

Revised August 24, 2022

Development Standards Reduction Request
Bella Vista Tentative Subdivision Map

As part of the State Density Bonus, a developer who commits to building a specific type and quantity of affordable units, in this case, 39 age restricted units and 10 percent of the balance of the subdivision dedicated to Moderate Income buyers. As such, we are permitted to request a reduction in development standards.

Below are the requested reductions of development standards:

Traditional Lot	Existing Mendocino Code	Bella Vista Proposal
Minimum Lot Size (Gross)	6,000 square feet	3,110 square feet
Age Restricted Lot Size	NA	Varies – Building Envelope
Front Yard Setback – Main House	20 Feet	12 feet
Front Yard Setback – Patio	20 Feet	6 Feet
Front Yard Setback – Garage	20 Feet	20 Feet
Side Yard Setback	6 Feet	4 Feet
Street Side Yard Setback	15 Feet	10 Feet
Flag Lots	Yes	Yes
Private Easement Access	No	Yes
Fence Height Limit on Street-side and rear frontages of Corner and Double-Frontage Lots	3-1/2'	6' with a 5' setback from back of sidewalk

Age Restricted	Existing Mendocino Code	Bella Vista Proposal
Lot Size	6,000 square feet	Minimum of 1,298 square foot (Net) – Various lot by lot
Front Yard Setback – Main House	20 Feet	12 Feet
Front Yard Setback – Patio	20 Feet	6 Feet
Garage Setback	20 Feet	20 Feet
Side Yard Setback	6 Feet	0 Feet (Minimum of 8-Foot Separation between structures, across easements)
Street Side Yard Setback	15 Feet	12 Feet
Private Easement Access	NA	Yes