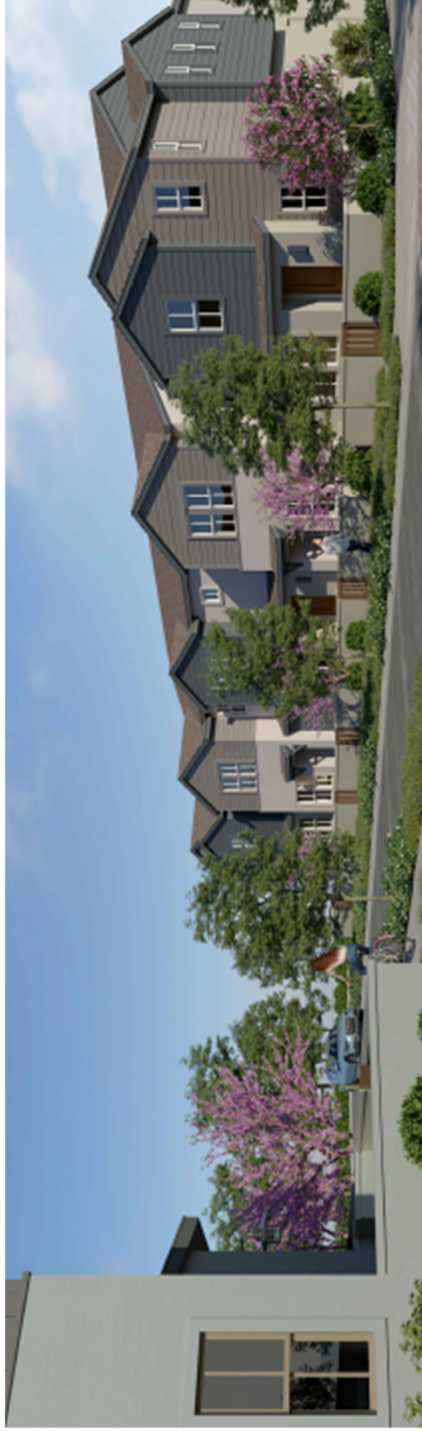


Meadow Creek Townhomes Streamlined Design Review



533 Bellevue Ave

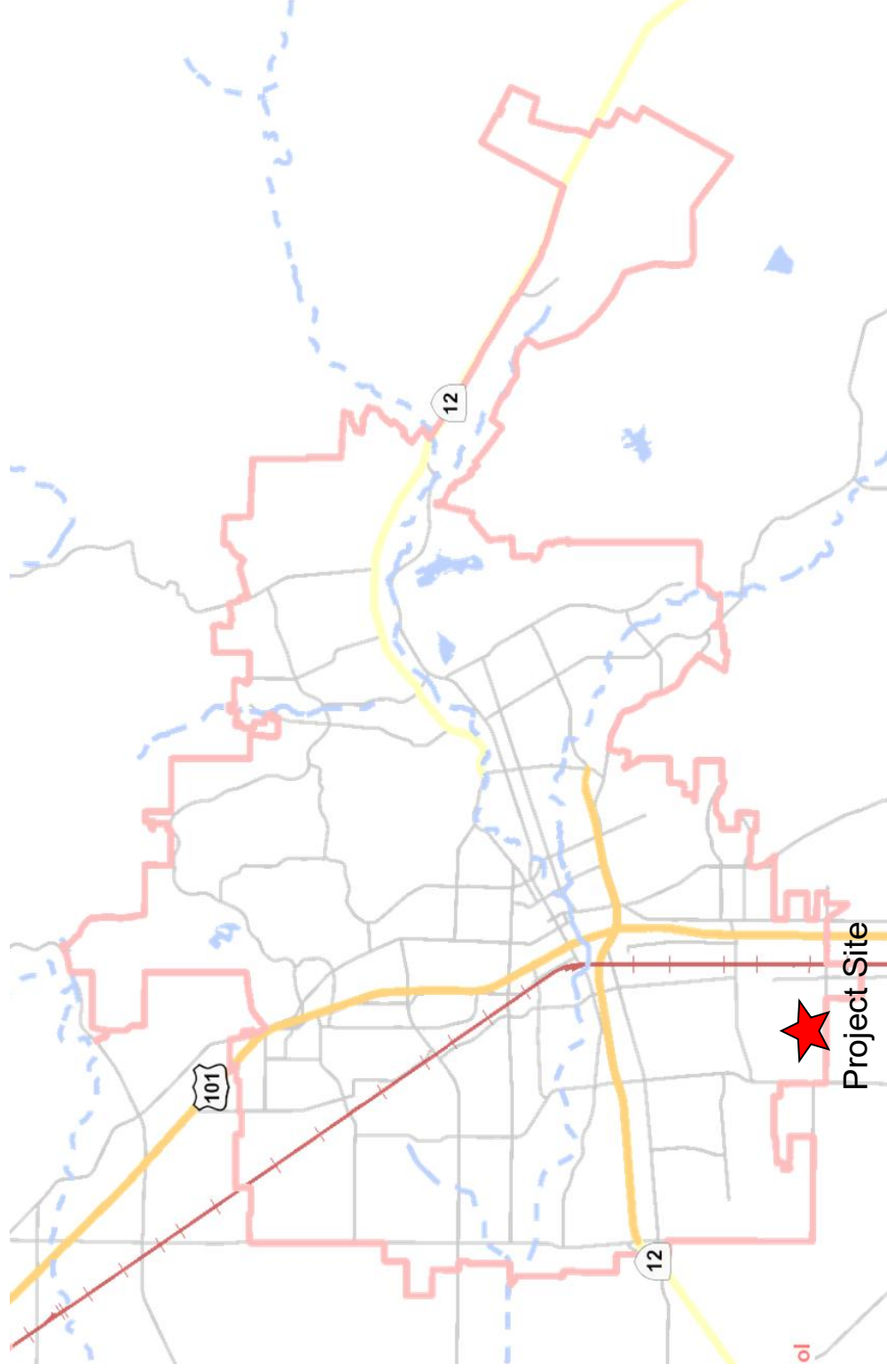
September 3, 2025

Sachnoor Bisla
City Planner
Planning and Economic Development

- Subdivision of a 4.78-acre site into 62 residential lots and 2 open space parcels
- 12 buildings with 62 attached units (10 5-plex buildings and 2 6-plex buildings)
- Lot sizes range from 1,349 sq ft to 1,818 sq ft
- Two common open space areas, bioretention area alongside creek, and steel fence with gate access to the creek trail

Project Location- Citywide

533 Bellevue



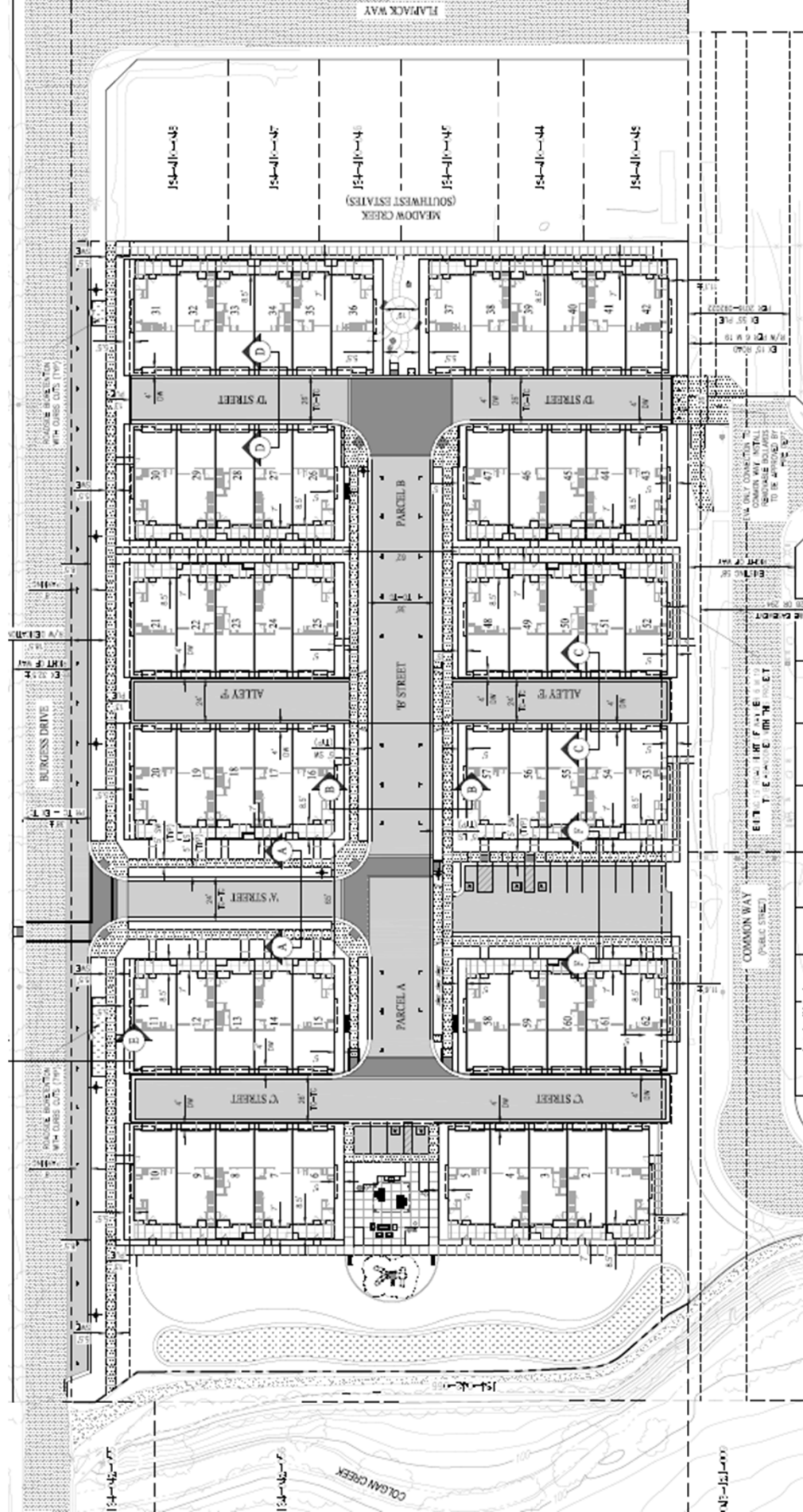
Project Location- Neighborhood 533 Bellevue

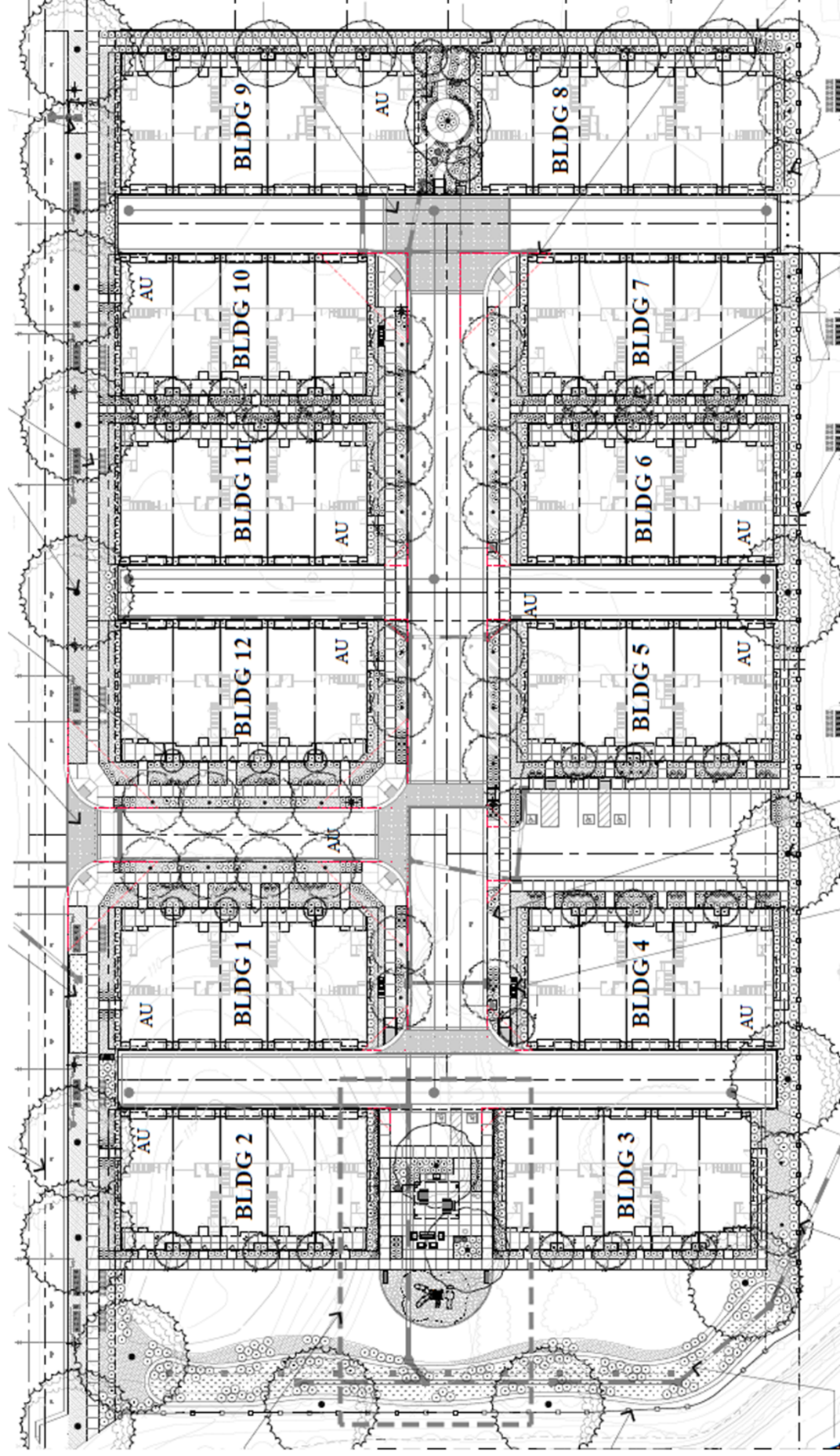




September 14, 2021	Pre-Application meeting
November 9, 2022	Neighborhood Meeting
November 17, 2022	Concept Design Review
June 7, 2023	Application Submitted
June 27, 2024	Waterways Advisory Committee Concept Review
July 24, 2025	Planning Commission – Tentative Map Approval

- Tentative Map Approval (approved by Planning Commission on July 24, 2025)
- Streamlined Design Review





BUILDING 1 5-PLEX Front Elevation



FARMHOUSE - VARIATION A

BUILDING 2 6-PLEX Front Elevation



FARMHOUSE - VARIATION A



FARMHOUSE - VARIATION B



FARMHOUSE - VARIATION B

- Neighbors have expressed concerns regarding:
 - Traffic, circulation and parking
 - Maintenance of the site
 - Proximity to the creek and CTS habitat
 - Owl nesting

Environmental Review

California Environmental Quality Act (CEQA)

The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA). The project is statutorily exempt from CEQA pursuant to Government Code Section 65457. The Project would develop a residential land use that implements and is consistent with the Roseland Area/Sebastopol Road Specific Plan. The EIR prepared for the Specific Plan was certified by the City Council on October 18, 2016 (Resolution No. 28873, State Clearinghouse No. 2016012030) and no events subsequent to certification have required a supplemental EIR pursuant to Public Resources Code section 21166.

The Planning and Economic Development Department recommends that the Zoning Administrator, by resolution, approve Design Review for the Meadowcreek Townhomes project, a 62-unit residential subdivision located at 533 Bellevue Avenue (Assessor's Parcel Numbers 134-042-070).

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