September 9, 2022

SUBJECT: Approval Letter: Design Review Approval for a 140-square-foot addition to an existing single-family residence located at 129 Burnham Court (DRDL22-00224)

The City of Folsom Community Development Department (CDD) has reviewed an application for Design Review of a 140-square-foot addition located at 129 Burnham Court. The CDD has made the decision to conditionally approve the application based on the following findings:

- The project is compliant with the General Plan, the Zoning Ordinance, and all applicable Specific Plans;

- The project is in conformance with all applicable city-wide design guidelines;

- The project is in conformance with all applicable project-specific design guidelines and standards approved through the Planned Development Permit process or similar review process;

- The project provides compatibility of building materials, textures, and colors with surrounding development and consistency with the general design theme of the neighborhood.

- The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 (Existing Facilities) of the CEQA Guidelines.

The project is subject to the following condition(s) of approval:

1. The proposal shall be in conformance with the submitted drawings and colors/materials board on file with the Community Development Department.

2. A Building Permit is required. Please note on the elevations of the plans submitted for a building permit that the exterior colors, materials and level of window trim of the addition shall match that of the existing residence.

3. If any protected trees, as defined in Chapter 12.16 of the Folsom Municipal Code, are to be affected by construction of the proposed project, a tree permit would be required.

4. If a complete application for a building permit is not submitted within two years of this approval, this design review approval will expire.

The application is subject to a ten-day appeal period which commences on September 9, 2022 and ends on September 19, 2022. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 461-6238 or email me at bgustafson@folsom.ca.us.

Best regards,
Brianna Gustafson
Associate Planner
City of Folsom