August 18, 2023

SUBJECT: Approval Letter: Design Review Approval for an existing 144-square-foot detached shed at 117 Cradle Bar Court (DRDL23-00048)

The City of Folsom Community Development Department (CDD) has reviewed an application for Design Review of an existing 144-square-foot detached shed at 117 Cradle Bar 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 materials on file with the Community Development Department and attached to the approval email.
2. A Building Permit is required.
3. The playhouse structure adjacent to the shed needs to be relocated or demolished prior to approval for building permits. If the playhouse structure is relocated, ensure that it is at least 8-feet from the primary residence, and 5-feet from other structures on the lot.
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 August 18, 2023 and ends on August 28, 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