



(ACT) ACTION NEEDED
(INF) INFORMATION ONLY
(DIS) DISCRETIONARY

AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION CITY OF NEEDLES, CALIFORNIA

WEDNESDAY, OCTOBER 04, 2023 AT 4:00 PM

CITY COUNCIL CHAMBERS

1111 BAILEY AVENUE, NEEDLES

**THE PUBLIC MAY ALSO ATTEND VIA TEAMS OR IN PERSON
AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY OF THE
MEETING BY EMAILING cmartinez@cityofneedles.com**

TO JOIN THE LIVE TEAMS MEETING:

**log into the City of Needles website at www.cityofneedles.com
to access the agenda and [Click here to join the meeting](#)**

**If asked, enter the following: Meeting ID: 254 209 804#
OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 254 209 804#
The meetings are being recorded.**

**Commissioner Rath will be participating via Teams from
Twin Mountain Campground, 970 Rt 302 west, Twin Mountain, NH 03595**

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
CONFLICT OF INTEREST
CORRESPONDENCE
INTRODUCTIONS

**AS A COURTESY TO THOSE IN ATTENDANCE, WE WOULD ASK THAT CELL PHONES BE
TURNED OFF OR SET IN THEIR SILENT MODE. THANK YOU**

PUBLIC APPEARANCE - Persons wishing to address the Commissioners on subjects other than those scheduled are requested to do so at this time. When called by the Chair, please announce your name and address for the record. In order to conduct a timely meeting, a three-minute time limit per person has been established by Municipal Code Section 2-18. Amendments to the California Government Code Section 54950 prohibits the Commissioners from taking action on a specific item until it appears on the agenda.

PUBLIC HEARINGS

1. Public hearing noticed to consider all evidence and testimony for or against Planning Commission Resolution No. 10-04-2023-1 PC, recommending to City Council an Amendment to the Needles Municipal Code (NMC) sections of the Zoning Ordinance as follows:
Section 94 "Permits", Section 96 "Uses", Section 97 "Intensity of Uses", Section 98 "Site Requirements", Section 99 "Development Standards", Section 111 "Vehicular Provisions", Section 112 "Special Requirements for Certain Users", Section 115 "Nonconforming Situations", Needles Municipal Code Chapter 19 "Subdivision of Land"

- Staff Report
- Commission questions of staff
- Chairperson to open the public hearing
- Public Comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Resolution No. 10-04-2023-1 PC, recommending to City Council an Amendment to the Needles Municipal Code (NMC) sections of the Zoning Ordinance as follows: Section 94 "Permits", Section 96 "Uses", Section 97 "Intensity of Uses", Section 98 "Site Requirements", Section 99 "Development Standards", Section 111 "Vehicular Provisions", Section 112 "Special Requirements for Certain Users", Section 115 "Nonconforming Situations", Needles Municipal Code Chapter 19 "Subdivision of Land"

2. Public hearing noticed to consider all evidence and testimony for or against Planning Commission Resolution No. 10-04-2023-2 PC recommending to the City Council Approval of an Amendment to Conditional Use Permit 10-19-2022-1 PC Adding Cannabis Consumption to the existing 2,399 Sq. Ft. Retail Cannabis Business to be located at 2701 Columbus Drive also known as APN 0660-081-40-0000 in the C-2 General Commercial Zone.

- Staff Report
- Commission questions of staff
- Chairperson to open the public hearing
- Public Comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Planning Commission Resolution No. 10-04-2023-2 PC.Recommending to the City Council Approval of an Amendment to Conditional Use Permit 10-19-2022-1 PC Adding Cannabis Consumption to the existing 2,399 Sq. Ft. Retail Cannabis Business to be located at 2701 Columbus Drive also known as APN 0660-081-40-0000 in the C-2 General Commercial Zone.

REGULAR ITEMS

3. Approve the Minutes of August 2, 2023

PRESENTATIONS

4. Certificate of Recognition for Rick Daniels

COMMISSIONER REQUESTS

CITY MANAGER REPORT

ADJOURNMENT

INTERNET ACCESS TO PLANNING COMMISSION AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT:

[HTTP://WWW.CITYOFNEEDLES.COM](http://www.cityofneedles.com)

Posted: September 29, 2023

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to a meeting is available for public inspection at the Needles Administrative Office, 817 Third Street, Needles, CA 92363.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Candace Clark, Assistant City Clerk, at (760) 326-2113 ext 133. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-104 ADA Title II)

If a decision is made at this hearing and you later disagree with the decision, only issues raised at the public hearing or in written form at or before the public hearing can be considered.

I hereby certify, under penalty of perjury under the laws of the State of California that the foregoing Agenda was posted at the front entrance of City Hall not less than 72 hours prior to the meeting.

Dated this 29th day of September 2023

/s/ Candace Clark, CPMC, Assistant City Clerk