March 1, 2023

SUBJECT: Approval Letter: Design Review Approval for modifications to an existing 5,370-square-foot custom home located at 651 Townsend Court (DRDL23-00027)

The City of Folsom Community Development Department (CDD) has reviewed an application for Design Review modifications of an existing 5,370-square-foot custom home located at 651 Townsend Court, including removal of the approved belly bands, stone siding and window trim, changing the approved primary color to white, adding thick dark window frames to all windows, adding wood siding to the bottoms of the front columns and adding metal canopies over the garages. 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 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines.

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

1. The project shall be in substantial conformance with the submitted exhibits and colors/materials received 2/24/2023 that are on file with the CDD and attached to the Design Review approval email.
2. A Building Permit is required.
3. 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 March 2, 2023 and ends on March 13, 2023. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 461-6209 or email me at jkinkade@folsom.ca.us.

Best regards,

Josh Kinkade
Associate Planner
City of Folsom