

Carlsbad Village Project Mixes Housing Types

HOUSING: \$43.5M Development Built on Two Adjacent Parcels with Different Zoning

■ BY RAY HUARD

A \$43.5 million Carlsbad housing development that just opened has an unusual mix of housing types because it was built on two adjacent parcels with different zoning restrictions.

Bracketed by Grand Avenue and Home Avenue, Carlyle Carlsbad Village built by **McKellar McGowan Development** has 33 single-level condominium flats, three single-family detached homes and two townhomes, according to the project's website. There are 10 different floor plans.

The condominium flats are along Grand Avenue and the rest of the project is along Home Avenue on an adjacent lot. The two segments of Carlyle Carlsbad Village share common areas and a swimming pool with cabanas.

Combined, the two separate parcels cover 1.4 acres.

Neat Feature

Units range from 1,636 square feet to 3,044 square feet and are priced from about \$1 million to about \$2.4 million.

The three-story single family homes and townhomes come with private elevators.

The two story condominium buildings along Grand Avenue at 800 Grand Ave. have 11 flats per floor with underground parking.

Every flat comes with two parking spaces, one of which is equipped with an electric vehicle charging station.

"It's really a neat feature for anybody who has an electric vehicle," said



McKellar McGowan Development
CEO
Christopher McKellar

Christopher McKellar, CEO of McKellar McGowan Development.

For those who don't, the charging stations make the property more valuable should some want to sell their flat, McKellar said.

Typically, condominium and apartment projects might have a few charging stations, but residents often have to line up to use them.

"It makes it so impractical that it becomes impossible to own an electric vehicle," said McKellar, who owns an electric car as does his wife.

With interiors by **Design Line Interiors** of Del Mar, the units have plank flooring, Bertazzoni gas ranges and double-ovens, built-in Azure wine coolers and Caesarstone quartz countertops.

The Look

Architecturally, the project has "a comfortable coastal aesthetic," said **Robert Hidey**, president of **Hidey Architects** of Irvine that designed Carlyle Carlsbad Village.

"Coastal Victorian," was how McKellar described the look.

With pitched roofs and balconies made of wood, "It's the kind of thing you'd see in England and other parts of Europe," McKellar said.



Photos courtesy of McKellar McGowan Development

McKellar McGowan Development has just finished building Carlyle Carlsbad Village

"The strength of the project is really the investment in covered outdoor space so there's a lot of shade," Hidey said.

Every unit has a covered deck that is 10 feet to 12 feet deep – a feature "that you

really don't see in this kind of construction," Hidey said.

outdoor feel of the units, glass pocket doors that slide into the adjacent wall open out onto the decks.

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Hidey Architects
President
Robert Hidey

really don't see in this kind of construction," Hidey said.

"I think in this coastal setting, people want to be outside," Hidey said, but, "they don't necessarily want to be exposed to the sky."

To add to the

McKellar McGowan
Real Estate Development



FOUNDED: 2013

CEO: Christopher McKellar

HEADQUARTERS: UTC

BUSINESS: real estate development

NUMBER OF EMPLOYEES: eight

WEBSITE: www.mckellarmcgowan.com

NOTABLE: The principals of McKellar McGowan have successfully completed 60 projects

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“It’s a living room that opens up to the outside. You don’t even know there’s a separation there,” McKellar said. “The idea is to have open spaces for the classic Southern California lifestyle.”

The Sales

Rather than pose a problem, building the project on two separate lots with different zoning restrictions “adds to the strength of the project” with its diversity of housing types, Hidey said.

To help the project blend in with the

neighborhood, the buildings with the flats were set back from the property line so “it’s not a big flat wall,” Hidey said.

“There was an obvious concern on the city’s part initially to see this big building dropped into a low-scale, single family residential neighborhood and small office buildings,” Hidey said.

Despite the COVID-19 pandemic, McKellar said sales have been brisk with the project drawing attention from people fleeing colder climates as well as San Diego County residents.

As of early September, 17 units had been sold.

“We expected that there would be a real drop in sales pace. It’s actually picked up,” McKellar said. ■

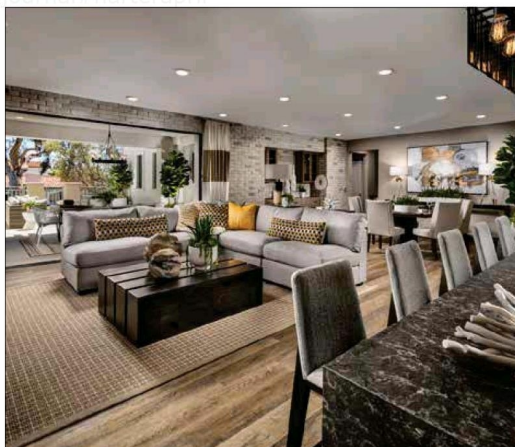


Photo courtesy of McKellar McGowan Development
Indoor and outdoor spaces blend at the Carlyle Carlsbad Village.

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