

ATTACHMENT 1**RECOMMENDED CONDITIONS OF APPROVAL – SPR 23-15
Downtown Central Main Street Building Exterior String Lighting Project**

1. Approval of SPR 23-15 to: (1) install exterior architectural string lights outlining all front rooflines of the buildings for all participating building property owners along Main Street from its intersection with Sacramento Street east to Bedford Avenue; (2) remove existing exterior string lighting to allow for installation of the new lights.

Approval includes the following Applicant Submittal Documents:

- i. Site Plan Review Application (September 27, 2023)
 - ii. Light Bulb Specifications Attachment 2 of Staff Report
2. Project Operation and Maintenance. The building façade string lighting shall be operated and maintained on a permanent basis year-round at the discretion of the City. Installation of string lighting on individual buildings is at the discretion of the property owner. The string lights, wires, and appearances are to be maintained in kept fully functioning and operational. The City shall have the right to consider revocation of this permit should the string lighting fall into disrepair.
 3. Site Plan Review Expiration. The approval of the Site Plan Review shall expire and become null and void eighteen (18) months after the date of approval unless a building permit has been obtained for any building thereon before the date of expiration. The Planning Commission may grant a one-year extension for the project if the applicant makes such a request and pays a new fee prior to the expiration date. The Planning Commission shall consider any changes to the project when granting the extension.
 4. Revisions. Any proposed changes to the Project Description or conditions of approval shall be submitted to the Development Services Department, Planning Division, for determination of appropriate procedures. Deviations from the above-described approval will constitute a violation of permit approval.
 5. Other Applicable Requirements. The project approval is subject to all applicable requirements of the Federal, State, City of Placerville and any other affected governmental agencies.
 6. The Applicant is responsible for obtaining a Building Permit prior to lighting installation if required.
 7. Except as otherwise specified or provided for in the project plans in these Conditions, the Project shall conform to the development standards and design requirements adopted by the City of Placerville, specifically including but not limited to the Site Plan Review Criteria (City Code Section 10-4-9(G)).