



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

April 12, 2024

SUBJECT: Approval Letter: Design Review Approval of a 204-square-foot Residential Addition to an existing residence at 103 Austin Drive (DRDL24-00093)

The City of Folsom Community Development Department has reviewed an application for Design Review for a 204-square-foot Residential Addition to an existing residence at 103 Austin 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 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 submitted exhibits (e.g., site plan, floor plan, elevations, and materials and color board) on file with the Community Development Department and attached to this approval letter.
2. 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. Parking of vehicles, equipment, or storage of material within the protected zone of trees is prohibited at all times.
3. **Any pruning of existing street trees or encroachment of construction or access activities within the critical root zone of existing street trees shall**

require a tree work permit, subject to review and approval by the Community Development Department.

- 4. Pursuant to Folsom Municipal Code 12.16.190, each single-family residential corner lot shall have a minimum of two street trees (one along each street frontage). Each applicant for a building permit for new construction of residential structures shall be responsible for the planting of new street trees where the number of existing street trees on the property fails to meet the aforementioned municipal code requirement. The species of tree(s) to be planted shall be in accordance with the Folsom Master Tree List, shall be located within 12.5 feet from the back of the sidewalk, and shall be from a minimum 15-gallon container size. The City Arborist shall inspect and approve the tree plantings at the time of the final inspection, prior to the certificate of occupancy.**
- 5. The project shall substantially match the exterior colors, style, and materials of the existing primary residence, to the satisfaction of the Community Development Department.**
6. The project approval granted under this staff report shall remain in effect for two years from the date of this approval. Failure to obtain relevant building or other permits within this time period, without the subsequent extension of this approval, shall result in the expiration of this approval.
7. The owner/applicant may file an application with the Community Development Department for an extension prior to the expiration date of the approval, along with appropriate fees and necessary submittal materials pursuant to [Section 17.06.100 of the Folsom Municipal Code](#).
8. Substantial changes to the exterior of the project, including but not limited to changes in colors, materials, style, size, and/or layout of the project, as determined by the Community Development Department, may result in the termination of this approval. Changes to the project are subject to review and approval by the Community Development Department. Please check with the Planning Division regarding any proposed changes to the project.

The application is subject to a ten-day appeal period which commences on April 12, 2024, and ends on April 22, 2024. The submittal remains subject to review and approval by the following City departments: Building, Structural, Fire, Utilities, Arborist, and Engineering. Should you have any questions regarding this letter, please do not hesitate to call me at (916) 461-6220 or email me at.

Best regards,

Nathan Stroud
Assistant Planner

City of Folsom