

**COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT**

DATE: March 24, 2026

To: Honorable Board of Supervisors

From: Steve Monowitz, Director of Planning and Building

Subject: EXECUTIVE SUMMARY: Consideration of an appeal of the Planning Commission's decision to adopt an Initial Study/Mitigated Negative Declaration and approve an After-the-Fact Planned Agricultural District (PAD) Permit to legalize an existing agricultural storage building constructed of cargo containers, a man-made pond, and a water tank at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County.

County File Number: PLN2023-00112 (Markegard)

PROPOSAL

The proposed project is an After-the-Fact Planned Agricultural District (PAD) Permit to legalize a 1,659 sq. ft. agricultural storage building constructed of cargo containers that is used to support off-site agricultural operations and was built without permits (VIO2022-00089). The building is three stories on the northside (basement, first and second floor) and two stories on the southside (first and second floor). The two uppermost containers are proposed to be removed and relocated to a different site, making this building single-story facing La Honda Road and two stories facing the internal property line.

The first story contains a freezer unit that is used for storing frozen, packed, and labeled beef, lamb, pork, and chicken associated with the property owner's offsite cattle ranch operation, as well as a roofed area for hay storage and an enclosed area for tool and maintenance shop use (1,312.32 square feet.). The proposal also includes the legalization of a 5,000-gallon plastic water tank (to be used for fire suppression), a back-up generator to power the freezer, and an existing man-made pond that was built by the owner. This pond is located approximately 2 feet 6 inches south of the building. The project involved no tree removal and required approximately 98 cubic yards (c.y.) of grading for the pond. The site is located in La Honda Road County Scenic Corridor.

RECOMMENDATION

Conduct a public hearing to consider an appeal of the Planning Commission's decision to adopt an Initial study/ Mitigated Negative Declaration (IS/MND), pursuant to California Environmental Quality Act (CEQA), and approve an After-the-Fact Planned Agricultural District (PAD) Permit to legalize an agricultural storage building, a man-made pond, installed without permits on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in San Gregorio.

SUMMARY

Section 6353. B.12. of the San Mateo Zoning Regulations allows facilities for the processing, storing, packing and shipping of the agricultural products with a Planned Agricultural District Permit. No Coastal Development Permit (CDP) is required as the construction, improvement or expansion of barns, storage buildings, equipment buildings and other buildings necessary for agricultural support purposes are exempt from CDP requirements per the County's Categorical Exclusion for agricultural uses certified by the California Coastal Commission. As conditioned, the project complies with Policy 4.15 (*Appearance of New Development*), Policy 4.22 (*Scenic Corridors*), Policy 9.23 (*Land Use Compatibility in Rural Lands*) and Policy 9.30 (*Development Standards to Minimize Land Use Conflicts with Agriculture*) of the San Mateo General Plan. It also complies with Sections 6358 and 6359 of the San Mateo County Zoning Regulations, which regulates the height and required setbacks of structures.

The recommended conditions of approval that are required to bring the project into conformance with relevant requirements are included, but are not limited to those that:

1. The existing second and third story of the storage building shall be removed.
2. The height of the storage building with the new roof shall not exceed 20 feet from the existing grade.
3. All existing piping/sewage disposal facilities related to any bathroom in the existing shed next to the barn shall be properly removed or abandoned. The existing unpermitted bathroom shall also be completely removed.
4. A new sound attenuating screening wall shall be installed in front of the freezer unit maintaining a front setback of at least 30 feet and 20 feet towards side and rear. The design of and materials used for this wall shall be subject to the review and approval of the Director of Planning and Building to ensure it will not result in adverse visual resource impacts.
5. The storage container building shall only be used for storage and agricultural purposes and shall not be open to the public or used as a commercial building.

6. Any non-agricultural, unpermitted use of this site, such as unpermitted lodging and boarding, is prohibited. Violation of any use restrictions will be subject to County enforcement procedures.
7. Plant at least four to five screening trees with a minimum stock size of 15-gallon or larger along La Honda Road to mitigate any potential view impacts from the neighboring properties and roads.
8. The plan submitted for building permit shall show installation of a new roof on the building, to be painted green to match the roof color of the existing barn.
9. The applicant shall obtain all necessary permits from PG&E and Caltrans for relocating the existing utility pole adjacent to the site