

CITY OF SANTA ROSA  
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT FOR DESIGN REVIEW AND PRESERVATION BOARD

April 16, 2026

**PROJECT TITLE**

Creekside Village Townhomes

**APPLICANT**

Mark Pilarczyk, Swenson

**ADDRESS/LOCATION**

2327, 2611, 2809 Montgomery Drive

**PROPERTY OWNER**

Green Valley Corporation

**ASSESSOR'S PARCEL NUMBER**

013-400-004, -005, -006

**FILE NUMBER**

PLN25-0526

**PROJECT SITE ZONING**

PD 05-003

**GENERAL PLAN DESIGNATION**

Medium Density Residential

**APPLICATION DATE**

October 27, 2025

**APPLICATION COMPLETION DATE**

October 28, 2025

**PROJECT PLANNER**

Sheila Wolski

**RECOMMENDATION**

Provide comments and recommendations

**PROPOSAL**

Concept Design Review application for feedback on the proposed development of 163 townhome-style condominium units on an approximately 14.91-acre site distributed over a series of three-story buildings. Proposed on-site parking is 326 covered stalls and 55 uncovered stalls, as well as 25 off-site street parking stalls, adjacent to the project site. Project site includes the Carrillo Adobe, a designated historic landmark.

**Attachments**

- Attachment 1 – Disclosure Form
- Attachment 2 – Concept Design Review Project Narrative
- Attachment 3 – Plans
- Attachment 4 – Public Comments