

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

**April 22, 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 Sandhu

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 March 25, 2024 meeting.

**PUBLIC HEARING**

- 2) GENERAL PLAN AMENDMENT, ZONE CHANGE, TENTATIVE PARCEL MAP and SITE PLAN REVIEW AND INITIAL STUDY AND MITIGATED NEGATIVE DECLARATION- Consider the proposal to change the existing General Plan Land Use Designation and Zone District, Site Plan Review, and a Tentative Parcel Map to allow for the development of 144 Multi-family dwelling units on approximately 10.57 acres, a commercial development totaling 3.79 acres, and 0.95 acres dedicated to private open space. The current zone of the property is R-1-7. The proposed development includes a Rezone from R-1-7 to R-3 (approximately 10.57 acres), C-3 (approximately 3.79 acres), and OS (approximately 0.95 acres). The proposed project is located on the northeast side of the intersection of Highland Avenue (State Route 43) and Nebraska Avenue (APN 388-03-026). A draft Initial Study 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 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*