

ATTACHMENT 1**RECOMMENDED CONDITIONS OF APPROVAL – SPR 23-12**

1. Approval of SPR 23-12 to modify an existing single-family residence within an Historic District to: (1) Construct a 279 square foot addition; (2) Remove existing shake, board and batten, and T1-11 and replace with fiber cement shake and wood board and batten siding; (3) Remove existing aluminum windows and replace with vinyl windows; (3) Replace front door; (4) Modify existing color scheme of the structure located at 2925 Wood Street, APN 001-161-014.

Approval is based upon the analysis provided in Staff's November 7, 2023, report to the Planning Commission, and limited to compliance with the project description and Applicant Submittal Package listed below (i - vi) as well as all other Conditions of Approval set forth herein.

- i. Historical District Review Application (August 23, 2023);
 - ii. Project Description (August 23, 2023);
 - iii. Site Plan and Floor Plan (August 23, 2023);
 - iv. Site Photographs (August 23, 2023);
 - v. Shake (Allara Spectrum Fiber Cement Shake) and Siding (Wood Board and Batten) (August 23, 2023); and
 - vi. Window: Alpine Vinyl Windows (August 23, 2023).
2. The board and batten shall be wood, painted SW 9109, Natural Linen, and the shake shall be Allura™ Spectrum fiber cement shake in SW 9130, Evergreen Fog.
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. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) run shall run with the land; shall be binding upon and be to the benefit of heirs, legal representatives, successors, and assignees of the property owner.
5. 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. Revisions to the Site Plan Review include any changes to the exterior, including windows and siding.

6. 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.
7. The Applicant is responsible for obtaining a Building Permit prior to construction.
8. 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)).
9. All construction shall be limited to Monday through Friday between the hours of 7:00 am to 7:00 pm, Saturdays between the hours of 8:00 am and 5:00 pm with no construction permitted on Sundays or City or state recognized holidays.