

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 70 residential dwelling units, an increase from 7 residential dwelling units permitted in November. In the southwest quadrant building permits were issued for 7 residential dwelling units: 6 permits were issued as part of Phase 14 at Poinsettia 61 Treviso and one permit was issued for a second-dwelling unit at 1981 Artemisia Court. In the southeast quadrant building permits were issued for 1 second dwelling unit at 2414 Majano Place 2. In the northwest quadrant building permits were issued for 62 residential dwelling units: 1 permit was issued for a single family detached home at 3886 Valley Street; 6 permits were issued for second dwelling units at 3888 Valley Street, 267 Chinquapin Avenue, 2582 Davis Avenue, 3439 Adams Street, 4890 Alondra Way 2, and 3924 Highland Drive; 24 permits were issued for 956 Oak Avenue as part of Windsor Pointe apartments; 26 permits were issued for 3606 Harding Street as part of Windsor Point apartments, and 5 permits were issued for condominiums as part of Madison Five. For the calendar year, building permits for 289 residential dwelling units have been issued as compared to 331 permits issued at this time in calendar year 2019.

Non-residential Activity

During December, 1 permit was issued for 42,749 sq.ft of commercial space as part of Oakmont of Carlsbad. Calendar year-to-date, 358,674 square feet of commercial and industrial space has been permitted as compared to 360,579 square feet at this time in calendar year 2019.

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

Laureen Ryan

Senior Management Analyst

Development Activity Summary By Zone

Fiscal Year (FY)

As of December 31, 2020 (6 Months)

| Residential | |
|--------------------|----------------|
| Zone | Dwelling Units |
| 1 | 88 |
| 2 | 1 |
| 3 | |
| 4 | |
| 5(NE) | |
| 5(NW) | |
| 6 | 5 |
| 7 | 1 |
| 8 | |
| 9 | |
| 10 | |
| 11 | 1 |
| 12 | 1 |
| | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | 2 |
| 20 | 6 |
| 21 | 19 |
| 22 | |
| 23 | |
| 24 | |
| 25 | 24 |
| Total | 148 |

| Non-residential | | |
|------------------------|-----------------------|--------------|
| Zone | Square Feet Permitted | |
| | Commercial | Industrial |
| 1 | | |
| 2 | | |
| 3 | | |
| 4 | | |
| 5(NE) | | 4,593 |
| 5(NW) | | |
| 5(SW) | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | 23,746 | |
| 13 | 1,165 | |
| 14 | | |
| 15 | 128,314 | |
| 16 | 48,087 | |
| 17 | | |
| 18 | | |
| 19 | | |
| 20 | | |
| 21 | 392 | |
| 22 | | |
| 23 | | |
| 25 | | |
| Subtotal | 201,704 | 4,593 |
| Total | 206,297 | |

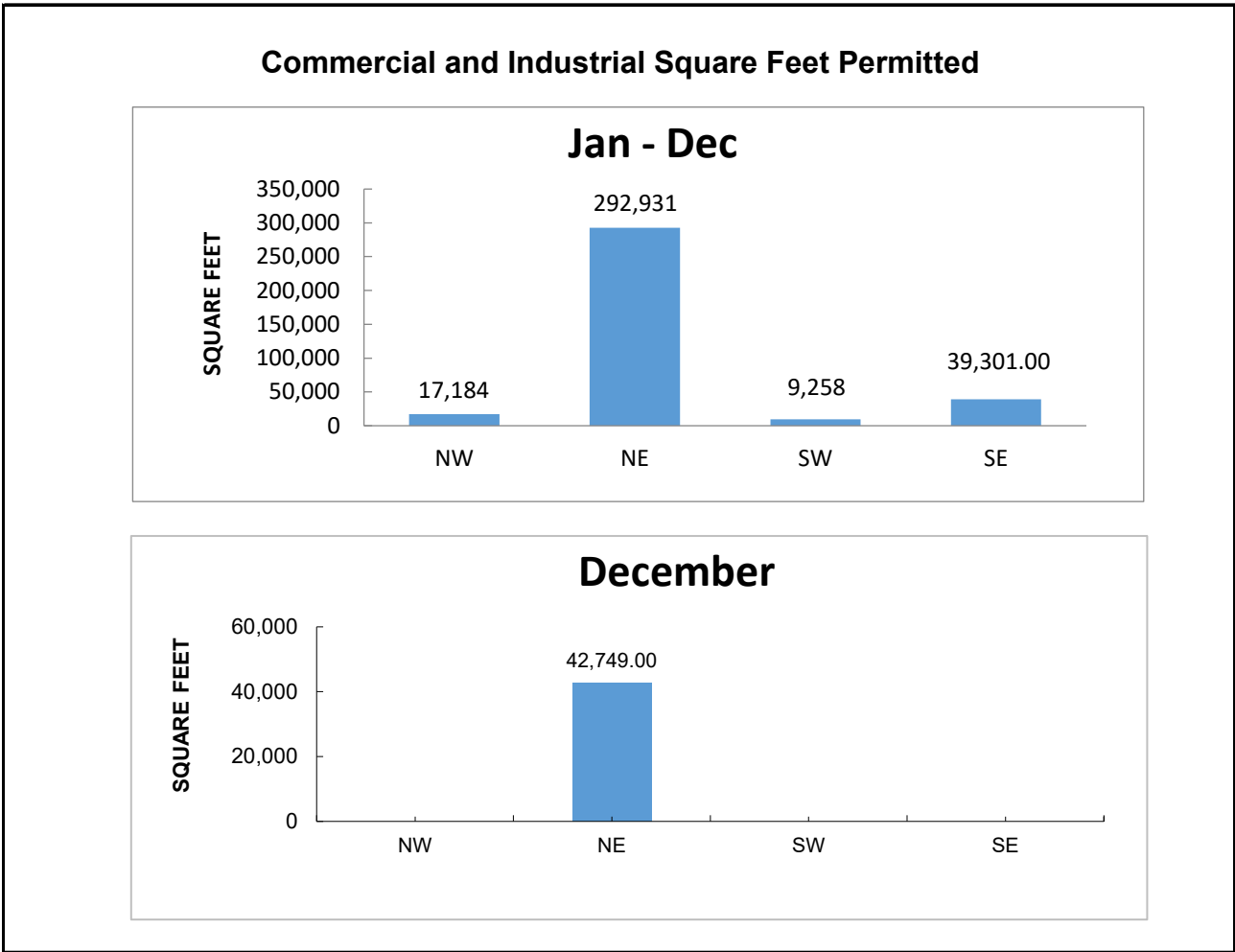
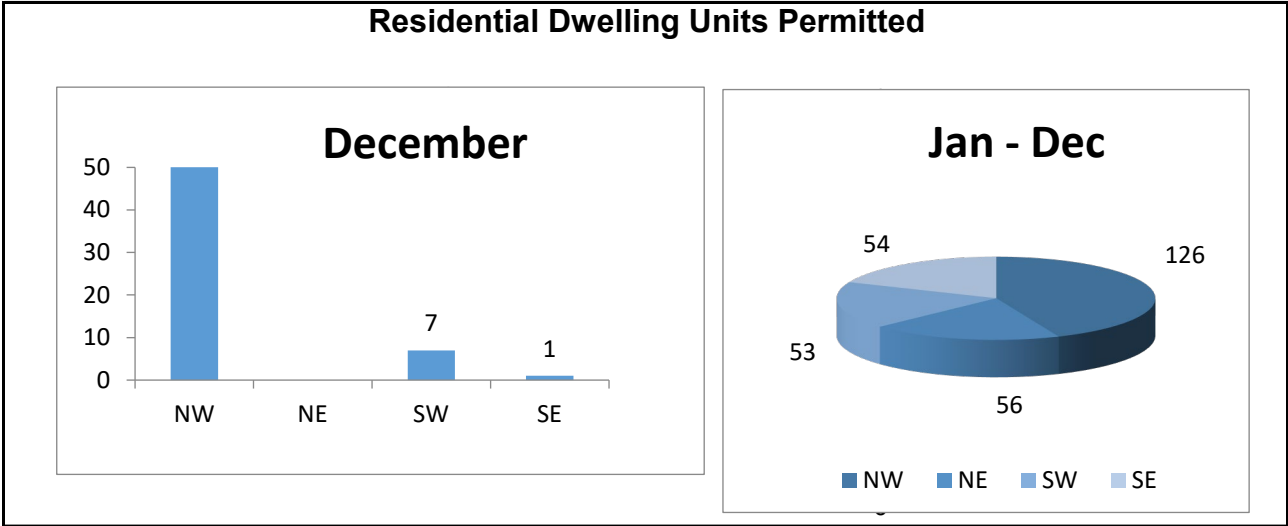
Calendar Year (CY)

As of December 31, 2020 (12 Months)

| Residential | |
|--------------------|----------------|
| Zone | Dwelling Units |
| 1 | 126 |
| 2 | 1 |
| 3(NW) | |
| 4 | |
| 5(NE) | 5 |
| 5(NW) | |
| 6 | 10 |
| 7 | 1 |
| 8 | |
| 9 | |
| 10 | 1 |
| 11 | 1 |
| | |
| 12 | 1 |
| 14 | |
| 15 | |
| 16 | |
| | |
| 17 | 42 |
| 18 | 1 |
| 19 | 3 |
| | |
| 20 | 7 |
| 21 | 41 |
| 22 | |
| 23 | |
| 24 | |
| 25 | 49 |
| Total | 289 |

| Non-residential | | |
|------------------------|-----------------------|----------------|
| Zone | Square Feet Permitted | |
| | Commercial | Industrial |
| 1 | 16,019 | |
| 2 | | |
| 3 | | |
| 4 | | |
| | | |
| 5(NW) | | |
| 5(NE) | | 4,593 |
| 5(SW) | | |
| 6 | | |
| 7 | | |
| 8 | | |
| 9 | | |
| 10 | | |
| 11 | | |
| 12 | 23,746 | |
| 13 | 1,165 | |
| 14 | | |
| 15 | 128,314 | |
| 16 | 48,087 | 111,937 |
| 17 | 15,555 | |
| 18 | | |
| 19 | 8,866 | |
| 20 | | |
| 21 | 392 | |
| 22 | | |
| 23 | | |
| 25 | | |
| Subtotal | 242,144 | 116,530 |
| Total | 358,674 | |

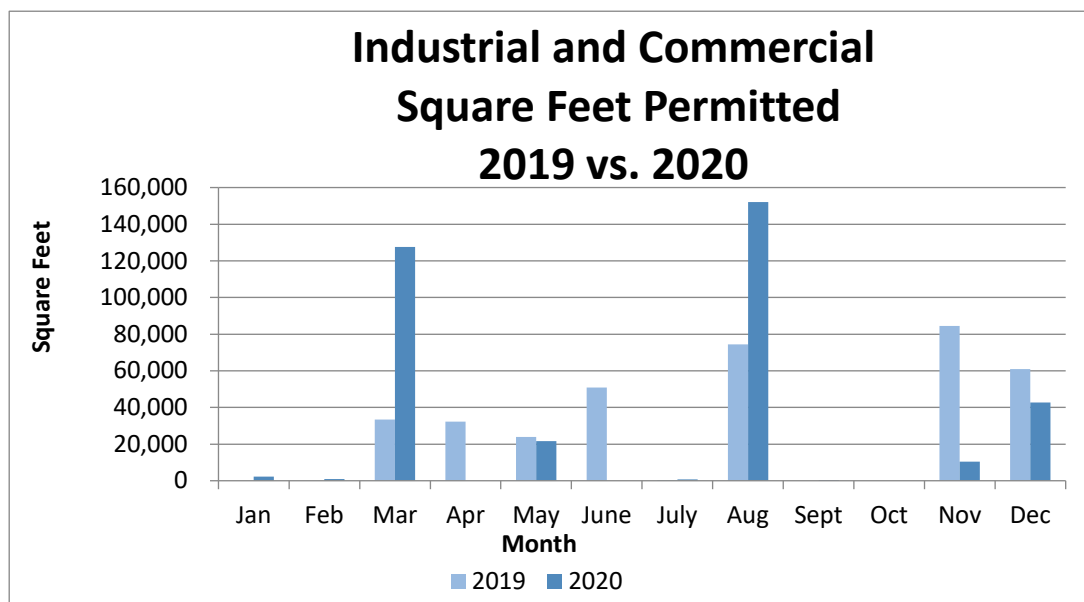
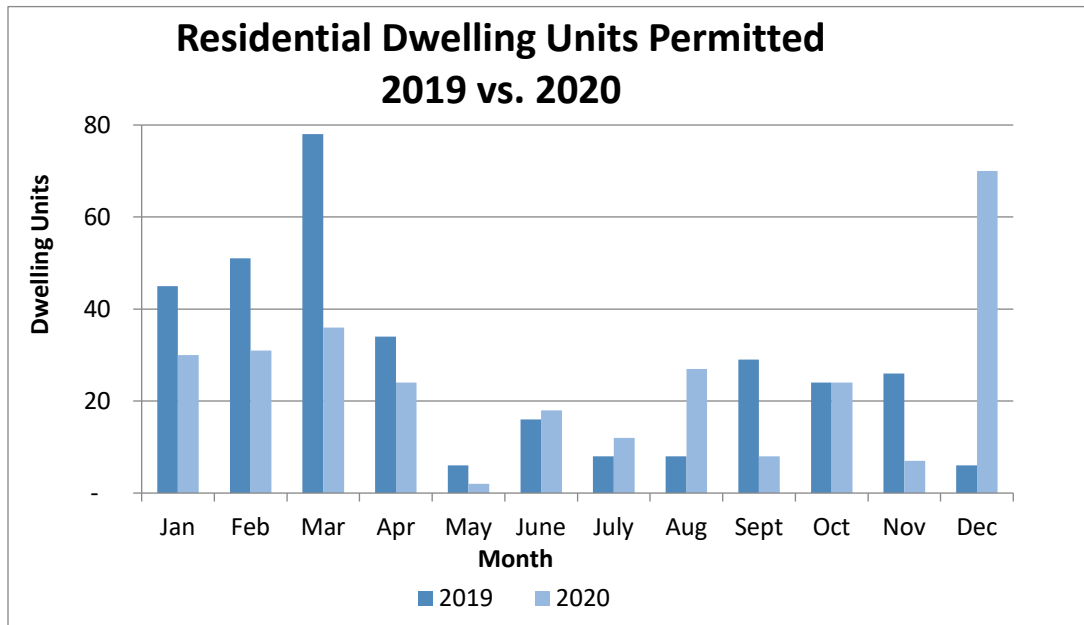
**Activity By Quadrant, CY 2020
As of December 31, 2020 (12 Months)**



Activity Comparison to Date, CY 2019 vs CY 2020 As of December 31, 2020 (12 Months)

| Residential Dwelling Units Permitted | | |
|--------------------------------------|------------|------------|
| Month | 2019 | 2020 |
| Jan | 45 | 30 |
| Feb | 51 | 31 |
| Mar | 78 | 36 |
| Apr | 34 | 24 |
| May | 6 | 2 |
| June | 16 | 18 |
| July | 8 | 12 |
| Aug | 8 | 27 |
| Sept | 29 | 8 |
| Oct | 24 | 24 |
| Nov | 26 | 7 |
| Dec | 6 | 70 |
| TOTALS | 331 | 289 |

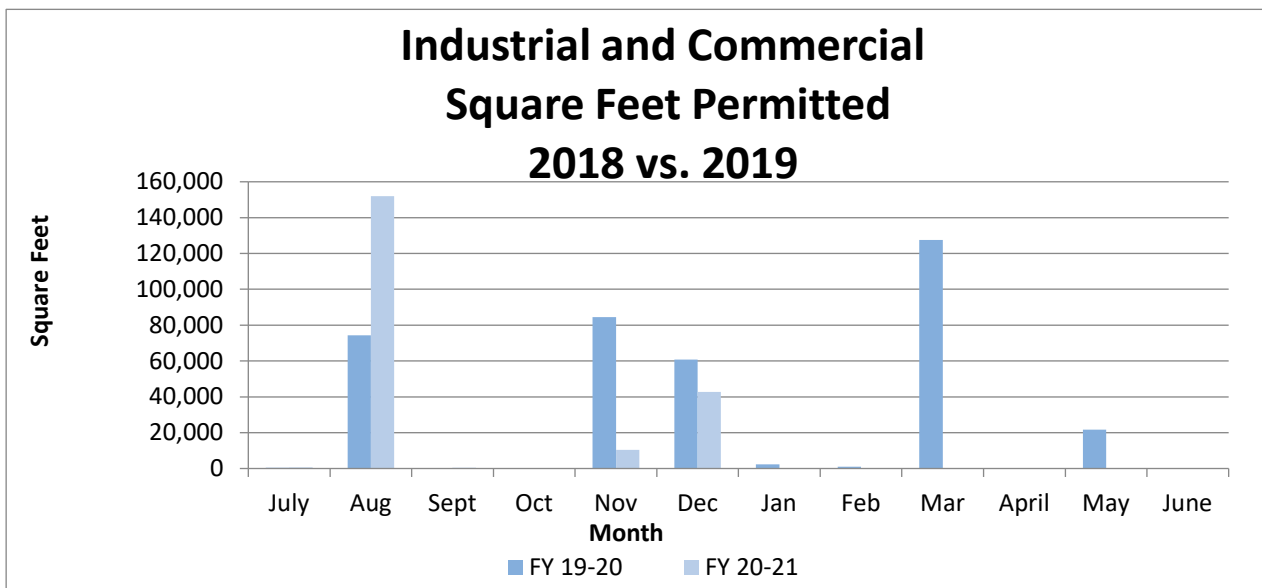
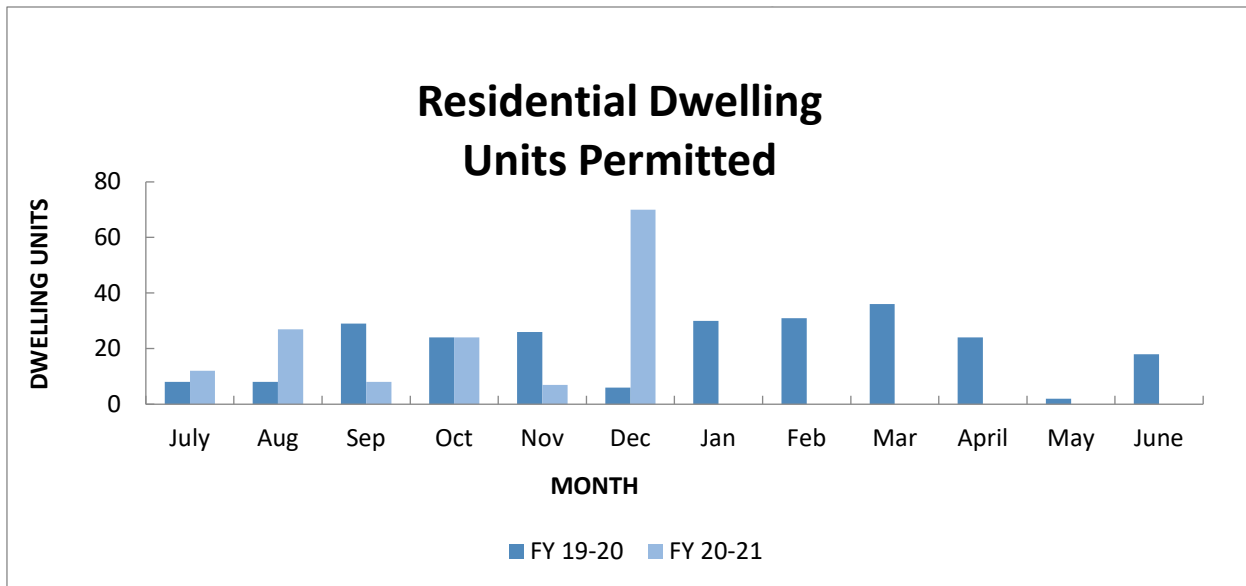
| Industrial and Commercial Square Feet Permitted | | |
|---|----------------|----------------|
| Month | 2019 | 2020 |
| Jan | 0 | 2,320 |
| Feb | 0 | 913 |
| Mar | 33,368 | 127,492 |
| Apr | 32,240 | 0 |
| May | 23,943 | 21,652 |
| June | 50,950 | 0 |
| July | 400 | 640 |
| Aug | 74,336 | 152,060 |
| Sept | 0 | 392 |
| Oct | 0 | 0 |
| Nov | 84,491 | 10,456 |
| Dec | 60,851 | 42,749 |
| TOTALS | 360,579 | 358,674 |



**Activity Comparison to Date, FY 19-20 vs FY 20-21
As of December 31, 2020 (6 Months)**

| Dwelling Units Permitted FY-to-Date | | |
|--|-----------------|-----------------|
| Month | FY 19-20 | FY 20-21 |
| July | 8 | 12 |
| Aug | 8 | 27 |
| Sep | 29 | 8 |
| Oct | 24 | 24 |
| Nov | 26 | 7 |
| Dec | 6 | 70 |
| Jan | 30 | |
| Feb | 31 | |
| Mar | 36 | |
| April | 24 | |
| May | 2 | |
| June | 18 | |
| TOTALS | 242 | 148 |

| Industrial and Commercial Square Feet Permitted FY-to-Date | | |
|---|-----------------|-----------------|
| Month | FY 19-20 | FY 20-21 |
| July | 400 | 640 |
| Aug | 74,336 | 152,060 |
| Sept | 0 | 392 |
| Oct | 0 | 0 |
| Nov | 84,491 | 10,456 |
| Dec | 60,851 | 42,749 |
| Jan | 2,320 | |
| Feb | 913 | |
| Mar | 127,492 | |
| April | 0 | |
| May | 21,652 | |
| June | 0 | |
| TOTALS | 372,455 | 206,297 |



| Summary of Residential Building Permit Activity | | | |
|---|------|----------------|--|
| As of December 31, 2020 | | | |
| Month | Zone | Dwelling Units | Project |
| Jan-20 | 1 | 4 | Condominiums at Redwood Beach Homes |
| | 1 | 1 | Second dwelling unit at 333 Redwood Avenue |
| | 6 | 2 | Condominiums as part of Cazadero |
| | 6 | 1 | Single family detached home at 2405 Torrejon Place |
| | 17 | 17 | Condominiums as part of Uptown Bressi Phases 14 - 17 |
| | 25 | 5 | Condominiums as part of Cypress at the Preserve |
| | | 30 | |
| Feb-20 | 1 | 6 | Condominiums at Six on Madison |
| | 1 | 2 | Second dwelling unit at 1082 Palm Ave. and 3832 Margaret Way |
| | 6 | 1 | Single family detached at 1730 Cereus Court |
| | 17 | 14 | Condominiums as part of Phases 18-20 at Uptown Bressi |
| | 18 | 1 | Second Dwelling unit at 2813 Via Conquistador |
| | 19 | 1 | Second Dwelling Unit at 1305 Cassins Street |
| | 20 | 1 | Single family detached at 1585 Triton Street |
| | 25 | 5 | Single family detached as part of Cypress at the Preserve Phase 7 |
| | | 31 | |
| Mar-20 | 1 | 3 | Second dwelling units at 1892 Basswood Ave., 3107 Monroe St., 3872 Valley St. |
| | 1 | 1 | Single family detached home at 2736 Arland Rd. |
| | 6 | 1 | Single family detached home at 7287 Almaden Ln. |
| | 17 | 11 | Condominiums as part of Uptown Bressi Phases 21 & 22 |
| | 25 | 7 | Single family detached homes as part of Cypress at The Preserve Phase 8 |
| | 25 | 13 | Condominiums as part of Blue Sage Phase 6 |
| | | 36 | |
| Apr-20 | 1 | 8 | Condominiums as part of Village Walk |
| | 1 | 1 | Single family detached home at 148 Tamarack Avenue |
| | 1 | 1 | Second dwelling unit at 146 Tamarack Avenue |
| | 21 | 14 | Condominiums as part of Phases 8 & 9 Treviso at Poinsettia 61 |
| | | 24 | |
| May-20 | 1 | 1 | Second dwelling unit at 2123 Basswood Avenue |
| | 10 | 1 | Second dwelling unit at 6824 Jade Lane |
| | | 2 | |
| Jun-20 | 1 | 2 | Second dwelling units at 2073 Lee Court and 3637 Highland Drive |
| | 1 | 8 | Condominiums as part of Seaglass |
| | 21 | 6 | Condominiums as part of Poinsettia 61 Treviso |
| | 21 | 2 | Second dwelling units at Poinsettia 61 Treviso Lots 116 & 117 |
| | | 18 | |
| Jul-20 | 1 | 2 | Second dwelling unit at 3497 Charter Oak Dr. and 4796 Neblina Dr. |
| | 6 | 2 | Second dwelling unit at 2855 Unicornio St. J and 2855 Unicornio St. I |
| | 11 | 1 | Second dwelling unit at 3561 Corte Esperanze |
| | 21 | 4 | Condominiums as part of Phase 11 at Poinsettia 61 Treviso |
| | 25 | 3 | Single family detached homes as part of Phase 9 at Cypress at the Preserve |
| | | 12 | |
| Aug-20 | 1 | 5 | Second dwelling units at 3862 Westhaven Dr., 1112 Buena Vista Way, 3380 Harding St. No.s 24 & 25, 3640 Pio Pico Dr. E |
| | 6 | 1 | Single family detached at 2700 Argonauta St. |
| | 19 | 1 | Single family detached at 7129 Aviara Drive |
| | 19 | 1 | Second dwelling unit at 6622 Crulew Terrace |
| | 21 | 7 | Condominiums as part of Phase 12 at Poinsettia 61 Treviso |
| | 25 | 12 | Condominiums as part of Phase 7 of Blue Sage Condos |
| | | 27 | |
| Sep-20 | 1 | 4 | Second dwelling units at 2437 Tuttle St., 3921 Alder Ave., 3516 Highland Dr. and 3217 Maezel Ln. |
| | 1 | 1 | Single family detached home at 3677 Garfield St. |
| | 2 | 1 | Second dwelling unit at 2749 Victoria Ave. B |
| | 6 | 1 | Second dwelling unit at 2616 Argonauta St. |
| | 7 | 1 | Second dwelling unit at 3489 Pleasant Vale Dr. |
| | | 8 | |
| Oct-20 | 1 | 9 | Condominiums as part of Phase 8 at Blue Sage Condos |
| | 6 | 1 | Second dwelling unit at 1858 Tule Ct, 110 |
| | 25 | 13 | Condominiums as part of Laguna Row Homes |
| | 25 | 1 | Second dwelling unit at 1310 Basswood Avenue |
| | | 24 | |
| Nov-20 | 20 | 1 | Second dwelling unit at 1224 Mariposa Road |
| | 21 | 6 | Condominiums as part of Phase 13 at Poinsettia 61 Treviso |
| | | 7 | |
| Dec-20 | 1 | 1 | Single family detached at 3886 Valley Street |
| | 1 | 6 | Second dwelling unit at 3886 Valley St., 267 Chinquapin Ave., 2582 Davis Ave., 3439 Adams St., 3890 Alondra Way 2, and 3924 Highland Dr. |
| | 1 | 5 | Condominiums as part of Madison and Oak |
| | 1 | 24 | Apartments as part of Windsor Pointe at 965 Oak Avenue |
| | 1 | 26 | Apartments as part of Windsor Pointe at 3606 Harding Street |
| | 12 | 1 | Second dwelling unit at 2414 Majano Place 2 |
| | 21 | 7 | Condominiums as part of Poinsettia 61 Treviso |
| | | 70 | |
| | | 148 | Total for Fiscal Year 2020-21 to date (6 Months) |
| | | 289 | Total for Calendar Year 2020 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, 2020 | | | |
| Month | Commercial (Sq. Ft.) | Industrial (Sq. Ft.) | Project |
| Jan-20 | 2,320 | 0 | Barrio Glassworks at 3060 Roosevelt Street |
| | 2,320 | 0 | |
| Feb-20 | 913 | 0 | Retail space at Six on Madison |
| | 913 | 0 | |
| Mar-20 | | 111,937 | North Oaks self-storage Pacific Ridge School |
| | 15,555 | | |
| | 15,555 | 111,937 | |
| Apr-20 | 0 | 0 | |
| | 0 | 0 | |
| May-20 | 2,087 | | Fresco Restaurant |
| | 10,699 | | Carsbad Village Lofts retail space |
| | 8,866 | | Park Hyatt Aviara - Pacific Rim |
| | 21,652 | | |
| Jun-20 | 0 | 0 | |
| | 0 | 0 | |
| Jul-20 | 640 | | The Flower Fields |
| | 640 | | |
| Aug-20 | 23,746 | | Coastline Church |
| | 128,314 | | Oakmont of Carlsbad - senior care facility |
| | 152,060 | | |
| Sep-20 | 392 | | Pool building at Treviso Poinsettia 61 |
| | 392 | | |
| Oct-20 | 0 | | |
| | 0 | | |
| Nov-20 | | 4593 | Palomar Transfer Station |
| | 525 | | Oakmont of Carlsbad |
| | 5,338 | | CBRE shower building |
| | 5,863 | 4593 | |
| Dec-20 | 42,749 | | Oakmont of Carlsbad - memory care facility |
| | 42,749 | | |
| | 201,704 | 4,593 | Total for Fiscal Year 2020-21 to date (6 Months) |
| | | 206,297 | Total Commercial and Industrial |
| | 242,144 | 116,530 | Total for Calendar Year 2020 to date (12 Months) |
| | | 358,674 | 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
DECEMBER 31, 2020**

| | 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 | 11,861 | 664 | 12,525 | 7,299 | 10,206 | 16,458 | 46,488 |
| Unbuilt Planned Dwellings ¹ | 2,125 | 303 | 2,428 | 1,641 | 1,526 | 563 | 6,158 |
| Total Existing and Unbuilt Planned Dwellings | 13,986 | 967 | 14,953 | 8,940 | 11,732 | 17,021 | 52,646 |
| Potential Additional Dwellings² | 0 | 417 | 417 | 102 | 1,127 | 307 | 1,953 |

¹ In the Village, includes only unbuilt approved projects; in all other areas outside 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
DECEMBER 31, 2020**

| | |
|--|-------|
| Potential Additional Dwellings (per Table A) | 1,953 |
| Available Excess Dwelling Units (Village) ¹ | 417 |
| Available Excess Dwelling Units (Outside Village; NW Quad.) ¹ | 0 |
| Available Excess Dwelling Units (NE, SW, SE Quadrants.) | 183 |
| City Council Reserved Excess Dwelling Units ² | 1,536 |

¹ Any allocation of excess dwelling units in the northwest quadrant, outside the Village, must be withdrawn from the available excess dwelling units reserved for the Village.

² Reflects excess dwelling units removed from the bank by City Council in 2002; requires City Council action to restore the units to the bank.