



CITY OF  
**FOLSOM**  
DISTINCTIVE BY NATURE

November 6, 2024

**SUBJECT: Approval Letter: Design Review Approval of a 1,636-square-foot Basement Residential Addition to an existing single-family residence at 1998 Ritchie Street (DRDL24-00235)**

The City of Folsom Community Development Department has reviewed an application for Design Review of a 1,636-square-foot Basement Residential Addition to an existing single-family residence at 1998 Ritchie Street. 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 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.**
4. **The project shall substantially match the exterior colors, style, and materials of the existing primary residence, to the satisfaction of the Community Development Department.**
5. **The project scope and elevations submitted for a Building Permit shall include a note stating that the "Exterior colors, materials, and level of window trim of the addition shall match that of the existing residence".**
6. **The applicant shall work with the Engineering Division of the Community Development Department regarding the Grading Permit, including but not limited to providing a grading plan, a Storm Water Prevention Plan (SWPPP), and a Spoils form. The provided plans shall be to the satisfaction of the Engineering Division of the Community Development Department.**
7. **This approval does not include the proposed rear deck shown on the building elevations; the proposed rear deck shall be subject to review by the Community Development Department. If the deck is greater than 30 inches above grade and is greater than 120 square-feet in size, the deck would be considered an Accessory Structure and thus shall be required to undergo 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 November 6, 2024, and ends on November 16, 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:**

- DRDL24-00235 Plan Set