July 7, 2023

SUBJECT: Approval Letter: Design Review Approval of a 1,333-square-foot attached garage and Accessory Dwelling Unit located at 2130 Hewson Court (DRDL23-00061)

The City of Folsom Community Development Department has reviewed an application for Design Review for a 1,333-square-foot attached garage and Accessory Dwelling Unit (ADU) located at 2130 Hewson Court. 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 compliant with all applicable standards of Chapter 17.105 of the Folsom Municipal Code, including but not limited to: number, location, size, setbacks, height, access, parcel coverage, rear yard coverage, open space, kitchen facilities, parking and passageways;
- The project is in compliant with the required design standards of Folsom Municipal Code Chapter 17.105.150.
- The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA) under Section 15301 of the CEQA Guidelines.
The project is subject to the following condition(s) of approval:

1. A Building Permit is required. The proposal shall be in conformance with the site plan, floor plans and elevations dated January 1, 2023 on file with the Community Development Department and attached to this approval letter.

2. Per Folsom Municipal Code Section 17.105.140(J), all ADUs approved under this chapter may be rented separate from the primary residence; however, the rental must be for a term longer than thirty days.

3. Per Folsom Municipal Code Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling.

4. Per Folsom Municipal Code Chapters 17.11, 17.12, 17.13 and 17.14, boarding houses are not allowed in single-family or two-family zones (R-1-L, R-1-ML, R-1-M, and R-2). Boarding houses are defined in Section 17.02.080 of the Folsom Municipal Code as a residence or dwelling, other than a hotel or state-licensed small group home, wherein three or more rooms, with or without individual or group cooking facilities, are rented to individuals under separate rental agreements or leases, either written or oral, whether or not an owner, agent, or rental manager is in residence.

5. Any modifications to the proposed ADU or garage that would result in noncompliance with Folsom Municipal Code Chapter 17.105 will result in this Planning approval being null and void.

6. 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.

7. 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