



**CITY OF SAN DIMAS  
EQUESTRIAN COMMISSION  
AGENDA**

Tuesday, May 6, 2014  
6:00 p.m.  
City Council Chambers  
245 E. Bonita Ave.

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- 1. CALL TO ORDER**
  - 2. APPROVAL OF MINUTES OF MARCH 4, 2014**
  - 3. 299 E. FOOTHILL BOULEVARD – PROPOSED DEVELOPMENT OF 48 TWO-STORY SINGLE-FAMILY DETACHED HOMES ON APPROXIMATELY 6.4 ACRES IN A GATED COMMUNITY**
  - 4. FOOTHILL BRIDGE WIDENING PROJECT TRAIL IMPACTS**
  - 5. TRAIL CLEAN-UP REVIEW**
  - 6. ASSISTANT CITY MANAGER REPORT**
  - 7. CITY COUNCIL REPORT**
  - 8. MEMBERS OF THE AUDIENCE**
  - 9. COMMISSIONERS COMMENTS**
  - 10. ADJOURNMENT**

COPIES OF STAFF REPORTS AND/OR OTHER WRITTEN DOCUMENTATION PERTAINING TO THE ITEMS ON THE AGENDA ARE ON FILE IN THE OFFICE OF THE CITY CLERK AND ARE AVAILABLE FOR PUBLIC INSPECTION DURING THE HOURS OF 8:00 A.M. TO 5:00 P.M. MONDAY THROUGH FRIDAY.



# **CITY OF SAN DIMAS MEMORANDUM**

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**DATE:** May 1, 2014  
**TO:** Equestrian Commission  
**FROM:** Ken Duran, Assistant City Manager  
**SUBJECT:** May 6, 2014 Meeting

- We have scheduled the meeting in the Council Chambers because we anticipate that there will be a number of members of the public in attendance for the Foothill Blvd. project.
- 299 E. Foothill Project – The enclosed staff report describes the project. The purpose of the Commissions review is to provide your comments and/or concerns regarding the proposed project and its relationship to the equestrian uses. You will receive a presentation from staff and the developer, ask for public comment and then have a discussion amongst yourselves.
- Foothill bridge widening update – Due to this project there will be a need to close a section of the trail on Foothill Blvd. during a portion of the project. We will describe the closure and seek your input on suggested detour signage.
- Trail clean-up review – This is your opportunity to provide any feedback from the event.

EQUESTRIAN COMMISSION  
MINUTES  
March 4, 2014  
City Council Chambers Conference Room

PRESENT: Chair Marca DeMonaco  
Vice Chair Sonya Sevier  
Commissioner Rebecca Pike  
Commissioner Yvette Picconi

Councilman Jeff Templeman  
Assistant City Manager Ken Duran

ABSENT: Commissioner Claudia Cook

CALL TO ORDER

The meeting was called to order at 6:00 p.m. by Chair DeMonaco.

APPROVAL OF MINUTES OF JANUARY 7, 2014

Commissioner Pike made a motion to approve the minutes of January 7, 2014 as submitted. The motion was seconded by Commissioner Picconi and approved by unanimous vote.

TRAIL CLEAN-UP COORDINATION

Mr. Duran reported that the city staff is all set for the clean-up on April 5<sup>th</sup>. The Commissioners discussed coordination of preparing the food for the event.

REVIEW OF UPDATED COMMISSIONERS HANDBOOK

Mr. Duran distributed an updated Commissioners Handbook that has been prepared for all City Commissioners. He reviewed the contents of the handbook.

ASSISTANT CITY MANAGER REPORT

Mr. Duran reported that the Planning Commission authorized the commencement of the entitlement review process for the residential project on the San Dimas Equestrian Center site. He added that review of the project will be on the Commissions May 6<sup>th</sup> agenda.

Mr. Duran reported that the City has started the environmental review process for the Walnut Creek Open Space development. He added that it is anticipated that construction will begin in the fall.

Mr. Duran reported that at this point there are no new trail projects contemplated for the 2014 fiscal year.

In response to a question Mr. Duran stated that there has been no formal contact from a potential buyer for the Oak Valley property. Commissioner Pike commented that she heard there was someone on the property recently taking pictures.

#### CITY COUNCIL REPORTS

Councilman Templeman reported that the Bonita Canyon Gateway apartments should be completed in August and the City will be receiving a significant amount of money in park development fees. He added that the City plans on using the money for major improvements to Marchant Park.

Councilman Templeman reported that the City is in discussions with a food concessionaire for the Walker House and there is a Study Session with them next Tuesday.

Councilman Templeman reported that the Council held a Study Session on the budget. He added that revenues for the current year are on target and the approach to next year's budget is to continue to take a conservative approach.

Councilman Templeman reported that the new shops at the Costco center are open or soon will be open. He added that there is a developer that is taking a strong look at the vacant pads on Gladstone.

Commissioner Picconi asked if there is any interest in the Bonita/Cataract property. Mr. Duran explained the tie up with the disposition of the property due to the dissolution of the Redevelopment Agency.

#### MEMBERS OF THE AUDIENCE

None.

#### COMMISSIONERS COMMENTS

Commissioner Pike against for the status of the Foothill bridge project. Mr. Duran responded that the City is still getting the final approvals necessary from the various other agencies. He added that construction should start this summer.

Commissioner Pike asked if there is anything new from the HEART evacuation team. Mr. Duran responded that he knows that they assisted with horse evacuations from the Colby fire and they have an upcoming training at the Community Arena.

## ADJOURNMENT

There being no further business the meeting was adjourned at 6:40 p.m. to the next regular scheduled meeting on May 6, 2014.



## CITY OF SAN DIMAS MEMORANDUM

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**DATE:** May 6, 2014

**TO:** Equestrian Commission

**FROM:** Marco A. Espinoza, Senior Planner *MSE*

**SUBJECT:** 299 E. Foothill Boulevard – Proposed development of 48 two-story single-family detached homes on approximately 6.4 acres in a gated community.

**Project File:** Tentative Tract Map 72368 (13-01), Zone Change 13-01, Specific Plan No. 27, Precise Plan 13-03, General Plan Amendment 13-01, Development Plan Review 13-20, Tree Permit 13-27.

### *Proposed Development*

The current property owner is in negotiations with the Olson Company to purchase and develop the property.

The project includes the proposed development of 48 two-story single-family detached homes on approximately 6.4 acres in a gated community. The project proposes 232 parking spaces, including garage spaces, 52,895 square feet of open space including a multi-purpose equestrian trail along the west project boundary, and 24,928 square feet of central neighborhood recreation area at the east end of the site consisting of a swimming pool, children's play area, bocce ball, and horseshoes. The residential homes will be developed in 5 phases with 9 homes in Phases 1 & 2, 10 homes in Phase 3, 8 homes in Phase 4, and 12 homes in Phase 5. Walnut Avenue will provide access to the project from Foothill Boulevard. Walnut Avenue may ultimately be extended north by the City to connect with an existing parking lot in Horsethief Canyon Park. However, any future extension beyond the site is not part of this project.

The project will discontinue all existing equestrian uses on the site and will not provide any such uses. The applicant has submitted a Zone Change Application for Specific Plan No. 27, which will allow for a small lot development. The average lots in the project will be 2,560 sq. ft. to 2,816 sq. ft. with homes ranging in size from 1,620 sq. ft. to 1,953 sq. ft. with an attached two-car garage.

As part of the proposed project the applicant will be developing a horse trail to City standards that will connect with the existing trail on the north side of Foothill Boulevard and run north along the west property line of the project to connect with Horsethief Canyon Park. At this time it is the City's intent to manage and maintain the trail once it has been completed.



### *Existing Boarders*

The property owner, John Meredith, has made the existing boarders aware of the pending sale of the property. The applicant has also had some limited contact with some of the boarders and understands their concerns regarding the loss of the facility and their limited time remaining at the facility. The Olson Company is currently working on a Relocation Plan that will provide boarders with information on other facilities in the City and surrounding communities that may be able to accommodate the boarders' needs.

### *Conclusion*

Staff requests that the Equestrian Committee provide their concerns and comments regarding the proposed project and its relationship to the equestrian uses overseen by the committee.