



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

## AGENDA

REGULAR MEETING OF THE PLANNING COMMISSION  
CITY OF NEEDLES, CALIFORNIA  
WEDNESDAY, AUGUST 02, 2023 AT 4:00 PM  
CITY COUNCIL CHAMBERS  
1111 BAILEY AVENUE, 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 [pmartinez@cityofneedles.com](mailto:pmartinez@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: 222 560 702 #  
OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 222 560 702 #  
The meetings are being recorded.**

**Chair Kidd will be participating via Teams from 3628 Houkom Drive East, West Fargo, ND 58078**

CALL TO ORDER

ROLL CALL *Commissioners Ostby and Dressler have requested an excused absence*

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.

### PRESENTATION

1. Powerpoint Presentation on Planning Commission Study Session Review of amendments to the City of Needles Municipal Code and corresponding Land Use Table (DIS)

### REGULAR ITEMS

- [2.](#) Approve the Minutes of June 7, 2023 (ACT)

### 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: July 28, 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 Patrick Martinez, Assistant City Manager, at (760) 326-2113 ext 126. 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 28th day of July, 2023

/s/ Patrick Martinez, Assistant City Manager, Development Services

## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES WEDNESDAY, JUNE 7, 2023 @ 4:00 P.M. CITY COUNCIL CHAMBERS - 1111 BAILEY AVENUE, NEEDLES

Chair Kidd participated via Teams from 3628 Houkom Drive East, West Fargo, ND 58078

**CALL TO ORDER** – Meeting called to order by Chair Kidd at 4:00 pm

#### ROLL CALL

Present: Chair Kidd, Commissioners Wright, Beard, Rath, Ostby, Dressler, and Bosboom

Absent: None

Also in attendance were City Manager Rick Daniels, Assistant City Manager Patrick Martinez and Assistant City Clerk Candace Clark

**PLEDGE OF ALLEGIANCE** led by Chair Kidd

#### APPROVAL OF AGENDA

Commissioner Rath moved, second by Commissioner Ostby to approve the agenda. Motion carried by the following roll call vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Rath, Ostby, Dressler and Bosboom

Noes: None

Absent: None

**CONFLICT OF INTEREST** - None

**CORRESPONDENCE** - None

**INTRODUCTIONS** – Chair Kidd recognized Former Council Members Tim Terral, Shawn Gudmundson and Pat Murch

**PUBLIC APPEARANCE** - .None

#### PUBLIC HEARING

- 1) Public hearing held - noticed to consider all evidence and testimony for or against a request by Armen Ghadimian a representative of NAAR Capital, LLC for approval of a Conditional Use Permit for the Conversion of a Motel to Residential Dwelling Units located in the General Commercial Land Use/Zone, at 644 W Broadway Street (Imperial 400), Needles CA 92363 Also known as, Assessor's Parcel No. 0186-111-23-0000.

Assistant City Manager Patrick Martinez reported.

Commissioners asked questions of staff and raised concern regarding limited parking in comparison to the number of apartments. Questions were also raised regarding the applicants other ongoing projects within the City. Considerable discussion ensued.

Applicant, Armen Ghadimian, spoke in response to questions raised by Commissioners, citing delays with HUD and the VA program, and his intentions to use these programs for tenant occupancy.

Chair Kidd opened the public hearing at 5:27 pm

#### Public Comment

David DeAtley spoke in opposition, stating concerns of parking and citing previous problems with the property.

Tim Terral spoke, neither in favor, nor opposed, but spoke in favor of VA housing and addressed questions raised as a business owner having multiple projects going simultaneously.

Pat Murch spoke in opposition, stating concerns from previous tenants and the overall nature of the property in the past.

Derek DeAtley spoke in opposition, stating that it isn't fair to local businesses who struggle to deal with the traffic and vandalism issues caused by the previous tenants.

Chair Kidd closed the public hearing at 5:46 p.m.

Continued discussion ensued.

Commissioner Rath moved to bring the item back to the Planning Commission with no more than 12 units, Commissioner Ostby second, stating he would be ok with up to 16 units. Motion to approve bringing the item back with no more than 12 units **failed** by the following roll call vote:

Ayes: Commissioners Rath and Ostby  
 Noes: Commissioners Wright, Beard, Dressler, Bosboom, and Chair Kidd  
 Absent: None

Resolution No. 06-07-2023 PC recommending approval of a Conditional Use Permit to allow for the conversion of existing 32 room motel to a 32 unit multi-family residential building located at 644 W. Broadway, Needles, CA, in the C-2 (General Commercial) Land Use/Zone, also known as APN 0186-111-23-0000 was not addressed and no recommendation was made.

## REGULAR ITEMS

- 2) Approved the minutes of February 1, 2023, February 15, 2023 and Amended minutes of May 10, 2023

Commissioner Ostby moved, second by Chair Kidd to approve the minutes of February 1, 2023, February 15, 2023 and Amended minutes of May 10, 2023. Motion carried by the following roll call vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Rath, Ostby, Dressler and Bosboom  
 Noes: None  
 Absent: None

**BOARD REQUESTS** – Commissioner Beard asked about the BNSF Road – Rick addressed in the manager report. Commissioner Rath asked about the dip on the bridge – Rick addressed in the manager report. No other requests from Commissioners.

**CITY MANAGER REPORT** – given by City Manager Rick Daniels

**ADJOURNMENT** – Chair Kidd called for a motion to adjourn. Commissioner Beard moved, second by Commissioner Rath to adjourn the meeting at 6:17 pm.

---

Linda Kidd  
 Chair

---

Candace Clark  
 Assistant City Clerk