

Becky Blair, Chair
Alan Fox, Vice Chair



Leslie Gentile, Commissioner
Phil Saumur, Commissioner
Melani Smith, Commissioner
Donita Van Horik, Commissioner

FINISHED AGENDA AND MINUTES

CALL TO ORDER (5:01 PM)

[see media](#)

At 5:01 p.m., Chair Blair called the meeting to order.

ROLL CALL (5:01 PM)

[see media](#)

Commissioners Alan L. Fox, Leslie Fernald Gentile, Phillip Joseph Saumur, Melani
Present: Smith, Donita Van Horik and Becky Blair

Also present: Amy Bodek, Director of Development Services; Jill Griffiths, Planning Officer; Michael Mais, Assistant City Attorney; Cuentin Jackson, Planner; Meredith Elguira, Planner; Heidi Eidson, Bureau Secretary.

FLAG SALUTE (5:01 PM)

[see media](#)

Commissioner Gentile led the flag salute.

MINUTES (5:01 PM)

[see media](#)

[see media](#)

[12-033PL](#)

Recommendation to receive and file the Planning Commission minutes of April 19, 2012.

A motion was made by Commissioner Van Horik, seconded by Commissioner Gentile, to approve the recommendation. The motion carried by the following vote:

Yes: 6 - Phillip Joseph Saumur, Alan L. Fox, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

DIRECTOR'S REPORT (5:02 PM)

[see media](#)

Amy Bodek, Director of Development Services, presented the Director's Report.

Amy Bodek responded to a query from Commissioner Van Horik.

Chair Blair spoke.

Amy Bodek responded to a query from Chair Blair.

SWEARING OF WITNESSES (5:08 PM)

[see media](#)

Do you solemnly swear or affirm that the evidence you shall give in this Planning Commission Meeting shall be the truth, the whole truth, and nothing but the truth.

REGULAR AGENDA (5:08 PM)

[see media](#)

[see media](#)

1. [12-030PL](#) Recommendation to deny a Conditional Use Permit request to allow the sale of beer and wine for off-site consumption (Type 20 License) at an existing Walgreen's located at 3339 Anaheim Street within the Community Commercial Auto-Oriented (CCA) zone. (District 4) (Application No. 1002-13)

Jill Griffiths, Planning Officer, introduced Cuentin Jackson, Project Planner, who presented the staff report.

Cuentin Jackson responded to a query from Commissioner Saumur.

A dialogue ensued between Commissioner Fox and Amy Bodek, Director of Development Services.

Michael Mais, Assistant City Attorney, responded to a query from Commissioner Fox.

Amy Bodek responded to a query from Commissioner Saumur.

Amy Bodek and Jill Griffiths responded to queries from Commissioner Fox.

Matt Dzurec, representing the applicant, spoke.

A dialogue ensued between Commissioner Van Horik and Matt Dzurec.

Matt Dzurec responded to queries from Commissioner Fox.

Amy Bodek responded to queries from Chair Blair.

Bill Leisy, Masterworks Construction, representing EASBA, provided public comment.

Bill Leisy responded to a query from Commissioner Fox.

Chair Blair spoke.

Jill Griffiths and Amy Bodek responded to queries from Commissioner Fox.

Commissioner Smith spoke.

Amy Bodek responded to a comment made by Commissioner Smith.

Commissioner Van Horik spoke.

Chair Blair spoke.

A motion was made by Commissioner Saumur, seconded by Commissioner Gentile, to approve the Conditional Use Permit request to allow the sale of beer and wine for off-site consumptions (Type 20 License). The motion carried by the following vote:

Yes: 6 - Phillip Joseph Saumur, Alan L. Fox, Leslie Fernald Gentile, Melani Smith, Donita Van Horik and Becky Blair

STUDY SESSION - CSULB Tech Park (PD-31) Big Box Retail (5:45 PM)

[see media](#)

Amy Bodek, Director of Development Services, introduced Meredith Elguira, Project Planner, who presented the study session.

Brian Nolan, Chief Operating Officer for the CSULB Foundation, spoke.

Amy Bodek responded to queries from Commissioner Saumur.

Amy Bodek responded to a query from Commissioner Gentile.

Mark Shinuda, representing Pacific Retail Partners, responded to queries from Commissioner Gentile.

Mark Shinuda and Brian Nolan responded to queries from Commissioner Smith.

Amy Bodek responded to a query from Commissioner Smith.

Meredith Elguira responded to queries from Commissioner Smith.

Mark Shinuda responded to a query from Commissioner Smith.

Chair Blair spoke.

Amy Bodek responded to comments made by Chair Blair.

Mark Shinuda responded to queries from Commissioner Saumur.

Amy Bodek responded to a query from Commissioner Van Horik.

Commissioner Van Horik spoke.

Commissioner Fox spoke.

Brian Nolan responded to a query from Commissioner Saumur.

Mark Shinuda responded to a query from Commissioner Smith.

Commissioner Smith spoke.

Mark Shinuda responded to comments made by Commissioner Smith.

A dialogue ensued between Amy Bodek and Mark Shinuda.

Commissioner Smith spoke.

Commissioner Gentile spoke.

Commissioner Fox spoke.

Commissioner Gentile spoke.

Chair Blair spoke.

Commissioner Saumur spoke.

Commissioner Fox spoke.

A dialogue ensued between Commissioner Smith, Chair Blair and Amy Bodek.

Amy Bodek spoke.

Commissioner Fox and Commissioner Smith responded to a query from Amy Bodek.

Amy Bodek spoke.

PUBLIC PARTICIPATION (6:34 PM)

[see media](#)

There were no comments from the public.

COMMENTS FROM THE PLANNING COMMISSION (6:34 PM)

[see media](#)

Amy Bodek, Director of Development Services, spoke.

Chair Blair spoke.

Meredith Elguira, Project Planner, and Jill Griffiths, Planning Officer, responded to a query from Commissioner Van Horik.

Jill Griffiths responded to a query from Commissioner Smith.

ADJOURNMENT (6:40 PM)

[see media](#)

At 6:40 p.m., Chair Blair adjourned the meeting.

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