



# Daly City Planning Commission Agenda Report

333 - 90th Street ♦ Daly City ♦ California ♦ 94015 ♦ 650-991-8033

Meeting Date: May 5, 2026

Application: Coastal Development Permit CDP-01-24-016453

Project Planner: Michael VanLonkhuysen, Acting ECD Director

Project Location: 2152 Olympic Way (APN 002-011-050)

Project Description: Coastal Development Permit for New Horse Stable Activities

Applicant: Tony Kasaris  
2152 Olympic Way  
Daly City, CA 94015

Property Owners: ZLTK Real Estate LLC  
927 Park Avenue  
Burlingame, CA 94010

Environmental Assessment: Categorically Exempt per Section 15303, New Construction or Conversion of Small Structures.

Applicable Daly City Municipal Code Sections: Chapter 17.27 – RP Resource Protection Combining District

Site Information

Property Sizes	Existing Use	Proposed Use	General Plan Designation	Current Zoning
67,953 s.f. (1.56 acres)	Horse Stables	Horse Stable	Commercial Retail and Office (C-RO)	Light Commercial – Resource Protection Zone (C1-RP)

Area Information

Land Use	Zoning
North: Commercial Retail and Office (C-RO)	Light Commercial – Resource Protection (C1-RP)
South: Commercial Retail and Office (C-RO)	Light Commercial – Resource Protection (C1-RP)
West: Public Park (PP)	Open Space – Resource Protection (OS-RP)
East: Residential Low Density (R-LD)	Single Family Residential (R1)

## Background

The applicant, Tony Kasaris, requests a Coastal Development Permit to undertake improvements related to existing horseback riding uses on an approximately 1.56-acre property located at 2152 Olympic Way (see Attachment A – Site Location). The proposal includes the placement of small mobile trailers and similar equipment within previously developed parking areas of the property, supporting instruction, supervision, and coordination of existing horseback riding activities (Attachment B – Project Plans and Attachment C – Project Description).

## Discussion

Ocean View Stables is an existing equestrian facility that has historically operated as a horse boarding, riding, and instructional facility serving the Daly City community. The project consists of continuing existing equestrian and instructional operations, including horseback riding, horsemanship education, youth camps, and related activities.

In support of these operations, the project includes the use of small mobile trailers as temporary operational equipment within previously developed areas of the site. The trailers would remain on wheels at all times, are not attached to the ground, are not supported by foundations, and are not connected to utilities. Their use does not involve grading, excavation, or alteration of site conditions.

The trailers are used intermittently for coordination, supervision, and support of existing equestrian instruction and related activities. They are not used for residential or overnight purposes and do not function as independent structures. The project does not expand the operational footprint, alter access or circulation, or increase the intensity of use. All activities occur within previously used areas and do not encroach on environmentally sensitive or resource protection areas.

The project involves the placement and use of mobile operational equipment within the coastal zone in support of an existing use. While the project does not include construction of structures or an expansion of use, this activity constitutes “development” under Public Resources Code Section 30106, which includes the placement of materials or changes in the use of land.

As development within the coastal zone, the project requires a Coastal Development Permit pursuant to Public Resources Code Section 30600(a). Public Resources Code Section 30624.9 provides that a local government may treat a project as “minor development” where the development (1) is consistent with the certified Local Coastal Program, (2) requires no discretionary approvals other than a coastal development permit, and (3) has no adverse effect, either individually or cumulatively, on coastal resources or public access.

The project satisfies these criteria because it consists of limited, temporary operational equipment that is accessory to an existing equestrian use, occurs within previously developed areas of the site, does not involve site disturbance or expansion of use, and will not result in adverse impacts to coastal resources or public access. Accordingly, the project is appropriately classified as minor development.

The project site is located within an area designated for developed and operational uses under the City's certified Local Coastal Program (LCP) and is not identified as an environmentally sensitive habitat area (ESHA) or within a designated ESHA buffer or resource protection area. Public Resources Code Section 30240(a) provides that "environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values." The project is located entirely within previously developed and disturbed portions of the site and does not involve grading, vegetation removal, or other site disturbance. Because the project does not encroach into environmentally sensitive habitat areas or buffer areas and will not result in any disruption of habitat values, either directly or cumulatively, it is consistent with Section 30240 and applicable Local Coastal Program policies.

The project does not alter access routes or restrict public access and will not affect coastal access opportunities. In addition, the project consists of small-scale, temporary mobile equipment within an existing operational setting and does not alter the visual character of the site or surrounding area or introduce visually prominent development. Accordingly, the project is consistent with Public Resources Code Sections 30210 and 30251, which require the protection of public access and scenic and visual resources.

Public Resources Code Section 30106 includes "change in the density or intensity of use of land" within the definition of development. The project does not result in a change in the density or intensity use of land and remains consistent with the site's historic equestrian operation.

### Environmental Assessment

Staff has reviewed the proposal under the requirement of the California Environmental Quality Act (CEQA) and has determined that the project is exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (Existing Facilities).

### Findings

Approval of the proposed Use Permit CDP-01-24-016453, as conditioned herein, is in the best interest of the public health, safety, and general welfare of the community, and that the general operation of the facility will not be detrimental to the operation of the neighboring business or residences. Staff recommends that the Planning Commission adopt findings based on the following facts:

1. In accordance with Title 17 of the Daly City Municipal Code, as well as applicable State zoning enabling legislation, the Planning Commission conducted a public hearing on May 5, 2026; notice of said hearing was by newspaper publication on April 26, 2026, and first class mailing to property owners and residents within 300 feet;
2. The project involves the placement and use of mobile operational equipment within the coastal zone in support of an existing use. While the project does not include construction of structures or an expansion of use, this activity constitutes "development" under Public Resources Code Section 30106, which includes the placement of materials or changes in the use of land.

3. As development within the coastal zone, the project requires a Coastal Development Permit pursuant to Public Resources Code Section 30600(a). Public Resources Code Section 30624.9 provides that a local government may treat a project as “minor development” where the development (1) is consistent with the certified Local Coastal Program, (2) requires no discretionary approvals other than a coastal development permit, and (3) has no adverse effect, either individually or cumulatively, on coastal resources or public access.
4. The project satisfies these criteria because it consists of limited, temporary operational equipment that is accessory to an existing equestrian use, occurs within previously developed areas of the site, does not involve site disturbance or expansion of use, and will not result in adverse impacts to coastal resources or public access. Accordingly, the project is appropriately classified as minor development.
5. The project site is located within an area designated for developed and operational uses under the City’s certified Local Coastal Program (LCP) and is not identified as an environmentally sensitive habitat area (ESHA) or within a designated ESHA buffer or resource protection area. Public Resources Code Section 30240(a) provides that “environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values.” The project is located entirely within previously developed and disturbed portions of the site and does not involve grading, vegetation removal, or other site disturbance. Because the project does not encroach into environmentally sensitive habitat areas or buffer areas and will not result in any disruption of habitat values, either directly or cumulatively, it is consistent with Section 30240 and applicable Local Coastal Program policies.
6. The project does not alter access routes or restrict public access and will not affect coastal access opportunities. In addition, the project consists of small-scale, temporary mobile equipment within an existing operational setting and does not alter the visual character of the site or surrounding area or introduce visually prominent development. Accordingly, the project is consistent with Public Resources Code Sections 30210 and 30251, which require the protection of public access and scenic and visual resources.
7. Public Resources Code Section 30106 includes “change in the density or intensity of use of land” within the definition of development. The project does not result in a change in the density or intensity use of land and remains consistent with the site’s historic equestrian operation.
8. The Planning Commission has reviewed the proposal under the requirements of the California Environmental Quality Act (CEQA) and has determined the project is Categorically Exempt per Section 15301, Existing Facilities;

### Recommendations

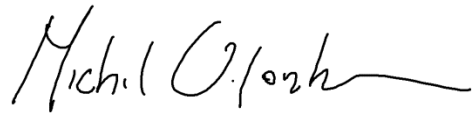
Staff recommends that the Planning Commission forward to the City Council the following:

1. Adopt the Findings as outlined herein;

2. Affirm the project as Categorically Exempt per Section 15301 of the California Environmental Quality Act; and
3. Approve Coastal Development Permit CDP-01-24-016453, subject to the Findings and Conditions outlined herein, for minor development pursuant to California Public Resources Code Sections 30600(a), 30106, and 30624.9.

Staff is available to provide any additional information desired by the Planning Commissioners.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Michal O'Leary", with a long horizontal flourish extending to the right.

Acting Director  
Department of Economic and Community Development

Attachments

- Attachment A – Location Map
- Attachment B – Project Description
- Attachment C – Project Plans