

Meadow Creek Townhomes

Concept Design Review



533 Bellevue Avenue

November 17, 2022

Sheila Wolski, City Planner
Planning and Economic Development

Neighborhood Context





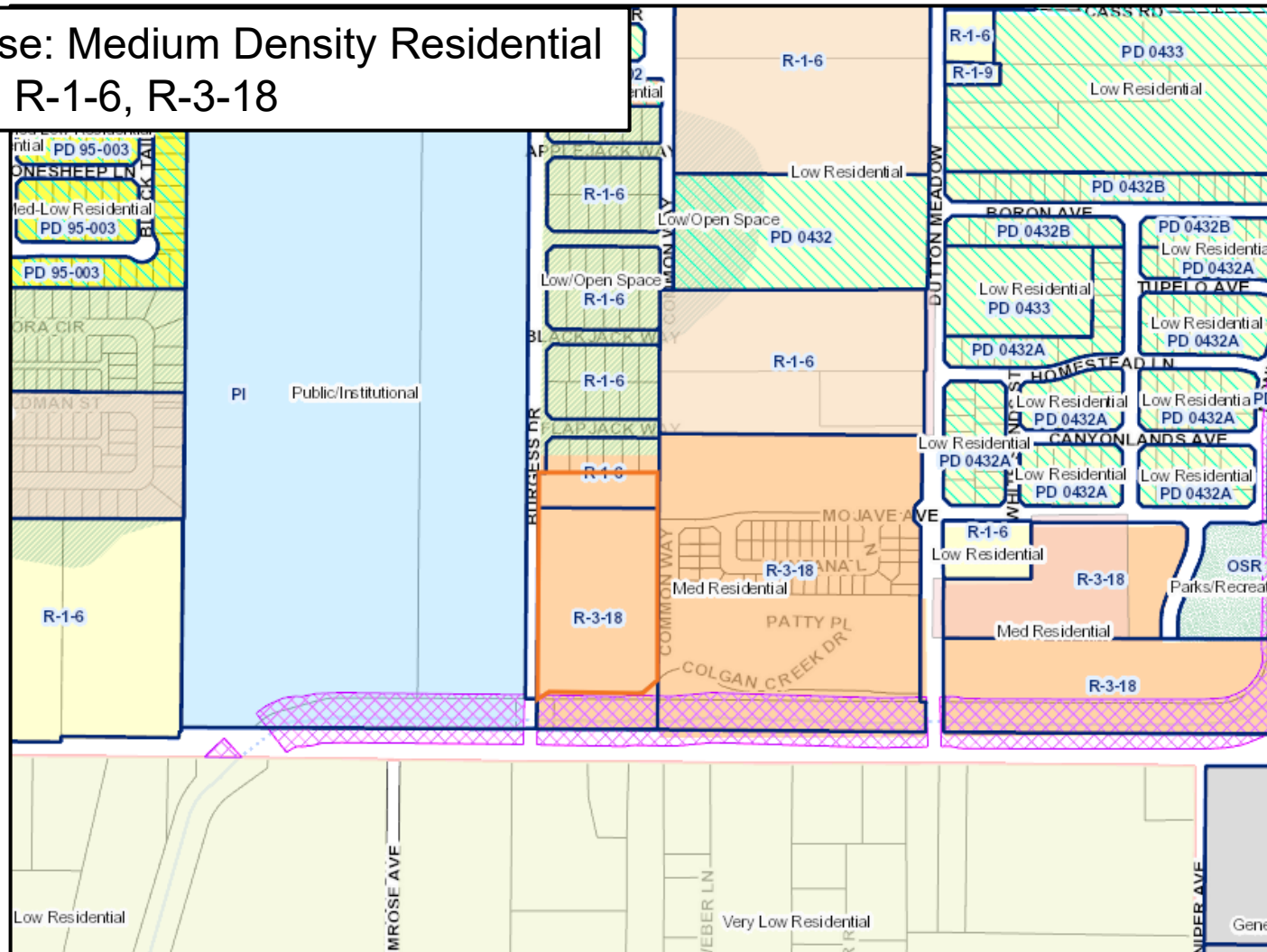
- Construct a total of 63, two-story, market rate, attached townhomes
- Townhomes arranged in five-plex and six-plex clusters throughout 12 separate buildings
- Three-bedroom units, ranging in size from 1,500-1,800 sq. ft.
- Primary access off Bellevue Avenue
- 190 parking spaces
 - 126 covered parking spaces (garage)
 - 44 uncovered spaces (on-site)
 - 20 uncovered spaces (street)
- Common open space: BBQ, fireplace, seating
- Private courtyards, patios

Required Entitlements

The site is located in the Roseland Priority Development Area making it eligible for reduced review authority before the Zoning Administrator.

- Multi-family dwelling (townhome) use is permitted by right
- **Concept Design Review (DRB)**
- Design Review (ZA)
- Small Lot Subdivision and Tentative Map (Planning Commission)

Land Use: Medium Density Residential
 Zoning: R-1-6, R-3-18



Environmental Review

California Environmental Quality Act (CEQA)

“Not A Project”

The request for the Design Review Board to provide comments and direction for a concept design review item is exempt from the California Environmental Quality Act (CEQA) because there is no possibility that the action will have any effect on the environment (CEQA Guidelines Sections 15061(b)(3) and 15378).

- Comments:

The Applicant and the Planning and Economic Development Department request the Design Review Board provide comments and direction for the Meadow Creek Townhomes development proposal.

Sheila Wolski, City Planner
Planning and Economic Development
swolski@srcity.org
(707) 543-4705