

CITY OF
FOLSOM
DISTINCTIVE BY NATURE

November 8, 2024

Approval Letter: Design Review for a 12,998 Square-foot New Custom Home at 451 Tobrurry Way (DRDL23-00173)

The City of Folsom Community Development Department has reviewed an application for Design Review for a 12,998 Square-foot New Custom Home at 451 Tobrurry Way (DRDL23-00173). 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.

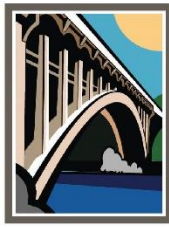
The project is subject to the attached condition(s) of approval. The application is subject to a ten-day appeal period which commences on November 8, 2024, and ends on November 18, 2024. The submittal remains subject to review and approval by the following City departments: Building, Structural, Fire, 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:

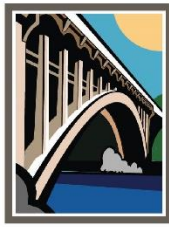
- Conditions of Approval
 - Standard Design Review Conditions
 - Standard New Custom Home Conditions
 - **Additional Conditions of Approval**
- DRDL23-00173 Plan Set



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Standard Design Review Conditions

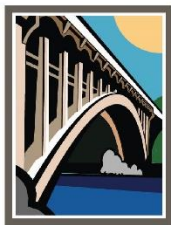
1. A Building Permit is required. The proposal shall be in conformance with the submitted exhibits (e.g., site plan, floor plan, elevations, and materials and color board) on file with the Community Development Department and attached to this approval letter.
2. If any protected trees, as defined in [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.



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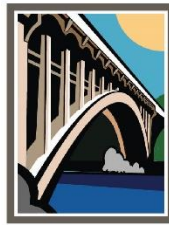
Standard New Custom Home Conditions

1. All exterior windows on the proposed residence are required to be recessed, have window trim (foam trim or similar architectural element), or window frames that contrast in color with the color of the exterior wall material to the satisfaction of the CDD. This shall be placed as a note on the construction drawings.
2. Fencing shall not exceed 3 ½ feet in height in the front of the residence and shall not exceed 6 feet in height in the side and rear of the residence. Open view fencing shall be required adjacent to open space.
3. Building Permits are required for the custom home and retaining walls (if applicable). The final location, size, materials, and design of any proposed retaining wall is subject to review and approval by the Community Development Department. With respect to the design of the retaining walls, a decorative material or veneer is required to cover any exposed portion of the walls to the satisfaction of the Community Development Department. If special inspection is required for the construction of the wall(s), a final observation letter shall be submitted to the Community Development Department prior to the issuance of a Certificate of Occupancy.
4. Retaining walls of any height shall not be permitted unless shown on the approved Design Review plan. Retaining walls found at the project site not approved in Design Review are subject to a notice of correction.
5. Prior to issuance of a building permit, all proposed encroachment, grading and retaining walls shall be permitted and completed.
6. Pursuant to the state's Model Water Efficient Landscape Ordinance (MWELo), all new construction projects with an aggregate front yard landscape area equal to or greater than 500 square feet shall submit a landscape documentation package and landscape permit application to the CDD for review and approval. Landscape plans must be submitted with the building permit plan set. The landscape permit shall be applied and paid for prior to approval of the building permit plans.
 - a. Projects with an aggregate front yard landscape area of 500 to 2,500 square feet may comply with either the Performance Approach requirements or the Prescriptive Approach requirements of the MWELo.
 - b. Projects with an aggregate front yard landscape area of more than 2,500 square feet shall comply with the Performance Approach Requirements of the MWELo.



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- c. The City-approved landscape plan shall be installed at the time of the final inspection for the building permit, prior to Certificate of Occupancy. Any significant modification to the City-approved landscaping shall comply with the State's Model Water Efficient Landscape Ordinance.
- d. For purposes of this condition of approval, "landscape area" means all the irrigated planting areas, irrigated turf areas, and water features in a landscape design plan or preliminary landscape plan. The landscape area does not include footprints of buildings or structures, sidewalks, driveways, parking lots, decks, patios, gravel or stone walks, other pervious or non-pervious hardscapes, and other non-irrigated areas designated for non-development (e.g., open spaces and existing native vegetation).



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Additional Conditions of Approval

Planning Division Conditions

1. Per Folsom Municipal Code Section 17.58.050(1), a maximum of three paying guests are permitted to rent rooms in a dwelling.
2. 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.

Arborist Division Conditions

1. Pursuant to Provision 2.2.2(6) of the Broadstone Unit No. 3 Residential Design Guidelines, the applicant shall include appropriate tree plantings in the rear yard so that a minimum of 20% of the rear elevation of the home will be obscured by tree canopy once the trees have matured. Said trees shall be shown in the landscape plan submittal referenced in the condition above, shall be provided irrigation in accordance with all applicable state and municipal policies, and installed at the time of the final inspection, prior to the Certificate of Occupancy.

Engineering Division Conditions

1. The Lot Line Adjustment for 445 Tobrurry and 451 Tobrurry Way (APN 072-2740-011-0000) shall be finalized, to the satisfaction of the City Engineer and approved by the Community Development Director, prior to the issuance of any grading, retaining wall, and/or building permit for the site.
2. This project is required to comply with the Folsom Municipal Code, the Broadstone Unit 3 Design Guidelines, and the City of Folsom Design Standards and Details.
3. The property contains a 30' drainage easement as recorded in the Broadstone Unit 3 Final Map (344 RM 007). Protection and preservation of that easement for the purposes of through drainage is acknowledged by the applicant.