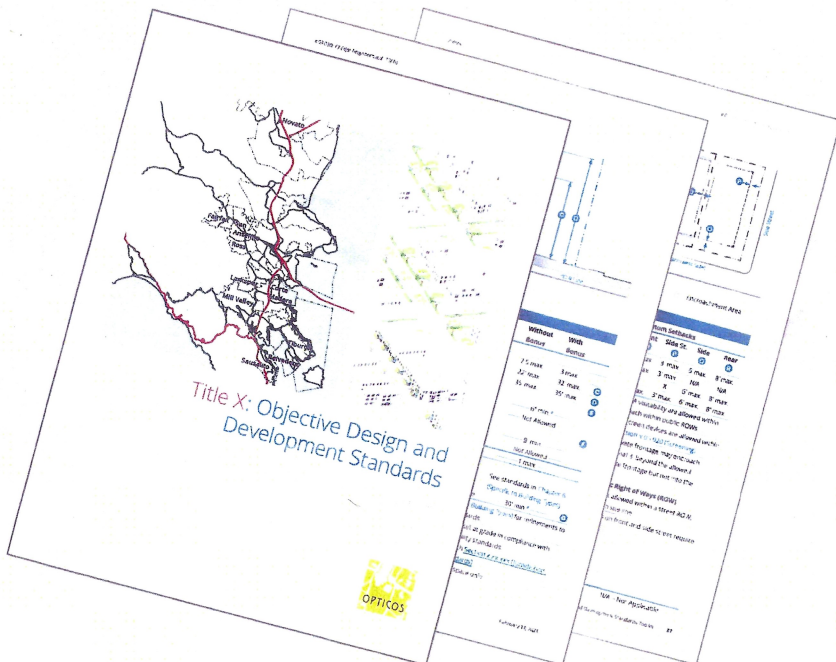


Overview of ODDS

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)]

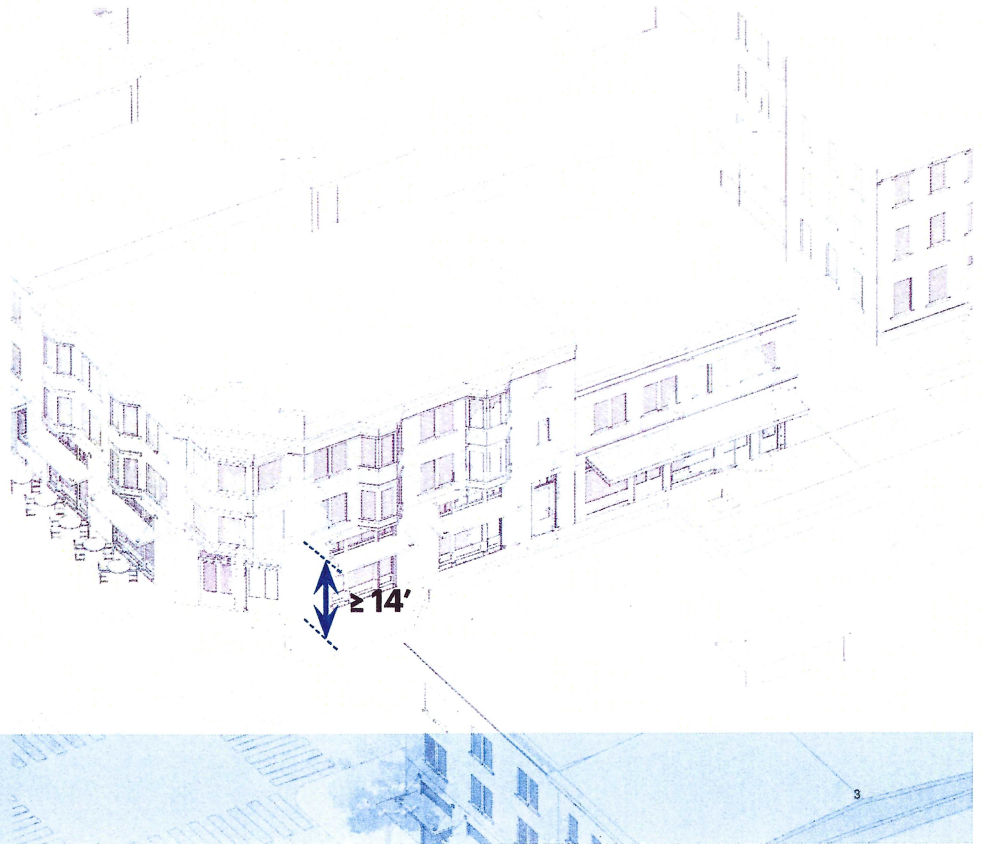
What are ODDS?

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.

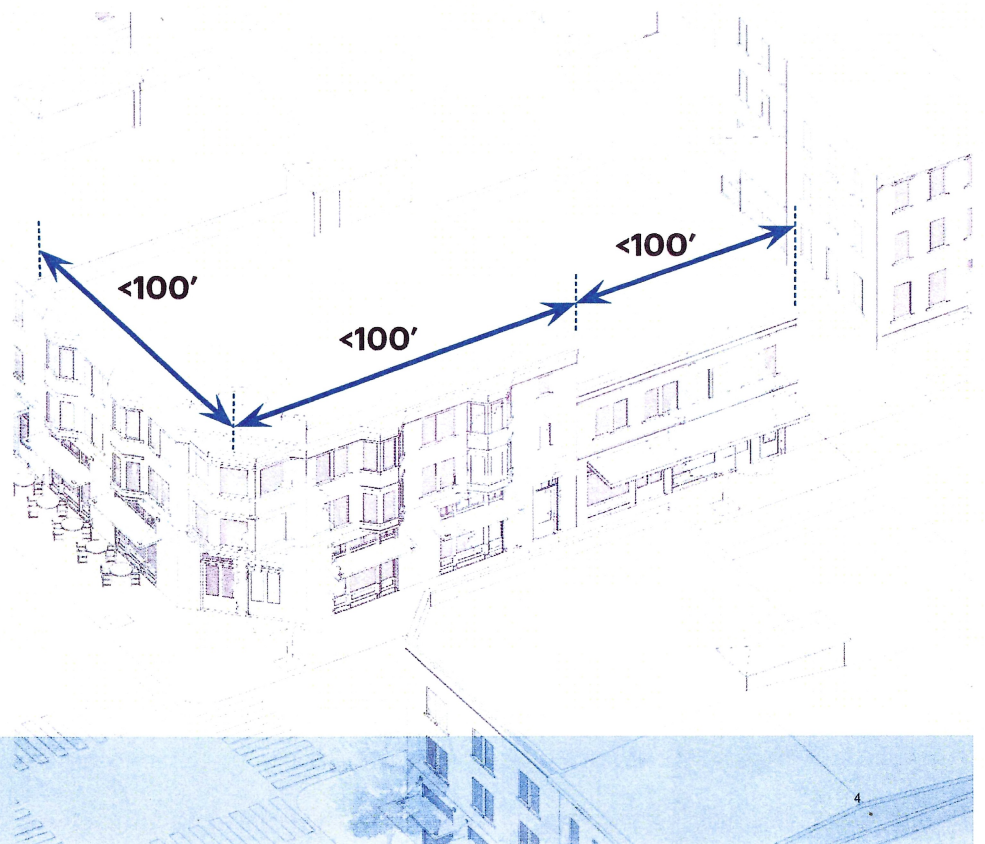


Subjective Standard

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

Objective Standard

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



Subjective Standard

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

Objective Standard

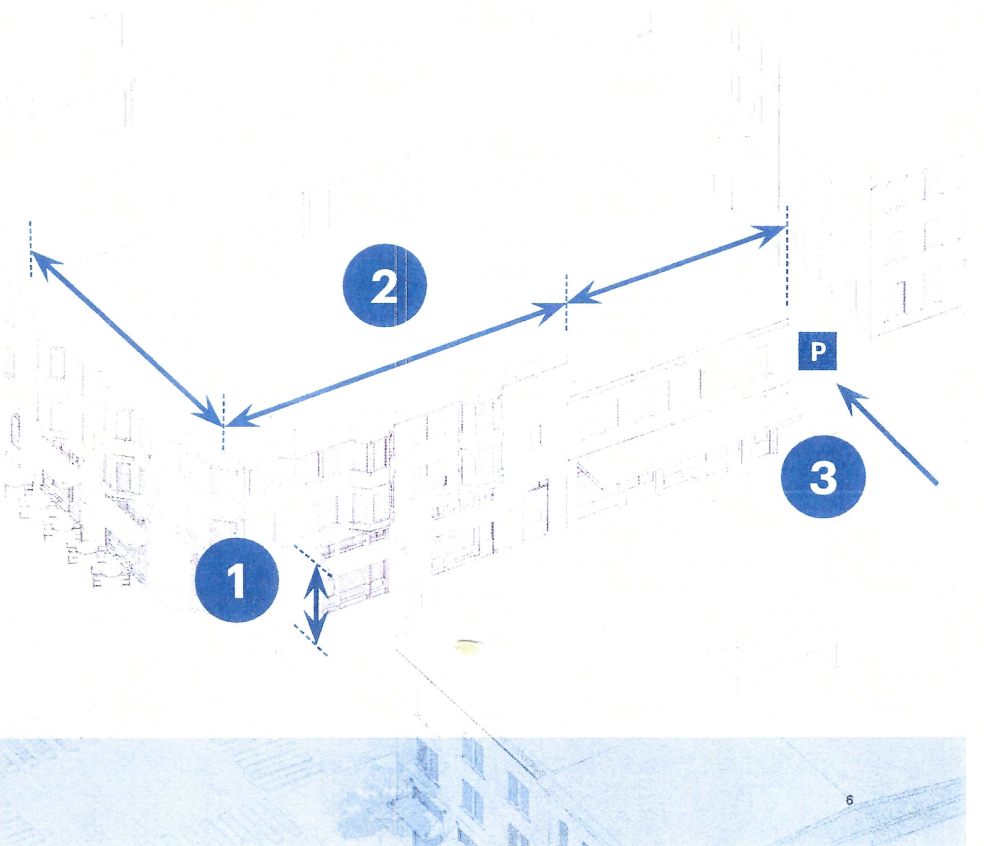
- Parking: Curb cuts and driveways providing access to parking facilities shall be from an alley or secondary street.



What are ODDS?

Objective Standards

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



What are ODDS?

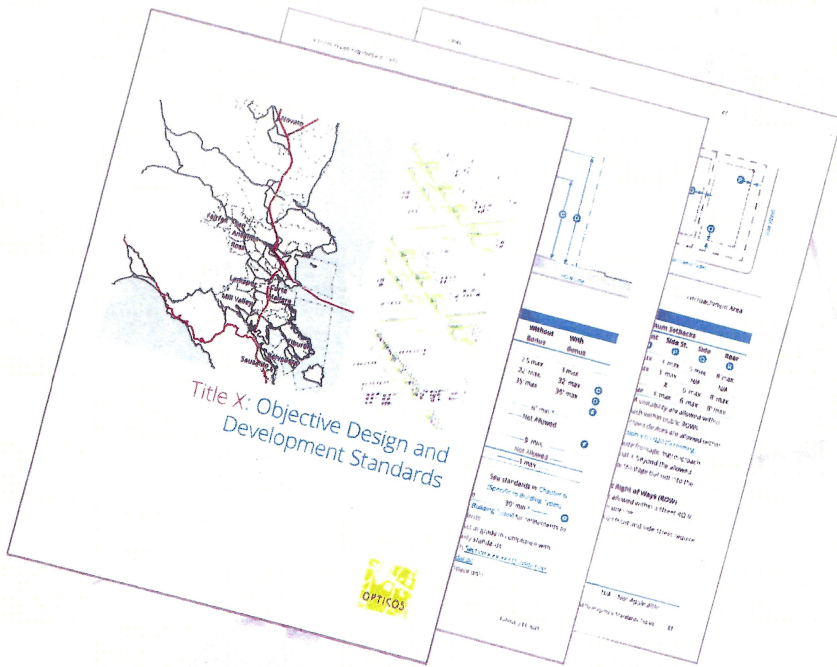


Why are
ODDS needed?

**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?



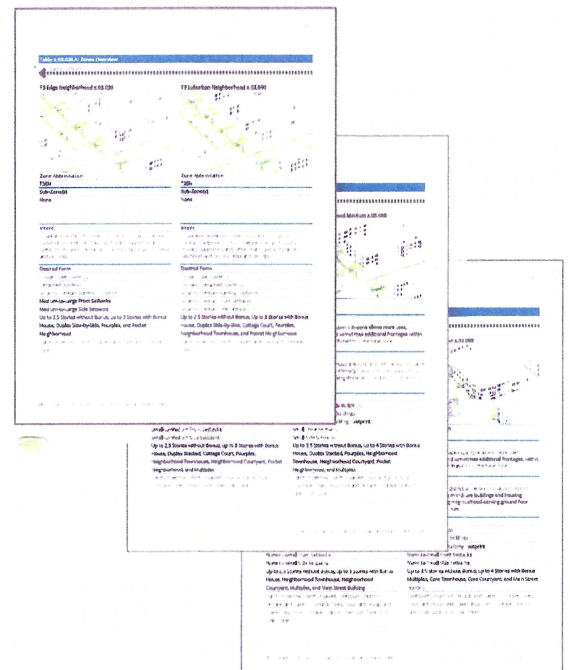
- Provide clear, objective, and measurable standards
- Streamline the review
- Maintain architectural quality and variety

Why are ODDS needed?

9

Do NOT apply to:

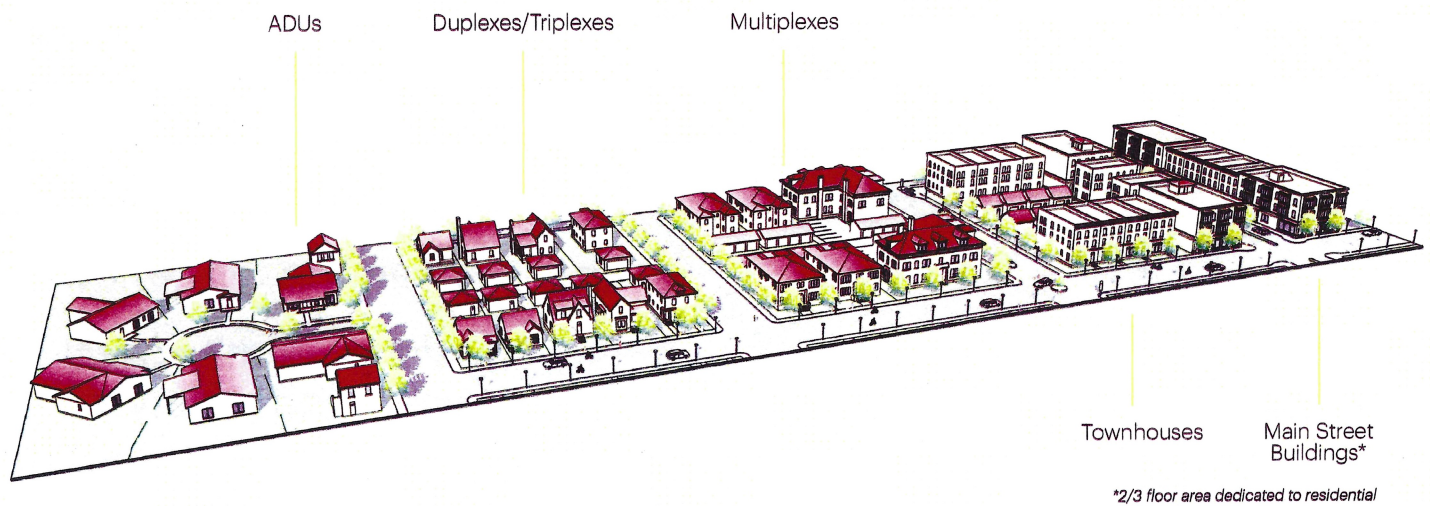
- Single family development
- Agricultural lands
- Open space, parks, and other protected lands



Where are ODDS applicable?

10

Qualifying Projects



What projects
use ODDS?

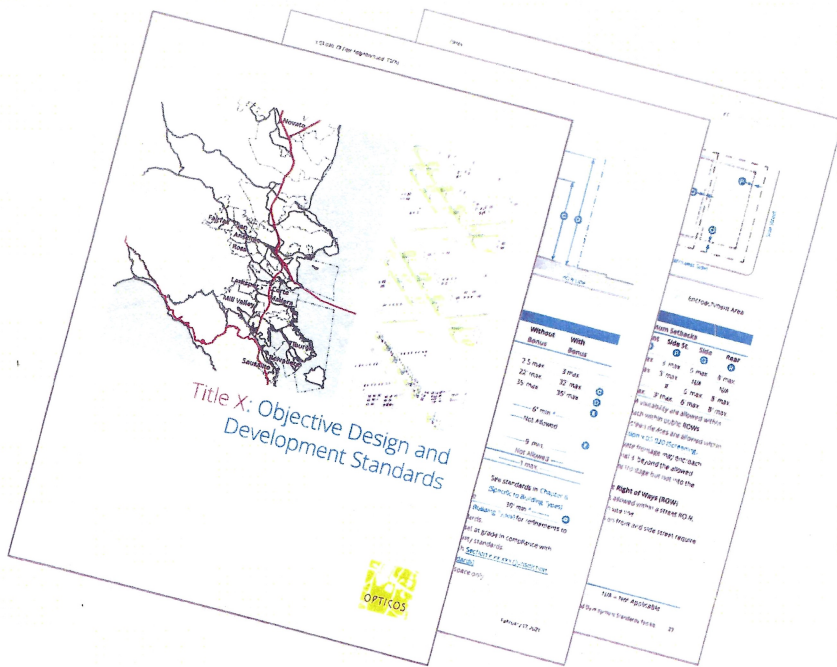
11

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?

12



- Ministerial Review
- Saves time
- Reduces uncertainty

Why use ODDS?

13



Alternatively, applicants may choose not to use ODDS:

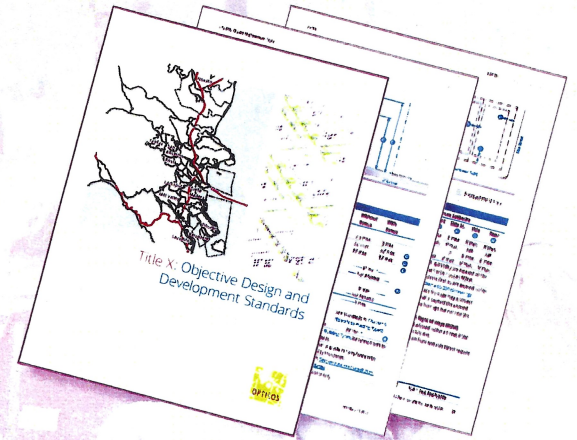
- Regular discretionary process
- Public hearings

Why use ODDS?

14

Hearings on ODDS projects:

- Explaining ODDS compliance
- Awareness and transparency



Public hearings
and ODDS

Your
Input
on the
ODDS
matters!

Prepared by



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