

EQUESTRIAN COMMISSION
MINUTES
November 2, 2010
Senior Citizen / Community Center Meeting Room

PRESENT: Vice Chair Rebecca Pike
Commissioner Doug Aschenbrenner
Commissioner Yvette Picconi

Councilman Jeff Templeman
Assistant City Manager Ken Duran

ABSENT: Chair Claudia Cook
Commissioner Marca DeMonaco

CALL TO ORDER

The meeting was called to order at 6:00 pm. by Vice Chair Pike

APPROVAL OF MINUTES OF OCTOBER 5, 2010

Vice Chair Pike made corrections to the minutes. The starting time of the meeting should have been 6:00 p.m. Also, there needs to be clarification of the paragraph that describes Commissioners Aschenbrenner's comments regarding the manure recycling report. Commissioner Aschenbrenner made a motion to approve the minutes as amended. The motion was seconded by Commissioner Picconi and passed unanimously.

REVIEW AND COMMENT ON GENERAL PLAN AMENDMENT 08-02, SPECIFIC PLAN AMENDMENT 08-04 AND TENTATIVE TRACT MAP 70583 RELATED TO THE BRASADA RESIDENTIAL DEVELOPMENT

Assistant City Manager for Community Development Larry Stevens provided a staff report on the proposed project. He indicated that the draft EIR is out for circulation with deadline for comments due November 4th. He added that the General Plan and Specific Plan amendments and Tract Map hearings are scheduled for the Planning Commission on November 17th and tentatively for City Council on December 14th.

Mr. Stevens commented that the Commission should focus their discussion on three areas; the number of equestrian designated lots, the proposed changes to the horse keeping standards and the proposed trails. He went on to explain that there are nine lots designated for horse keeping and he showed the specific lot locations on the site plan.

Mr. Stevens explained that the applicant is proposing to limit the number of horses allowed to be kept on each lot to a number less than is allowed by the City's existing horse keeping standards elsewhere in the Code. He elaborated that the proposal is to reduce the maximum numbers of horse allowed per lot from five per acre with a total maximum of 15 per lot to two per acre with a total maximum of five per lot. In addition the proposal is to reduce the number of breeding horses from three per lot to two.

Mr. Stevens identified on the parcel map the location of the proposed trails. He identified two trails, one off the north west corner of the project connecting to Sycamore Motorway and one of the east side of the project connecting with the county road. He further explained that there are other trail opportunities that are being explored through the south 40 acres adjacent to Horsethief Canyon Park but those are not part of the Tract Map and may or may not materialize depending on negotiations between the developer and the City. He further added that City staff will be recommending a trail through the project linking up to Ferguson Motorway to the North West corner. He added that if the trails in the south 40 acres do develop than the trail through the project could be eliminated. He also pointed out that there may be a trail opportunity off the north 85 acres, but again that is not part of the tract map. Mr. Stevens concluded his presentation.

Stan Stringfellow, representing the applicant, explained the applicants reasoning in designating and siting of the nine equestrian designated lots. He commented that those specific lots were chosen because of their separate identity including lot size, access and trail access. He further commented that their market studies indicate that there will not be a large market for equestrian lots. He further added that they do not feel that the cost of putting in a trail through the project is justified due to the limited access and limited number of lots.

Mr. Stringfellow commented that the south 40 acres has been offered to the City and that there are potential trail options through that area. He added that if for some reason the City did not accept the 40 acres they would be willing to grant trail easements over the property with the ability for them to be relocated if that property ever developed in the future. There was discussion on the potential for trails on the south 40 acres.

Mr. Stringfellow commented that the request to reduce the number of horses per lot is because even though many of the lots are several acres the buildable pad area is much less and that they feel that the number of horses allowed under the existing standards is too many. He added that the proposed maximum number of five is somewhat negotiable.

Mr. Stringfellow commented that there have been changes to the map to create cul-de-sacs that among other things could assist with trailer loading. He also commented that they have made a request to the County for emergency access to the east.

Commissioner Aschenbrenner asked Mr. Stevens how common is it for a tract map to deviate from existing equestrian standards. Mr. Stevens responded that the only instance that he could recall was the Crystal Indian Springs tract on Baseline where the lots were smaller and there is a common horse keeping area.

In response to a question Mr. Stevens stated that any trail within the project would have to be built to the City's trail standards and would be maintained by the City.

Mr. Aschenbrenner stated that he agrees with staff on requiring the east west trail through the project. Commissioner Picconi said she concurred with Commissioner Aschenbrenner. There was more discussion on the east west trail proposal.

Vice Chair Pike commented that she did some research with the Glendora Trails Committee and found that there was supposed to be a trail through the Gordon Highlands Development that was never built and there is not a connecting trail on the Glendora side of the Ferguson Motorway. She added that she thinks the best trails option is in the south 40 acres. She added that it provides benefit for the most people. She also reported she and Commissioner Picconi tried to hike the Shirlimar trail but couldn't get past a locked gate. Mr. Stevens responded that there clearly are access issues from private property on the south 40 acres. He added that there have been some discussions with scheduling a City Council discussion sometime this month about the offer to the City of the south 40 acres.

Commissioner Aschenbrenner commented that he has concern with only nine equestrian lots but he could live with it if the trails are adequate. He added that he objects to deviating from the other horse keeping standards. He also stated that he supported staff's recommendation on the trails. Commissioner Picconi commented that she also agreed with not changing the horse keeping standards. Commissioner Aschenbrenner added that he would not support the City maintaining the interior trail if it doesn't connect to other trails. There was further discussion on the trails. It was suggested that if the east west trail were eliminated there should be not restriction on allowing horses to ride on the street.

Councilman Templemen commented that if the City accepts the south 40 acres the development of the trails would most likely be the responsibility of the City. He asked if the developer is not required to build the east west trail if the amount of money saved by not building the trail could be required to put into an escrow account for development of trails in the south 40 acres or elsewhere. Mr. Stevens responded that the City would have to make the nexus that the trail development or improvements is related to the development of the project. He added that he believes that nexus could be made.

The Commission had further discussion on the three equestrian issues. The Commission came to a consensus on all three issues.

Commissioner Aschebrenner made a motion that the Commissions consensus comments are: 1) the Commission is okay with nine equestrian designated lots, though there preference would be to have more; 2) the Commission is in favor of keeping the existing citywide horse keeping standards as far as the maximum number of horses per lot, however, they don't have an objection to the HOA having architectural standards for out buildings; 3) the Commission agrees with staff's recommendation regarding the trails in that they like the east west trail suggestion but the preferred option is for trails in the

south 40 acres in lieu of the east west trail. In addition, if the east west trail is eliminated they suggest that the HOA can not restrict riding horses in the street. The motion was seconded by Commissioner Picconi and approved unanimously.

HHOFBEATS ARTICLE

Vice Chair Pike commented that she will provide an article to Mr. Duran for the December newspaper.

DATE FOR THE 2011 TRAIL CLEAN-UP PROJECT

Vice Chair Pike suggested that the Commission table this item to the next meeting when all of the Commissioners can be present.

CITY COUNCIL REPORT

Councilman Templeman commented on the 50th Anniversary News Years Celebration and City Hall renovation project.

COMMISSIONERS COMMNETS

Commissioner Picconi shared pictures of the trail on Baseline and Iglesia and asked about extending the trail. Mr. Duran responded that the reason the trail and fence do not extend north on Iglesia is because it is not a City designated trail and it deadens into improvements half way up the block. Councilman suggested that since it is not really a trail issue Commissioner Picconi work with the appropriate City department to discuss right of way issues.

ADJOURNMENT

There being no further business the meeting was adjourned at 7:40 p.m.