



## City of Placerville

Development Services Department  
3101 Center Street, Placerville, CA 95667

### DRAFT CONDITIONS OF APPROVAL

**PLANNING COMMISSION DATE:** May 5, 2025  
**PROJECT NAME:** Bernavage Residence  
**PROJECT NUMBER:** HDR 26-01  
**DESCRIPTION:** Historic Design Review application within the Single-Family Residential / Historic District Zone for modifications to an existing single-family residence, including: (1) replacement of windows; (2) replacement of siding; (3) repair/replacement of the garage door; and (4) repairs to the deck and fencing and (5) replacement of fascia, gutters and soffits. The project also includes a request to find it categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301.  
**APPLICANT:** Amanda Bernavage  
**OWNER:** Home Depot USA, Inc.  
**LOCATION:** 2896 Clay Street  
**ASSESSOR'S PARCEL NUMBER(S);** 002-121-007

Note: Any conditions revised at the hearing will be noted by ~~strikeout~~ (for deletions) and/or underline (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 26-01 to modify an existing single-family residence within the Bedford Avenue – Spring Street Historic District including: (1) replacement of windows; (2) replacement of siding; (3) repair/replacement of the garage door; and (4) repairs to the deck and fencing: and (5) replacement of fascia, gutters and soffits for the dwelling addressed 2896 Clay Street, APN 002-121-007.

Approval is based upon the analysis provided in Staff's report to the Planning Commission on May 5, 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 (April 27, 2026).

2. 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.
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.