



CITY OF
FOLSOM
DISTINCTIVE BY NATURE

June 21, 2024

SUBJECT: Approval Letter: Design Review Approval of a 521-square-foot attached Accessory Dwelling Unit (ADU) to an existing residence at 154 American River Canyon Drive (DRDL24-00162)

The City of Folsom Community Development Department has reviewed an application for Design Review for a 521-square-foot attached Accessory Dwelling Unit (ADU) to an existing residence at 154 American River Canyon 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. **The project shall apply for an "ADU - Accessory Dwelling Units" Permit Type when submitting for Building Permits.**
4. **The address of the ADU shall be 154 ½ American River Canyon Drive, Folsom CA 95630**
5. **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.**
6. **Per Folsom Municipal Code Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling.**
7. **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.**
8. **Any modifications to the proposed project that would result in noncompliance with Folsom Municipal Code Chapter 17.105 will result in this Planning approval being null and void.**
9. 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.
10. 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](#).
11. 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 June 21, 2024, and ends on July 1, 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

Attachments:

- DRDL24-00162 Plan Set