

**REGULAR MEETING AGENDA
CITY OF SELMA
PLANNING COMMISSION**

**October 28, 2024
6:00 PM**

City of Selma Council Chambers
1710 Tucker Street
Selma, CA 93662

Teleconference Phone Number: + 1(301) 715-8592

Webinar ID: 883 1804 9306

<https://us02web.zoom.us/j/88318049306>

WHEN ON THE PHONE, IF YOU WISH TO ADDRESS COUNCIL DURING THE PUBLIC COMMENT PORTION OF THE AGENDA, PRESS *9 TO "RAISE HAND" AND WE WILL SELECT YOU FROM THE MEETING CUE. PRESS *6 TO UNMUTE AND MUTE YOURSELF.

Call to order at **6:00 p.m.**

Flag salute led by Commissioner Coury

Roll Call: Commissioners Coury, Franco, Garcia, Salas

Potential Conflicts of Interest: Any Commissioner who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter.

ORAL COMMUNICATIONS

NOTICE(S) TO THE PUBLIC: At this time, any member of the public may address the Commission regarding any item over which the Commission has jurisdiction. No action or discussion will be taken on any item not on the agenda. Issues raised will be referred to the Chairperson for review. Members of the public shall limit their remarks to three (3) minutes.

PLANNING COMMISSION OATH OF OFFICE

Presentation of Oath of Office to recently appointed Commission members Doug Kessler and Betty Standridge

CONSENT CALENDAR

All items listed under consent calendar are considered routine. The complete consent calendar will be enacted by one motion by Roll-Call Vote. For purposes of discussion any Commission Member may have an item removed from the consent calendar and made part of the regular agenda. The Commission can then approve the remainder of the consent calendar.

- 1) Consideration and necessary action on the minutes of the June 24, 2024 meeting.

PUBLIC HEARING

- 2) **CONDITIONAL USE PERMIT AND NOTICE OF EXEMPTION** - To consider a proposal of approximately 57.8 square feet of electronic reader board signage to be constructed on an existing canopy structure located on the northwest corner of Floral Avenue and Whitson Street (APN: 358-200-39). A draft Notice of Exemption has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).
- 3) **MAJOR VARIANCE AND NOTICE OF EXEMPTION** – To consider a major variance for the Lennar Tentative Subdivision Map, Tract 6244. The major variance will include a rear setback reduction to 11’ where 15’ is required for lots 1-13 & lots 232-240, a rear setback to 8’ where 15’ is required for lots 241-297, and removal of the additional 5’ setback requirement for each additional story when adjacent to an R-1 or R-2 zone. The tentative subdivision map is located on the northeast corner of Floral Avenue and Dockery Avenue. A draft Notice of Exemption has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).
- 4) **GENERAL PLAN EIR ADDENDUM, REZONE, GENERAL PLAN AMENDMENT AND ACCOMPANYING GENERAL PLAN EIR ADDENDUM**- To recommend approval to the City Council to adopt the 2023-2031 City of Selma Housing Element. The adoption of the 2023-2031 Housing Element includes an addendum to the current General Plan Environmental Impact Report, a Rezone of 22 parcels (42.06 acres) to an R-4 (High Density Multifamily) Zone District and a General Plan Amendment of all 22 parcels (42.06 acres) to High Density to ensure zoning and land use consistency. An Addendum to the General Plan EIR has been prepared concerning the proposed project.
- 5) **CONSIDER CANCELLATION OF THE REGULAR PLANNING COMMISSION MEETINGS SCHEDULED FOR NOVEMBER 25, 2024 AND DECEMBER 23, 2024.**

ADJOURNMENT

- *Any writings or documents provided to a majority of the Selma Planning Commission regarding at item on this agenda will be made available for public inspection in the City Clerk’s office located at 1710 Tucker Street during normal business hours.*
- *REASONABLE ACCOMMODATIONS: In compliance with the Americans with Disabilities Act and Government Code Section 54953(g), the City Council has adopted a reasonable accommodation policy to swiftly resolve accommodation requests. The policy can also be found on the City’s website [here](#). Please contact the City Clerk’s Office, (559) 891-2200, to make an accommodation request, or to obtain an electronic or printed copy of the policy*