

**CITY OF SAN DIMAS  
EQUESTRIAN COMMISSION  
SPECIAL MEETING  
AGENDA**

Tuesday, September 20, 2016 5:00 p.m.  
City Council Chambers Conference Room  
245 E. Bonita Ave.

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1. **CALL TO ORDER**
  2. **APPROVAL OF MINUTES OF SEPTEMBER 6, 2016**
  3. **GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE DESIGNATION FROM SINGLE-FAMILY VERY LOW TO SINGLE FAMILY-FAMILY LOW AND REZONING FROM SINGLE FAMILY AGRICULTURE AND LIGHT AGRICULTURE TO SINGLE-FAMILY WITH A MINIMUM LOT SIZE OF 7,500 SQUARE FEET FOR PORTION OF THE CITY THAT INCLUDES THE 200 BLOCK OF WEST ALLEN AVENUE, THE 800 BLOCK OF NORTH CATARACT AND A PORTION OF THE 700-800 BLOCKS OF NORTH SAN DIMAS AVENUE**
  4. **CITY COUNCIL REPORT**
  5. **MEMBERS OF THE AUDIENCE**
  6. **COMMISSIONERS COMMENTS**
  7. **ADJOURNMENT**



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Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the Commission regarding any item on this agenda will be made available for public inspection in the Assistant City Manager's office during normal business hours. In addition most documents are posted on the City's website at [cityofsandimas.com](http://cityofsandimas.com).

**Posting Statement:** On September 14, 2016 a true and correct copy of this agenda was posted on the bulletin board at 245 East Bonita Avenue (San Dimas City Hall) and the City's website [www.cityofsandimas.com/minutes.cfm](http://www.cityofsandimas.com/minutes.cfm)

EQUESTRIAN COMMISSION  
MINUTES  
September 6, 2016  
Council Chambers Conference Room

PRESENT: Chair Yvette Picconi  
Vice Chair Lindsey Merritt  
Commissioner Sonya Sevier  
Commissioner Marca DeMonaco  
  
Mayor Pro Tem Jeff Templeman  
Assistant City Manager Ken Duran

ABSENT: Commissioner Leslie Medlin

CALL TO ORDER

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

APPROVAL OF MINUTES OF JULY 5, 2016

Commissioner DeMonaco pointed out that her name was spelled incorrectly in the minutes. Commissioner DeMonaco made a motion to approve the minutes of July 5, 2016 with the change to the name spelling. The motion was seconded by Commissioner Merritt and passed unanimously.

GENERAL PLAN AMENDMENT

Mr. Duran reported that Commissioner Merritt owns property adjacent to the subject property and Commissioner Sevier boards a horse on a property within the project area and thus they both have a conflict of interest and will be recusing themselves from participation on this item. He added that one of the three remaining Commissioners is sick this evening leaving less than a quorum to discuss this item. He suggested that the Commission can schedule a Special Meeting on this item. The Commission and the applicant agreed on a special meeting on Tuesday, September 20<sup>th</sup> at 5:00 p.m., pending Commissioner Medlin's availability.

ASSISTANT CITY MANAGER REPORT

Mr. Duran reported that the construction specifications for the Walnut Space Open Space project are being finalized should be out to bid in the fall. He also reported that grading on the Brasada project may begin soon, which triggers the transfer of the south 40

property for the future trails. He also added that the City has reapplied for a competitive State grant for further trail connections for the south 40 trails.

#### CITY COUNCIL REPORT

Councilmember Templeman reported that the Council extended the terms of Commissioners Picconi and DeMonaco for up to a year or until new Commissioners are appointed.

#### MEMBERS OF THE AUDIENCE

None

#### COMMISSIONERS COMMENTS

None.

#### ADJOURNMENT

There being no further business the meeting was adjourned at 6:15 p.m.



## **CITY OF SAN DIMAS MEMORANDUM**

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**DATE:** September 20, 2016

**TO:** Equestrian Commission

**FROM:** Luis Torrico, Associate Planner

**SUBJECT:** General Plan Amendment to change the land use designation from Single-Family Very Low to Single-Family Low and rezoning from Single-Family Agriculture and Light Agriculture to Single-Family with a minimum lot size of 7,500 square feet for portion of the City that includes the 200 Block of West Allen Avenue, the 800 Block of North Cataract and a portion of the 700-800 Blocks of North San Dimas Avenue that encompasses a total area of 27.41 acres, and the consolidation of seven residential parcels or portions of, within the 27.41 acres, with a total area of 10.55 acres to subdivide into 32 residential parcels.

**Project File:** Tentative Tract Map 73711 (15-01), General Plan Amendment 15-01, Zone Change 15-01, Development Plan Review 15-32 & Tree Permit 15-37.

### *Proposed Development*

The proposed development consists of 27.41 acres comprised of 20 parcels bounded by Allen Avenue on the north, Cataract Avenue on the west, San Dimas Avenue on the east and Gladstone Street to the south (see figure 1). The Project Area has a General Plan designation of Single Family Very Low (0.2 - 3 units/acre) and zoning designations of Single Family Agriculture and Light Agriculture.

The proposed General Plan Amendment proposes to amend the General Plan Land Use designation from Single Family Very Low to Single Family Low which allows a density of 3.1 – 6 units per acre and change the zoning classification from Single Family Agriculture and Light Agriculture to Single Family with a minimum lot size of 7,500 square feet for the entire Project Area.



Figure 1 – Project Area

The project also includes Tentative Tract Map No. 73711 (Oak Valley Subdivision) to subdivide seven parcels with a total area of 10.55 acres to create 32 residential parcels within the Project Area (see Figure 2). The Oak Valley Subdivision area, hereinafter the “Subdivision” is currently occupied by Twins Nursery Garden Center and the Oak Valley Equestrian Center and consists of the following parcels:

<u>Parcel No.</u>	<u>APN</u>	<u>Use</u>
8	8392-013-021	Single Family Residential
9	8392-013-022	Vacant
10	8392-013-023	Vacant
12	8392-013-028	Single Family Residential
13	8392-013-029	Single Family Residential
14	8392-013-032	Twins Nursery
15	8392-013-031	Vacant
16	8392-014-037	Oak Valley Equestrian Center

The Subdivision is bounded by San Dimas Avenue to the east, single residential homes to the south, an electrical Southern California Edison substation to the north, and residential and agriculture uses to the west (see Figure 1). The Subdivision will create two new streets to access the new single family parcels, which will take access from San Dimas Avenue and will terminate at the west end of the Subdivision, which can extend westward should the parcels to the west get subdivided in the future (see Figure 2).

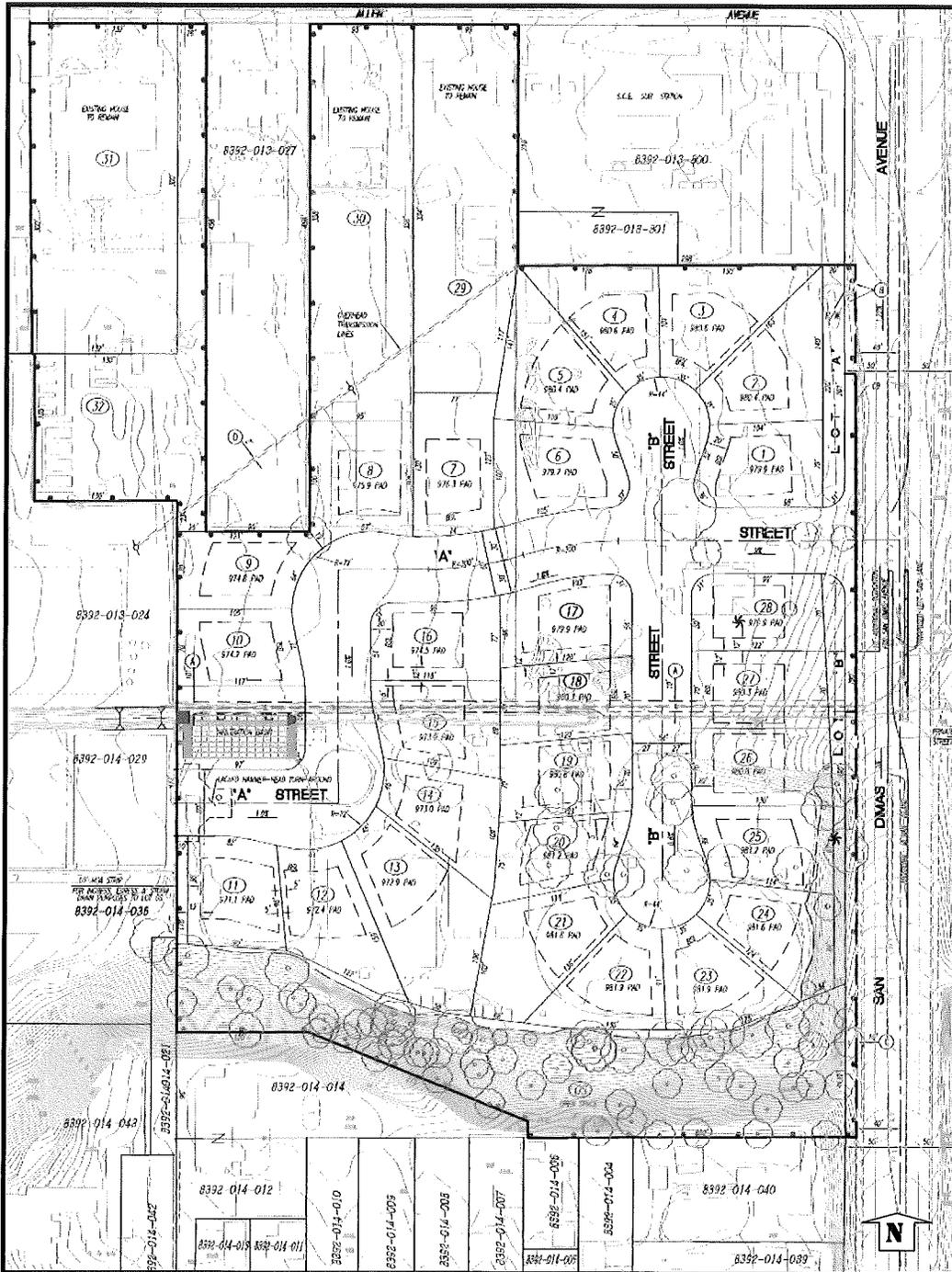


Figure 2 – Oak Valley Tentative Tract Map

### Existing Uses & Trails

As previously mentioned, the Oak Valley Equestrian Center is located within the proposed Subdivision. The equestrian center will cease operation if the development is approved by the City. The owner of the equestrian center wants to preserve their current customers; therefore, they have not informed the boarders until it is certain that the project is moving forward. Once it's determined that the project is moving forward and the boarders are notified, the applicant will allow the facility owner to holdover several months to facilitate the moving of horses to another location.

There is an existing multi-use trail with a white fence border along Allen Avenue (see Figure 3). The trail runs east-west on the public right-of-way adjacent to the Project Area's north boundary. There are no trails within the Project Area. The proposed development is not proposing any modifications to the existing trail nor is it proposing any new ones.

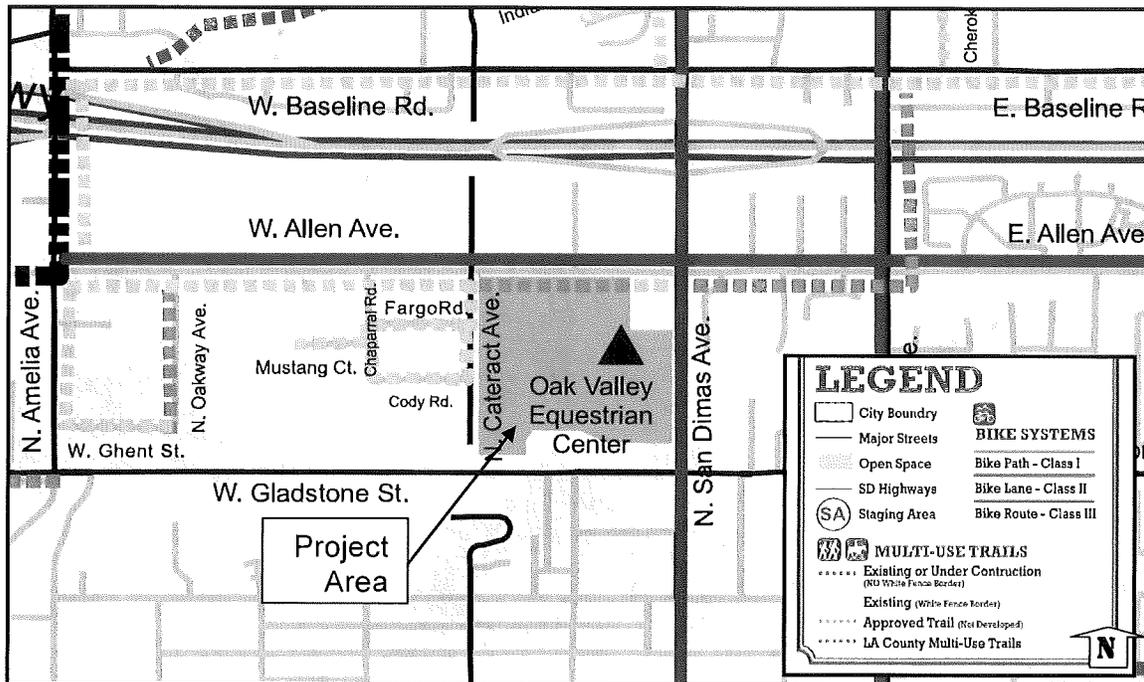


Figure 3 – City of San Dimas Trail Map

### Impacts on Horse Keeping

The entire project area, with the exception of the Oak Valley Equestrian Center property is zoned Single Family Agriculture (SF-A) Zone, which allows horse keeping. The equestrian center is zoned Light Agriculture (AL). The Applicant is requesting a zone change from Single Family Agriculture and Light Agriculture to Single Family (SF) Zone with a minimum lot size of 7,500 square feet. The new zone classification would not allow horse keeping.

Staff conveyed to the applicant that the subdivision should not create the constraints on the remaining parcels, which are not part of the Subdivision, the ability of horse keeping. As such, the parcels within the Subdivision are laid out in a manner that it will continue to allow the existing parcels that currently meet the horse keeping requirements, to keep horses. Currently, a total of 13 parcels within the project area that can keep horses and comply with the distance requirements as set forth in the SF-A Zone (see Figure 4), which will remain in effect if the Subdivision is approved.



Figure 4 – Horse Keeping Properties

An Equestrian Overlay Zone would be processed as part of the entitlement process to protect the existing equestrian/agriculture uses and character of the area. The overlay zone would reinforce the image to new buyers of parcels within the Subdivision and real estate professional that the area is intended to continue allowing horse keeping and that it is a desirable use within the City. The SF-7,500 Zone would apply to the entire Project Area and the Overlay Zone would apply to the parcels outside of the proposed Subdivision that can currently comply with the horse distance requirements under the SF-A Zone; therefore, allowing agriculture uses,

horse keeping and residential uses currently allowed within the Single Family Agriculture zone. The Overlay Zone would apply the same distance requirements in SF-A Zone which include but are not limited to the distance requirements, number of horses allowed, and stall and corral requirements.

In addition, the Overlay Zone standards will be put in place to ensure that the new development within the Subdivision are carefully designed to prevent potential impacts to adjacent parcels and their horse keeping capabilities. Therefore, the new houses within the Subdivision will be required to be setback at least 80 feet from any existing or future horse keeping facilities. The overlay zone will also facilitate coordination of infrastructure for future development at different times.

### *Conclusion*

The proposed development will eliminate agriculture uses, including horse keeping for parcels within the proposed Subdivision. The proposed project would also represent the loss of an equestrian facility within the community. In looking at some of the previous land use decisions, the City has previously approved land subdivision that eliminated horse keeping within the areas such Parcel Map No. 13373 in 1983 corresponding to 234 and 240 W. Allen Avenue. The Equestrian Overlay Zone would protect the agricultural uses, including horse keeping on the remaining parcels within the Project Area and to ensure that that new development be compatible with existing uses west of the proposed Subdivision.

Staff requests that the Equestrian Commission provide their concerns and comments regarding the proposed project as it relates to the equestrian uses overseen by the Commission and furthermore, make one of the following recommendations;

1. Recommend that all Single Family Agriculture and Light Agriculture zoned parcels in the Project Area remain unchanged to preserve horse keeping and agriculture properties.
2. Recommend that only the Single Family Agriculture and Light Agriculture zoned parcels in the Subdivision be changed to Single Family with a minimum lot size of 7,500 square feet and the remaining parcels in the Project Area remain unchanged to maintain horse keeping and agriculture uses.
3. Recommend that the project move forward as proposed and change the zoning designation of all parcels in the Project Area from Single Family Agriculture and Light Agriculture to Single Family with a minimum lot size of 7,500 square feet.

In the case of recommendations 2 & 3 would you recommend any standards (i.e. distance separation, notice to new homeowners, etc.) be included through an overlay zone or similar zoning mechanism? If so, please provide comments about appropriate standards.

In addition to any of the above recommendations, the Commission may also explore the further protection of the Single Family Agriculture zoned properties by recommending to the City Council that the existing area be preserved by establishing a boundary encompassing that part of the city, which are located between Amelia Avenue and San Dimas Avenue, and bounded on the north and south by Allen Avenue and Gladstone Street. Based on the above recommendations, that boundary may be at San Dimas Avenue, Cataract Avenue or at San Dimas Avenue with the exception of the parcels in the Subdivision. By adopting policies, Staff, developers and the public will have a clear guidance on development for these Single Family Agriculture zoned properties.