

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

**November 27, 2023
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.

SPECIAL PRESENTATION

Introduction of City Planner Kamara Biawogi

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 August 28, 2023 meeting

PUBLIC HEARING

2. VARIANCE – Consideration of a Variance application 2023-0042 to reduce the rear yard setback from 15'-0" to 10'-3" to allow a 2,183 square foot, new residential single-family residence. Living area, 1,700 square feet. Property address: 1812 Yerba Court, APN 390-241-08. The project will also include the approval of a Notice of Exemption.
3. CONDITIONAL USE PERMIT – **TO CONTINUE**: Consideration of a resolution for a Conditional Use Permit (CUP) 2023-0032 to permit the use of a Mental Health Rehabilitation Clinic (MHRC) at 3800/3810 McCall Avenue, Selma, CA 93662 (APN: 358-380-26). The project will also include the approval of a Notice of Exemption.
4. COMPREHENSIVE UPDATE TO THE ZONING ORDINANCE– Consideration of a recommendation to City Council revising Title 11 – Zoning of the Selma Municipal Code ("SMC") to comply with most current housing State law, update the zoning code to reflect changes to the General Plan, and clarify the development standards, removing redundant or obsolete code sections. The project will also include the approval of a Notice of Exemption.

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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*