

**CITY COUNCIL STUDY SESSION AGENDA
TUESDAY OCTOBER 22, 2024 6:00 PM
SAN DIMAS COUNCIL CHAMBER
CONFERENCE ROOM
245 EAST BONITA AVENUE**

A public agenda packet is available for review on the City’s website www.sandimasca.gov or by contacting the City Clerk’s Office at cityclerk@sandimasca.gov.

CITY COUNCIL

Mayor Emmett Badar, Mayor Pro Tem Eric Nakano, Councilmember Rachel Bratakos, Councilmember Ryan A. Vienna, Councilmember Eric Weber

CALL TO ORDER AND FLAG SALUTE

ORAL COMMUNICATIONS

(Members of the audience are invited to address the City Council on any item on this agenda. Public comment will not be taken during each individual agenda item, except for public hearing items. Comments on public hearing items will be heard when that item is scheduled for discussion. Under the provisions of the Brown Act, the legislative body is prohibited from engaging in discussion on any item not appearing on the posted agenda. However, your concerns may be referred to staff or set for discussion at a later date. Each speaker will be limited to speaking once for up to (3) three minutes.)

STUDY SESSION

1. Discussion Outlining the Council's Desire to Prioritize the Preservation of Equestrian Uses in Existing Single-family Agricultural Zoning and the Keeping of Other Animals.

ADJOURNMENT



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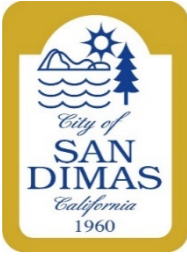
Copies of documents distributed for the meeting are available in alternative formats upon request. Any writings or documents provided to the City Council regarding any item on this agenda will be made available for public review Monday through Thursday 7:30 a.m. to 5:30 p.m. and on Fridays from 7:30 a.m. to 4:30 p.m. at the Administration Counter at City Hall and San Dimas Library. In addition, most documents are posted on the City's website at www.sandimasca.gov.

Posting Statement: I declare under penalty of perjury that on October 18, 2024, I posted a true and correct copy of this agenda on the bulletin board in the Civic Center Plaza of City Hall at 245 E. Bonita Ave., San Dimas Library 145 N. Walnut Ave., San Dimas Post Office 300 E. Bonita Ave., Von's Via Verde Shopping Center 1160 Via Verde Ave., and on the City's website www.sandimasca.gov/agendas-minutes/ as required by law.

October 18, 2024

Debra Black

Debra Black, City Clerk



Study Session Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of October 22, 2024

From: Chris Constantin, City Manager

Prepared by: Luis Torrico, Director of Community Development

Subject: Discussion Outlining the Council's Desire to Prioritize the Preservation of Equestrian Uses in Existing Single-family Agricultural Zoning and the Keeping of Other Animals.

SUMMARY

On May 28, 2024, the City Council held a study session to discuss the preservation of properties that allow horses and other animals. As a result of the discussion, the Council voted 4-0-1 (Councilmember Nakano abstained) to direct Staff to return in October 2024 with a study session to discuss potential changes to the SF-A zone that would positively impact property owners' ability to maintain equestrian and other animal-keeping uses.

This staff report summarizes the City's current regulations related to horse keeping, the locations of zones and Specific Plan areas of the City that allow for horse keeping and keeping of other animals and existing and potential preservation methods the City could implement.

RECOMMENDATION

Staff recommends the City Council provide direction related to any alternative methods to preserve agricultural properties.

FISCAL IMPACT

There is no fiscal impact for the recommended action.

BACKGROUND

On May 28, 2024, the City Council held a special study session and identified various issues regarding zoning and the preservation of equestrian properties (**See Attachment 2**). The Council discussed a 2021 project initiation that allowed a developer to move forward with rezoning efforts and the subsequent 2022 initiation request, from a different applicant, that was denied due to its potential impact on existing horse-keeping properties. Both of these requests were for properties

along E. Baseline Road between Walnut Avenue and San Dimas Canyon Road. This led to a broader discussion on preserving the equestrian character of the City and the necessity for a clear policy to guide staff in any future rezoning application of such properties. Council members debated the implications of rezoning, minimum lot sizes, and setbacks for horse corrals, and the potential need for a coherent policy to guide future decisions.

After much discussion, the City Council voted 4-0-1 (Councilmember Nakano abstained) to direct staff to return in October 2024 with a study session to discuss potential changes to the SF-A zone that would positively impact property owners' ability to maintain equestrian and other animal-keeping uses. The City Council requested the following information:

- A map identifying all SF-A zoned parcels.
- An outline of the cases in which the City tracks the number of parcels maintaining equestrian or other animals; and
- Identification of best practices for horse keeping, including a review of policies in the cities of San Luis Obispo, Lompoc, Cambria, Norco, Fontana, Eastvale, Covina, and Chino.

On May 28, 2024, at the regular meeting, the City Council considered Vesting Tentative Tract Map 22-0001, General Plan Amendment 23-0001, Zone Change 22-0001, Development Plan Review Board 22-0015 and Tree Removal Permit 22-0029 for the subdivision of two (2) parcels into seven (7) new parcels for a new single-family residential development, which also included amending the land use and zoning designation of 17 additional parcels, which would impact the horse keeping capabilities of several parcels. The affected properties were located along E. Baseline Road near the intersections of Walnut Avenue and Cherokee Court. During the discussion, the City Council expressed concerns about allowing changes that reduce the number of parcels available for equestrian use. Additionally, there were concerns about how development on one property would impact the equestrian capability of another parcel. In light of these concerns, the City Council voted to approve an alternate version of the project applications that only changed the land use and zoning designation of the two (2) development parcels and denied the changes to the additional 17 parcels. The Council also expressed a desire to continue discussions broadly about protecting the valuable and limited land that allows for equestrian use and other animal keeping uses. As such, the City Council directed City staff to return with a discussion on San Dimas Municipal Code (SDMC) Section 18.28.040 to facilitate this dialogue.

Resolution 2024-42

As a result of the May 28, 2024, discussion, on June 11, 2024, Resolution 2024-42 was considered by the City Council expressing the City Council's desire to prioritize the preservation or equestrian uses in existing single family agricultural zoning (**See Attachment 3**). The Council discussed the resolution and voted 5-0 to approve the resolution with amended language replacing equestrian uses with equestrian and other animals allowed in the SF-A zone. The revised resolution was brought back to the Council on June 25, 2024, and it was adopted 5-0. The Resolution sets clear policy direction for the City Council and staff when considering discretionary changes to the code, regulations, zoning, and current properties, emphasizing the preservation of equestrian uses. The Resolution provided direction to Staff while additional research was done regarding other preservation methods.

This Study Session seeks to provide City Council with information related to the City's existing regulations and policies, the regulations and policies of other jurisdictions known to allow horse and other animal keeping activities, and best practices for these activities that may help to inform

future decisions that may impact the ability of residents to conduct these activities.

DISCUSSION/ANALYSIS

Zoning Regulations

San Dimas allows horse keeping on properties zoned SF-A, Light Agriculture (AL), Specific Plan 4, 8 and 22, and on properties with a Private Horse (PH) Overlay. In addition to horse keeping, the SF-A, AL and SP-8 zone also allow animals including, but not limited to, chickens, goats, calves and sheep. Each of these zones have specific criteria, such as minimum lot size for horse keeping and other animals.

- **Single-Family Agriculture (SF-A16,000 and SF-A20,000):** Chapter 18.28 of the SDMC, governs the Single Family Agricultural (SF-A) zone. This zone aims to balance residential living with agricultural practices, allowing for single- family homes and the keeping of certain domestic animals, including horses, under specific conditions. In addition, SF-A zoned properties with a minimum of 11,000 square feet of lot area, other animals such as chickens, goats and calves.
- **Light Agricultural (A-L):** Chapter 18.64 of the SDMC, governs the Light Agricultural (A-L) zone. This zone is intended to allow for the establishment and continuation of agricultural uses including horse keeping and other animals while allowing for the transition to residential development, recreational facilities, and community services.
- **Specific Plan No. 4:** Chapter 18.504 governs the Specific Plan No. 4 (SP-4) area located west of Valley Center Avenue and north of Walnut Creek Regional Wilderness Park. The SP-4 area allows for low density residential and accessory uses intended to minimize the alteration of existing landforms and the intrusion of man-made structures into the Walnut Creek County Regional Park viewshed to preserve the scenic qualities of the area. SP-4 is comprised of two (2) areas. Area 1 allows horses on lots with designated Equestrian areas, and Area 2 allows horses on Lots 3, 4, 6, 7 and 8.
- **Specific Plan No. 8:** Chapter 18.512 governs the Specific Plan No. 8 (SP-8) area located within the boundaries of Cannon Avenue and Walnut Avenue on the north and east, and Puddingstone Drive on the south and west. The SP-8 area allows for low density residential and accessory uses including horse keeping and other animals, intended to preserve the natural hillside setting and viewshed of the area.
- **Specific Plan No. 22:** Chapter 18.536 governs the Specific Plan No. 22 (SP-22) area located within the boundaries of W. Baseline Rd. on the north, and Conestoga Rd. on the west, south and east. These properties are unique in that the residential development was developed with an equestrian center that provides for one horse box stall for the sole use of each property located within SP-22.
- **Private Horse Overlay:** Chapter 18.112 of the SDMC governs the Private Horse Overlay placed over existing zones to allow for the maintenance and keeping of horses, in addition to the regulations of the principal zone of the area to which it is applied.

Figure 1 below is a map that shows all the properties in the City that allow both horse keeping and other animals. There are a total of 567 properties that allow horses and other animals, and there are 173 properties that only allow other animals to be kept such as chickens, goats and calves.

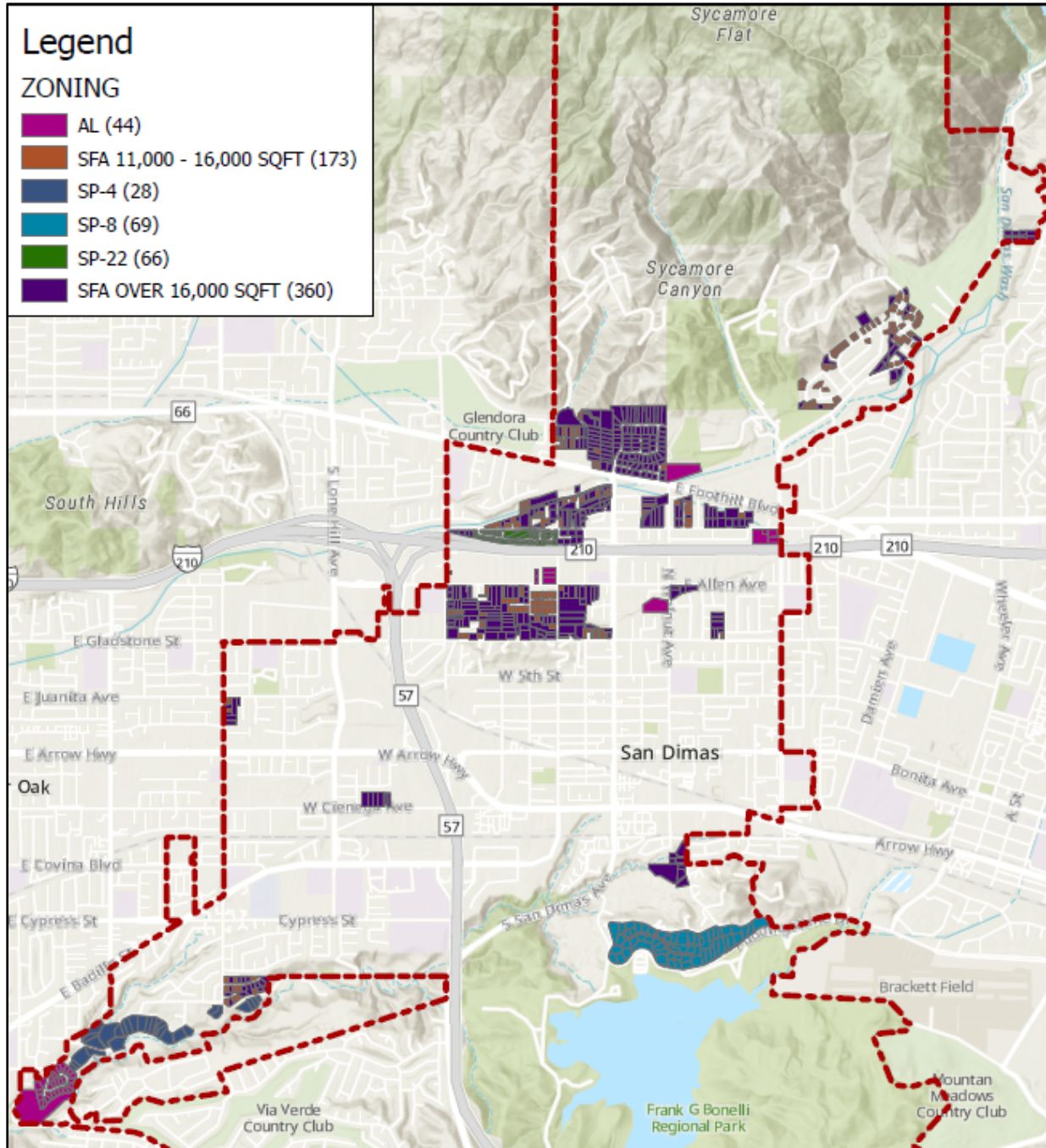


Figure 1 – Map of properties that allow horses and other animals

Figure 2 below shows all the properties with a Private Horse (PH) Overlay that allow horse keeping, which consists of 91 parcels. The PH overlay properties are shown on a different map as some overlapping would occur as some SF-A zoned properties also have a PH overlay.

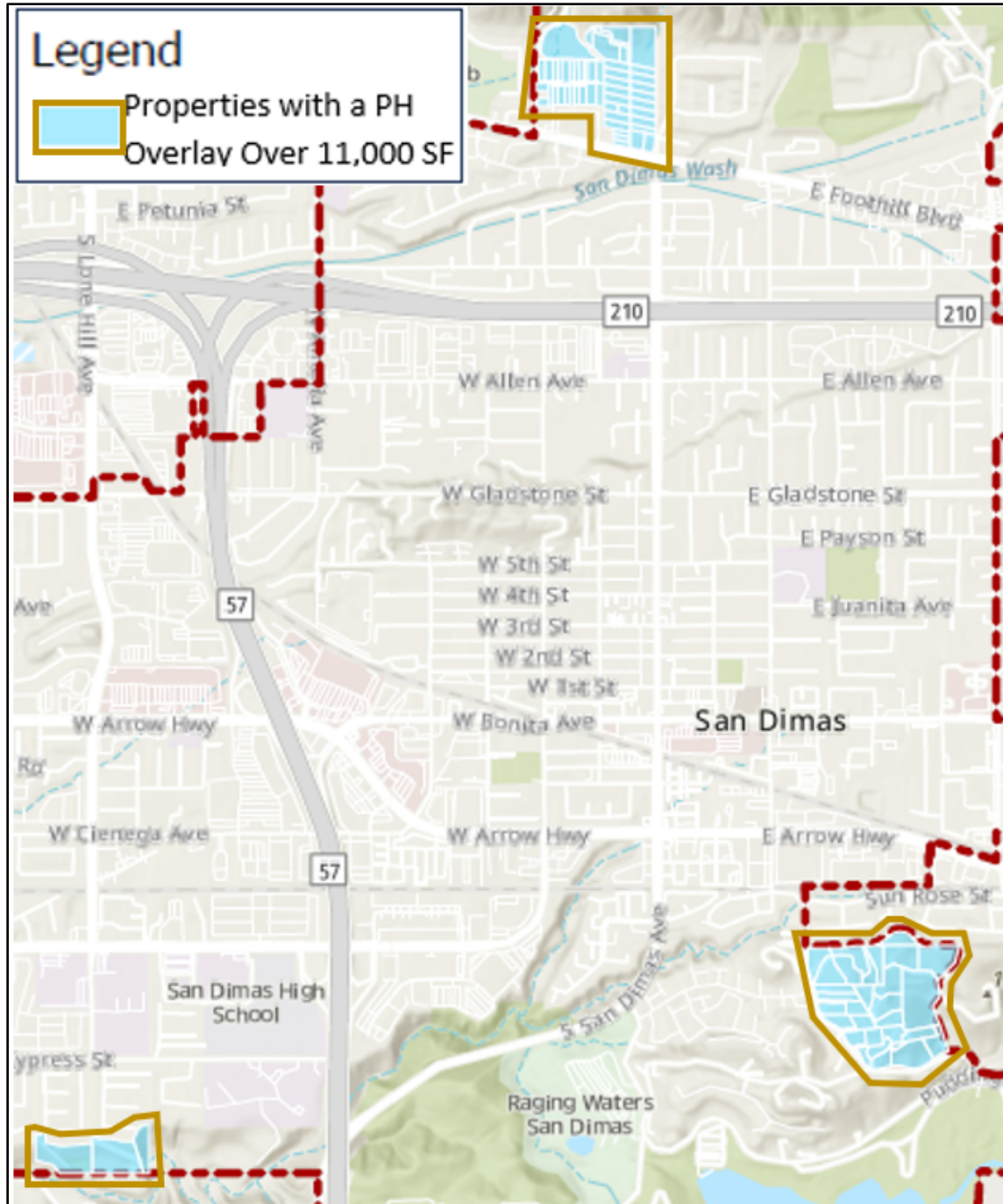


Figure 2 – Map of properties with a Private Horse Overlay over 11,000 SF

It's important to note that majority of the properties that allow horse keeping are built out and subdivision of these properties would be difficult and not practical. There are some areas of the City where subdivision of these properties is more feasible, and those will be discussed further in this report. The maps above are not meant to provide details on each of these properties/areas, but more to show where in the City these properties are located. Attachment 1, included with this report, shows all the horse keeping areas/properties, including the PH Overlay properties in more detail and also provides a general description of each area. It's important to note that all SF-A properties that have a minimum lot area of 16,000 square feet are included in Figure 1 map above.

This may include properties that are zoned SF-A with a smaller lot size minimum, such as SF-A 8,000. These properties allow horse keeping but could be subdivided to lots smaller than 16,000 due to the underlying zone.

While there are several areas in the city that allow horse keeping and other animals, majority are built out and subdivision of these properties would be difficult and not practical. The areas that are more prone to subdivision are the following three (3) areas:

1. Area bounded by Allen Avenue to the north, Amelia Avenue to the west, San Dimas Avenue to the east and Gladstone Street to the south (Figure 3). This area consists of approximately 139 SF-A 16,000 & 20,000 zoned properties. There are some properties do not meet the minimum lot size requirements to keep horses, but majority do have the minimum lot size to keep horses and other animals. In addition, this area maintains a rural, agricultural character with large lots.

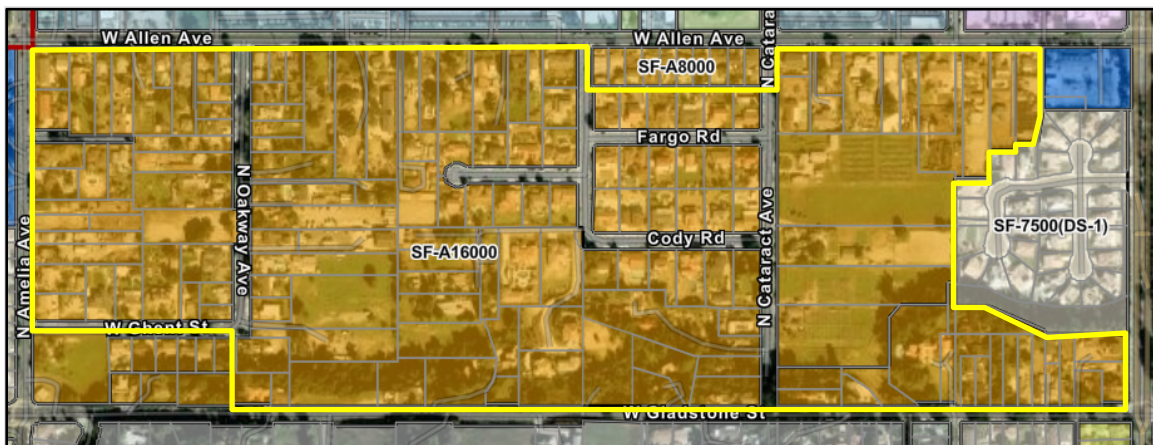


Figure 3 - SF-A 16,000 & 20,000 Zoned Properties More Prone to Subdivision

2. Area bounded by Foothill Boulevard to the north, N. Iglesia Street to the west, San Dimas Canyon Road to the east and E. Baseline Road to the south (Figure 4). This area consists of approximately 36 SF-A 16,000 zoned properties. There are some properties do not meet the minimum lot size requirements to keep horses, but majority do have the minimum lot size to keep horses and other animals. In addition, this area maintains a rural, agricultural character with large lots.

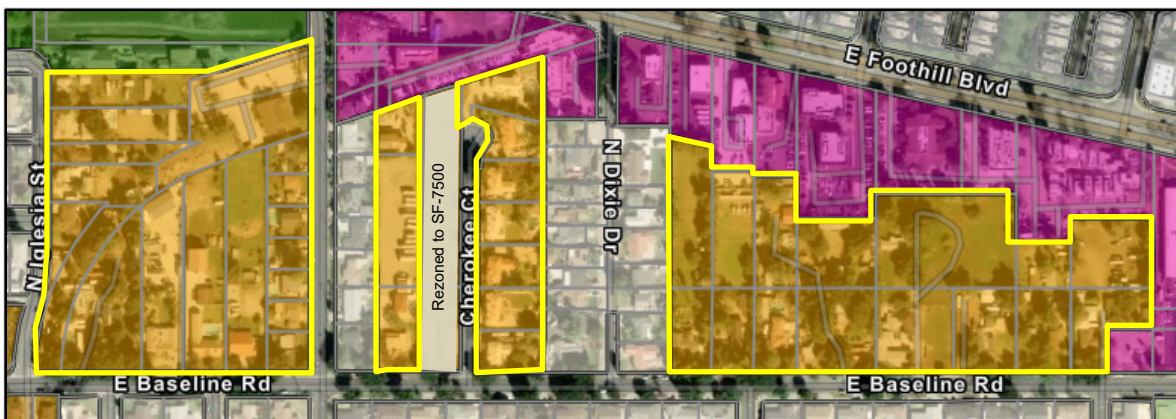


Figure 4 - SF-A 16,000 Zoned Properties More Prone to Subdivision

3. Area bounded by W. Baseline Road to the south, Amelia Avenue to the west, San Dimas Avenue to the east and W. Woodland Oaks to the north (Figure 5). This area consists of approximately 9 SF-A 16,000 zoned properties. Similar to the other two (2) areas, this area maintains a rural, agricultural character with large lots.

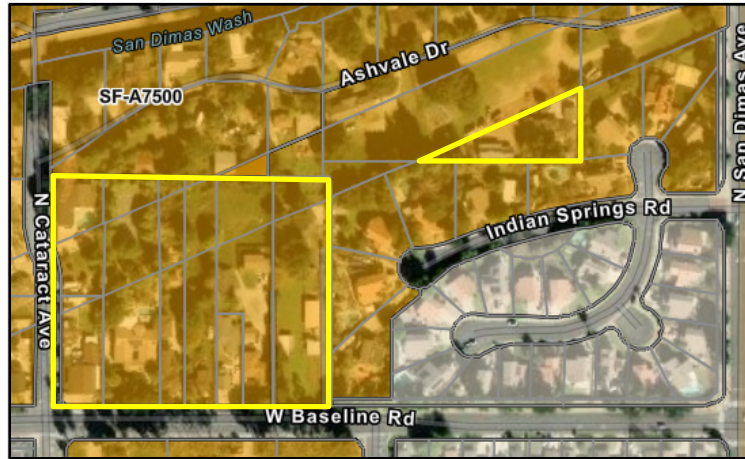


Figure 5 - SF-A 16,000 Zoned Properties More Prone to Subdivision

Should the Council elect to move forward with preservation methods, they will apply to all properties that allow horses and other animals, but the properties within the areas discussed above would benefit more from these preservation methods.

As previously mentioned, each of the zones that allow the keeping of horse or other animals have specific standards that regulate the use. The following standards apply:

1. **Minimum Lot Size Requirements:** Minimum lot size requirements have been established to ensure there is enough space for horses and prevent overcrowding. The requirements are as follows:
 - a. SF-A, AL and SP-8 zoned properties require a minimum of 16,000 square feet for the keeping of up to two (2) horses, and an additional 7,500 square feet for each additional horse, up to five (5) horses, allowed by right. The SF-A zone also allows more than five (5) horses subject to approval of a Conditional Use Permit. In addition, SF-A and AL properties require a minimum of 11,000 square feet for the keeping of other animals such as chickens, calves and goats.
 - b. SP-4 zoned properties that allow horse keeping are subject to compliance with the PH overlay, which requires properties to have a minimum of 11,000 square feet for the keeping of up to two (2) horses. One (1) additional horse may be kept on a parcel containing 20,000 square feet and one (1) additional horse may be kept for each 7,500 square feet of land exceeding 20,000 square feet; provided, however, that the number of horses maintained shall not exceed five (5) per acre.
 - c. As previously mentioned, SP-22 is a unique development as it the residential tract was developed with an equestrian center for the sole use of the residents of SP-22. Properties within SP-22 cannot maintain a horse on their property but can keep one (1) horse within a box stall located on the equestrian center.
 - d. Private Horse Overlay zoned properties require a minimum of 11,000 square feet for the keeping of up to two (2) horses. One (1) additional horse may be kept on a

parcel containing 20,000 square feet and one (1) additional horse may be kept for each 7,500 square feet of land exceeding 20,000 square feet; provided, however, that the number of horses maintained shall not exceed five (5) per acre.

2. **Setback Requirements:** These regulations determine the minimum distance between horse-related structures and residential structures on the same site and on neighboring properties. San Dimas requires a minimum 35-foot separation from horse enclosures/corrals and residential structures on the same parcel, and an 80-foot separation from any horse facilities and residential structures on adjacent parcels. In addition, the Code requires that animals such as chickens, calves and goats be housed at a distance not less than 35 feet from any residence. The horse and other animal setback requirements apply to zones that allow such uses.
3. **Facility Requirements:** These zoning regulations specify the necessary facilities for keeping horses, such as adequate shelter, fencing, and dust and manure management. San Dimas requires horses to be kept in open corrals containing 288 square feet, or in enclosed box stalls containing a minimum of 144 square feet. Additionally, San Dimas requires corrals to be constructed of fencing at least five (5) feet in height and of durable material capable of containing horses, with a minimum of 64 feet of weatherproof roofing per horse, with sprinklers to control dust, and a requirement for regular elimination of manure, mud and any other refuse to reduce the breeding of flies. With the exception of the corral size, all the above standards are applicable to all zones that allow horses. Properties with a Private Horse overlay require horses to be maintained in a corral area containing at least 300 square feet for the first horse, and for each additional horse beyond one (1), an additional 200 square feet of corral area shall be provided. In conjunction with the corrals, there shall be provided stables consisting of structures with at least weatherproof roofs and of the following area: first horse, 60 square feet; for each additional horse, increase area 36 square feet per horse.
4. **Conditional Use Permits:** SF-A, AL and SP-8 zoned properties allow additional horses, beyond five (5), to be kept subject to the approval of a Conditional Use Permit and appropriate conditions of approval. Two (2) such CUPs have been approved in the last 25 years as detailed below:
 - a. CUP 00-07: A request to keep six horses on the 48,400 square foot property located at 233 East Baseline Road in the SF-A16,000 zone was approved by adopted Resolution PC-1233 on October 18, 2000.
 - b. CUP 02-02: A request to keep fourteen horses on the 87,570 square foot property located at 738 North Cataract Avenue in the SF-A20,000 zone was approved by adopted Resolution PC-1270 on October 16, 2002.

CUP's for horse keeping do not require tracking or inspections; therefore, Staff is not aware if the horses are still being maintained on these properties.

In an effort to better understand horse keeping practices, Staff researched zoning standards of various cities that allow the keeping of horses on residential properties. The standards that the City of San Dimas implements are similar to or in excess of how other cities (see below) that allow and regulate horse keeping.

HORSE KEEPING REGULATIONS BY JURISDICTION				
City	Minimum distance required from corrals	Corral size	City tracks horse keeping	Minimum lot size
San Dimas	35 ft from residence on same lot. 80 from residence on an adjacent lot.	288 sq. ft. (open corral) 144 sq. ft. (enclosed corral)	No, except where a CUP is required for the keeping of more than 5 horses.	16,000 sq. ft.
Eastvale	50 ft. from any residence.	None codified	No	20,000 sq. ft.
Norco	35 feet from a dwelling on an adjacent lot unless there is a minimum six-foot solid wall or fence separating the lots.	None codified	Some tracking based on permit requirement for horse keeping in certain zones or request to keep more than the by-right number of a horses allowed in the zone.	7,500 sq. ft.
Lompoc	None codified	None codified	No	None codified
Fontana	None codified	None codified	No	½ acre
Corona	100 feet from dwelling other than the owner's	None codified	No	14,400 sq. ft.
San Luis Obispo (City)	75 feet from any dwelling	None codified	No	20,000 sq. ft.
Cambria	See regulations for San Luis Obispo County	See regulations for San Luis Obispo County	See regulations for San Luis Obispo County	See regulations for San Luis Obispo County
San Luis Obispo (County)	25 feet from any residence other than the owner's	None codified	No	1 acre
Chino	100 feet from any domestic water well	None codified	No	20,000 sq. ft.
Covina	None codified	None codified	Some tracking based on CUP requirement for keeping horses in specific zones	½ acre

Additional Notes:

- Eastvale – no additional codified standards for horse keeping.
- Norco – Some variation of minimum lot size depending on zone and number of animals, but 7,500 square feet is the minimum requirement for keeping of one horse.
- Lompoc – no codified standards for horse keeping
- Fontana – no additional codified standards for horse keeping
- Corona – no additional codified standards for horse keeping
- San Luis Obispo (City) - no additional codified standards for horse keeping

- Cambria – is an unincorporated area in San Luis Obispo County. There is a development services district created for the purpose of providing sewer, water and other infrastructure to residents, but not a formal City that has codified zoning regulations.
- San Luis Obispo (County) - San Luis Obispo requires a Minor Use Permit and minimum of 10-acre site for horse ranches for the keeping of 30 or more horses, or other equestrian facilities (boarding stables, riding schools, facilities for competitive events).
- Chino – no additional codified standards for horse keeping.
- Covina – no additional codified standards for horse keeping.

Preservation Methods

Currently the City of San Dimas regulates properties that allow horse keeping and other animals through existing zoning standards discussed above. The SDMC utilizes easements to preserve the open space character of certain areas from the introduction of visible manmade structures, preserving and enhancing the natural aesthetics of the area. Properties within SP- 4, 7, 10, 11, 12 and 15 have Open Space Scenic Easements that restrict development. In addition to an open space scenic easement, certain properties within SP-4 also have equestrian easements, which allow horse keeping and associated uses. Both of these easements provide protection against development and further subdivisions.

The General Plan also includes goals and policies that support the preservation of equestrian residential uses, particularly in the area north of Gladstone Street, and the hilly areas in the northern and southern portions of the City. These policies include:

- **General Plan Land Use Policy 1.1.2 (Small town atmosphere):** Enhance the rural/equestrian image north of Gladstone Street. Retain large lot development and improve circulation.
- **General Plan Land Use Policy 10.1.5 (Northern Foothills areas):** Provisions shall be made to facilitate the keeping of horses and other farm animals.
- **General Plan Land Use Plan Proposal J:** Retain the area north of Gladstone Street as equestrian/residential with a minimum 16,000 square foot lots.
- **General Plan Housing Element Policy HE 1.1 (Neighborhood Preservation):** Preserve the character, scale, quality, and natural and environmental setting of established residential neighborhoods.

In addition, more recently, the City Council adopted Resolution 2024-42. As previously mentioned, this resolution sets clear policy direction for the preservation of properties that allow horses and other animals. While the adoption of this resolution does not prohibit applicants from submitting development applications that will subdivide these properties and lose the ability to keep horses or other animals, it does allow Staff to inform applicants of the City Council's position, and more importantly, allows Staff to inform applicants that such legislative actions will be recommended for denial.

In researching other cities, one of the main goals was to inquire what preservation methods these cities were taking to preserve their equestrian/agricultural properties. However, our research found that no such mechanisms were being implemented by these cities. In fact, our research found that the City of San Dimas had more standards regulating horse keeping and other animals. As such, while no other preservation methods were identified, Staff has provided the following strategies for preserving these properties:

1. **Easement Overlays:** There are several properties in the city that have existing open space or equestrian overlay easements; however, none of those properties are zoned SF-A. If the goal is to preserve horse keeping capabilities, equestrian easement overlays can be a requirement for newly created SF-A zoned properties, or any other zone that allows horse keeping. If the goal is to preserve large lots, an open space easement can be a requirement for newly created SF-A zoned properties which would prohibit development in this portion of the lot and would also protect against SB 9 lot splits. The easements can be documented in the parcel/tract map and also referenced in the applicable code section within the SDMC.
2. **Corral Restricted Use Area:** Another method to preserve horse keeping capabilities is to require a corral restricted area, which would ensure that a portion of the property is reserved for the installation of horse corrals. The restricted areas can be documented on the parcel/tract for newly created lots, similar to the residential development located south of Baseline Road, between Cataract Avenue and Monte Vista Avenue (Figure 5). The restricted areas would prohibit development where the corral would be installed and within 35 feet of the corral area within the same property, and within 80 feet of the corral area on adjacent properties. The restricted use areas could also protect against SB 9 lot splits. For existing SF-A zoned properties, and other properties that allow horse keeping, the Code could be amended to require that a corral area be identified and be maintained as open space on the subject parcel whenever any new addition/development is proposed; however, it would be difficult to require recorded restricted areas for existing parcels.

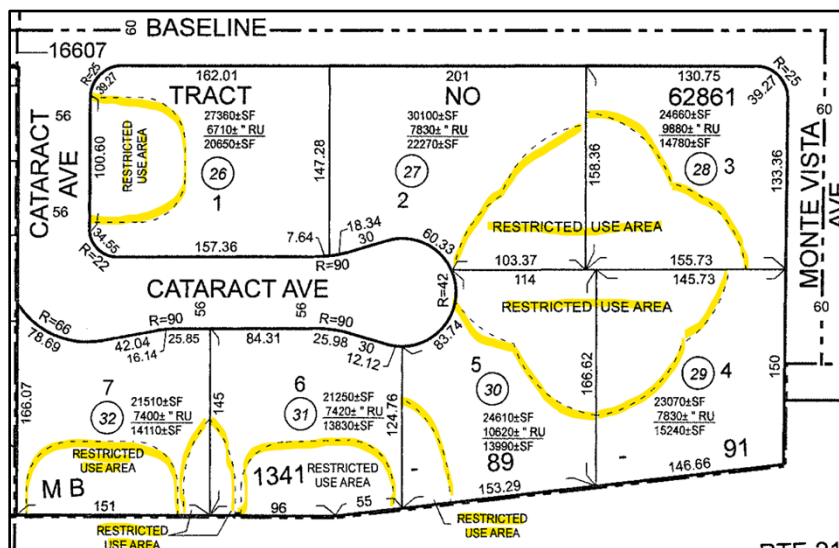


Figure 6 - Properties with restricted use areas

3. **Homeowner's Association:** Homeowner's Associations (HOA) are private, legally incorporated organizations that govern a housing community, collects dues, and set rules for its residents. HOAs govern communities through Covenants, Conditions and Restrictions (CC&Rs), which can be more restrictive than the SDMC, but cannot be less restrictive. As a condition of approval for newly created subdivisions that allow horses and other animals, the City can require that the CC&Rs include language that requires the properties to preserve areas for the installation of horse corrals in compliance with the SDMC or maintain open space easements. This would provide an additional layer of protection for these properties.

These are some measures that the City can decide to implement for the preservation of properties that allow horses and/or other animals. Staff believes that the current measures, which include the General Plan policies and Resolution 2024-42, provide sufficient measures to preserve existing properties from further subdivisions and rezonings. As previously mentioned, these measures would not prohibit an applicant from submitting an application, but the City Council does not have to approve said applications. However, it should be noted that with the exception of recorded corral restricted areas or no-build easement overlays, these measures do not protect against SB 9 lot splits. It should also be noted that several of the existing larger SF-A zoned, and other properties that allow horses and other animals, are not being used to keep horses. However, the fact that these properties tend to be large in lot area, they offer additional value to property owners such as storage area for recreational vehicles and boats, and provide additional privacy not found on traditional smaller parcels.

ALTERNATIVES

No alternatives are proposed for this discussion.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

Respectfully submitted,



Luis Torrico
Director of Community Development

Attachments:

1. Map of properties that allow horses and other animals
2. June 11, 2024, City Council Staff Report, Resolution 2024-42 & Minutes
3. May 28, 2024, City Council Stude Session Staff Report & Minutes

MAP OF INDIVIDUAL ZONES, SPECIFIC PLANS AND OVERLAYS THAT ALLOW HORSES AND OTHER ANIMALS

Single-Family Agriculture (SF-A16,000 and SF-A20,000): Chapter 18.28 of the SDMC, governs the Single Family Agricultural (SF-A) zone. This zone aims to balance residential living with agricultural practices, allowing for single-family homes and the keeping of certain domestic animals, including horses, under specific conditions.

SF-A20,000 Zone Properties



Figure 1 – SF-A20,000 properties on Caballo Ranch Rd.

The seven properties above are developed with single-family homes, some with accessory structures and/or pools, located on Caballo Ranch Road, just off of North San Dimas Canyon Road within the SF-A20,000 zone and the Private Horse Overlay, and adjacent to the City of La Verne district boundary. Approximately half of these properties have open land capable of supporting horse keeping activities.

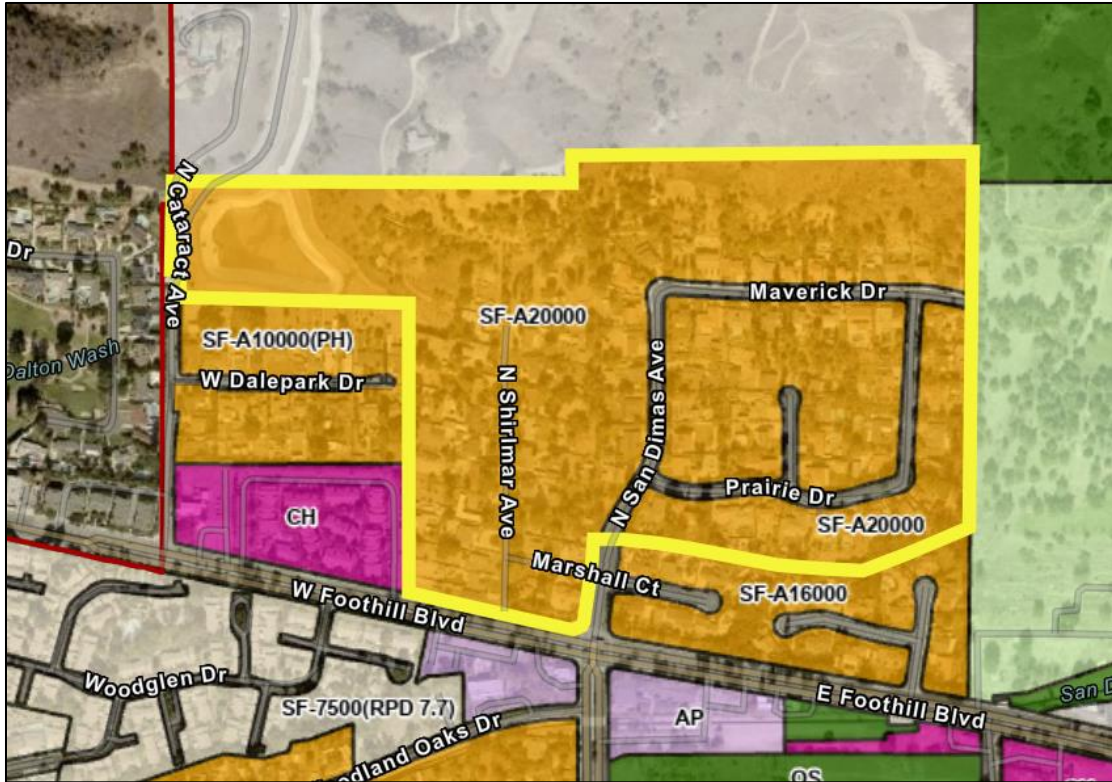


Figure 2 – SF-A20,000 properties north of W. Foothill Blvd., between N. Cataract Ave. and the San Dimas Wash.

The approximately 80 properties above are developed with single-family homes, some with accessory structures and/or pools, located on North Shirlmar Avenue, North San Dimas Avenue, Maverick Drive, Butterfield Avenue, Prairie Drive, and Red Bluff Court, within the SF-A 20,000 zone, north of East Foothill Boulevard between North Cataract Avenue and the San Dimas Wash. Approximately half of these properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.



Figure 3 – SF-A20,000 properties on N. Cataract Ave., south of W. Baseline Rd.

The seven properties above are developed with single-family homes, some with accessory structures, located on North Cataract Avenue, bounded by West Baseline Road to the north and the I-210 freeway to the south within the SF-A20,000 zone. All of these properties have open land capable of supporting horse keeping activities, and have deed recorded restricted use areas dedicated for equestrian use shown below. None of these properties appears to be using the restricted use areas for horse keeping activities leaving these parcels relatively underutilized.

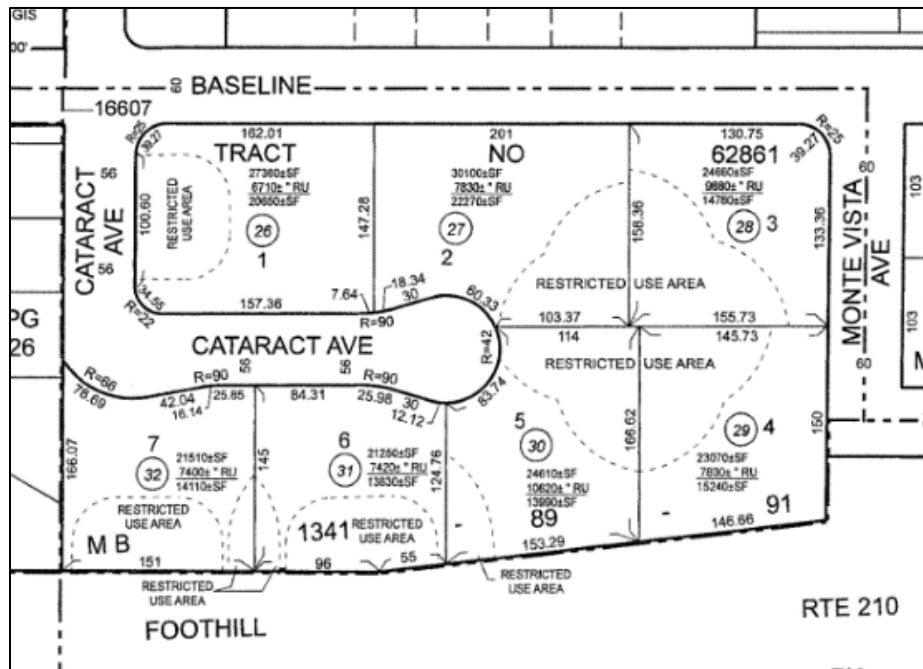


Figure 4 – Deed recorded restricted use areas for properties on N. Cataract Ave.



Figure 5 – SF-A20,000 properties on the SEC of N. Walnut Ave., and E. Allen Ave.

The four (4) properties above are developed with single-family homes located on the southeast corner of East Allen Avenue, and North Walnut Avenue within the SF-A20,000 zone and all appear to have open land capable of supporting horse keeping activities.

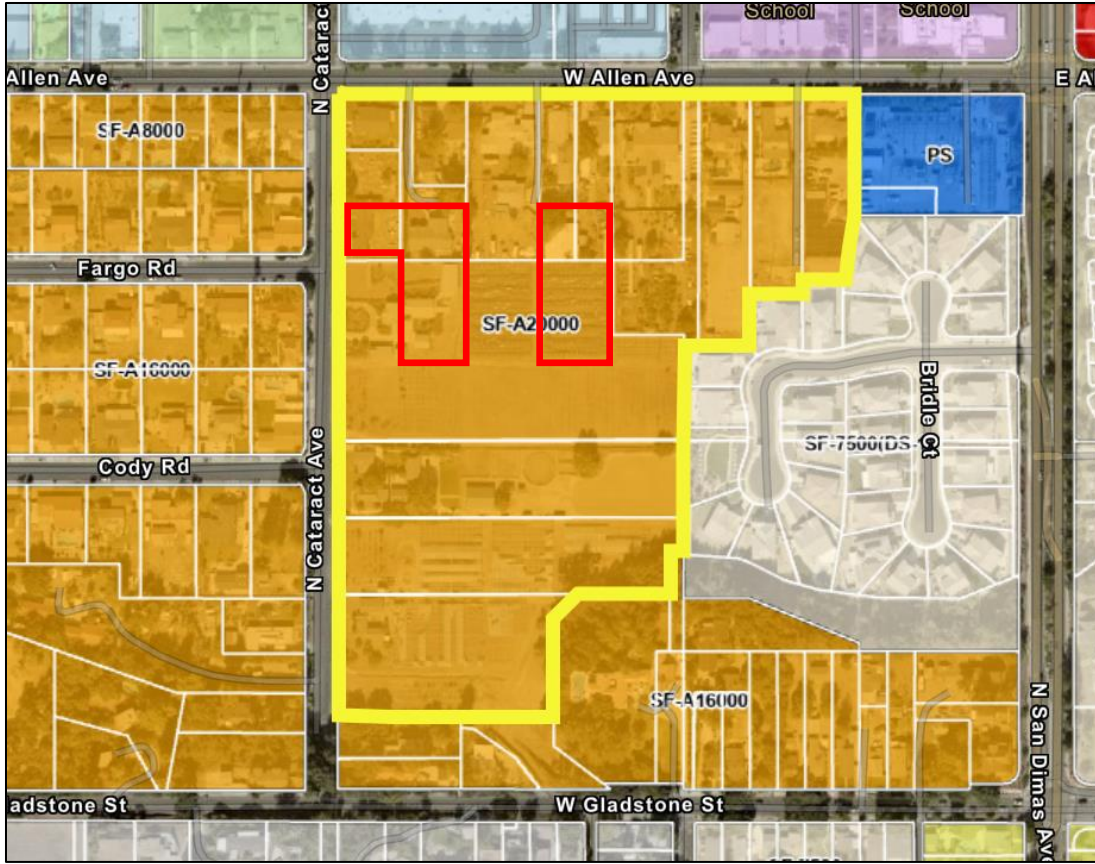


Figure 6 – SF-A20,000 properties on the SEC of N. Cataract Ave., and W. Allen Ave.

The fourteen properties above are developed with single-family homes and accessory structures located on the southeast corner of West Allen Avenue and North Cataract Avenue within the SF-A20,000 zone. Five (5) of these properties, outlined in red, do not meet the minimum lot size requirement for the SF-A20,000 zone, and one of the those five does not meet the minimum lot size requirement for horse keeping activities. The remaining nine properties appear to either be conducting horse keeping and other agricultural uses, or to have the available open lands to accommodate horse keeping activities.

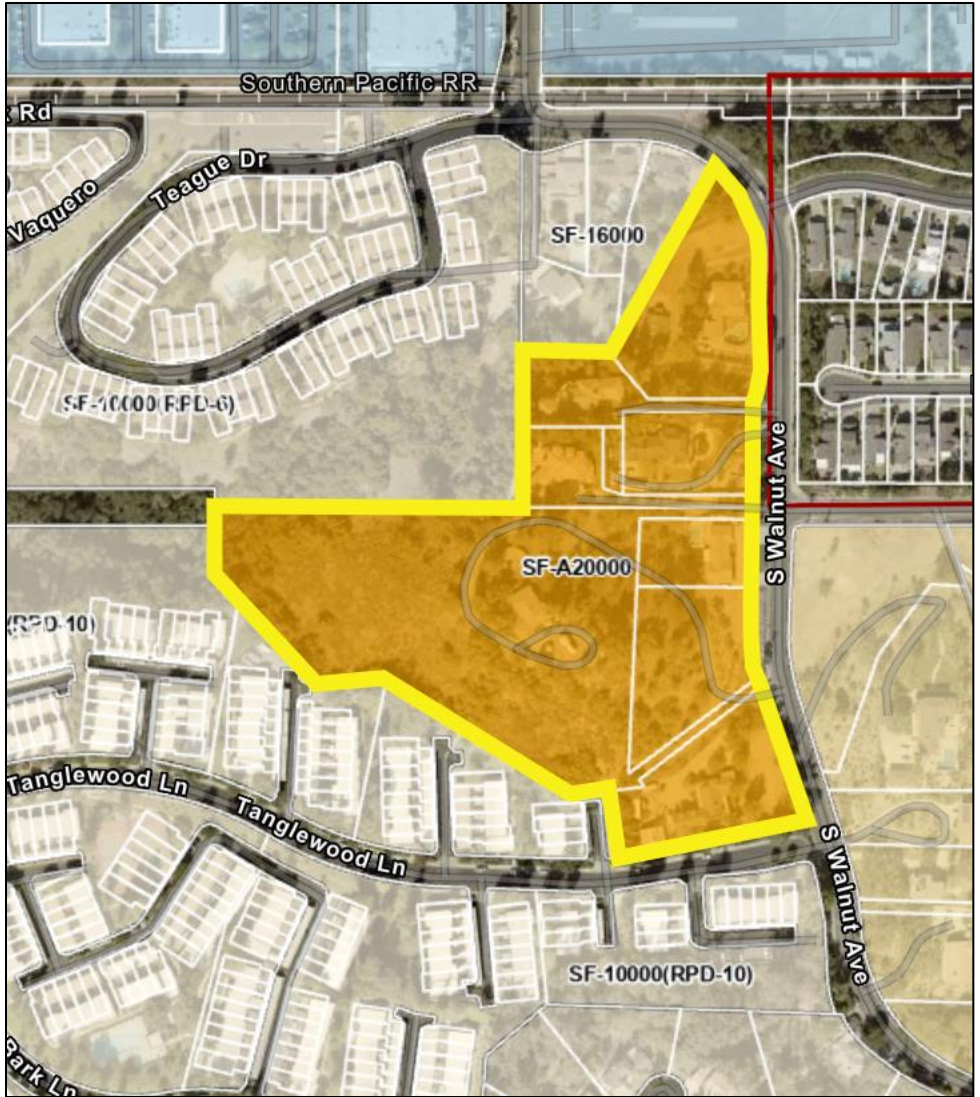


Figure 7 – SF-A20,000 properties west of S. Walnut Ave.

The six properties above are developed with single-family homes, some with accessory structures and/or pools, located on South Walnut Avenue within the SF-A20,000 zone. Approximately half of these properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.

SF-A16,000 Zone Properties

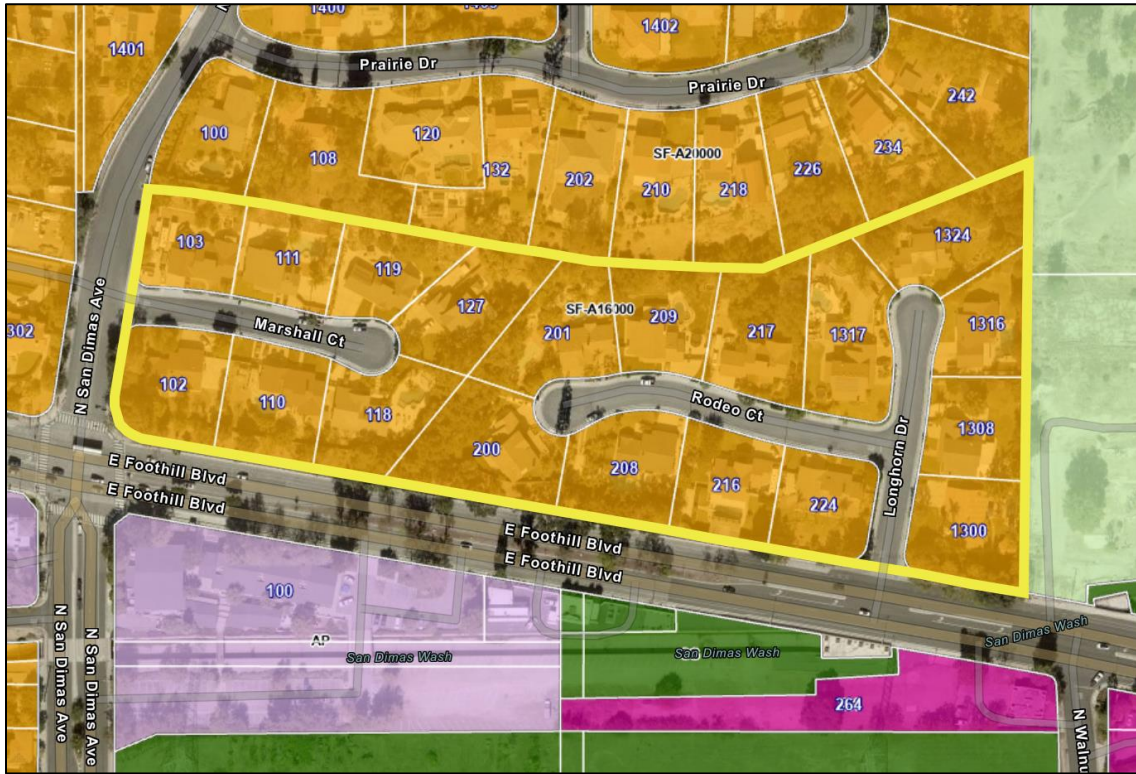


Figure 8 – SF-A16,000 properties on the NEC of N. San Dimas Ave., and E. Foothill Blvd.

The nineteen properties above are developed with single-family homes, some with accessory structures and/or pools, located north of East Foothill Boulevard, between North San Dimas Avenue and the San Dimas Wash within the SF-A16,000 zone. Approximately twelve of these properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.

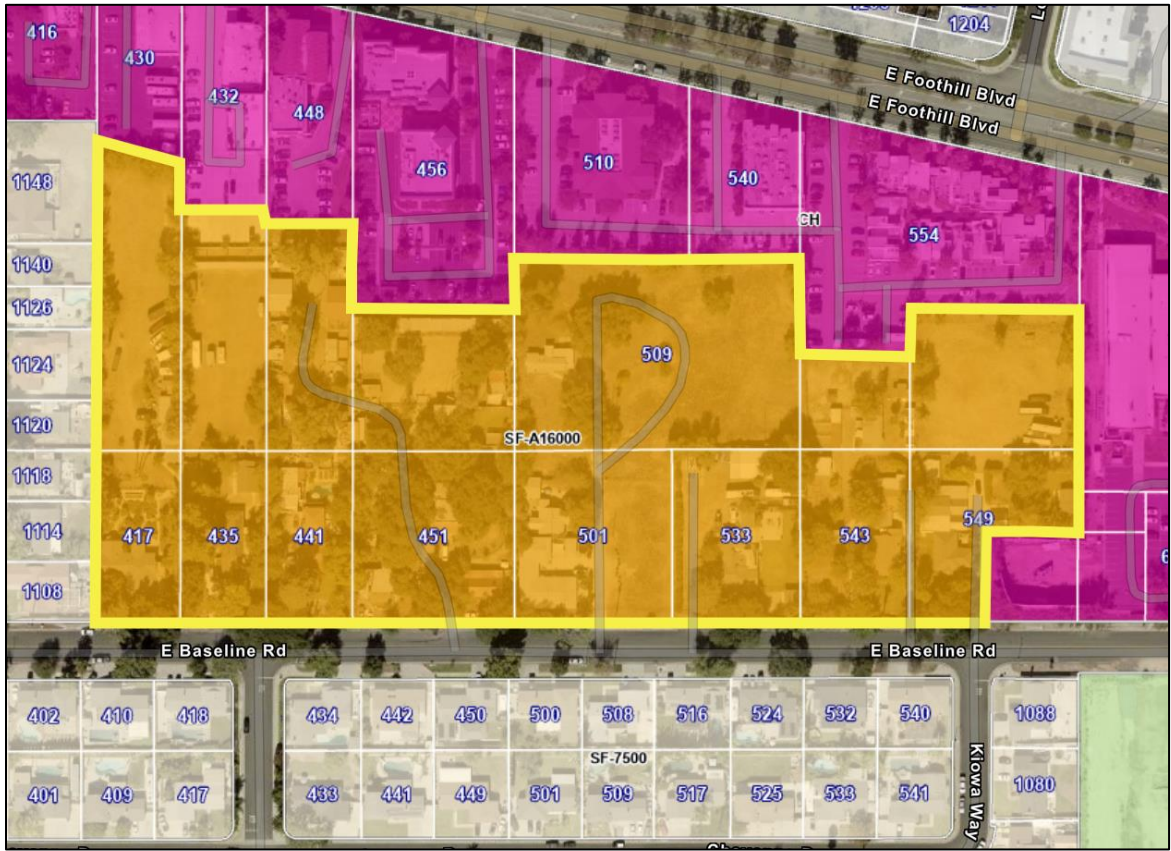


Figure 9 – SF-A16,000 properties north of E. Baseline Rd., west of San Dimas Canyon Rd.

The nine properties above are developed with single-family homes, some with accessory structures and/or pools, located north of East Baseline Road, approximately 800 feet east of North Walnut Avenue 600 feet west of North San Dimas Canyon Road within the SF-A16,000 zone. All of these properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.

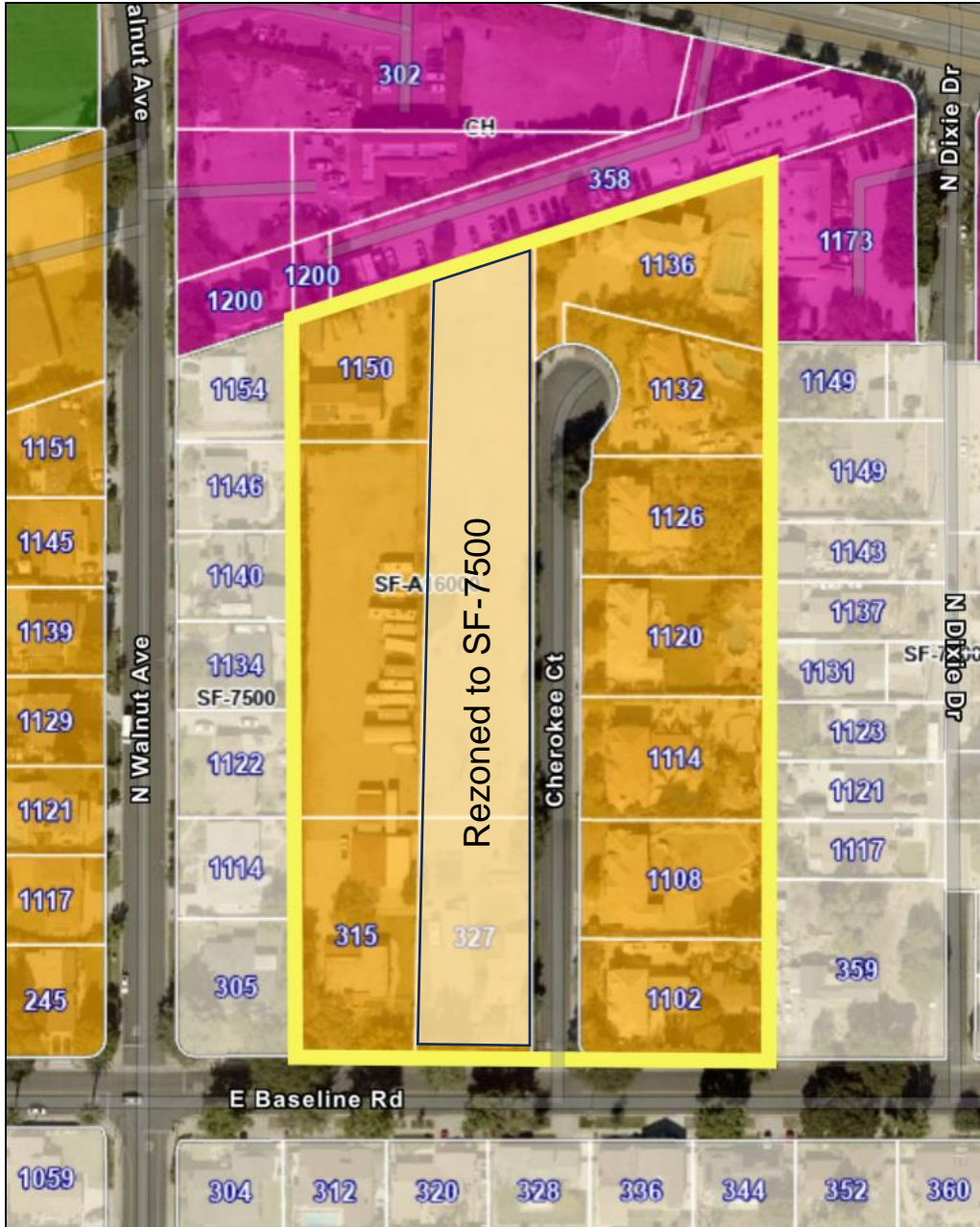


Figure 10 – SF-A16,000 properties on Cherokee Ct., north of E. Baseline Rd.

The nine properties above are developed with single-family homes, some with accessory structures and/or pools, located north of East Baseline Road, approximately 100 feet east of North Walnut Avenue within the SF-A16,000 zone. Four of these properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.

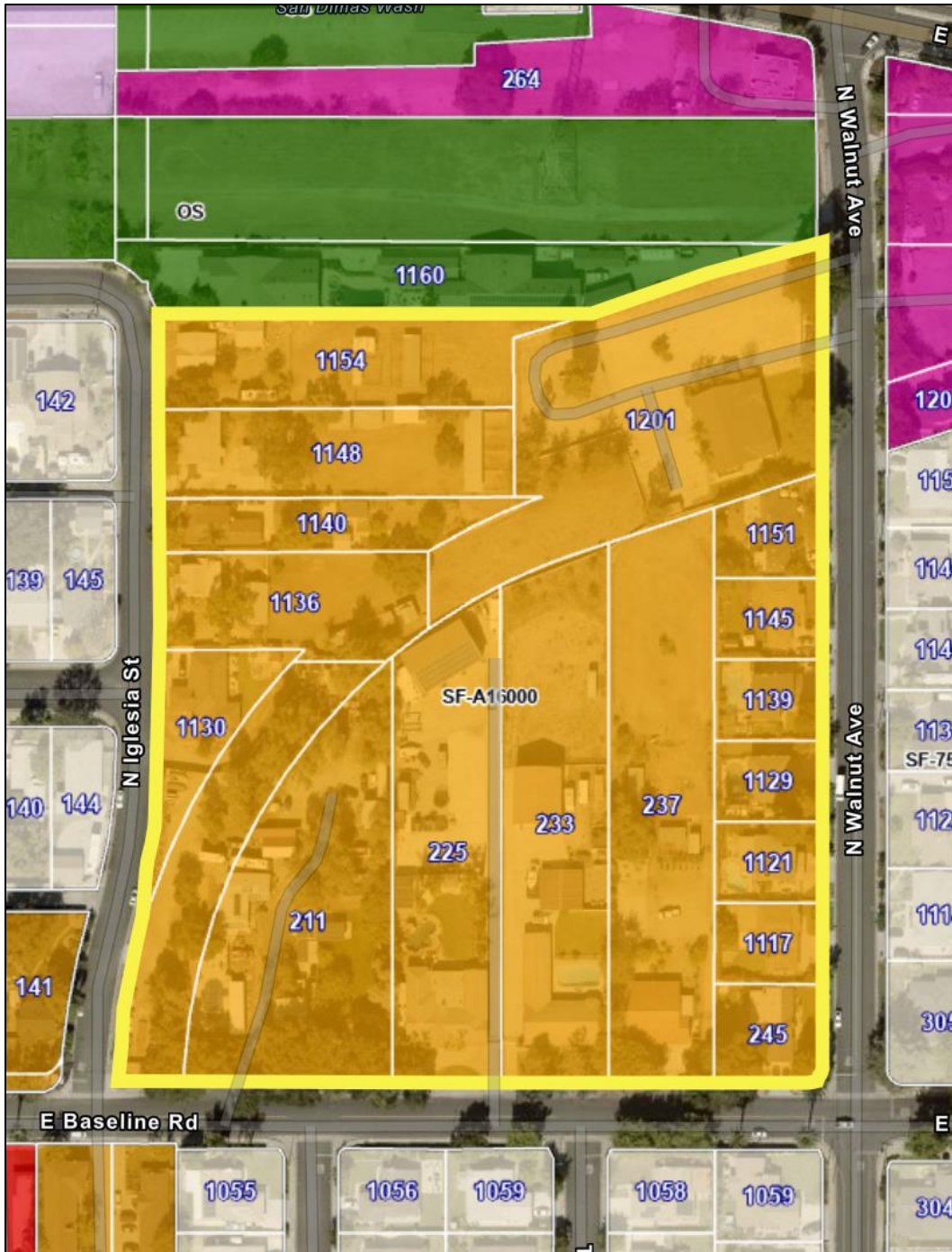


Figure 11 – SF-A16,000 properties on the NWC of E. Baseline Rd., and N. Walnut Ave.

The seventeen properties above are developed with single-family homes, some with accessory structures and/or pools, located north of East Baseline Road, between North Walnut Avenue and North Iglesia Street within the SF-A16,000 zone. Seven of the properties along Walnut Avenue and two of the properties along Iglesia Street do not meet the minimum lot size requirements of the zone or the existing horse keeping regulations. The remaining ten properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.

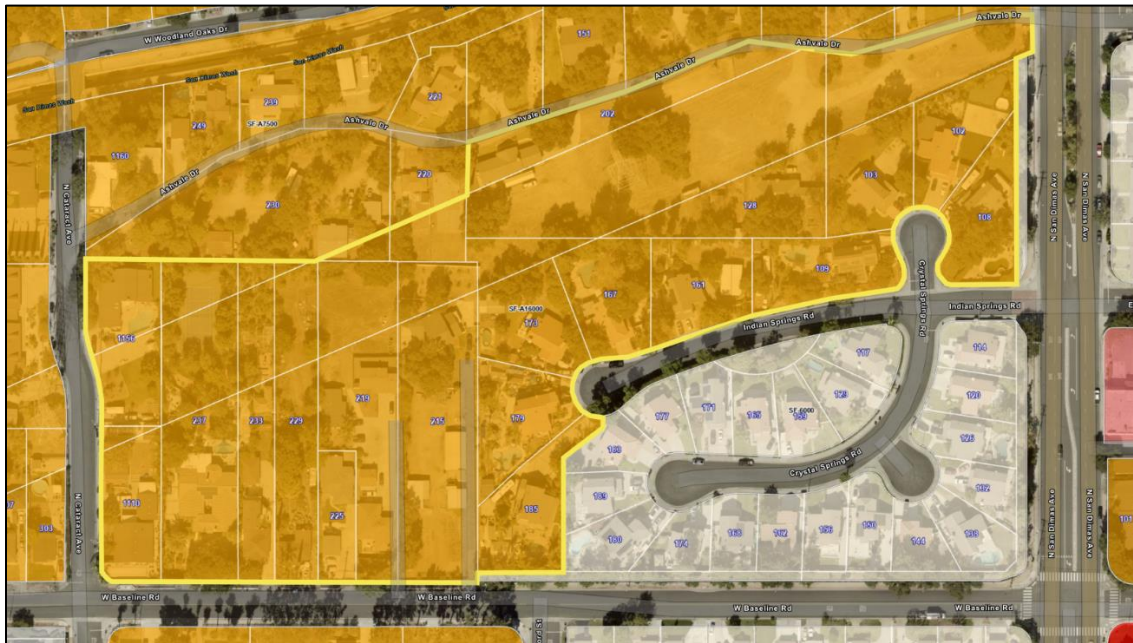


Figure 12 – SF-A16,000 properties north of W. Baseline Rd., and west of N. San Dimas Ave.

The nineteen properties above are developed with single-family homes, some with accessory structures and/or pools, located north of West Baseline Road, between North Cataract Avenue and North San Dimas Avenue within the SF-A16,000 zone. Approximately fifteen of these properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities. A Los Angeles City Department of Water and Power easement crosses several of the parcels. It is unlikely, but unclear without access to property Title Reports, that this easement would impact the ability of property owners to keep horses.



Figure 13 – SF-A16,000 properties north of W. Baseline Rd., south of the San Dimas Wash.

The eight properties above are developed with single-family homes, some with accessory structures and/or pools, located north of West Baseline Road and south of the San Dimas Wash within the SF-A16,000 zone. Seven of these properties appear to have open land capable of supporting horse keeping activities.

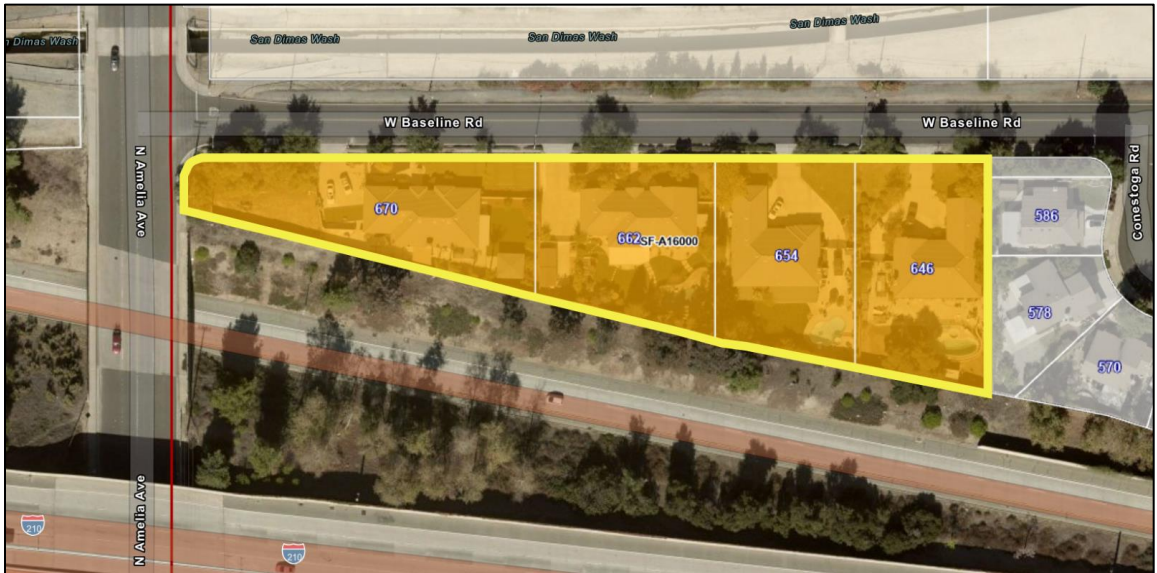


Figure 14 – SF-A16,000 properties on the SEC of N. Amelia Ave., and W. Baseline Rd.

The four properties above are developed with single-family homes, some with accessory structures and/or pools, located south of West Baseline Road and the San Dimas Wash, north of the I-210 freeway, and east of North Amelia Avenue within the SF-

A16,000 zone. One of these properties appears to have open land capable of supporting horse keeping activities.

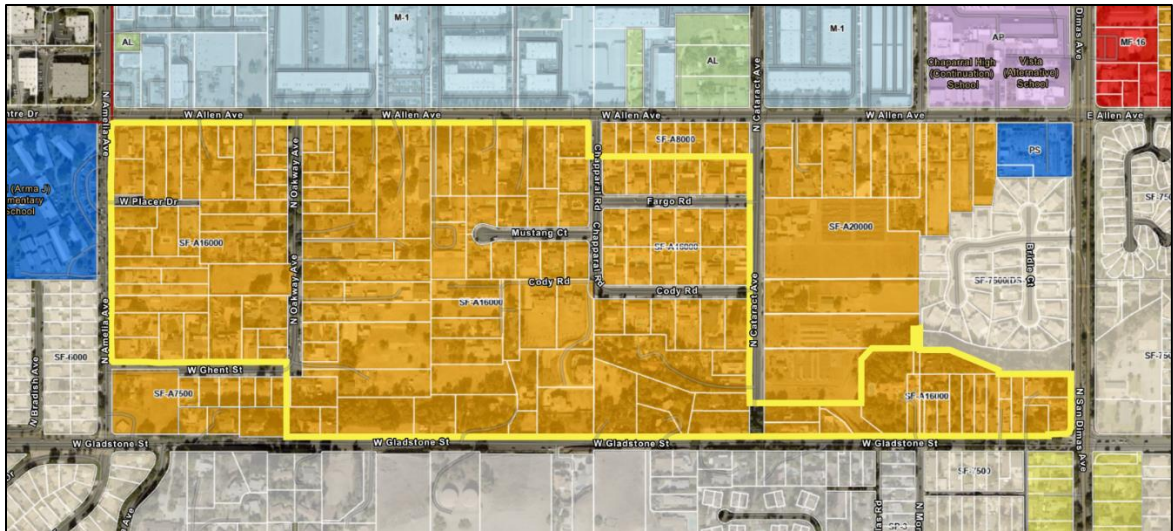


Figure 15 – SF-A16,000 properties between W. Allen Ave. and Gladstone St., and N. Amelia Ave. and N. San Dimas Ave.

The approximately 135 properties above are developed with single-family homes, some with accessory structures and/or pools, bounded by West Allen Avenue to the north, West Gladstone Street to the south, North Amelia Avenue to the west, and North San Dimas Avenue to the east within the SF-A16,000 zone. Approximately 58 of these properties do not meet the minimum lot size requirements for the SF-A16,000 zone or for the existing horse keeping regulations. Most of the remaining properties appear to either have horse keeping facilities or have open land capable of supporting horse keeping activities.



Figure 16 – SF-A16,000 properties on the SEC of N. Valley Center Ave. and W. Juanita Ave.

The nine properties above are developed with single-family homes, some with accessory structures and/or pools, located southeast corner of North Valley Center Avenue and West Juanita Avenue within the SF-A16,000 zone. Three of these properties do not meet the minimum lot size requirements for the SF-A16,000 zone or for horse keeping regulations. The remaining properties appear to have open land capable of supporting horse keeping activities.



Figure 17 – SF-A16,000 properties east of S. Valley Center Ave., and south of Stonehenge Dr.

The twenty-six properties above are developed with single-family homes, some with accessory structures and/or pools, located east of North Valley Center Avenue and south of Stonehenge Drive within the SF-A16,000 zone. Nine of these properties do not meet the minimum lot size requirements for the SF-A16,000 zone or for the exiting horse keeping regulations. The remaining properties appear to have horse keeping facilities or have open land capable of supporting horse keeping activities.

Light Agricultural Zone Properties



Figure 18 – A-L properties located in north of the I-210 freeway.



Figure 19 – AL properties located south of the I-210 freeway



Figure 20 – A-L properties located on the NEC of N. Reeder Ave., and E. Puente St.

- Specific Plan No. 4:** Chapter 18.504 of the SDMC governs the Specific Plan No. 4 (SP-4) area located west of Valley Center Avenue and north of Walnut Creek Regional Wilderness Park. The SP-4 area allows for low density residential and accessory uses intended to minimize the alteration of existing landforms and the intrusion of man-made structures into the Walnut Creek County Regional Park viewshed to preserve the scenic qualities of the area. SP-4 is comprised of two (2) areas. Area 1 allows horses on lots with designated Equestrian areas, and Area 2 allows horses on Lots 3, 4, 6, 7 and 8 shown in light blue below.



Figure 21 – SP-4 properties located south of E. Badillo St., and north of the Walnut Creek Regional Wilderness Park

- Specific Plan No. 8:** Chapter 18.512 of the SDMC governs the Specific Plan No. 8 (SP-8) area located within the boundaries of Cannon Avenue and Walnut Avenue on the north and east, and Puddingstone Drive on the south and west. The SP-8 area allows for low density residential and accessory uses including horse keeping, intended to preserve the natural hillside setting and viewshed of the area.



Figure 22 – SP-8 properties located north of the Puddingstone Reservoir.

- Specific Plan No. 22:** Chapter 18.536 of the SDMC governs the Specific Plan No. 22 (SP-22) area located north of the I-210 freeway, south of W. Baseline Road, and east of N. Amelia Avenue. The SP-22 area allows for a subdivision of detached single-family homes for a distinctive residential community which will include equestrian and community recreational facilities in the common open space area located within the community. Horses are only allowed to be kept on the common equestrian area and not allowed on the individual properties.



Figure 23 – SP-22 properties located north of the I-210 freeway and south of W. Baseline Rd.

- Private Horse Overlay:** Chapter 18.112 of the SDMC governs the Private Horse Overlay placed over existing zones to allow for the maintenance and keeping of horses, in addition to the regulations of the principal zone of the area to which it is applied. There are four areas within the City in which the PH Overlay has been applied, as shown below. The areas consist of two Single-Family Hillside zones located in the hilly area on the south side of the City, and one Single-Family Agriculture 20,000 zone and one Single-Family Agriculture 10,000 zone within the hilly areas on the north side of the City.



Figure 24 – PH Overlay located north of the Walnut Creek County Regional Park.

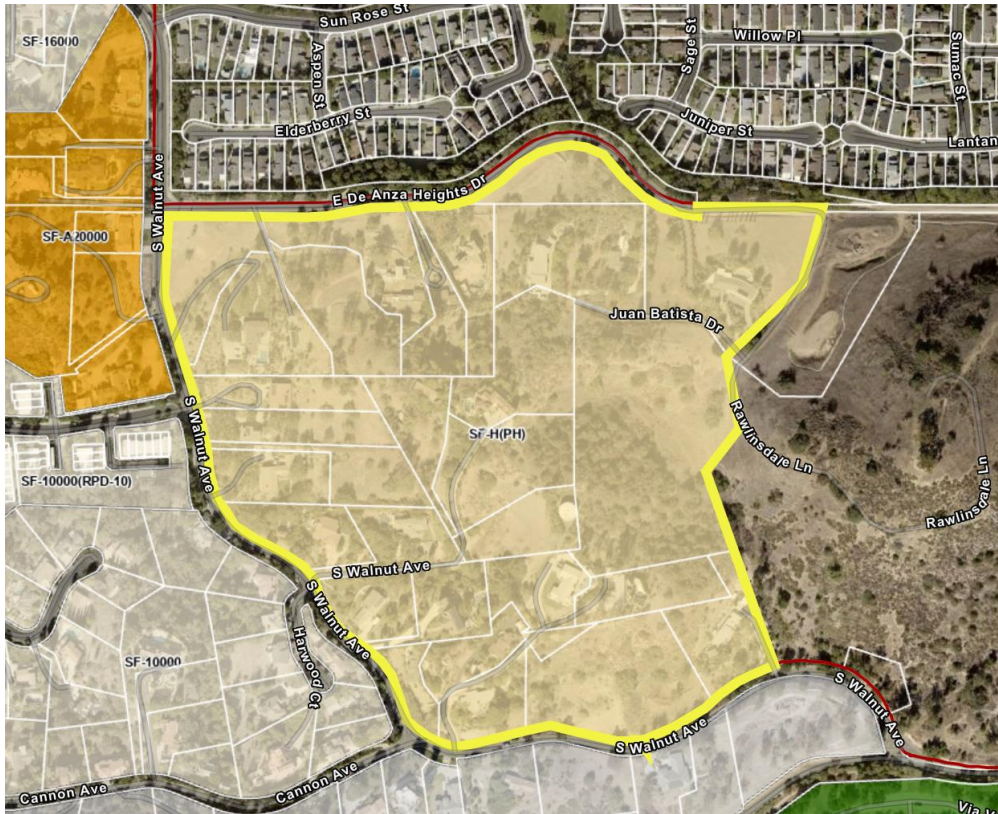


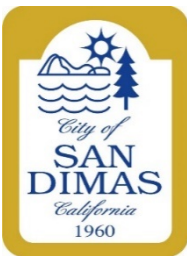
Figure 25 – PH Overlay located south of East De Anza Heights Drive.



Figure 26 – PH Overlay located east of North San Dimas Canyon Road.



Figure 27 – PH Overlay located east of North Cataract Avenue and north of West Foothill Boulevard.



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of June 11, 2024

From: Chris Constantin, City Manager

Subject: Adopt Resolution 2024-42, Expressing the City Council’s Desire to Prioritize the Preservation of Equestrian Uses in Existing Single Family Agricultural Zoning

SUMMARY

This policy aims to protect property owners' rights to keep horses and maintain the equestrian character of the community. The resolution directs City staff to prioritize equestrian preservation when considering any discretionary changes to land use designations, zoning codes, or regulations. Additionally, it outlines the necessity for a coherent policy to guide future decisions and includes provisions for exceptions in cases of significant projects that offer exceptional value. There is no fiscal impact associated with this resolution.

RECOMMENDATION

The City staff recommends the City Council:

- Approve Resolution 2024-42 approving the City Council’s policy to preserve equestrian uses in existing single family agricultural zoning.

FISCAL IMPACT

There is no fiscal impact for the recommended action.

BACKGROUND

The San Dimas Municipal Code, Chapter 18.28, governs the Single Family Agricultural (SF-A) zone. This zone aims to balance residential living with agricultural practices, allowing for single-family homes and the keeping of certain domestic animals, including horses, under specific conditions.

On April 12, 2022, the City Council denied a request to initiate a general plan amendment and zone change for two parcels on Baseline that would have removed the ability to keep horses and other animals allowed in the SF-A zone. During the discussion, the City Council expressed concerns about allowing changes that reduce the number of parcels available for equestrian use.

Additionally, there were concerns about how development on one property would impact the equestrian capability of another parcel. In light of these concerns, the City Council expressed a desire to continue discussions broadly about protecting the valuable and limited land that allows for equestrian use and other animal keeping uses. As such, the City Council directed City staff to return with a discussion on San Dimas Municipal Code Section 18.28.040 to facilitate this dialogue.

Study Session of May 28, 2024 – Establishing Policy and Future Municipal Code Revisions to Support Maintaining Existing Properties Allowing Equestrian and Other Animal Keeping

On May 28, 2024, the City Council held a special study session and identified various issues regarding zoning and the preservation of equestrian properties. The Council discussed a 2021 project initiation that allowed a developer to move forward with rezoning efforts and the subsequent 2022 initiation request, from a different applicant, that was denied due to its potential impact on existing horse-keeping properties. This led to a broader discussion on preserving the equestrian character of the City and the necessity for a clear policy to guide staff in any future rezoning application of such properties. Council members debated the implications of rezoning, minimum lot sizes, and setbacks for horse corrals, highlighting the inconsistency and need for a coherent policy to guide future decisions.

The City Council voted 4-0-1 (Councilmember Nakano abstained) to request a resolution prioritizing the preservation of equestrian use within the SF-A zone and to ensure other parcels retain their equestrian keeping ability. Furthermore, the City Council directed staff to return in October 2024 with a study session to discuss potential changes to the SF-A zone that would positively impact property owners' ability to maintain equestrian and other animal-keeping uses. The City Council requested the following information:

- A map identifying all SF-A parcels.
- An outline of the cases in which the City tracks the number of parcels maintaining equestrian or other animals; and
- Identification of best practices for horse keeping, including a review of policies in the cities of San Luis Obispo, Lompoc, Cambria, Norco, Fontana, Eastvale, Covina, and Chino.

The proposed resolution aims to set a clear policy direction for the City Council and staff when considering discretionary changes to the code, regulations, zoning, and current properties, emphasizing the preservation of equestrian uses.

DISCUSSION/ANALYSIS

The key elements of the proposed resolution are as follows:

- Preservation Priority – The resolution explicitly states the City Council's priority to preserve equestrian uses within existing SF-A zoning areas. This is intended to ensure that property owners can continue to keep horses as per the current Municipal Code.
- Protection of Property Rights – The resolution affirms the City Council's commitment to protecting the rights of property owners who currently engage in horse keeping. It emphasizes that future developments or subdivisions should not infringe upon these rights, thereby maintaining the existing equestrian character of the community.
- Policy Application – The resolution directs City staff to apply this preservation policy when considering any discretionary changes to land use designations, zoning codes, or

regulations that could impact the ability to keep horses. This ensures that equestrian uses are consistently prioritized in decision-making processes.

- Limited Exceptions for Significant Projects – While prioritizing preservation, the resolution also recognizes that certain significant projects may warrant exceptions to the standard zoning regulations. The City Council expresses its desire to allow for such exceptions when City staff determine that a project is of exceptional value and warrants special consideration. These projects must be brought forth to the City Council for review to determine if the application has merit to move forward.
- Implementation – The resolution provides a clear framework for implementing this policy, ensuring that any discretionary actions which reduce, limit, or impair horse keeping on a property or neighboring properties are not in keeping with the City Council's policy desire.

ALTERNATIVES

Alternative #1 Modify the Resolution – The City Council can modify the resolution to better fit their policy direction on the topic.

Alternative #2 No Resolution – The City Council can decide not to approve a resolution.

ENVIRONMENTAL REVIEW

Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

Respectfully submitted,

Chris Constantin
City Manager

Attachments:

1. Resolution 2024-42 Equestrian Property Preservation

RESOLUTION 2024-42

A RESOLUTION OF THE COUNCIL OF THE CITY OF SAN DIMAS, COUNTY OF LOS ANGELES, EXPRESSING THE CITY COUNCIL'S DESIRE TO PRIORITIZE THE PRESERVATION OF EQUESTRIAN USES IN EXISTING SINGLE FAMILY AGRICULTURAL ZONING AND THE KEEPING OF OTHER ANIMALS AS SPECIFIED IN CHAPTER 18.28 OF THE SAN DIMAS MUNICIPAL CODE

WHEREAS, the City of San Dimas, California (City), recognizes the importance of preserving its equestrian heritage and the existing uses of properties within the Single Family Agricultural (SF-A) zoning; and

WHEREAS, the City Council acknowledges the desire to maintain the ability for property owners within SF-A zones to keep horses and other animals, as outlined in the current Municipal Code, Chapter 18.28; and

WHEREAS, the City Council aims to protect the rights of property owners who currently engage in horse and other animal keeping, ensuring their ability is not diminished by new developments or subdivisions that may alter parcel sizes below the thresholds necessary for horse keeping; and

WHEREAS, the City Council recognizes that in certain instances, significant projects may warrant amendments to the General Plan or zoning regulations, provided these projects are deemed exceptional and beneficial to the community; and

WHEREAS, the City Council will use this policy expression when considering discretionary changes to land use designation, zoning, code, or regulation changes that impact the ability to keep horses and other animals specified in Chapter 18.28 to ensure that equestrian and other animal keeping uses are prioritized and preserved.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of San Dimas that:

SECTION 1. The City Council prioritizes the preservation of equestrian and other animal keeping uses within existing Single Family Agricultural (SF-A) zoning areas as currently specified in Chapter 18.28 of the San Dimas Municipal Code and seeks to maintain the ability of property owners to keep horses and other animals as per this municipal code section.

SECTION 2. The City Council affirms its commitment to protecting property owners' rights to horse and other animal keeping and will ensure that future developments or subdivisions do not infringe upon these rights. As such, discretionary actions which reduce, limit or impair horse or other animal keeping on a property or neighboring properties will not be in keeping with the City Council's policy desire reflected in Section 1 of this Resolution.

SECTION 3. The City Council expresses its desire to consider limited amendments to the General Plan or zoning regulations when a project is of significant value and warrants special consideration.

SECTION 4. The City Clerk shall attest and certify the adoption of this resolution.

PASSED, APPROVED AND ADOPTED this 25th day of June 2024.



Emmett G. Badar, Mayor

ATTEST:



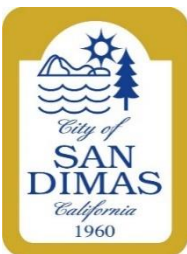
Debra Black, City Clerk

I, Debra Black, City Clerk, hereby certify that Resolution 2024-42 was approved by vote of the City Council of the City of San Dimas at its regular meeting of June 25, 2024 by the following vote:

AYES: Badar, Bratakos, Vienna, Weber
NOES: None
ABSENT: None
ABSTAIN: Nakano



Debra Black, City Clerk



Agenda Item Staff Report

To: Honorable Mayor and Members of City Council
For the Meeting of May 28, 2024

From: Chris Constantin, City Manager

Subject: Study Session Discussion of the City's Code Involving Single Family Agricultural Zone and Related Permitting of Certain Domestic Animals

SUMMARY

This staff report reviews the current regulations on horse keeping in SF-A zones and presents considerations for balancing property owner rights with development interests. The City Council requested further discussion to consider potential amendments to maintain the agricultural character while addressing community needs and environmental impacts.

RECOMMENDATION

It is recommended that the City Council:

- Review the current regulations on properties within the single family agricultural zoning with specific focus on horse and animal keeping to ensure they meet the community's needs and expectations.

FISCAL IMPACT

Depends on the action taken by Council. Revisions to the Code may require both staff time and the use of consultants.

BACKGROUND

The San Dimas Municipal Code, Chapter 18.28, governs the Single Family Agricultural (SF-A) zone. This zone aims to balance residential living with agricultural practices, allowing for single-family homes and the keeping of certain domestic animals, including horses, under specific conditions.

The primary focus of this study session is the regulation of horse keeping in SF-A zones. According to 18.28.040, horse keeping is permitted under the following conditions:

1. **Purpose and Ownership:** Horses are allowed for breeding purposes or the personal use of the family residing on the property. Registered horse breeders can maintain additional horses with a permit.
2. **Lot Size and Horse Density:** Each lot must be at least 16,000 square feet, allowing no more than two (2) horses. One (1) additional horse may be kept for every 7,500 square feet of land in excess of the original 16,000, provided that the total number of horses shall not exceed five (5) horses, unless a conditional use permit is obtained.
3. **Corral Specifications:** Horses must be kept in open corrals of at least 288 square feet per horse or enclosed box stalls of 144 square feet per horse. Corrals must be no closer than 35 feet from any residence on the same lot and at least 80 feet from any residence located on an adjacent lot.
4. **Corral Construction:** Corrals must have fences at least five feet high, adequate for confining horses. Weatherproof roofs of at least 64 square feet per horse must be provided.
5. **Non-Commercial Use:** Horse keeping is strictly non-commercial, prohibiting activities such as boarding or keeping horses not for the resident family's use.
6. **Maintenance Standards:** Corrals and stables must be managed to prevent dust, manure, and refuse accumulation, which can attract flies.

These regulations ensure the humane treatment of horses while maintaining harmony between agricultural and residential uses within the SF-A zone.

DISCUSSION/ANALYSIS

On April 12, 2022, the City Council denied an initiation request for a general plan amendment and zone change for two (2) parcels on Baseline that would have removed the ability to keep horses and other animals allowed in the SF-A zone. In the context of such requests, the City Council desires to protect the valuable and limited land which allows such use. To this end, the City can benefit from discussion and consideration of how to best proceed to further the City Council's desire to maintain these uses.

In doing so, the City Council can consider various aspects regarding animal keeping and property development in SF-A zones such as, but not limited to:

- **Preserving Agricultural Character:** Maintaining the agricultural character of SF-A zones is vital. Horse keeping and animal keeping contributes to this character, and changing the regulations could alter the nature of these neighborhoods.
- **Balancing Interests:** There is a need to balance the rights of property owners who keep horses with those of developers and other property owners who wish to subdivide larger parcels into smaller ones. Subdividing can impact the ability to keep horses or other animals if the new lot sizes fall below the minimum requirements.
- **Impact of Subdivisions:** Allowing subdivisions of larger parcels into smaller ones may lead to increased density, potentially conflicting with the agricultural and semi-rural

atmosphere intended for SF-A zones. It's essential to evaluate whether these changes align with the community's vision for the area.

- **Codify protections of SF-A Zones:** The City Council can consider amending the SF-A zone to include protections to ensure clarity for owners, future owners, and developers about general plan amendments, zone changes, and subdivisions of SF-A parcels that would impact horse and animal keeping. The amendment should account for the impact of legislation which allows for actions outside the City's control.
- **Consider Codifying Previous Policy:** The City Council previously approved a policy on December 12, 2000 that required new horse keeping properties to have a minimum lot area of 20,0001 square feet of useable area, instead of the 16,000 square feet required by the Municipal Code, to reasonably accommodate horse keeping, and to increase the minimum lot width from 100 feet to 150 feet. The minimum lot size was set at 20,001 as the Code requires lots ranging from 20,001 to 39,999 square feet to have a minimum width of 150 feet. The policy also required that all applications on SF-A zoned properties include a detailed site plan demonstrating the availability of horse keeping areas in compliance with the established distance separation standards, and to not allow permanent improvements such as additions, garages and swimming pools in these areas. The purpose of the policy was to advise applicants that the City would give the highest priority to equestrian uses and that non-equestrian uses may not be approved due to potential incompatibility and possible undesirable reduction of equestrian zoned property. While the policy was meant to be advisory, it was used in the evaluation of applications affecting horse keeping property. This policy, along with all other policies that have not been codified, are no longer implemented per direction of the City Attorney. While the policy is no longer implemented, applications seeking general plan amendment or zone change still require a study session for the Council to discuss and consider the impacts of the proposed changes. The Council could direct Staff to codify this policy, or portions of it; however, it should be noted that increasing the minimum lot size would reduce density in the SF-A Zone. Government Code 66300(b)(1) and (h) requires that when density is reduced, the City increase density commensurately in other zones.
- **Conditional Use Permits:** The current code allows for conditional use permits to exceed the standard horse limits. The City Council might consider if the criteria for these permits need revision to address contemporary concerns and demands.

Community Feedback: Engaging with the community, particularly those directly affected, is important. Understanding their perspectives on maintaining larger parcels for horse keeping versus the benefits of increased residential development will inform balanced decision-making. The City Council could consider seeking input from owners of current SF-A properties, the equestrian community, as well as developers.

ALTERNATIVES

Not applicable.

ENVIRONMENTAL REVIEW

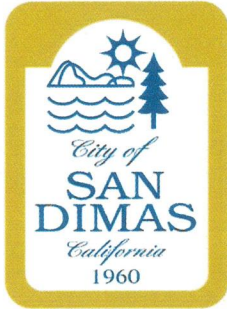
Pursuant to CEQA guidelines Section 15061 (b)(3), CEQA does not apply to this item because there is no potential for causing a significant effect on the environment. Therefore, no additional environmental review is needed at this time.

Respectfully submitted,

Chris Constantin
City Manager

Attachments:

1. Chapter 18.28 SF-A Single-Family Agriculture Zone



CITY COUNCIL STUDY SESSION

ACTION MINUTES

MAY 28, 2024, 5:30 PM

Council Members Present: Mayor Emmett Badar, Mayor Pro Tem Ryan A. Vienna, Councilmember Rachel Bratakos, Councilmember Eric Nakano, Councilmember Eric Weber

Staff: City Manager Chris Constantin, Assistant City Manager Brad McKinney, Director of Public Works Shari Garwick, Director of Administrative Services Michael O'Brien, Director of Community Development Luis Torrico, City Attorney Jeff Malawy, City Clerk Debra Black, Acting Planning Manager Marco Espinoza

Call to Order: 5:30 PM

STUDY SESSION ITEMS	COMMENTS/RECOMMENDATIONS
<p>1. Discussion of the City's Code Involving Single Family Agricultural Zone and Related Permitting of Certain Domestic Animals</p>	<p>MOTION: Motion by Mayor Pro Tem Vienna, second by Councilmember Weber directing Staff to return in October 2024 with a study session to discuss potential changes to the SF-A zone that would positively impact property owners' ability to maintain equestrian and other animal-keeping uses. Motion carried 4-0-1 with Councilmember Nakano abstaining.</p> <p>The City Council requested the following information:</p> <ul style="list-style-type: none"> • A map identifying all SF-A parcels. • An outline of the cases in which the City tracks the number of parcels maintaining equestrian or other animals; and • Identification of best practices for horse keeping, including a review of policies in the cities of San Luis Obispo, Lompoc, Cambria, Norco, Fontana, Eastvale, Covina, and Chino. <p>Yes: Badar, Bratakos, Vienna, Weber No: None Absent: None Abstain: Nakano</p>

Adjourned: 6:50 PM

I, Debra Black, City Clerk attest that these minutes are accurate and reflective of the actions taken by the City Council.



Debra Black, City Clerk