

VARIANCES & DESIGN REVIEW FOR
NEW SINGLE-FAMILY RESIDENCE
58 CANYON LAKE DRIVE

COUNTY FILE CDVR22-01062

County Planning Commission
August 12, 2026



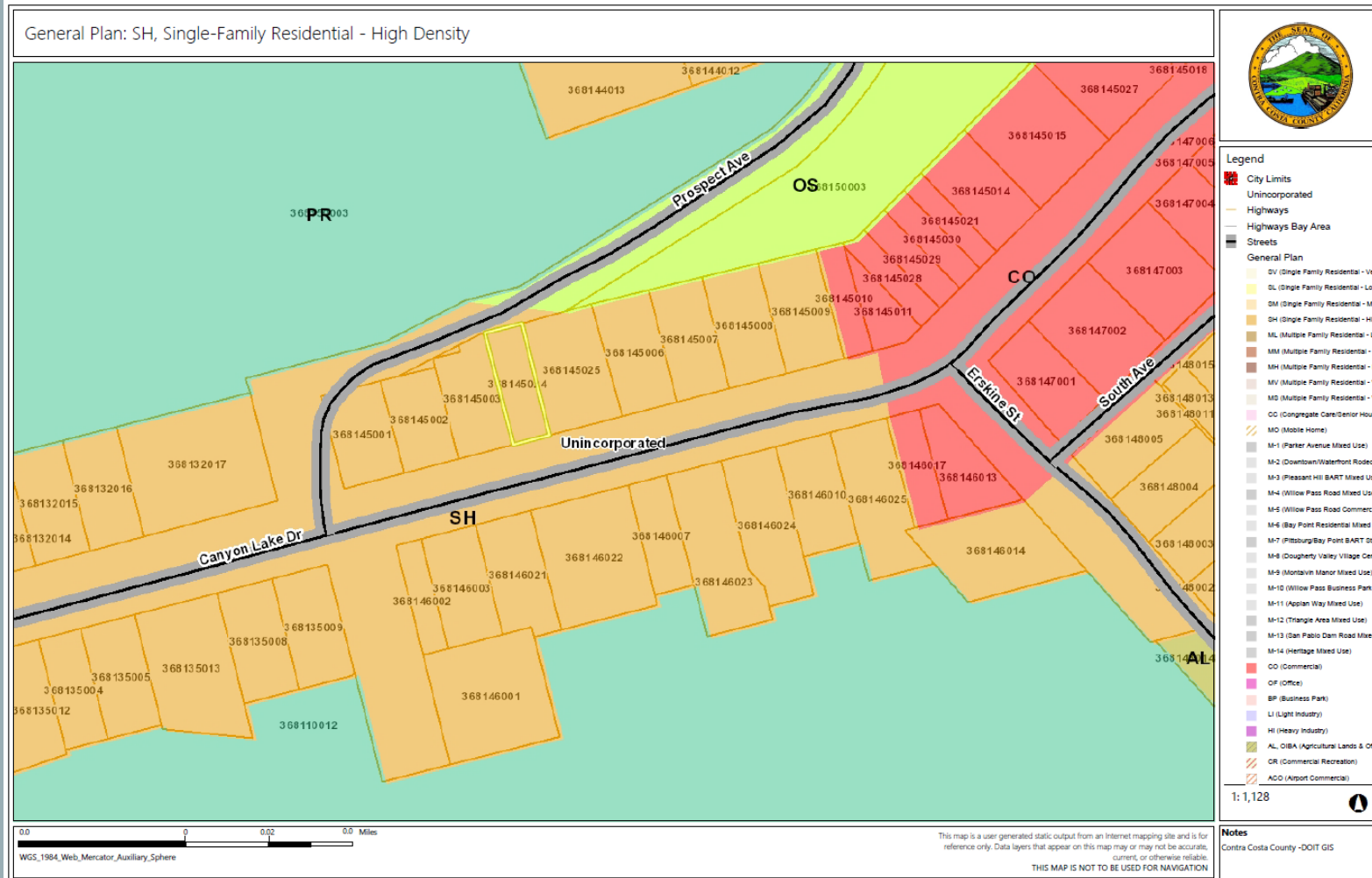
PROJECT DESCRIPTION

- Reduced minimum and aggregate side yards for a new single-family residence in the Port Costa area of unincorporated Contra Costa County
- Reduced minimum side yard for a new deck
- Reduced minimum parking space size for one of two off-street parking spaces
- Small Lot Design Review for the purpose of determining neighborhood compatibility of the proposed improvements on a substandard lot including a 2,903 sq. ft. single-family residence with 284 sq. ft. of covered porch/balcony area, and 427 sq. ft. garage, a 400 sq. ft. deck, and an 87 sq. ft. above-ground wading pool

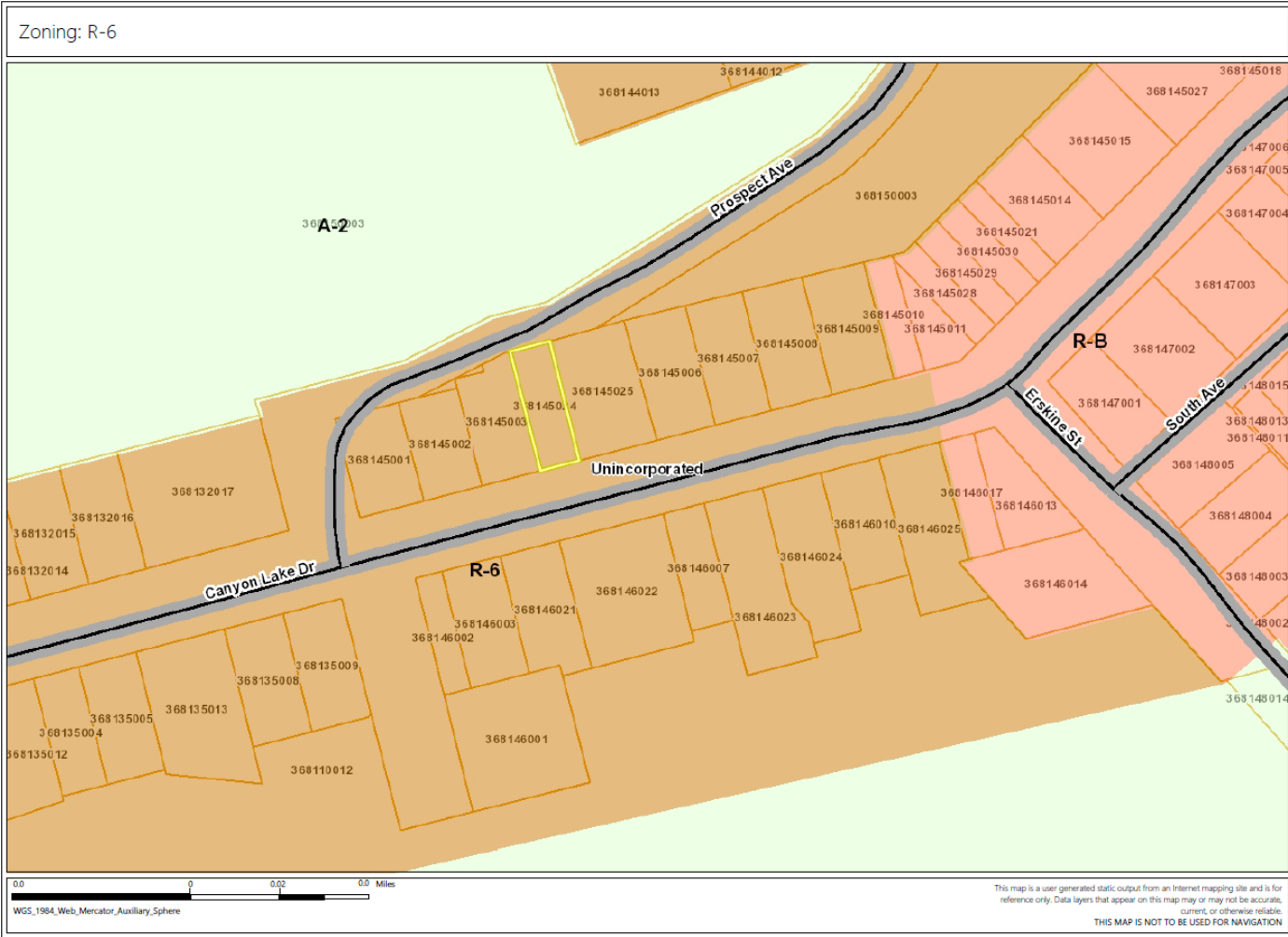
AERIAL VIEW



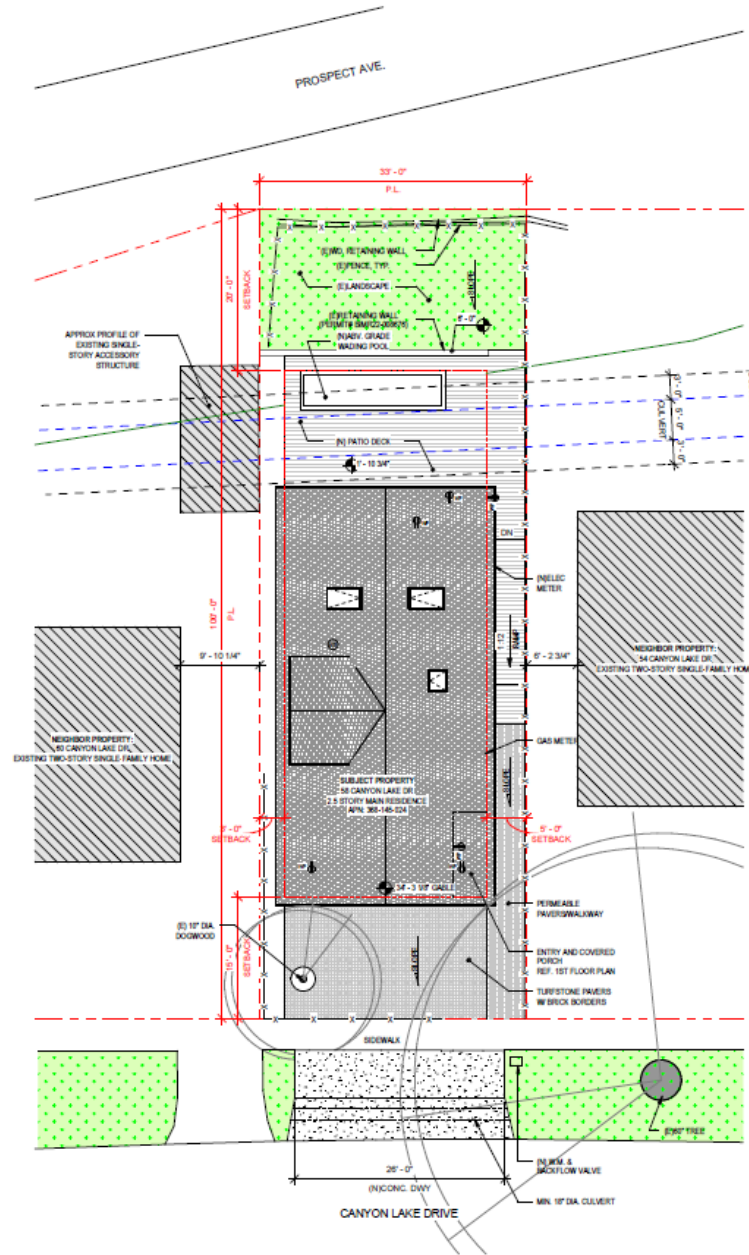
GENERAL PLAN



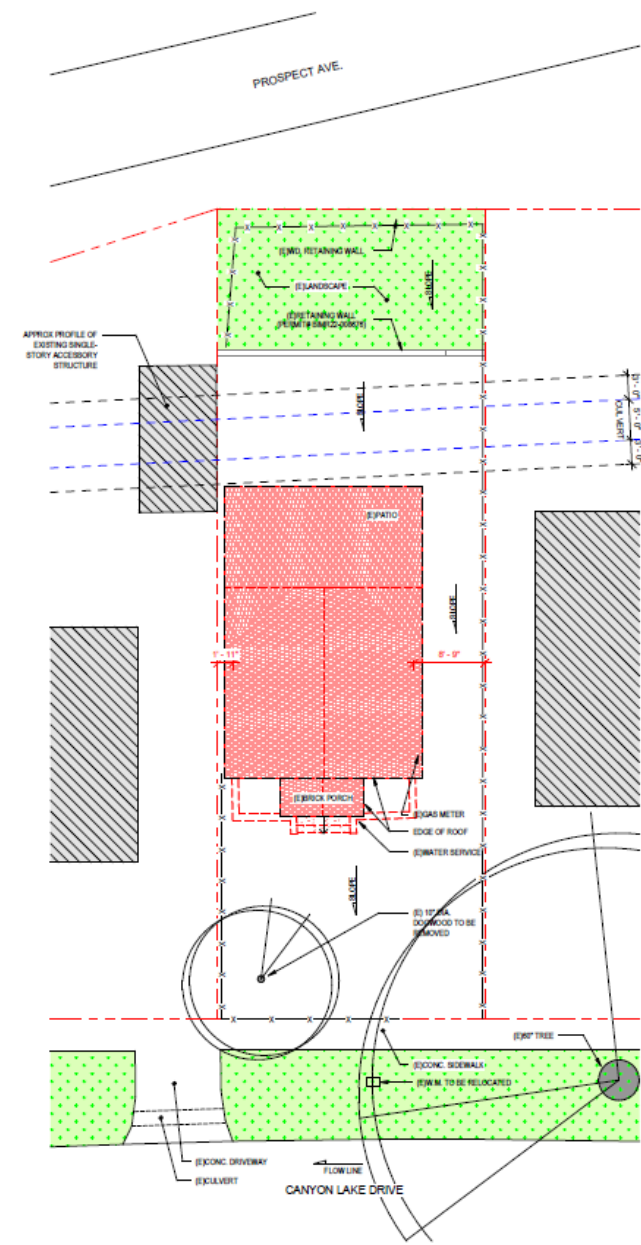
ZONING



SITE PLAN

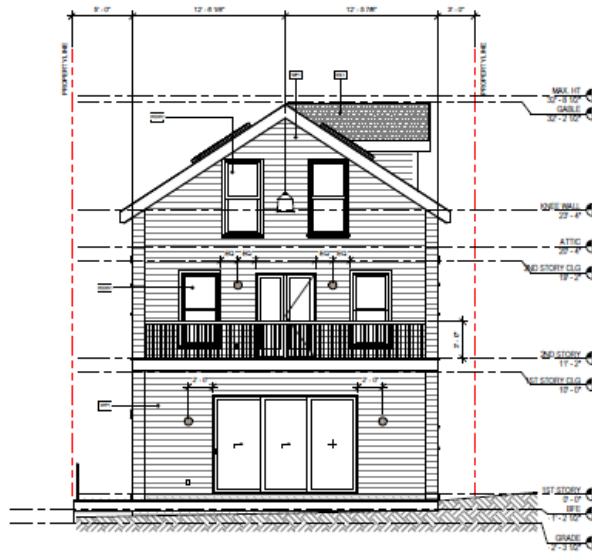


A2 SITE PLAN - PROPOSED
1/8" = 1'-0"



A1 SITE PLAN - EXISTING
1/8" = 1'-0"

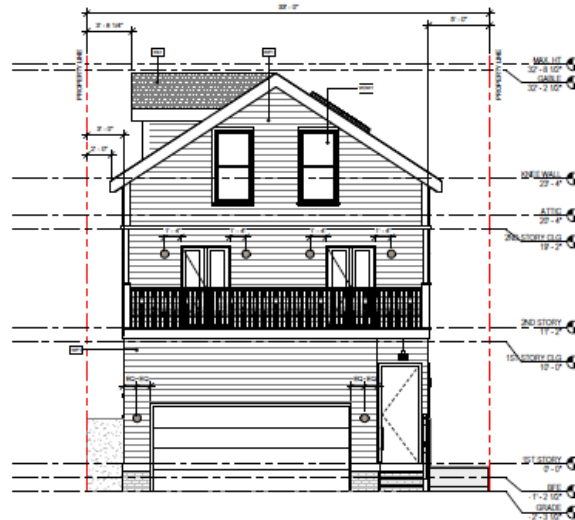
ELEVATIONS



64 BLDG ELEVATION - PROPOSED - NORTH
1/4" = 1'-0"



61 BLDG ELEVATION - PROPOSED - WEST
1/4" = 1'-0"



64 BLDG ELEVATION - PROPOSED - SOUTH
1/4" = 1'-0"



61 BLDG ELEVATION - PROPOSED - EAST
1/4" = 1'-0"

SUMMARY OF APPEAL POINTS

1. CEQA Categorical Exemption: Exceptions exist under CEQA Guidelines Section 15300.2(c) due to unusual circumstances
2. Potential historical or archeological resource not resolved: The project site contains a culvert that may date to the 19th century and may contain other unrecorded archeological resources which was not adequately analyzed for reliance on a CEQA categorical exemption
3. Variance Findings: The variance findings are not supported by substantial evidence, and it has not been shown that the strict application of zoning standards creates a hardship due to unique site conditions, and a variance may not be used to accommodate a preferred size, floor area, or design
4. Small Lot Design Review: The project has evolved over time in scale and massing, and the record does not clearly show that site-specific impacts were adequately analyzed to determine compatibility
5. Project consistency and completeness of the record: The administrative record does not demonstrate that all prior analytical components for the project which has evolved over time have been fully updated or expressly superseded by a single, integrated analysis, including prior staff reports and underlying evaluation materials

STAFF RECOMMENDATION

- FIND that the project is categorically exempt from CEQA under Section 15303(a) and Section 15303(e) of the CEQA Guidelines.
- DENY the appeal by Chris Palacio and Ryan DeGooyer and UPHOLD the County Zoning Administrator's decision to approve County File #CDVR22-01062.
- ADOPT the attached findings and conditions of approval
- DIRECT the Department of Conservation and Development to file a CEQA Notice of Exemption with the County Clerk.

QUESTIONS?