

Meadow Creek Townhomes

Tentative Map



533 Bellevue Ave

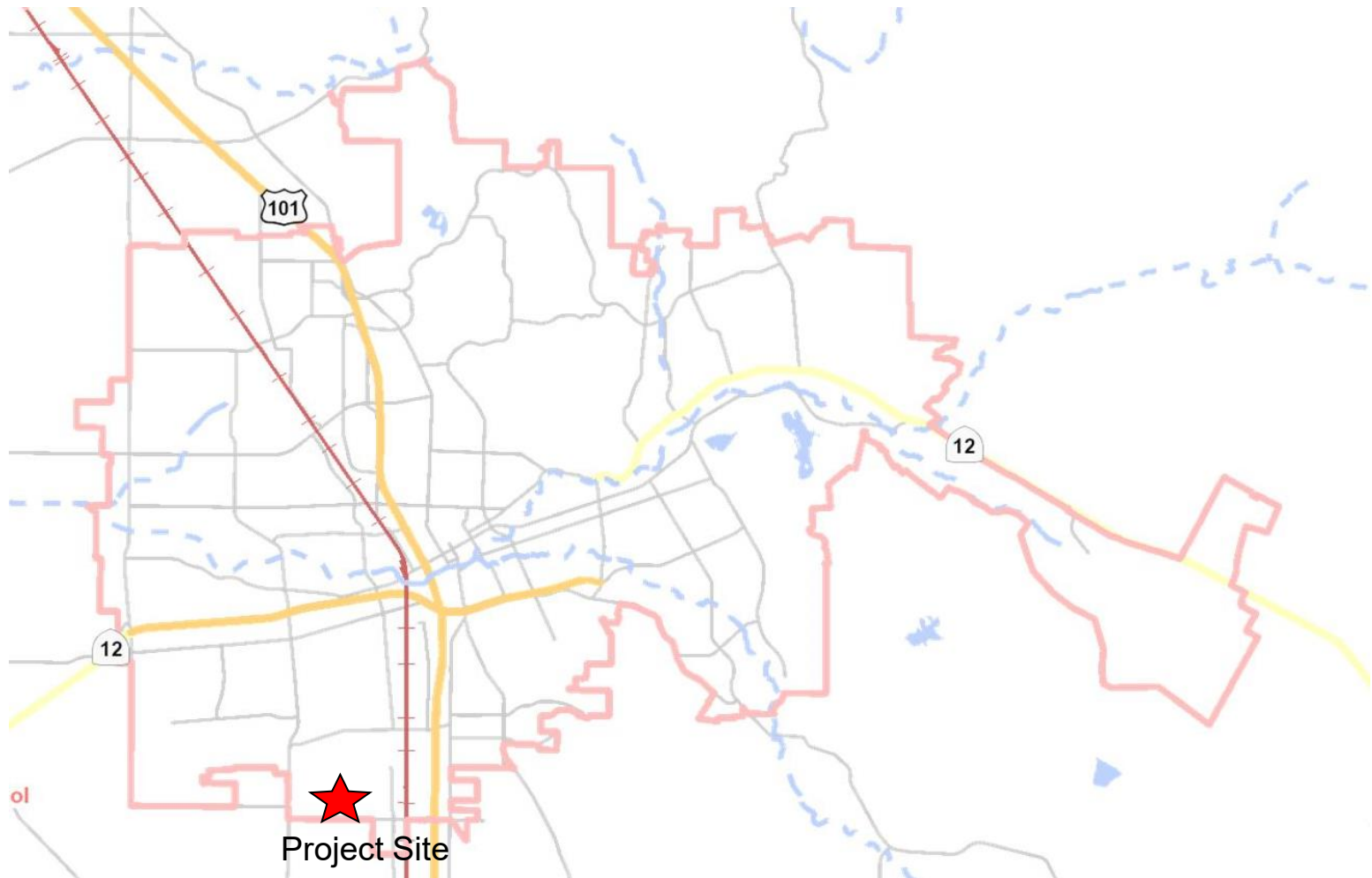
July 24, 2025

Sachnoor Bisla
City Planner
Planning and Economic Development

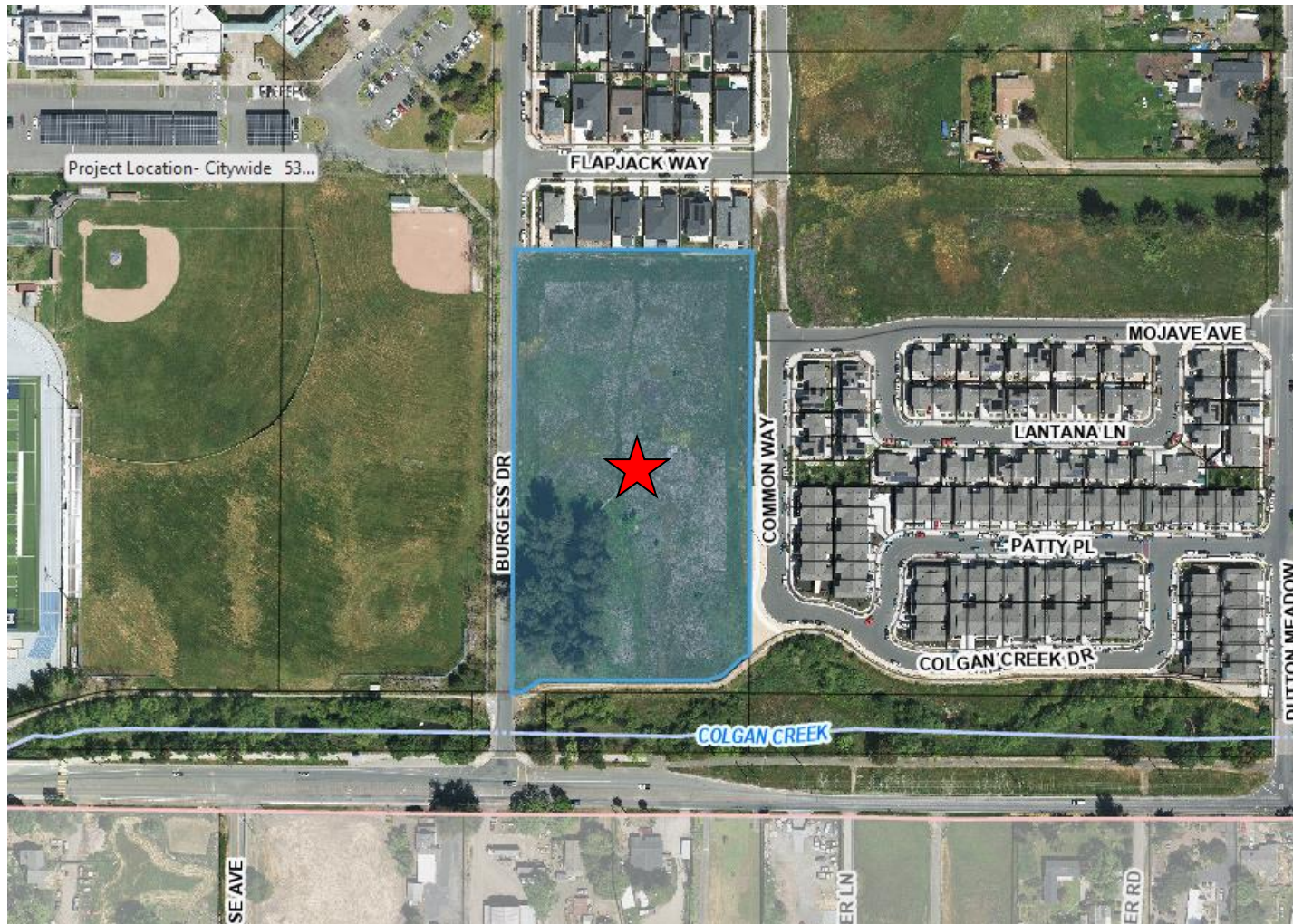
- Subdivision of a 4.78-acre site into 62 residential lots and 2 open space parcels
- 12 buildings with 62 attached units (10 5-plex buildings and 2 6-plex buildings)
- Lot sizes range from 1,349 sq ft to 1,818 sq ft
- Two common open space areas, bioretention area alongside creek, and steel fence with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

Discretionary Entitlements

- Tentative Map Approval
- Streamlined Design Review (Zoning Administrator)

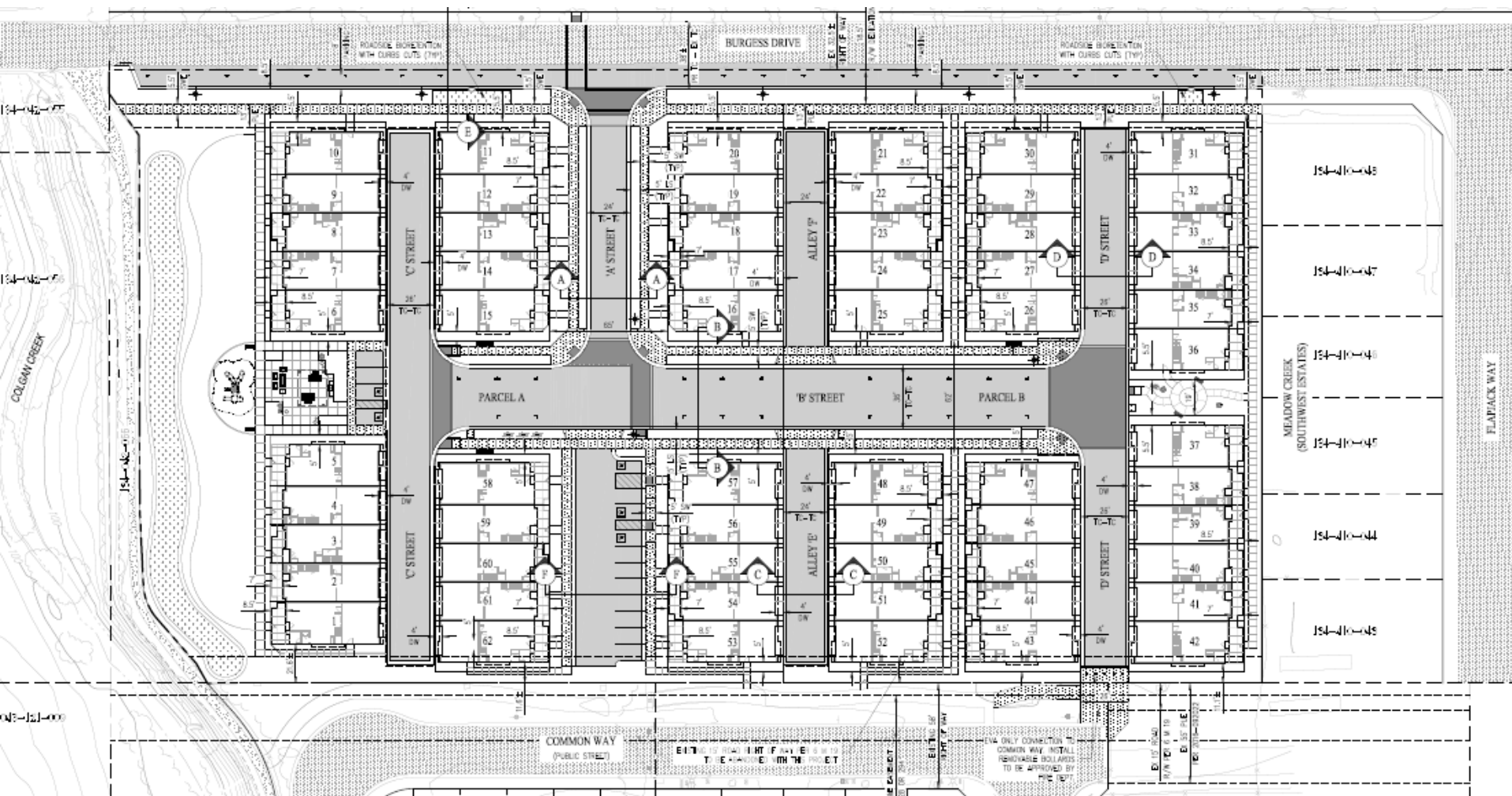
- Residential district subdivision standards found in Zoning Code Section 24-22.040 (Table 2-3)
- Subsection B (Attached Housing) allows for minimum lot area, maximum lot coverage, and dimensions to be determined through the subdivision review process

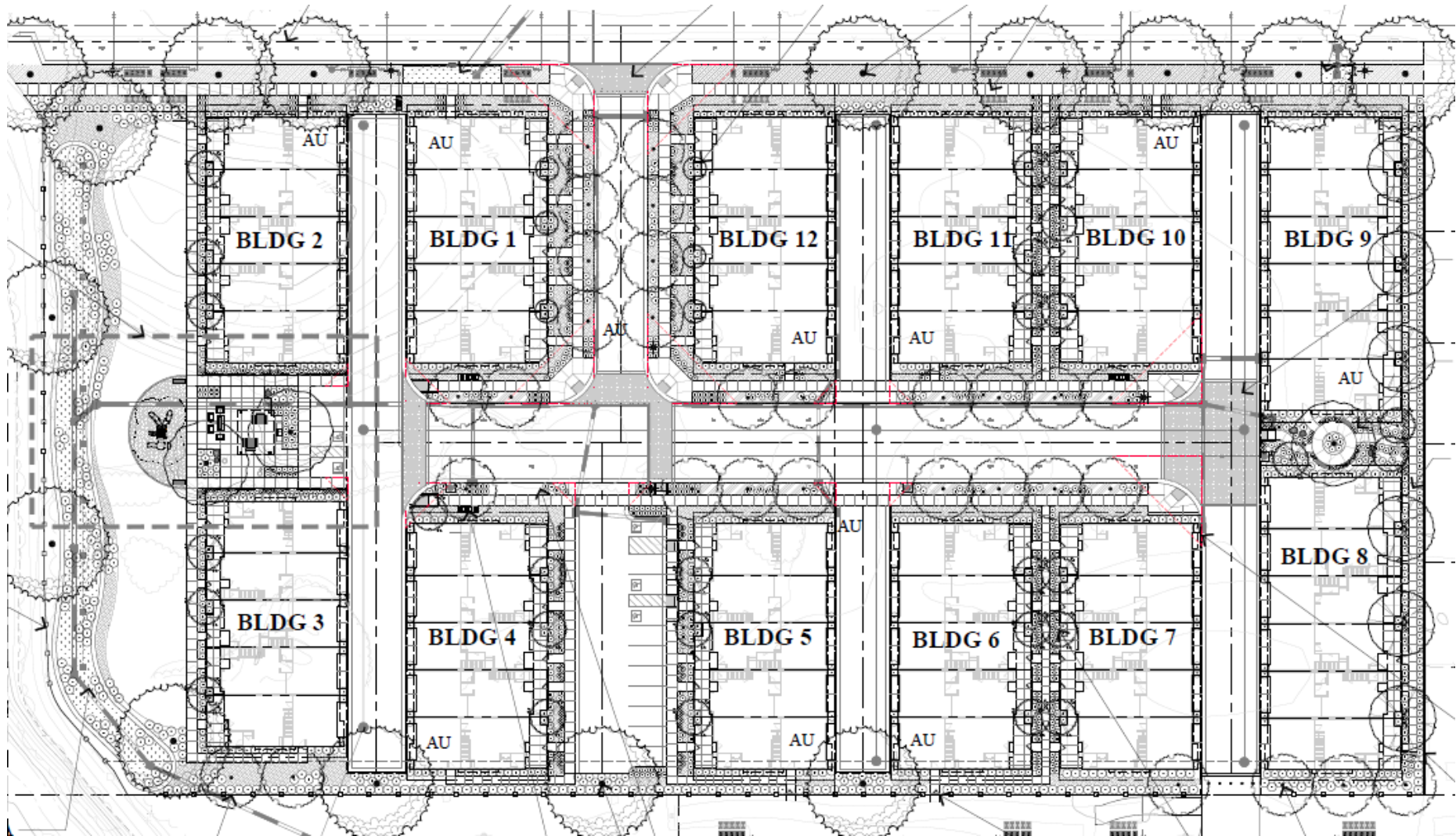
Proposed Parcel Size and Dimensions

- Minimum lot area: 6,000 square feet
 - Proposed: 1,349 square feet
- Maximum lot coverage: 65%
 - Proposed: 81%
- Minimum lot dimensions: 80 ft width
 - Proposed: 21.25

Setbacks: Applicant is requesting a reduction to the 10' front and exterior side setback requirements, proposing a 7' front setback and 5' exterior side setback

Approval process: The applicant is eligible for one concession as the project is compliant with City Code Section 21-02.050, Inclusionary Requirements





BUILDING 1 5-PLEX
Front Elevation



FARMHOUSE - VARIATION A

BUILDING 2 6-PLEX
Front Elevation



FARMHOUSE - VARIATION A



FARMHOUSE - VARIATION B



FARMHOUSE - VARIATION B

- Pursuant to Zoning Code Chapter 20-36, Table 3-4, Single-Family Attached housing requires 1 covered space + 1.5 visitor spaces per unit
- 62 covered spaces + 93 visitor spaces required
- 124 garage spaces and 50 uncovered (row and parallel spaces) provided

- 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.

Alternatives to residential subdivision standards noted in the Staff Report, Tentative Use Permit Resolution and presentation are required to be approved by the Planning Commission. Otherwise, there are no unresolved issues identified with this project.

The Planning and Economic Development Department recommends that the Planning Commission by resolution, adopt a Tentative Map 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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