



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

April 19, 2024

SUBJECT: Approval Letter: Design Review Approval of Revisions to Approved Plans project for a New Custom Home 671 Townsend Court (DRDL24-00104)

The City of Folsom Community Development Department has reviewed an application for Design Review of Revisions to Approved Plans for a New Custom Home 671 Townsend 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 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 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. The basement level is acknowledged as remaining as unconditioned space under this approval. A note shall be clearly marked on the revised plans for the NCUS21-04422 permit that the basement level is to remain as unconditioned space, unless permitted by the Community Development Department.**
- 4. The basement level may be converted into conditioned space through an application for a Building Permit. Such an application for a basement conversion shall be substantially consistent with the attached plans for the proposed future basement conversion, including the usage of the space for an Accessory Dwelling Unit (ADU), Junior Accessory Dwelling Unit (JADU), and conditioned space for the Primary Residence.**
- 5. A Building Permit for the conversion of the basement level space into an ADU and JADU shall be submitted, and all associated Plan Check and Issuance fees shall be paid, prior to the issuance of a Certificate of Occupancy for the Primary Residence (Building Permit NCUS21-04422).**
- 6. The conversion of the basement level space shall be constructed within one year of the Building Permit issuance, unless an extension for the permit has been submitted to and approved by the Building Division.**
- 7. All previous conditions for the new custom home at 671 Townsend Court (PN21-150 and PN21-268, attached to this approval letter), are still applicable except for Condition #11 of PN21-150, as windows and doors on the rear wall of the basement that are part of a Converted ADU and JADU are exempt from Design Review.**
8. 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.
9. 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](#).
10. 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 19, 2024, and ends on April 29, 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 nstroud@folsom.ca.us.

Best regards,

Nathan Stroud
Assistant Planner
City of Folsom