

MONTEREY COUNTY

RESOURCE MANAGEMENT AGENCY – PLANNING DEPARTMENT



MEMORANDUM

Date: February 9, 2009

To: RMA - Planning Department & RMA - Building Services Department

From: Laura Lawrence, R.E.H.S., Planning Services Manager

Subject: Special Setbacks for the Del Monte Forest Country Club Area (Non-Coastal) and Del Monte Forest Huckleberry Hill and Pescadero Planning Areas (Coastal)

These special setbacks were established in a blanket variance under ZA00595 in 1969. See the attached documentation and map.

SPECIAL SETBACKS (NON-COASTAL)

Chapter 21.12 (Regulations for Medium Density Residential Zoning Districts) defines the development standards for the “MDR” district. In Section 21.12.070.D, the development standards for the MDR District in the Del Monte Forest area are further refined. What are not defined in Chapter 21.12 are the special setbacks within the following subdivisions:

- Monterey Peninsula Country Club #1
- Monterey Peninsula Country Club #2
- Monterey Peninsula Country Club #3
- Monterey Peninsula Country Club #4
- Monterey Peninsula Country Club #5
- Resubdivision of Block 316 - Monterey Peninsula Country Club #3

Front

For lots that front on roads over 50 feet in width, the front setback is 15 feet; for all others, the front yard setback is 20 feet (MCC § 21.12.060.C.1.a).

Side and Rear

The special side and rear setbacks are 10 feet minimum, except for 2nd story side setbacks; those setbacks are 20 feet minimum (21.12.070.D.3.b).

According to the blanket variance (ZA00595), these setbacks apply to both main buildings and accessory buildings.

SPECIAL SETBACKS (COASTAL)

Chapter 20.12 (Regulations for Medium Density Residential [“MDR (CZ)”] Zoning Districts) defines the development standards for the “MDR” district. In Section 20.12.060, the development standards for the MDR District in the Del Monte Forest area are further refined. What are not defined in Chapter 20.12 are the special setbacks for the following subdivisions in the Huckleberry Hill and Pescadero Planning Areas:

- Del Monte Forest #1 (DMF #1)

Special Setbacks

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- Del Monte Forest #2 (DMF #2)
- Pescadero Heights

Front

For lots in DMF #1 and #2 fronting on roads over 50 feet in width, the front setback is 15 feet; for all others in DMF #1 and #2 and the Pescadero Heights subdivision, the front yard setback is 20 feet (20.12.060.C.1.a).

Side and Rear

The special side and rear setbacks are 10 feet minimum, except for 2nd story side setbacks; those setbacks are 20 feet minimum (20.12.060.C.1.a). The special side and rear setbacks for these subdivisions is also defined in the Monterey County Coastal Implementation Plan (Part 5) for the Del Monte Forest Land Use Plan Area in Section 20.147.090.A.6.

According to the blanket variance (ZA00595), these setbacks apply to both main buildings and accessory buildings.

Attachments (Resolution ZA-595 and map)

ZONING ADMINISTRATOR
COUNTY OF MONTEREY, STATE OF CALIFORNIA

NO. ZA-595

In the matter of the

FINDINGS AND DECISION

Del Monte Forest area

for a Variance in Section 27 of the Zoning Ordinance of the County of Monterey, being Ordinance No. 911, as amended, in accordance with Section 31 of said Ordinance, to allow a deviation in front yard, side yard, and rear yard setback requirements on certain property in the Del Monte Forest area for main buildings and accessory buildings came on regularly for hearing before the Zoning Administrator on October 30, 1969.

Said Zoning Administrator having considered the application and the evidence presented relating thereto,

FINDINGS OF FACT

- FOUND (1) That because of special circumstances applicable to subject property, including size, shape, topography, location, or surroundings, the strict application of this ordinance is found to deprive subject property of privileges enjoyed by other properties in the vicinity and under identical zone classification, and
- FOUND (2) That the grant of a variance permit would not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which subject property is situated.

DECISION

WHEREFORE, it is the decision of said Zoning Administrator that said application for Variance be granted as follows:

Front Yard Building Setback Requirements:

20 foot minimum-except a 15 foot minimum for lots which front on roads over 50 feet in width in the following subdivisions:


- a) Monterey Peninsula Country Club #1
- b) " " " " #2
- c) " " " " #3
- d) " " " " #4
- e) " " " " #5
- f) Resubdivision of Block 316 - Monterey Peninsula Country Club #3
- g) Del Monte Forest #1
- h) " " " #2

Side Yard and Rear Yard Setbacks:

20 Foot minimum-except 10 foot for the following subdivisions:

- a) Monterey Peninsula Country Club #1
- b) " " " " #2
- c) " " " " #3
- d) " " " " #4
- e) " " " " #5
- f) Resubdivision of Block 316, Monterey Peninsula Country Club #3
- g) Del Monte Forest #1
- h) " " " #2
- i) Pescadero Heights

PASSED AND ADOPTED this 30th day of October, 1969.



ROBERT SLIMMON, JR.
Zoning Administrator, County of Monterey

Copy of this decision was mailed to the applicant on November 4, 1969.

DEL MONTE FOREST SETBACKS

NON-COASTAL AREA SETBACKS

- FRONT
 - 15 FT. GREEN AREA
 - 20 FT. ELSEWHERE
- SIDE & REAR
 - 10 FT. RED AREA
 - 20 FT. FOR 2nd STORY SIDE SETBACK ONLY
- ACCESSORY BLDG.
 - SAME AS MAIN BLDG.

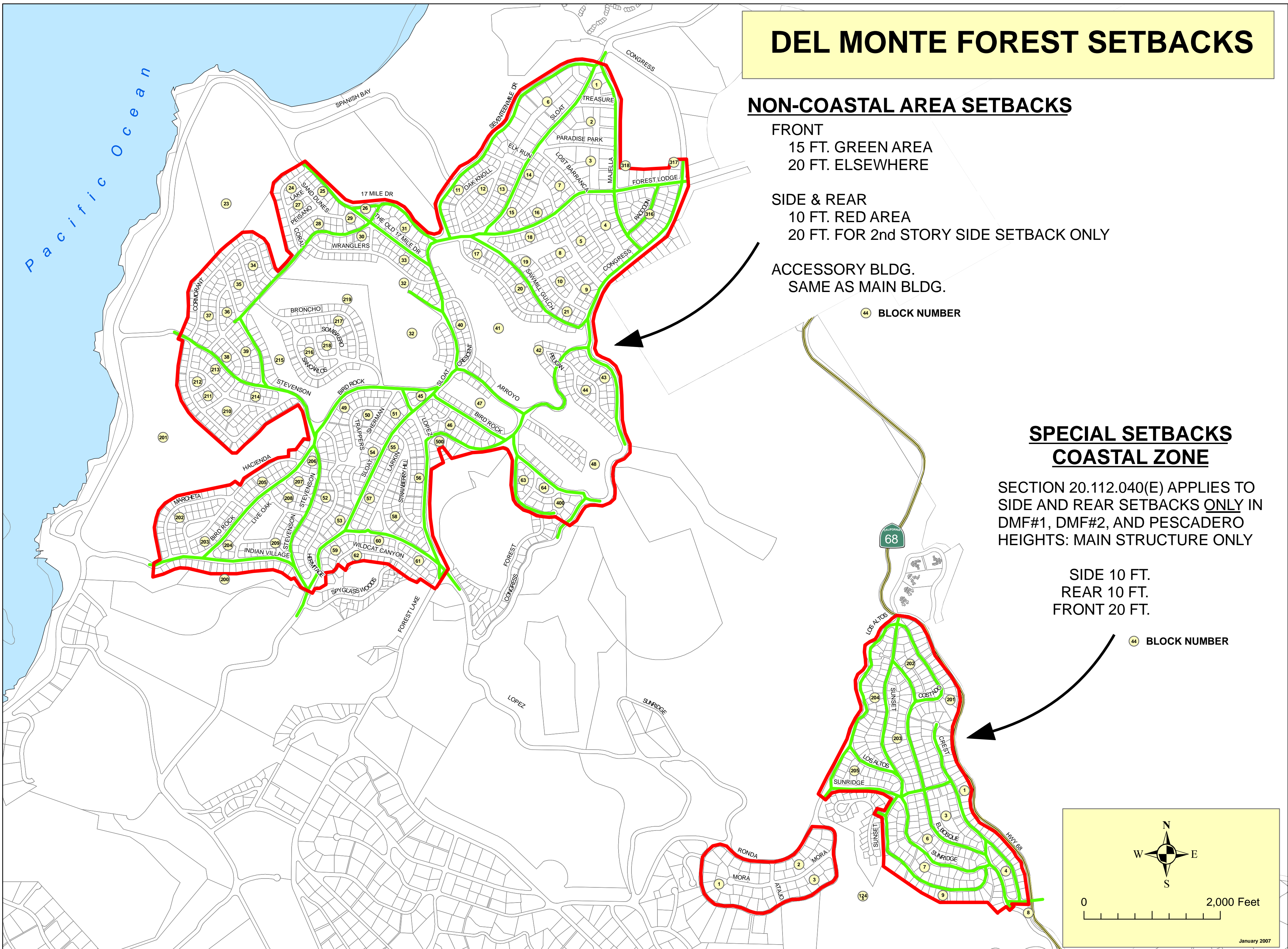
44 BLOCK NUMBER

SPECIAL SETBACKS COASTAL ZONE

SECTION 20.112.040(E) APPLIES TO SIDE AND REAR SETBACKS ONLY IN DMF#1, DMF#2, AND PESCADERO HEIGHTS: MAIN STRUCTURE ONLY

- SIDE 10 FT.
- REAR 10 FT.
- FRONT 20 FT.

44 BLOCK NUMBER



0 2,000 Feet