

CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

November 1, 2024

## **Approval Letter: Design Review for an 816 Square-foot Residential Addition for a single-family residence at 812 Sibley Street (DRDL24-00202)**

The City of Folsom Community Development Department has reviewed an application for Design Review for an 816 Square-foot Residential Addition for a single-family residence at 812 Sibley Street (DRDL24-00202). 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 attached condition(s) of approval. The application is subject to a ten-day appeal period which commences on November 1, 2024, and ends on November 11, 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](mailto:nstroud@folsom.ca.us).

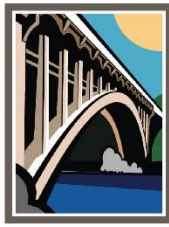
Best regards,

Nathan Stroud  
Assistant Planner  
City of Folsom

### **Attachments:**

- Conditions of Approval
  - Standard Design Review Conditions
  - **Additional Conditions of Approval**
- DRDL24-00202 Plan Set

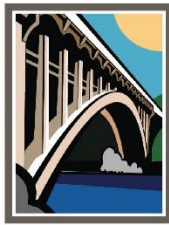
50 Natoma Street  
Folsom, California 95630  
[www.folsom.ca.us](http://www.folsom.ca.us)



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## Standard Design Review Conditions

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 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.
4. 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](#).
5. 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.



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

## **Additional Conditions of Approval**

### **Planning Division Conditions**

1. The proposed project shall not be used as a JADU or ADU unless such a use or conversion has been reviewed and approved by the Community Development Department.

### **Arborist Division Conditions**

1. The project proponent shall protect the oak tree located along the right-of-way frontage of the property by establishing a Tree Protection Zone (TPZ). The TPZ shall be comprised of 4' high visibility fencing affixed to 5' metal t-posts driven 12" into the ground and spaced no more than ten feet apart. The TPZ shall enclose as much of the Critical Root Zone (as that term is defined in Folsom Municipal Code 12.16.020) of the oak tree as possible to allow for the regulated activities. Human entry, parking of vehicles, equipment, or storage of material within the TPZ is prohibited at all times. The TPZ fencing shall be shown on a site plan to be included with the building construction documents and shall be installed prior to the start of work. The TPZ fence shall remain in place for the duration of the project until authorization from the City Urban Forester is given at the final inspection.
2. Weatherproof 11"x 17" signs shall be affixed to each face of the TPZ fencing. Said signs shall state the penalty for trespassing into the Tree Protection Zone or damaging the enclosed oak tree. A TPZ sign template may be procured from the City upon request. Contact [TreePermitEPC@folsom.ca.us](mailto:TreePermitEPC@folsom.ca.us).
3. A preconstruction inspection of the TPZ fencing and signage by the City of Folsom Urban Forester is required prior to the start of the construction activities. Inspections can be scheduled through eTRAKiT (use code 102 TREE PRESITE) or by emailing [TreePermitEPC@folsom.ca.us](mailto:TreePermitEPC@folsom.ca.us).