



CONTRA COSTA COUNTY

AGENDA

Contra Costa County Planning Commission

Wednesday, October 22, 2025

6:30 PM

30 Muir Road, Martinez, California

Zoom: <https://cccouny-us.zoom.us/j/84769800896> | Call in: (888)278-0254 Access code: 198675

CHAIR: Kevin Van Buskirk

VICE-CHAIR: Bhupen Amin

COMMISSIONERS: Jeffrey Wright, Donna Allen, Bob Mankin, Ross Hillesheim, Sanjiv Bhandari

The public may attend this meeting in person at the above location. The public may also attend this meeting remotely via Zoom or call-in. Login information and call-in information is provided below. Persons wishing to view the meeting but not participate may view the meeting live online at: <https://www.contracosta.ca.gov/4314/County-Planning-Commission>.

Persons who wish to address the Commission during public comment on matters within the Commission's jurisdiction that are not on the agenda, or who wish to comment with respect to an item on the agenda, may comment in person, via Zoom, or via call-in. Those participating in person should come to the podium when called upon. Those participating via Zoom should indicate they wish to speak by using the "raise your hand" feature in the Zoom app. Those calling in should indicate they wish to speak by pushing "#2" on their phone.

All public comments will be limited to 3 minutes per speaker. Public comments may also be submitted before the meeting by email at planninghearing@dcd.cccounty.us, or by voicemail at (925) 655-2860. Comments submitted by email or voicemail will be included in the record of the meeting but will not be read or played aloud during the meeting.

For assistance with remote access, please contact County staff at (925) 494-4516

Any disclosable public records related to an item on a regular meeting agenda and distributed by County staff to a majority of the Planning Commissioners less than 96 hours prior to the meeting are available for inspection at 30 Muir Road, Martinez, CA 94553, during normal business hours.

The Community Development Division of the Department of Conservation and Development will provide reasonable accommodations to those persons needing translation services and for persons with disabilities who wish to participate in County Planning Commission meetings. Please contact County staff at least 48 hours before the meeting at (925) 655-2860.

1. PLEDGE OF ALLEGIANCE

2. PUBLIC HEARINGS

- 2a MICHAEL MILANI (Appellant) – CHERYL RAYMA GREEN (Applicant and Owner), County File CDVR25-01012: This is an appeal of the Zoning Administrator's decision to deny a Variance and Small Lot Design Review to allow a 6-foot front yard setback (where 25 feet is the minimum required) for two, 8-foot tall columns to support an entry gate. The project site is located at 10000 Morgan Territory Road in the Livermore area of unincorporated Contra Costa County. (Zoning: A-40 Exclusive Agricultural District) (Assessor's Parcel Number: 006-110-016) (Continued from 09.10.2025) AS [25-4306](#)

Attachments: [Attachment A Findings and Conditions of Approval](#)

- 2b SMOKE DEPOT (Business) & MATTHEW POURABEDIN & ROYA IRANPOUR (Owner), AHMED DUBAI (Business Owner), County File #CDSE22-00009: A hearing for an appeal of the Zoning Administrator's decision to revoke the legal non-conforming status of a tobacco retailing business, currently operating under the business name Smoke Depot, located at 3770 San Pablo Dam Road, in the El Sobrante area of Contra Costa County. (Zoning: P-1) (Assessor's Parcel number: 420-140-035). EL [25-4307](#)

Attachments: [Attachment A - Revocation Findings CDSE22-00009](#)
[Attachment B - CDSE22-00009 Determination Letter-signed](#)
[Attachment C - Zoning Administrator Statement of Decision](#)
[Attachment D - Contra Costa Health Notice of Suspension Hearing](#)
[Attachment E - Contra Costa Health Notice of Decision](#)
[Attachment F - Sheriff's Inspection Report](#)
[Attachment G - Administrative Notice Of Fine](#)
[Attachment H - County Health Department Timeline](#)
[Attachment I- Zoning Administrator Staff Report and attachments](#)
[Attachment J- CDSE22-00009 Appeal Letter](#)
[Attachment K - CPC Staff Presentation](#)

3. PUBLIC COMMENTS

4. STAFF REPORT

5. COMMISSIONERS' COMMENTS

6. COMMUNICATIONS

THE NEXT MEETING OF THE CONTRA COSTA COUNTY PLANNING COMMISSION WILL BE HELD ON WEDNESDAY, NOVEMBER 12, 2025.