



Supplemental Commission Agenda Report

Planning Commission
Meeting
06-21-21

**Item
5.A.**

To: Chair Jennings and Members of the Planning Commission

Prepared by: Lilly Rudolph, Contract Planner

Approved by: Richard Mollica, Planning Director

Date prepared: June 17, 2021 Meeting date: June 21, 2021

Subject: Coastal Development Permit No. 14-058, Variance No. 19-046, Site Plan Review Nos. 14-044 and 14-045, Demolition Permit No. 17-024 and Code Violation No. 21-016 – An application for the demolition of an unpermitted equestrian facility, including 8,144 square feet of barn and stables and a 35,386 square foot equestrian riding ring, construction of a new equestrian facility with associated development, after-the-fact and new grading, and installation of a new onsite wastewater treatment system

Location: 6295 Murphy Way, not within the appealable coastal zone
APN: 4467-006-019
Owner: Tomboy Farms, LLC

RECOMMENDED ACTION: Adopt Planning Commission Resolution No. 21-33 determining the project is categorically exempt from the California Environmental Quality Act, and approving Coastal Development Permit No. 14-058 to construct a new equestrian facility comprising three new structures, including a 4,034 square foot barn (Building A) and two horse stables of 1,486 square feet and 2,624 square feet (Buildings B and C), a new 35,386 square foot equestrian riding ring, driveway and drainage improvements, retaining walls, after-the-fact and new grading, and onsite wastewater treatment system, including Variance No. 19-046 to allow retaining walls in excess of 6 feet in height, up to 12 feet in height; Site Plan Review (SPR) No. 14-044 for development on slopes steeper than 3 to 1, but flatter than 2.5 to 1; SPR No. 14-045 to allow structure height up to 24 feet for flat roof and top of deck railing, and 28 feet for pitched roof; and Demolition Permit No. 17-024 to demolish the existing unpermitted equestrian facility located in the Rural Residential Two-Acre zoning district at 6295 Murphy Way (Tomboy Farms, LLC).

DISCUSSION: As part of the agenda report distributed for this item, staff included a piece of correspondence from Saree Gordon. Since the distribution of the agenda report, staff has become aware that the YouTube link (<https://www.youtube.com/watch?v=5RfOk3nfcWk>) contained in the correspondence was inadvertently redacted, specifically on page 127 of the report.

ATTACHMENTS: Saree Gordon email dated April 28, 2021

Lilly Rudolph

From: ljheacox@gmail.com
Sent: Thursday, April 29, 2021 2:40 PM
To: Lilly Rudolph; Richard Mollica; Saree Gordon Solanki
Cc: Lynn James Heacox; Alan Lieberman; Linda Menter; David Pascu; Lexie Glass
Subject: Proposed equestrian facility at 6295 Murphy Way, Malibu; Risohorse Riding System for Safety.

Ms. Lilly Rudolph, AICP
Contract / Senior Planner
City of Malibu
23825 Stuart Ranch Road
Malibu CA 90265
310-456-2489-238

Lilly:

I believe you know that Mr. Steven Gordon is the Sole Member of Tomboy Farms, LLC and the owner of 6295 Murphy Way. You probably don't know that his Daughter, Mrs. Saree Gordon – Solanki, is a world class equestrian show jumper. The equestrian facility we propose is for her use in training.

Steven and Saree understand the importance of the riding ring design using the Risohorse Riding System for Safety. Others on our Team are not professional riders so we asked Saree to explain the importance of the Risohorse Riding System. Her email to us is below which includes a link to the Construction of the Risohorse Riding System for Safety.

We would like you to include this information in your Staff Report if possible. Thank you.

If you have any questions please don't hesitate to contact me or any other Team member All the best to you and yours.

Cc:
Mr. Richard Mollica, AICP
Planning Director
City of Malibu
23825 Stuart Ranch Rd.
Malibu, CA 90265
310-456-2489-346

Lynn James Heacox
LJHeacox@gmail.com
The Land & Water Co., LLC
209 Avenida San Pablo
San Clemente, CA 92672
Office 714-766-6525 / 949-429-1517

DELIVERIES: Please advise all couriers that all plans and documents being mailed to this address do not require a signature. Leave all information at the door. Thank you.

Professional Assistant: Ms. Kristen Ota (LandandWaterCo@gmail.com)
Office 714-766-6525 / 949-429-1517 / No Fax

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From: saree gordon [REDACTED]
Sent: Wednesday, April 28, 2021 8:46 PM
To: ljheacox@gmail.com
Cc: Alan Lieberman [REDACTED]; Linda Menter [REDACTED]; Dad Gordon [REDACTED]
Subject: Re: Proposed equestrian facility at 6295 Murphy Way, Malibu.

Mr. Chairman and Planning Commissioners
City of Malibu
23825 Stuart Ranch Rd.
Malibu, CA 90265
310-456-2489

Commissioners:

I am writing to explain the design of our proposed show jumping training arena and the benefits of the Risohorse Ebb and Flow Riding System for Equestrian Safety. I have also attached a link which details the construction of the Risohorse Riding System.

As a Grand Prix level show jumper for the Israeli Equestrian Team my number one concern is the health and safety of horse and rider. The type of footing and the maintenance of that footing is crucial to reducing injury and accidents. This systems allows for perfect moisture levels in the footing at all times, creating a consistent and safe training surface. Maintaining the proper moisture level in the footing stops any dust formation providing clean air quality, which is important to the respiratory health of horse and rider. Well maintained footing means a more even surface with the correct shock absorption. This helps prevent sliding, tripping, unnecessary stress on tendons and ligaments, and helps to prevent falls and injuries to horses and their riders. An Eb and flow watering system is the most efficient, safe, and environmentally conscious way to properly maintain a show jumping training arena.

Thank you for your time in this matter.

Mrs. Saree Gordon - Solanki
Israeli Equestrian Team

Link: Construction of the Risohorse Riding System for Safety.

<https://youtu.be/5RfOk3nfcWk>