

## ***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 March, Carlsbad issued building permits for 9 residential dwelling units, an increase from 4 residential dwelling units permitted in February. In the northwest quadrant, building permits were issued for 7 residential dwelling units: 7 permits were issued for 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. In the southeast quadrant, building permits were issued for 2 residential dwelling units: two permits were issued for a second dwelling unit at 3568 Camino Arena and 7877 Paseo Tulipero. For the calendar year, building permits for 27 residential dwelling units have been issued as compared to 82 permits issued at this time in calendar year 2021.

### **Non-residential Activity**

During March, 94,355 sq. ft. of commercial or industrial permits were issued: 5,459 sq. ft. were issued as part of Eco Friendly Car Wash, 65,359 sq. ft. as part of BMW of Carlsbad and 23,537 sq. ft. as part of Bob Baker Mazda. 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*

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Senior Management Analyst

**Development Activity Summary By Zone**

**Fiscal Year (FY)**

**As of March 31, 2022 (9 Months)**

<b>Residential</b>	
Zone	Dwelling Units
1	37
2	5
3	2
4	2
5(NE)	
5(NW)	
6	9
7	
8	1
9	
10	
11	2
12	1
13	
14	
15	
16	
17	
18	
19	2
20	
21	9
22	1
23	
24	
25	
<b>Total</b>	<b>71</b>

<b>Non-residential</b>		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3	97,842	
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	<b>107,935</b>	<b>0</b>
<b>Total</b>	<b>107,935</b>	

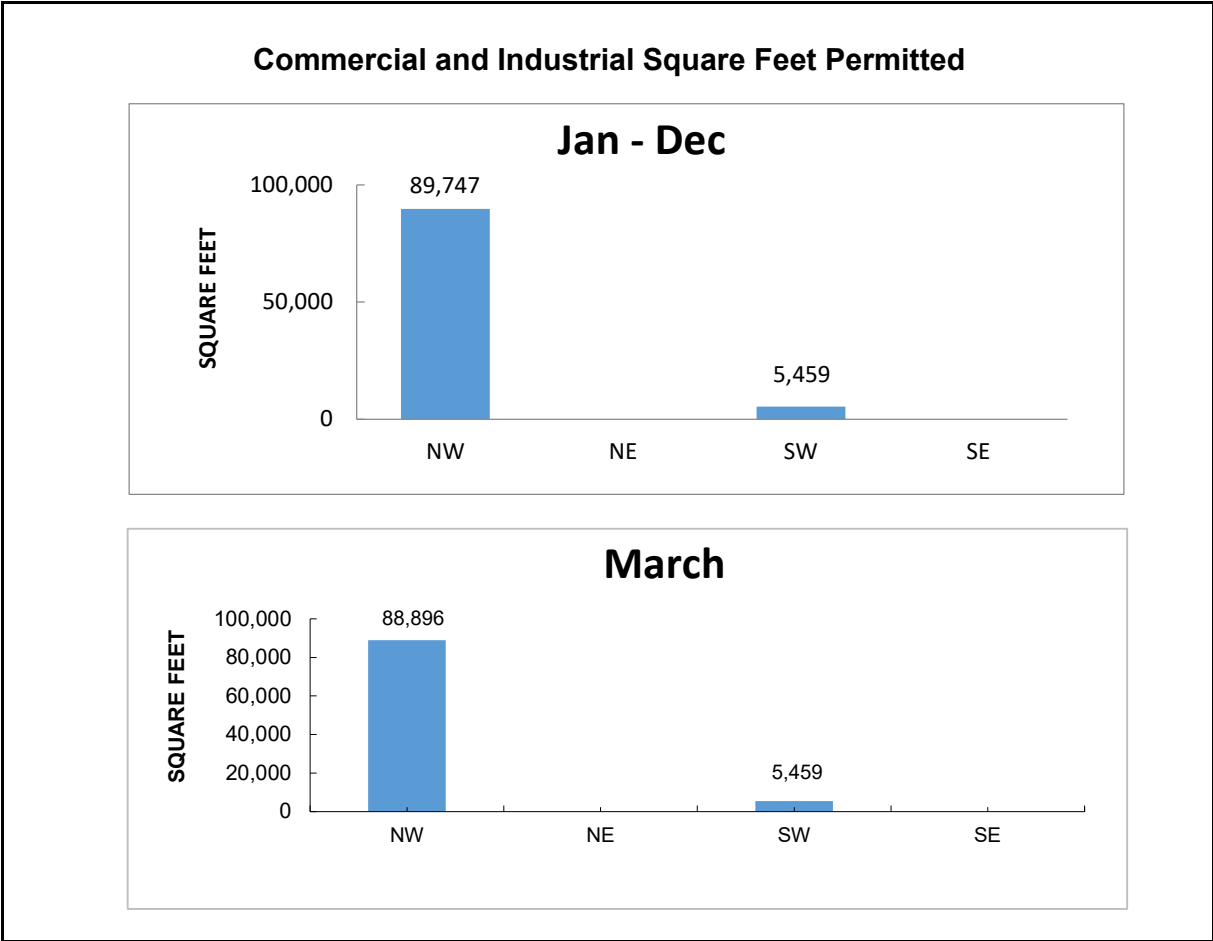
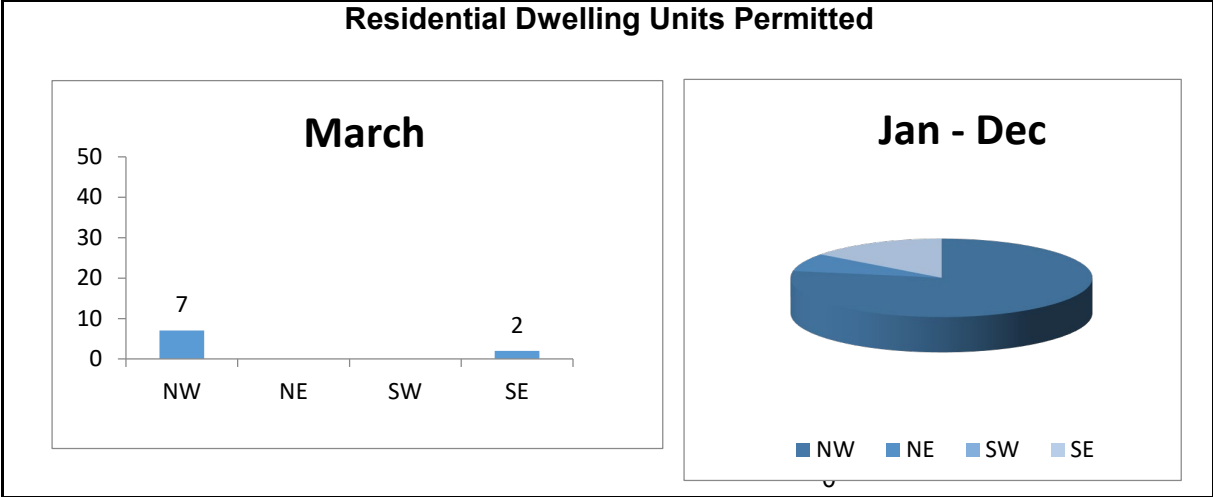
**Calendar Year (CY)**

**As of March 31, 2022 (3 Months)**

<b>Residential</b>	
Zone	Dwelling Units
1	19
2	1
3(NW)	
4	2
5(NE)	
5(NW)	
6	2
7	
8	
9	
10	
11	1
12	1
14	
15	
16	
17	
18	
19	1
20	
21	
22	
23	
24	
25	
<b>Total</b>	<b>27</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>	

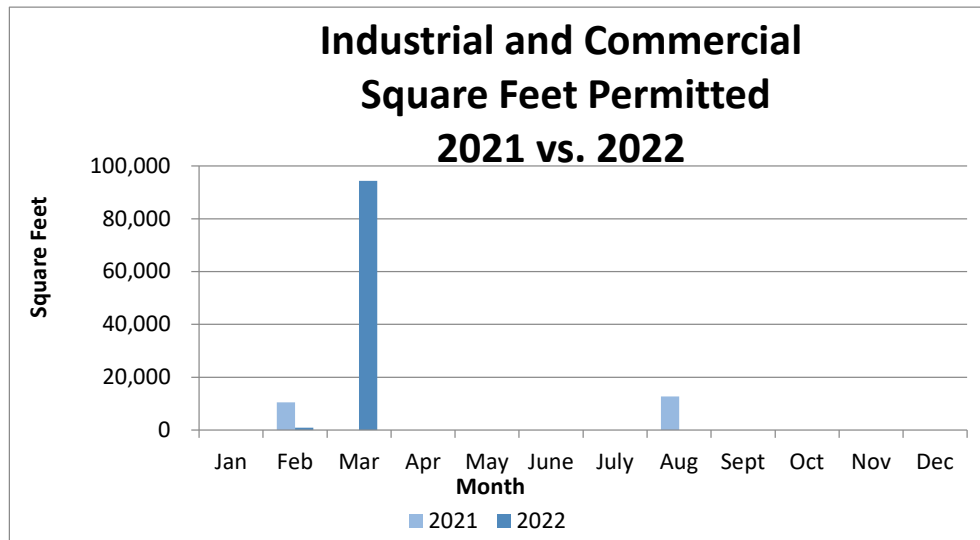
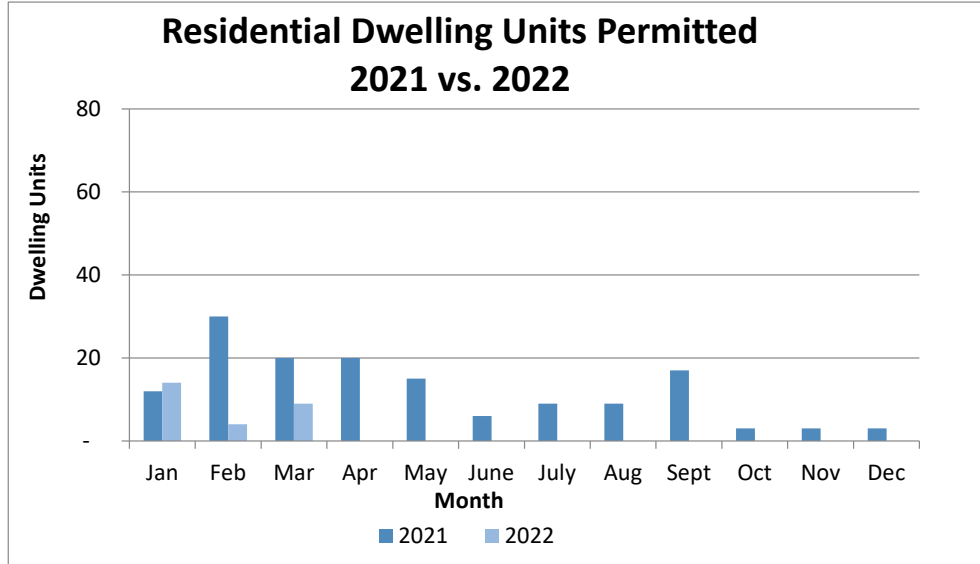
**Activity By Quadrant, CY 2022  
As of March 31, 2022 (3 Months)**



**Activity Comparison to Date, CY 2021 vs CY 2022  
As of March 31, 2022 (3 Months)**

Residential Dwelling Units Permitted		
Month	2021	2022
Jan	12	14
Feb	30	4
Mar	20	9
Apr	20	
May	15	
June	6	
July	9	
Aug	9	
Sept	17	
Oct	3	
Nov	3	
Dec	3	
<b>TOTALS</b>	<b>147</b>	<b>27</b>

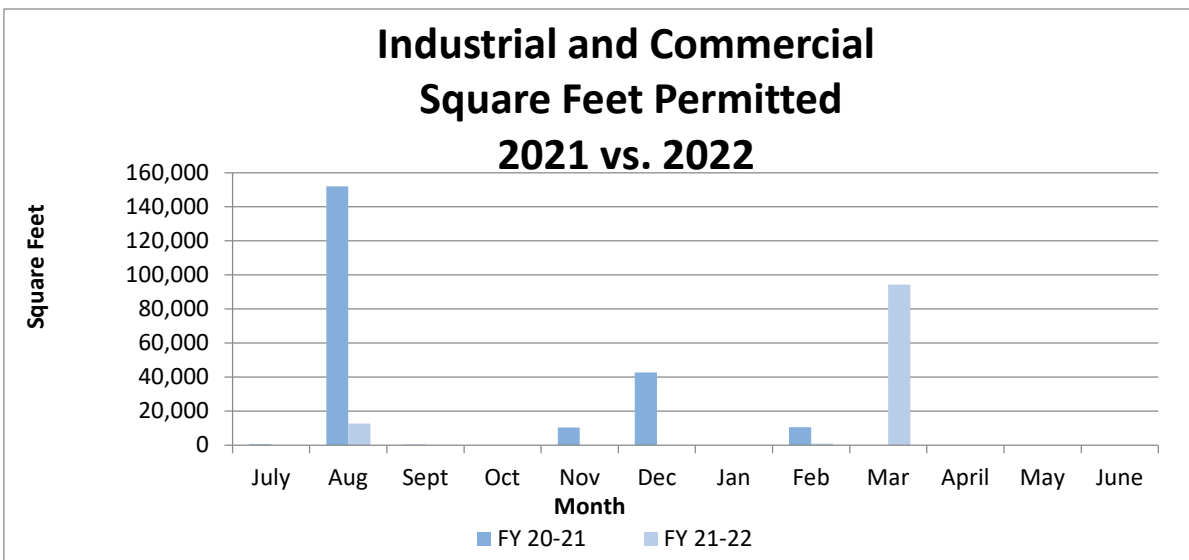
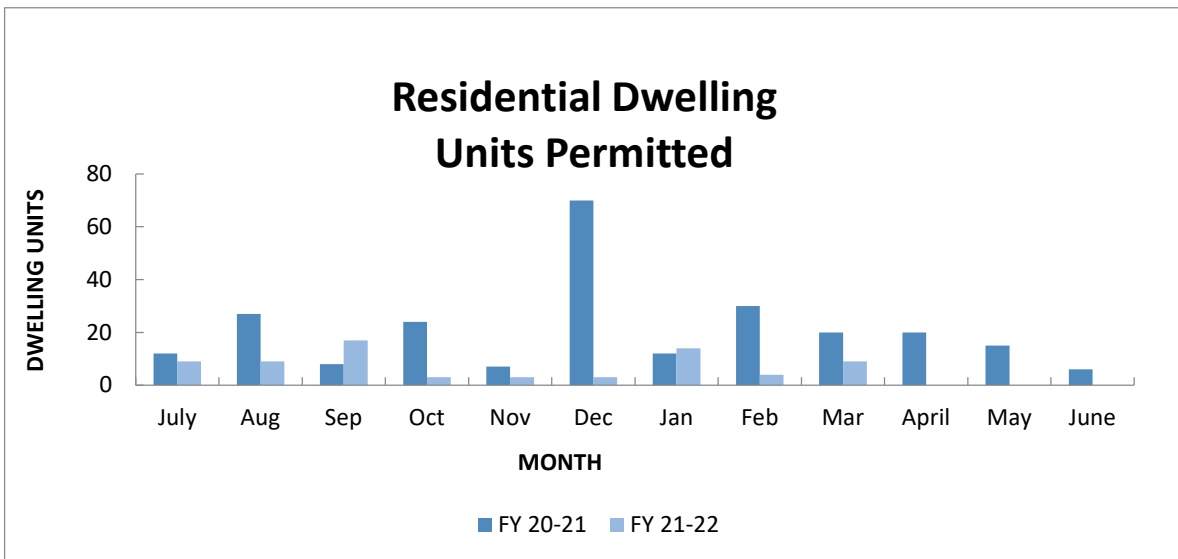
Industrial and Commercial Square Feet Permitted		
Month	2021	2022
Jan	0	0
Feb	10,537	851
Mar	0	94,355
Apr	0	
May	0	
June	0	
July	0	
Aug	12,729	
Sept	0	
Oct	0	
Nov	0	
Dec	0	
<b>TOTALS</b>	<b>23,266</b>	<b>95,206</b>



**Activity Comparison to Date, FY 20-21 vs FY 21-22  
As of March 31, 2022 (9 Months)**

<b>Dwelling Units Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 20-21</b>	<b>FY 21-22</b>
July	12	9
Aug	27	9
Sep	8	17
Oct	24	3
Nov	7	3
Dec	70	3
Jan	12	14
Feb	30	4
Mar	20	9
April	20	
May	15	
June	6	
<b>TOTALS</b>	<b>251</b>	<b>71</b>

<b>Industrial and Commercial Square Feet Permitted FY-to-Date</b>		
<b>Month</b>	<b>FY 20-21</b>	<b>FY 21-22</b>
July	640	0
Aug	152,060	12,729
Sept	392	0
Oct	0	0
Nov	10,456	0
Dec	42,749	0
Jan	0	0
Feb	10,537	851
Mar	0	94,355
April	0	
May	0	
June	0	
<b>TOTALS</b>	<b>216,834</b>	<b>107,935</b>



**Summary of Residential Building Permit Activity  
As of March 31, 2022**

Month	Zone	Dwelling Units	Project
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
		<b>9</b>	
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
		<b>9</b>	
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 Trevisio
		<b>17</b>	
Oct-21	1	1	Second dwelling unit at 3359 Adams Street
	6	2	Second dwelling units at 2413 Torrejon Place and 2708 Galicia Way
		<b>3</b>	
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
		<b>3</b>	
Dec-21	1	3	Second dwelling units at 3542 Garfield St., 4977 Via Marta, and 3902 Linmar Lane
		<b>3</b>	
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>	
		<b>71</b>	<b>Total for Fiscal Year 2021-22 to date (9 Months)</b>
		<b>23</b>	<b>Total for Calendar Year 2022 to date (3 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 March 31, 2022

Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-21	0	0	
	<b>0</b>	<b>0</b>	
Aug-21	2,636 10,093		Lexus Carlsbad renovation Fire Station #2
	<b>12,729</b>		6,112 sq. ft. increase reflected due to error found in system report.
Sep-21	0		
	<b>0</b>		
Oct-21	0		
	<b>0</b>		
Nov-21	0		
	<b>0</b>		
Dec-21	0		
	<b>0</b>		
Jan-22	0		
	<b>0</b>		
Feb-22	542 309		Addition to showroom at Jaguar Land Rover Addition to showroom at Ken Grody Ford
	<b>851</b>		
Mar-22	5,459 65,359 23,537		Eco Friendly Car Wash BMW of Carlsbad offices and warehouse Bob Baker Mazda of Carlsbad
	<b>94,355</b>		
	<b>107,935</b>	<b>0</b>	<b>Total for Fiscal Year 2021-22 to date (9 Months)</b>
		<b>107,935</b>	<b>Total Commercial and Industrial</b>
	<b>95,206</b>	<b>0</b>	<b>Total for Calendar Year 2022 to date (3 Months)</b>
		<b>95,206</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.