



- Site Inventory Parcels
- City Limit

Source: Monterey County GIS 2023, Google Earth 2023

Figure C-1

Sites Inventory



Note: The following sites have been identified as potential housing sites. Site numbers are for identification purposes only and correspond to the map in Figure C-1. Site numbers have no bearing on priority.

Table C-3 Housing Sites Inventory

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
Primary Underutilized Sites											
1	Sunset Center North Lot Site (#1), East Side of San Carlos between 8 th & 10 th Avenues	010143001000	A-2	OS/Rec Cultural	1.02	33	33	20	10	3	--
2	Sunset Center South Lot Site, East Side of San Carlos between 8 th & 10 th Avenues	010151001000	A-2	OS/Rec Cultural	1.84	33	60	30	25	5	--
3	City Public Works Site (Vista Lobos) (#3), W/S Torres between 3 rd & 4 th , and E/S Junipero between 3 rd & 4 th	010104001000	R-4	MFR	1.28	44	56	28	11	17	--
		010104004000									
4	Bruno's Market Site (#6) NE Corner of Junipero & 6 th , and NW Corner of Torres & 6 th	010095013000	RC	RC	0.53	33	17	--	--	5	12
		010095012000									
5	First Church of Christ Parking Lot (#8), Lincoln 2-4 NW of 6 th	010212027000	SB 10	SB 10	0.28	33	9	--	--	--	9
		010212004000									
		010212026000									
6	Red Cross Site (#10), SE Corner of Dolores & 8 th	010144015000	SB 10	SB 10	0.18	33	5	--	--	--	5
		010144016000									
7	Girl Boy Girl, SW Corner of Mission & 7 th (#14)	010142001000	SC	CC	0.18	33	5	--	--	--	5
8	Carmel Foundation Site (#15), NE Corner of Lincoln & 8 th	010149012000	A-3	SFR	0.62	33	21	11	10	--	--
		010149010000									
		010149011000									
		010149001000									
9	American Legion Site, Dolores 2 SE 8 th	010144014000	SB 10	SB 10	0.18	33	5	--	--	--	5

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
10	AT&T Building SW Corner of Junipero & 7th	010087012000	RC	RC	0.35	33	11	--	--	--	11
11	Forest Cottages Specific Plan, NE Corner of Ocean & Mountain View	010085004000	R-1	SFR	0.30	20	6	--	2	--	4
		010085005000									
		010085003000									
Subtotal Primary Underutilized Sites											
Sites Recycled from 5th Cycle											
12	Court of the Fountains NW Corner Mission & 7th	010141003000	CC	CC	0.37	33	12	--	--	--	12
13	First American Title 7th 2 SW of Mission	010142013000	SC	CC	0.07	33	2	--	--	--	2
14	Office building NE Corner Monte Verde & 7th	010191004000	RC	RC	0.07	33	2	--	--	--	2
15	Yafa NW Corner Junipero & 5th	010097007000	SC	CC	0.18	33	5	--	--	--	5
16	Three Garages Site (#7)	010098004000	SC	CC	0.11	33	3	--	--	--	3
17	Carmel Realty Office Site (#4) NE Corner 8 th & Dolores	010145008000	RC	RC	0.19	33	6	--	--	--	6
18	(Parashis) Millard Building NW Corner Dolores & 6th	010138006000	CC	CC	0.13	33	4	--	--	--	4
19	The Agency NW Corner Ocean & Dolores	010139001000	CC	CC	0.09	33	2	--	--	--	2
20	Sunset Terrace NW Corner Mission & 8th	010142006000	RC	RC	0.19	33	6	--	--	--	6
21	Enzo's San Carlos 2 SW of Ocean	010146001000	CC	CC	0.15	33	4	--	--	--	4
22	Doud Arcade San Carlos 2 SW of Ocean	010146002000	CC	CC	0.18	33	5	--	--	--	5
23	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146003000	CC	CC	0.18	33	5	--	--	--	5

Site #	Location (Reference to ECO NW Study)	APN	Zoning	General Plan	Acreage	Applied Density (DU/AC)	Minimum Capacity	Very Low	Low	Moderate	Above Moderate
24	Paseo San Carlos Square San Carlos 2 NW of 7th Ave	010146004000	CC	CC	0.09	33	2	--	--	--	2
25	Carmel Office Supply & Business Center Lincoln SE of Ocean	010147010000	CC	CC	0.09	33	2	--	--	--	2
		Subtotal Recycled Sites			2.09		60	0	0	0	60
TOTAL							288	89	58	30	111
	Hospitality Employee Housing						31	8	12	11	0
	Anticipated ADUs						34	10	10	10	4
	Pipeline Projects (including 26 ADUs; see Table C-4)						57	7	7	7	36
		Subtotal Other					122	25	29	28	40
GRAND TOTAL							410	114	87	58	151
RHNA							349	113	74	44	118
Difference							61	1	13	14	33
Difference (Percent)							117%	101%	118%	132%	128%

SOURCE: City of Carmel-by-the-Sea