

**AGENDA
CITY OF SELMA PLANNING COMMISSION
MONDAY, FEBRUARY 22, 2010**

**JOHN B. HOWARD COMMUNITY CENTER
1710 TUCKER STREET**

7:00 P.M.

1. **FLAG SALUTE:** Commissioner Kessler
2. **ROLL CALL:** Allen, Ivory, Kessler, Serimian, Wingfield, Linhoff, Chairman Pendegrift
3. **ORAL COMMUNICATIONS:** (This is the time for any citizen to come forward to the podium and address the Planning Commission on any issue not appearing on this evening's agenda.)
4. **FOR APPROVAL:** December 14, 2010 Planning Commission Minutes
5. **PUBLIC HEARING ITEMS:**

A. Submittal No. 2010-0001: Parcel Map , Zone Variance and Environmental Assessment

Applicant: Michael Bray, 3004 McCall Avenue, Selma, CA 93662

Project Location: 3004 McCall Avenue, Selma, CA, 93662

Assessor's Parcel No: 358-532-04, 05

Applicant's Proposal: The applicant is requesting approval of a parcel map to subdivide approximately 1.25 acres into 3 legal parcels: Parcel One will be approximately 37,356 square feet; Parcel Two will be approximately 9,702 square feet; and Parcel Three will be about 7,860 square feet. The applicant is also requesting a Zone Variance to allow a 22.71 foot lot frontage in violation of Title XI, section 3-11(A) of Selma's Zoning Ordinance, which requires a minimum of 60 foot of lot frontage.
(Resolution No. 2010-0001; 2010-0002; 2010-0003).

B. Submittal No. 2009-0069: Environmental Assessment and Conditional Use Permit

Applicant: 1145 Valley View, LLC, PO Box 4026, Sonora, CA. 95370.

Project Location: 2452 Magnolia Street, Selma, CA, 93662

Assessor's Parcel No: 390-201-64

Applicant's Proposal: The applicant is requesting a conditional use permit to allow the construction of a private nonprofit recreational building. The building will be approximately 1,946 square feet, to provide recreational amenities for the residents and guests of Valley View Village who qualify for membership.
(Resolution No. 2010-0004).

6. **REGULAR BUSINESS:**
7. **NEW BUSINESS:**
8. **PLANNING DIRECTOR'S REPORT:**
9. **ADJOURNMENT:**