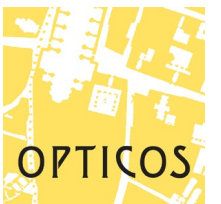


MU/MF ODDS: Regulating Architectural Style

City of Carmel-by-the-Sea

Community Meeting #4

September 16, 2026



Agenda

Summary of Community Meetings & Project Timeline

3

Architectural Styles for MU/MF Buildings

5

Poster Exercises

19

Next Steps

23

Community Meetings & Timeline



Community Meetings & Timeline

Community Meeting 1

Topic: Introduction to ODDS



Community Meeting 2

Topic: ADU ODDS



Community Meeting 3

Topic: ADU ODDS Admin Draft



Community Meeting 4

Topic: Architectural Styles for MU/MF ODDS

Architectural Styles for MU/MF Buildings

(Focus on Study Area A: Downtown)



Key Findings

- Total of 14 styles observed in the Downtown Study Area
 - 8 styles observed in limited numbers
 - 6 styles observed on many buildings
- Observed a total of 169 buildings
 - 57 buildings (33%) in eclectic style known locally as Carmel Vernacular
 - 112 buildings (67%) in one of the other observed styles



Styles in the Downtown Study Area

14 styles within the Downtown Study Area

- Carmel Vernacular
- Spanish Eclectic
- Tudor
- Bay Region Modern
- Postwar Modern
- Minimal Traditional
- Craftsman
- Monterey Colonial
- Post-Adobe
- Storybook
- Organic
- Cottage
- French Chateau
- French Country



Prevalent Style: Carmel Vernacular

- Primary material: mixed (mix of styles), many include Carmel stone 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



Prevalent Style: Spanish Eclectic

- 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



Prevalent Style: Tudor

- 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



Prevalent Style: Bay Region Modern

- 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



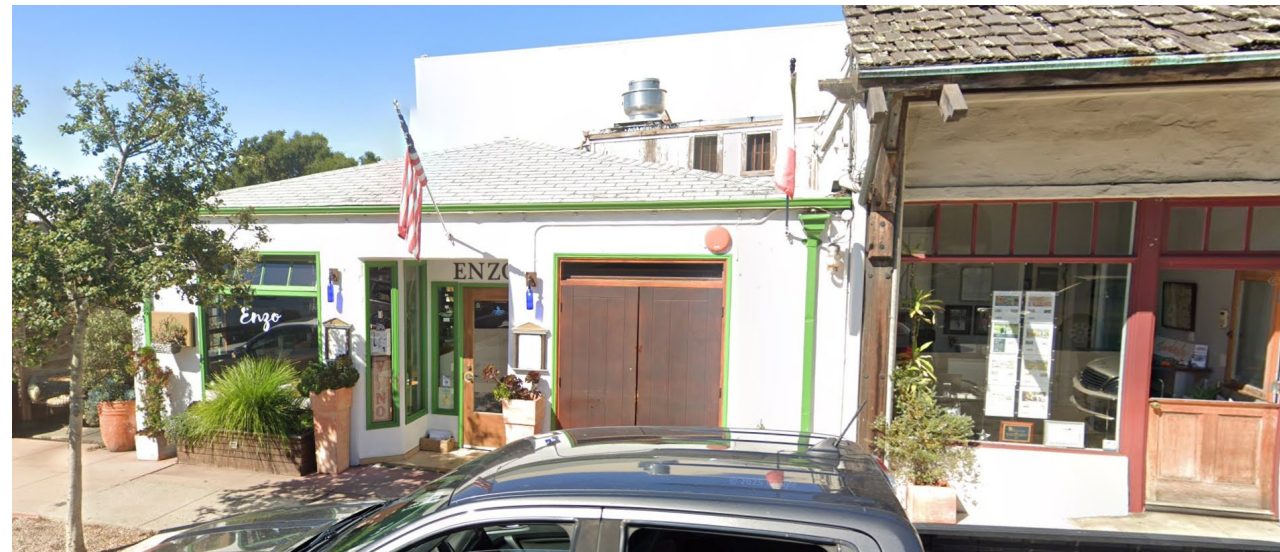
Prevalent Style: Postwar Modern

- 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



Prevalent Style: Minimal Traditional

- 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



Prevalent Style: Craftsman

- 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



Prevalent Style: Monterey Colonial

- 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



Prevalent Style: Cottage

- 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



Other Styles: Storybook, Post-Adobe, Organic

- 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



Other Styles: French Chateau, French Country

- 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.



Poster Exercises



Poster Exercise A

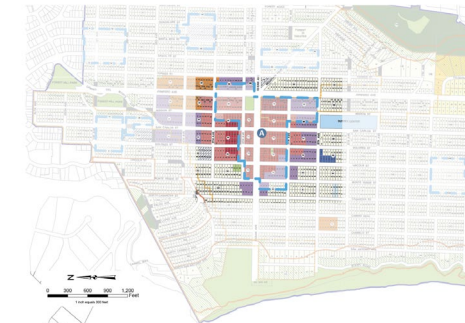
Select 6 architectural styles for MU/MF

- Step 1: Review all 14 architectural styles presented on the posters
- Step 2: Using the handout provided (Page 1), select 6 architectural styles. As you make your selections, consider the following questions:
 - Which architectural styles would you like to see standardized in the MU/MF ODDS?
 - Which of these styles do you anticipate will be most commonly used in future developments?

Handout Page 1

Architectural Styles for MU/MF ODDS

The Opticos team toured the majority of blocks in the Downtown and then focused on studying the identified area (A) in more detail. Of the 14 architectural styles identified within Study Area A, please select 6 styles that you would like to see included in the MU/MF ODDS.



Preferred Styles	Identified Architectural Styles
	Carmel Vernacular
	Spanish Eclectic
	Tudor
	Bay Region Modern
	Postwar Modern
	Minimal Traditional
	Craftsman
	Monterey Colonial
	Post-Adobe
	Storybook
	Organic
	Cottage
	French Chateau
	French Country

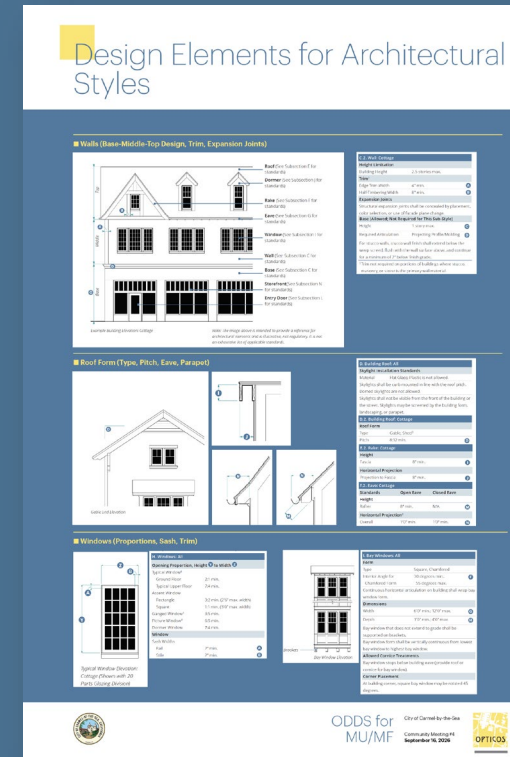


Poster Exercise B

Review and provide feedback on the proposed design elements for architectural styles

- Step 1: Review the design elements included in the posters
- Step 2: Add your comments on the handout (Page 2) considering the following questions:
 - Should these design elements be regulated?
 - Are there any key design elements not shown on the posters that you think should also be regulated?

Posters



Handout Page 2

Design Elements for Architectural Styles Page 2

For each architectural style, a set of standards will be developed to regulate key design elements, such as facades, roofs, windows, dormers, and materials.

1. Please provide comments on each design element to indicate whether or not these aspects should be regulated.

Design Elements	Comments
Walls (Base-Middle-Top Design, Trim, Expansion Joints)	
Roof Form (Type, Pitch, Eave, Parapet)	
Windows (Proportions, Sash, Trim)	
Dormers (Roof Form, Projection, Placement)	
Doors (Number of Panels, Lite Types, Head Width, Glazed Openings)	
Storefronts	
Exterior Materials	

2. Are there any key design elements not shown on the posters that you think should also be regulated?

Additional Comments



Discussion

6 Architectural Styles

- Which architectural styles would you like to see standardized in the MU/MF ODDS?

Key Design Elements

- Should these design elements be regulated?
- Are there any key design elements not shown on the posters that you think should also be regulated?

Thank you!

Next Step

- **Community Meeting 5:**
MU/MF ODDS Admin Draft,
Key Concepts and Standards
(Tentatively November, 2026)

