The City of Carlsbad Growth Management Program

DEVELOPMENT MONITORING REPORT

OCTOBER 2008

Residential Activity – The number of homes permitted in Carlsbad raised slightly in October with builders pulling permits for 3 units, all single family residences in the southeast quadrant in San Vincenzo located in the Villages of La Costa Ridge.

Non-residential Activity – One permit was issued in the city for new commercial space in October for 3,750 square feet of commercial space for the Flower Fields storage barn located in the northwest quadrant.

For information on a free subscription to this report and several other city documents and notices, visit the City's home page at www.ci.carlsbad.ca.us.

MICHELE MASTERSON
Senior Management Analyst

MM:bd

Telephone: (760) 602-4615 Fax: (760) 602-8559 *E-Mail mmast@ci.carlsbad.ca.us*

Development Activity Summary, By Zone
Fiscal Year Summary by Zone
As of October 31, 2008 (4 months)

Residential	
Zone	Dwelling Units
1	15
2	0
3	0
5(NE)	0
5(NW)	0
6	0
7	0
8	0
9	0
10	0
11	21
12	0
	0
13	0
14	0
17	0
18	0
19	1
20	0
21	0
22	0
23	0
	0
Total	***37***

Non-residential		
Zone	Square Feet Permitted	
	Commercial	*Industrial*
1	0	0
2	0	0
3	0	0
5(NE)	0	0
5(NW)	0	81,750
5(SW)	0	0
6	0	0
7	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	22,989	0
14	0	0
17	37,252	0
18	0	64,327
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	60,241	146,077
Total	***206,318***	

Calendar Year Summary by Zone
As of October 31, 2008 (10 months)

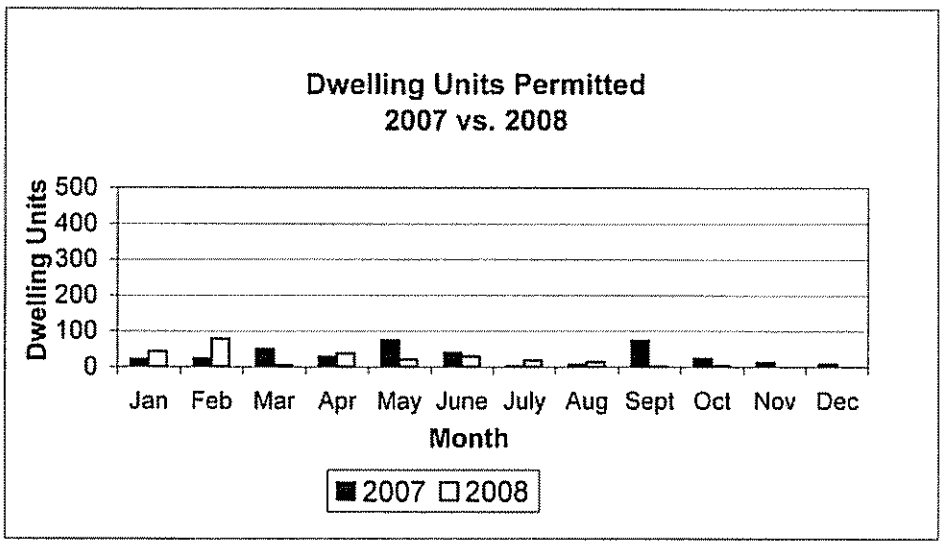
Residential	
Zone	Dwelling Units
1	40
2	0
3(NW)	1
6(SE)	4
7	0
8	0
9	0
10	50
11	63
	0
12	0
14	78
15	0
17	0
18	0
19	1
	0
20	0
21	0
22	12
23	0
Total	***249***

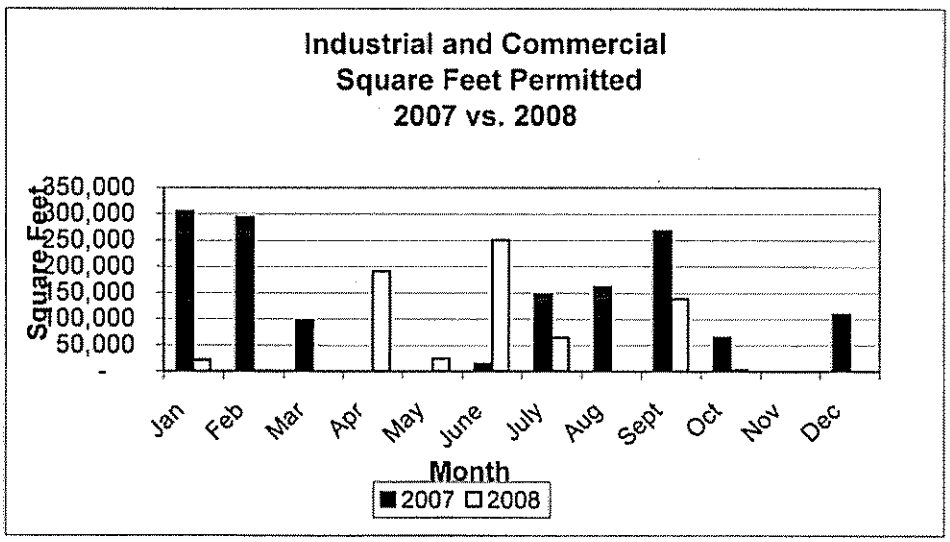
Non-residential		
Zone	Square Feet Permitted	
	Commercial	*Industrial*
1	16,249	0
2	0	0
3(NW)	0	0
5(NW)	0	235,526
5(NE)	0	0
5(SW)	0	0
6 (SE)	0	20,467
8	0	0
9	0	0
10	0	0
11	1,880	0
12	0	0
13	39,089	0
14	3,230	0
17	164,037	40,000
18	0	159,931
19	2,075	0
20	0	0
21	0	0
22	11,654	0
23	0	0
Subtotal	238,214	455,924
Total	***694,138***	

Activity Comparison, CY 07 vs. 08

Dwelling Units Permitted		
Month	2007	2008
Jan	21	43
Feb	23	78
Mar	50	4
Apr	28	38
May	75	20
June	40	29
July	1	19
Aug	7	14
Sept	74	1
Oct	23	3
Nov	13	
Dec	9	
TOTALS	**364**	**249**

Industrial and Commercial Square Feet Permitted		
Month	2007	2008
Jan	304,655	21,069
Feb	293,475	1,407
Mar	96,529	-
Apr	-	191,339
May	-	23,992
June	13,819	250,013
July	147,313	64,327
Aug	160,909	-
Sept	267,329	138,241
Oct	64,953	3,750
Nov	-	
Dec	108,976	
TOTALS	**1,457,958**	**694,138**

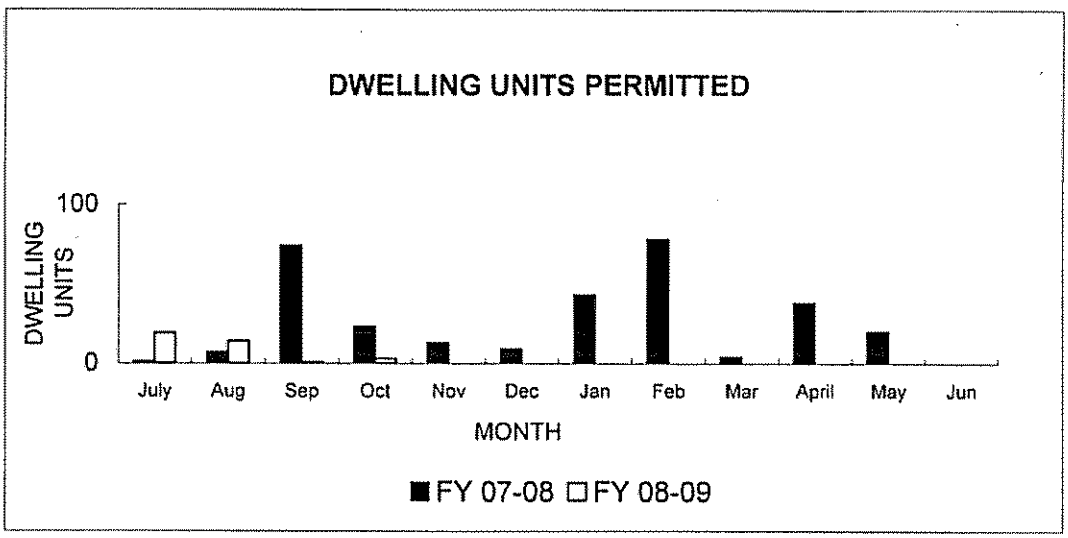


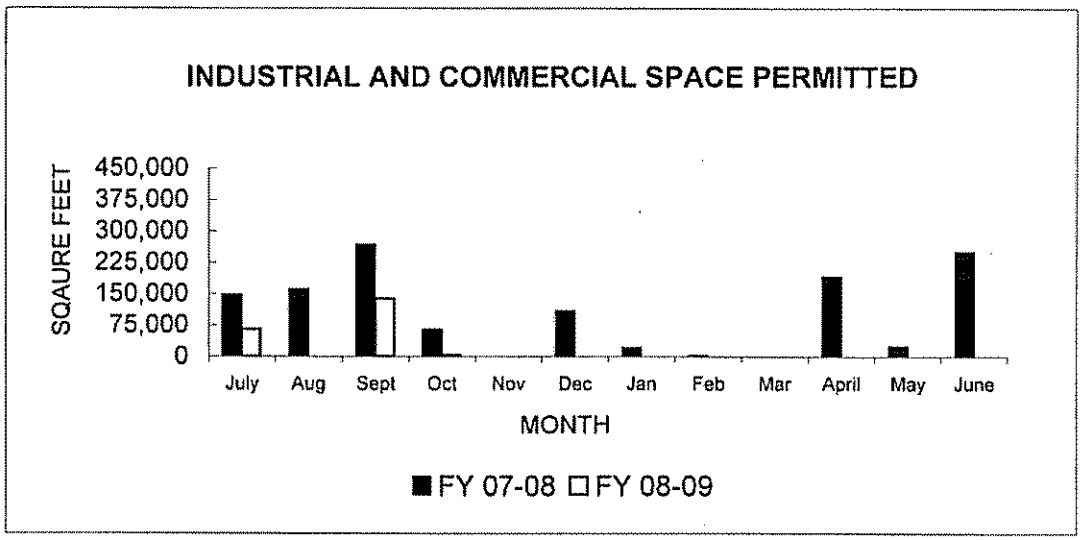


Activity Comparison, FY 07 - 08 vs. FY 08 - 09

Dwelling Units Permitted		
Month	FY 07-08	FY 08-09
July	1	19
Aug	7	14
Sep	74	1
Oct	23	3
Nov	13	0
Dec	9	0
Jan	43	0
Feb	78	0
Mar	4	0
April	38	0
May	20	0
June	29	0
TOTALS	**339**	**37**

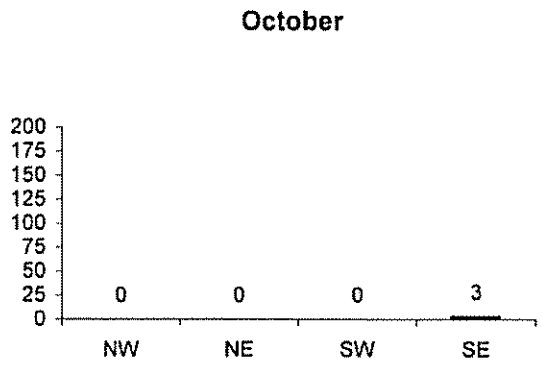
Industrial and Commercial Square Feet Permitted		
Month	FY 07-08	FY 08-09
July	147,313	64,327
Aug	160,909	0
Sept	267,329	138,241
Oct	64,953	3,750
Nov	0	0
Dec	108,976	0
Jan	21,069	0
Feb	1,407	0
Mar	0	0
April	191,339	0
May	23,992	0
June	250,013	0
TOTALS	**1,237,300**	**206,318**

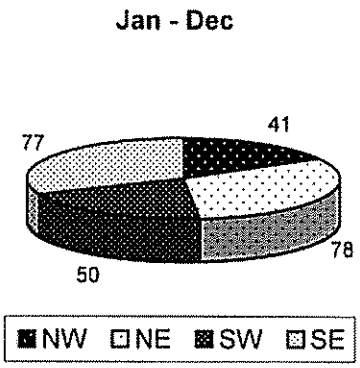




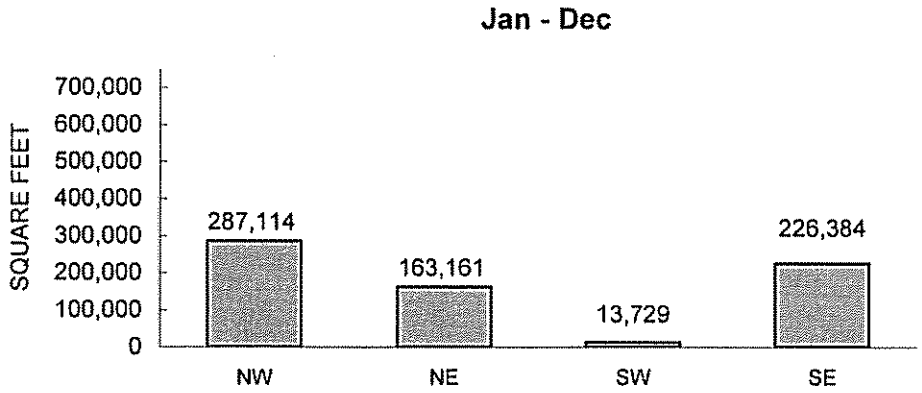
Activity By Quadrant, CY 2008

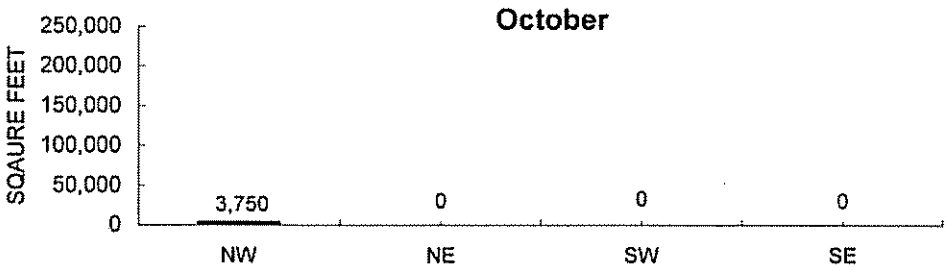
Dwelling Units Permitted





Commercial and Industrial Space Permitted





Summary of Residential Building Permit Activity
As of October 31, 2008

Month	Facilities Zone	Dwelling Units	Project
		9	
Jan-08	1	3	Pacific Sunset Condos, 3772 Carlsbad Blvd
	1	2	Spec house with second dwelling unit, 3651 Adams St
	3	1	Pagliaro Residence, 5390 Carlsbad Blvd
	6	2	CT 02-27, La Costa Fairways, PAR Development
	10	14	CT 04-09, Warmington Homes, Trieste Pl
	11	12	CT 04-03, Messina @ La Costa Ridge, Shea Homes
	11	9	CT 04-04, Dolcetto @ La Costa Ridge, KB Homes
		43	
Feb-08	14	20	SDP 06-04, Glenridge Apartments Bldg 1, 3525 Glen Av
	14	30	SDP 06-04, Glenridge Apartments Bldg 2, 3535 Glen Av
	14	28	SDP 06-04, Glenridge Apartments Bldg 3, 3545 Glen Av
		78	
Mar-08	1	1	3925 Holly Brae Ln, 640 sq. ft. second dwelling unit
	6	2	6725 Antilope St, duplex
	11	1	Phan Residence, 7020 El Fuerte St
		4	
Apr-08	1	4	CT 04-25, Tamarack Park LLC, Madison Square
	1	2	Roosevelt Center, 560 Carlsbad Village Dr
	10	13	CT 04-09, Warmington Homes, Trieste Pl
	11	7	CT 04-02, Pulte Homes, San Vincenzo at La Costa Ridge
	22	12	CT 04-11, MVE Studio, Inc., Bluwater Crossing
		38	
May-08	1	9	CT 05-01, Lagoon Breeze Development, Crescent Del Sol
	1	1	3265 Ridgecrest Dr, 640 sq. ft. second dwelling unit
	1	1	3025 Cordoba Place, 640 sq. ft. second dwelling unit
	10	9	CT 04-16, Davidson Greens, Viridian at La Costa Greens
		20	
Jun-08	1	1	Jennings Residence, 3736 Donna Drive
	1	1	3434 Madison Drive, second dwelling unit
	10	14	CT 04-09, Warmington Homes, Trieste Pl
	11	13	CT 04-03, Shea Homes, Messina @ La Costa Ridge
		29	
Jul-08	1	1	3320 Highland Drive, second dwelling unit
	1	1	Matsubara Residence, 1350 Chinquapin Av
	1	5	CT 06-18, Roosevelt Gardens Condominiums
	1	6	CT 06-18, Roosevelt Gardens Condominiums
	11	5	CT 04-02, San Vincenzo @ La Costa Ridge
	19	1	Boekel Residence, 7176 Aviara Drive
		19	
Aug-08	1	2	LBC Project, condo units, 4547 Cove Drive
	11	9	CT 04-04, Dolcetto @ La Costa Ridge, KB Homes
	11	3	CT 04-02, San Vincenzo @ La Costa Ridge
		14	
Sep-08	11	1	Shott Residence, 7027 Corintia Street
		1	
Oct-08	11	3	CT 04-02, San Vincenzo @ La Costa Ridge
		3	
		37	**Total for Fiscal Year 2008-09 to date (4 months)**
		249	**Total for Calendar Year 2008 to date (10 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 October 31, 2008

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-08	17	21,069		Self Storage, 2500 Campbell Place
		21,069		
Feb-08	14	1,407		Glenridge Apartments Community Center, 3555 Glen Av
		1,407		
Mar-08		No reportable, non-residential permits were issued in March		
Apr-08	1	16,249		Roosevelt Center, 560 Carlsbad Village Dr
	5		86,730	Callaway Parking Structure, 2180 Rutherford Rd
	6		20,467	Leucadia Waste-1 Building, 1960 La Costa Av
	13	1,313		Grand Pacific Resorts, 1708 Drake Wy
	14	1,823		Windmill Rec Center @ Robertson Ranch, 3700 Glen Av
	17	12,950		Bldg C, 2629 Gateway Rd
	17	8,603		Bldg D, 2659 Gateway Rd
	17	4,980		Bldg E, 2669 Gateway Rd
	17	5,170		Bldg A, 2641 Gateway Rd
	17	4,640		Pad B, 2635 Gateway Rd
	17	5,980		Bldg B, 2647 Gateway Rd
	17	6,020		Bldg F, 2675 Gateway Rd
	17	4,760		Bldg G, 2681Gateway Rd
	22	11,654		CT 04-11, Bluwater, 6797 Embarcadero Ln
		84,142	**107,197**	
May-08	11	1,880		La Costa Oaks North Recreation Center, 7079 Sitio Corazon
	13	14,787		Carlsbad Ranch Resort, Villa Bldg 50, 5613 Grand Pacific Drive
	17	5,250		Bldg C, 2653 Gateway Road
	19	2,075		North Coast Calvary Chapel, 1330 Poinsettia Lane
		23,992		
Jun-08	5		58,566	Magellan Aviation, 2016 Palomar Airport Rd
	5		8,480	Magellan Aviation, 2008 Palomar Airport Rd
	17		40,000	Office/Manufacturing Bldg, 2530 Campbell Place
	17	47,363		Stater Bros., 2687 Gateway Rd
	18		46,441	Opus Point, 3205 Lionshead Av
	18		23,109	Opus Point Lot 7, 3197 Lionshead Av
	18		26,054	Opus Point Lot 8, 3201 Lionshead Av
		47,363	**202,650**	
Jul-08	18	0	64,327	Opus Point Lot 11, 3209 Lionshead Av
		0	**64,327**	
Aug-08		No reportable, non-residential permits were issued in August		
Sep-08	5		81,750	Ventana Real II, 2175 Salk Avenue
	13	19,239		Grand Pacific Resort, 1700 Drake Way
	17	19,760		Bressi Ranch Medical Plaza, 6221 Metropolitan Street
	17	17,492		Boys and Girls Club, 2730 Bressi Ranch Way
		56,491	**81,750**	
Oct-08	13	3,750	0	Flower Fields Storage Barn
		3,750	**0**	
		60,241	**146,077**	**Total for Fiscal Year 2008-09 to date (4 months)**
			206,318	***Combined Commercial and Industrial***
		238,214	**455,924**	**Total for Calendar Year 2008 to date (10 months)**
			694,138	***Combined 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.