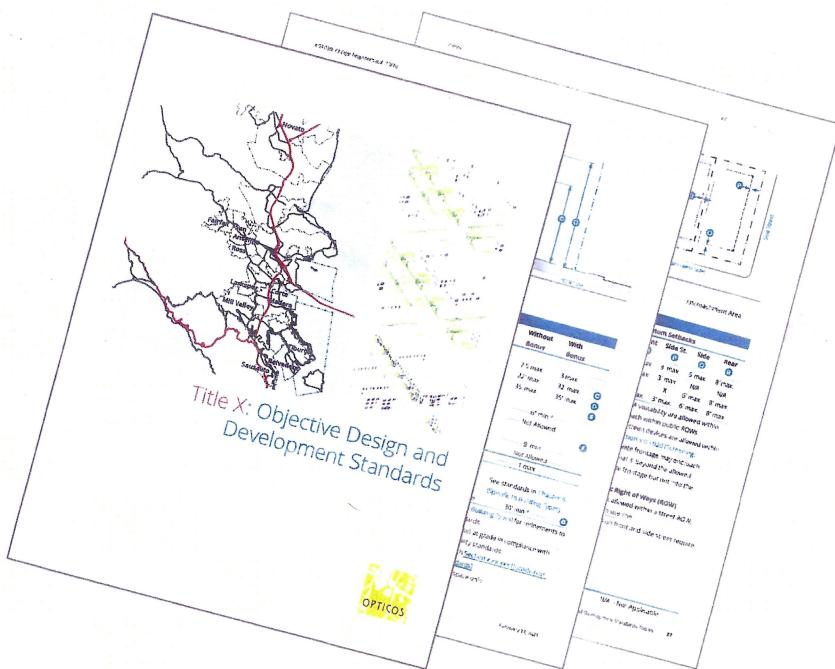


Overview of ODDS

Carmel-by-the-Sea ODDS
Community Meeting #1 | January 14, 2026



Objective Design and Development Standards (ODDS) are “standards that involve no personal or subjective judgment by a public official” [Govt Code 65658.5(a)(1)(8)]

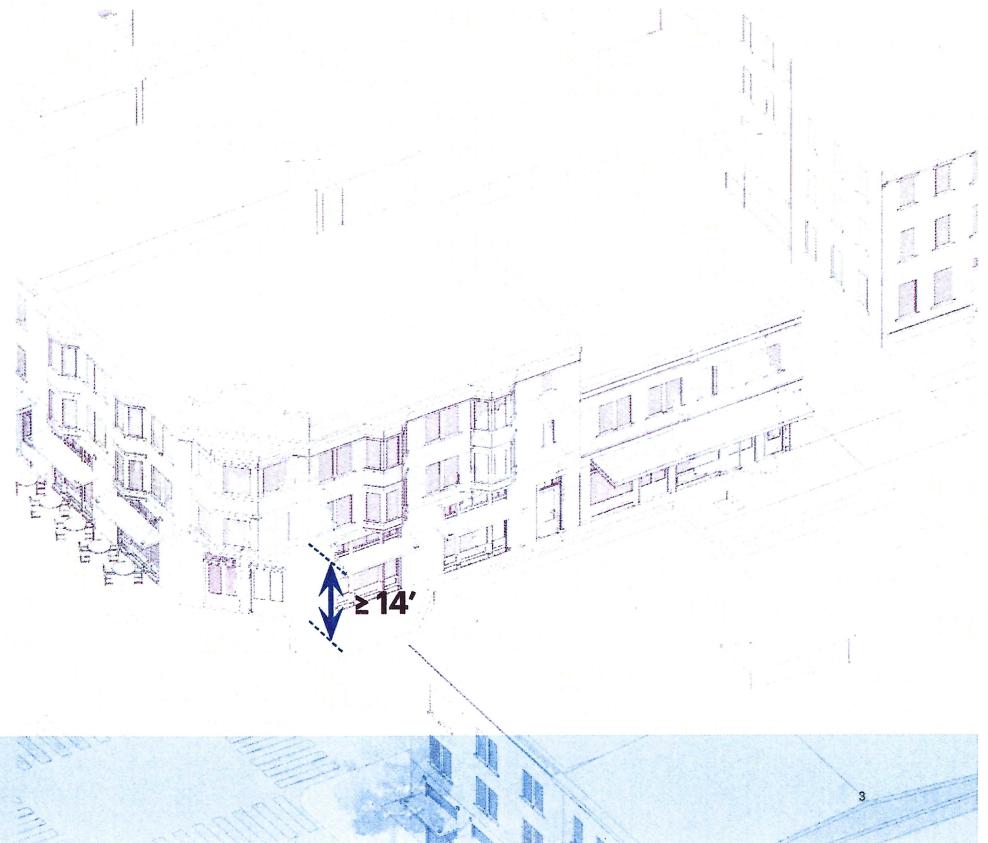
Subjective Standard

- Building Height: Commercial uses shall have a tall ground floor to accommodate a variety of uses.

Objective Standard

- Building Height: Any building with commercial uses on the ground floor shall have a groundfloor height of at least 14 feet, measured from floor to ceiling.

What are ODDS?



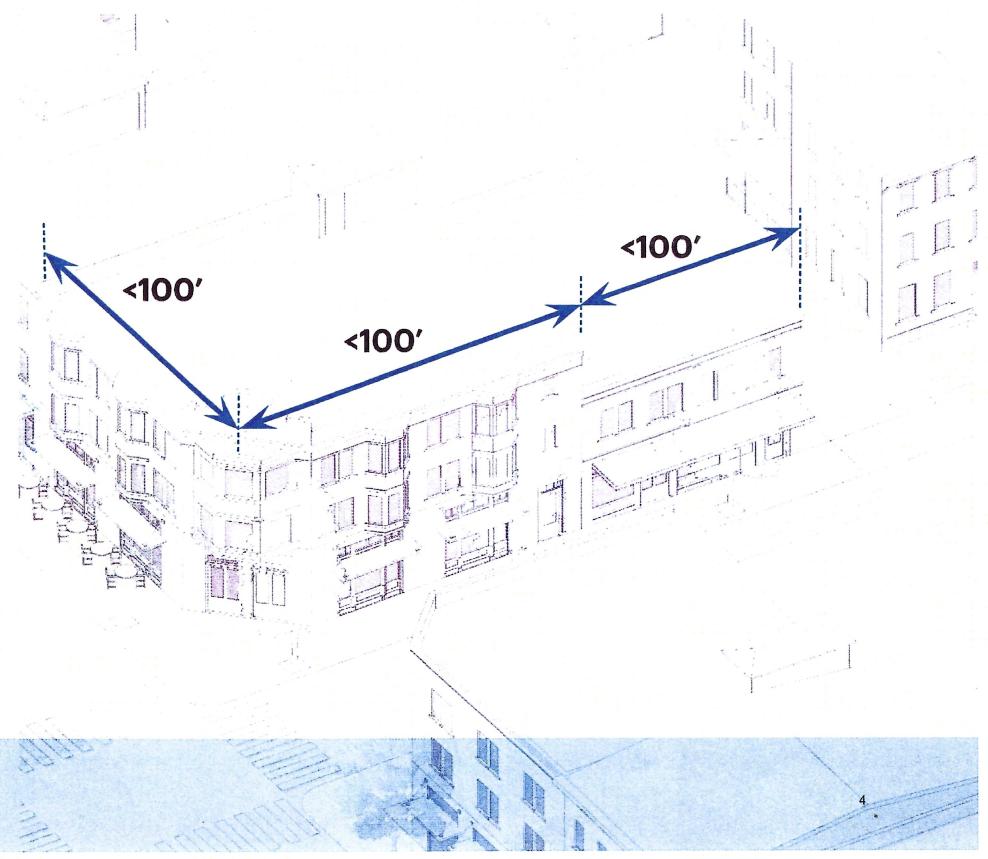
Subjective Standard

- Building Massing: Buildings shall relate in scale to their surroundings to proved positive transitions and a pleasant pedestrian environment.

Objective Standard

- Building Massing: Buildings shall not exceed a length of 100 feet on any side.

What are ODDS?



Subjective Standard

- Parking: Vehicle access shall not create pedestrian conflicts or detract from the visual appeal of the front façade.

Objective Standard

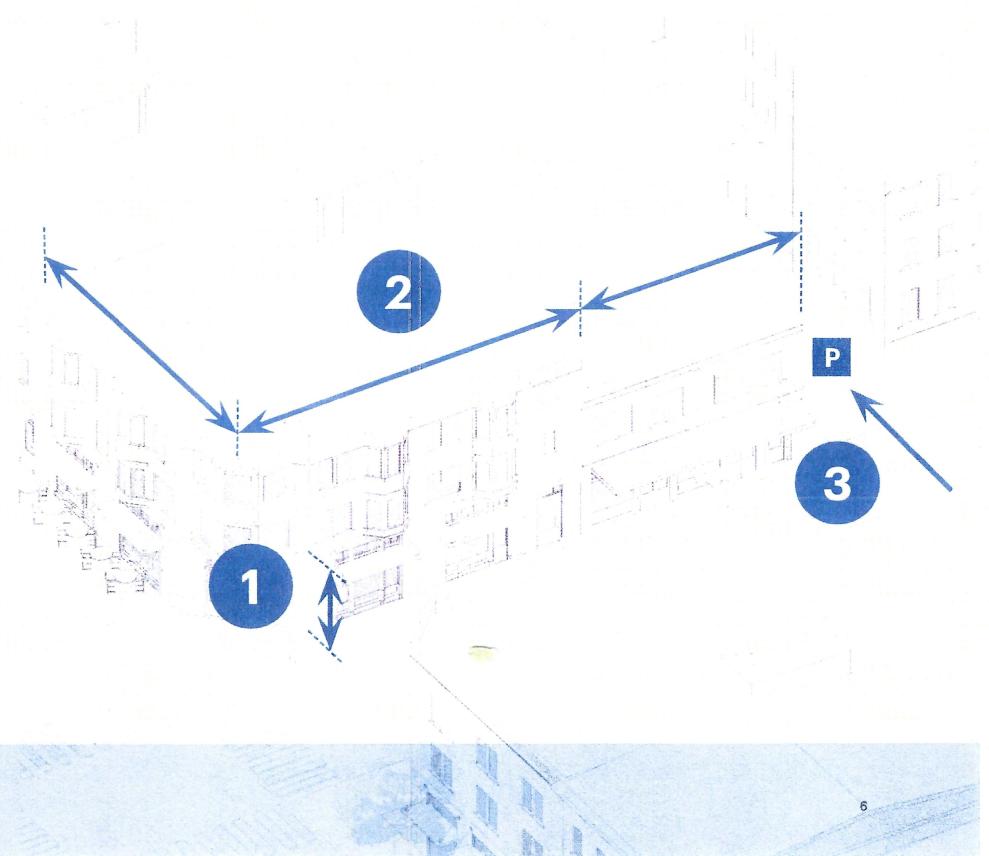
- Parking: Curb cuts and driveways providing access to parking facilities shall be from an alley or secondary street.



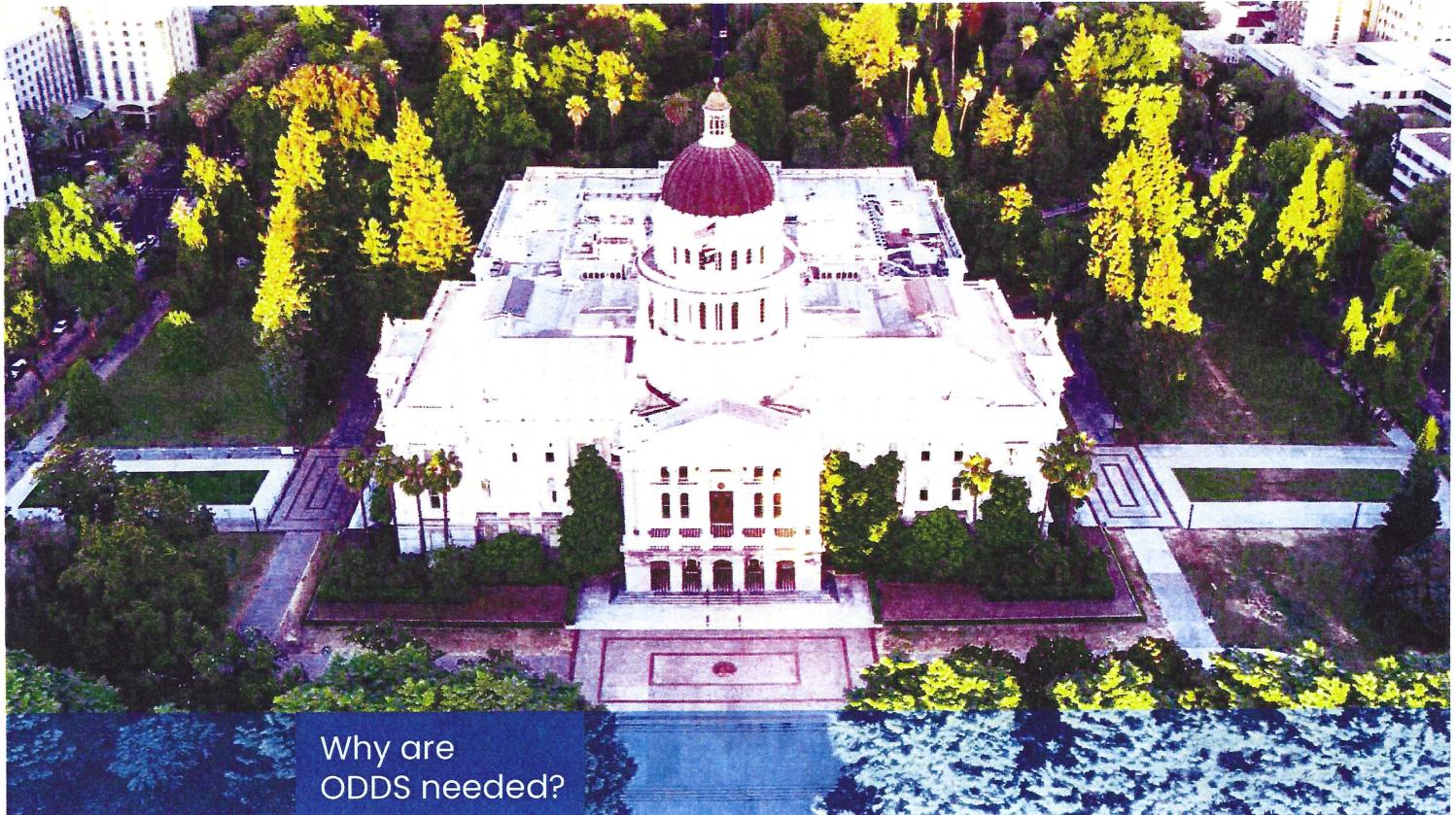
What are ODDS?

Objective Standards

- 1 $\geq 14'$
- 2 $<100'$
- 3 Parking from alley or secondary street



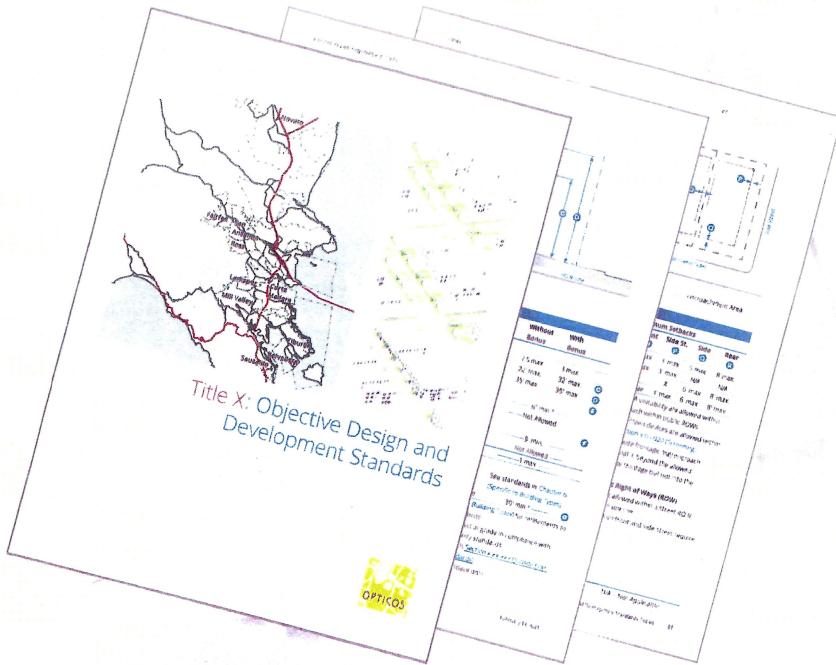
What are ODDS?



In 2019, the State of California passed updates to the Housing Accountability Act that require jurisdictions to only apply objective standards to multi-family and mixed-use projects.

ODDS allow cities to retain local control over non-SF housing projects while complying with State Law.

Why are
ODDS needed?

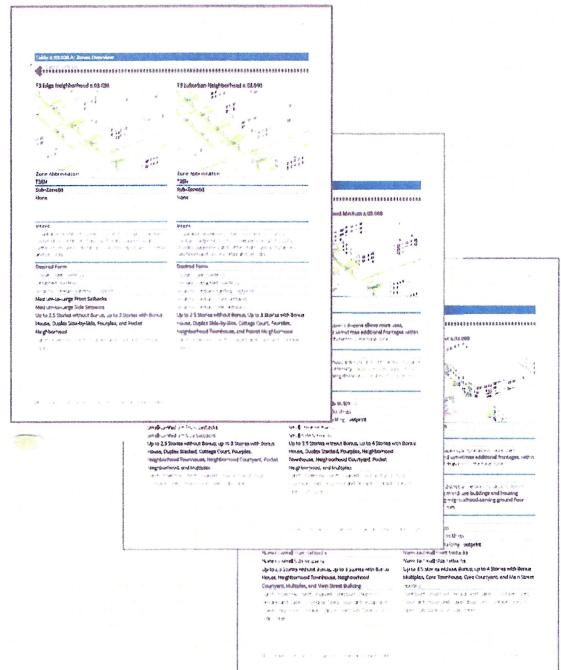


- Provide clear, objective, and measurable standards
- Streamline the review
- Maintain architectural quality and variety

Why are ODDS needed?

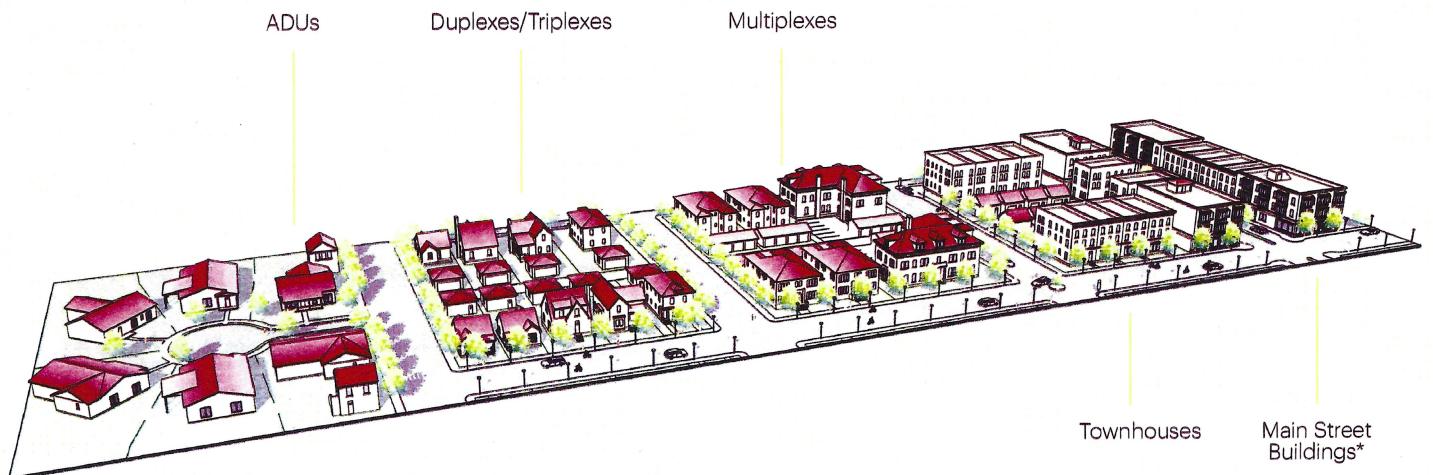
Do NOT apply to:

- Single family development
- Agricultural lands
- Open space, parks, and other protected lands



Where are ODDS applicable?

Qualifying Projects



What projects
use ODDS?

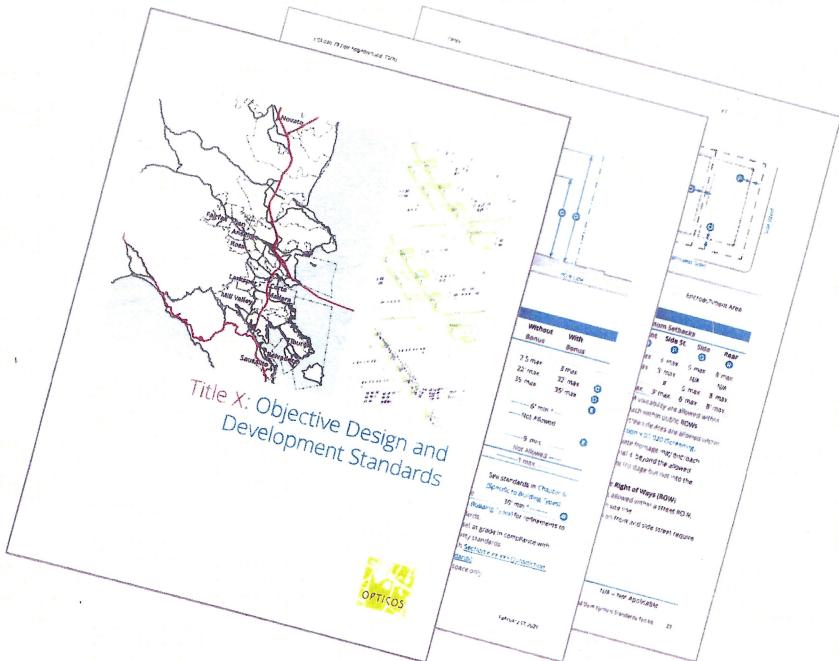
11

NOT eligible to use ODDS if the project:

- Requires an amendment to the General Plan or Zoning
- Has public health and safety impact(s)

What projects
use ODDS?

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- Ministerial Review
- Saves time
- Reduces uncertainty

Why use ODDS?

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Alternatively, applicants may choose not to use ODDS:

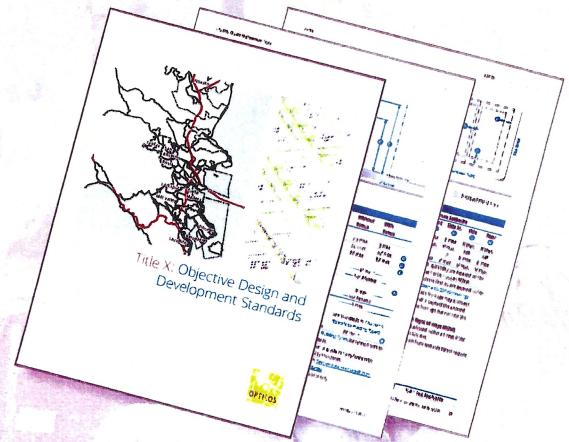
- Regular discretionary process
- Public hearings

Why use ODDS?

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Hearings on ODDS projects:

- Explaining ODDS compliance
- Awareness and transparency



Public hearings
and ODDS¹⁵

Your
Input
on the
ODDS
matters!

Prepared by



For further information on the ODDS project,
please email mwaffle@ci.carmel.ca.us