



## MINUTES

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

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**CALL TO ORDER** - Vice Chair Wright called the meeting to order at 4:05 PM

### ROLL CALL

### PRESENT

Commissioner Charles Dressler  
Commissioner Will Bosboom  
Commissioner Joe Payson  
Commissioner Michael Wright  
Commissioner Kevin Ostby  
Commissioner Barbara Beard  
Commissioner Owen Long

**PLEDGE OF ALLEGIANCE** - Led by Vice Chair Wright

### APPROVAL OF AGENDA

*Commissioner Ostby made a motion, second by Commissioner Beard, to approve the agenda. Motion carried by the following vote:*

Ayes: Commissioners Dressler, Bosboom, Payson, Vice Chair Wright, Commissioners Ostby, Beard, Long

Noes: None

Absent: None

Abstain: None

**CONFLICT OF INTEREST** - None

**CORRESPONDENCE** - None

**INTRODUCTIONS** – Vice Chair Wright acknowledged Mayor Jernigan in attendance.

Interim City Clerk Candace Clark administered 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

*Commissioner Dressler made a motion, second by Commissioner Bosboom, to appoint Michael Wright as Chair. Mr. Wright indicated he would accept the motion.*

*City Manager Martinez asked if there were any other nominations for Chair.*

*Commissioner Beard made a motion, second by Commissioner Ostby, to nominate Joe Payson as Chair.*

*City Manager Martinez asked both nominees to speak. Commissioner Wright spoke first, acknowledging his experience as Vice Chair.*

*Commissioner Payson declined the nomination, stating his busy schedule with his business may interfere.*

*Commissioner Dressler made another motion, second by Commissioner Bosboom, to appoint Michael Wright as Chair. Motion carried by the following vote:*

Ayes: Commissioners Dressler, Bosboom, Payson, Vice Chair Wright, Commissioners Ostby, Beard, Long

Noes: None

Absent: None

Abstain: None

*Chair Wright called for a motion to appoint a Vice Chair.*

*Commissioner Dressler made a motion, second by Commissioner Ostby, to appoint Commissioner Payson.*

*Chair Wright stated he would like to nominate Commissioner Will Bosboom. Commissioner Bosboom stated he appreciated the nomination but declined due to his uncertain work schedule.*

*Commissioner Dressler's motion, and Commissioner Ostby's second to appoint Commissioner Payson as Vice Chair was confirmed. Motion carried by the following vote:*

Ayes: Commissioners Dressler, Bosboom, Payson, Chair Wright, Commissioners Ostby, Beard, Long

Noes: None

Absent: None

Abstain: None

#### **PUBLIC APPEARANCE - None**

#### **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.

*City Planner Irene Romero gave power point presentation and staff report. She addressed minor wording changes on conditions #1, 24 and 18.*

*Considerable discussion ensued.*

*Commissioners asked questions and City Manager Martinez and City Planner Romero responded.*

*Applicant responded to questions from Commissioners*

*Chair Wright opened the public hearing at 4:52 pm*

*No Public Comment*

*Chair Wright closed the public hearing at 4:53 pm*

*Commissioner Beard made a motion, second by Commissioner Ostby, to adopt 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.*

*Motion carried by the following vote:*

Ayes: Commissioners Dressler, Bosboom, Vice Chair Payson, Chair Wright, Commissioners Ostby, Beard, Long

Noes: None

Absent: None

Abstain: None

#### **REGULAR ITEMS**

2. Approve the Minutes of October 9, 2024

Commissioner Dressler made a motion, second by Commissioner Ostby, to approve the Minutes of October 9, 2024. Motion carried by the following vote:

Ayes: Commissioners Dressler, Bosboom, Vice Chair Payson, Chair Wright, Commissioners Ostby, Beard, Long

Noes: None

Absent: None

Abstain: None

### COMMISSIONER REQUESTS

Commissioner Dressler complimented staff on landscaping at the Senior Center.

Chair Wright congratulated Armen on the Sage being opened.

### CITY MANAGER REPORT

City Manager's Reports for weeks of January 24 and 31, 2025 given by City Manager Martinez

### ADJOURNMENT

Chair Wright called for a motion to adjourn. Commissioner Ostby made a motion, second by Commissioner Dressler. Motion passed by unanimous vote.


Meeting adjourned at 5:26 PM

  
Chair Michael Wright

  
Interim City Clerk Candace Clark



I hereby certify that this is a true and correct copy of the minutes of the meeting held on the 12<sup>th</sup> day of February 2025, by the Planning Commission of the City of Needles.

  
Candace Clark, CPMC, CMC  
Interim City Clerk of the City of Needles