



BOARD OF SUPERVISORS

Board of Supervisors Chambers
500 County Center, Redwood City

ITEM #7

Applicant:	Erik Markegard
File Number:	PLN2023-00112
Location:	350 Madera Lane, San Gregorio
APN:	081-320-030

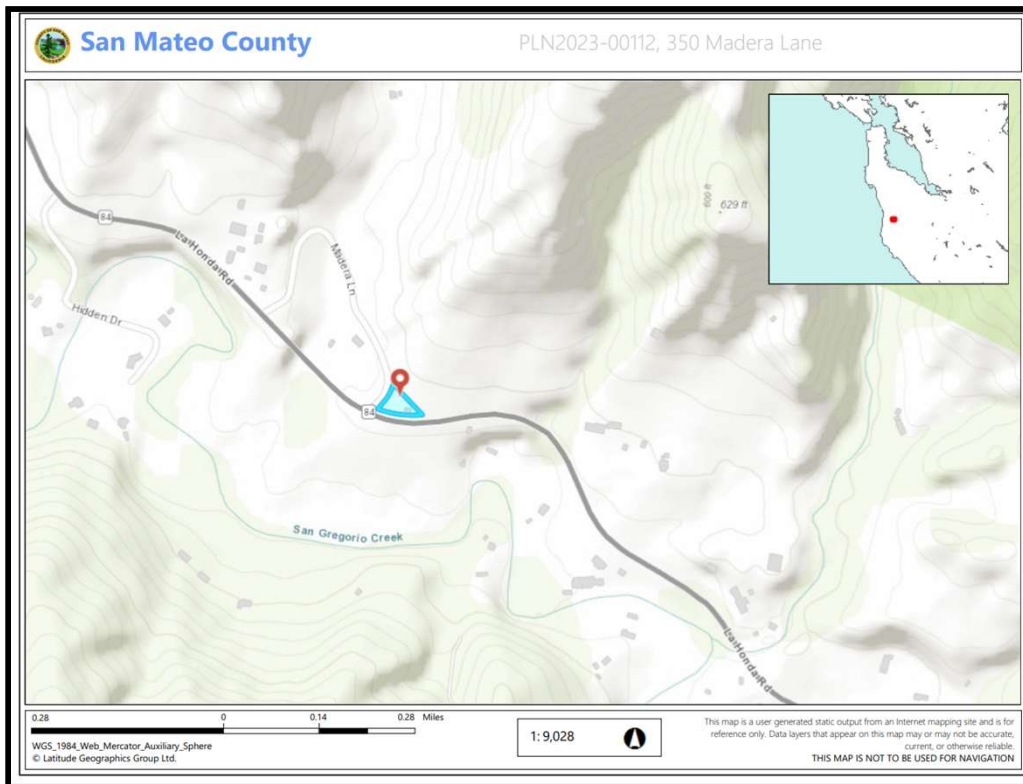
Project Description:

Consideration of an appeal of the Planning Commission's decision to approve an After-the-Fact PAD Permit to legalize an existing cargo container storage building, man-made pond, and water tank that were installed without permits.

PLANNING AND BUILDING DEPARTMENT



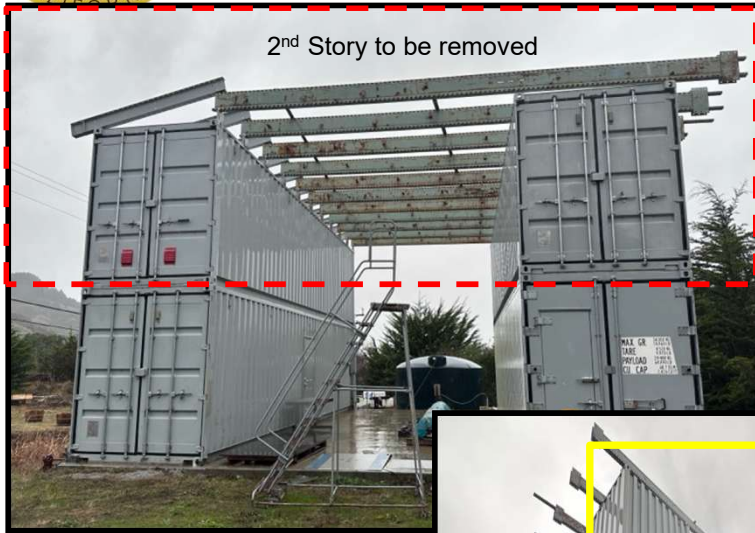
PROJECT LOCATION AND DETAILS



- Located at the intersection of Madera Lane and La Honda Road and within the Scenic Corridor
- Size: 0.58 acres
- Zoning: PAD/CD
- Small, triangular shaped parcel with the following pre-existing structures/improvements:
 - a. an existing barn (PLN2004-00647)
 - b. one non-potable well
 - c. two water tanks (PLN2004-00647)
 - d. one pump house (PLN2011-00192)
 - e. shed (PLN2010-00117)
- No trees were removed
- Approximately 98 cu. yd. of grading for the pond



PROPOSED DEVELOPMENT AND REQUIRED CHANGES



New sound wall to be installed in front of the freezer unit.



Current As Built Situation

Revised Proposal

Two to three stories stacked cargo containers

Upper containers must be completely removed from the site, and a new roof will be installed (painted green) to match the existing barn

No sound attenuation for the freezer unit

A new sound wall will be installed in front of the freezer

Illegal bathrooms/kitchen in the second story

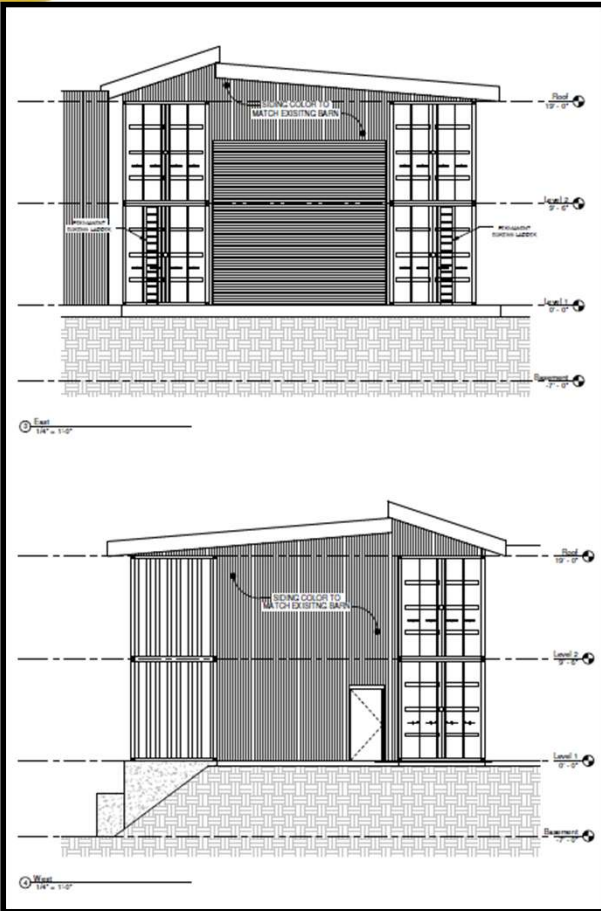
Illegally built bathroom in shed next to barn will be removed

Emergency generator located in the front setback

The emergency generator will be moved outside the front setback



FRONT AND REAR ELEVATIONS





COMPLIANCE WITH REGULATIONS

The revised project found to comply with the following policies:

Compliance with General Plan

- *Policy 4.15 (Appearance of New Development)*
- *Policy 4.22 (Scenic Corridors)*
- *Policy 9.23 (Land Use Compatibility in Rural Lands)*
- *Policy 9.30 Development Standards to Minimize Land Use Conflicts with Agriculture)*

Compliance with Local Coastal Program

- *Policy 7.7 (Definition of Riparian Corridors)*
- *Policy 7.17 (Definition of Wetland)*

The proposed manmade pond does not meet the definition of wetland and Riparian corridor; and no setbacks are required for manmade impoundments.

Compliance with PAD Regulations

- *Container storage building and pond are clustered*
- *Site has non-prime soil and is not suitable of commercial farming*
- *Proposed container storage building to store packaged meats storage and refrigeration use directly supports the applicant's agricultural operations both in San Mateo County and outside of the County*



APPEAL



The Planning Commission's approval of the project has been appealed by the neighbor at 290 Madera Lane. Issues raised by the appeal include the absence of a complete set of plans, and the noise generated from the refrigerator unit.



MITIGATION MEASURES AND CONDITONS OF APPROVAL

Submit Building Permit applications within 3 months that include the following details on the accomapnying plans:

- Removal of second story containers
- Installation of a sound wall immediately adjacent to freezer unit machinery
- Removal of unpermitted bathroom in shed
- Planting of trees between storage building and La Honda Rd.

Complete the above actions within 6 months



RECOMMENDATION AND FINDINGS

That the Board of Supervisors approve the After-the-Fact PAD Permit and CDX for PLN 2023-00112, based on and subject to the required findings and conditions of approval listed in Attachment A.



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APN: **081-320-030**

Project Description:

Consideration of an appeal of the Planning Commission's decision for an After-the-Fact PAD Permit/Coastal Development Exemption (CDX) to legalize the basement and first story of an existing cargo container storage building that was built without permits.

PLANNING AND BUILDING DEPARTMENT