

Development Monitoring Report

The Development Monitoring Report, or DMR, is a monthly summary of building permits issued for all residential and non-residential activity in Carlsbad. It is a report required by the Growth Management Ordinance. The purpose of the DMR is to track new and usually significant growth that adds to the City's housing stock and commercial/industrial square footage, or space.

Residential Activity

The pace of construction spiked in the month of April as builders pulled permits for 66 homes. April's issued permits will result in construction in all four of the City's quadrants. Contractors will build 36 of the new dwelling units in the southwest quadrant, which include 24 condominiums as part of the Vitalia project in Poinsettia Place (Shea Homes); seven condominiums in the Muroya development (Taylor Morrison); four single-family homes in Poinsettia Ridge (Warmington Residential) and one single-family residence located at 6485 Surfside Lane. In the southeast quadrant, nine building permits were issued for single-family homes in the Sandalwood neighborhood in La Costa Oaks North (Colrich Residential); two single-family homes as part of the Mirasol in La Costa Greens (William Lyon Homes) and a six unit apartment complex in La Costa Bluffs (La Costa Bluffs, LLC). In the northeast quadrant, 12 building permits were issued in Robertson Ranch, eight single-family homes will be built as part of the Sycamore neighborhood (D.R. Horton) and four detached air-space condominiums will be built in the Sago neighborhood (Brookfield Homes). Finally, in the northwest quadrant, one building permit was issued for a single-family unit located at 150 Juniper Avenue. Fiscal year-to-date, 336 residential permits have been issued as compared to 212 permits issued at this time in Fiscal Year 2010-11.

Non-residential Activity

For the month of April, one permit was issued in the city for new commercial space. A permit was issued for 13,432 square feet of new commercial space for the Grand Pacific Resort located at 5411 Columbus Circle. Fiscal year-to-date there has been 181,834 square feet of commercial/industrial permits issued as compared to 498,039 square feet at this time in Fiscal Year 2010-11.

For residential and non-residential activity alike, the attached charts and tables provide additional and detailed figures and comparison on a monthly and fiscal year basis.

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

Michele Masterson

MICHELE MASTERSON

Senior Management Analyst

Development Activity Summary, By Zone

Fiscal Year Summary by Zone

As of April 30, 2012 (10 months)

Residential	
Zone	Dwelling Units
1	65
2	0
3	0
4	15
5(NE)	0
5(NW)	0
6	70
7	0
8	0
9	0
10	32
11	52
12	0
13	0
14	54
17	0
18	0
19	0
20	22
21	24
22	2
23	0
	0
Total	336

Non-residential		
Zone	Square Feet Permitted	
	<i>Commercial</i>	<i>Industrial</i>
1	2,479	0
2	0	0
3	0	0
4	0	0
5(NE)	0	0
5(NW)	0	0
5(SW)	0	0
6	960	0
7	0	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	178,395	0
14	0	0
16	0	0
17	0	0
18	0	0
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	181,834	0
Total	181,834	

Calendar Year Summary by Zone

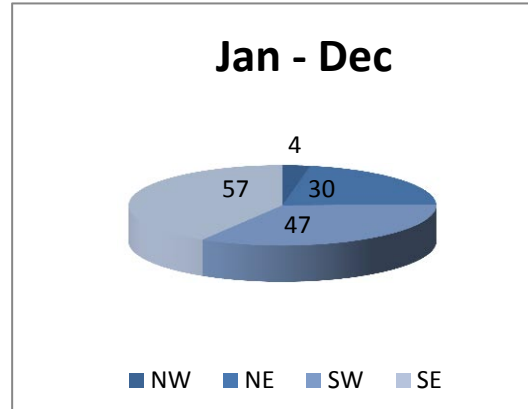
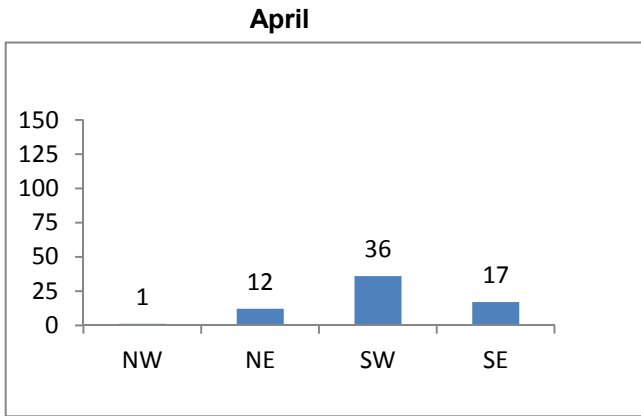
As of April 30, 2012 (4 months)

Residential	
Zone	Dwelling Units
1	4
2	0
3(NW)	0
4	4
6(SE)	12
7	0
8	0
9	0
10	14
11	31
12	0
14	30
15	0
17	0
18	0
19	0
20	42
21	0
22	1
23	0
Total	138

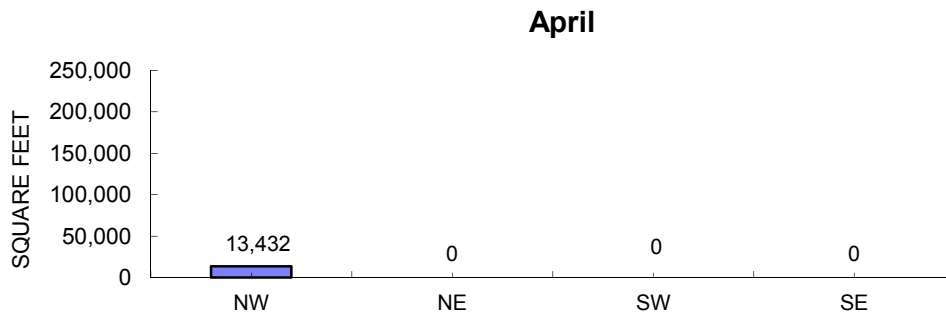
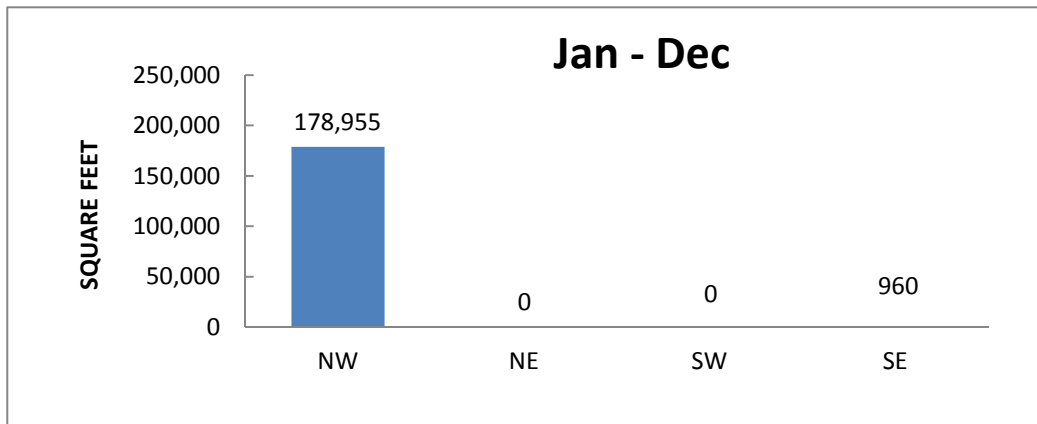
Non-residential		
Zone	Square Feet Permitted	
	<i>Commercial</i>	<i>Industrial</i>
1	560	0
2	0	0
3(NW)	0	0
4	0	0
5(NW)	0	0
5(NE)	0	0
5(SW)	0	0
6 (SE)	960	0
8	0	0
9	0	0
10	0	0
11	0	0
12	0	0
13	178,395	0
14	0	0
16	0	0
17	0	0
18	0	0
19	0	0
20	0	0
21	0	0
22	0	0
23	0	0
Subtotal	179,915	0
Total	179,915	

Activity By Quadrant, CY 2012

Dwelling Units Permitted



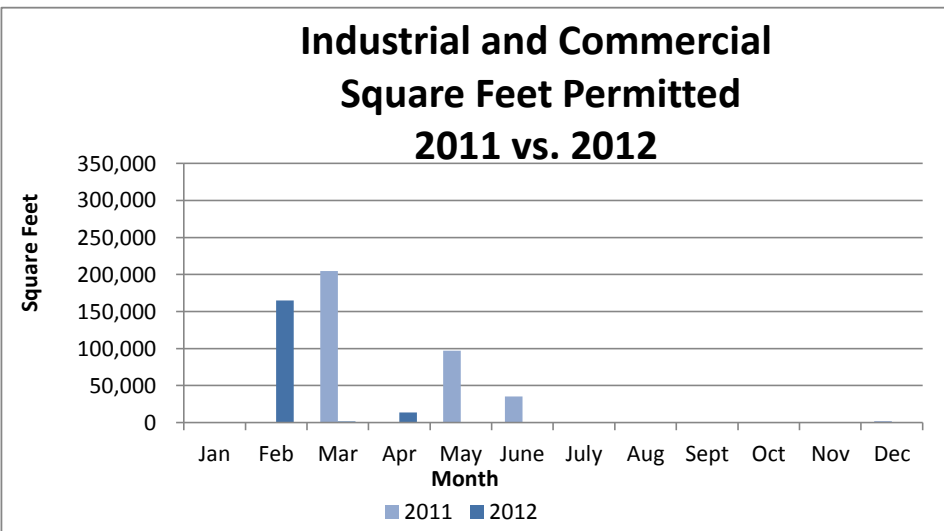
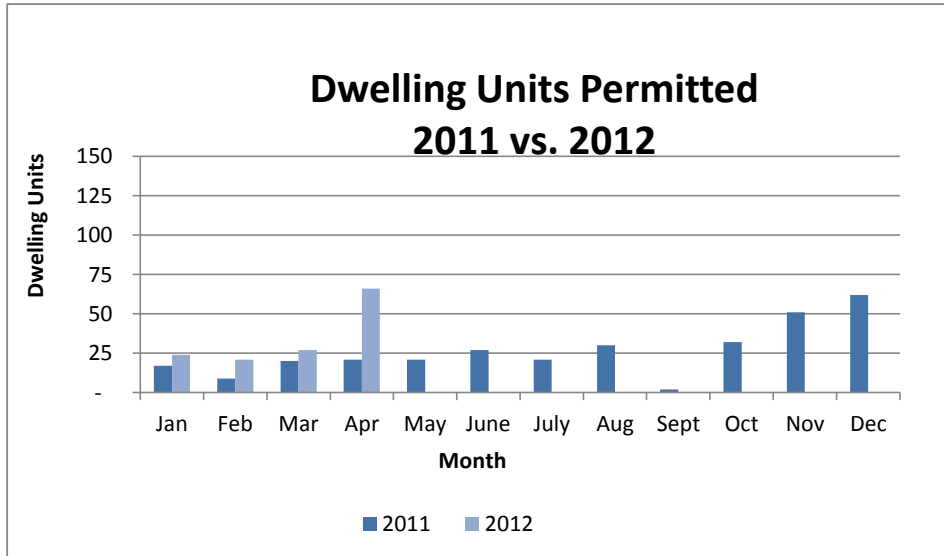
Commercial and Industrial Space Permitted



Activity Comparison, CY 11 vs.12

Dwelling Units Permitted		
Month	2011	2012
Jan	17	24
Feb	9	21
Mar	20	27
Apr	21	66
May	21	-
June	27	-
July	21	-
Aug	30	-
Sept	2	-
Oct	32	-
Nov	51	-
Dec	62	-
TOTALS	313	138

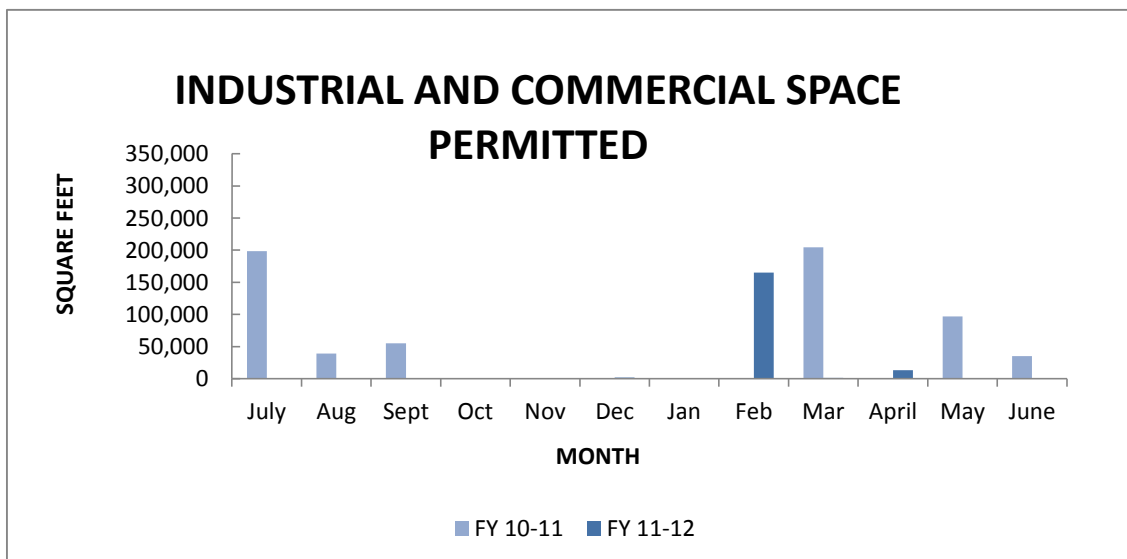
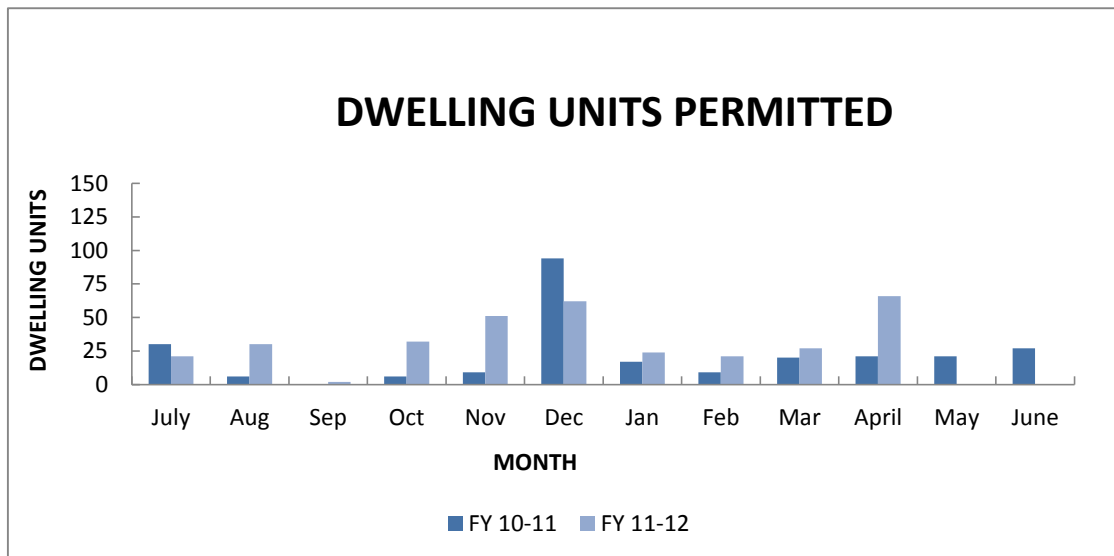
Industrial and Commercial Square Feet Permitted		
Month	2011	2012
Jan	0	0
Feb	0	164,963
Mar	204,613	1,520
Apr	0	13,432
May	97,019	-
June	35,262	-
July	0	-
Aug	0	-
Sept	0	-
Oct	0	-
Nov	0	-
Dec	1,919	-
TOTALS	338,813	179,915



Activity Comparison, FY 10 - 11 vs. FY 11 - 12

Dwelling Units Permitted		
Month	FY 10-11	FY 11-12
July	30	21
Aug	6	30
Sep	0	2
Oct	6	32
Nov	9	51
Dec	94	62
Jan	17	24
Feb	9	21
Mar	20	27
April	21	66
May	21	-
June	27	-
TOTALS	260	336

Industrial and Commercial Square Feet Permitted		
Month	FY 10-11	FY 11-12
July	198,623	0
Aug	39,410	0
Sept	55,393	0
Oct	0	0
Nov	0	0
Dec	0	1,919
Jan	0	0
Feb	0	164,963
Mar	204,613	1,520
April	0	13,432
May	97,019	-
June	35,262	-
TOTALS	630,320	181,834



**Summary of Residential Building Permit Activity
As of April 30, 2012**

Month	Facilities Zone	Dwelling Units	Project
Jan-12	1	2	Single-family home with Second dwelling unit @ 1225 Oak Avenue
	11	15	CT 05-16, Amberly @ La Costa Oaks North, Pulte Homes
	20	4	CT 04-01, Poinsettia Ridge, Warmington Residential
	20	3	CT 06-27, Muroya, Taylor Morrison of California
		24	
Feb-12	11	7	CT 05-15, Sandalwood @ La Costa Oaks North, Colrich Residential
	14	5	CT 04-26, Sycamore @ Robertson Ranch, D.R. Horton
	14	3	CT 04-26, Rockrose @ Robertson Ranch, Brookfield
	14	6	CT 06-26, Sago @ Robertson Ranch, Brookfield
		21	
Mar-12	1	1	Second Dwelling Unit @ 3393 Madison Street
	4	4	CT 05-10, The Tides @ Poinsettia Property, K. Hovnanian
	6	6	CT 08-02, La Costa Bluffs, La Costa Bluffs, LLC
	10	12	CT 04-15, Mirasol @ La Costa Greens, William Lyon Homes
	14	4	CT 06-25, Sago @ Robertson Ranch, Brookfield
		27	
Apr-12	1	1	Single-family home @ 150 Juniper Avenue
	6	6	CT 08-02, La Costa Bluffs, La Costa Bluffs, LLC
	10	2	CT 04-15, Mirasol @ La Costa Greens, William Lyon Homes
	11	9	CT 05-15, Sandalwood @ La Costa Oaks North, Colrich Residential
	14	8	CT 04-26, Sycamore @ Robertson Ranch, D.R. Horton
	14	4	CT 06-25, Sago @ Robertson Ranch, Brookfield
	20	4	CT 04-01, Poinsettia Ridge, Warmington Residential
	20	7	CT 06-27, Muroya, Taylor Morrison of California
	21	24	CT 04-10, Vitalia @ Poinsettia Place, Shea Homes
	22	1	Single-family home @ 6485 Surfside Lane
		66	
		336	Total for Fiscal Year 2011-12 to date (10 months)
		138	Total for Calendar Year 2012 to date (4 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.

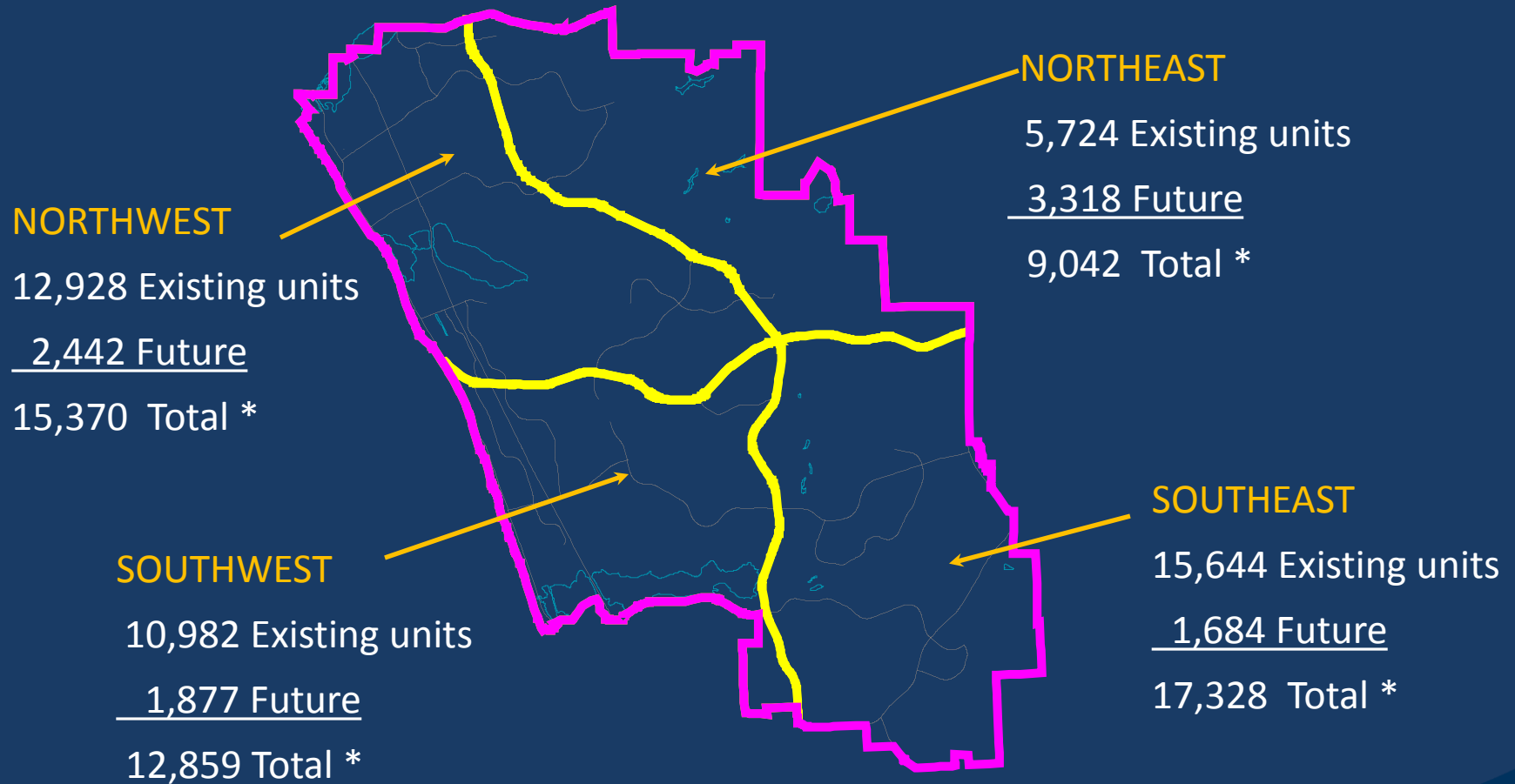
Summary of Non-Residential Permit Activity
As of April 30, 2012

Month	Facilities Zone	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jan-12		No reportable, non-residential permits were issued in January		
		0	0	
Feb-12	13	18,400	0	SDP 11-02, Pirate Island @ LEGOLAND California
		146,563	0	SDP 96-14C, LEGOLAND Hotel
		164,963	0	
Mar-12	1	560	0	Boxd Restaurant @ 430 Carlsbad Village Drive
	6	960	0	CT 02-28, Recreation Facility @ La Costa Condominiums
		1,520	0	
Apr-12	13	13,432	0	CT 03-02, Grand Pacific Resort - Villa 68
		13,432	0	
		181,834	0	Total for Fiscal Year 2011-12 to date (10 months)
			181,834	Combined Commercial and Industrial
		179,915	0	Total for Calendar Year 2012 to date (4 months)
			179,915	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.

Quadrant Dwelling Unit Report

APRIL 2012



* Based on Proposition 'E' Caps added to the existing units in 1986

Excess Dwelling Unit Bank Summary

APRIL 2012

Bank balance of 5,985 reduced to 2,800

City Council Action 12/17/2002

*Citywide Excess Dwelling Unit Bank
Balance is 3,003 as of 04/30/2012*

NORTHWEST

Excess Dwelling Units
Deposited = 72
Withdrawn = 106
Since 01/01/2003

NORTHEAST

Excess Dwelling Units
Deposited = 408
Withdrawn = 171
Since 01/01/2003

SOUTHWEST

Excess Dwelling Units
Deposited = 48
Withdrawn = 62
Since 01/01/2003

SOUTHEAST

Excess Dwelling Units
Deposited = 50
Withdrawn = 36
Since 01/01/2003

