

CITY OF SAN DIMAS PLANNING COMMISSION MINUTES

Regularly Scheduled Meeting
Wednesday, June 6, 2007 at 7:00 p.m.
245 East Bonita Avenue, Council Chambers

Present

Chairman Jim Schoonover
Commissioner David Bratt
Commissioner Stephen Ensberg
Commissioner M. Yunus Rahi
Planning Manager Craig Hensley

CALL TO ORDER AND FLAG SALUTE

Chairman Schoonover called the regular meeting of the Planning Commission to order at 7:05 p.m. and Commissioner Bratt led the flag salute.

CONSENT CALENDAR

1. Approval of Minutes: May 16, 2007

MOTION: Moved by Bratt, seconded by Ensberg to approve the Consent Calendar. Motion carried unanimously, 4-0.

PUBLIC HEARINGS

2. **CONSIDERATION OF CONDITIONAL USE PERMIT 06-06** – A request to revise the existing Master Plan (CUP 89-10) for the Sycamore Canyon Equestrian Center. The request includes: increase number of horses boarded to 237 horses; and add arena lighting, tack store, office and caretaker unit, located in the AL-Light Agricultural Zone. (Portions of APN's 8665-007-903, 905 & 906)

Staff report presented by *Planning Manager Craig Hensley* who wanted to point out that on page two of the staff report there is a correction. The bullet item for the addition of arena lights for team roping and penning was a cut and paste error from the previous report, and he clarified that team roping and penning were no longer a part of this application. Per the Commission's direction at the May 2nd meeting, this item was re-advertised and notices sent to 216 surrounding property owners and anyone who signed in at the last public hearing.

The current permit approved in 1989 allows 300 horses to be boarded, though currently there are only 170 being housed on-site. The applicant is requesting to reduce the number to 237,

and the Use Permit would be capped at that amount. He outlined the other facilities proposed which were discussed at the previous hearings.

Manager Hensley highlighted the conditions that address concerns raised at the last meeting. The City has monitored this facility for several years, and while there have been no complaints filed in regards to dust, Condition No. 15 requires a dust control plan be submitted within 90 days of approval of the CUP. Additionally, Condition No. 17 requires an improved solid waste disposal plan outlining how often the stalls will be cleaned, where the waste containers will be located and how often they will be removed from the site. And even though smell and flies can be related to solid waste removal, Condition No. 18E has been included which requires compliance with San Gabriel Valley Mosquito and Vector Control District regulations. They perform both announced and unannounced inspections and currently the facility is in compliance. Staff is recommending adoption of the Mitigated Negative Declaration and approval of Resolution PC-1355.

Commissioner Ensberg asked if staff has had a chance to consider the comments submitted by the Equestrian Commission. He inquired about the proposed caretaker unit and if it was necessary since the Adairs already live on-site.

Manager Hensley stated staff just received the comments late this afternoon so did not have a response to them directly. He stated an employee of the Adairs would live in the caretaker unit and would provide additional security of the property and help in emergencies. Even though the Adairs reside on-site, it is very difficult to monitor such a large property from one location. The City has also allowed caretaker units for other facilities, such as mini-storages and kennels. He stated Staff is not concerned about the addition of a second caretaker unit because the property is not only separated by distance but also by elevation.

Commissioner Rahi asked about the types of special events mentioned in the staff report.

Manager Hensley stated these would be temporary uses that are accessory to an equestrian center, such as jumping events, rodeo events, horse shows, etc.

Commissioner Bratt asked why a new CUP is being processed at this time if the original CUP allowed boarding of 300 horses.

Manager Hensley stated that when the City Council recently renewed the Lease Agreement with the operators, one of the requirements was that they develop a Master Plan for the site and process a new Conditional Use Permit. Over time the original plan for where everything was going to be located has changed and the Council wanted the changes to be clarified in a new agreement.

Commissioner Bratt asked where the new caretaker unit would be located and if all the roads shown on the map were existing.

Manager Hensley stated the caretaker unit would be on a knoll looking over the road and will be in an area large enough for several buildings and parking. All the roads are existing, but a driveway would need to be cut to that area.

Chairman Schoonover opened the meeting for public hearing. Addressing the Commission were:

Lauree Adair, Applicant, asked if she would still be allowed to have the same number of events under the new CUP as with the old one.

Manager Hensley explained the Temporary Use Permit process and how that would apply for events that weren't commonly conducted and were large in nature, but stated normal accessory activities could still be conducted.

Commissioner Ensberg asked about the occupant of the caretaker facility. He also asked if she had seen a copy of the comments submitted by the Equestrian Commission.

Lauree Adair stated an employee would be at the caretaker unit; the house would not be used as a rental. This person would help in monitoring the upper area in case a horse were to get out at night or need other attention, and to help keep people out of the property at night. She stated she has not seen the comments but that they plan on adding amenities along with the stalls, such as wash racks, tack storage, tie rails and have been waiting for approval of the CUP before moving forward.

Commissioner Schoonover asked if they have a waiting list for interested boarders.

Lauree Adair stated yes, they do, and sometimes it can take up to a year for a vacancy in certain types of stalls.

Misty Reiss, Equestrian Commission Representative, stated they are definitely in favor of allowing additional horse boarding and thought San Dimas would benefit from it. They are concerned about the lack of existing support facilities and suggested there be more lighting for additional corrals to help in monitoring the horses at night. The Commission also felt an exact size should be called out for the stalls instead of just saying "standard size." Overall though, the Commission thinks this is an improvement to the facility.

Commissioner Ensberg asked if she felt the Conditions listed in the CUP addressed the concerns of the Equestrian Commission.

Misty Reiss stated the Commission wanted to be sure there was adequate lighting, and from Ms. Adair's comments, it sounds like they will be addressing many of the concerns the Commissioners had about having adequate support facilities. She added they were in support of adding a second caretaker unit.

The Commission discussed the 12' x 12' stall size and if that was adequate.

Lauree Adair stated the standard stall size in a barn is 12' x 12', which is adequate if a horse is exercised regularly. She thought the minimum size of 12' x 24' was directed more to the individual homeowner than to boarding facilities.

Manager Hensley stated the code requirement in the A-L zone for a 12' x 24' is aimed more at a residential lot with an accessory use of horsekeeping. He felt one reason might be because the area available for horsekeeping on a developed residential lot is more limited, plus there are radius issues with neighboring properties to be considered. The A-L zone allows horse boarding with a Conditional Use Permit and there is not necessarily a stall size limitation. The proposed stall sizes already exist on the property and staff did not think there was a problem.

Lauree Adair stated that after reading the Equestrian Commission's comments, she felt all of the issues would be addressed. They are planning to add support facilities, they have not had a complaint about flies or dust in 18 years, nor do they have any violation with Vector Control with flies.

Misty Reiss stated their concern with stall size was not with the barn stalls but with the open corral stalls. They felt they needed to be 12' x 24' because horses will create a pecking order when they are kept in close proximity with access to one another so the extra space will help alleviate those problems.

Bob Aleria, 630 Canyon Hill Road, wanted to know if the preschools in the area were notified of the public hearing and who would be paying for such items like the tack store. He was also concerned with waste removal and wanted to know how often that would be done. When asked if he were for or against the project, Mr. Aleria stated he was leaning towards opposed but would need to discuss it with others.

Chairman Schoonover stated the preschools were outside of the 300 foot radius.

Manager Hensley stated the applicant will be responsible for paying for all improvements to the site. As to waste management, it is currently removed from the site six days a week.

There being no further comments, the public hearing was closed.

Commissioner Bratt felt it was a solid proposal and reasonable and the concerns expressed at previous public hearings have been addressed, so he was in support of the proposal.

Commissioner Ensberg stated historically the facility has been well managed and felt this proposal was consistent with the goal of encouraging equestrian use within San Dimas. In terms of the two prior public hearings where there was a strong protest about boarding cattle on the property, there is no strong opposition to the current proposal so he would be supporting the applicant.

Chairman Schoonover concurred and stated he looks forward to the upgraded facilities and reducing the number of horses to be boarded from 300 to 237.

Manager Hensley stated that in response to the issue raised by Ms. Adair regarding special events and the comments made by the Commission, he suggested the following change to the language of Condition No. 4: "Special events such as catered barbeque parties, horse shows, rodeos and similar events determined to be accessory uses to the equestrian facility"; thus creating a link between the current use permit and the prior one for accessory uses.

RESOLUTION PC-1355

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN DIMAS APPROVING CONDITIONAL USE PERMIT 06-06, A REQUEST BY DANNY AND LAUREE ADAIR TO OPERATE AN EQUESTRIAN CENTER FOR THE BOARDING OF HORSES AND RELATED ACTIVITIES ON THE PROPERTY LOCATED AT 1525 SYCAMORE CANYON ROAD (PORTIONS OF APN'S 8665-007-903, 905 & 906)

MOTION: Moved by Ensberg, seconded by Bratt to approve Resolution PC-1355 with the amended wording to Condition No. 4 and adopting the Mitigated Negative Declaration. Motion carried unanimously, 4-0.

ORAL COMMUNICATION

3. Planning Manager

Manager Hensley stated the City received a Liveability Award from SCAG for the Fox Project. He added that Costco should start grading in the next few weeks.

4. Members of the Audience

Sid Maksoudian, 1156 Camino Del Sur, felt the owners of the San Dimas Wine Shop had been conducting business on an almost daily basis even though the Health Department suspended their business. He has been told that the ABC license will be reissued under the heading of grocery store and felt that the CUP should be reviewed because this would constitute a change of use. He also commented on the yellow ribbons around the store.

5. Planning Commission

No communications were made.

ADJOURNMENT

MOTION: Moved by Ensberg, seconded by Bratt to adjourn. Motion carried unanimously, 4-0. The meeting adjourned at 8:13 p.m. to the regular Planning Commission meeting scheduled for June 6, 2007 at 7:00 p.m.

James Schoonover, Chairman
San Dimas Planning Commission

ATTEST:

Craig Hensley
Planning Manager

Approved: June 20, 2007