

# Concept Design Review

# Creekside Village Townhomes

File No. PLN25-0526

2327, 2611, 2809 Montgomery Drive

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April 16, 2026

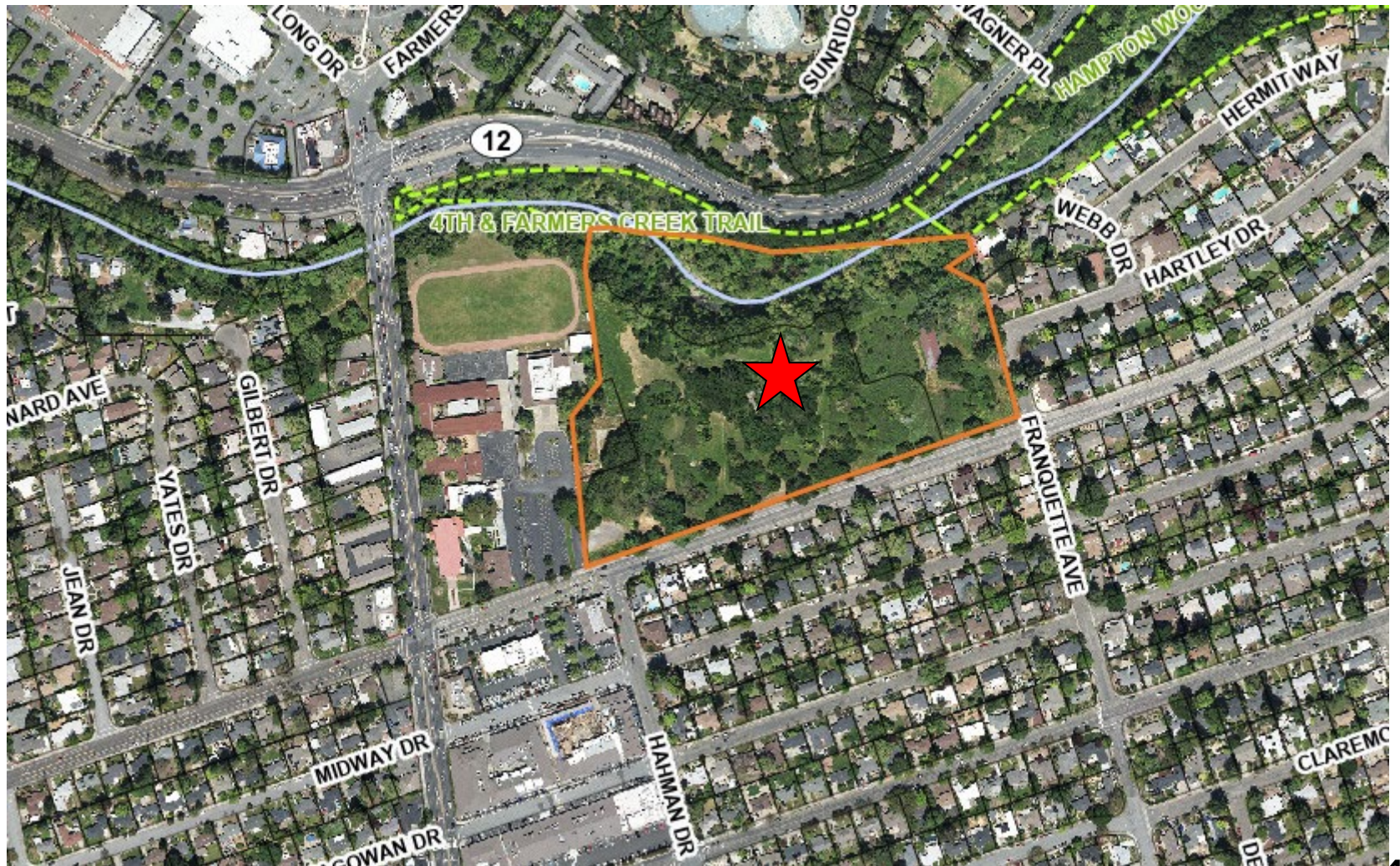
Sheila Wolski, Project Planner  
Planning and Economic Development

- Not required, but recommended for complex projects
- Received prior to submittal of development application
- Does not include:
  - Environmental review
  - Staff analysis
  - Comments from other departments or agencies
- No formal actions or decisions will be made at this meeting
- Purpose of the meeting is to provide the opportunity to offer advice, suggestions and feedback on concept design

Concept Design Review for 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, on-street parking stalls adjacent to project site. Project site includes the Carrillo Adobe and a portion of Santa Rosa Creek.



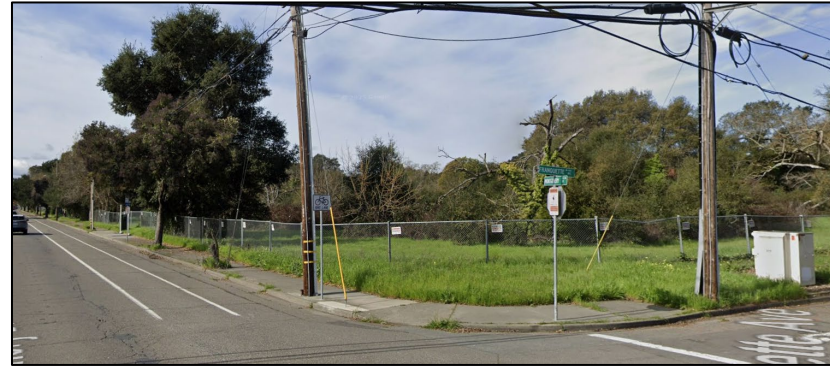
# Neighborhood Context

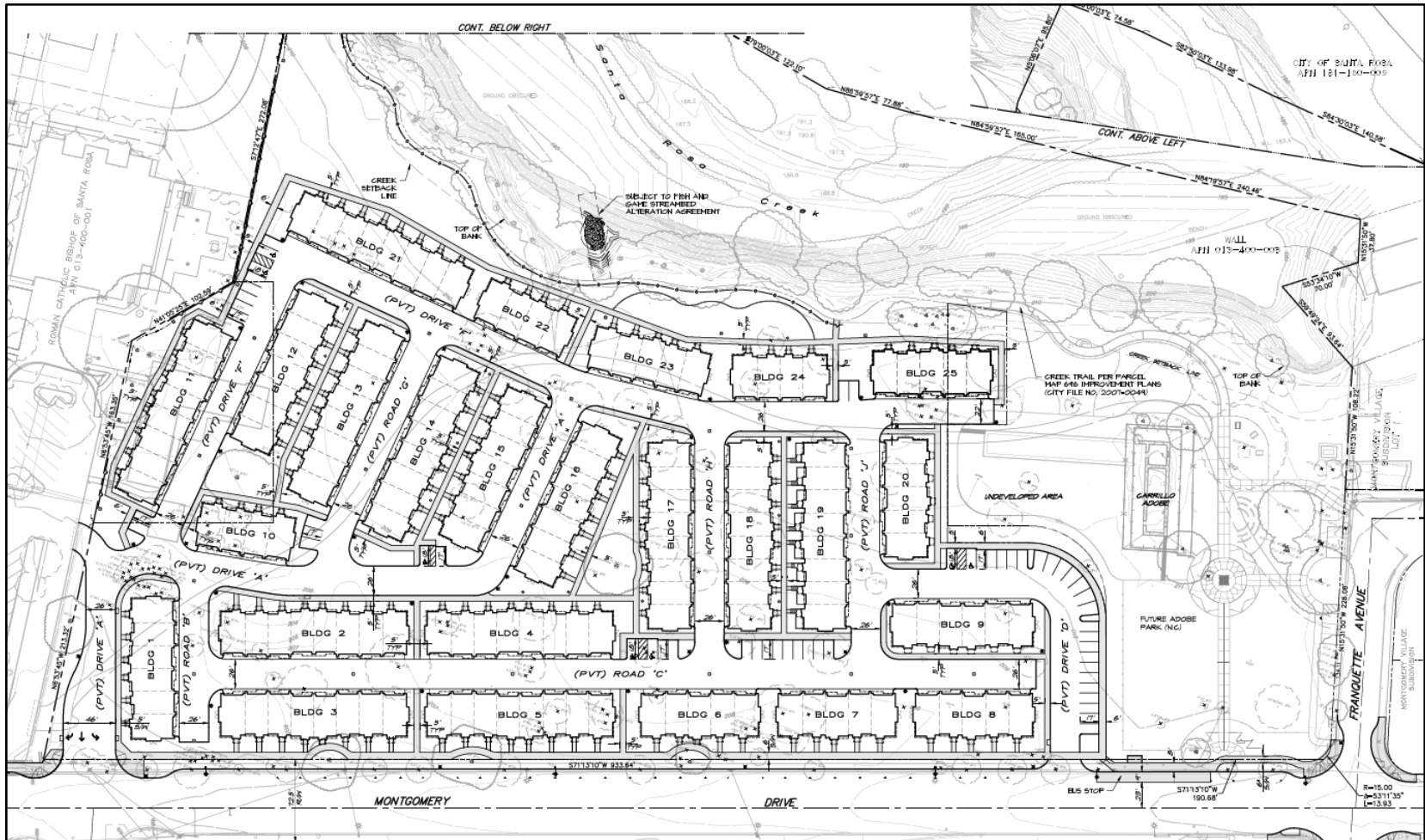




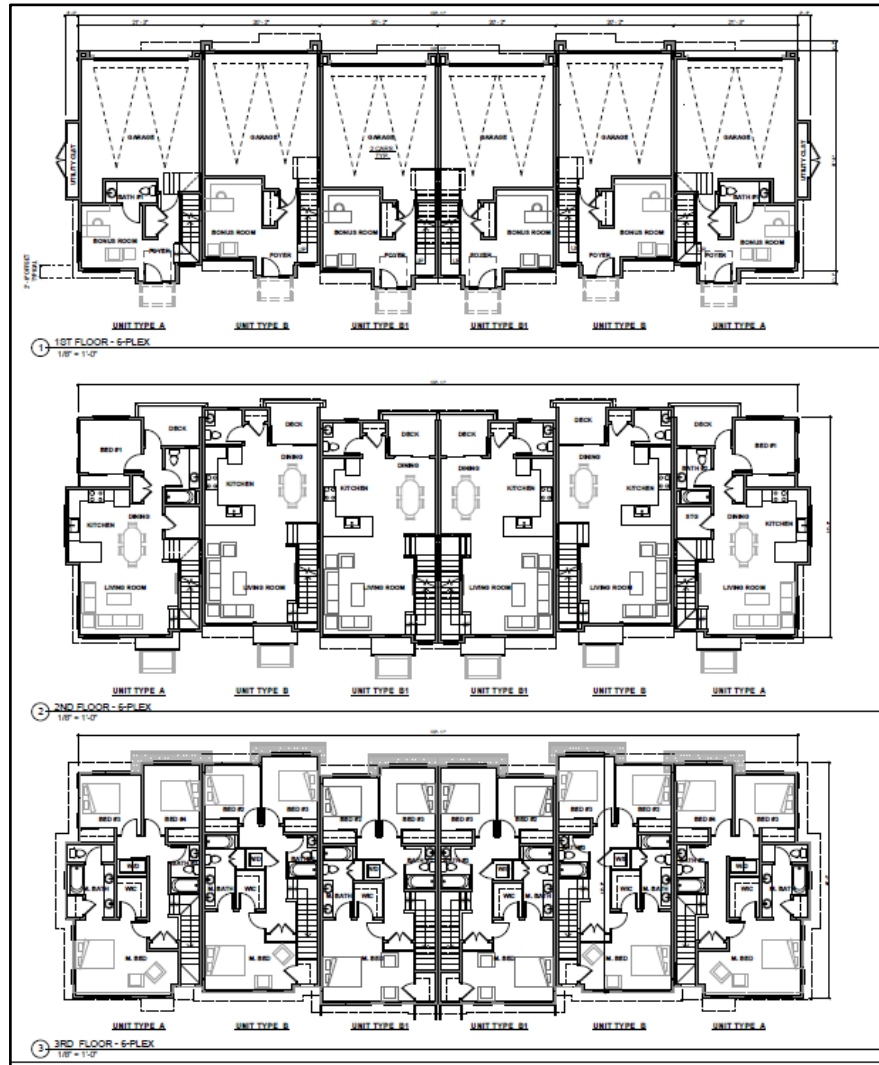
GP: Medium Residential  
Zone: PD







# Townhome Floor Plan 6-Plex





# Landscaping, Amenities





## “Not A Project”

The request for the Design Review and Preservation 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).

The Applicant and the Planning and Economic Development Department are requesting the Design Review and Preservation Board provide comments and direction for the Creekside Village Townhomes project.

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