

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 June, Carlsbad issued building permits for 16 residential dwelling units, an increase from 6 residential dwelling units permitted in May. In the southwest quadrant, building permits were issued for 8 residential dwelling units for condominiums as part of Phase 1 at Trevisio. In the northwest quadrant, building permits were issued for 8 residential dwelling units: 7 permits were issued for single family detached homes as part of Phase 2 at Yada Farm and one second dwelling unit at 4810 Refugio Avenue. For the calendar year, building permits for 230 residential dwelling units have been issued as compared to 104 permits issued at this time in calendar year 2018.

Non-residential Activity

During the month of June, 2 permits were issued for commercial and industrial space: 800 sq. ft. of commercial space was issued for a maintenance building at Seascape Apartments and 50,150 sq. ft. of industrial space was issued for a shell building at Carlsbad Oaks Lot 4. Calendar year-to-date, 140,501 square feet of commercial and industrial space has been permitted as compared to 674,542 square feet at this time in calendar year 2018.

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.

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Laureen Ryan

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Senior Management Analyst

Development Activity Summary By Zone

Fiscal Year (FY)

As of June 30, 2019 (12 Months)

Residential	
Zone	Dwelling Units
1	128
2	1
3	
4	
5(NE)	
5(NW)	
6	9
7	
8	
9	
10	
11	
12	
13	
14	98
17	68
18	
19	1
20	5
21	11
22	
23	
24	
25	54
Total	375

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	37,327	
2		
3		
4	800	
5(NE)		
5(NW)	83,900	
5(SW)		
6	32,240	
7		
8		
9		
10		
11	33,368	
12		
13	23,943	
14		
16		87,776
17		13,731
18		
19	2,109	
20		
21		
22		
23		
25		
Subtotal	213,687	101,507
Total	315,194	

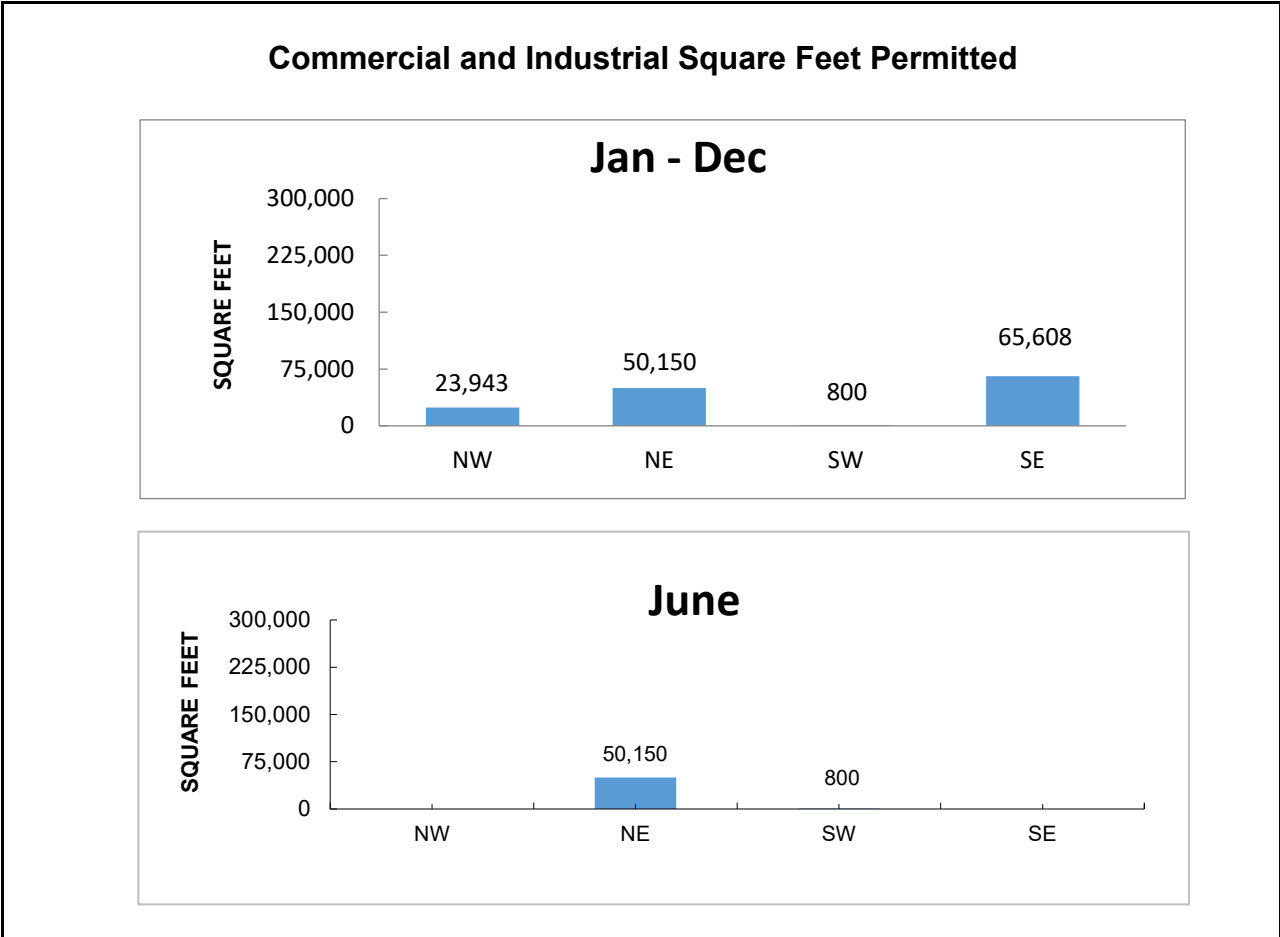
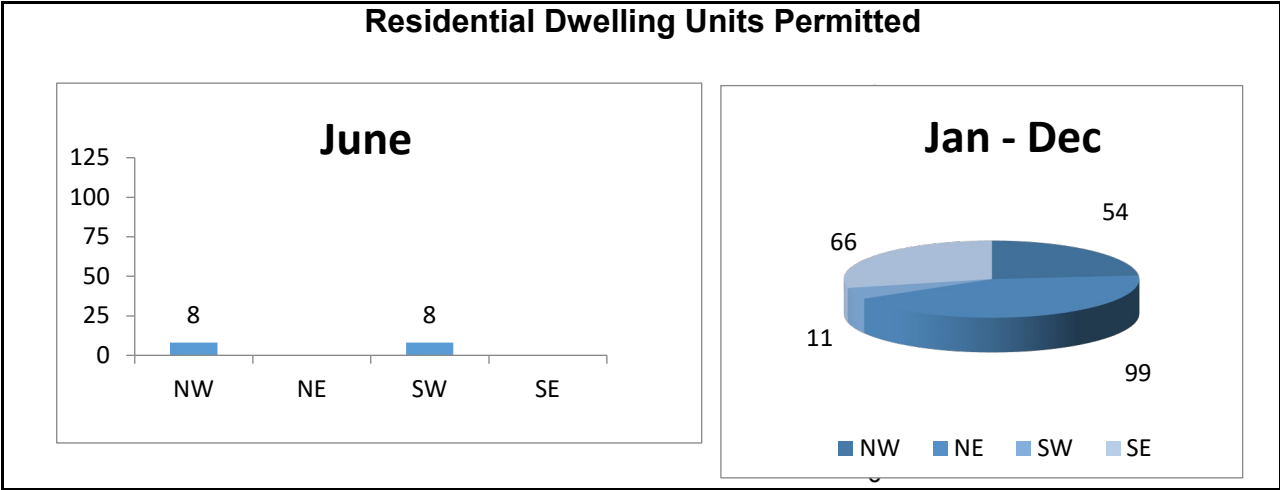
Calendar Year (CY)

As of June 30, 2019 (6 Months)

Residential	
Zone	Dwelling Units
1	54
2	1
3(NW)	
4	
6(SE)	3
7	
8	
9	
10	
11	
12	
14	98
15	
16	
17	63
18	
19	
20	
21	11
22	
23	
24	
25	
Total	230

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3		
4	800	
5(NW)		
5(NE)		
5(SW)		
6	32,240	
7		
8		
9		
10		
11	33,368	
12		
13	23,943	
14		
16		50,150
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	90,351	50,150
Total	140,501	

**Activity By Quadrant, CY 2018
As of June 30, 2019 (6 Months)**

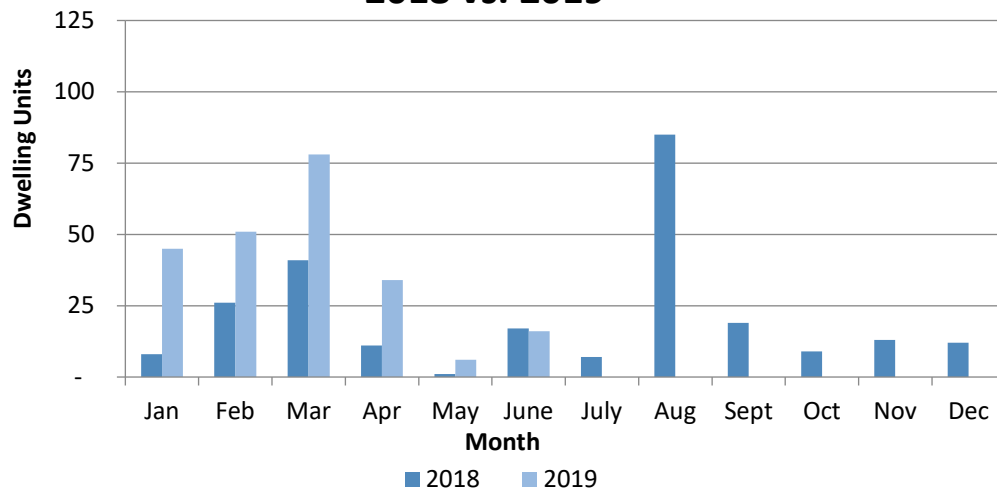


**Activity Comparison to Date, CY 2018 vs CY 2019
As of June 30, 2019 (6 Months)**

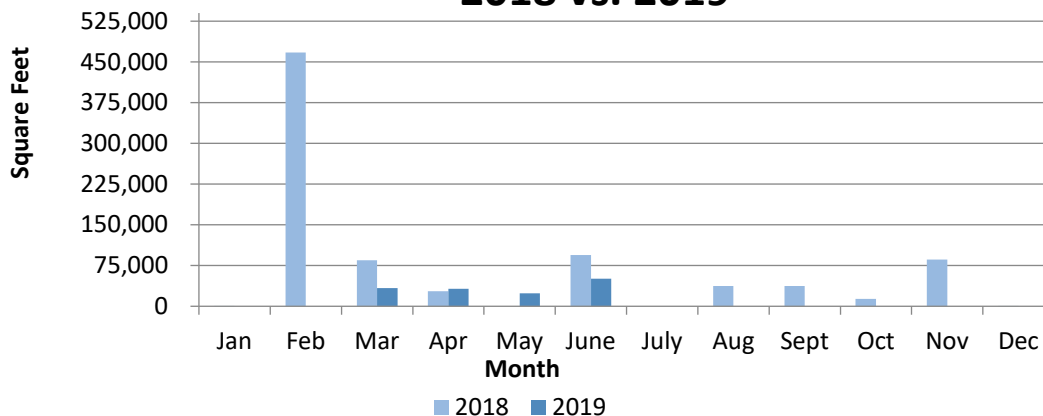
Residential Dwelling Units Permitted		
Month	2018	2019
Jan	8	45
Feb	26	51
Mar	41	78
Apr	11	34
May	1	6
June	17	16
July	7	
Aug	85	
Sept	19	
Oct	9	
Nov	13	
Dec	12	
TOTALS	249	230

Industrial and Commercial Square Feet Permitted		
Month	2018	2019
Jan	640	0
Feb	467,254	0
Mar	84,648	33,368
Apr	27,760	32,240
May	0	23,943
June	94,240	50,950
July	0	
Aug	37,626	
Sept	37,327	
Oct	13,731	
Nov	85,821	
Dec	188	
TOTALS	849,235	140,501

**Residential Dwelling Units Permitted
2018 vs. 2019**



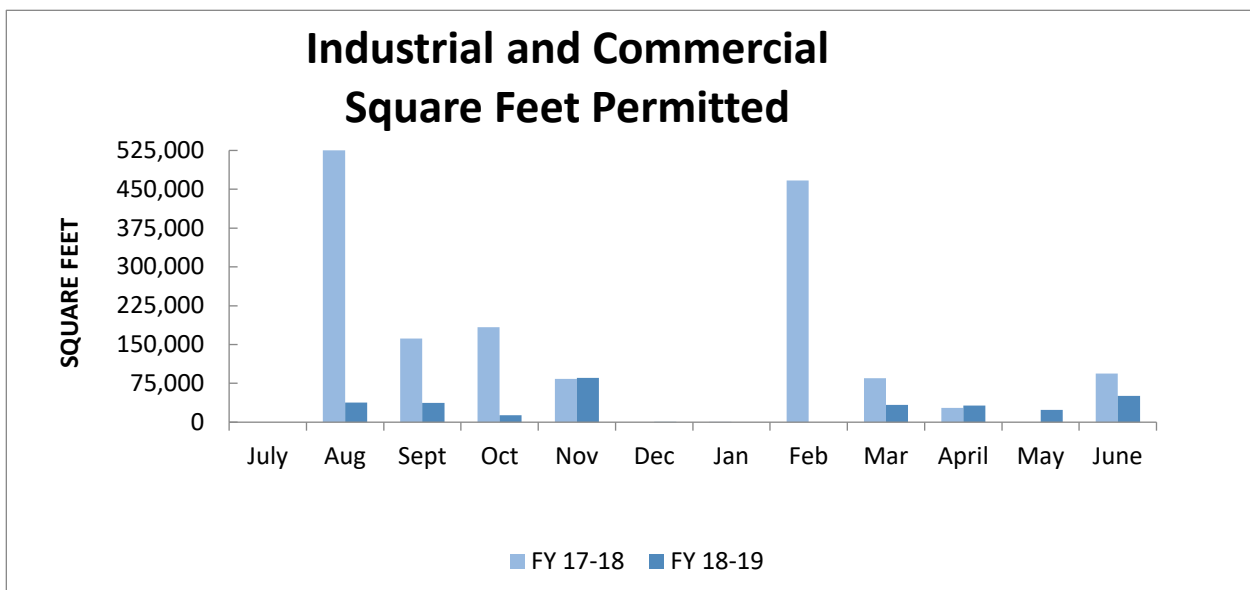
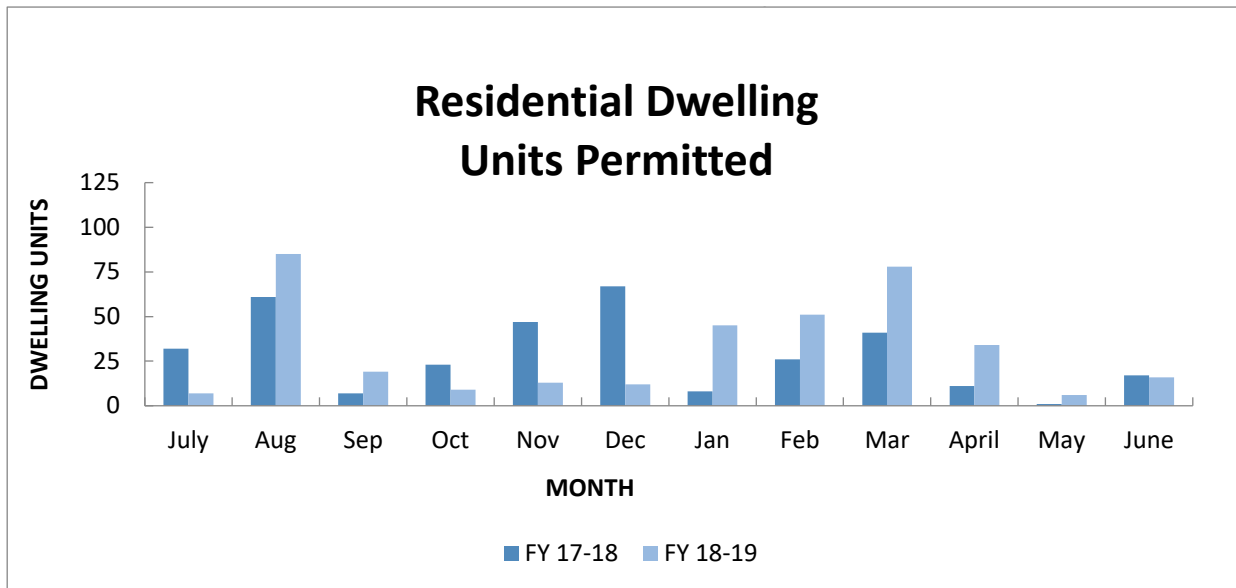
**Industrial and Commercial Square Feet Permitted
2018 vs. 2019**



**Activity Comparison to Date, FY 17-18 vs FY 18-19
As of June 30, 2019 (12 Months)**

Dwelling Units Permitted FY-to-Date		
Month	FY 17-18	FY 18-19
July	32	7
Aug	61	85
Sep	7	19
Oct	23	9
Nov	47	13
Dec	67	12
Jan	8	45
Feb	26	51
Mar	41	78
April	11	34
May	1	6
June	17	16
TOTALS	341	375

Industrial and Commercial Square Feet Permitted FY-to-Date		
Month	FY 17-18	FY 18-19
July	0	0
Aug	539,570	37,626
Sept	161,770	37,327
Oct	183,826	13,731
Nov	83,759	85,821
Dec	0	188
Jan	640	0
Feb	467,254	0
Mar	84,648	33,368
April	27,760	32,240
May	0	23,943
June	94,240	50,950
TOTALS	1,643,467	315,194



**Summary of Residential Building Permit Activity
As of June 30, 2019**

		Dwelling Units	Project
Jul-18	1	2	Second Dwelling Unit at 3766 Highland Dr. and 1289 Buena Vista Way
	1	1	Single family detached home at 1610 Buena Vista Way
	1	4	Single family detached homes at Highland View Homes, Lots 1-4
		7	
Aug-18	1	33	Condominiums at 800 Grand Avenue
	1	1	Second Dwelling Unit at 3998 Long Place
	1	1	Single family detached home at 4390 Adams Street
	6	1	Second Dwelling Unit at 2025 Caleta Court
	6	3	Single family detached homes at 7603, 7601 & Lot 20 at Romeria Street
	19	1	Single family detached at 7184 Aviara Dr.
	25	12	Condominiums at Blue Sage as part of Phase 4
	25	11	Single family detached as part of Cypress at the Preserve, Phases 4 & 5
25	22	Condominiums at Acacia as part of Phases 5, 6, 7, & 8	
		85	
Sep-18	1	15	Condominiums at State Street Mixed-use
	1	1	Second-dwelling unit at 3333 Madison Street
	6	1	Second-dwelling unit at 3104 Serrano Drive
	6	1	Single-family residence at 3111 Cadencia Street
	20	1	Single-family residence at 6764 Strawberry Place
		19	
Oct-18	1	2	Second dwelling unit at 223 Normandy Lane and 3910 Monroe Street
	1	2	Second dwelling unit at 1642 Brady Circle and 1207 Stratford Lane
	1	1	Single family detached home at 4205 Skyline Road
	20	4	Single family detached homes at Seascape at Avena Court
		9	
Nov-18	1	5	Second dwelling unit at: 3357 Ridgecrest Dr, 1097 Hoover St, 3237 Maezel Ln, 392 Tamarack Ave, and 2362 Cipriano Ln
	1	3	Single family detached home at 3355 Ridgecrest Dr, 221 Normandy Ln, and 1095 Hoover St
	17	5	Condominiums at Uptown Bressi Ranch
		13	
Dec-18	25	9	Condominiums as part of Phase 5 at Blue Sage
	1	2	Second dwelling units at 2552 Gregory Drive and 3652 Woodland Way
	1	1	Single family detached home at 1719 Buena Vista Way
		12	
Jan-19	1	13	Condominiums as part of Beachwalk at Roosevelt
	1	4	Single family detached homes at 853, 855, 857 & 859 Home Avenue
	1	3	Single family detached homes as part of Lanai II Phase I by Shea Homes
	1	1	Single family detached home at 4469 Adams Street
	1	1	Second Dwelling Unit at 5466 Carlsbad Boulevard
	17	23	Condominiums as part of Phases 1, 2 & 3 at Uptown Bressi Ranch
		45	
Feb-19	14	36	Casa Aldea a 36-unit senior apartment building in Robertson Ranch
	17	15	Condominiums as part of Phase 4 at Uptown Bressi Ranch
		51	
Mar-19	1	2	Second Dwelling Units at 3915 Sheridan Place and 4012 Sunnyhill Drive
	1	1	Single family detached home at 3913 Sheridan Place
	1	4	Apartment building as part of Jefferson Street Apartments at 2637 Jefferson St.
	2	1	Second Dwelling Unit at 4373 Yosemite Street
	6	1	Second Dwelling Unit at 2155 Alga Road
	6	1	Single family detached home at 3260 Piragua Street
	14	62	Apartment buildings as part of Casa Aldea at 2625 & 2635 Cannon Road
	17	6	Condominiums as part of Phase 6 at Uptown Bressi
		78	
Apr-19	1	5	Single family detached home as part of Tamarack Beach Homes
	1	5	Single family detached homes as part of Yada Farms
	1	2	Second dwelling units as part of 2 homes a Yada Farms, 1737 & 1732 Yada Place
	1	4	Second dwelling units at: 3928 Highland Dr., 4392 Adams St., 1389 Basswood Ave., and 3510 Charter Oak Dr.
	17	18	Condominiums as part of Phases 7 - 10 at Uptown Bressi
		34	
May-19	1	1	Second Dwelling Unit at 2699 Wilson Street
	6	1	Single family detached home at 2630 Vistosa Place
	17	1	Single family detached home at 6000 Colt Place
	21	3	Condominiums as part of Trevisio Poinsettia 61
		6	
Jun-19	1	1	Second Dwelling Unit at 4810 Refugio Avenue
	1	7	Single family detached home as part of Phase 2 at Yada Farm
	21	8	Conominiums as part of Phase 1 at Trevisio
		16	
		375	Total for Fiscal Year 2018-19 to date (12 Months)
		230	Total for Calendar Year 2019 to date (6 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 June 30, 2019			
Month	Commercial (Sq. Ft.)	Industrial (Sq. Ft.)	Project
Jul-18	0	0	
	0	0	
Aug-18		37,626	Shell building at 2842 Whiptail Loop
		37,626	
Sep-18	10,545		Office/living space at 2677 State Street
	26,782		Timeshare/commercial space at 3088 State Street
	37,327		
Oct-18		13,731	Shell building at 6023 Innovation Way (Suites 110, 120, 130, 140)
		13,731	
Nov-18	2,109		Four Seasons: 2 new buildings at 7130 Kingfisher Ln
	83,712		West Coast Self Storage + retail at 2405 Cougar Dr
	85,821		
Dec-18	188		Pre-fab container for coffee and food sale at 2173 Salk Avenue
	188		
Jan-19	0	0	
	0	0	
Feb-19	0	0	
	0	0	
Mar-19	33,368		Cinopolis Theater at La Costa Town Square
	33,368		
Apr-19	32,240		Omni La Costa Ballroom
	32,240		
May-19	23,943		29 additional rooms at the Grand Pacific Palisades Resort
	23,943		
Jun-19	800		Maintenance building at Seascapes Apartments
		50,150	Shell building at Carlsbad Oaks Lot 4
	800	50,150	
	213,687	101,507	Total for Fiscal Year 2018-19 to date (12 Months)
		315,194	Total Commercial and Industrial
	90,351	50,150	Total for Calendar Year 2019 to date (6 Months)
		140,501	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.			

**TABLE A
RESIDENTIAL DWELLING STATUS PER QUADRANT
JUNE 30, 2019**

	NORTHWEST QUADRANT			NORTHEAST QUADRANT	SOUTHWEST QUADRANT	SOUTHEAST QUADRANT	CITYWIDE TOTAL
	Outside Village	Village	Total NW				
Proposition E Quadrant Dwelling Limit			15,370	9,042	12,859	17,328	54,599
Existing Dwellings	11,794	637	12,431	6,971	10,158	16,367	45,927
Unbuilt Planned Dwellings ¹	2,024	227	2,251	1,969	1,469	634	6,323
Total Existing and Unbuilt Planned Dwellings	13,818	864	14,682	8,940	11,627	17,010	52,259
Potential Additional Dwellings²	129	559	688	102	1,232	318	2,340

¹ All quadrants except the Village - includes unbuilt approved projects, as well as vacant and underdeveloped property designated for residential use by the General Plan

² Dwelling unit capacity in addition to what is currently planned by the General Plan or approved as part of an unbuilt project. "Potential additional dwellings" must be allocated from Excess Dwelling Unit Bank.

**TABLE B
EXCESS DWELLING UNIT BANK
JUNE 30, 2019**

Potential Additional Dwellings (per Table A)	2,340
Available Excess Dwelling Units (Village)	559
Available Excess Dwelling Units (Outside Village)	424
City Council Reserved Excess Dwelling Units ¹	1,357

¹ Reflects excess dwelling units removed from the bank by City Council in 2002; requires City Council action to restore the units to the bank.