OPENING CEREMONIES

Call to Order –by Commissioner Robert Bandy at 6:30 p.m.
Roll Call – Destiny Garcia, Assistant Secretary
Commissioners Present: Bandy, Espino, Felker, Wettlaufer
Commissioners Absent: Jones (excused)
Pledge of Allegiance -Performed

AGENDA APPROVAL/ADDITIONS/DELETIONS - Approved as presented

1. PRESENTATIONS/CEREMONIAL MATTERS - None offered

REQUEST TO ADDRESS COMMISSION

Maria Lazaro at 151 S. Joseph Avenue, addressed the Commission regarding a fence that was denied because it did not meet City standards. She will work with staff to determine next step.

2. CONSENT CALENDAR – Commissioner Felker made a motion to approve as presented, second by Commissioner Wettlaufer, unanimously approved (5/0/1 absent, Jones)

A. SUBJECT: Minutes of October 9, 2017, approved as presented.

3. PUBLIC HEARINGS

A. SUBJECT: Conditional Use Permit No. 17-03, Reade Funeral Home 14910 W. D Street , continued public hearing

Public Hearing was continued at 6:45 p.m. The Commission had several questions regarding hours of operation, parking and access to alley. Staff addressed all concerns.

Kevin Nehring 465 Chaffin, spoke in support of the project.

Mr. Ronald Smith, applicant, addressed the Commission, he submitted a revised parking plan for review, the new site plan shows a total of 24 parking stalls that exceeds the required 20 parking stalls. If necessary, the applicant is working with a local business for reciprocal parking agreement on the NEC of D and Madera Avenue

Closed Public Hearing at 6:55 p.m.

RECOMMENDATION: Commissioner Felker, made a motion to approve Conditional Use Permit No. 17-03, Reade Funeral Home 14910 W. D Street, second by Commissioner Nunez, approved as presented by the following votes:

Ayes: Bandy, Wettlaufer, Nunez, Espino, Felker
Noes: None
Absent: Jones
Abstain: None
B. **SUBJECT:** Conditional Use Permit 17-07, the Den Smokehouse and Brewery 561 S. Madera Avenue

Staff provided a brief staff report.

Opened Public Hearing: 7:05 p.m.

Mr. Caleb Walker and Joel Lopez, applicants for the project and both from Kerman, spoke in support of their project. The business will provide on-site smoked grilled BBQ sandwiches, etc. on-site beer brewery.

Closed Public Hearing: 7:11 p.m.

Commission directed staff to include a condition to bring back the outdoor design for the seating area in the second phase of the project for the Commission’s review and approval.

**RECOMMENDATION:** Commissioner Felker made a motion to approve Conditional Use Permit 17-07, the Den Smokehouse and Brewery located at 561 S. Madera Avenue, second Commissioner Espino, approved as amended, to bring back outdoor seating area design, by the following votes:

Ayes: Bandy, Wettlaufer, Nunez, Espino, Felker
Noes: None
Absent: Jones
Abstain: None

4. **PETITIONS/RESOLUTIONS** - None offered

5. **ADMINISTRATIVE REPORTS**

   A. Request for Proposal (RFP) for Consultant Services to prepare the 2017-2037 General Plan Update and Environmental Impact Report (EIR)

      Staff provided an update on the recent release of the City of Kerman’s RFP. The deadline is January 12, 2018

6. **COMMUNICATIONS** Staff reported the new and returning Planning Commissioners appointed by the City Council on December 20, 2018:

   - Kevin Nehring, new One (1) year term (2018-2019).
   - Mario Nunez – returning for Three (3) year term (2018-2020)
   - Scott Bishop, new for Three (3) year term (2018-2020)

**ADJOURNMENT –** Meeting adjourned at 7:35 p.m.

/s/ Olivia G. Pimentel
Secretary to the Planning Commission