

## **Department of Conservation and Development**

# **County Zoning Administrator**

Monday, April 21, 2025 – 1:30 P.M.

(continued from April 7, 2025)

STAFF REPORT Agenda Item #\_\_\_\_

**Project Title:** 4486 Sandmound Boulevard Variance

County File(s): CDVR23-01032

**Applicant/Owner:** Ryan Byrkit (Applicant & Owner)

**Zoning/General Plan:** F-1 Water Recreation District / RLM Residential Low-Medium

Density

Site Address/Location: 4486 Sandmound Boulevard in the Oakley area of

unincorporated Contra Costa County (Assessor's Parcel

Number: 032-240-045)

**California Environmental** 

**Quality Act (CEQA) Status:** 

Categorical Exemption, CEQA Guidelines Section 15061(b)(4)

**Project Planner:** Grant Farrington, Planner III (925) 655-2868

grant.farrington@dcd.cccounty.us

**Staff Recommendation:** Deny (See Section III for Full Recommendation)

#### I. PROJECT SUMMARY

The applicant requests approval of a Variance Permit to allow a 585-square-foot metal carport (where 500 square feet is the maximum size allowed for an accessory building) that is 18-feet 2-inches in total height (where 15 feet is the maximum height allowed).

#### II. RECOMMENDATION

Department of Conservation and Development, Community Development Division

(CDD) staff recommends that the County Zoning Administrator DENY County File CDVR23-01032 based on staff not being able to make the necessary findings for approval of a Variance, as required by Section 26-2.2006 of the County Code.

### III. BACKGROUND

At the April 7, 2025 meeting, the Zoning Administrator continued the project to the April 21, 2025 Zoning Administrator without opening the public hearing at the request of the applicant. There are no revisions to the proposed project plans from the April 7, 2025 hearing.