



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

## AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION  
CITY OF NEEDLES, CALIFORNIA  
WEDNESDAY, DECEMBER 03, 2025 AT 4:00 PM  
COUNCIL CHAMBERS – 1111 BAILEY AVE., NEEDLES

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**THE PUBLIC MAY ATTEND VIA TEAMS OR IN PERSON  
AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY OF THE  
MEETING BY EMAILING [cclark@cityofneedles.com](mailto:cclark@cityofneedles.com)**

**TO JOIN THE LIVE TEAMS MEETING: log into the City of Needles website at  
[www.cityofneedles.com](http://www.cityofneedles.com) to access the agenda and [Click here to join the meeting](#)**

**If asked, enter the following: Meeting ID: 514 088 334#**

**OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 514 088 334#**

***The meetings are being recorded.***

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 HEARING**

1. Adopt Planning Commission Resolution 12-03-2025-PC recommending City Council approval of a Conditional Use Permit Application For A Proposed Licensed Retail Cannabis Dispensary And Related Tenant Improvements At 1611 Needles Highway Within The General Commercial (C-2) Land Use Zoning District; APN 0185-062-25
  - Staff Report
  - Council questions of staff
  - Chair to open the public hearing
  - Public Comment
  - Chair to close the public hearing
  - Commissioners Discussion / Deliberation
  - Adopt Planning Commission Resolution 12-03-2025-PC recommending City Council approval of a Conditional Use Permit Application For A Proposed Licensed Retail Cannabis Dispensary And Related Tenant Improvements At 1611 Needles Highway Within The General Commercial (C-2) Land Use Zoning District; APN 0185-062-25. (ACT)

### **REGULAR ITEMS**

2. Approve the Minutes of August 6, 2025 (ACT)

### **COMMISSIONER REQUESTS**

## **CITY MANAGER REPORT**

City Manager Reports for the weeks of November 14 and 21, 2025

### **ADJOURNMENT**

**INTERNET ACCESS TO PLANNING COMMISSION AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT: <http://www.cityofneedles.com>**

**Posted: November 26, 2025**

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, Interim 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 26th day of November, 2025

/s/ Candace Clark, CPMC, CMC, City Clerk