

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

**February 26, 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 Franco

Roll Call: Commissioners Coury, Franco, Garcia, Juarez, Sandhu, Salas, Singh

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.

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 January 22, 2024 meeting.

PUBLIC HEARING

- 2) **CONDITIONAL USE PERMIT - SAL'S MEXICAN RESTAURANT – CUP 2024-1**
Consideration to upgrade an existing Type 41 (On-Sale General-Eating Place) ABC License to a Type 47 (On-Sale General-Eating Place) ABC License. The project does not propose a physical expansion of the existing structure, nor does it require an increase in available off-street parking. The project is located at 2163 Park St, Selma, CA 93662 (APN:390-081-22). A draft Notice of Exemption has been prepared concerning the proposed project in compliance with the California Environmental Quality Act (CEQA).

- 3) **GENERAL PLAN AMENDMENT, ZONE CHANGE, & SITE PLAN REVIEW - CASA DE VILLA APARTMENTS - PLAN 24-5, **TO CONTINUE:**** Consideration of a General Plan Amendment, Zone Change, and Site Plan Review on a 3.29-acre property located at the southwest corner of Nebraska and Thompson Avenue (APN 390-030-71). The proposed project consists of a 40-unit multifamily development, a 3,000sqft commercial development, a rezone from R-1-7 (One-Family Zone) to R-3 (Multiple-Family Zone) & C-2 (Central Commercial Zone) and a General Plan Amendment from MLD (Medium Low Density) to HD (High Density) & CC (Community Commercial). A draft Mitigation Negative Declaration has been prepared concerning the proposed project in compliance with provisions of the California Environmental Quality Act (CEQA).

ADJOURNMENT

- *Any writings or documents provided to a majority of the Selma Planning Commission regarding an 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*