



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

AGENDA

ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION
CITY OF NEEDLES, CALIFORNIA
WEDNESDAY, FEBRUARY 12, 2025 AT 4:00 PM
EL GARCES - 950 FRONT STREET, NEEDLES

**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**

**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: 665 754 679 #
OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 665 754 679 #
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

Interim City Clerk Candace Clark will administer the Oath of Office to newly appointed Planning Commissioners Joe Payson and Owen Long.

1. Selection of Chair and Vice Chair for the ensuing year of 2025 **(ACT)**

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

2. Approval of Planning Commission Resolution No. 02-12-2025-PC recommending City Council approval of a Conditional Use Permit, for the conversion of an existing motel to a multi-family residential complex comprised of 29 micro-apartments and 1 manager's office unit at 1707 Needles Hwy, (APN 0185-048-09-0000) in the General Commercial (C-2) land use zoning designation. **(ACT)**
 - Staff Report
 - Commission Questions of Staff
 - Chair to open the public hearing
 - Public Comment
 - Applicant Comments
 - Comments in Favor
 - Comments Opposed
 - Applicant Rebuttal
 - Chair to close the public hearing
 - Commission Discussion / Deliberation
 - Planning Commission Resolution No 02-12-2025-PC recommending City Council approval of a Conditional Use Permit, for the conversion of an existing motel to a multi-family residential

complex comprised of 29 micro-apartments and 1 manager's office unit at 1707 Needles Hwy, (APN 0185-048-09-0000) in the General Commercial (C-2) land use zoning designation.

REGULAR ITEMS

3. Approve the minutes of October 9, 2024

(ACT)

COMMISSIONER REQUESTS

CITY MANAGER REPORT

City Manager's Reports for the weeks of January 24 and 31, 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: February 7, 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 7th day of February, 2025

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