

Ocean View Stables
2152 Olympic Way
Daly City, California

Ocean View Stables is an existing equestrian facility located at 2152 Olympic Way in Daly City, California. The property has historically operated as a horse boarding and equestrian recreation facility serving the local community. The project describes ongoing equestrian and instructional operations at the site, consistent with its longstanding recreational and equestrian character.

Ocean View Stables serves participants in equestrian activities, including horseback riding and horsemanship education together with incidental education and enrichment activities conducted in connection with those uses. The property will continue to support traditional equestrian uses including horse boarding, riding, training, and horsemanship instruction. These activities remain the primary use of the property and are consistent with the historic operation of the site as a stable and riding facility.

In addition to equestrian activities, incidental education and enrichment activities may occur in connection with equestrian instruction, which complement the rural and equestrian setting of the property. These activities are secondary to and occur as part of the existing instructional programming. To support these activities, Ocean View Stables utilizes small mobile trailers and similar equipment within previously developed parking areas of the property. These trailers are modest in scale and function as temporary operational equipment supporting instruction, supervision, and coordination of activities. The mobile trailers are not structured and are not installed or constructed on-site and remain on wheels at all times. They are relocated as needed and are placed within the existing operational footprint of the facility in areas already used for ranch-related activities. Their use does not alter the physical characteristics of the site or expand the operational footprint.

The site would continue to support equestrian instruction, youth camps and related activities consistent with its historic operation. The proposed use represents a continuation of the property's longstanding equestrian function. The continuation of the equestrian instruction and related activities reinforces the property's identity as a recreational and educational facility.

These small-scale, low intensity uses within an existing site and are designed to remain as an accessory operation to the historic equestrian character of Ocean View Stables and a continuation of the historic use of the property.

These activities occur within an existing developed site and remain compatible with the surrounding environment and the historic equestrian character of Ocean View Stables, and do not involve significant new development. No new development or expansion of use is proposed.

The mobile trailers are temporary equipment and are not structures, are not attached to the ground, and do not require utilities. Because the project involves temporary, mobile equipment that is accessory to an existing authorized use and results in no adverse effect on coastal resources, it may be evaluated as minor development pursuant to Public Resources Code Section 30624.