

ATTACHMENT 1**RECOMMENDED CONDITIONS OF APPROVAL – SPR 23-18**

1. Approval of SPR 23-18 to modify an existing single-family residence within an Historic District to: Remove the existing wood lap siding and replace removed siding with Hardi concrete fiber lap siding of the structure located at 3076 Cedar Ravine Road, APN 003-241-009.

Approval is based upon the analysis provided in Staff's December 19, 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 (October 18, 2023);
 - ii. Project Description (October 18, 2023);
 - iii. Site Plan (October 18, 2023); and
 - iv. Site Photographs / Elevations (October 18, 2023).
2. The replaced siding shall be painted to match the existing color scheme (beige siding and white trim).
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.