



CITY OF CARMEL-BY-THE-SEA AGENDA

Contact: 831.620.2010 www.ci.carmel.ca.us

Community Planning and Building Department

Sunset Center, Carpenter Hall
San Carlos Street between 8th and 10th Avenues
Carmel-by-the-Sea, CA 93921

Community Meeting Tuesday, March 10, 2026 4:00 PM

HYBRID MEETING ATTENDANCE OPTIONS

This meeting will be held in person and via teleconference ("hybrid"). The public is welcome to attend the meeting in person or remotely via Zoom, however, the meeting will proceed as normal even if there are technical difficulties accessing Zoom. The City will do its best to resolve any technical issues as quickly as possible. To view or listen to the meeting from home, you may also watch the live stream on the City's YouTube page at: <https://www.youtube.com/@CityofCarmelbytheSea/streams>. To participate in the meeting via Zoom, copy and paste the link below into your browser and enter the passcode.

<https://ci-carmel-ca-us.zoom.us/j/83556817705?pwd=81cRAIUSbbudtJojaxhZbYdk93eWDd.1>
Webinar ID: 835 5681 7705
Passcode: 001916
Dial in: (253) 215-8782

HOW TO OFFER PUBLIC COMMENT

The public may give public comment at this meeting in person, or use the Zoom teleconference module, provided that there is access to Zoom during the meeting. Zoom comments will be taken after the in-person comments. The public can also email comments to mwaffle@ci.carmel.ca.us.

OBJECTIVE DESIGN & DEVELOPMENT STANDARDS (ODDS)

This is the second in a series of community meetings on the creation of objective design and development standards (ODDS) for accessory dwelling units, multifamily housing, and mixed-use residential. This meeting will focus on Opticos' key findings from their field visit and identification of prevalent building styles and character-defining architectural elements.

Share your thoughts and ideas about which architectural styles to include in our ODDS. The meeting will primarily be in person, with a Zoom option also available.

This agenda was posted at City Hall, Monte Verde Street between Ocean Avenue and 7th Avenue, Harrison Memorial Library, located on the NE corner of Ocean Avenue and Lincoln Street, the Carmel-by-the-Sea Post Office, 5th Avenue between Dolores Street and San Carlos Street, and the City's webpage (<http://www.ci.carmel.ca.us>) in accordance with applicable legal requirements.

SPECIAL NOTICES TO PUBLIC

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Clerk's Office at 831-620-2000 at least 48 hours prior to the meeting to ensure that reasonable arrangements can be made to provide accessibility to the meeting (28CFR 35.102-35.104 ADA Title II).



**Tuesday
March 10, 2026
4:00 PM**

City of Carmel-by-the-Sea
Community Planning & Building Department
and Opticos Design, Inc.

Community Workshop #2

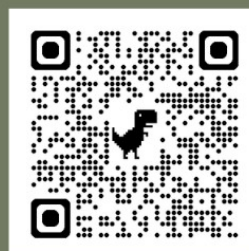
Objective Design & Development Standards

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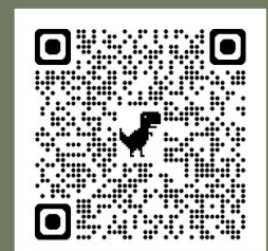
IN PERSON:

Carpenter Hall
Sunset Center
San Carlos St between
8th and 10th Avenues

YOUTUBE:



ZOOM:





CITY OF CARMEL-BY-THE-SEA

Staff Report

March 10, 2026
Item

SUBMITTED BY: Marnie Waffle, Principal Planner, AICP

SUBJECT: ODDS: Key Findings Memo

RECOMMENDATION:

Receive presentation, discuss, and provide feedback.

BACKGROUND / SUMMARY:

On April 8, 2024, the City Council adopted the 6th cycle Housing Element. Program 1.4.B of the adopted Housing Element is to create objective design and development standards (ODDS) to provide clarity and more objectivity in the review of multifamily housing projects. The residents of Carmel also expressed interest in creating objective design standards for accessory dwelling units, which must be processed without discretionary review under State law. In late 2024/early 2025, the City released a Request for Proposals and selected Opticos Design, Inc as the most qualified firm to partner with in the preparation of ODDS. In October 2025, the City entered into a Professional Services Agreement with Opticos Design, Inc., and in November 2025, city staff participated in a kickoff meeting with the Opticos team. A coordination call between staff and Opticos was held in December 2025 to schedule a series of meetings in early January 2026, including a working session, field visit, community meeting, and a local industry roundtable, all of which were completed successfully.

- Working Session #1: This meeting between staff and the Opticos team was an opportunity to discuss key projects and outcomes related to ADU construction under recent State legislation, current mixed-use projects in review or under construction, and past mixed-use and multifamily projects.
- Field Visit: The Opticos team conducted an in-person tour of Carmel, documenting key projects, representative buildings, and design elements through photographs and measurements.
- Community Meeting #1: The first community meeting was held on January 14, 2026, and was an opportunity to introduce the concept of ODDS, highlighting the difference between subjective and objective standards, the benefits of ODDS, and where ODDS do not apply. If you missed the meeting, you can watch it [here](#)

on the City's YouTube channel.

- Local Industry Roundtable: The Local Industry Roundtable meeting was held virtually on January 20, 2026, and was an opportunity to gather input from industry professionals on the City's regulations and processes, as well as the concept of ODDS. Approximately 20 professionals attended.

Community Meeting #2

Based on information obtained during Working Session #1 and the Field Visit, Opticos has prepared a Key Findings memo (Attachment 1). The purpose of Community Meeting #2 is to review and discuss the memo. The outcome of the meeting will be to select the architectural styles that will guide the ODDS for downtown multifamily and mixed-use projects, and to decide on a framework for creating ODDS for ADUs that ensures compatibility with the primary dwelling.

Next Steps

The next community meeting is scheduled for April 29th at 4:00 pm in Carpenter Hall at Sunset Center. The meeting will focus on ODDS for ADUs and include a discussion of draft standards and diagrams for site design, building form, and architectural design.

FISCAL IMPACT:

The preparation of Objective Design and Development Standards (ODDS) is funded in part by a \$79,985 grant from the Regional Early Action Planning (REAP) 2.0 program and the City's General Fund. The total project budget is \$220,000.

ATTACHMENTS:

1. Attachment 1 CBTS_Task 3 Summary Memo

Task 3 Research: Key Findings

City of Carmel-by-the-Sea

ODDS for ADUs and
MU/MF Projects

February 24, 2026

Revised 3/3/2026



Prepared For:

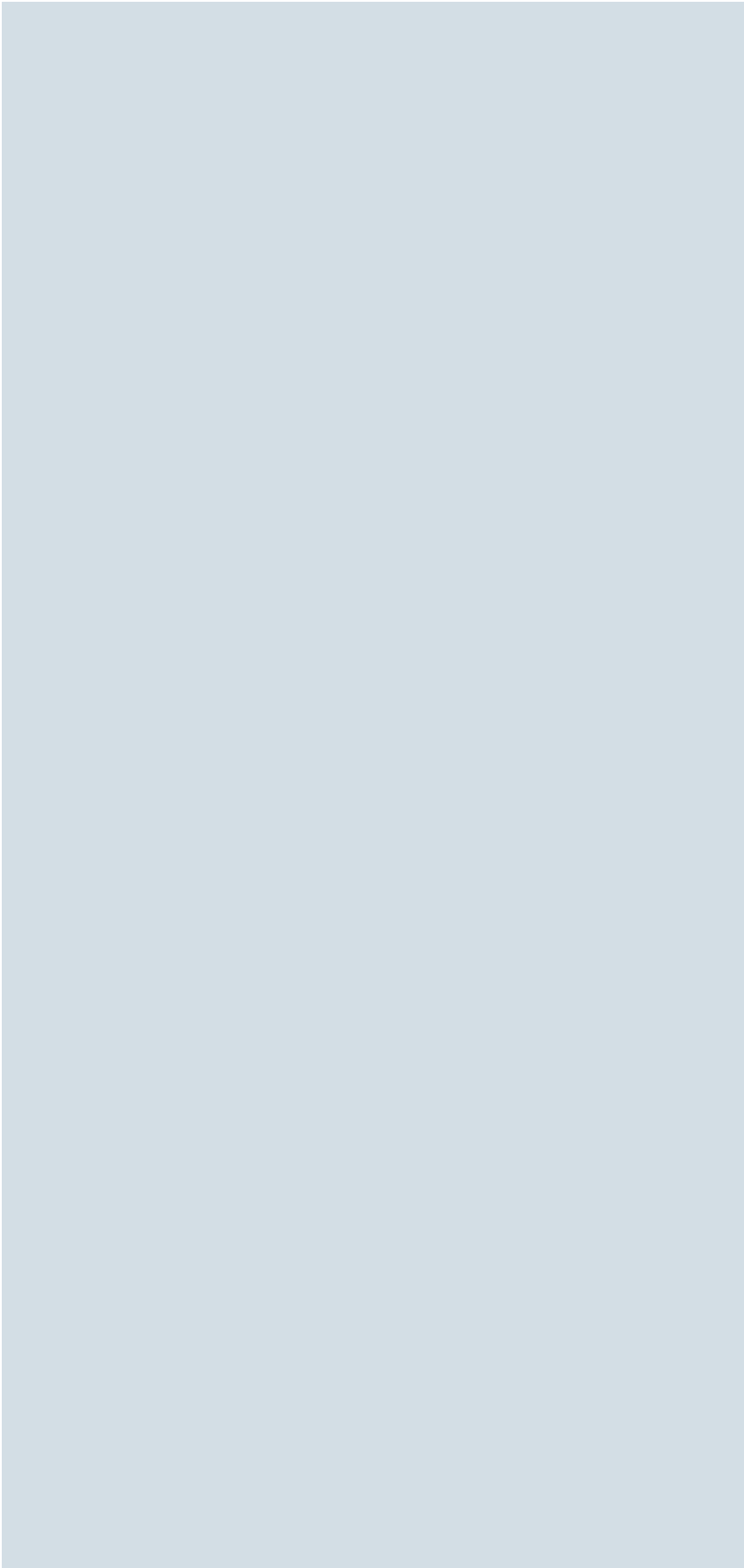
**City of Carmel-by-the-Sea
Planning Division**

Monte Verde Street
between Ocean and
Seventh Avenues
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Introduction

CHAPTER

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1.1 Project Background

The Opticos team is preparing objective design and development standards (ODDS) for Accessory Dwelling Units (ADUs) and for Multifamily and Mixed-Use projects. The first step in that process is to gain an understanding of the regulatory framework and to understand the existing physical character and details of the areas where ODDS will apply.

The Opticos team visited Carmel-by-the-Sea on January 13 and 14 to do the following:

■ Task 2.4 Community Meeting #1:

Opticos facilitated a public meeting to introduce the community to the subject of ODDS, examples of ODDS, why ODDS are needed, and where ODDS will apply. Opticos received several questions about the level of regulation that the ODDS will address. This meeting can be viewed on the City's YouTube channel at <https://www.youtube.com/watch?v=b4urE5m7yz0&t=128s>

■ Task 3.1 Field Visit and Microscale

Documentation: To address the ADU portion of this project, Opticos surveyed six areas in neighborhoods to photograph and make observations about the existing physical character (i.e., streetscape, location of ADUs on a site, massing, architectural style, building entries, architectural elements, parking, and landscaping).

Opticos surveyed the majority of the 27 blocks in the Downtown to photograph and make observations about the existing physical character of multifamily, commercial and mixed-use buildings (i.e., streetscape, building massing, architectural style, building entries, shopfronts, architectural

elements, landscaping, parking and signage).

The above survey is intended to establish the range of existing conditions or "DNA" that the ODDS are to recognize. A key part of the upcoming process is to work with the community to understand which elements of the existing physical character are desired in new buildings/developments. Those elements will be reflected in the ODDS that Opticos will prepare. See Chapter 3 of this Memo for the findings of the survey.

1.2 Background Documents

Opticos reviewed the following documents to understand the current regulatory framework and how the ODDS will need to fit into that framework. The background documents were also reviewed for subjective requirements that will need to be turned into objective standards. This group of documents will continue to be used as a resource to inform the preparation of the ADU Objective Design and Development Standards and the Mixed-Use and Multifamily Objective Design and Development Standards:

- Title 17 (ADU Standards, Standards for R-1, R-4, CC, SC, RC Zoning Districts)
- Shoreline Management Plan
- Residential Design Guidelines
- Commercial Design Guidelines
- Policy and Standards for Public Way Design
- 6th Cycle Housing Element Update (2023-2031)
- General Plan / Coastal Land Use Plan
- Trevvett Court Specific Plan
- Forest Cottages Specific Plan
- Carmel Plaza Design Guidelines
- Draft ADU Ordinance





Key Projects

CHAPTER
2

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2.1 Overview

Based on direction from City staff, Opticos reviewed 16 key projects.

In addition to surveying the majority of the 27 Downtown blocks and the neighborhoods, Opticos reviewed the following key projects in more detail:

- **Six ADU Projects.** Opticos reviewed plan sets for six selected ADUs. Opticos visited the four selected projects that have been built and the two selected projects that are currently under construction.
- **Two Multifamily Projects.** Opticos visited two built multifamily projects identified by City staff.
- **Eight Mixed-Use Projects.** Opticos visited six built mixed-use projects identified by City staff including three historic buildings and reviewed plan sets for two unbuilt mixed-use projects.

This analysis is to understand the types of projects and to see if there were any portions of a project that could have been addressed with additional or improved standards in Title 17 and/or current design guidelines. In addition to Opticos' review of the project plans, Opticos met with City staff to hear their comments about the projects and how they met or did not meet community expectations.

Findings from review of the key projects are incorporated in the Key Findings of the next chapter. The key projects are represented on the following pages.

2.2 Key Projects - ADUs

Dolores St 2 NE of 2nd Ave



San Carlos St 2 SW of 2nd Ave



*Building Footprint:
16'-3" x 20'-0"*

SW Corner of Santa Rita St and 1st Ave



Building Footprint:
28'-11" x 26'-11"

SW Corner of Guadalupe St and 4th Ave



Building Footprint:
25'-2" x 28'-10"

SW Corner of Santa Fe St and Mountain View Ave



*Building Footprint:
21'-4" x 25'-8"*

NE Corner of Monte Verde St and 13th Ave



*Building Footprint:
46'-6" x 23'-9"*

2.3 Key Projects - Multifamily

NE Corner of Mission St and 4th Ave



Dolores St 4 NE of 5th Ave



2.4 Key Projects - Mixed-Use

NW Corner of 6th Ave and San Carlos St



La Rambla Building (Lincoln St 2 SW of Ocean Ave)



Lincoln Lane (Lincoln St 5 NE of 6th Ave)



MacDonald (NE Corner of Lincoln St and 6th Ave)



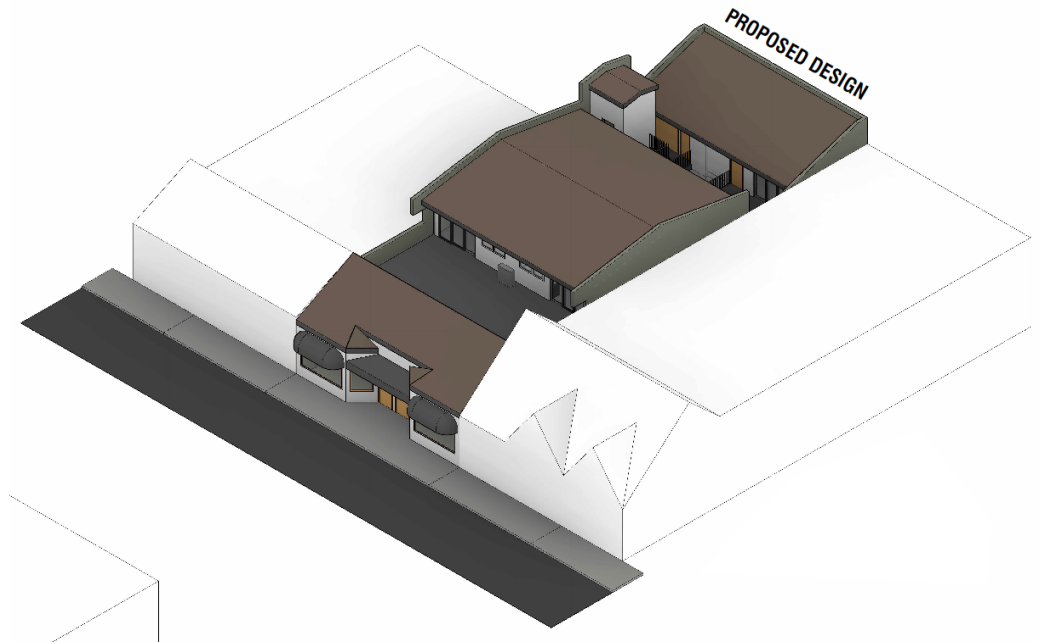
Seven Arts Building (SW Corner of Lincoln St and Ocean Ave)



Wilson Building (NW Corner of Dolores St and Ocean Ave)



Dolores Street Residences (Dolores St 4 NE of 7th Ave)



Ulrika Plaza (Corner of 5th Ave and Dolores St)







Field Visit/ Microscale Documentation

CHAPTER
3

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3.1 Field Visit Overview

Opticos conducted a field visit to document the existing physical character or Carmel-by-the-Sea's "DNA" in neighborhoods where ADUs are allowed and in the Downtown where multifamily and mixed-use projects are allowed.

The microscale documentation consists of observing, measuring, and photographing the following for the Downtown (see pages 56-63) and six areas in neighborhoods (see pages 64-75):

■ For ADUs

- Existing streetscape (edge of road/street along private property, street trees, sidewalk – where present);
- Location and relationship of ADUs on their site relative to the main house;
- Massing, roof form, architectural style, building entry, architectural elements, parking, and landscaping

■ For Multifamily and Mixed-Use Buildings

- Existing streetscape (edge of road/street along private property, street trees, sidewalk – where present);
- Massing, roof form, ground floor height, architectural style, building entries, shopfronts, architectural elements, parking, landscaping, and signage

Observations from Google Maps street view were also used because some parcels and buildings were less observable than others due to robust landscaping and/or fencing.

3.2 Key Findings

The following are high-level findings from the field visit and photo documentation provided on the following pages. The findings are in three groupings: Overall, Neighborhoods, and Downtown.

Overall

■ **Architectural Styles.** A total of 17 architectural styles were observed. Six styles were observed in limited numbers (e.g., up to 2 buildings in the style) while 11 styles were observed on many buildings. See pages 27-53. 115 buildings were observed in an eclectic style, meaning that there were elements of different styles composed on a single building. This style is known locally as Carmel Vernacular.

■ **Eclectic Physical Character.** The neighborhoods and the Downtown are very eclectic with few patterns of a prevalent style dominate on any block. That eclectic character profoundly defines Carmel's beautiful physical appeal. See pages 54-75.

■ **House-Scale.** The size and massing of most buildings is "house-scale" in that it represents the size and massing of small-to-large houses and is very pedestrian-friendly along streetscapes.

■ **Informal Streetscapes.** The informal streetscapes, trees, and landscaping visually connect all the eclectic physical character in an appealing way that might not be achieved through formal streetscapes.

■ **Central Role of Large Trees.** The strong and beautiful presence of large trees as a "natural ceiling" significantly contributes to the network of informal

streetscapes as a pleasant backdrop for the wide range of architectural styles and buildings.

Neighborhoods

■ **Architectural Styles.** Of the 17 architectural styles observed, 12 styles were observed in Neighborhoods.

■ **Natural Topography.** The absence of mass grading to maintain existing topography adds beauty and visual interest to the streetscape and the resulting buildings.

■ **House Design.** Primarily because of the strong pattern of existing lots, the majority of houses are small-to-medium with some large houses. However, all are house-scale in size, meaning their footprint results in a building that is detached and massed as a small-to-large house. This is in contrast to houses that are much larger in footprint and could be perceived as a hotel or public building due to their size. A key factor contributing to the house-scale size in the neighborhoods is the relatively narrow lot widths. Another key factor is the use of the main body and wing approach to massing. Many houses feature this approach where the house is organized into a main body and one or more rooms are extended either into the rear yard or beyond the front façade. This produces more square feet of

house without visually overwhelming the parcel and the streetscape.

■ **ADU Location and Design.**

- **Location.** The location of ADUs is highly dependent on two factors: the location of the house and other existing buildings, and the relative steepness of the parcel. Some of the ADUs observed were located in front of the house if the front yard was deep enough (typically about 30 to 40 feet) but without blocking the entire view of the house from the street. Some were along the side street portion of corner parcels and, depending on the location of the house, the ADU is what was seen first on the parcel. Some were atop a garage near the front of the parcel which tended to dominate how the parcel appeared from the street.

- **Design.** Most designs were coordinated with the massing and architectural style (including roof form) of the house as well as orienting their entry to an open area shared with the house, resulting in visual interest along the streetscape. Some designs were not as effective: the “front” was located inward to the parcel, away from view along the streetscape which resulted in the facades visible from the street designed and perceived as the “rear”; the ADU was so integrated above a garage that the garage was visually dominant and the ADU appeared as unarticulated massing above.

■ **Streetscapes.** There are two general types of streetscapes in the neighborhoods:

- **Streets without sidewalks.** These streetscapes are visually interesting in their natural details (informal pavement edges, unpaved shoulders, lack of sidewalks, lack of formality in trees and plantings) and generate a beautiful setting for a wide range of house designs and styles.

- **Streets with sidewalks.** These streetscapes are also visually interesting as they combine formal and informal details from one parcel to the next (sidewalk paving, driveway shape and paving, low fencing or hedges, artistic gate entries from streetscape into the front or side yard, trees and plantings) while all being visually connected through the larger trees along the streetscape.

- **On-street Parking.** All streets provide some form (parallel, diagonal, perpendicular) of on-street parking which helps reduce vehicle speeds and reduces the amount of valuable parcel area used for parking. However, except for parallel parking, no single parking approach extends along any block, adding to the visual interest while providing needed parking.

■ **Front and Side Street Parcel Edges.**

Many parcels feature artistic fencing and/or vehicle entry gates that define the edge of the streetscape and the private property while adding variety and interest along the streetscape. This approach adds layers of elements viewed from the streetscape up to the building façade with the “ceiling” of Carmel’s beautiful trees.

- Some parcels have the opposite of the above: walls and/or landscaping that block views into the front or side yard of the parcel. While this likely provides some privacy for the residents, it disrupts Carmel’s beautiful pattern of streetscapes that feature views from the streetscape to individual houses—some with full views of the house and some with partial views of the house.

■ **Corner Parcels.** Several corner parcels orient their building entry to the corner through the position of the entry itself as well as through paving and fencing emphasizing the corner.

■ Retaining Walls (seen from the street).

There are a wide variety of designs and materials, adding to the strong visual appeal of the streetscapes. Many designs integrate the wall into the path to the building entry and visually connect the house to the streetscape. Materials range from wood, plaster over block or brick, unpainted brick, and natural stone (dry laid or laid with mortar).

■ Off-Street Parking Location.

- Single-car garages and their driveways complement the streetscapes more than multiple-car garages and wider driveways: Where houses have two-car garages, the garage tends to be all that is seen from the street. This is in contrast to the houses with single-car garages that are visually secondary to the house.
- Where garages exist, additional parking is provided in the driveway and/or the paved area immediately in front of the garage. This is especially helpful for single-car garages and where the garage is within the front 1/3 of the parcel.
- Parking on parcels with steep slopes where the parcel abuts the street is located near the street out of necessity.

■ **Garage Design.** Many garages include key design elements from the house (e.g., front door material, eave design, light fixtures) which increases the visual appeal along streets, especially on streets with steep parcels where parking is near the street.

■ **Trash Enclosures.** On flatter parcels, there are more options for moving the enclosure away from public view, but on steeper parcels, the enclosure is near the street. However, the enclosure design is complementary to the streetscape in its small size and materials.

Downtown

■ **Architectural Styles.** Of the 17 architectural styles observed, 14 styles were observed in the Downtown.

■ **House-Scale Design.** Although most buildings in the Downtown are attached and not house-scale in their footprint, along the street they are designed and expressed in massing that communicates a house-scale to the pedestrian, adding to the visual appeal along the streetscape.

■ **Upper Story Massing.** Many upper stories are projected (e.g., 6 to 12 inches) over the ground floor and present a range of architectural details for supporting the projected story along the streetscape (e.g., corbels, brackets)

■ **Balconies and Upper Story Exterior Spaces.** Many buildings include functional balconies that project over the sidewalk and/or recessed balconies that feature exterior space without projecting over the sidewalk. These spaces tend to be larger than the balcony spaces. While the balconies (projected or recessed) are amenities to the upper story units, they also add visual interest to the façade through their architectural details and massing.

■ **Corner Buildings.** On corner buildings, where corner elements are used, they are nuanced in shape and proportioned to relate well to Carmel's pedestrian-oriented village environment.

■ **Ground Floor Design.** Depending on the architectural style, the ground floor is articulated in two general ways:

- A clear demarcation of the ground floor from upper stories (e.g., 2-story gable building with a wood lintel between the ground floor shops and upper stories) or,
- Visually continuous with upper stories (e.g., 2-story gable building with shopfront openings in overall façade).

■ **Building Entries.** Building entries are appealing, scaled to the pedestrian, and range in their styles and details, adding to the strong visual interest of individual buildings and the collective streetscape.

■ **Shopfront Design.**

- Shopfronts range in their height along the streetscape from about 10 feet to about 14 feet with most in between. Shopfront height is important to the types of tenants that will be interested in the space. For many tenants, 9 to 10 feet is too low and over 14 feet is too high, especially in a village context like Downtown Carmel.
- Shopfronts range widely in window sizes and styles, strongly contributing to Carmel's eclectic character, while offering pedestrians a clear view into shops and restaurants. Where tinting has been applied to shopfront windows, it reduces pedestrian views into shops and results in lower visual interest along those segments of streetscape.

■ **Building Signage.** Signage ranges from purely functional to whimsical, adding to the visual interest along streetscapes. Some buildings have a high number of signs located closely resulting in less visual impact than if separated more.

■ **Pedestrian Passages.** Several blocks in the Downtown include passages from one side of a block to the other. Some passages lead to courtyards where shops, offices, or housing front the space. This approach generates more "frontage" on which shops or offices can locate, with housing above.

■ **On-site Landscaping.** In addition to landscaping in medians and street trees, "on-site" landscaping is present in a variety of locations: at the building's edge along the sidewalk, in decorative planters in front of the building or hanging below windows, in gardens near the sidewalk, or within the parcel. The amount of landscaping is secondary to its presence and contribution to the streetscape.

3.3 Architectural Styles

Opticos observed 17 architectural styles within the study areas:

Prevalent Architectural Styles

- Spanish Eclectic
- Tudor
- Carmel Vernacular
- Cottage
- Bay Region Modern
- Postwar Modern
- Monterey Colonial
- Craftsman
- Minimal Traditional
- Spanish Revival
- California Ranch

Other Observed Styles

- Storybook
- Post-Adobe
- Organic
- French Chateau
- French Country
- Traditional Farmhouse

Spanish Eclectic

Observations

- Primary material: stucco
- Openings: trabeated and arcuated
- Window proportions: vertical
- Eaves: shallow, brackets and rafter tails
- Roof materials: spanish tile
- Roof pitch: shallow
- Roof type: gable, hipped, shed
- Architectural features: balconies, bay windows, chimneys

Rounded corner chimney

Vertical 2:1 window proportion

Wood balcony with turned balusters and wood brackets

Arched Opening





- Wrapped spanish tile at rake
- Shallow eave with spanish tile and wood brackets
- Metal projecting balcony with french doors
- Iron Juliet balcony with french doors



- Smooth stucco finish
- Recessed openings with wrapped stucco
- Chamfered corner entry

Tudor

Observations

- Primary material: stucco
- Openings: trabeated
- Window proportions: vertical
- Eaves: large projection, open, exposed rafter tails
- Roof materials: shingle
- Roof pitch: steep
- Roof type: gable
- Architectural features: dormers, half-timbering, rafter tails

Steep roof pitch

Half-timbering with stucco panels

Muntins dividing window lites





Gabled dormer

Curved half-timbering

Trim at window surrounds

Wood corner trim



Rake board projected from wall

Open eave with exposed rafter tails

Brick water table

Carmel Vernacular

Observations

- Primary material: mixed (mix of styles), many include flagstone as primary or accent material
- Openings: trabeated
- Window proportions: vertical
- Eaves: shallow to moderate projection
- Roof materials: shingle
- Roof pitch: shallow
- Roof type: mixed
- Architectural features: chimneys, entablatures, dormers

Shallow roof pitch;
shingled roof

Flagstone walls

Muntins dividing
window lites

Dutch door





Wood trellis supported by brackets

Simplified entablatures

Doric pilasters

Brick water table



Flagstone chimney

Stucco chimney

Stucco buttressed wall

Arcade

Cottage

Observations

- Primary material: wood siding
- Openings: primarily trabeated
- Window proportions: vertical and horizontal
- Eaves: moderate to large projection, open
- Roof materials: shingle
- Roof pitch: shallow
- Roof type: gable
- Architectural features: brackets, shutters, chimneys

Chimney at gable end

Projecting eave and rake

Wood siding

Vertical 5:2 window proportion with shutters





Gabled, shingle roof with shallow pitch

Vertical 3:2 window proportion with shutters

Bracket supporting covered entry



Brick chimney at gable end

Horizontal 3:5 window proportion

Brick water table

Bay Region Modern

Observations

- Primary material: mixed, often include glass as a large feature
- Openings: trabeated
- Window proportions: horizontal and vertical
- Eaves: moderate to large projection, open and closed
- Roof materials: shingle
- Roof pitch: shallow
- Roof type: gable, hipped, shed
- Architectural features: balconies, chimneys, covered entries

- Large projecting eave with enclosed soffit
- Glass balcony
- Mix of wood siding and flagstone
- Large fixed windows with horizontal proportion





Chimney

Shingle roof with shallow pitch

Glass wall with brick base



Projecting rake and closed eave

Wood siding

Vertical window proportions, divided lites

Postwar Modern

Observations

- Primary material: mixed
- Openings: trabeated
- Window proportions: horizontal, vertical ganged
- Eaves: small to medium to large projections, open and closed
- Roof materials: mixed
- Roof pitch: shallow
- Roof type: gable, hipped, shed
- Architectural features: brackets, chimneys

Shallow roof pitch,
brackets at gable end

Low ceilings

Mix of glass, brick,
and wood trim

Recessed corner
entry with wood post





Hipped shingle roof with projecting eave

Ganged windows with divided lites

Adobe brick with stucco finish



Brick chimney

Shed roof with projecting, soffited eaves

Wood siding, no corner trim

Monterey Colonial

Observations

- Primary material: stucco
- Openings: trabeated and arcuated
- Window proportions: vertical
- Eaves: shallow, brackets and rafter tails
- Roof materials: spanish tile
- Roof pitch: shallow
- Roof type: gable, hipped
- Architectural features: balconies, bay windows, brackets

Gable roof with wrapped spanish tile at gable end

Continuous balcony covered by roof overhang

Arched ground floor shopfront





Wrapped corner balcony

Shopfront awning with signage

Chamfered corner entry



Stucco brackets supporting bay window

Wood brackets with decorative profile

Recessed shopfront supported by stucco brackets at corners

Craftsman

Observations

- Primary material: wood siding
- Openings: trabeated
- Window proportions: vertical
- Eaves: moderate to large projection, brackets and rafter tails, open
- Roof materials: shingle
- Roof pitch: typically shallow
- Roof type: gable
- Architectural features: dormers, brackets, rafter tails, rake boards





Simple rake board supported by bracket

Open eave with rafter tails



Large rake projection supported by long brackets

Shallow, shingle, gable roof

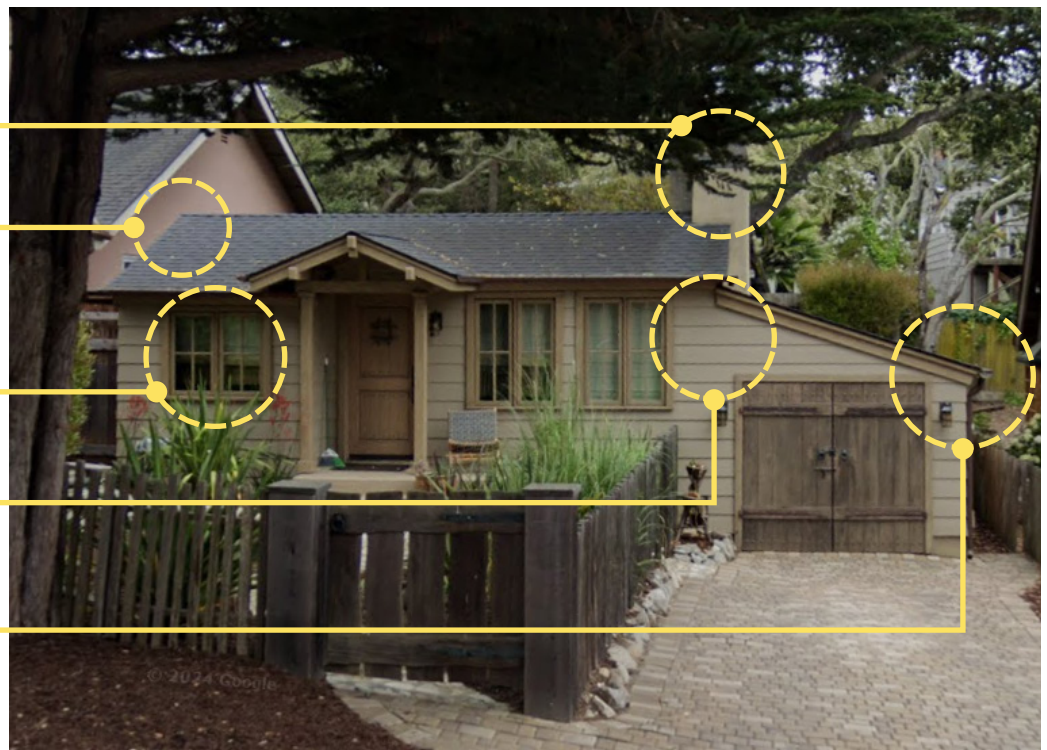
Rake board with decorative end supported by bracket

Minimal Traditional

Observations

- Primary material: wood or wood siding
- Openings: trabeated
- Window proportions: vertical
- Eaves: minimal or none
- Roof materials: shingle
- Roof pitch: shallow
- Roof type: gable, hipped, shed
- Architectural features: chimneys

- Stucco chimney
- Shingle, gable roof with shallow roof pitch
- Simple window trim
- Wood siding
- Flush eave with no projection





Brick chimney

Simple trim at rake

Vertical 4:3 window proportion with trim and sill



Shingle, hipped roof with shallow roof pitch

Gutter profile acting as minimal cornice

Minimal trim around windows and doors

Spanish Revival

Observations

- Primary material: stucco
- Openings: trabeated and arcuated
- Window proportions: vertical
- Eaves: flush/shallow to moderate projection, brackets and rafter tails
- Roof materials: spanish tile
- Roof pitch: shallow
- Roof type: gable, hipped
- Architectural features: balconies, chimneys, brackets

Moderate eave projection supported by brackets

Projecting balcony supported by heavy brackets

Vertical arched window with no window surround





Stucco chimney

Projecting balcony with metal railing

Smooth stucco finish



Flush eave with no projection

Wrapped spanish tile at gable end and spanish tile cap at ridge

Vertical 3:2 window proportion with trim and sill

California Ranch

Observations

- Primary material: wood siding
- Openings: trabeated
- Window proportions: vertical or horizontal
- Eaves: moderate projection
- Roof materials: shingle
- Roof pitch: shallow
- Roof type: gable
- Architectural features: chimneys

Attached garage

Ganged windows with trim and vertical 3:2 window proportions

Low ceilings

Wood siding





Flagstone chimney

Gable roof with shallow roof pitch

Ganged windows with trim and horizontal window proportions



Shingle, gable roof with shallow roof pitch, moderate rake and eave projection

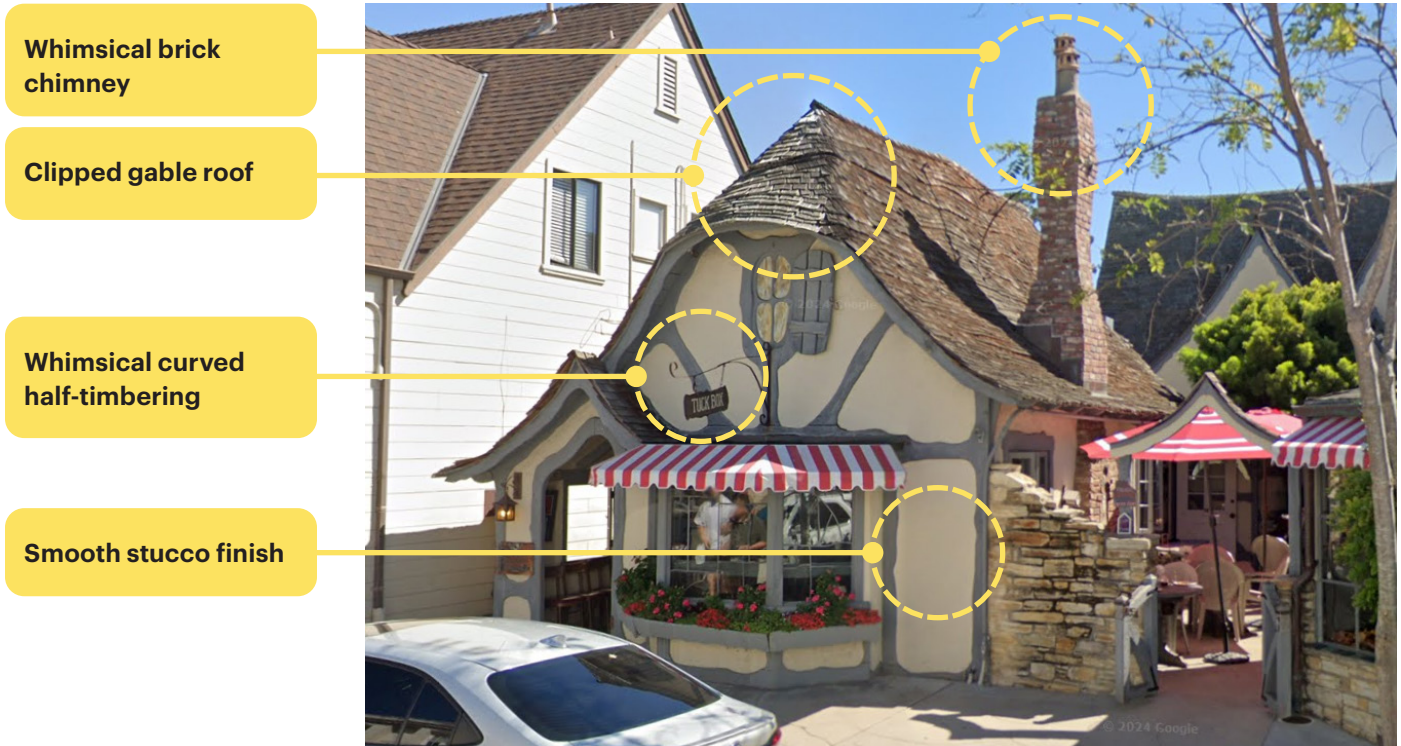
Wood trim at window surround

Other Observed Styles

Observations

- The Storybook style is eclectic and whimsical in massing, roof forms, and decoration
- The Post-Adobe style is simple, often including limited architectural features such as chimneys
- The Organic style is a modern architectural style often including a variety of building materials and a large window to wall ratio

Storybook



Post-Adobe



Wide adobe brick chimney

Adobe brick between vertical wood posts

Window with divided lites and horizontal window proportions

Organic



Asymmetrical roof

Deep soffited roof overhang

Large fixed windows

Other Observed Styles

Observations

- The French Chateau style is characterized by large footprint buildings with steep, slate roofs and asymmetrical compositions. Buildings in this style often include dormers and chimneys
- The French Country style is a rustic architectural style typically characterized by stucco walls, steep roofs, chimneys, and dormers.
- The Traditional Farmhouse style is characterized by simple, rustic/rural design. Buildings in this style often include either lap siding or board and batten siding, chimneys, gable roofs, dormers, and simple trim around windows.

French Chateau

Stucco chimneys

Hipped dormer

Slate roof and short rafter tails at shallow eave

Vertical casement windows with minimal sill and no window surround



French Country



Stucco chimney

Scalloped shingle,
mansard roof

Gable dormer

Traditional Farmhouse



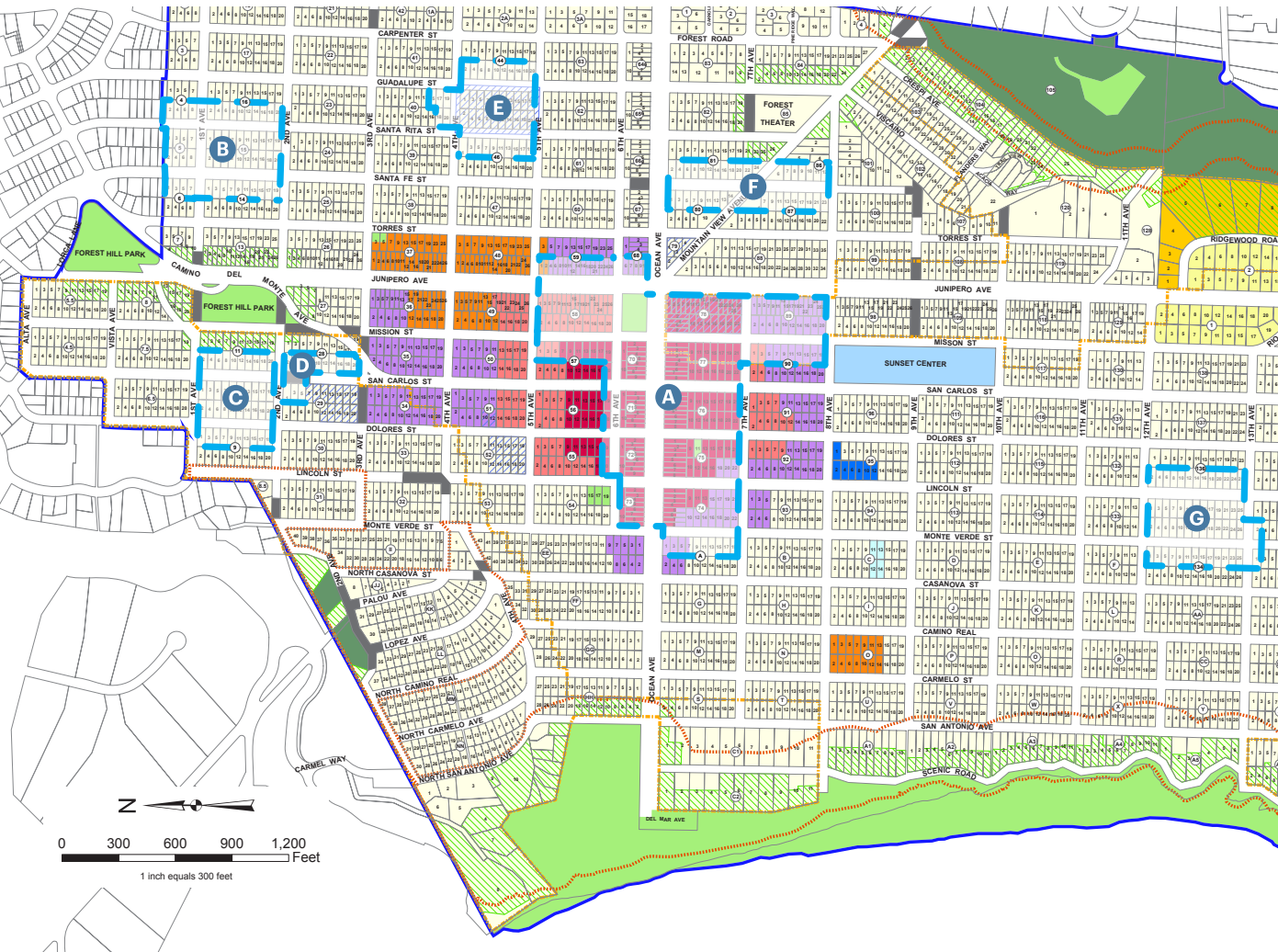
Board and batten
siding

Gable roof with
projected rake

Vertical ganged
windows with simple
trim surround

3.4 Study Areas

The Opticos team toured the majority of blocks in the Downtown and then focused on studying the identified area in more detail. The team also toured six ADU locations and the surrounding parcels and buildings. The observations from these areas are included in the following pages.



Study Area A - Downtown

Based on the observed physical character, the following key characteristics are integral to Downtown's strong visual and physical appeal. For this reason consideration should be given to regulating some or most of these topics:

- Building height max
- Façade width max
- Architectural Style
- Architectural Style(s) on projects with more than one building
- Distance between entries max
- Ground floor height min
- Corner element (required at certain locations, building sizes?)
- Second story projections min
- Wall length without massing break
- Roof forms
- Eave types
- Shopfront base height min to max
- Shopfront height and transparency min
- Porch depth and width
- Gallery width and height
- Gateway width and height
- Forecourt width and depth
- Paseo width (when to require?)
- Landscape type along building frontage (at-grade planter, other)
- Parking location and type
- Driveway width and location

Study Area A - Downtown

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



Block 68 West

Buildings	1
Style	Tudor (1)

Block 58 East and 59 West

Buildings	9
Prevalent Style	Carmel Vernacular (3)
Other Styles	Cottage (2) Bay Region Modern (2) Tudor (1) Postwar Modern (1)

Block 57 East and 58 West

Buildings	14
Prevalent Style	Carmel Vernacular (6)
Other Styles	Tudor (4) Spanish Eclectic (1) Bay Region Modern (3)

Block 70 South and 77 North

Buildings	8
Prevalent Style	Spanish Eclectic (4)
Other Styles	Carmel Vernacular (3) Monterey Colonial (1)

Block 70 West and 71 East

Buildings	3
Prevalent Style	Carmel Vernacular (2)
Other Styles	Spanish Eclectic (1)

Study Area Examples



Tudor



Carmel Vernacular



Cottage



Bay Region Modern



Postwar Modern



Spanish Eclectic



Monterey Colonial

Study Area A - Downtown

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



Block 78 East (Back of Carmel Plaza)

Buildings	1
Style	Bay Region Modern (1)

Block 89 East

Buildings	5
Prevalent Style	Bay Region Modern (2) Carmel Vernacular (2)
Other Styles	Tudor (1)

Block 89 West and 90 East

Buildings	13
Prevalent Style	Carmel Vernacular (5)
Other Styles	Craftsman (1) Spanish Eclectic (1) Post-Adobe (1) Minimal Traditional (1) Tudor (2) Bay Region Modern (2)

Block 77 East and 78 West

Buildings	8
Prevalent Style	Bay Region Modern (3)
Other Styles	Spanish Eclectic (2) Carmel Vernacular (2) French Country (1)

Block 76 East and 77 West

Buildings	11
Prevalent Style	Carmel Vernacular (4)
Other Styles	Tudor (1) Spanish Eclectic (2) Organic (1) Bay Region Modern (2) Minimal Traditional (1)

Study Area Examples



Bay Region Modern



Carmel Vernacular



Tudor



Spanish Eclectic



Craftsman



Post-Adobe



Minimal Traditional



Organic



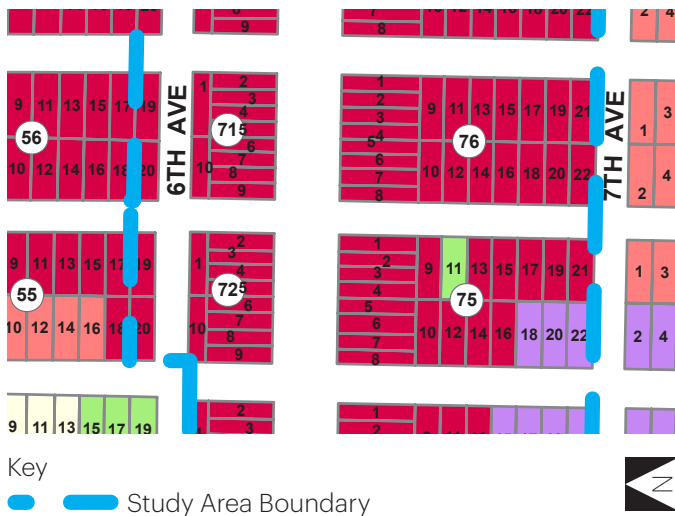
French Country

Study Area A - Downtown

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



Block 56 South and 71 North	
Buildings	6
Prevalent Style	Postwar Modern (2) Carmel Vernacular (2)
Other Styles	Tudor (1) Bay Region Modern (1)

Block 55 South and 72 North	
Buildings	9
Prevalent Style	Carmel Vernacular (3) Postwar Modern (3)
Other Styles	Monterey Colonial (1) Organic (1) Spanish Eclectic (1)

Block 72 South and 75 North	
Buildings	14
Prevalent Style	Carmel Vernacular (3)
Other Styles	Spanish Eclectic (2) Tudor (2) Bay Region Modern (2) Craftsman (2) Post-Adobe (1) Minimal Traditional (2)

Block 71 South and 76 North	
Buildings	13
Prevalent Style	Carmel Vernacular (6)
Other Styles	Bay Region Modern (3) Spanish Eclectic (3) Tudor (1)

Block 75 East and 76 West	
Buildings	18
Prevalent Style	Spanish Eclectic (7)
Other Styles	Carmel Vernacular (4) Monterey Colonial (1) Storybook (1) Tudor (2) Bay Region Modern (2) Post-Adobe (1)

Study Area Examples



Carmel Vernacular



Bay Region Modern



Spanish Eclectic



Tudor



Craftsman



Postwar Modern



Minimal Traditional



Monterey Colonial



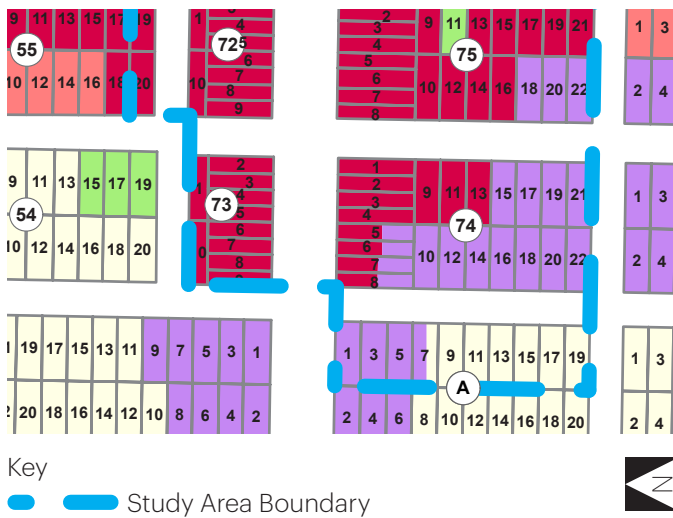
Storybook

Study Area A - Downtown

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



Block 72 West and 73 East

Buildings	3
Styles	Spanish Eclectic (1) Minimal Traditional (1) Postwar Modern (1)

Block 74 East and 75 West

Buildings	13
Prevalent Style	Carmel Vernacular (6)
Other Styles	Postwar Modern (1) Bay Region Modern (1) Tudor (2) Spanish Eclectic (3)

Block 73 South and 74 North

Buildings	9
Prevalent Style	Tudor (5)
Other Styles	Minimal Traditional (3) Carmel Vernacular (1)

Block A East and 74 West

Buildings	15
Prevalent Style	Carmel Vernacular (7)
Other Styles	Tudor (2) French Chateau (1) Post-Adobe (1) Postwar Modern (2) Craftsman (1) Minimal Traditional (1)

Study Area Examples



Tudor



Minimal Traditional



Carmel Vernacular



Spanish Eclectic



Postwar Modern



Bay Region Modern



French Chateau



Post-Adobe

Study Area B - ADU Sites

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



- Key
- Study Area Boundary
 - - - ADU Site

Block 4 West and 5 East

Buildings	6
Prevalent Style	Carmel Vernacular (3)
Other Styles	Minimal Traditional (1) Bay Region Modern (1) Cottage (1)

Block 15 East and 16 West

Buildings	13
Prevalent Style	Minimal Traditional (4)
Other Styles	Bay Region Modern (3) Craftsman (1) Cottage (2) Carmel Vernacular (3)

Block 14 East and 15 West

Buildings	18
Prevalent Style	Bay Region Modern (6)
Other Styles	Minimal Traditional (5) Carmel Vernacular (3) Craftsman (2) Tudor (1) Spanish Revival (1)

Block 5 West and 6 East

Buildings	4
Styles	Craftsman (1) Cottage (1) Bay Region Modern (1) California Ranch (1)

Study Area Examples



Minimal Traditional



Bay Region Modern



Craftsman



Cottage



Carmel Vernacular



Tudor



Spanish Revival



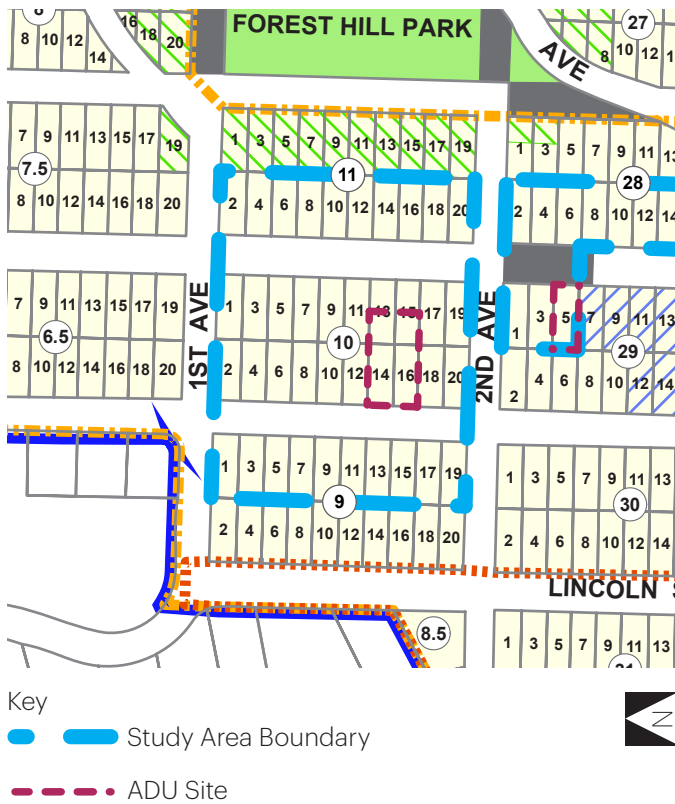
California Ranch

Study Area C - ADU Sites

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



Block 10 East and 11 West

Buildings	15
Prevalent Style	Cottage (6)
Other Styles	California Ranch (1) Bay Region Modern (1) Carmel Vernacular (4) Postwar Modern (1) Craftsman (2)

Block 9 East and 10 West

Buildings	13
Prevalent Style	Craftsman (5)
Other Styles	Spanish Revival (1) Bay Region Modern (2) Cottage (4) California Ranch (1)

Study Area Examples



Cottage



California Ranch



Bay Region Modern



Carmel Vernacular



Postwar Modern



Craftsman



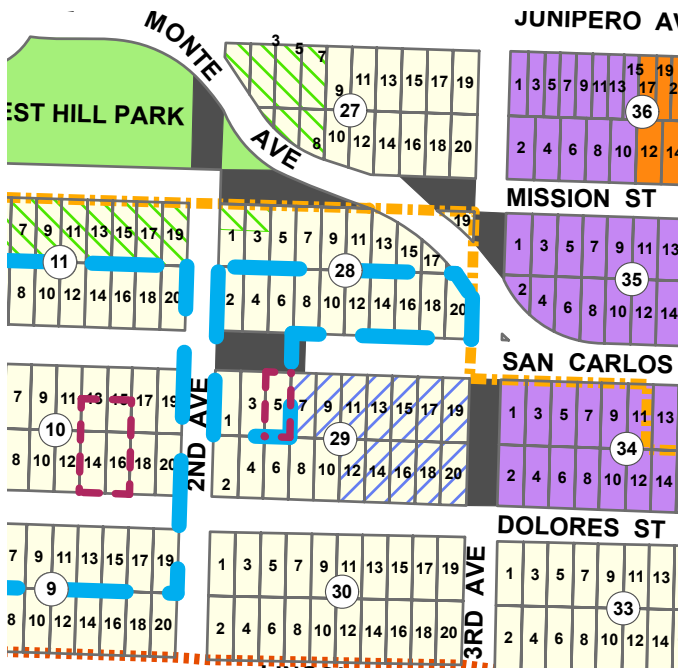
Spanish Revival

Study Area D - ADU Sites

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



- Key
- Study Area Boundary
 - ADU Site

Block 29 East and 28 West

Buildings	8
Prevalent Style	Bay Region Modern (4)
Other Styles	Carmel Vernacular (3) Cottage (1)

Study Area Examples



Bay Region Modern



Carmel Vernacular



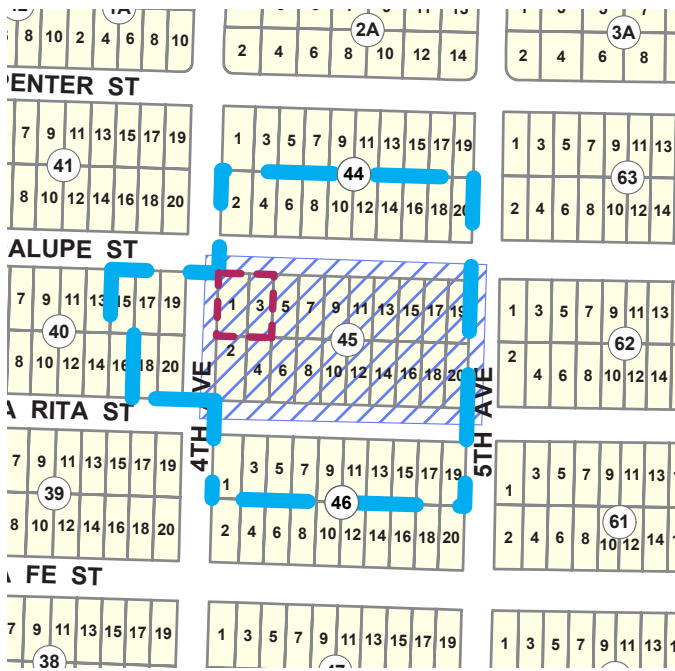
Cottage

Study Area E - ADU Sites

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



- Key
- Study Area Boundary
 - ADU Site

Block 45 East and 44 West

Buildings	17
Prevalent Style	Carmel Vernacular (4)
Other Styles	Tudor (1) Cottage (3) California Ranch (2) Postwar Modern (3) Minimal Traditional (1) Craftsman (1) Bay Region Modern (2)

Block 40 South and 45 North

Buildings	3
Prevalent Style	Carmel Vernacular (2)
Other Styles	Bay Region Modern (1)

Block 46 East and 45 West

Buildings	13
Prevalent Style	Carmel Vernacular (4)
Other Styles	Craftsman (2) Cottage (3) Tudor (1) Bay Region Modern (1) Postwar Modern (1) Organic (1)

Study Area Examples



Carmel Vernacular



Tudor



Cottage



California Ranch



Postwar Modern



Minimal Traditional



Craftsman



Bay Region Modern



Organic

Study Area F - ADU Sites

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



Block 80 East and 81 West

Buildings	14
Prevalent Style	Carmel Vernacular (8)
Other Styles	Bay Region Modern (1) Craftsman (2) Spanish Revival (1) Postwar Modern (1) Cottage (1)

Block 87 East and 86 West

Buildings	13
Prevalent Style	Carmel Vernacular (6) Cottage (6)
Other Styles	Craftsman (1)

Key

- Study Area Boundary
- - - ADU Site



Study Area Examples



Carmel Vernacular



Bay Region Modern



Craftsman



Spanish Revival



Postwar Modern



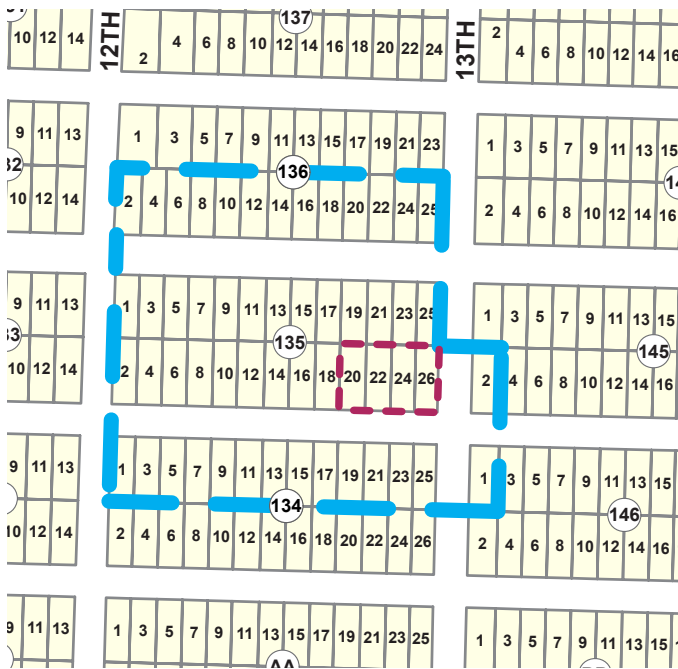
Cottage

Study Area G - ADU Sites

For each block in the study area, the following have been identified:

- Total number of buildings
- Prevalent architectural style and total number of buildings in that style
- Other styles and total number of buildings in those styles

The analysis was divided by facing sides of blocks within the study areas. If a block face was at the edge of the study area, then only that one side of the block was accounted for in the analysis.



- Key
- Study Area Boundary
 - ADU Site



Block 135 East and 136 West

Buildings	22
Prevalent Style	Carmel Vernacular (7)
Other Styles	Traditional Farmhouse (3) Minimal Traditional (2) Cottage (4) Storybook (1) Postwar Modern (1) California Ranch (1) Spanish Revival (1) Craftsman (1) Bay Region Modern (1)

Block 134 East and 135 West

Buildings	18
Prevalent Style	Carmel Vernacular (7)
Other Styles	Tudor (1) Craftsman (3) California Ranch (1) Traditional Farmhouse (1) Minimal Traditional (1) Bay Region Modern (2) Cottage (2)

Corner of Blocks 134, 135, 145, and 146

Buildings	4
Prevalent Style	Carmel Vernacular (2) Minimal Traditional (2)



Carmel Vernacular



Traditional Farmhouse



Minimal Traditional

Study Area Examples



Cottage



Storybook



Postwar Modern



California Ranch



Spanish Revival



Craftsman



Bay Region Modern



Tudor