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D E V E L O P M E N T

November 14, 2018

Michael VanLonkhuysen,
Planning Manager
City of Daly City
333 90th Street
Daly City, CA 94015

RE: Pre-Application Submittal_ Mar Vista Hotel, Hostel & Stables
2116 Skyline Boulevard (APNs: 001-011-040 and 050)

Dear Michael:

Please see attached our Pre-Application Form and plans for formal review of our Re-Development of the Mar Vista and Palo Mar Stables Parcels in Daly City, CA.

Existing Stable Businesses on the Parcels:

The Mar Vista Stables is currently active for public use with horse riding access through trails down the coastal bluff slope, but the facilities are in severe disrepair. The overall poor condition of the stable facilities limits the public use experience of the Property and houses the horses in inadequate conditions. The Palo Mar Stables are Closed.

Stables Existing Conditions consist of the following:

- 38,550 square feet of structural Lot Coverage on the Property = 35% Lot Coverage.
- 0% “Viewshed” from Skyline Blvd. to the Pacific Ocean; 8-10 foot fence entire Lot Line.
- 23 foot tall existing structures in several two-story structures.
- Entire ~110,000 square foot Property is hardened, utilized and disturbed.

Project Description:

The Mar Vista Hotel, Hostel & Stables is proposed to be a 49,900 square foot project in three buildings dispersed on 2.523 acres (the “Project”). The Project will range from one-story to three-stories new structures including extensive “public amenities”:

- ~85 room Hotel with 4,485 square feet of public space restaurant, bar & café lobby on the ground floor that is flexible for meeting capacity.
- ~36 beds in a Hostel with 1,778 square feet dedicated kitchen, lounge and lobby.
- ~10-12 stall Horse Stable facility with additional Office management space.



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- The Project building heights range from ~20 feet for the Stable, ~20 feet for the Hostel and ~29' for the Hotel with an average Height across the Project of 23 feet which is compatible with the maximum height of the stables building to the north at 23 feet high.
- The combined three-building Project has a Net Site Coverage of 21,300 equal to 19% Lot Coverage.
- The Project will have a Floor Area Ratio of ~0.45.
- Per City code requirements, we incorporated a 15% "Viewshed" from Skyline Boulevard.
- Project set back 50 feet from the Property Line and for public access along the "bluff edge".
- ~65 parking stalls, although we would like to work with the City on ways to reduce to the total on-site parking and overall hardscape paving areas. We expect the majority of our hotel and hostel guests will arrive to the Property via Uber, Lyft or livery. Harbinger will complete a parking analysis prepared by a City-approved parking consultant.
- We intend to collaborate with the proposed Olympic Way Retreat on the abutting Parcels which is envisioned as a public and private event center managed primarily as a non-denominational retreat center and also potentially for weddings and panel discussions to corporate retreats by local companies. We have met with Sand Hill Property Company to discuss site planning, access, parking and final programming.

Project Vision

The Mar Vista Project embraces this spectacular Site and its 'Sea View' with a new equestrian facility and hotel with hostel to provide price range and options to attract more people and provide more public access to this spectacular location on the Coastline in Daly City. At this "location along the bluff...viewpoints can be established," that are now 100% blocked to and along the coast.

As stated in the Daly City Local Coastal Plan (LCP), the real purpose in aiming "to maximize public access to the beach is to enhance public recreation opportunities in the coastal zone". To achieve these policies and goals, the LCP promotes and encourages visitor-serving, commercial recreational broadly such as hotel & hostel and the inclusion of horse stables as acceptable uses at the Property.

Hotels are 100% facilities of public accommodation by their use - and maximize public access. The ground floor will have a great destination food & beverage component open to all to enjoy the 'Sea View', open bluff and gradual trails to the beach. The Hostel will offer a lower price point for accommodations at this special site to attract a broader range of people to visit and enjoy recreation at this coastal location.



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At the time of the Daly City LCP certification, the existing horse stables were the “only existing commercial recreation facility” and a valuable “historic resource”. Unfortunately at this time, Palo Mar Stables are Closed - and not an active horse stable or recreation facility. Mar Vista Stables is operating but the facilities are in disrepair. The Horse Stables component is very important to the character and identity of the Project...we envision horses being ridden along the bluff to beach trails passing visibly in front of the public spaces in the hotel & hostel which will animate the experience for all. By introducing new, clean, safe and functional stables and support facilities, we will ensure that horse riding as a commercial recreation with access to the beach will remain at this location for generations to come.

We believe our proposed Project greatly improves coastal access and views - and importantly maintains horseback riding at this location while introducing new “recreation and visitor serving uses”. We recognize the importance of this coastal Site in a Resource Protection (RP) Combining District and its development influence by the Daly City LCP, and as such would request that you also help schedule a meeting with the California Coastal Commission Staff to gain feedback and allow us to present our vision for this Property in Daly City.

We look forward to receiving your comments and meeting with you.

Sincerely,

Eamon C. O'Marah
Managing Partner

Attachments

Attachment A – Pre-Application Form with Notarized signatures and Check for Fees

Attachment B – Project Information and Plans