July 7, 2023

SUBJECT: Approval Letter: Design Review Approval of a 1,664-square-foot garage and office accessory structure at 3225 Gopher Ridge Drive (DRDL22-00275)

The City of Folsom Community Development Department has reviewed an application for Design Review for a 1,664-square-foot garage and office accessory structure at 3225 Gopher Ridge Drive. The Community Development Department 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. A building permit is required. Plans submitted for a building permit shall be in substantial conformance with the attached drawings to the satisfaction of the Community Development Department.

2. 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 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 July 7, 2023 and ends on July 17, 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