

AGENDA
SELMA CITY COUNCIL
SPECIAL MEETING
May 20, 2024
5:45 p.m.

Selma City Council Chambers
1710 Tucker Street
Selma, CA 93662

Teleconference Phone Number: +1 301 715 8592

Webinar ID: 891 6864 5005 <https://us02web.zoom.us/j/89168645005>

*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: 5:45 p.m.

ROLL CALL: Council members Guerra, Mendoza-Navarro, Trujillo, Mayor Pro Tem Cho, and Mayor Robertson

POTENTIAL CONFLICTS OF INTEREST: Any council member who has a potential conflict of interest may now identify the item and recuse themselves from discussing and voting on the matter.

AGENDA CHANGES OR DELETIONS: To better accommodate members of the public or inconvenience in the order of presentation, items on the agenda may not be presented or acted upon in the order listed. Additions to Agenda may be added only pursuant to California Government Code Section 54954.2 (b).

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

CLOSED SESSION:

Conference with Legal Counsel – Anticipated Litigation
Significant exposure to litigation pursuant to § 54956.9(b): 1 case

ADJOURNMENT: Any writings or documents provided to a majority of the Selma City Council 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.

AGENDA
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REGULAR MEETING
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6:00 p.m.

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CALL TO ORDER: 6:00 p.m.

INVOCATION: Pastor Jose Alvarez, Iglesia Antioquia

PLEDGE OF ALLEGIANCE: Council member Trujillo

ROLL CALL: Council members Guerra, Mendoza-Navarro, Trujillo, Mayor Pro Tem Cho, and Mayor Robertson

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SPECIAL PRESENTATIONS:

National Public Works Week Proclamation

CONSENT CALENDAR: All items listed under the consent calendar category are considered routine. The complete consent calendar will be enacted by one motion by ROLL CALL VOTE. For purposes of discussion, any Council member may have an item removed from the consent calendar and made part of the regular agenda. The council can then approve the remainder of the consent calendar.

Item

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| A. | CONSIDERATION OF A RESOLUTION DIRECTING THE CITY ENGINEER TO INITIATE AND PREPARE THE FISCAL YEAR 2024-25 ENGINEER'S REPORT, AND A RESOLUTION DECLARING INTENTION TO LEVY AND COLLECT THE ANNUAL ASSESSMENT FOR SERVICES RENDERED FOR LANDSCAPING LIGHTING AND MAINTENANCE DISTRICT NO. 1, AND PROVIDING NOTICE OF PUBLIC HEARING ON THE PROPOSED ASSESSMENTS | Horn |
| B. | CONSIDERATION OF A RESOLUTION AWARDDING CONTRACT TO D&G FENCE COMPANY, INC. FOR THE BRENTLINGER PARK FENCE REPLACEMENT PROJECT | Honn |
| C. | CONSIDERATION OF A RESOLUTION APPROVING THE PROJECT LIST FOR SENATE BILL 1 (SB 1) FUNDING FOR FY 2024-2025 | Horn |
| D. | CONSIDERATION OF A RESOLUTION APPROVING AND AUTHORIZING THE CITY MANAGER TO EXECUTE A NEW AGREEMENT TO EXTEND A LEASE WITH CAL WATER FOR THE USE OF THE WELL PROPERTY AT 2831 W. FRONT STREET AND SELMA TOWER AT 1710 TUCKER STREET FOR UP TO 10 YEARS | Santillan |
| E. | CONSIDERATION OF RETIREMENT AND ADOPTION AGREEMENT FOR K-9 ONYX | Alcaraz |
| F. | CHECK REGISTER DATED MAY 15, 2024 | Santillan |

REGULAR BUSINESS

- | | | |
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| 1. | REVIEW OF DRAFT 2024-2025 CITY OF SELMA FISCAL YEAR BUDGET
Recommendation: Council discussion and direction. | Santillan |
| 2. | DISCUSSION OF DEVELOPMENT RELATED FEES WITH REGIONAL COMPARISON
Recommendation: Information and discussion item only. | Keene |
| 3. | COMMUNITY SERVICES DEPARTMENT PRESENTATION
Recommendation: Information and discussion item only. | Martinez |

PUBLIC HEARINGS

- | | | |
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| 4. | CONSIDERATION OF PLANNING APPLICATION 2021-0012, A GENERAL PLAN AMENDMENT, REZONE, SITE PLAN REVIEW, AND TENTATIVE PARCEL MAP TO ALLOW FOR THE DEVELOPMENT OF 144 APARTMENT UNIT COMPLEX WITH ASSOCIATED COMMERCIAL DEVELOPMENT AND A 0.95 ACRE PARK APN 388-030-26
Recommendation: Council conduct a public hearing, and, Adopt a Resolution which includes findings of fact for approval of: A General Plan Amendment from Medium Low Density (MLD) to High Density (HD) (Parcels 1 and 2) and Regional Commercial (CR) (Parcel 3); and Rezone of the existing zone district from R-1-7 to R-3 (Parcel 1 and Parcel 2) and C-3 (Parcel 3); and, Tentative Parcel Map to create three parcels with Parcel 1 being approximately 0.95 acres, Parcel 2 being approximately 10.57 acres and Parcel 3 being approximately 3.79 acres (future commercial development); and, Site Plan Review proposes a 144-unit multi-family | Keene |
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apartment complex on Parcel 2 with a future commercial development to be constructed at a later date; and, Findings for adoption of the Mitigated Negative Declaration (SCH #2023100481) and environmental mitigation measures in compliance with the California Environmental Quality Act; and, Adopt an Ordinance which approves a rezone from R-1-7 to R-3 (Parcel 1 and Parcel 2) and C-3 (Parcel 3).

5. **CONSIDERATION OF PLANNING APPLICATION 2021-0008; A GENERAL PLAN AMENDMENT, REZONE, AND SITE PLAN REVIEW TO ALLOW A 40-UNIT MULTI-FAMILY DEVELOPMENT AND A FUTURE 3,000 SQUARE FOOT COMMERCIAL DEVELOPMENT ON 3.29 ACRES ON THE SOUTHWEST CORNER OF NEBRASKA AND THOMPSON AVENUE (APN 390-030-71)** Keene

Recommendation: 1) Conduct a public hearing, and, adopt a Resolution which includes findings of fact for approval of: A rezone from a One-Family Zone (R-1-7) to a Multiple-Family Zone (R-3) and a Central Commercial Zone (C-2); and a General Plan Amendment from Medium Low-Density Residential to High-Density Residential and Community Commercial; and A Site Plan Review proposing a 144-unit multi-family apartment complex on Parcel 2 with a future commercial development to be constructed at a later date; and, Findings for adoption of the Mitigated Negative Declaration (SCH #2024010536) and environmental mitigation measures in compliance with the California Environmental Quality Act; and Adopt an Ordinance which approves a rezone from Zone R-1-7 to a R-3 (Parcel 1) and a C-2 (Parcel 2).

6. **CONSIDERATION OF PLANNING APPLICATION 2022-0017; A REZONE AND A TENTATIVE SUBDIVISION MAP TO SUBDIVIDE A 20.2-ACRE PARCEL INTO 41 SINGLE FAMILY LOTS APN: 389-020-67** Keene

Recommendation: Council conduct a public hearing, and, Adopt a Resolution which includes findings of fact for approval of: A Tentative Subdivision Map to subdivide a 20.2-acre parcel into 41 single family lots. A Rezone of 23 lots of the project site from a one-family zone (R-1-12) to one-family zone R-1-9 (19 lots) and one-family zone R-1-7 (4 lots). Findings for adoption of the Negative Declaration (SCH #2024031070) in compliance with the California Environmental Quality Act; and, an Adopt an Ordinance which approves a rezone from a one-family zone (R-1-12) to one-family zone R-1-9 (19 lots) and one-family zone R-1-7 (4 lots).

FUTURE AGENDA ITEMS

Council requests for future agenda items. Not subject to public comment. Items require a consensus.

DEPARTMENTAL REPORTS

- City Manager
- City Attorney
- Deputy City Manager (Development Services)
- Administrative Services
- Community Services
- Fire
- City Clerk/PIO
- Public Works
- Police

COUNCIL REPORTS/ COUNCIL COMMITTEE REPORTS: Brief report by Council members on City related functions as authorized by the Brown Act.

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