City of Placerville
Development Services Department
3101 Center Street, Placerville, CA 95667

DRAFT CONDITIONS OF APPROVAL

PLANNING COMMISSION DATE:	October 6, 2026
PROJECT NAME:	2951 Bedford Avenue
PROJECT NUMBER:	HDR 26-03
DESCRIPTION:	Historic Design Review application within the R-2 (Multiple Family Residential) / Bedford Avenue Historic District Zone for modifications to an existing multiple-family residence, including: (1) window treatments consisting of louvered vinyl shutters, polyurethane crosshead molding, and PVC Rams Crown molding, (2) repainting the structure white, and (3) installing 1870 hand-forged cast iron fencing with fleur de lis post caps. The project also includes a request to find it categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301.
APPLICANT:	Richard Van Horn
OWNER:	Mark Hegarty
LOCATION:	2951 Bedfored Avenue
ASSESSOR'S PARCEL NUMBER(S);	002-041-006

Note: Any conditions revised at the hearing will be noted by ~~strikeout~~ (for deletions) and/or <u>underline</u> (for additions), and any newly added conditions will be added at the end of all conditions regardless of the department originating the condition.

1. Approval of HDR 26-03 to modify an existing multiple-family residence within the Bedford Avenue Historic District including: (1) window treatments including black vinyl shutters and grey molding/trim, (2) repainting the structure white, and (3) installation of a 1870 hand-forged cast iron fence with fleur de lis post caps for the dwelling addressed 2951 Bedford Avenue, APN 002-041-006.
2. Approval is based upon the analysis provided in Staff's report to the Planning Commission on October 6, 2026, and limited to compliance with the project description and Applicant Submittal Package as well as all other Conditions of Approval set forth herein.

   The approved plans are as follows:

   i. Applicant Submittal Package: Historic District Review Application, Site Plan, and Photographic Elevations (September 28, 2026).

2. Site Plan Review (Historic Design 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.

3. Runs with the Land. The terms and Conditions of Approval of the Site Plan Review (SPR) 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.

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. Revisions to the Site Plan Review include any changes to the exterior, including windows and siding.

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 shall obtain a Building Permit for the approved scope of work.

7. 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.