

City of Selma Community Development Department Development Project Updates

CITY OF SELMA CITY COUNCIL

APRIL 1, 2024

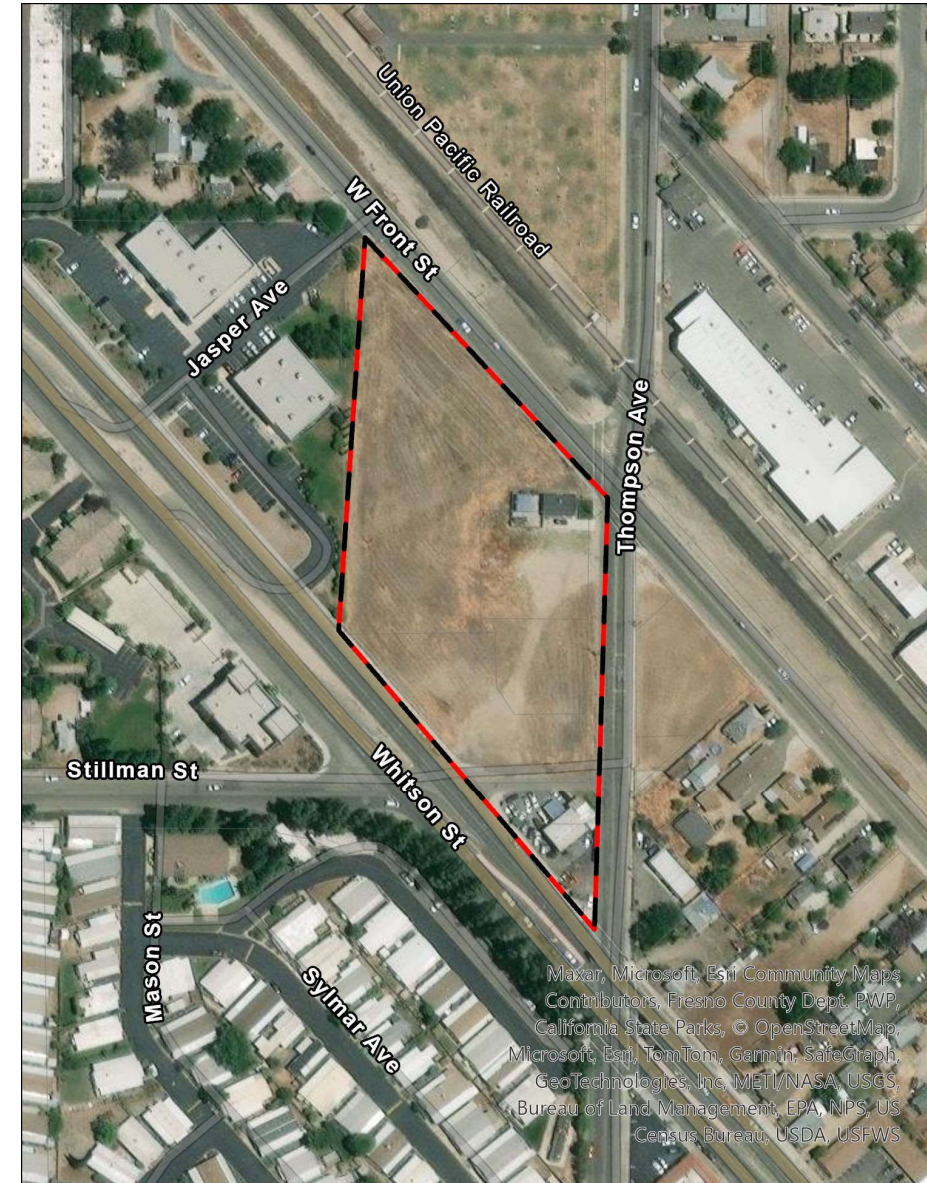
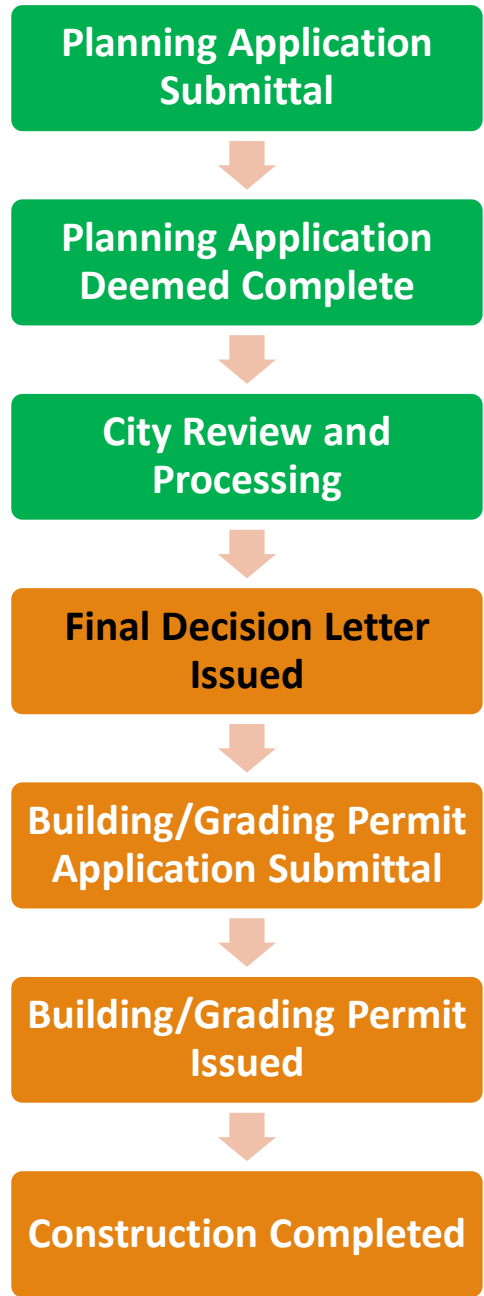
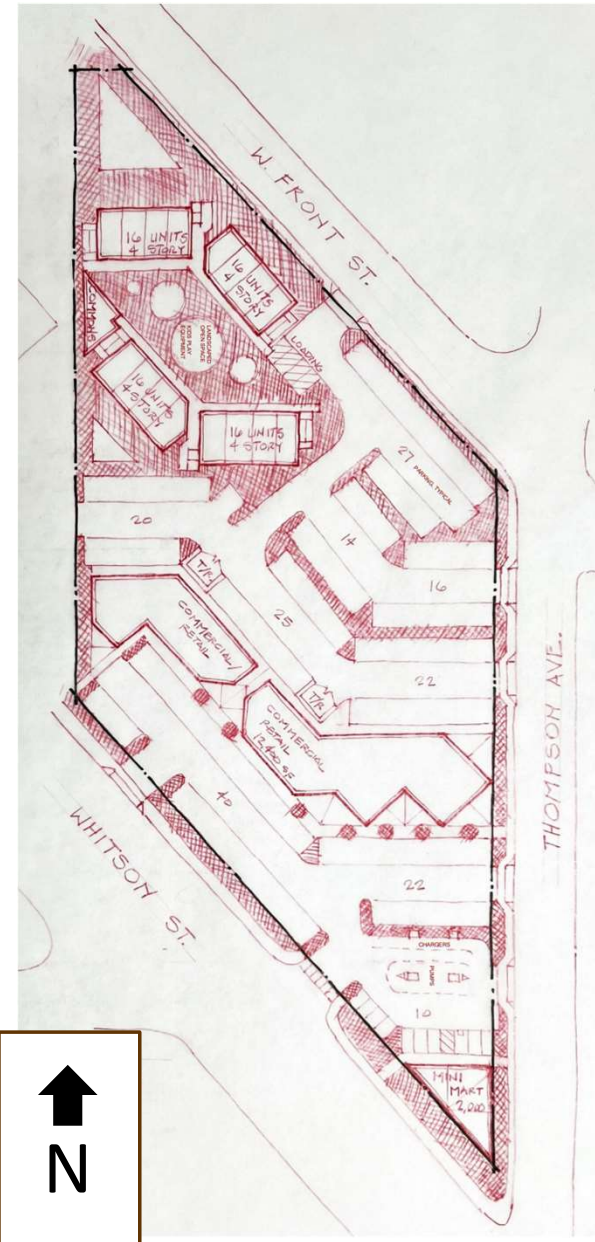
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NEW PROJECTS

Whitson Mixed Use Project

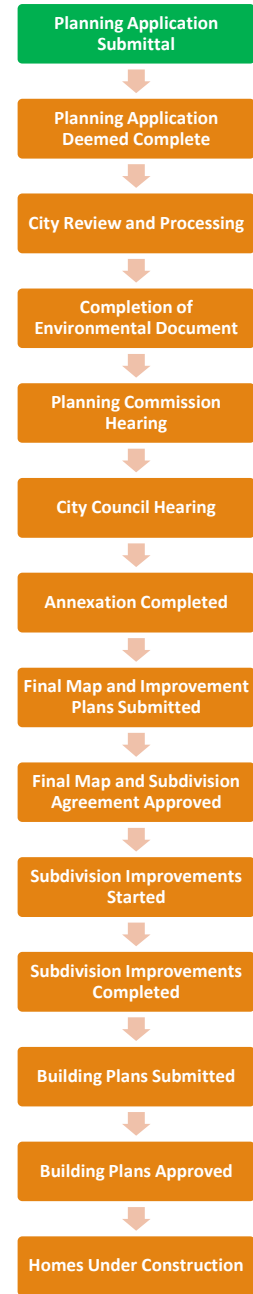
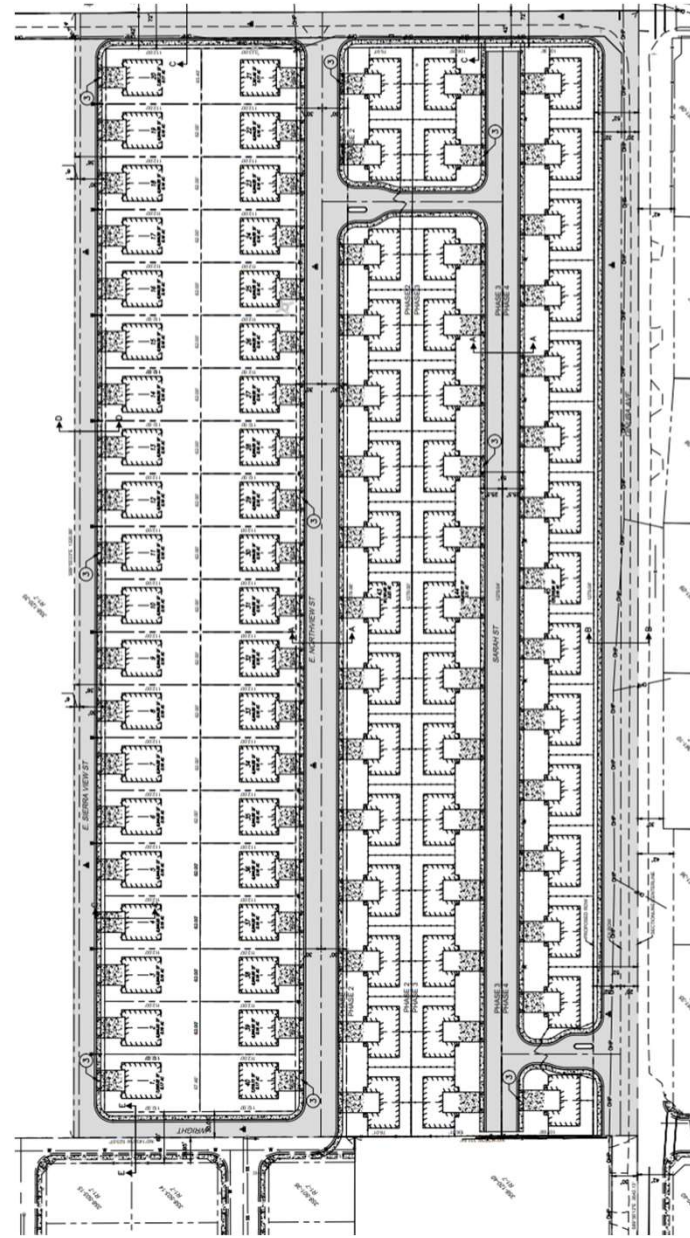


The project intends to construct approximately 12,400 square feet commercial space with parking, a mini mart of approximately 2,000 square feet with parking, gas pumps and chargers, 4-story residential buildings totaling 64 units and approximately 42,400 square feet with exterior balconies, common area, parking and landscaping.

Update:

4/1/2024: A completed application was submitted to the City in February 2024. Staff has routed the project for review by internal departments and affected agencies. The City will be issuing comments as part of the Preliminary Review process imminently to identify the following steps for the development of the project.

Dinuba/McCall – Tract 6464

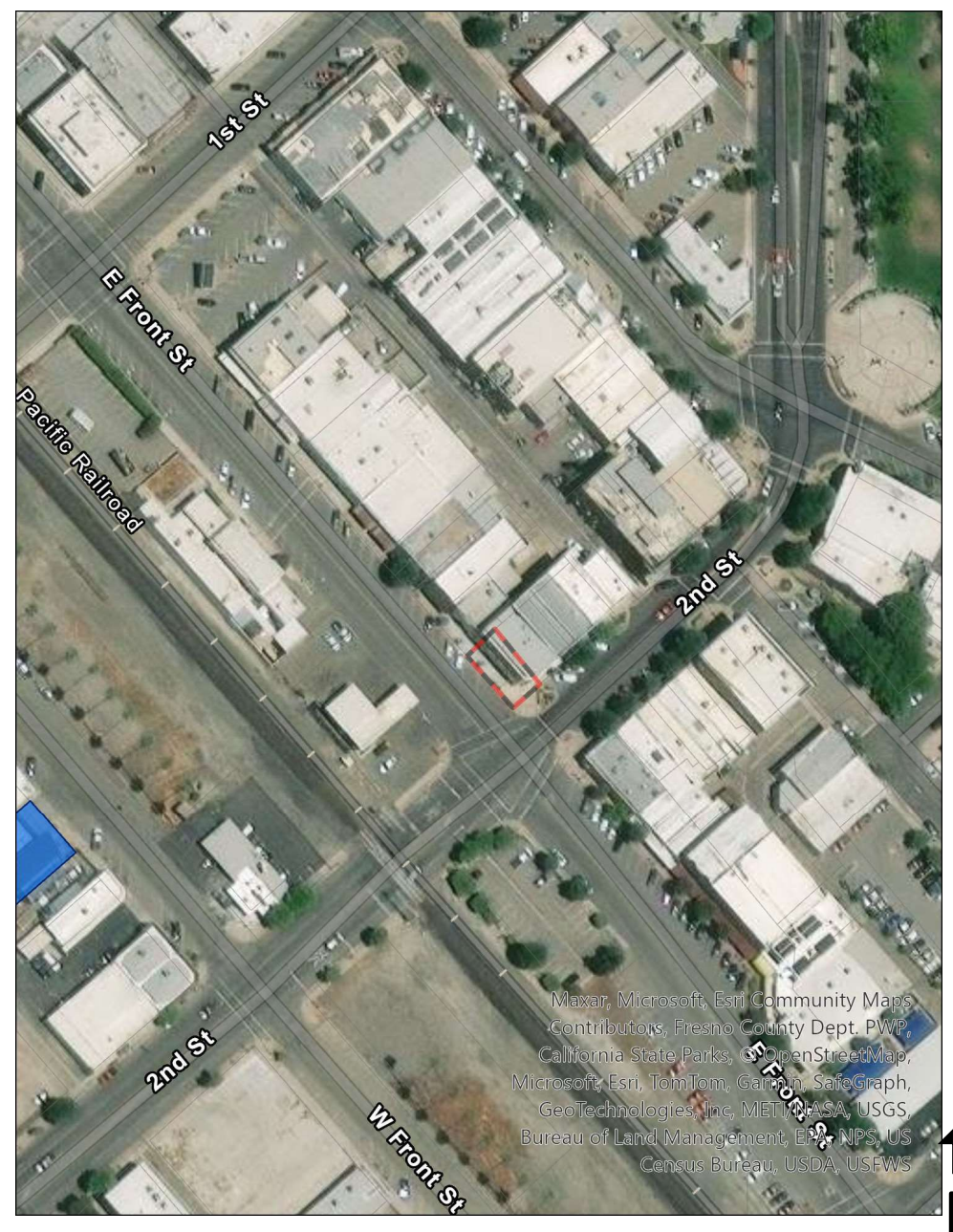
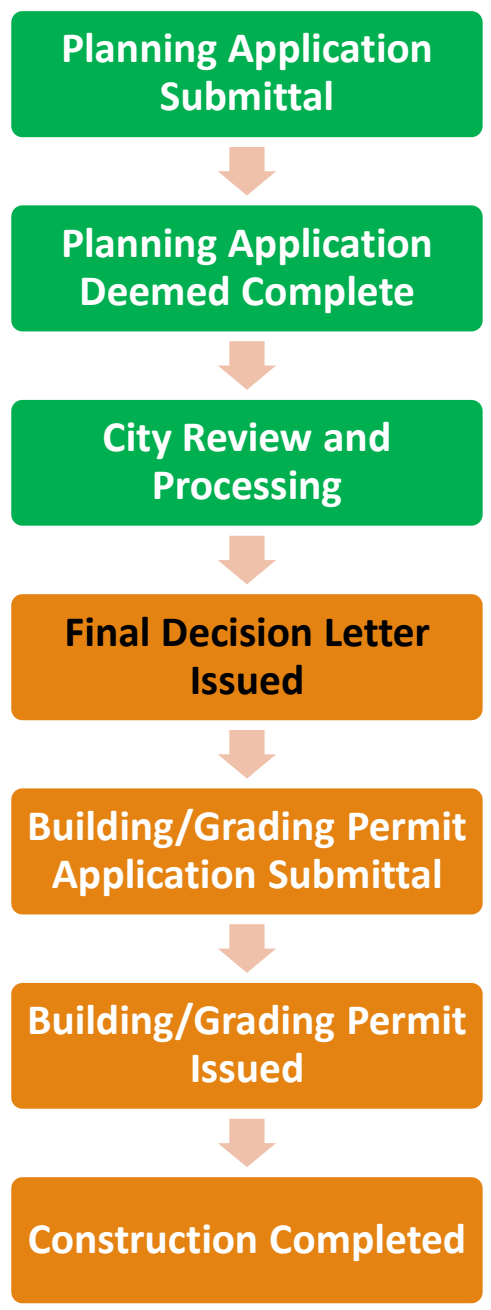
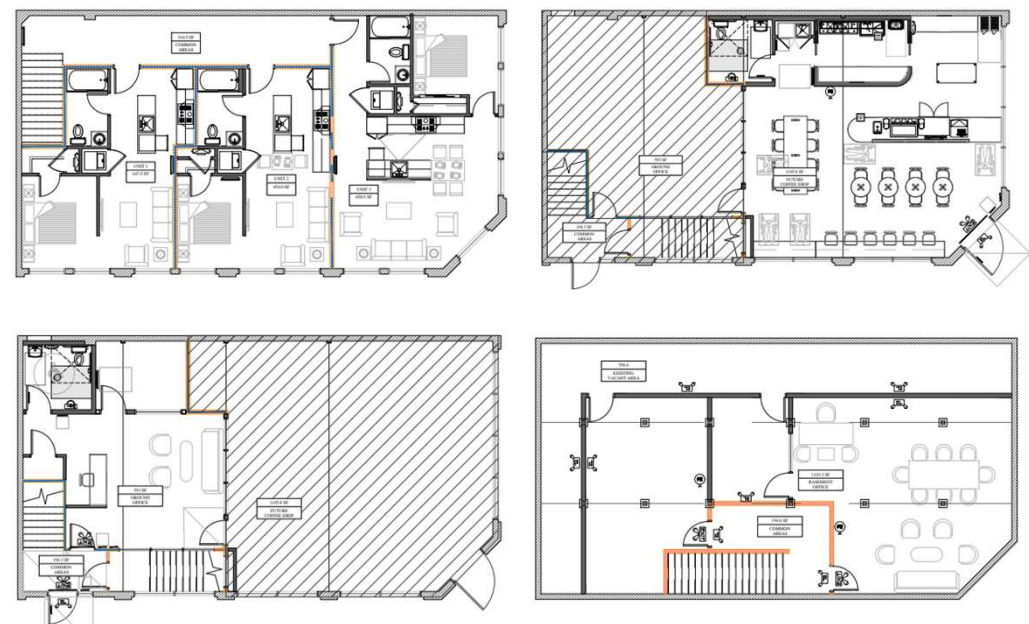
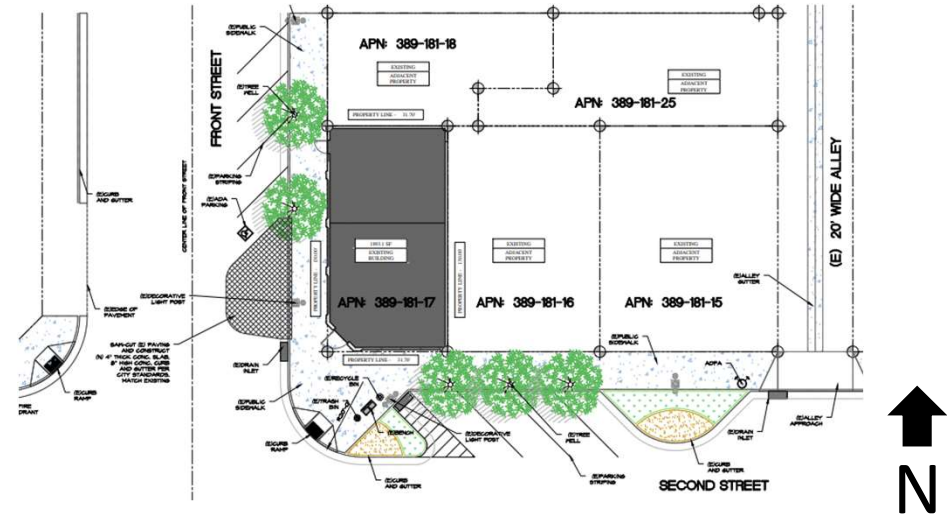


The project intends to subdivide an existing 20.1-acre parcel into 40 duplex lots (80 total units). In addition, the proposed project will consist of an additional four phases totaling a development of 90 total units comprised of townhouse and/or duplexes on five additional lots created by the subdivision map. The proposed project is located at the northwest corner of McCall Avenue and Dinuba Avenue.

Update:

4/1/2024: The decision letter for the preliminary review application has been sent to the applicant that identifies items that need to be addressed with the subsequent entitlement application, which would include a site plan review, tentative subdivision map, rezoning/annexation, and general plan amendment. The annexation area includes many properties within the area that would bring adjacent projects into the City limits, as well as properties along the southern side of Dinuba Avenue.

2nd/Front Street – Mixed Use

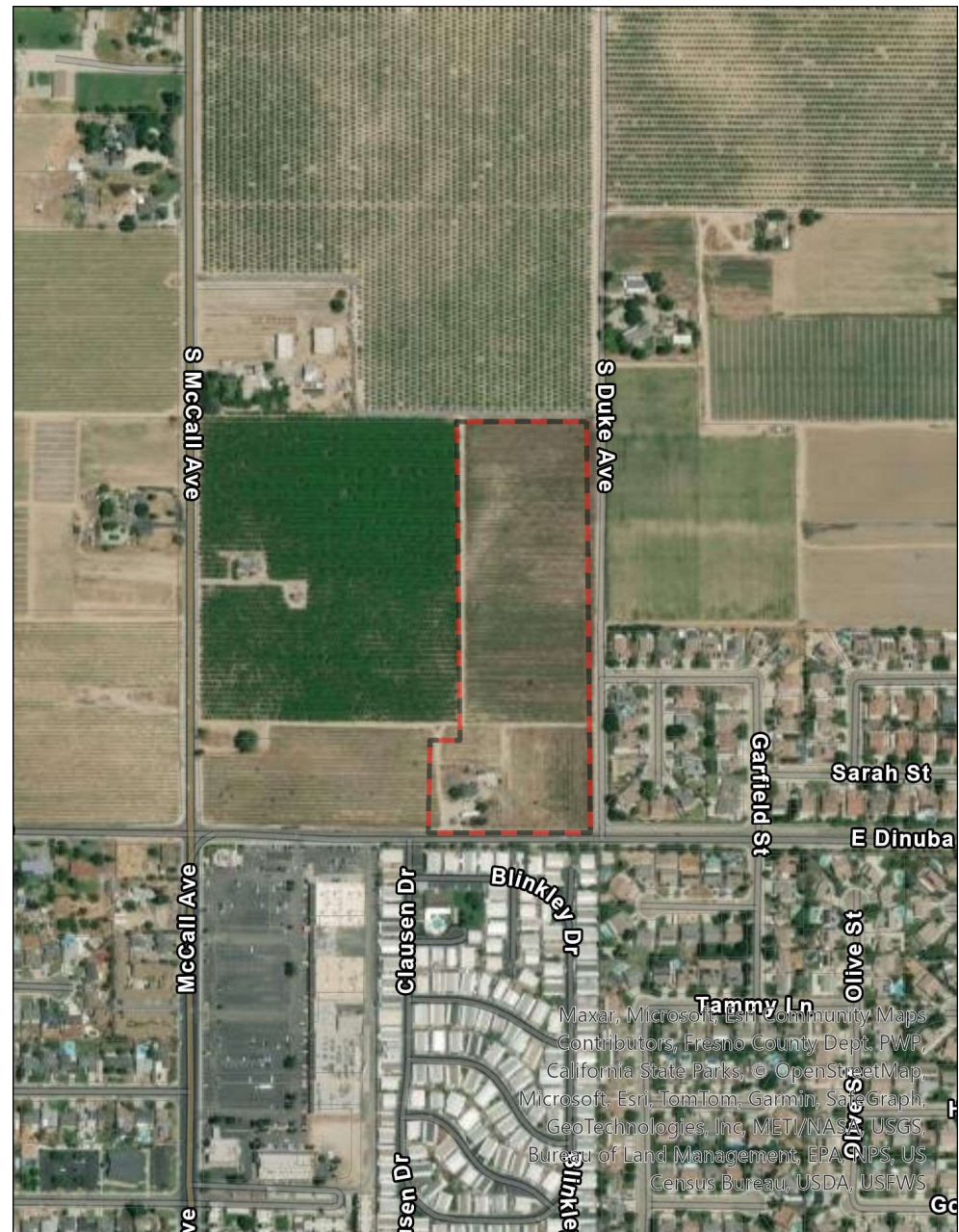
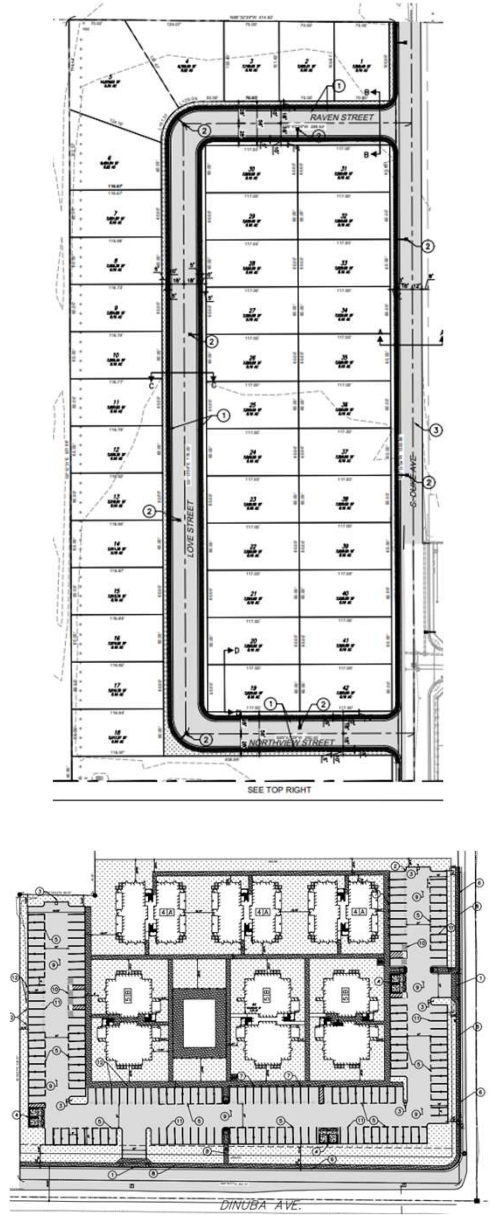


The project intends to construct a a coffee shop and office on the ground floor, three (3) apartment units on the second floor, and an office on the basement level. The project is also proposing outdoor dining and seating, supplementing the proposed coffee shop. The building footprint and location of the structure will remain the same.

Update:

4/1/2024: A complete application was submitted on January 29, 2024. City staff is currently processing a decision letter for the project with conditions of approval that should be sent the week of April 1, 2024, to the applicant that identifies next steps for the project.

Dinuba Subdivision and Multi-Family



The project intends to construct a 72-unit multi-family apartment complex to the south with a 43-lot single-family subdivision to the north.

Update:

4/1/2024: The project was submitted on XX and is currently being reviewed by City staff for completeness.

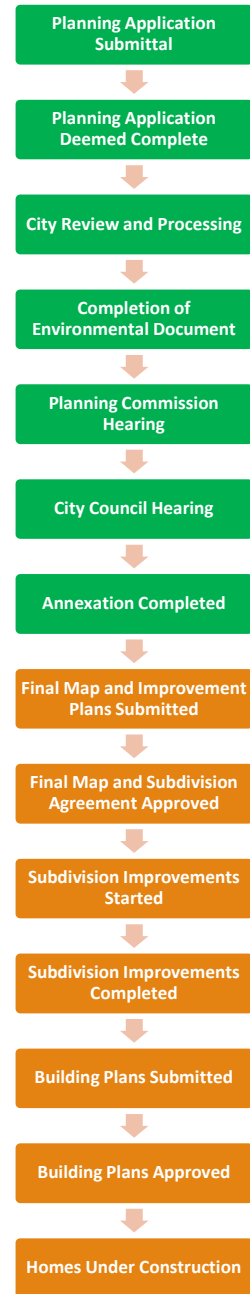
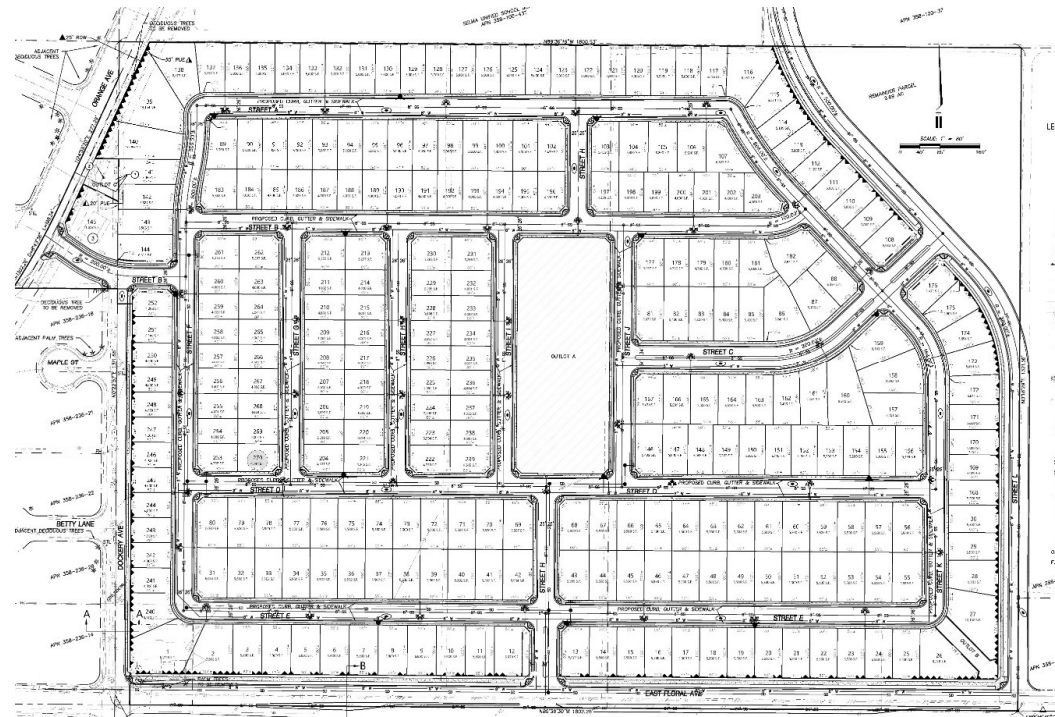
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CURRENT PROJECTS

Amberwood Tract



The project consists of the development of a southern portion of the Amberwood Specific Plan on the northeast corner of E. Floral Avenue and Dockery Avenue. The developed area is approximately 55 acres and will accommodate 270 single-family parcels with 2 outlots.

Update:

8/7/2023: No Change. City is waiting on the submittal of improvement plans and final map. Project completion is subject to the construction of the Amberwood Sewer Line. The reimbursement agreement for the Amberwood Sewer Project has already been approved by City Council with the property owner.

11/29/2023: City has met with a prospective national home builder to discuss the development of the Amberwood Tract project, in addition to further developments of adjacent area within the Amberwood Specific Plan.

4/1/2024: No Change. However, Staff is anticipating the first submittal of the Final Map and Improvements following awarding of the Amberwood Sewer Line project.

Selma Grove Project



Planning Applications: Annexation, Prezone, Site Plan Review

The project consists of an amendment to an approved site plan (Site Plan Review No. 2006-0008) that reduces the overall total acreage of the Project and the total square footage of the development. The ultimate buildout of the Project would be reduced from approximately 94 acres to 65 acres (including approx. 36 acres from the previous annexation in 2016). The total square footage of the development would be effectively reduced from 973,100 square feet to approximately 620,000 square feet in addition to the 102-room hotel (which has been given temporary occupancy for training and operations). The modified project proposes approximately 570,000 square feet of new retail businesses). The project is located north of Floral Avenue and west of State Route 99.

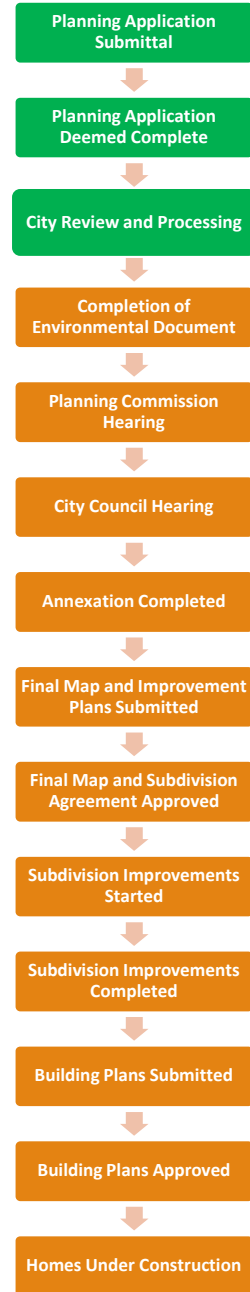
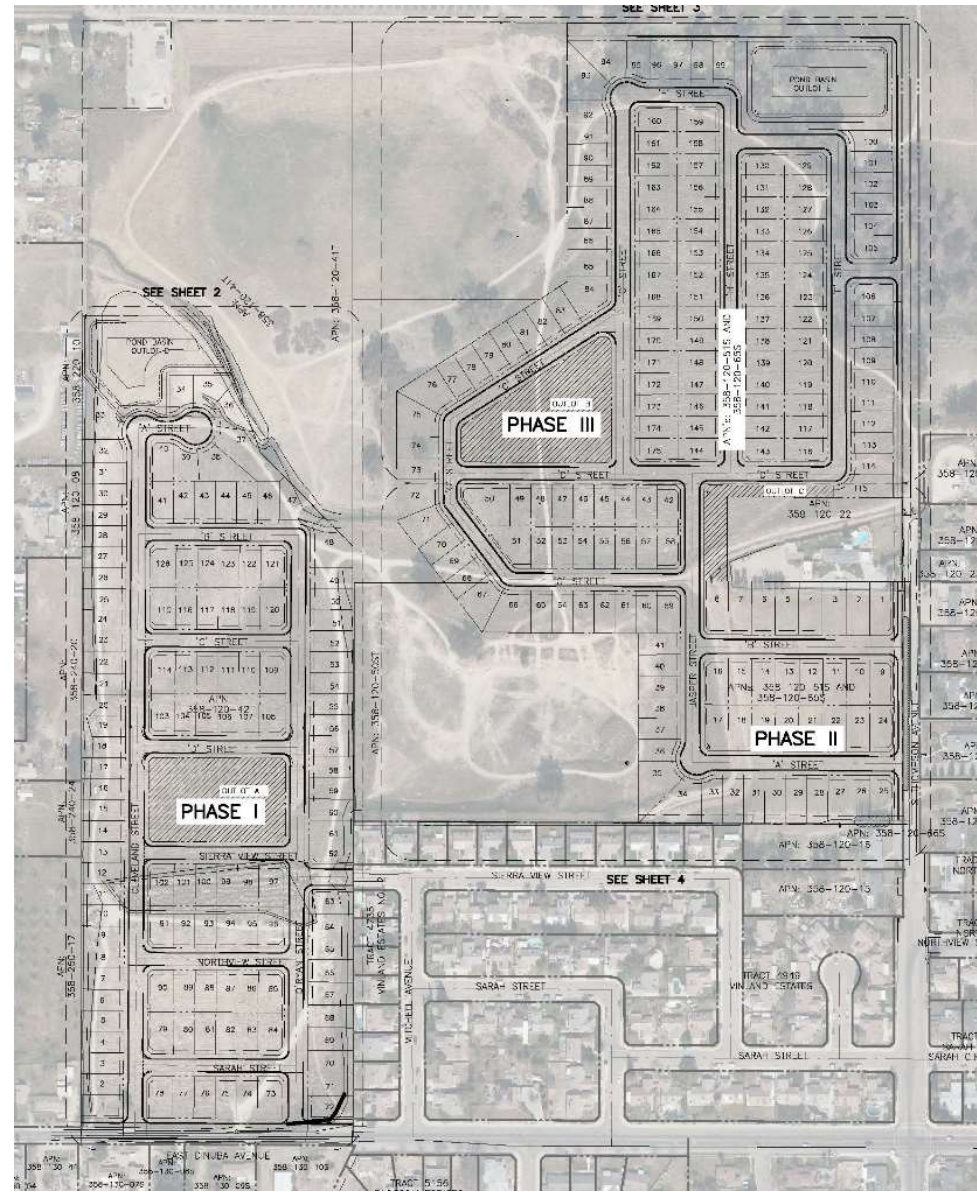
Update:

8/7/2023: The City is working with the applicant and the Project’s traffic engineer to identify key improvements to be built as a part of the project rather than being satisfied with the payment of fees. Staff will schedule the City Council hearing at an upcoming regular meeting.

11/29/2023: City Council approved of the project amendment and initiated annexation procedures for the project in August. Project is commencing through the annexation application process with LAFCo.

4/1/2024: LAFCo has approved the annexation of the project to the City of Selma. The applicant has conditions of approval, such as payment of Board of Equalization fees and preparation of recording documents, to complete to allow for final recordation of the Certificate of Completion.

Raven Tract



Planning Applications: Vesting Tentative Subdivision Map, General Plan Amendment, Change of Zone, and Planned Unit Development

The project consists of the development of a single-family residential subdivision consisting of 301 single-family residential units and three parks. The Project site covers three parcels, spanning roughly 62 acres. The Project site is located north of East Dinuba Avenue, between East Highland Avenue and South Thompson Avenue. The Project would be developed in three phases, with 126 dwelling units in Phase 1 and a combined 198 dwelling units in Phases 2 and 3 for a total of 301.

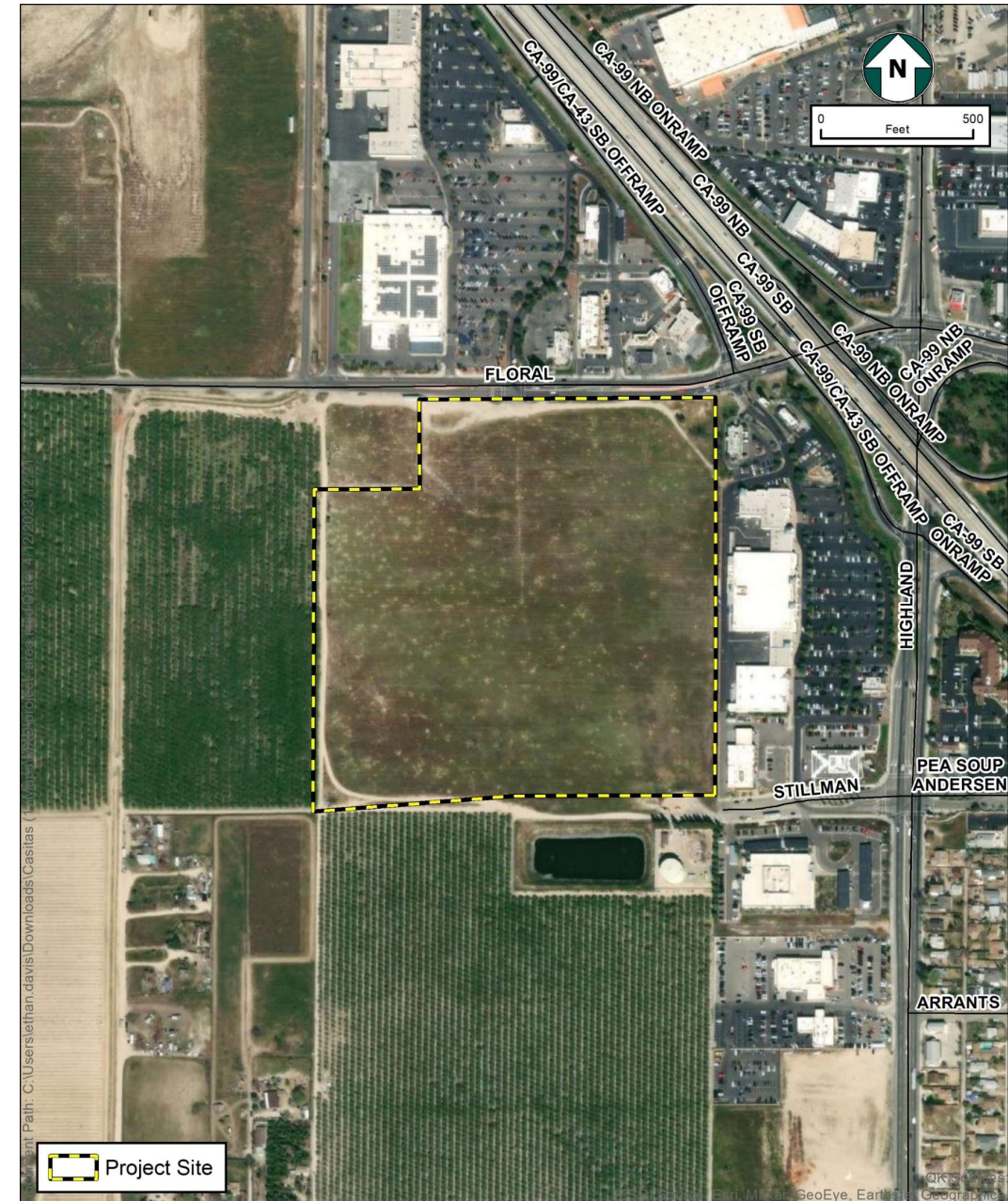
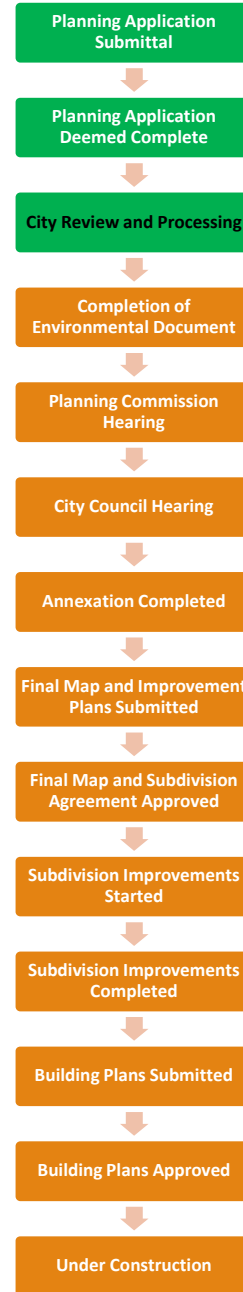
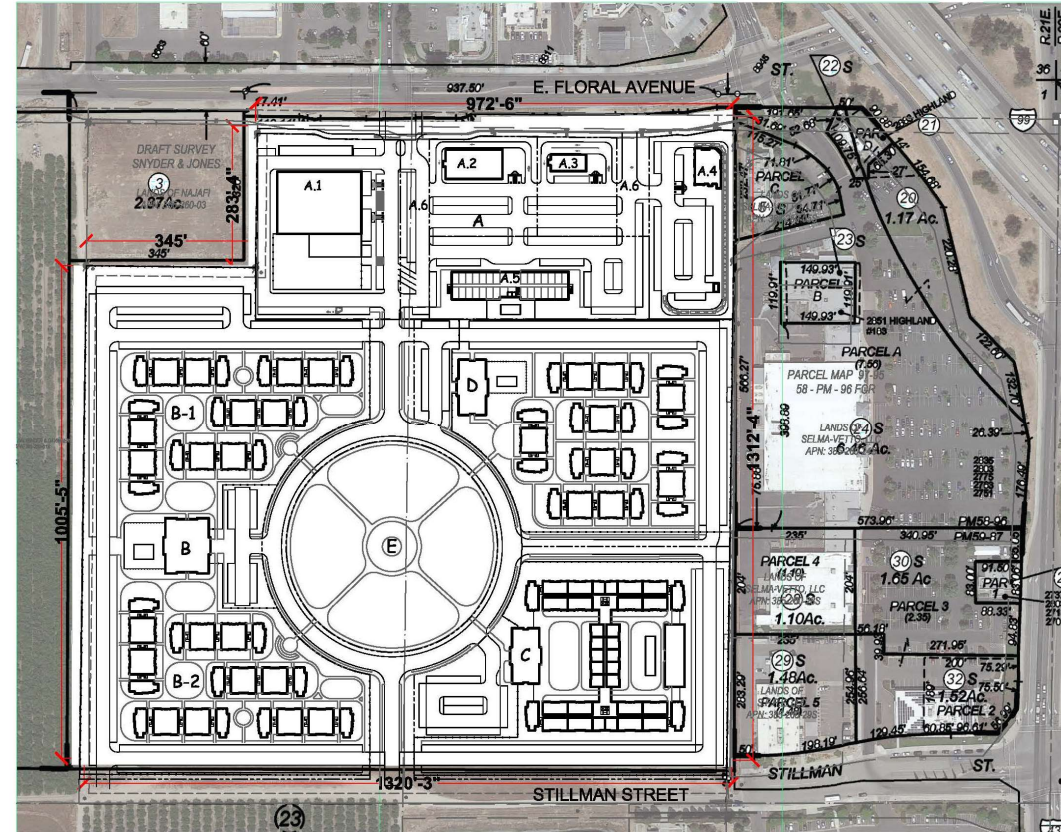
Update:

8/7/2023: No Change. Project is under revision due to project conflicts with an established drainage easement maintained by Consolidated Irrigation District that impact the northern portion of Phase III.

11/29/2023: City has coordinated and attend two meetings between the applicant and CID regarding solution proposals as it relates to the easement used by CID. Project Engineer (applicant) is tasked to coordinate with CID on coming to an amicable solution regarding the easement area, in addition, there are concerns of EVA access to Phase II and III.

4/1/2024: After multiple meetings with the applicant, it was determined to split the project into two separate tentative subdivision maps in order to facilitate the transfer of land to CID. Staff is awaiting the submittal of a revised Phase I map, which would proceed through processing while Phase 2 and 3 would be subject to a new submittal due to the changes needed.

Casitas Development



Project Applications: General Plan Amendment, Prezone, Annexation, Site Plan Review, Vesting Tentative Subdivision Map

The project is located at the southwest corner of the Floral Avenue and Southbound SR 99 off-ramp. The Project is intended to be constructed in several phases. The full buildout duration will be subject to market conditions. The project will contain the following land uses: 3.64 (+/-) acres for public park areas, 5.4 (+/-) acres for approximately 120 Senior Living residential units, 7.0 (+/-) acres for approximately 180 affordable multi-family residential units, 11.2 (+/-) acres for approximately 300 market-rate multi-family residential units, 6 (+/-) acres for commercial uses; including retail, fast food (with drive-thrus) & hospitality. 3.3 (+/-) acres for public and private streets.

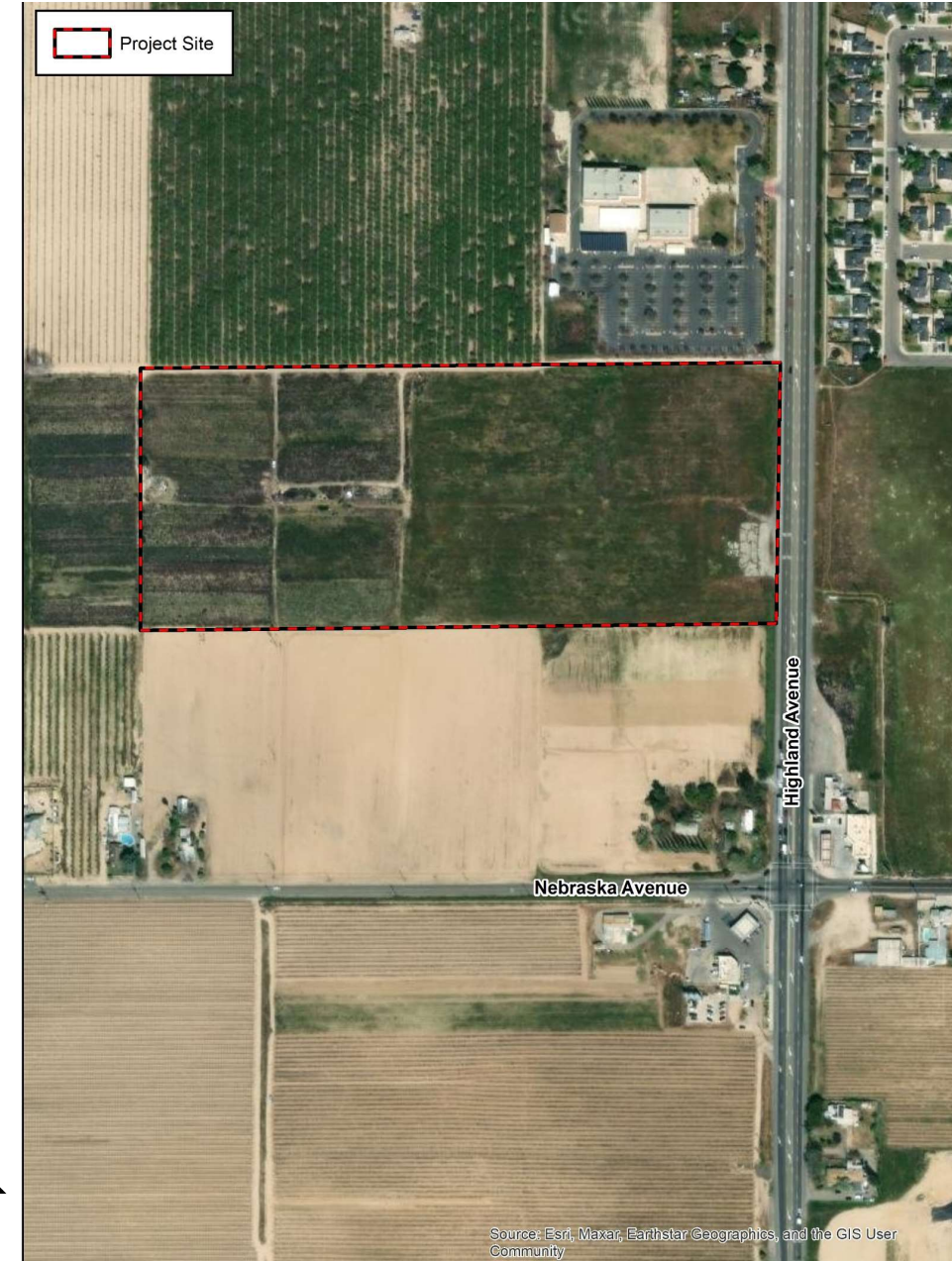
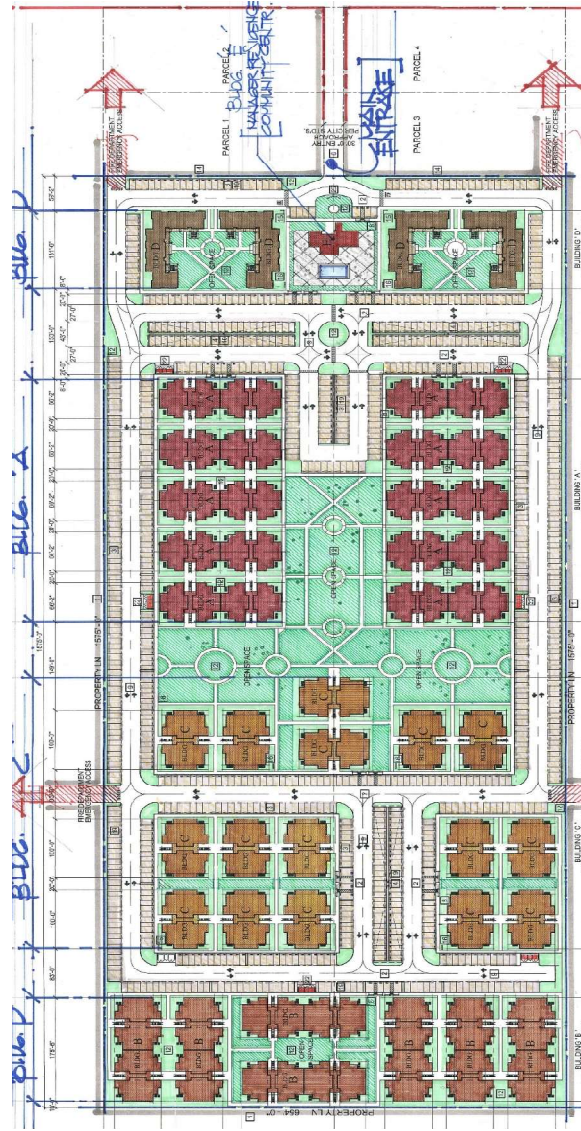
Update:

8/7/2023: The project is preparing the required technical studies for review by the City. In addition, the applicant may change their site plan, which would require review from the City upon resubmittal.

11/29/2023: The applicant has resubmitted their site plan pursuant to revisions that were made by the applicant. Staff is reviewing the Traffic Impact Study, which was also has been revised to reflect the new project layout. The project's CEQA consultant also stated that Air Quality, WSA, and Noise studies are also in the process of being revised and are expected to be completed in 3 weeks. These technical studies are required to be updated and incorporated into the CEQA document before the City has the opportunity to review the CEQA document.

4/1/2024: The City has reviewed an initial draft of the Initial Study for the project, which is tentatively scheduled to be put out for the mandatory 30-day public review the week of April 22nd.

Highland Park Development



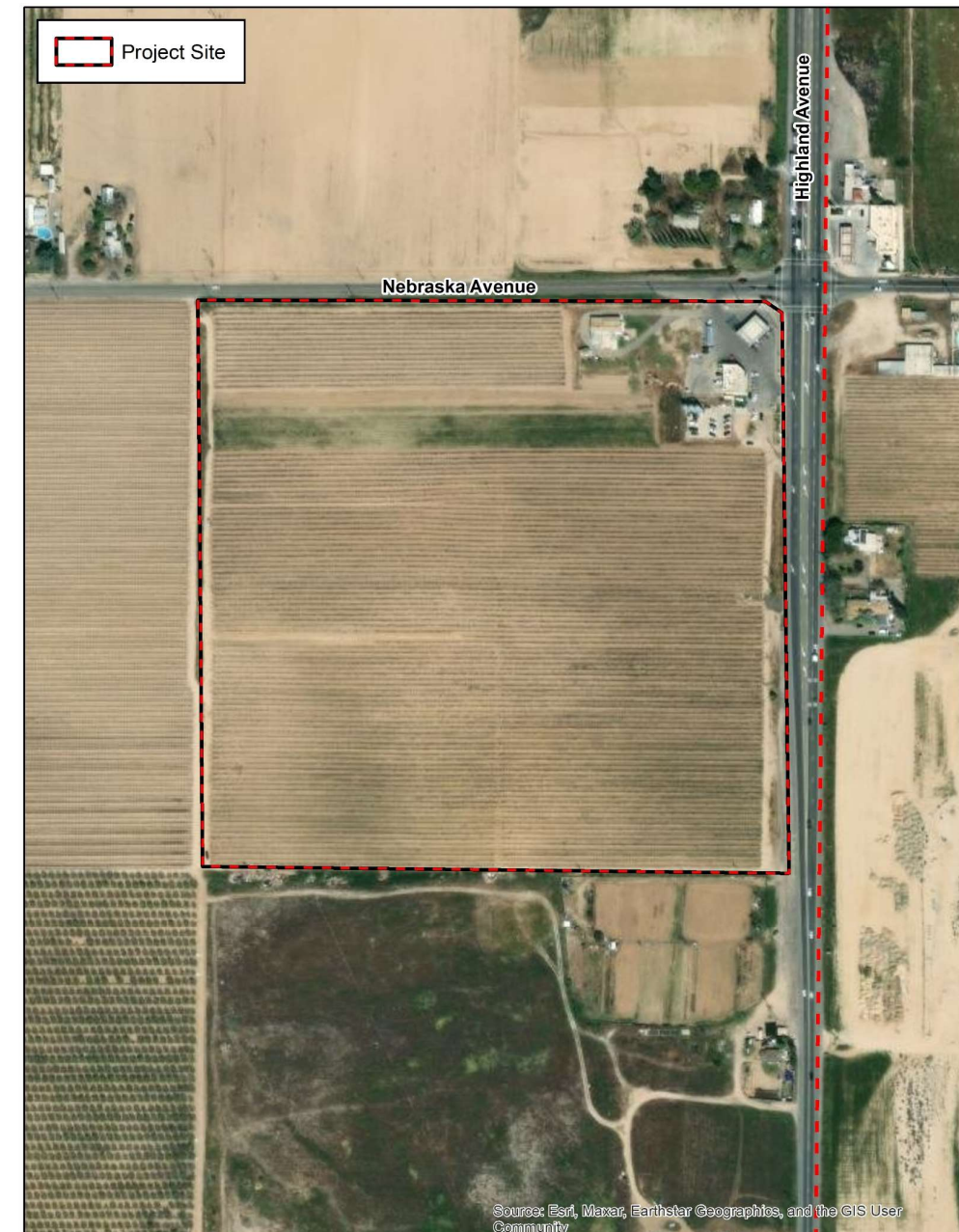
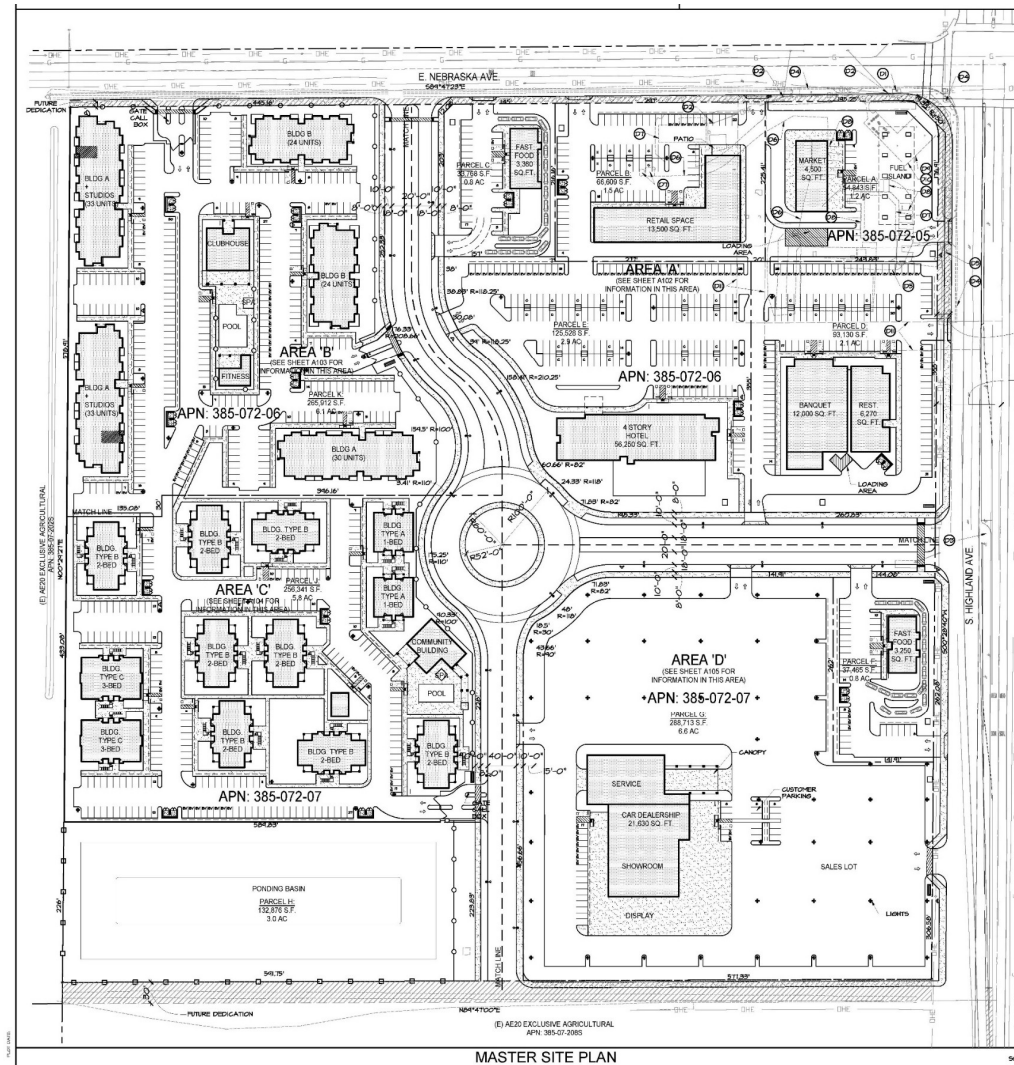
The City of Selma is in receipt of applications for the Highland Park Project. The application consists of a General Plan Amendment, Change of Zone, Tentative Tract Map, and Site Plan Review. The General Plan Amendment and change of zone will change the land use and zoning (respectively) to change from Medium Low and Medium Density to High Density and R-1-7 to R-4; reduce the commercial component and reorient the Open Space area. The Tentative Tract Map will create individual developable parcels for separate ownership of the subject parcels. The Site Plan Review will consider multi-family residential uses. The development proposal is comprised of the construction of 460 multi-family units.

Update:

11/29/2023: Project application was submitted and deemed incomplete due to an insufficient level of detail or missing material from the application package. Incomplete letter issued October 31, 2023. A meeting is to be scheduled with the applicant during the week of December 4th to discuss some initial conditions to be required of the project.

4/1/2024: City staff met with the applicant and CalTrans to review frontage improvements and driveway locations. The applicant is currently preparing a revised submittal application for City processing of the project.

Josan Development Project



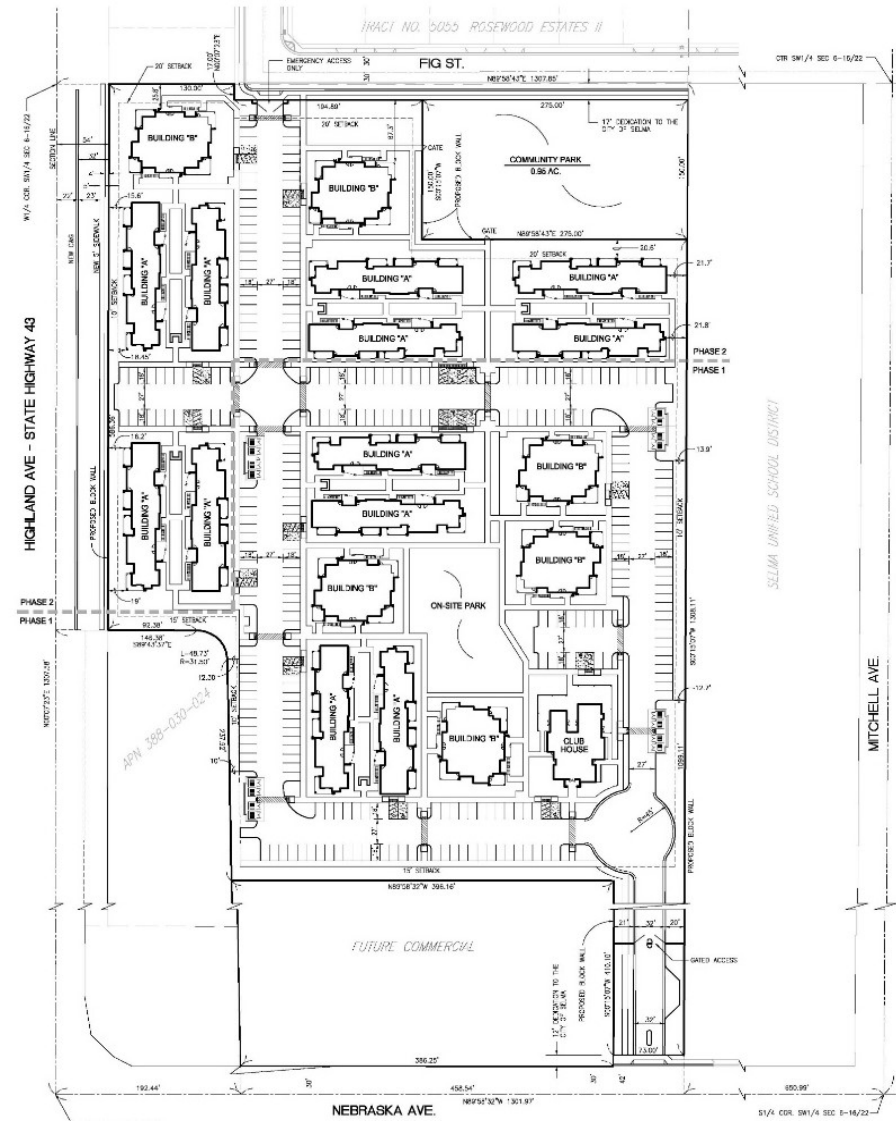
The project consists of the planned development of high-density residential, commercial development, and a hotel. Approximately 200 dwelling units and various commercial retail, eating, and auto sales establishments. The project is located at the southeastern corner of the Nebraska and Highland Avenue intersection.

Update:

11/29/2023: The project application package has been submitted to the City and subsequently deemed incomplete due to insufficient application materials submitted. Most recently, the project requires the submittal of a Tentative Subdivision Map to create more than four legal parcels. Project deemed incomplete November 2, 2023.

4/1/24: City staff met with the applicant and CalTrans to discuss driveway locations and frontage improvements for the project, which will necessitate some revisions to the site plan due to the need to consolidate access along Highway 43 to meet CalTrans and General Plan Circulation Element standards. The applicant is revising the project accordingly and will be submitting revisions for processing.

Highland/Nebraska Project



Planning Applications: General Plan Amendment, Change of Zone, and Site Plan Review

The Project consists of the development of approximately 16 acres on an undeveloped property located at the northeast corner of Highland Avenue and Nebraska Avenue. The proposed development includes 144 multi-family dwelling units on approximately 9 acres and two future commercial developments totaling 6 acres.

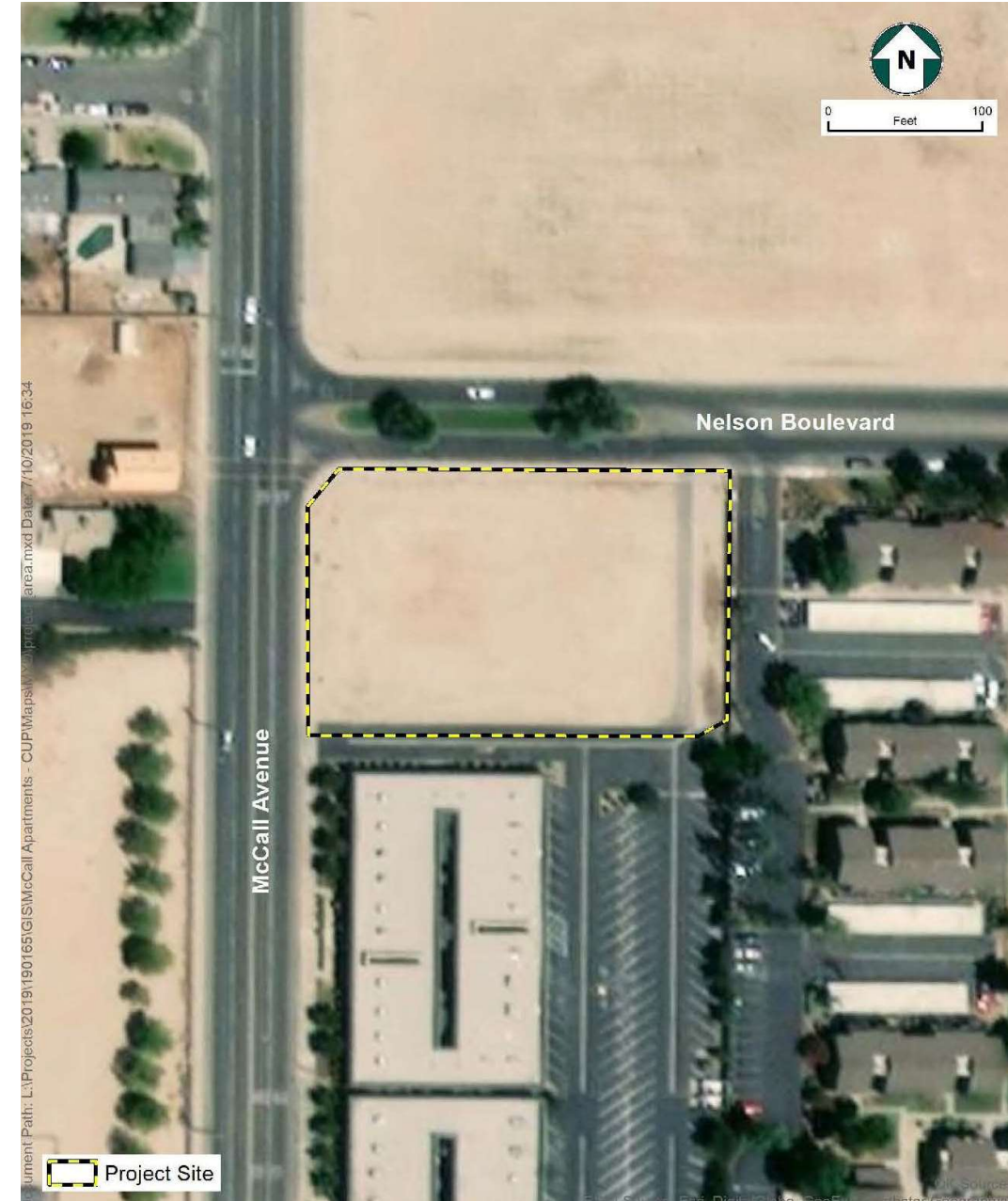
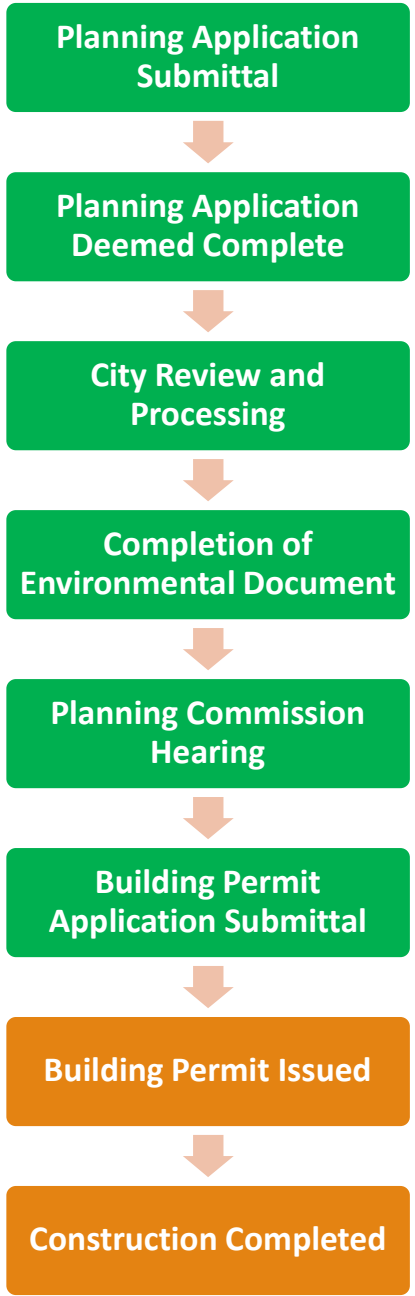
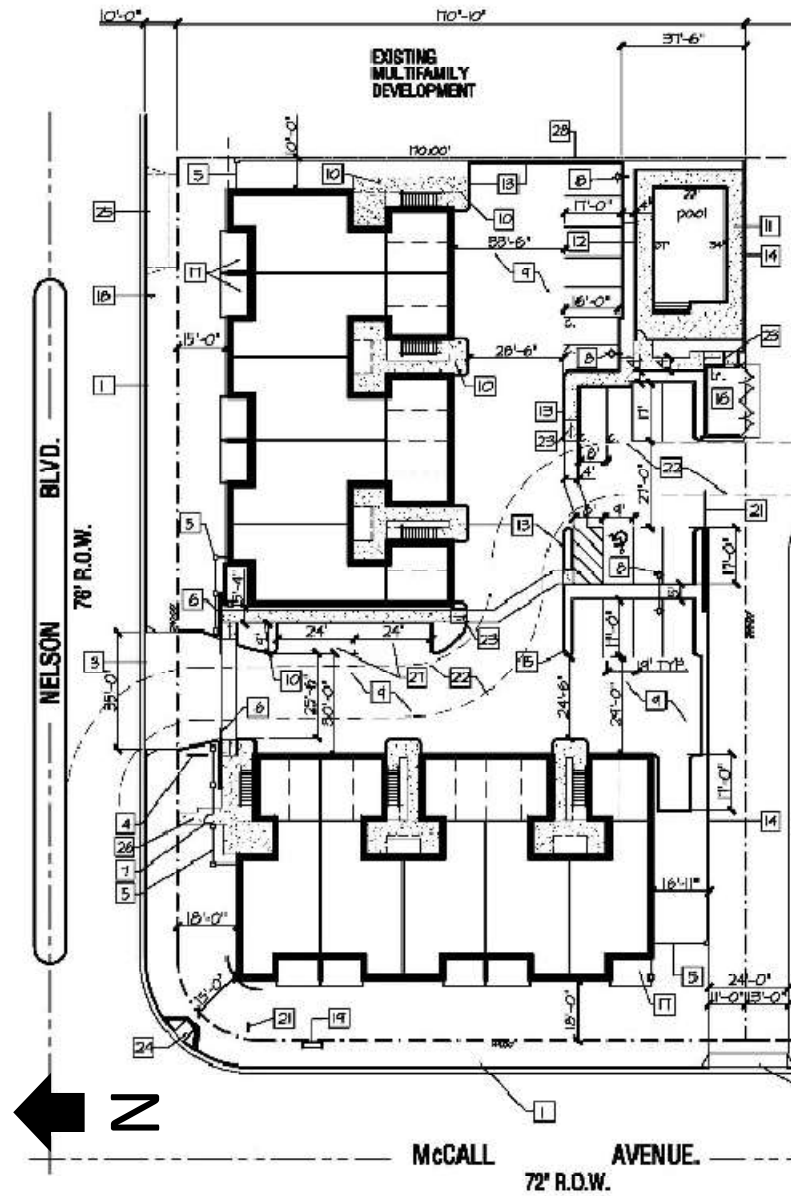
Update:

8/7/2023: No Change. The City is currently awaiting to review the CEQA analysis and technical studies being prepared by the applicant. The City is currently reviewing the Traffic Impact Study (VMT Analysis). Once those items are reviewed and accepted, then the City will proceed with routing for department review in conjunction with the required CEQA public review period.

11/29/2023: The City has completed its review of the CEQA document, routed the CEQA document for public comment, and routed for Conditions of Approval. The public comment period for the CEQA document ended 11/16/2023. The City is preparing the draft Conditions of Approval to meet and discuss with the applicant in preparation of the Planning Commission hearing. The applicant has submitted for at-risk building plan review and completion of initial comments should occur during the week of December 4th.

4/1/2024: The project is scheduled to be considered by the Planning Commission at the regular meeting on April 22, 2024. Staff has presented Draft Conditions of Approval to the applicant and are generally in agreement with the requirements presented.

McCall Apartments



A two-story multi-family apartment complex at the southeastern corner of Nelson Boulevard and McCall Avenue on a 1.05-acre vacant lot. The project will contain 20, 2-bedroom units. Off-street parking will be provided as a combination of attached garages and open parking stalls, totaling 41 stalls. Amenities include a pool, a decorative wrought iron fence with masonry pilasters, electric security entry gates, trash enclosures, and a concrete patio per apartment unit.

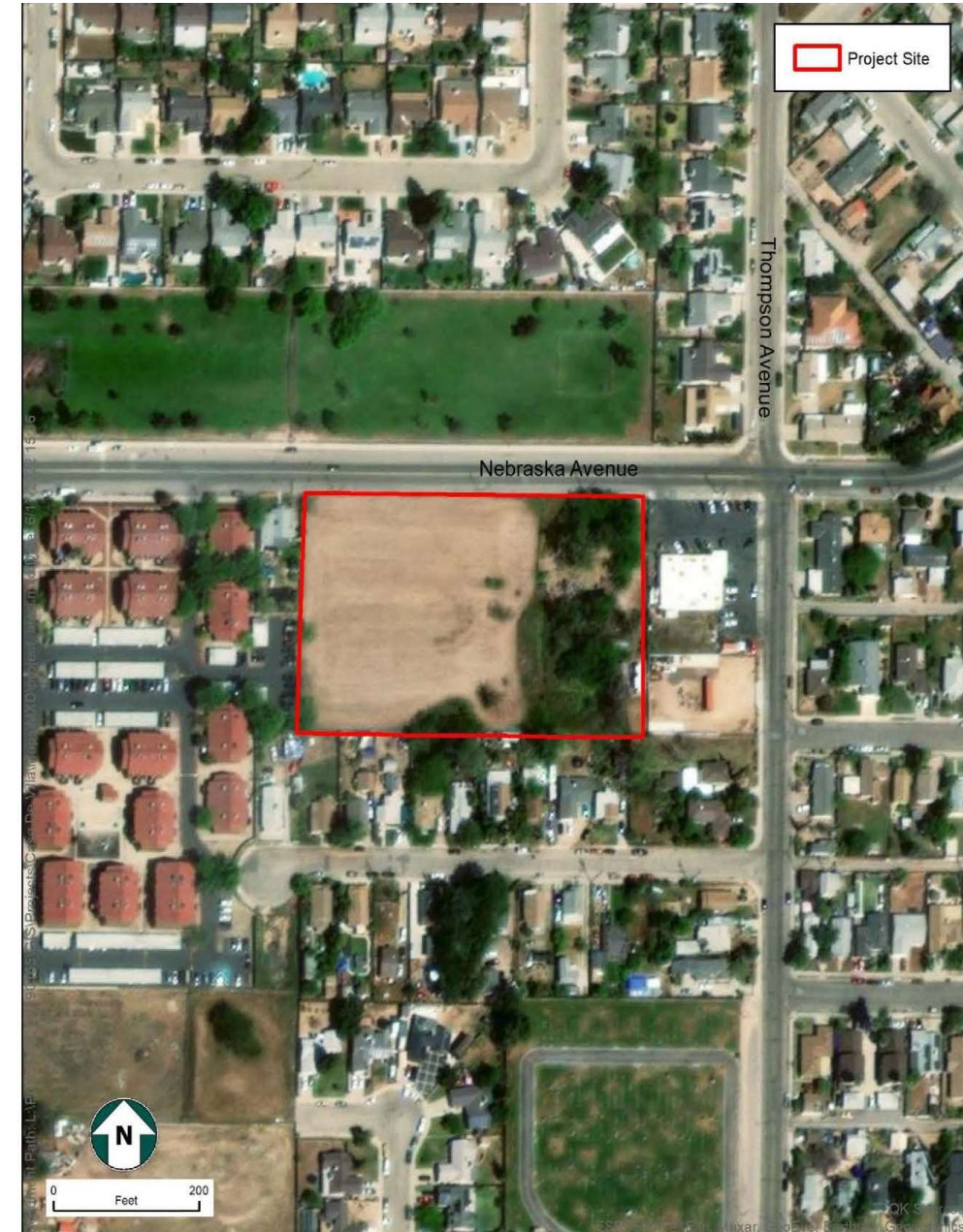
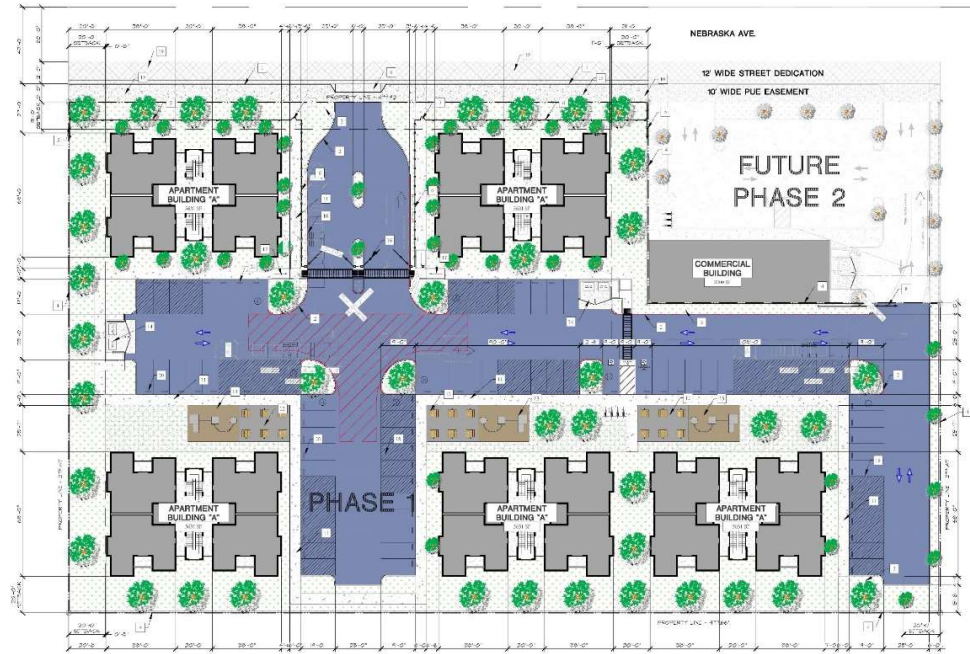
Update:

8/7/2023: No Change. CUP extension for the project was approved at July 24, 2023 Planning Commission meeting extending the expiration to August 28, 2024. City waiting on the resubmittal of updated plans.

11/29/2023: The Planning Commission approved the Conditional Use Permit extension for an additional year set to expire on August 28, 2024. City is reviewing and processing the Building and Grading applications.

4/1/2024: The Building Permit has gone through second plan check review by City staff and comments have been provided to the applicant.

Case de Villa Apartments



Project Applications: General Plan Amendment, Change of Zone, Site Plan Review

The Project consists of the development of a 40-unit apartment complex that consists of five, two-story buildings with associated landscaping and open space as required by the Municipal Code as well as a future commercial building, identified as Phase 2. The project location is south of Nebraska Avenue, west of Thompson Avenue and east of Highland Avenue.

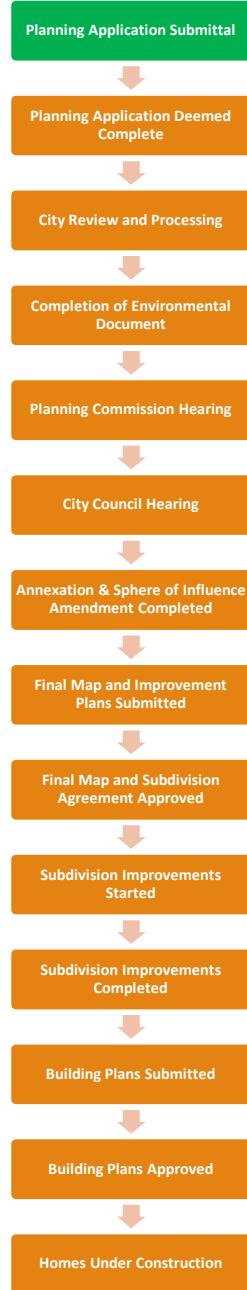
Update:

8/7/2023: No Change. The City is currently awaiting to review the CEQA analysis and technical studies being prepared by the applicant. The City is currently reviewing the Traffic Impact Study. Once those items are reviewed and accepted, then the City will proceed with routing for department review in conjunction with the required CEQA public review period.

11/29/2023: City has received the administrative draft CEQA analysis and is currently reviewing the document. The City anticipates providing comments on the CEQA document to the application during the week of December 4th.

4/1/2024: The Project was recommended for approval by the Planning Commission at the regular meeting on March 25, 2024. The project will be scheduled for consideration before the City Council at an upcoming regular meeting.

Thompson Estates Tract



Planning Applications: Tentative Subdivision Map, General Plan Amendment, Prezone, Planned Unit Development

The project consists of the development of an approximately 22.5 acres site comprised of 144 single-family lots. The project is located on the north of E. Saginaw Avenue alignment between S. Mitchell Avenue and Thompson Avenue.

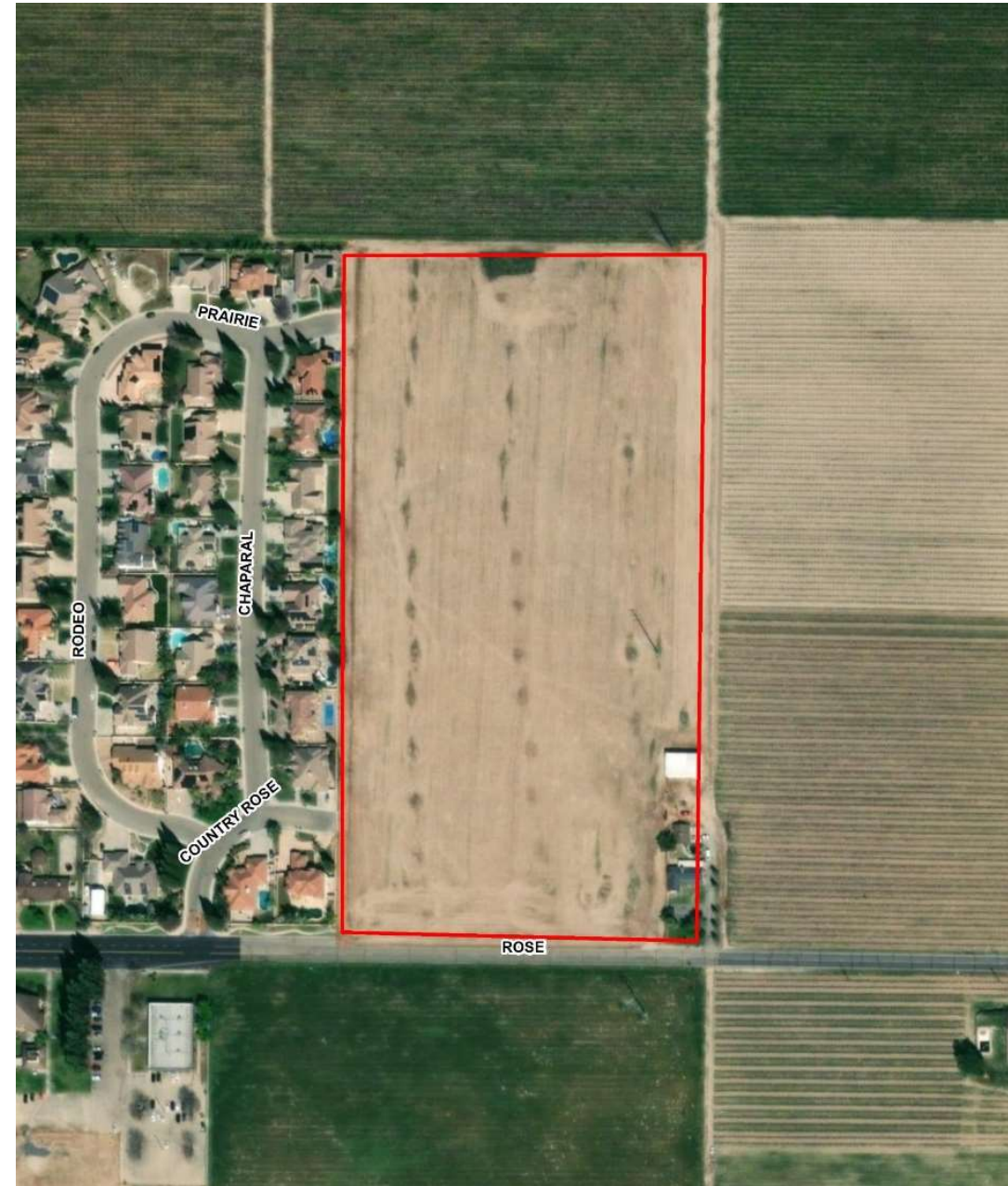
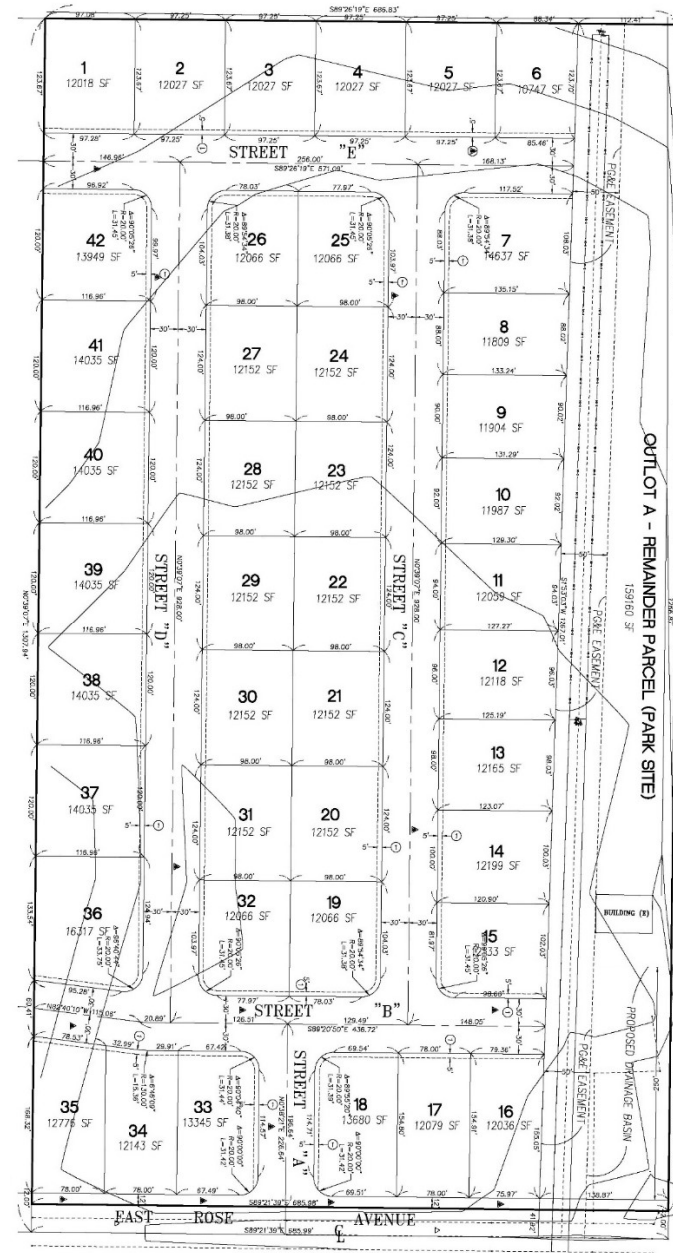
Update:

8/7/2023: No Change. The applicant is currently revising the Tentative Map to accurately depict the orientation of the future park site and basin in relation to the subdivision.

11/29/2023: No Change.

4/1/2024: The applicant has included an additional phase of the subdivision that was previously identified as a remainder parcel. Revisions to the technical documentation and consideration of the type of environmental document to be prepared for the project are currently being discussed with the applicant team.

Rose Avenue Tract



Planning Applications: Tentative Subdivision Map

The project consists of a Tentative Subdivision Map proposing the development of an approximately 20-acre parcel with 42 single-family residential lots and an outlet. The project is located north of Rose Avenue, east of the Country Rose Estates. It will serve as a continuation of the community.

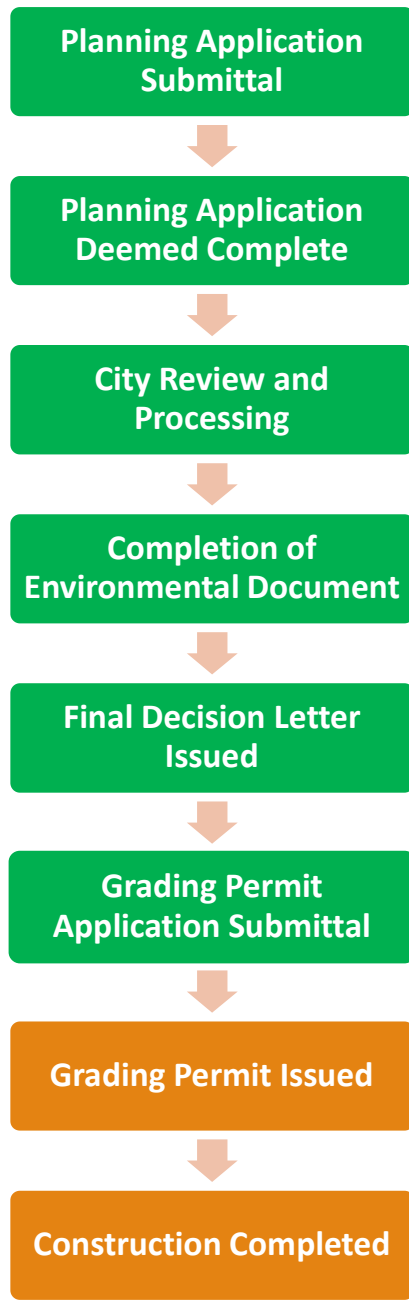
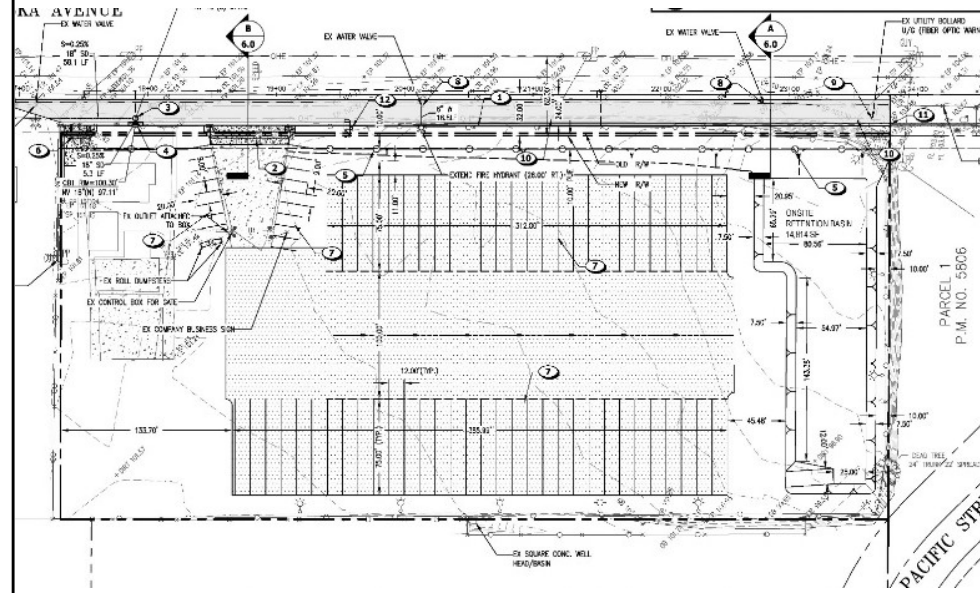
Update:

8/7/2023: No Change. The City reviewed the Tentative Map and provided comments regarding the layout of the map. The project shows an unusable park site and basin on the eastside due to the location of PG&E high power transmission lines. In addition, this project matches up with the Amberwood Specific Plan, allowing the continuation of the planned linear parkway/trail following the PG&E alignment and connecting to Rose Avenue.

11/29/2023: Comment letter issued by the City in August requesting revisions regarding lot sizes, cross-sections, local road sizes, stub streets, and designation of eastern boundary as outlet A and the intention.

4/1/2024: The environmental document has been prepared and the project is currently being scheduled for a special meeting before the Planning Commission on April 29, 2024. Draft Conditions of Approval will be discussed with the applicant prior to the meeting, like during the first or second week of April.

J&C Trucking Parking Project



The project consists of the development of approximately 4.5 acres of industrial land into a truck parking facility at 1175 Nebraska Avenue. The truck parking facility will include the improvement of the entire site suitable for the parking of approximately 60 trucks and an onsite drainage basin.

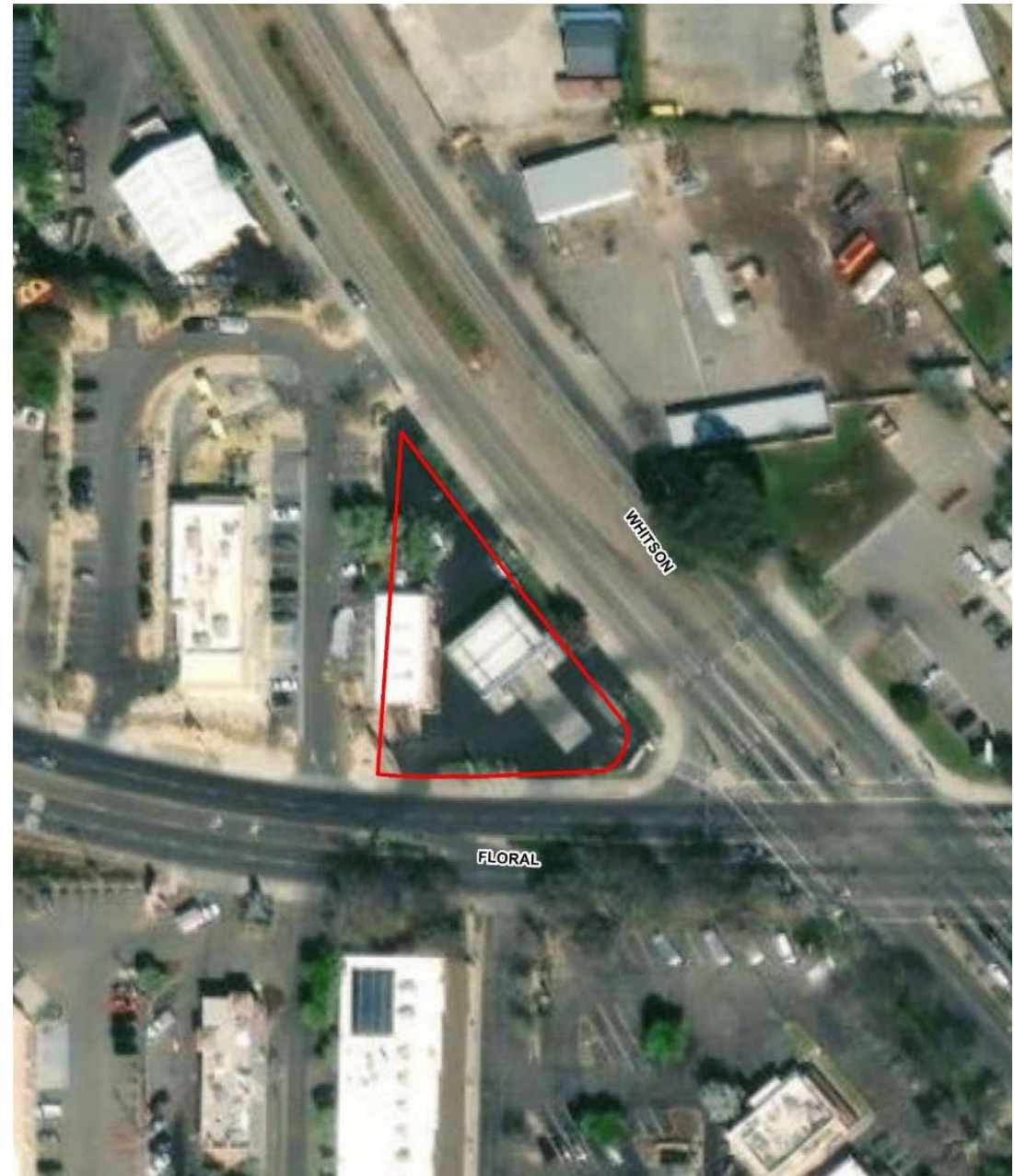
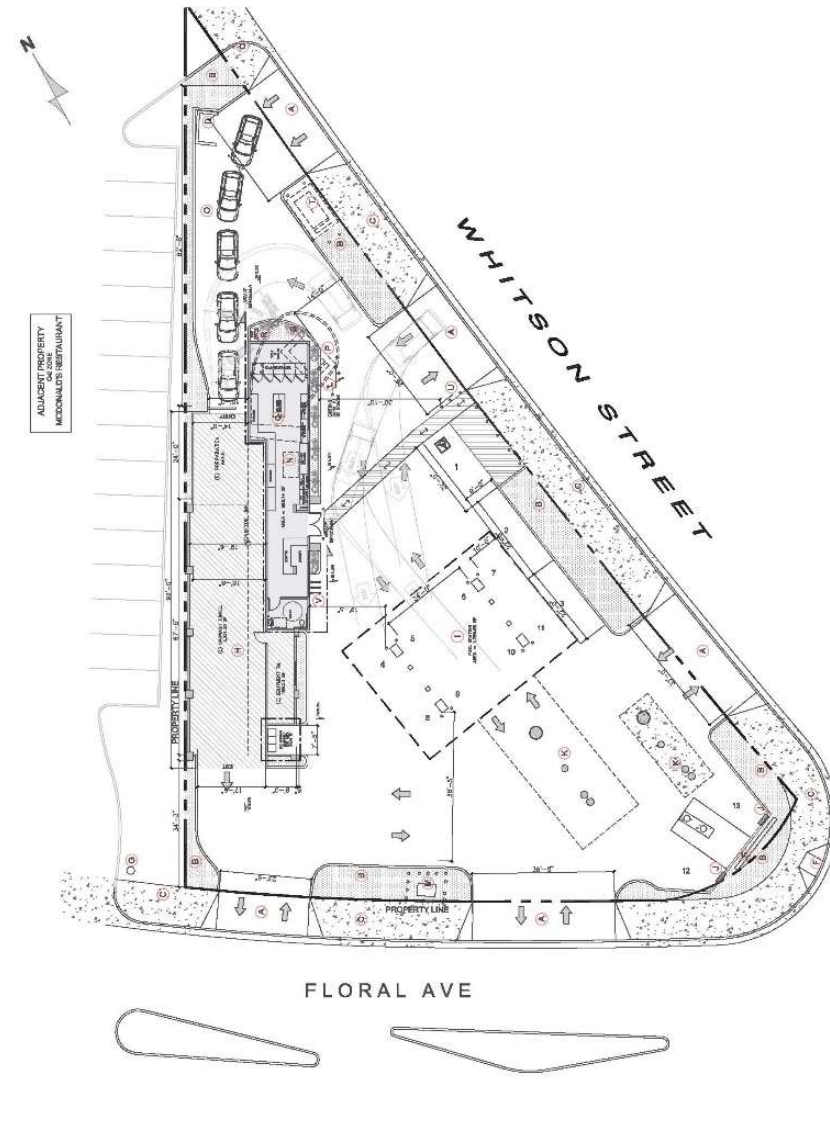
Update:

8/7/2023: The project has submitted for a Grading Permit application. The Engineering Department has reviewed the application materials and has provided comments back to the applicant. The City is awaiting the resubmittal of the grading plan for the project or appeal of the conditions of approval from the applicant.

11/29/2023: Grading Permit status is under processing through the Engineering Department. No additional updates.

4/1/2024: Applicant has recorded various agreements needed to proceed with the project. The grading plan requires revision prior to issuance to complete required improvements to the site.

Bubble Wash Renovation



The project proposes the construction of a 969-square-foot convenience store at the existing Bubblewash carwash and gas station. The project is located at the northwest corner of Whitson Avenue and Floral Avenue.

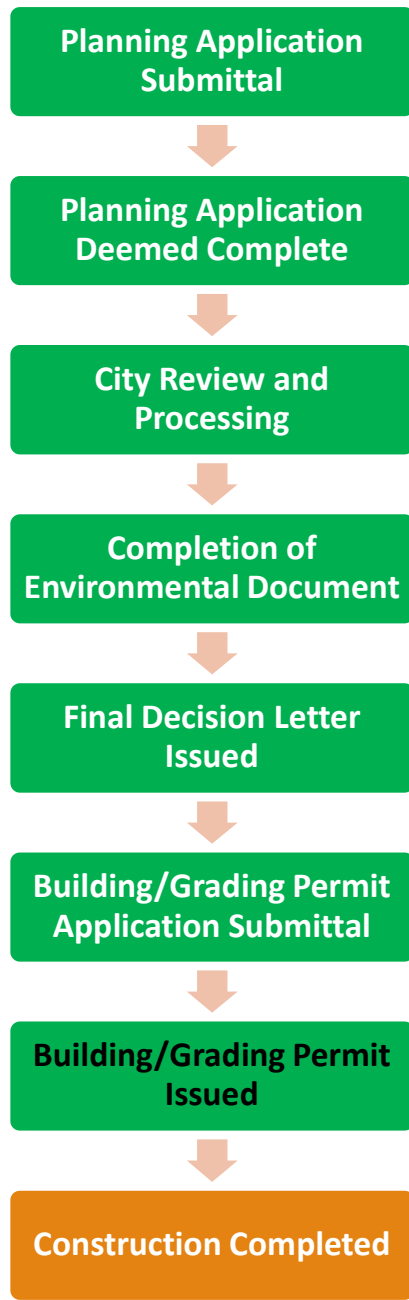
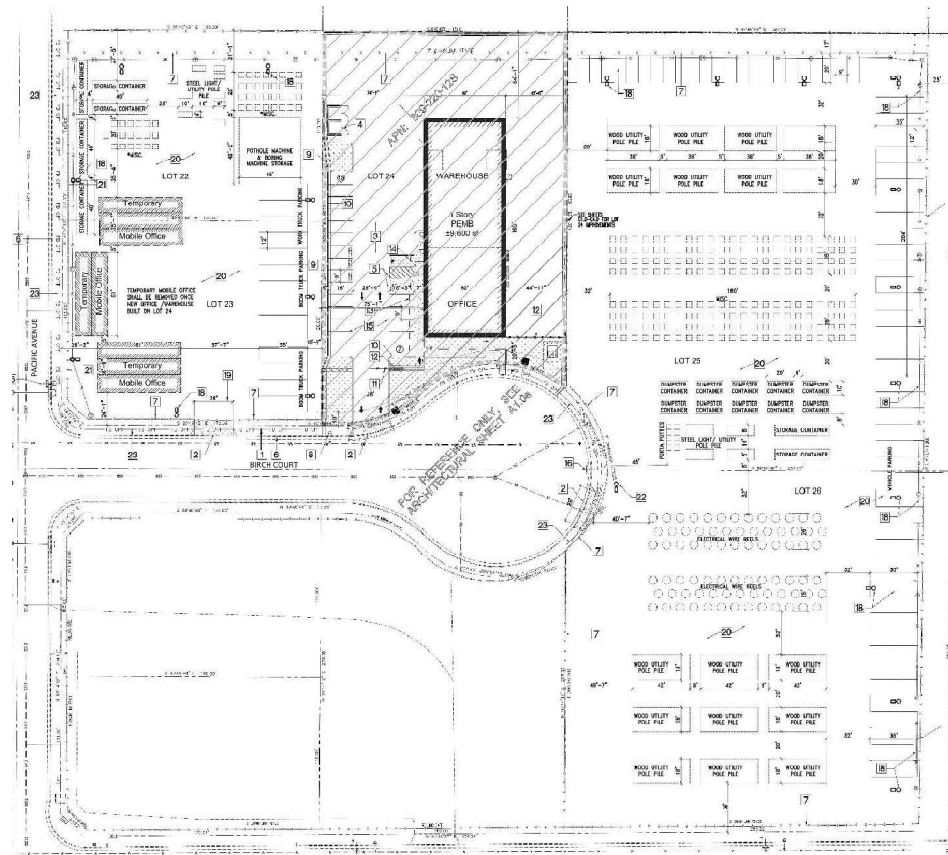
Update:

8/7/2023: No Change. The applicant has not submitted their building permit application. City awaiting on submittal.

11/29/2023: Applicant has submitted for building permits. The City is reviewing and processing the building permit application.

4/1/2024: Second Plan Check comments have been sent to the applicant. Awaiting third submittal for review.

Outsource Industrial Project



The project consists of the redevelopment of five parcels located within the Selma Industrial Park adjacent to Birch Court. The site will be developed with a 9,600-square-foot office/warehouse. The remaining area identified with be used for material and equipment storage associated with the existing utility business.

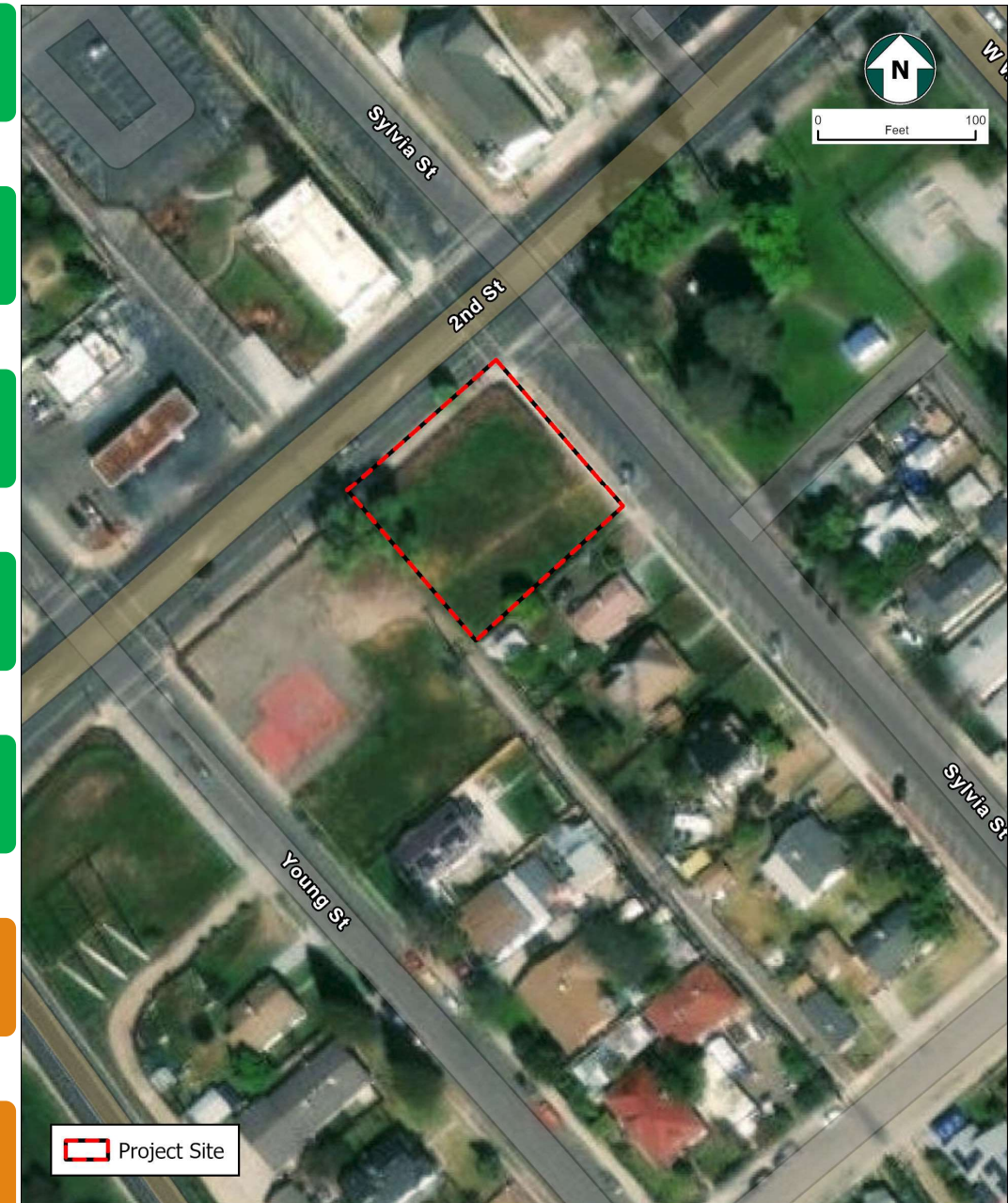
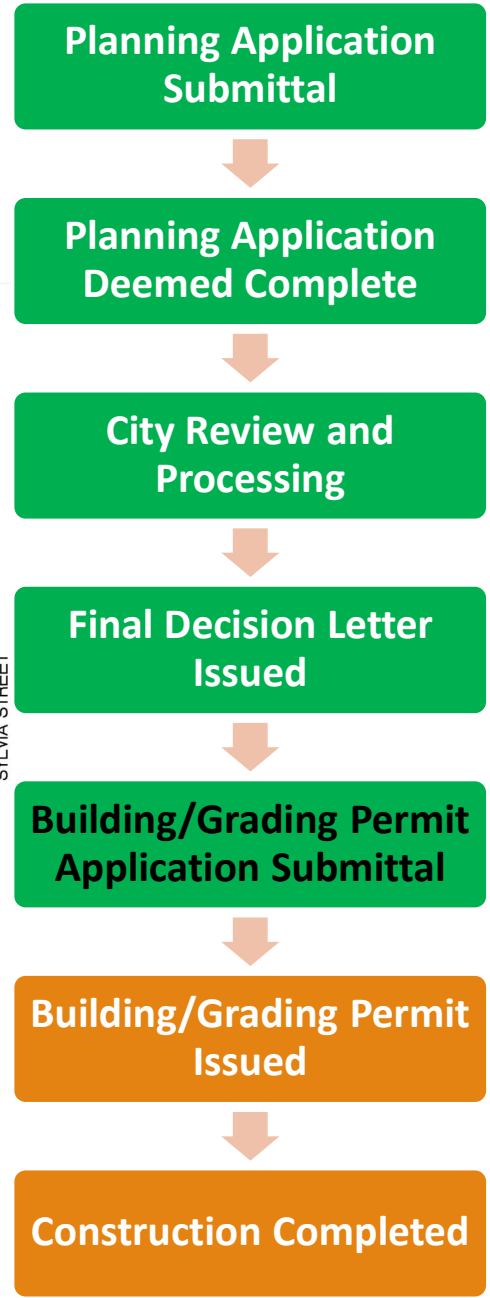
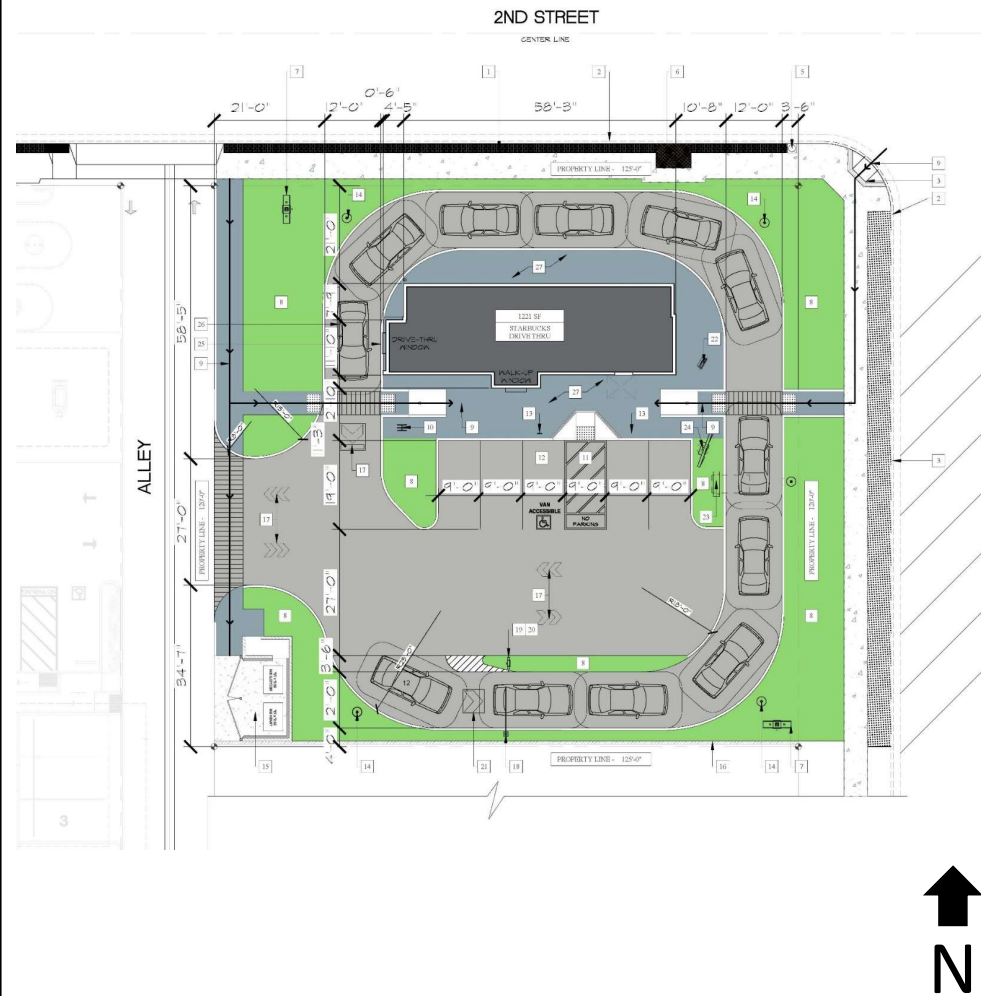
Update:

8/7/2023: The applicant has submitted a grading permit for the project. The approval of a grading permit is a precursor to the approval of the building permit. The project resubmitted the grading permit to be inclusive of the entire project site. City has reviewed and sent comments to the applicant. The applicant is in violation of the Deferred Improvement Agreement that was approved by the City Council. Staff is reviewing the next steps regarding the enforcement of the agreement.

11/29/2023: The applicant is nearly complete with the Building and Grading Permit process with only minor comments needing to be addressed before the issuance of those respective permits.

4/1/2024: Building Permit was issued on January 3, 2024, to allow for construction to commence on the project and inspections are progressing.

Starbucks Drive-Thru and Walk-Up



Planning Applications: Site Plan Review

The project consists of the development of an approximate 1,200-square-foot drive-thru and walk-up coffee establishment located at the southern corner of 2nd Street and Sylvia Street intersection.

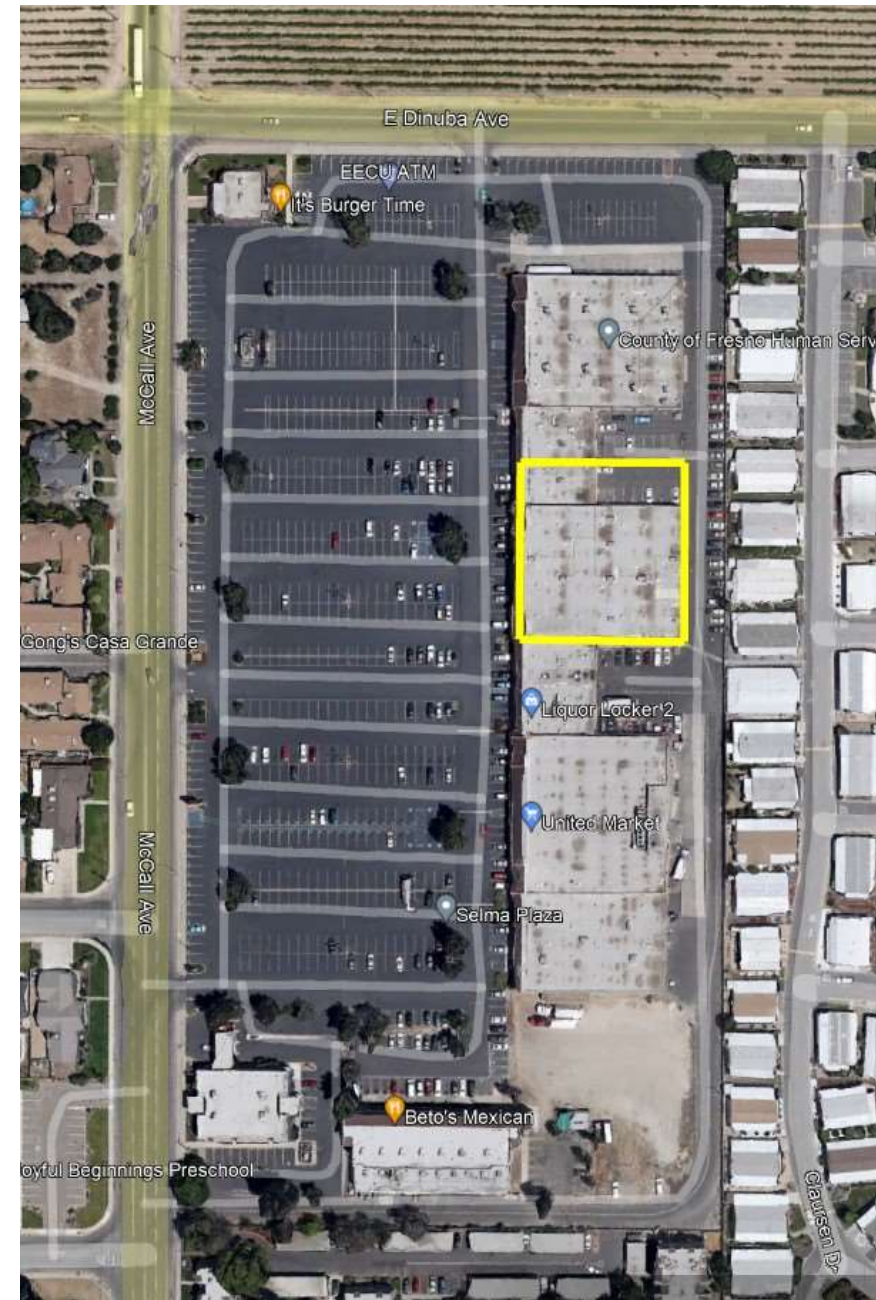
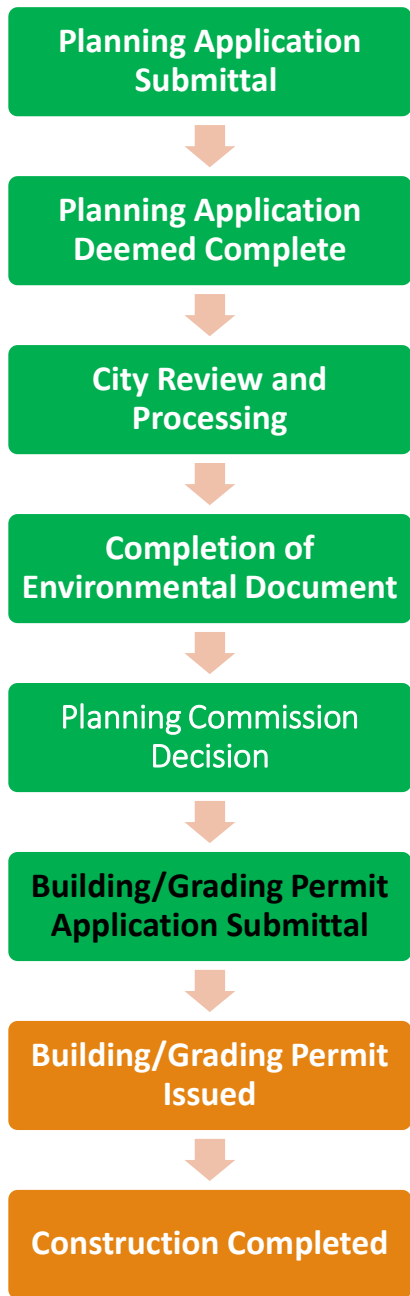
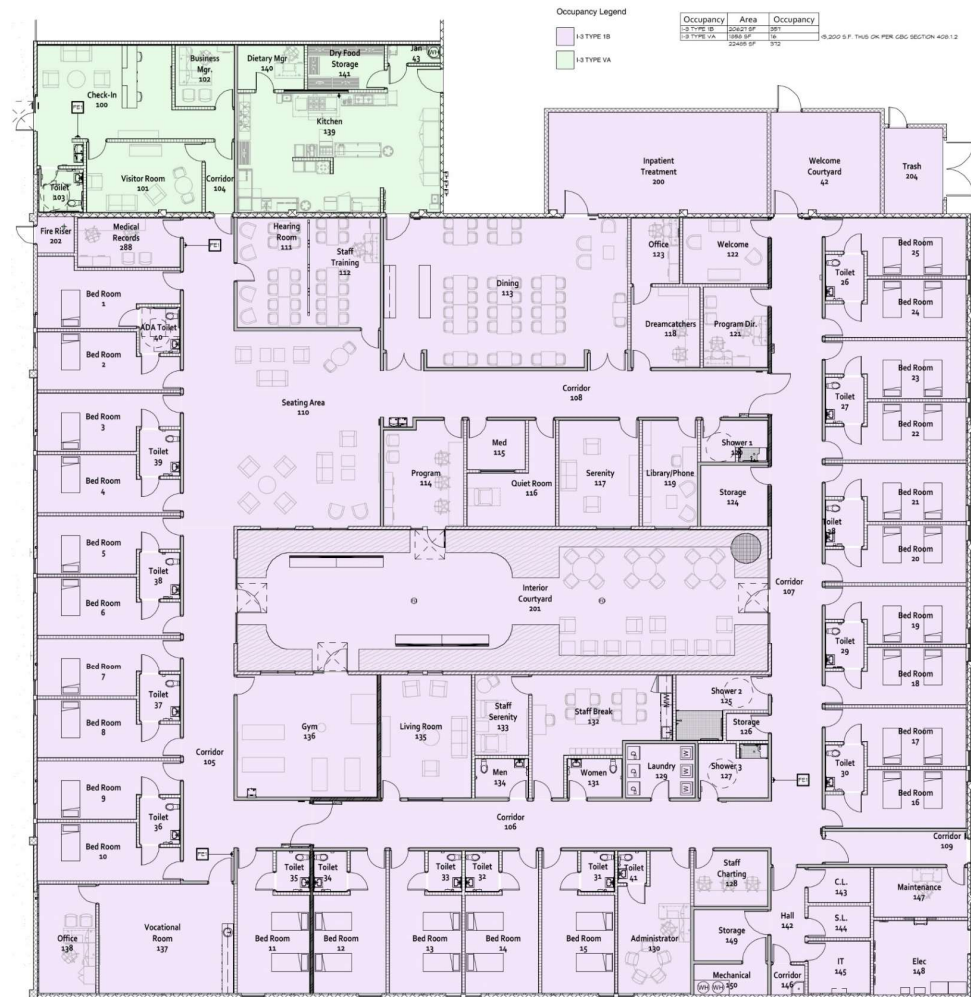
Update:

8/7/2023: The project has been submitted for Site Plan review. Staff has reviewed the project and has issued a request to revise the Site Plan consistent with Municipal Code standards regarding the usage of alleyways and directing primary access to Sylvia Street.

11/29/2023: Planning and other departments reviewed and conditioned the project accordingly. Final Action Letter was issued with attached Conditions of Approval. The applicant will need to revise the site plan and prepare improvement plans accordingly and submit for Building and Grading permit applications.

4/1/2024: At-risk grading activities have been allowed along Second Street only where sidewalks have been poured. The Grading and Building Permits still have other outstanding items before issuance and site development can occur.

Crestwood Wellness Facility



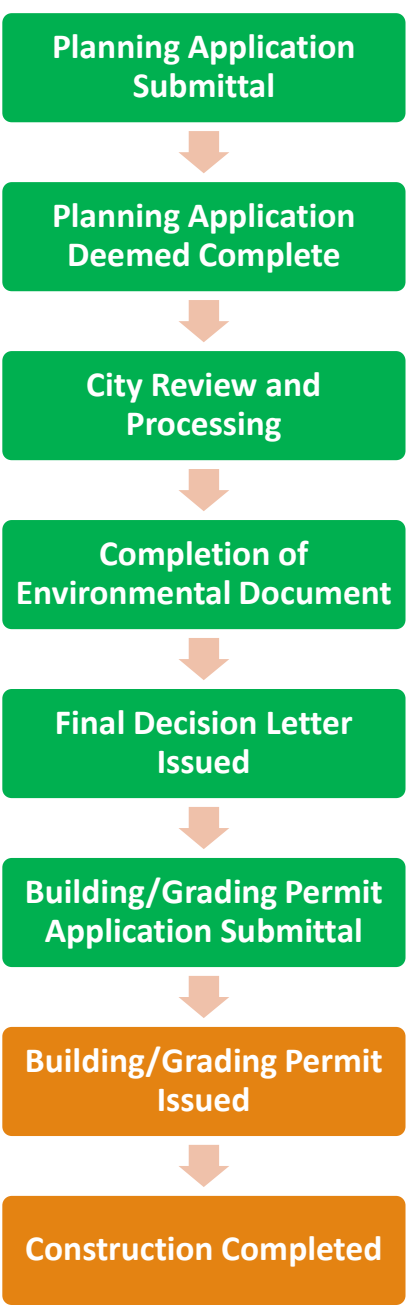
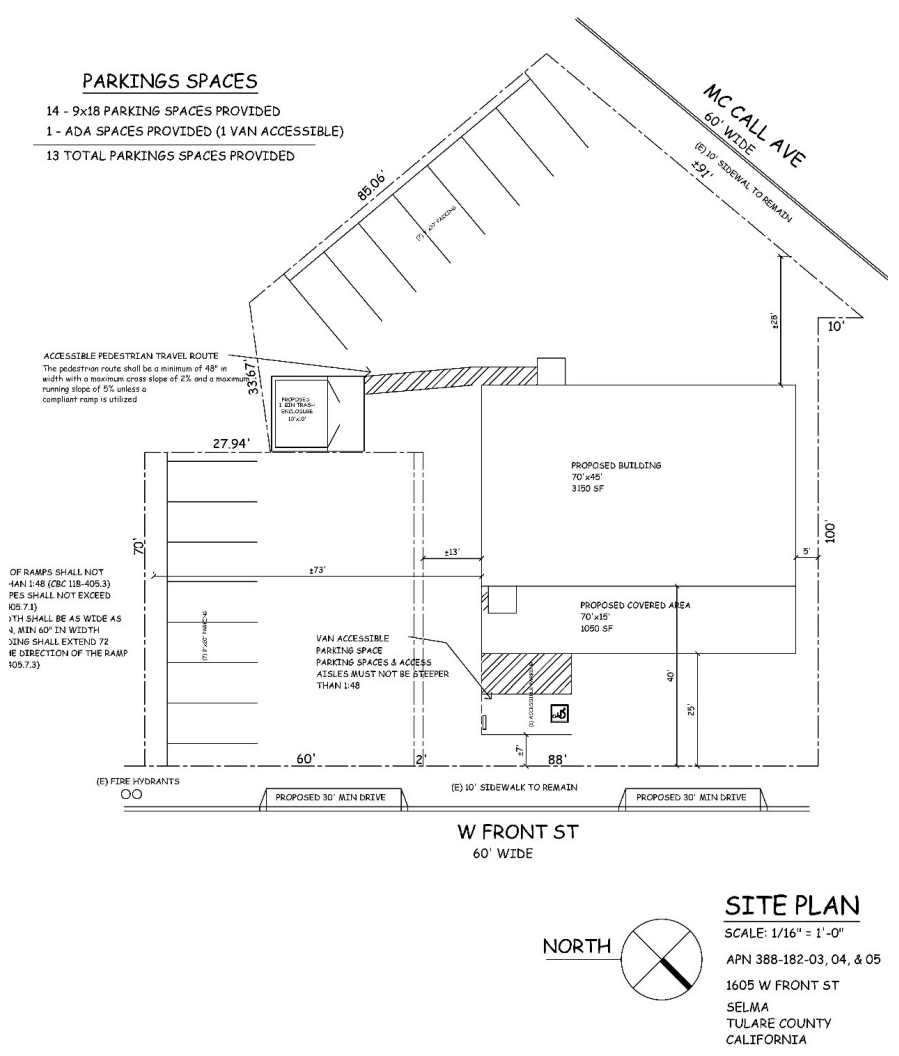
The applicant (Crestwood Wellness Center, Inc.) is amending CUP 2019-004 to establish a Mental Health, Rehabilitation Center, referred to as a Wellness Center by the applicants, that will provide psychosocial rehabilitation training and support. The proposed facility will be located within an existing commercial building inside the Selma Plaza. The Wellness Center provides support for adults with mental health disabilities preparing to transition to independent care while providing rehabilitation training and support including independent living skills, nursing care and pre-employment. The project is located at 3810/3800 McCall Avenue in the Selma Plaza.

Update:

11/29/2023: Planning Commission hearing was continued for January 22, 2024, following a request by the applicant to review the conditions of approval more clearly and provide additional detail regarding admission policies to the facility.

4/1/2024: The Project was approved by the Planning Commission. and building permits were submitted and 1st plan check comments were sent to the applicant on March 13, 2024.

Camacho Tires Facility



The project consists of the construction of an approximately 3,150-square-foot building for a tire repair and sales shop and a 1,000-square-foot covered area. The project is located at the southern corner of McCall Avenue and W. Front Street.

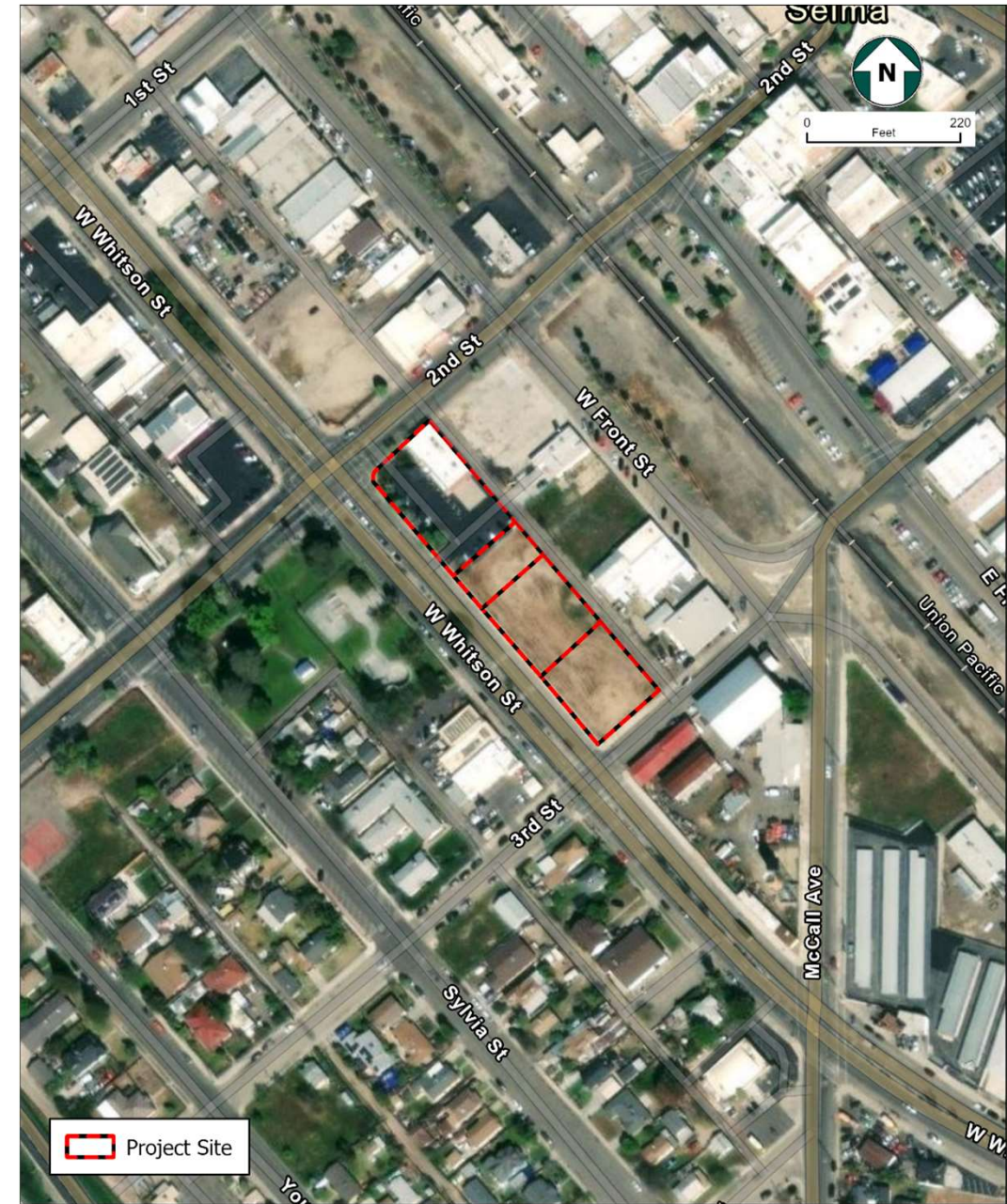
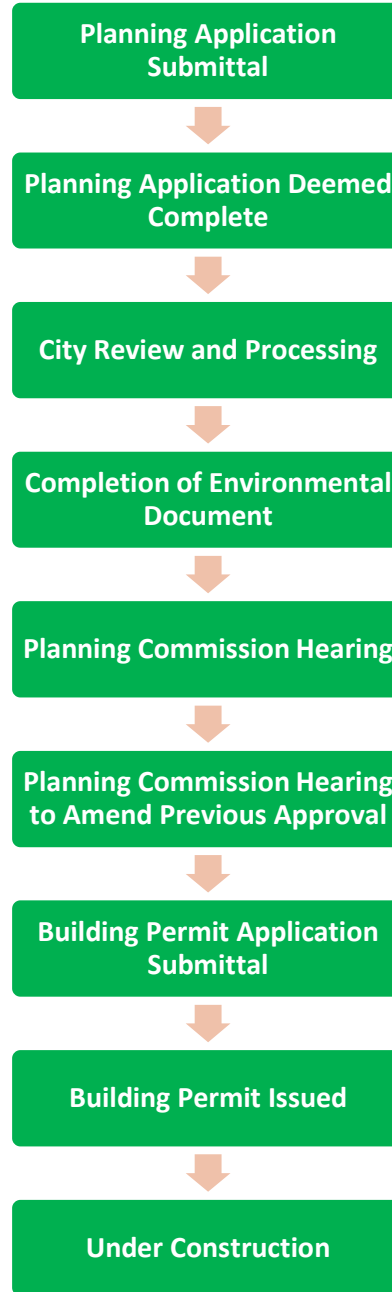
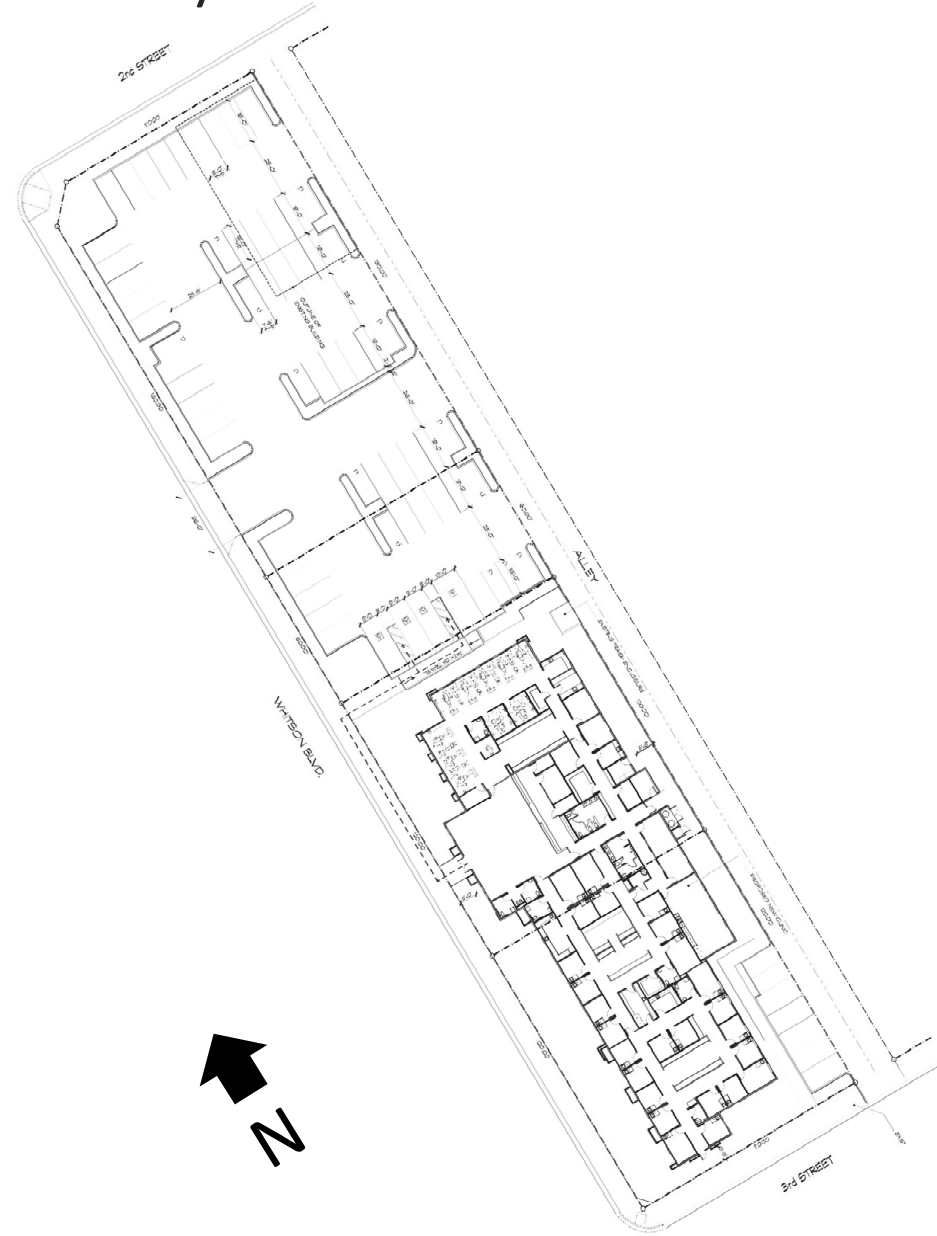
Update:

8/7/2023: The applicant submitted for a building permit and the City has issued comments. The City is waiting on the applicant to resubmit plans with those corrections.

11/29/2023: The applicant is correcting their building plans pursuant to the Conditions of Approval issued for the project. City is waiting on applicant resubmittal.

4/1/2024: Awaiting revisions to the Grading Permit after a meeting with the applicant's engineer to clarify the corrections provided by City staff.

Family Health Network



The project consists of the development of an approximate 1.2 acres project site with an approximate 15,000-square-foot Medical Office. It will effectively replace and expand the current medical office current on site. The project is located at the eastern corner of the Whitson Street and 2nd Street intersection.

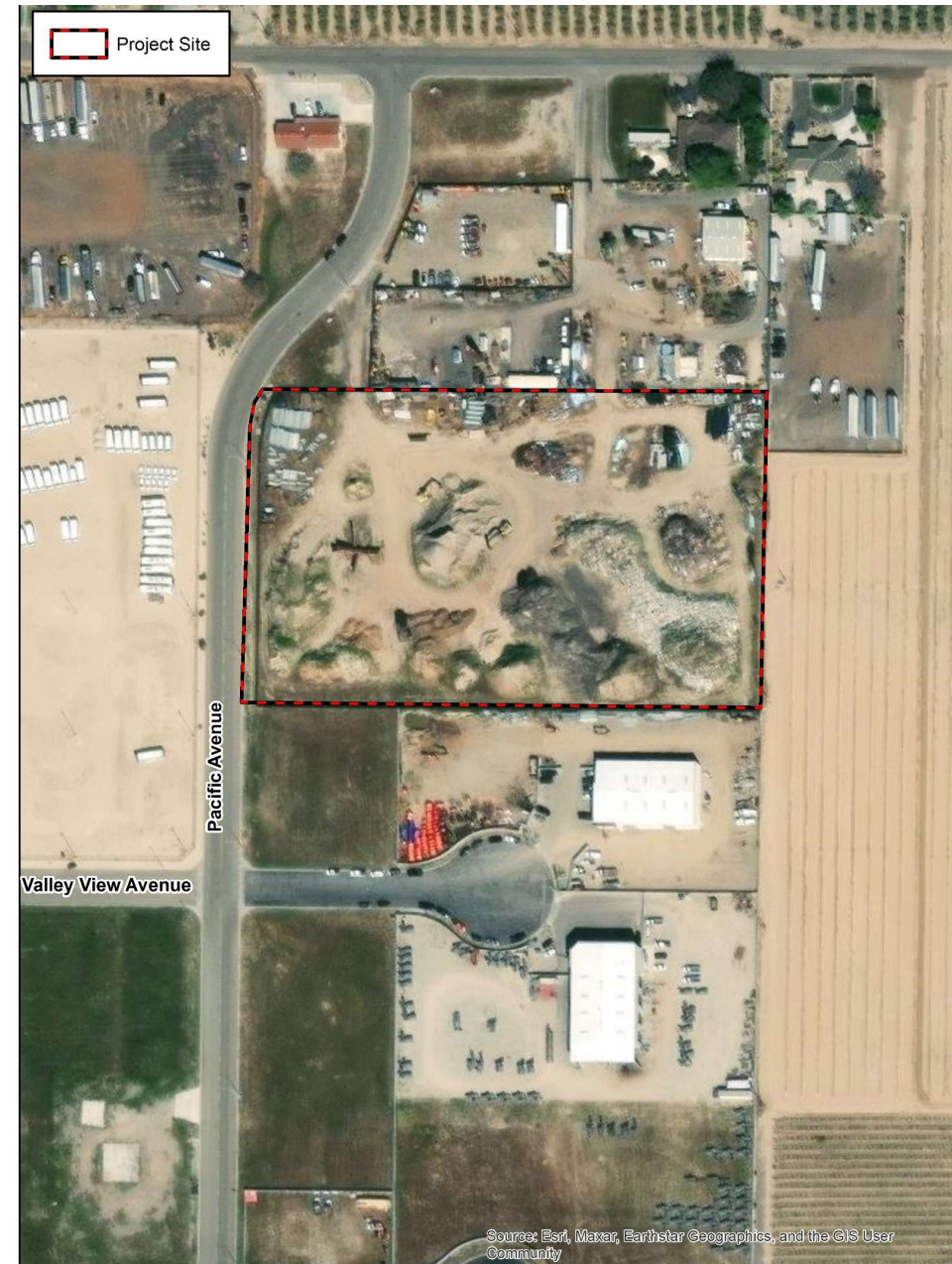
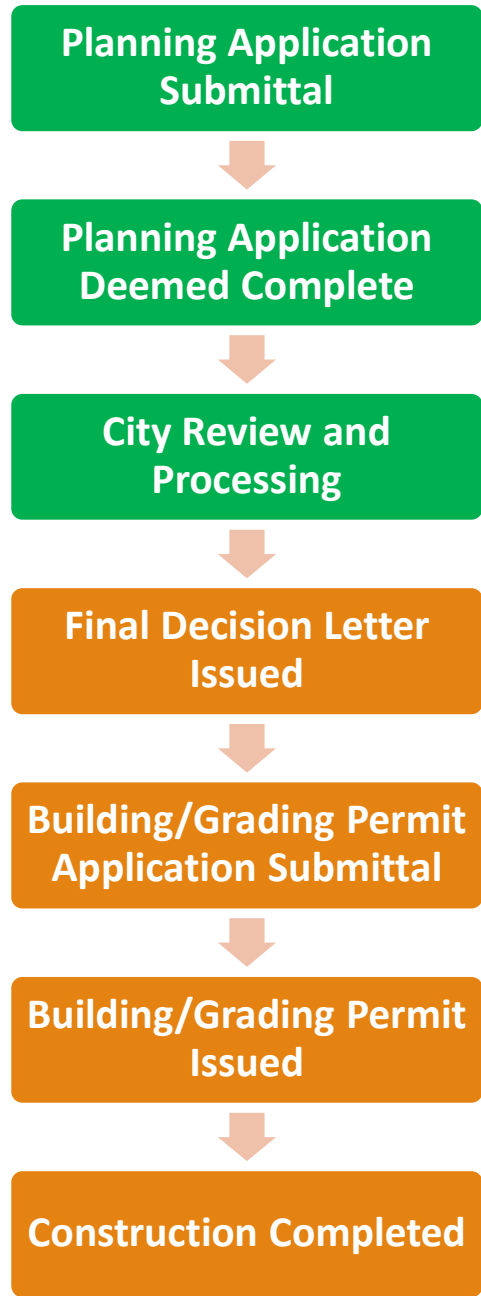
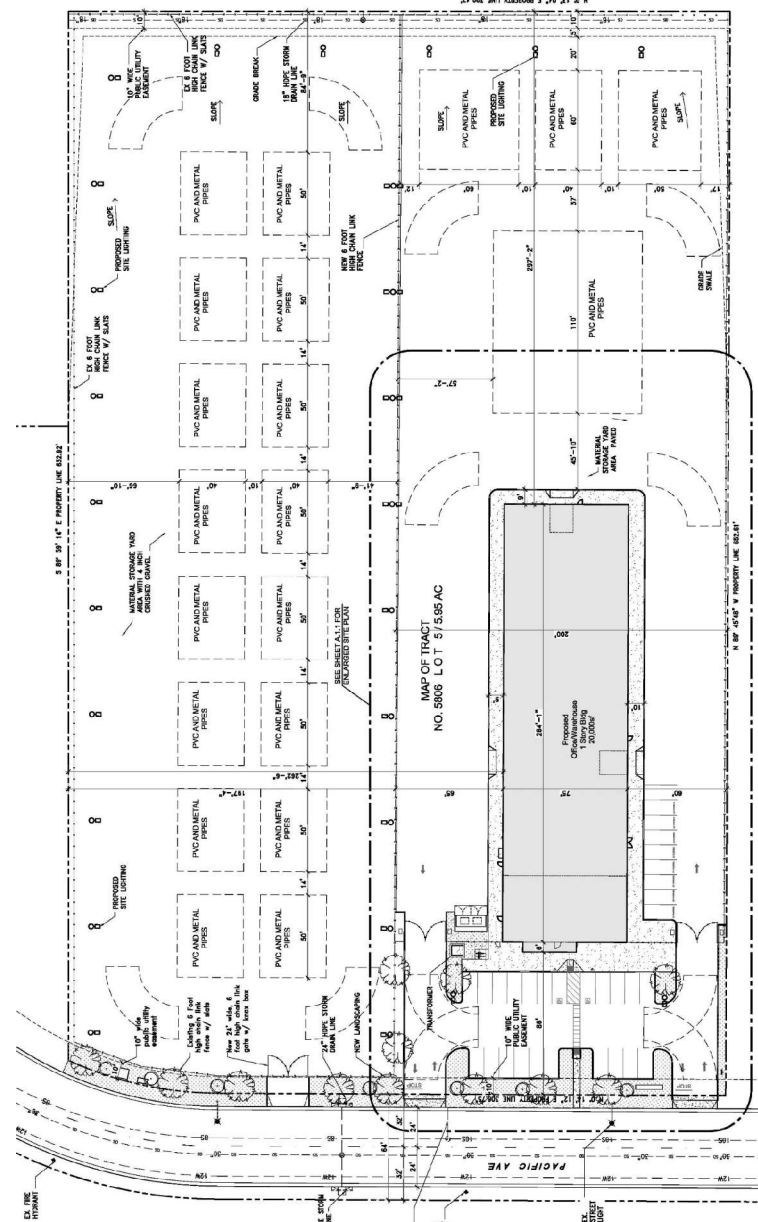
Update:

8/7/2023: The project has been submitted for applications to start construction. The applications in processing include Grading Permit, Building Permit, and Lot Merger. The project was granted at-risk grading. The City is working with the applicant to finalize corrections and items needed to issue the aforementioned permits.

11/29/2023: Building and Grading permits have been issued and development has been underway for several months. The construction completion date is expected in Q1 of 2024.

4/1/2024: Construction is ongoing. The building is progressing and will soon demolish the existing structure so the parking lot can be developed, at which time, a Temporary Certificate of Occupancy will be granted to prevent any lapse in services to patients.

Selma Warehouse Lot 5



The project intends to construct a 20,000-square-foot structure proposed for multiple uses. The uses described are office space and a warehouse in accordance with the application. The project is located to the east of Pacific Avenue between Valley View Avenue and Nebraska Avenue.

Update:

11/29/2023: The project was submitted and deemed complete by the City following a resubmittal of the Site Plan. The City has routed the project for the review of all other development departments. Conditions of Approval will be compiled and drafted. Once complete, the City and applicant will meet to discuss the drafted conditions prior to the issuance of the Final Action Letter.

4/1/2024: Site Plan Review was approved in January 2024. City staff is awaiting the submittal of the construction documents based on recent meetings with the applicant.

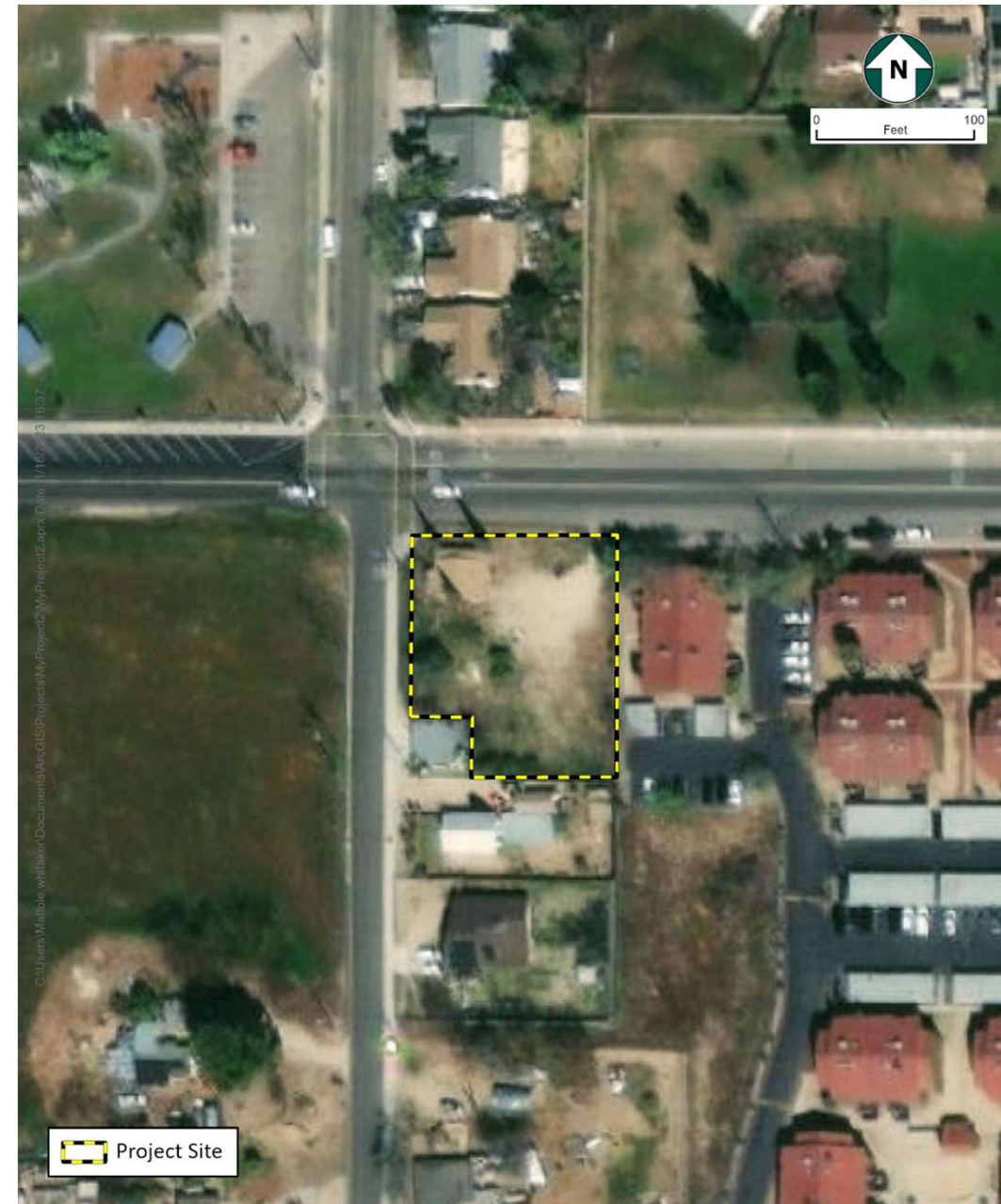
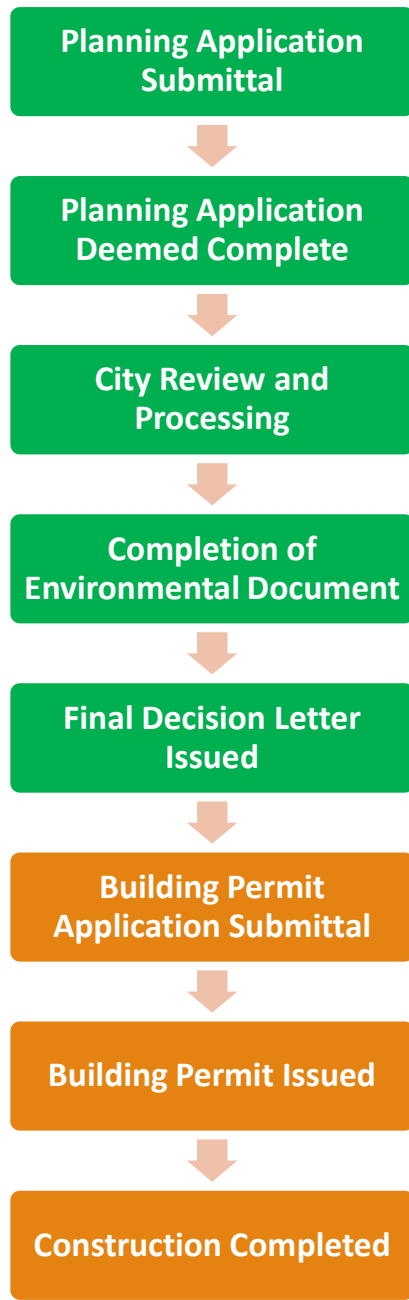
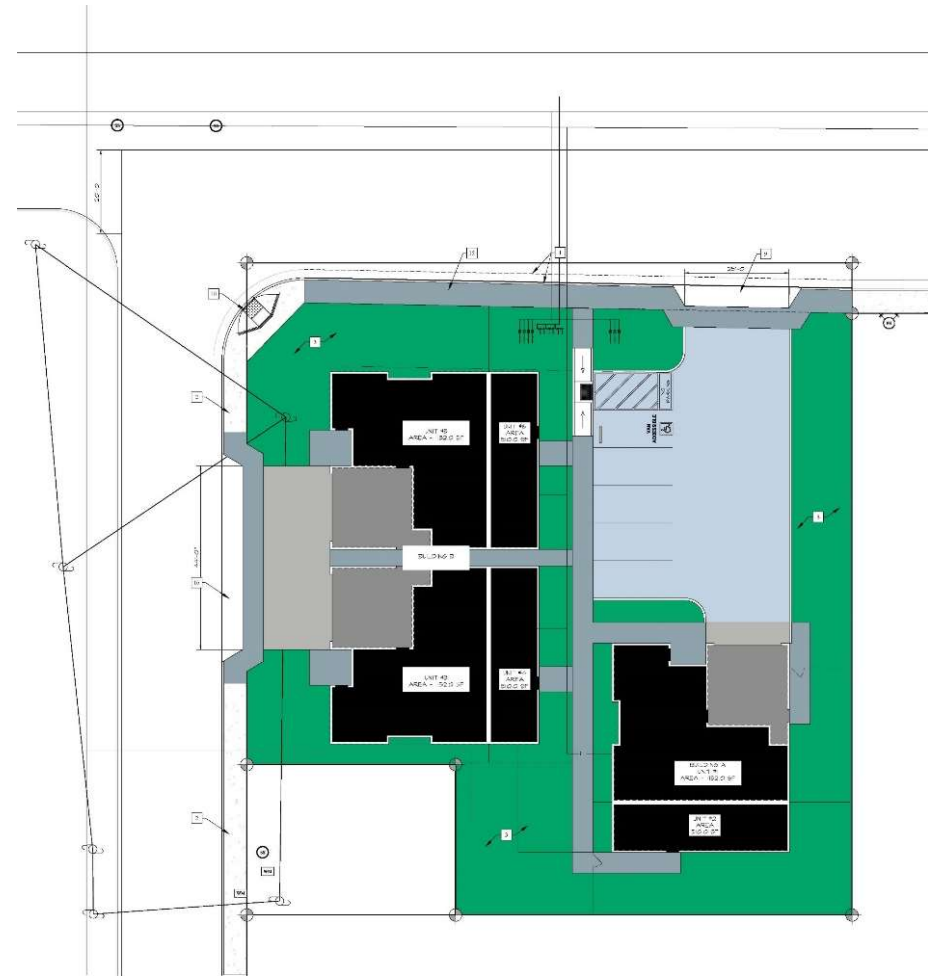
COMMUNITY
DEVELOPMENT
DEPARTMENT

DEVELOPMENT
PROJECT UPDATES

APRIL 1, 2024

IDLE PROJECTS

Raj Apartment Project



The project consists of the development of an approximately 0.5-acre parcel with three separate duplexes, totaling six dwelling units. The project is located on the southeast corner of Nebraska Avenue and Mitchell Avenue.

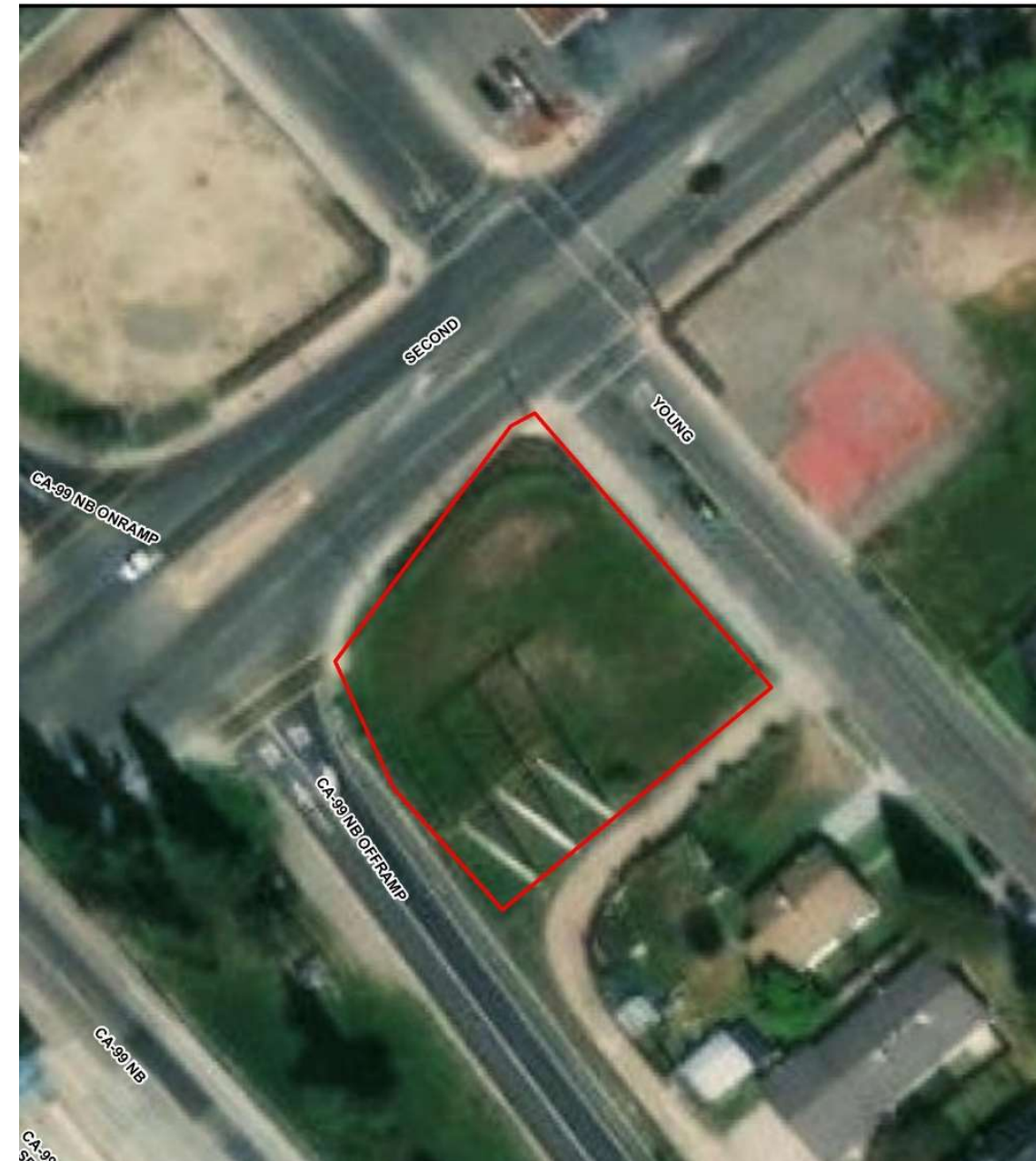
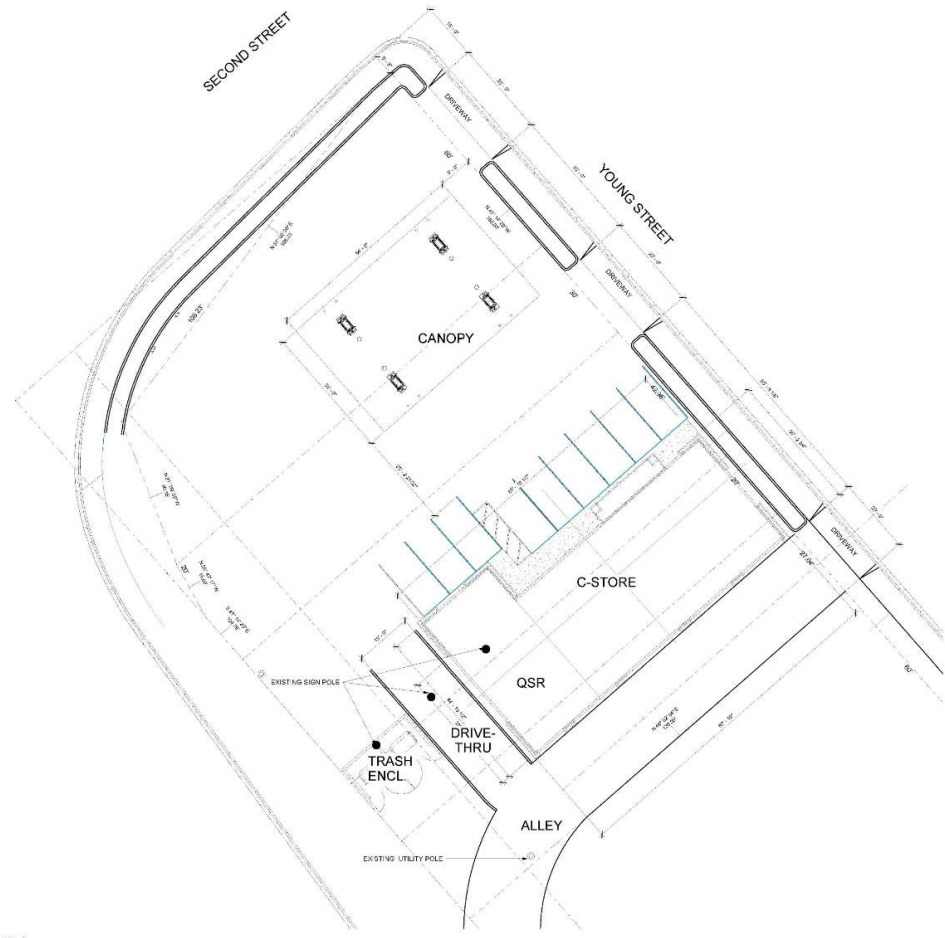
Update:

8/7/2023: No Change. The project has not submitted their building permit application. City awaiting on submittal.

11/29/2023: No Change.

4/1/2024: No Change.

1630 2nd Street – Gas Station



Planning Applications: Change of Zone, General Plan Amendment, and Conditional Use Permit

The Project consists of the development of a new six-pump gas island and a 2,000-square-foot convenience store located at the southern corner of Young Street and Second Street.

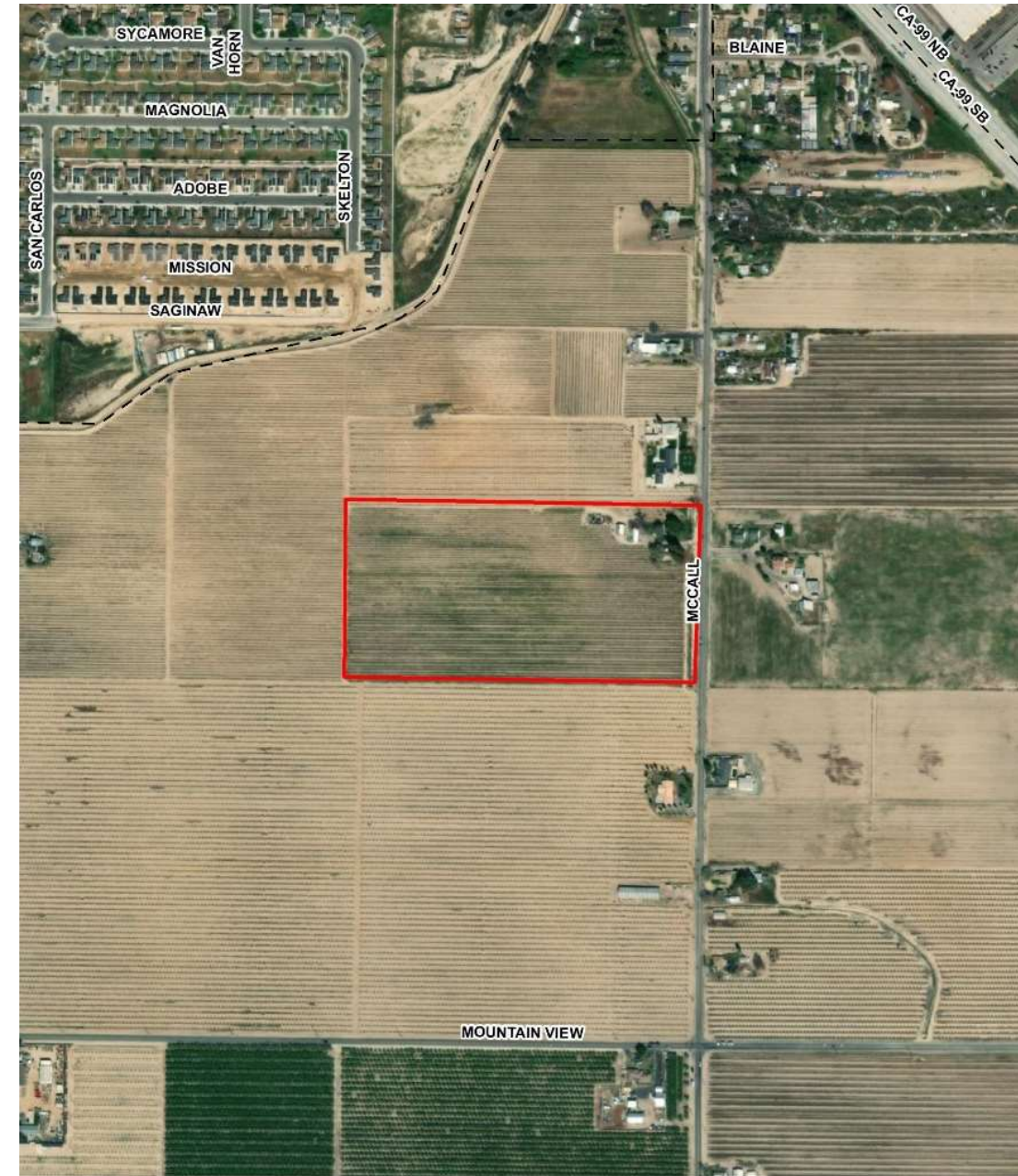
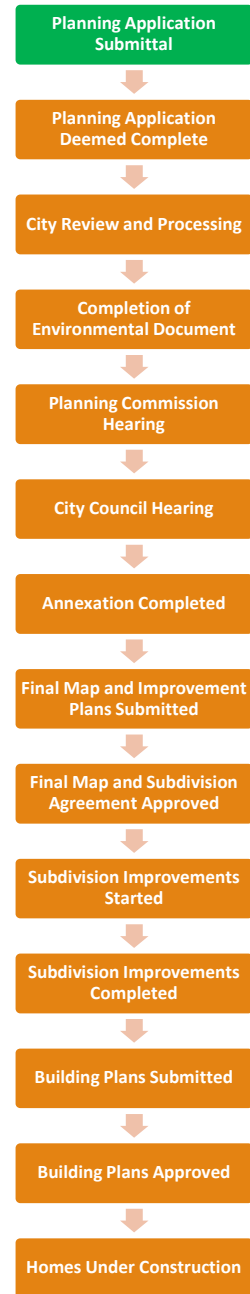
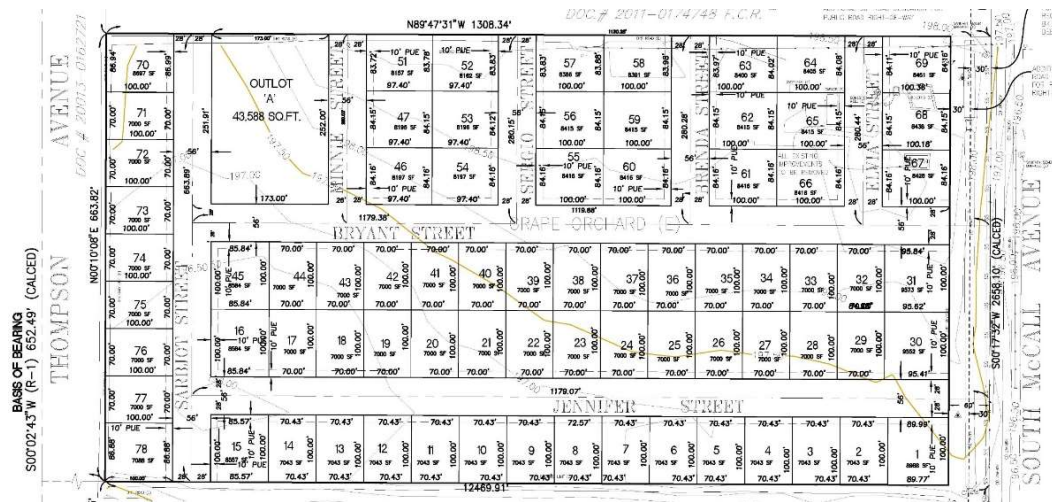
Update:

8/7/2023: No Change. The applicant has not resubmitted their application. The application is still deemed incomplete.

11/29/2023: Applicant has resubmitted their application, subject to significant changes to the overall project. Staff has reviewed the application and issued an incomplete letter detailing additional information required for CUP application. Existing Sign structure has been removed pursuant to City Council direction.

4/1/2024: No Change

McCall Estates Tract



Planning Applications: Tentative Subdivision Map, Prezone, Annexation, Sphere of Influence Amendment

The project consists of the development of approximately 20 acres on McCall Avenue south of Blaine Avenue/north of E. Mountain View Avenue to construct 78 single-family units.

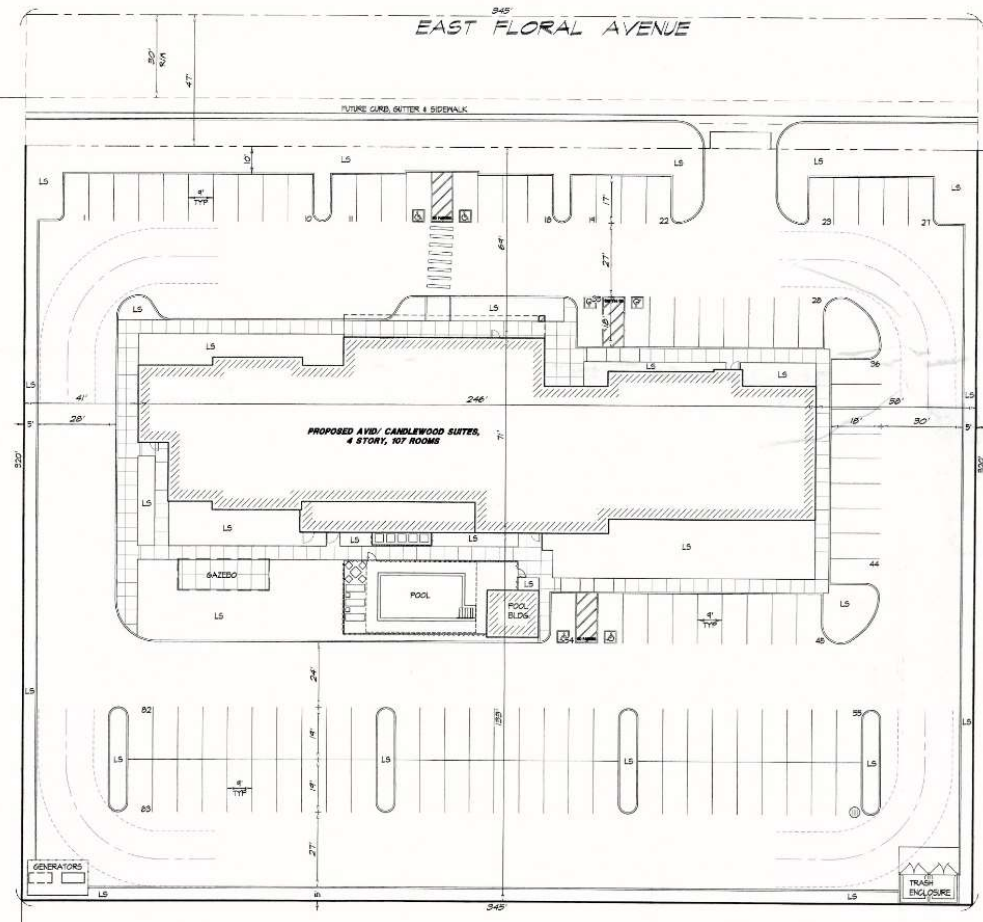
Update:

8/7/2023: No Change. Project deemed incomplete. Applicant has requested to meet with City and LAFCo to discuss the Sphere of Influence amendment and the requirement to expand the annexation area due to the need to include the 20 parcels located at McCall and Blaine Avenue, which is known as the Dukes Villa Addition Subdivision (DUC), north of the project.

11/29/2023: City, LAFCo, and Applicant meet together to discuss LAFCo procedural requirements for annexation and SOI expansion. LAFCo and City were on the same page regarding LAFCo's expectations. The City has advised the applicant to comply with LAFCo policies and procedures for annexations near DUCs.

4/1/2024: No Change.

Candlewood Suite Project



Project Applications: Annexation, Prezone, Site Plan Review

The project consists of the development of an approximate 2-acre parcel with a four story, 107 room hotel located south of Floral Avenue, west of the SR 99 and Floral Avenue interchange.

Update:

8/7/2023: The applicant has resubmitted their application for completeness review.

11/29/2023: City has reissued the incompleteness letter. The site is within the Northwest Selma Specific Plan, which requires significant improvements to the western property boundaries of the project site with the intended development of a North/South collector road.

4/1/2024: No update.