DEVELOPMENT ADVISORY COMMITTEE
(July 24, 2025)

MEADOW CREEK TOWNHOMES

Project Description

The Meadow Creek Townhomes project (Project) is a proposal to subdivide an approximately 4.78 acre parcel into 62 individual residential lots. The Project includes a Tentative Map and Design Review by the Zoning Administrator.

LOCATION.....533 Bellevue Avenue

APN.....134-042-070

GENERAL PLAN LAND USE.....Medium Density Residential

ZONE CLASSIFICATION
EXISTING R-3-18, R-1-6
PROPOSED.....N/A

OWNER/APPLICANT .....Jay Ryder, Ryder Homes of CA
ADDRESS.....1425 Treat Boulevard
Walnut Creek, CA 94597

ENGINEER/SURVEYOR .....Evan Dombacher, CBG Engineers
ADDRESS.....2633 Camino Ramon #350
San Ramon, CA 94583

FILE NUMBER.....MAJ23-002 (PRJ22-011)

CASE PLANNER .....Sachnoor Bisla

PROJECT ENGINEER.....Cleve Gurney

Background

On June 7, 2023, the subject Meadow Creek Townhomes project applications were filed, including Design review to construct attached housing, a Conditional Use Permit for a small lot subdivision, and a Tentative Map to subdivide a 4.78 acre parcel into 62 single-family residential lots.

Conditions of Approval

1. Developer's engineer shall obtain the current city Design and Construction Standards and the Community Development Department's Standard Conditions of Approval dated August 27, 2008, and comply with all requirements therein unless specifically waived or altered by written variance by the City Engineer.

In addition, the following summary constitutes the recommended conditions of approval from City departments on the subject application/development based on plans stamped received April 16, 2025.

Planning Conditions

1. The applicant has requested the following Growth Management Allotments:

RESERVE "A"					
RESERVE "B"					
	2017	2018	2019	2020	2021

2. The developer shall provide on-site allocated units in compliance with the Housing Allocation Plan (City Code Chapter 21-02) or shall, in lieu of providing affordable units on site, pay applicable fees at the time of building permit issuance, unless otherwise allowed by City Code.
3. The following note shall be printed on all plan sets submitted for grading and building permits: “Construction hours shall be limited to Monday through Friday, 8:00 a.m. to 6:00 p.m., Saturday 9:00 a.m. to 5:00 p.m. No construction activities shall occur on Sunday or holidays.”
4. Comply with all applicable federal, state, and local codes. Failure to comply may result in issuance of a citation and/or revocation of approval.

Fire Conditions

5. Streets less than 28 feet wide are to have no parking on either side. Streets 28 to 36 feet wide can have parking on one side, and streets 36 feet and wider can have parking on both sides. Areas where parking is not allowed shall be marked with permeant “NO PARKING – FIRE LANE” identification per Fire Department Standards.
6. Access roads and water supplies for fire protection shall be installed and made serviceable prior to storage or construction of any combustible materials. Minimum 20-feet unobstructed Fire Department access roadways shall be maintained during construction at all times, fire hydrants shall not be blocked at any time.
7. Hydrant spacing for this single-family residential project shall comply with current Fire Department standards: maximum 500 feet on center. Preferred hydrant locations are at street intersections for best visibility and to minimize the likelihood of obstruction by parked automobiles.
8. Traffic control devices and permanent fences or gates limiting vehicle access shall be approved by the Fire Department.
9. Fire flow and location of fire hydrants shall be installed in accordance with California Fire Code Chapter 5, Appendix B, and Appendix C as adopted by the City of Santa Rosa and City Standards and approved by the Fire Code Official.
10. A four-foot by four-foot concrete pad shall be provided around the base of the hydrant for operation.
11. Turning radius shall accommodate 20-foot inside and 40-foot outside diameter.
12. The Phase 1 Environmental Site Assessment may be required to be submitted at the Fire Department, including the review fee, and approved. Grading, demolition or construction permits shall not be issued until the Fire Department has reviewed and approved the Phase 1 study.
13. Access roads and water supplies for fire protection shall be installed and made serviceable prior to delivery, storage, or construction of any combustible materials.

Recreation and Parks Conditions

14. Street trees will be required on Burgess Drive, including in bioretention areas, to be planted by the developer. Selection will be made from the City's approved master plan list. Planting shall be done in accordance with the

City's Standards and Specifications for Planting Parkway Trees. Tree planting locations shall be marked by the Recreation and Parks Department, Tree Division personnel. Call 707-543-3422 for information.

15. Bioretention areas along Burgess Drive and Common Way will not be maintained by the City. These areas must be maintained by the property owner or by an HOA.
16. Park acquisition and/or park development fees shall be paid at the time of building permit issuance, unless a later time is otherwise allowed by City Code The amount shall be determined by the resolution in affect at the time.

Transit Conditions

17. An ADA path of travel shall be provided to the bus stop on Bellevue at Burgess Drive.

Sonoma County Water Agency Conditions

18. A revocable license and or easement may be required for access or construction work within Sonoma Water's property located along Colgan Creek.
19. Improvements within Sonoma Water's property may require an easement from Sonoma Water's Board of Directors.
20. Sonoma Water is concerned with any activity that may affect the operation and maintenance of its facilities located along Colgan Creek, including improvements to the existing pedestrian pathway. Please provide design plans for Sonoma Water to review and approve which show details of the development in or adjacent to Sonoma Water's facilities.

The Development Advisory Committee is an administrative committee designed to inform the Planning Commission of technical aspects of various matters which the Commission is to consider. The report of the Committee in no way constitutes approval or denial of the item under decision. Final approval or denial rests with the Planning Commission and/or City Council and may or may not be subject to terms of this report.

Recommendation

_____ Approval with conditions as set forth in this report

_____ Continuance

_____ Denial – Reasons:

_____ Final action referred to the Planning Commission

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Jessica Jones
Deputy Director - Planning
Planning and Economic Development Department