

Started: 5:44 p.m.

Ended: 5:45 p.m.

Item #1.5

Conditional Use Permit: To Move-In a Home on Property Zoned
R-4 (Mobile & Modular Home)
1432 E. Santa Maria Drive, Unit H1
Lot 1, Block H, Wintergreen Estates
R-4
Pamela Johnson

Ms. De Luna went over the write-up stating the subject site is located at the SW corner of Santa Maria and Yosemite Drive along the south side of Santa Maria Drive within the Wintergreen Estates Mobile Home Park. Mrs. Johnson desires a CUP to be allowed to move-in a home. The R-4 zone typically only allows mobile homes and RV's as the primary structure unless a CUP is awarded by the City, but they must comply with the R-1 setback requirements. Staff notes that if the request is approved they would still need to seek a variance for the setback and square footage requirements.

REVIEW COMMENTS: Staff notes that two other similar requests have been approved within the subdivision for Lot 2, Block K and Lot 5, Block F. Staff mailed out 58 notices to property owners within 200' radius for input in regards to this item. Staff has not received any comments in favor or against this request.

RECOMMENDATION: Staff recommends approval for life of use subject to being transferable to others.

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

There was none.

Chairwoman Izaguirre entertained a motion to close the public hearing. Mrs. Austin moved to close the public hearing. Mr. Hardisen seconded the motion. Upon a vote, the motion passed unanimously.

There being no discussion, Chairwoman Izaguirre entertained a motion. Mrs. Garza moved to the approve the conditional use permit as per staff's recommendation. Mrs. Austin seconded the motion. Upon a vote, the motion passed unanimously.