March 31, 2023

SUBJECT: Approval Letter: Design Review Approval for a 1,152-square-foot residential addition to an existing single-family residence located at 105 Wilmington Court (DRDL23-00017)

The City of Folsom Community Development Department (CDD) has reviewed an application for Design Review of a 1,152-square-foot residential addition located at 105 Wilmington 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 dated September 2022, 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. Pursuant to Folsom Municipal Code (FMC) 12.16.190(A), applicants for building permits for construction on residential properties without existing street trees shall be responsible for the planting of street trees. Prior to the final building inspection for the project, the owner/applicant shall plant a minimum of one tree in the front yard within 12.5' from the back of the sidewalk. The tree shall be from a 15 gallon container size or greater and shall be a species listed on the Folsom Master Tree List.

5. 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 31, 2023 and ends on April 10, 2023. 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