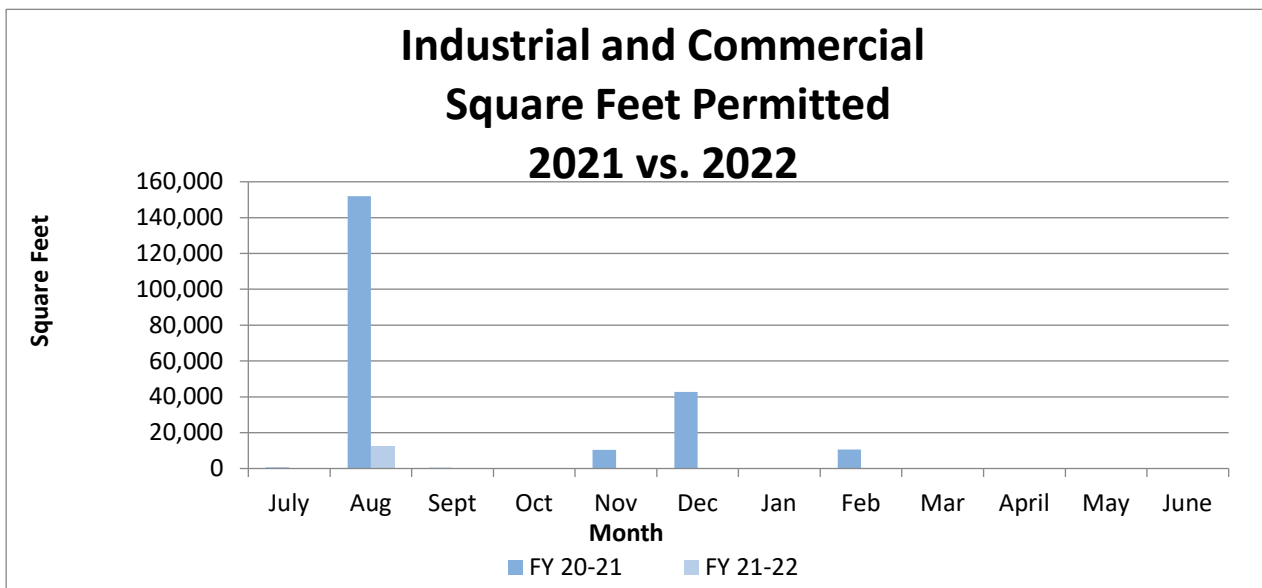
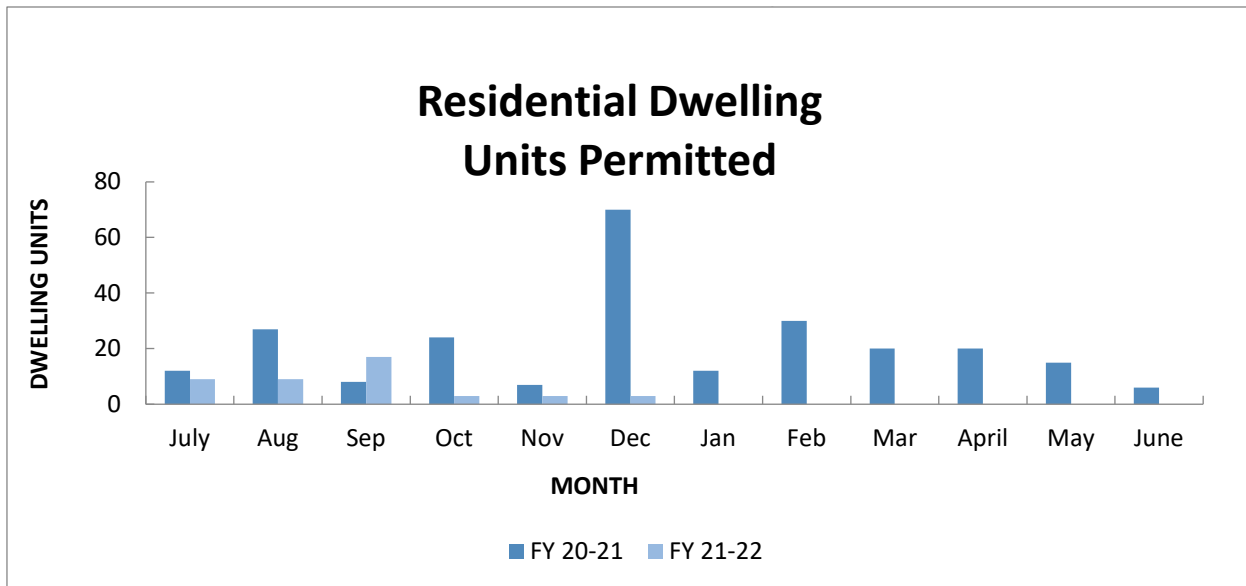
Industrial and Commercial Square Feet Permitted		
Month	2020	2021
Jan	2,320	0
Feb	913	10,537
Mar	127,492	0
Apr	0	0
May	21,652	0
June	0	0
July	640	0
Aug	152,060	12,729
Sept	392	0
Oct	0	0
Nov	10,456	0
Dec	42,749	0
TOTALS	358,674	23,266



**Activity Comparison to Date, FY 20-21 vs FY 21-22
As of December 31, 2021 (6 Months)**

Dwelling Units Permitted FY-to-Date		
Month	FY 20-21	FY 21-22
July	12	9
Aug	27	9
Sep	8	17
Oct	24	3
Nov	7	3
Dec	70	3
Jan	12	
Feb	30	
Mar	20	
April	20	
May	15	
June	6	
TOTALS	251	44

Industrial and Commercial Square Feet Permitted FY-to-Date		
Month	FY 20-21	FY 21-22
July	640	0
Aug	152,060	12,729
Sept	392	0
Oct	0	0
Nov	10,456	0
Dec	42,749	0
Jan	0	
Feb	10,537	
Mar	0	
April	0	
May	0	
June	0	
TOTALS	216,834	12,729



**Summary of Residential Building Permit Activity
As of December 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	
Aug-21	1	3	Second dwelling unit at 1799 Andrea Ave., 3866 Westhaven Dr. and 2727 Wilson St.
	1	2	Single family detached homes at 1797 Andrea Ave. and 1367 Cynthia Lane
	2	1	Second dwelling unit at 3832 Sierra Morena Ave.
	6	2	Second dwelling unit at 2732 Argonauta St. and 7037 Fern Place
	22	1	Single family detached home at 6479 Surfside Lane
		9	
Sep-21	1	5	Second dwelling units at 4910 Neblina Dr., 2654 Jefferson St., 3962 Sunnyhill Dr., 2599 Crest Dr., and 3678 Harding St.
	1	1	Single family detached home at 3304 James Dr.
	2	2	Second dwelling units at 2422 Gary Circle and 3547 Sierra Morena Ave.
	6	1	Second dwelling unit at 2451 Torrejon Place
	21	8	Single family detached homes as part of Phase 20 at Poinsettia 61 Treviso
		17	
Oct-21	1	1	Second dwelling unit at 3359 Adams Street
	6	2	Second dwelling units at 2413 Torrejon Place and 2708 Galicia Way
		3	
Nov-21	2	1	Second dwelling unit at 3603 Ames Place
	19	1	Second dwelling unit at 7344 Grebe Drive
	21	1	Second dwelling unit at 1758 Skimmer Court
		3	
Dec-21	1	3	Second dwelling units at 3542 Garfield St., 4977 Via Marta, and 3902 Linmar
		3	
		44	Total for Fiscal Year 2020-21 to date (6 Months)
		147	Total for Calendar Year 2021 to date (12 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 December 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	
Aug-21	2,636		Lexus Carlsbad renovation
	10,093		Fire Station #2
	12,729		6,112 sq. ft. increase reflected due to error found in system report.
Sep-21	0		
	0		
Oct-21	0		
	0		
Nov-21	0		
	0		
Dec-21	0		
	0		
	12,729	0	Total for Fiscal Year 2020-21 to date (6 Months)
		12,729	Total Commercial and Industrial
	23,266	0	Total for Calendar Year 2021 to date (12 Months)
		23,266	Total Commercial and Industrial
Note: These figures are based upon <i>issuance</i> of building permits. They do not include remodels, minor additions, tenant improvements, or replacement of demolished buildings.			