

Started: 5:34 p.m.

Ended: 5:36 p.m.

Item #1.2

Conditional Use Permit:

**Guest House on Property Zoned R-1A
Large Lot Single Family
2506 Tulip Avenue
Lot 17, El Legado Subdivision
R-1A
Roman Esqueda**

Ms. De Luna went over the write-up stating the subject site is located approximately 1055' east of Stewart Road along the east side of Tulip Avenue. at the Sunrise Lane and Tulip Avenue intersection. The owner is requesting a conditional use permit for the construction of a Guest house. The structure is proposed to have 460 sq. ft. of living area. It will consist of one (1) bedroom, one (1) bathroom, a living room, and a covered porch. The irregular lot measures a total of 11,870 sq.ft. Guest Homes are allowed under the R-1A (Large Lot Single-Family) Zone as long as they apply for a conditional use permit and comply with the following conditions:

- Lot be a minimal of 12,000 sq. ft.
- Cannot be made available or used for lease, rent, hire, and the owner of such use may not receive remuneration for the use of one of the above
- Proposal must be clearly secondary to the primary residence
- Shall not have access to a public street (No shared/extended driveway)
- Shall not have separate kitchen area or utilities

REVIEW COMMENTS: This conditional use permit request seems to be consistent with other similar request approved by this Board. Staff notes that Lot 17 is an irregular lot that measures 11,870 sq. ft. just 130' short of the 12,000 sq.ft. requirement, therefore is approved a variance would be needed. All building setbacks will be complied with and the driveway is more than sufficient to accommodate any guest's vehicle. Of course, all utilities will have to be interconnected to the primary home. Staff mailed out 23 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

RECOMMENDATION: Since no kitchen is included, Staff recommends approval subject to:

- 1) The applicant must comply with the provisions outline in Section 1.56-4 of the Zoning Code (except for the minimum lot size requirement),
- 2) The unit may not have a separate utility and electrical connections,
- 3) Transferability to other future owners imposing the same conditions imposed to this applicant,
- 4) Not to be used for rental purposes, and
- 5) Waive the minimum lot size requirement.

Chairwoman Izaguirre asked if there was any input in favor or against the request.

There was none

There being no discussion, Chairwoman Izaguirre entertained a motion. Mr. Hardison moved to the approve the conditional use permit. Mr. Alaniz seconded the motion. Upon a vote, the motion passed unanimously.