

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 August, Carlsbad issued building permits for 27 residential dwelling units, an increase from 12 residential dwelling units permitted in July. In the northwest quadrant, building permits were issued for five residential dwelling units: 5 permits were issued for second-dwelling units at 3862 Westhaven Dr., 1112 Buena Vista Way, 3380 Harding St. #24, 3380 Harding St. #25, and 3640 Pio Pico Dr, Unit E. In the northeast quadrant, building permits were issued for twelve residential dwelling units: 12 permits were issued for condominiums as part of Phase 7 at Blue Sage Condos. In the southwest quadrant, building permits were issued for nine residential dwelling units: 7 permits were issued for condominiums as part of Phase 12 at Poinsettia 61 Treviso and 2 permits were issued for single-family homes at 7129 Aviara Dr. and 6622 Curlew Terrace. In the southeast quadrant, building permits were issued for one residential dwelling unit for a single-family home at 2700 Argonauta Street. For the calendar year, building permits for 180 residential dwelling units have been issued as compared to 246 permits issued at this time in calendar year 2019.

Non-residential Activity

During August, two permits were issued for commercial and industrial space: 23,746 sq. ft. of commercial space as part of Coastline Church and 128,314 sq. ft. of commercial space as part of Oakmont of Carlsbad. Calendar year-to-date, 305,077 square feet of commercial and industrial space has been permitted as compared to 215,237 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.

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Laureen Ryan

Laureen Ryan
Senior Management Analyst

Development Activity Summary By Zone

Fiscal Year (FY)

As of August 31, 2020 (2 Months)

Residential	
Zone	Dwelling Units
1	7
2	
3	
4	
5(NE)	
5(NW)	
6	3
7	
8	
9	
10	
11	1
12	
13	
14	
15	
16	
17	
18	
19	2
20	
21	11
22	
23	
24	
25	15
Total	39

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1		
2		
3		
4		
5(NE)		
5(NW)		
5(SW)		
6		
7		
8		
9		
10		
11		
12	23,746	
13	640	
14		
15	128,314	
16		
17		
18		
19		
20		
21		
22		
23		
25		
Subtotal	152,700	0
Total	152,700	

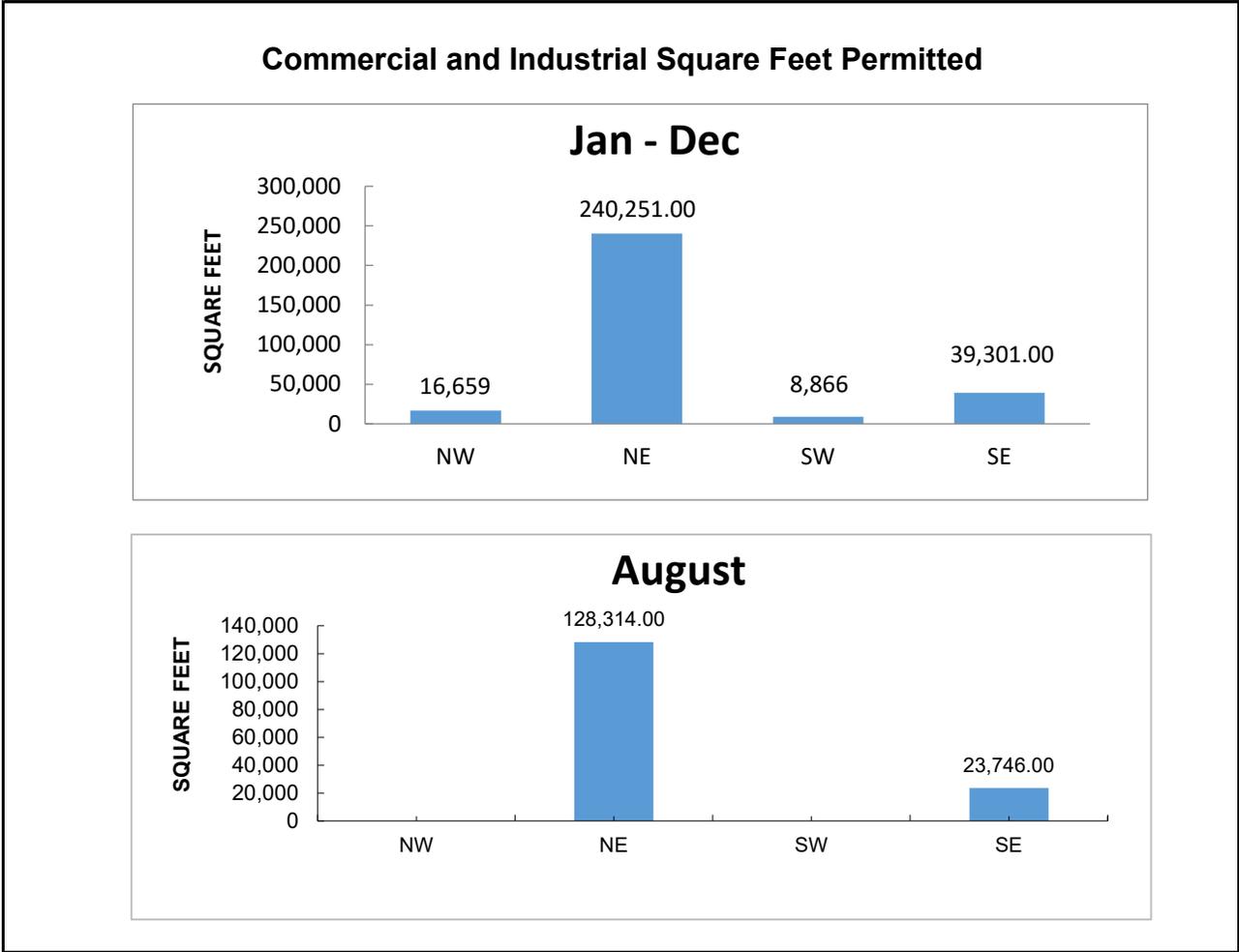
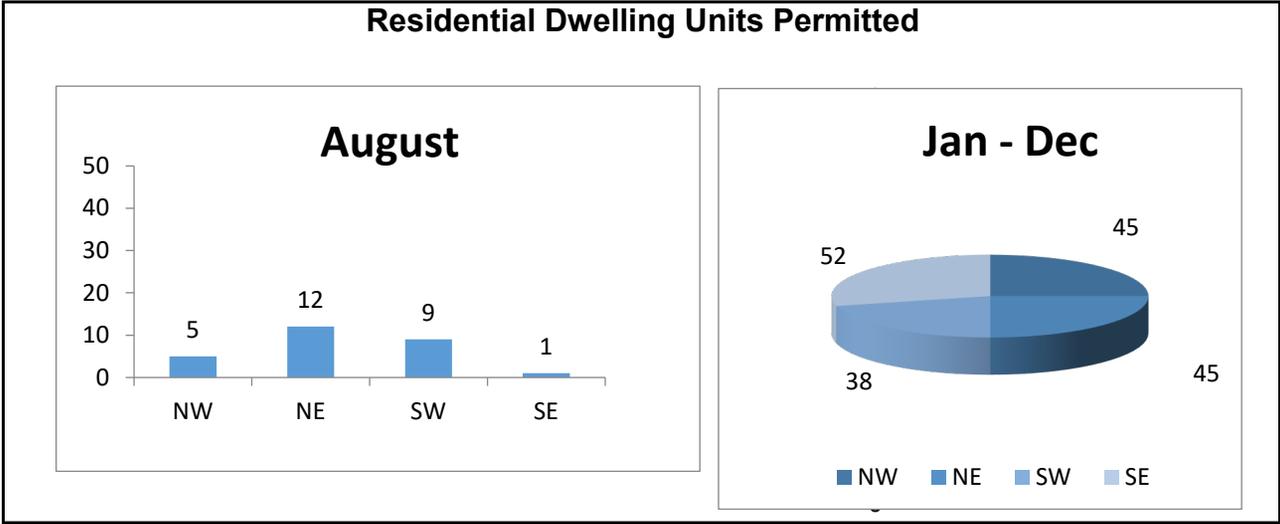
Calendar Year (CY)

As of August 31, 2020 (8 Months)

Residential	
Zone	Dwelling Units
1	45
2	
3(NW)	
4	
5(NE)	5
5(NW)	
6	8
7	
8	
9	
10	1
11	1
12	
14	
15	
16	
17	42
18	1
19	3
20	1
21	33
22	
23	
24	
25	40
Total	180

Non-residential		
Zone	Square Feet Permitted	
	Commercial	Industrial
1	16,019	
2		
3		
4		
5(NW)		
5(NE)		
5(SW)		
6		
7		
8		
9		
10		
11		
12	23,746	
13	640	
14		
15	128,314	
16		111,937
17	15,555	
18		
19	8,866	
20		
21		
22		
23		
25		
Subtotal	193,140	111,937
Total	305,077	

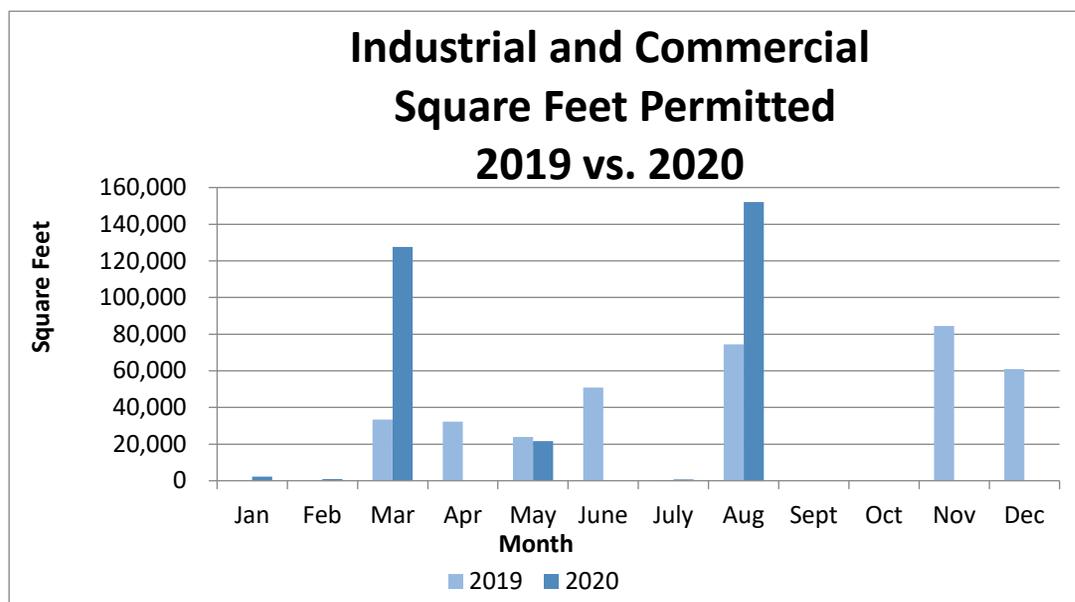
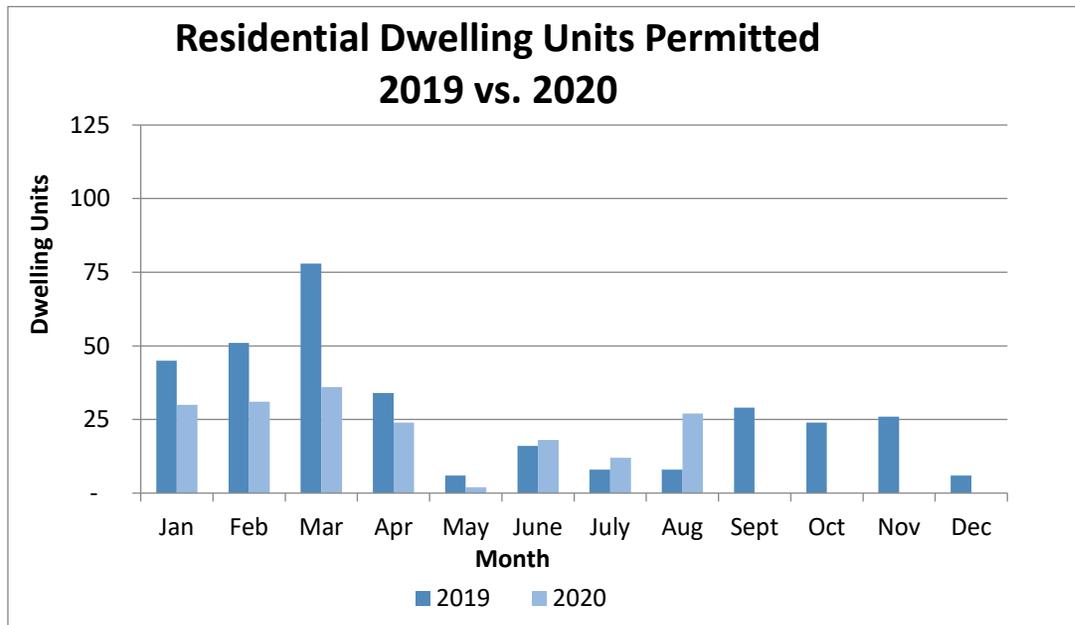
**Activity By Quadrant, CY 2020
As of August 31, 2020 (8 Months)**



Activity Comparison to Date, CY 2019 vs CY 2020 As of August 31, 2020 (8 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	
Oct	24	
Nov	26	
Dec	6	
TOTALS	331	180

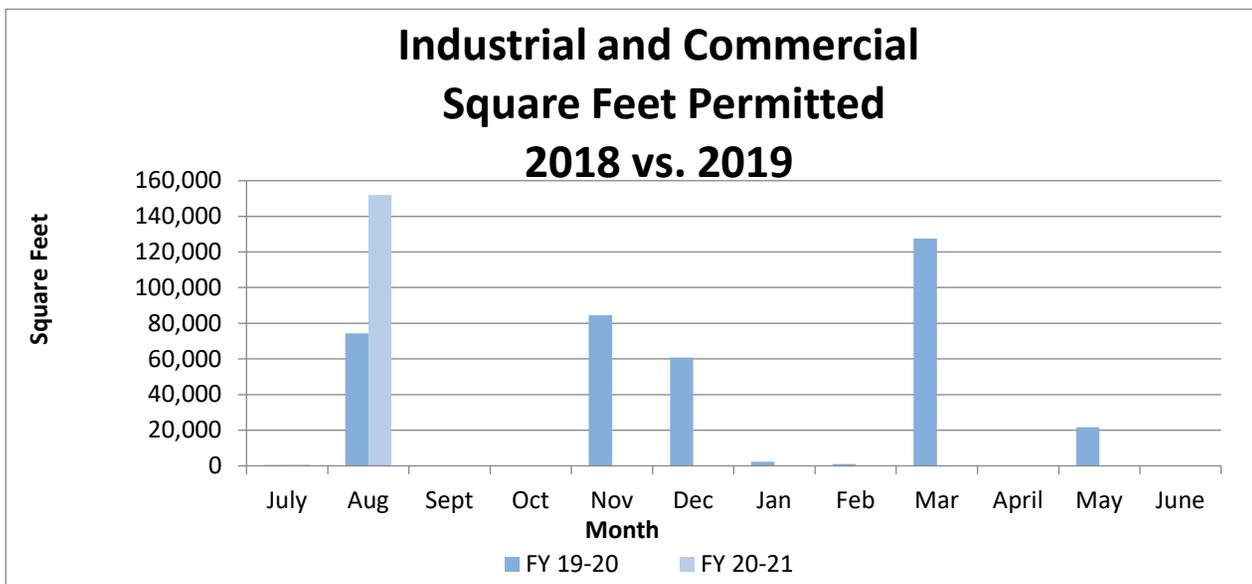
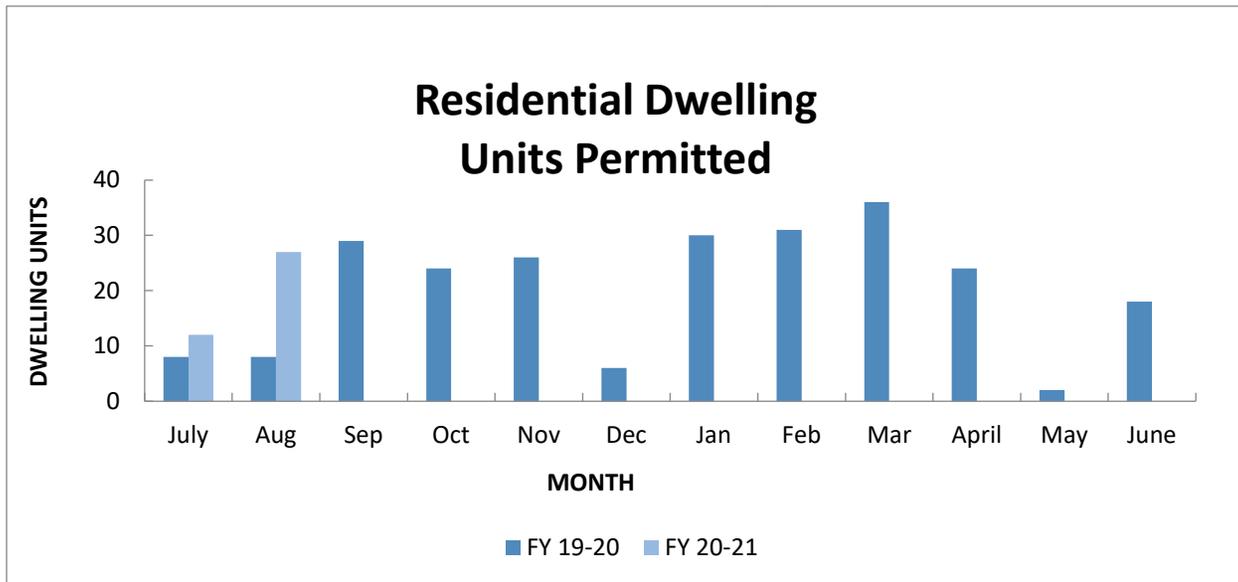
Industrial and Commercial Square Feet Permitted		
Month	2019	2020
Jan	0	2,320
Feb	0	913
Mar	33,368	127,492
Apr	32,240	0
May	23,943	21,652
June	50,950	0
July	400	640
Aug	74,336	152,060
Sept	0	
Oct	0	
Nov	84,491	
Dec	60,851	
TOTALS	360,579	305,077



**Activity Comparison to Date, FY 19-20 vs FY 20-21
As of August 31, 2020 (2 Months)**

Dwelling Units Permitted FY-to-Date		
Month	FY 19-20	FY 20-21
July	8	12
Aug	8	27
Sep	29	
Oct	24	
Nov	26	
Dec	6	
Jan	30	
Feb	31	
Mar	36	
April	24	
May	2	
June	18	
TOTALS	242	39

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	
Oct	0	
Nov	84,491	
Dec	60,851	
Jan	2,320	
Feb	913	
Mar	127,492	
April	0	
May	21,652	
June	0	
TOTALS	372,455	152,700



**Summary of Residential Building Permit Activity
As of August 31, 2020**

		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 Curlew 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	
		39	Total for Fiscal Year 2020-21 to date (2 Months)
		180	Total for Calendar Year 2020 to date (8 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 August 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	15,555	111,937	North Oaks self-storage Pacific Ridge School
	15,555	111,937	
Apr-20	0	0	
	0	0	
May-20	2,087 10,699 8,866		Fresco Restaurant Carsbad Village Lofts retail space Park Hyatt Aviara - Pacific Rim
	21,652		
Jun-20	0	0	
	0	0	
Jul-20	640		The Flower Fields
	640		
Aug-20	23,746 128,314		Coastline Church Oakmont of Carlsbad - senior care facility
	152,060		
	152,700	0	Total for Fiscal Year 2020-21 to date (2 Months)
		152,700	Total Commercial and Industrial
	193,140	111,937	Total for Calendar Year 2020 to date (8 Months)
		305,077	Total 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.

**TABLE A
RESIDENTIAL DWELLING STATUS PER QUADRANT
AUGUST 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	11,844	649	12,493	7,272	10,195	16,440	46,400
Unbuilt Planned Dwellings ¹	1,984	247	2,231	1,668	1,432	581	5,912
Total Existing and Unbuilt Planned Dwellings	13,828	896	14,724	8,940	11,627	17,021	52,312
Potential Additional Dwellings²	118	528	646	102	1,232	307	2,287

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
AUGUST 31, 2020**

Potential Additional Dwellings (per Table A)	2,287
Available Excess Dwelling Units (Village)	528
Available Excess Dwelling Units (Outside Village)	406
City Council Reserved Excess Dwelling Units ¹	1,353

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.