

**Started: 5:35 p.m.**

**Ended: 5:37p.m.**

**Item #1.2**

**Conditional Use Permit:**

**Construct a Pool House on Property Zoned  
Large Lot Single Family Residential  
2508 Lilac Avenue  
Lot 9, Falcon Crest Subdivision  
R-1A  
William Carl Davis**

Ms. De Luna went over the write-up stating the subject site is located approximately 310' north of Thornwood Drive along the east side of Lilac Avenue. The applicant is requesting a conditional use permit for the construction of a pool house. The proposed pool house will have 1,092 square feet. It will consist of (2 bedrooms), (1.5) bathrooms, living, dining area and a porch. Guest houses are allowed in a 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:** The lot total square footage is 36,566 sq. ft. and all building setbacks will be met. The proposed driveway is more than sufficient to accommodate any guest vehicle. The guest home must be connected to the same water and electrical meters, i.e. no separate utilities. Staff mailed out 25 notices to property owners within 200' radius and staff has not received any comments in favor or against this request.

**RECOMMENDATION:** Staff recommends approval subject to: 1) no separate utility and electrical connections, 2) transferability to other future owners imposing the same conditions imposed to this applicant, and 3) not to be used for rental purposes.

Vice Chairman Barrera asked if there was any input in favor or against the request.

Vice Chairman Barrera entertained a motion to close the public hearing. Mr. Arcaute motioned to close the hearing. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.

Vice Chairman Barrera asked if the board had any questions.

There being no discussion, Vice Chairman Barrera entertained a motion. Mr. Arcaute moved to the approve the conditional use permit. Mr. Hardison seconded the motion. Upon a vote, the motion passed unanimously.