



City of Placerville

Development Services Department

3101 Center Street, Placerville, CA 95667

Planning (530) 642-5252 · Building (530) 642-5240 · Engineering (530) 642-5250

NOTICE OF PUBLIC HEARING BEFORE PLANNING COMMISSION

Notice is hereby given that the Executive Secretary of the Planning Commission of the City of Placerville has set **Tuesday, September 20, 2016 at 6:00 p.m.** at Town Hall, 549 Main Street, Placerville, CA, as the time and place for a public hearing on:

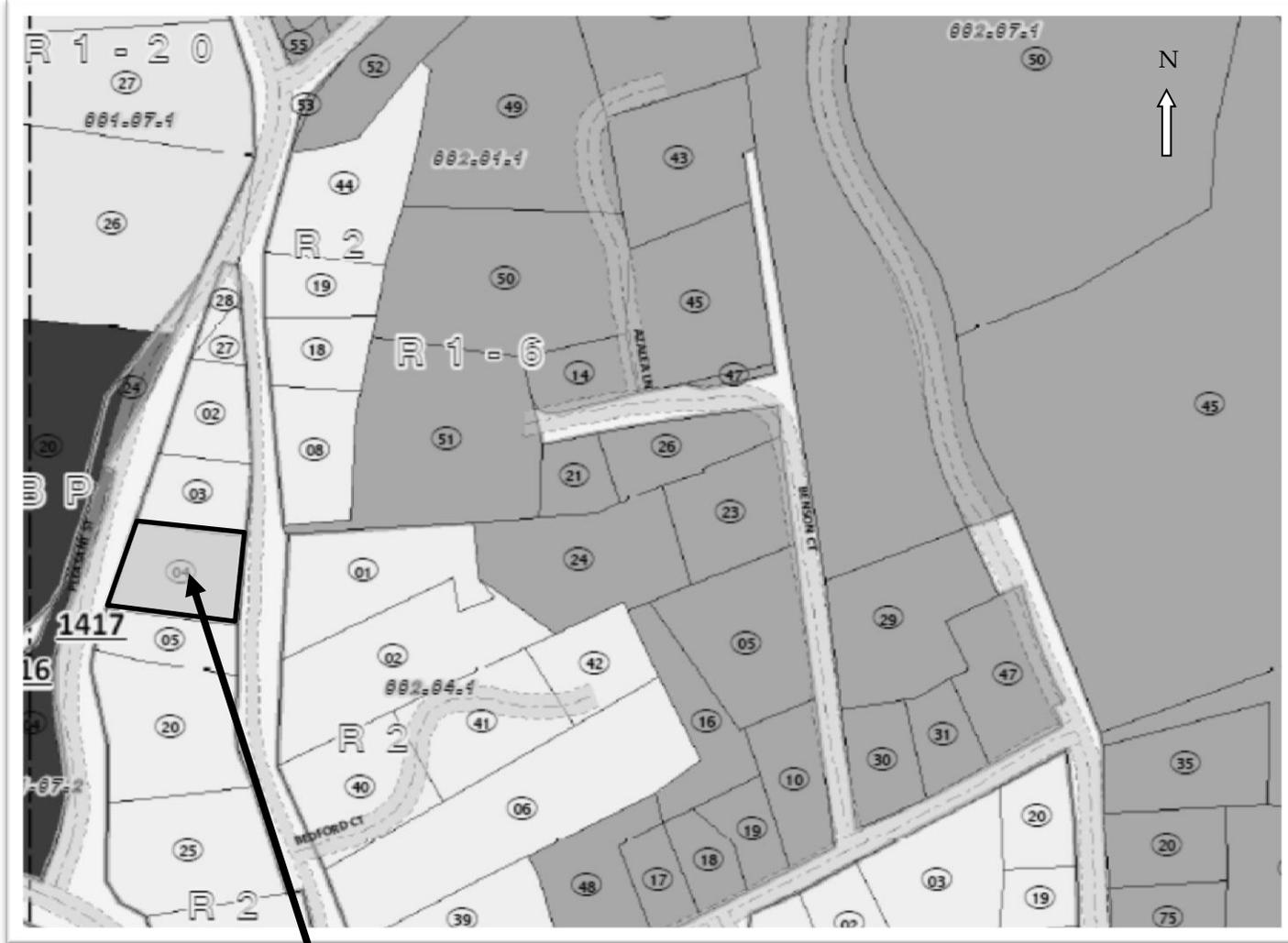
2920 & 2922 BEDFORD AVE – SITE PLAN REVIEW 16-04

Description: Property owner Travis Thompson of 2920 and 2922 Bedford Avenue (APN 001-192-04) requests the phased Site Plan Review (SPR) involving exterior alterations of two residential structures within the Bedford Street – Clay Street Residential Historic District. Phase 1 - 2922 Bedford Ave residence: replacement of porch decking with redwood decking, porch posts with cedar posts (turned style), front door with fiberglass door with oak texture, gridded slider window along north elevation with single-hung vinyl window in modified opening, and replacement of mismatched siding along all exterior elevations with shiplap hardboard siding; add porch roof gable to front, Bedford Avenue elevation, and add wood shutters to windows. Phase 2 – 2920 Bedford Ave residence/garage: replace mismatched siding along all elevations with shiplap hardboard siding, slider window with single-hung vinyl window in modified opening, and hinged garaged doors with three-panel steel doors; add new single-hung vinyl window in former opening, add new shutters to replaced window, existing double window and proposed window; add pergola over garage door openings, and add a covered entry gable. This project has been determined to qualify for a Categorical Exemption per Section 15301 Class 1, of the California Environmental Quality Act (CEQA) Guidelines, which permits the restoration and maintenance of an existing residence.

The Planning Division's file for this project may be viewed at the Development Services Department located at City Hall, 3101 Center Street, 2nd Floor, Placerville, CA 95667, during regular business hours, Monday through Friday between 8:00 a.m. and 5:00 p.m.; alternatively, the public may view filed documents via the Planning Division's, *Current Development Projects* webpage.

Public Comment: Written comments to the Commission about this project are encouraged. In order to be included in the Planning Commission's information packets, written communications should be filed at or before 12:00 p.m. on Monday, September 5, 2016. A minimum of six (6) copies of any written information is requested to ensure distribution to the Commission. Direct comments to: Development Services Department, Planning Division, 3101 Center Street, 2nd Floor, Placerville, CA 95667. Email: pv.planning@gmail.com. Fax (530) 295-2510.

Planning Commission information packets for the September 20, 2016 meeting will be made available to the public after noon on Tuesday, September 6, 2016. The packets may be viewed at the Development Services Department during regular business hours, or alternatively can be accessed and online at the *Planning Commission Agendas* webpage.



Project Site: 2920-2922 Bedford Ave - SPR 16-04