

**JOINT ADJOURNED PLANNING COMMISSION
AND REGULAR EQUESTRIAN COMMITTEE MEETING
MINUTES
FEBRUARY 23, 2009**

CALL TO ORDER

Chairman Zuckerman called the meeting to order, the time being 7:05 p.m.

COMMITTEE MEMBERS PRESENT

Steven Zuckerman, Chairman
Dale Allen
Christine Amin
Susan Brtis
Melody Colbert
Jim Moore
Andy Rein (Planning Commissioner)

PLANNING COMMISSION

Judy Bayer, Chairwoman
Michael Conway
Dan O'Day
Tim Scott
Carl Southwell

COMMITTEE MEMBERS ABSENT

Carol Dean-Porter
Kathy Gardner
Priscilla Regur
Vicki Shinn

STAFF MEMBERS PRESENT

Andy Clark, Community Services Director
Linda Fitton, Equestrian Services Supervisor
David Wahba, Planning Director

PLANNING APPLICATION NO. 35-08; APPLICANT: CITY OF ROLLING HILLS ESTATES; LOCATION: CITY-WIDE: A ZONE CHANGE AMENDING SPECIAL USE PERMIT REQUIREMENTS TO ALLOW COMMERCIAL HORSE USES IN RESIDENTIAL DISTRICTS

Chairman Zuckerman reported the City Council's Policy Development Session is scheduled for March. Planning Commissioners and Equestrian Committee Members discussed the various benefits and difficulties related to amending the current Special Use Permit requirements.

Planning Director Wahba reviewed the staff report per written agenda material. He stated the staff report was reviewed by the Planning Commission and City Council. He explained the purpose of this joint meeting was to determine the land use, should commercial trail riding businesses be allowed in residential zones.

The following comments were received by the audience members:

Barbara Epstein, 21 Moccasin Lane – requested two Equestrian Committee Members be excluded from any discussion due to a conflict of interest. She explained her concerns regarding conducting a large scale commercial enterprise in a residential zone. She reported Page 8 of the report is incomplete regarding omission of complaints. Ms. Epstein detailed shouting between employees at neighboring corrals adjacent her residence, and added she cannot use her garden area due to the commercial activities adjacent to her property. Ms. Epstein stated she and her family are suffering a loss of privacy and increased noise and stress due to the commercial activities, and further stated the City's zoning codes have been violated for three years with no enforcement from the City.

Planning Director Wahba explained the trail riding business is operating within the City's code requirements with respect to boarding of horses, but is clearly a commercial operation being conducted in a residential zone. He added that the City's code can be amended for a commercial use in residential zones. Planning Commissioner O'Day stated the issue may be due to boarding horses and suggested the possibility of prohibiting commercial boarding in residential zones.

Committee Members discussed permissible property uses in residential zones, and agreed to look at conditions appropriate to governing various uses. Committee Members also discussed the possibility of regulating land use and making commercial trail rides a business license issue, rather than a zoning issue, that would allow the license to be revoked if the conditions of licensing are not adequately met.

Commissioner O'Day moved, seconded by Commissioner Southwell

TO RECOMMEND CITY COUNCIL CONSIDER ESTABLISHING A DISCRETIONARY BUSINESS LICENSE TO REGULATE COMMERCIAL TRAIL RIDING BUSINESSES USING HORSES BOARDED IN ROLLING HILLS ESTATES.

Committee Members discussed the motion and commercial trail ride activities.

AYES: 9
NOES: 1
ABSTAIN: 2

Planning Commission Chairwoman Bayer suggested adding more conditions (attached) regarding regulating commercial trail rides.

It was moved and seconded to adjourn the Planning Commission meeting, and continue the Equestrian Committee meeting, the time being 9:25 p.m.

Ms. Epstein spoke to Equestrian Committee Members regarding her concerns about the horse boarding and trail ride activities adjacent to her residence.

MINUTES, MEETING OF NOVEMBER 24, 2008

The Minutes were approved as presented.

AUDIENCE ITEMS NOT ON THE AGENDA

None.

PETER WEBER EQUESTRIAN CENTER PROJECT UPDATE

The Community Services Director updated Committee Members on the RFP for the stable caretaker's residence, noting that all bids are due March 16th. He reported that Rolling Hills Est., CA 90274 is a finalist in two grant requests regarding storm water containment for the stables.

TRAIL NAMES PROJECT UPDATE

The Community Services Director reported the Eagle Scouts have completed the trail signs on the East side of the City. He reported that all the trails and spur trails will have names and signs.

EQUESTRIAN ISSUES LOG

Log was not available and will be provided in the next Equestrian Committee packet. The Equestrian Services Supervisor indicated that there were no unusual incidents in the log.

COMMITTEE ITEMS

None.

FUTURE AGENDA ITEMS

None.

ADJOURNMENT

The meeting adjourned at 9:40 p.m.

Respectfully submitted,

Linda Fitton
Equestrian Services Supervisor