

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

PLANNING COMMISSION OF THE CITY OF NEEDLES
WEDNESDAY, JANUARY 6, 2016 @ 4:00 P.M.
CITY COUNCIL CHAMBERS - 1111 BAILEY AVENUE, NEEDLES
A G E N D A

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Agenda** (ACT)
4. **Correspondence**

5. **Public Appearance** - Persons wishing to address the Board on subjects other than those scheduled are requested to do so at this time. When addressing the Board, please come to the podium and give 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 California Government Code Sec. 54950 prohibit the Board from taking action on a specific item until it appears on the agenda.

6. **New Business**

- a) A public hearing is called to consider all evidence and testimony for or against a Special Use Permit to allow a 20'x30' steel shed for residential use only @ 1216 Safari, Needles, CA 92363, also known as Assessor's Parcel No. 0650-321-08

Staff Report

Written Correspondence

Public Comments

Commission Action/Comments for Resolution No. 1-6-2016 PC.....(ACT)

- b) A public hearing is called to consider all evidence and testimony for or against a Tentative Parcel Map, No. TPM 19558, subdividing a 172.28+/- acre parcel into four parcels and a remainder parcel. Tentative Parcel Map 19558 is located in the CRR (Commercial, Residential, Resort) zone, along Needles Highway, south of Budweiser Road, and north of the Palms River Resort, also known as Assessor's Parcel No. 0660-241-10

(continued to the February 3, 2016 Planning Commission meeting)

- c) Elect Chairperson and Co-Chairperson.....(ACT)

7. **Board Requests**

8. **Adjournment**

Posted: December 29, 2015

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 Cindy Semione, Secretary to the Board, at (760) 326-2113 ext 327. 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)

City of Needles, California

Employee Report

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PLANNING COMMISSION

Regular Special

Meeting Date: January 6, 2016

Title: Planning Commission Resolution No. 01-06-2016 PC
A Resolution of the Planning Commission of the City of Needles
Approving a Special Use Permit to Allow for the Construction of
A 20'x30' Metal Storage Building Totaling 600 Square Feet in Floor
Area for Personal Use at 1216 Safari Dr., in the R-1, Single Family
Residential Zone (APN 0650-321-08)

Background: An application for a residential 20'x30' metal storage building was received from applicant, Chris Rockwood.

The proposed project site is located @ 1216 Safari Dr., west of South Hwy 95, and north of Victory Dr. The site is approximately 2.4 acres and includes one dwelling unit 30'x60'. The proposed location of the new storage building is behind the residential structure.

The visibility of the proposed storage building will be blocked significantly by the residential structure, as shown on photographs attached. No additional requirements for masking the building exterior have been included in the conditions of approval since the storage building is in a single-family residential neighborhood and blocked by the house.

The proposed project requires approval of a Special Use Permit because of the use of metal on the exterior of the building in a residential zone. The building is not permitted to be used for commercial storage.

Special Use Permit Findings.

In accordance with Section 94.07, the Planning Commission must make the following findings for approval of a special use permit:

1. The requested permit is within its jurisdiction according to the table of permissible uses
2. The application is complete.
3. The use is consistent with the General Plan.
4. The use will be in harmony with the area in which it is to be located.
5. The use will not materially endanger the public health or safety
6. The use will not substantially injure the value of adjoining or abutting property

Public Notification: A public hearing notice was published in the Needles Desert Star on Wednesday, December 23, 2015 and posted in two conspicuous locations. Notices were sent to property owners within 300' of the proposed project.

Recommendation: Approve PC Resolution 01-06-2016 PC approving a Special Use Permit for the Construction of a 20'x30' Metal Storage Building Totaling 600 Square Feet in Floor Area for Personal Use only at 1216 Safari Rd., Needles, CA 92363.

**City of Needles, California
Employee Report**

Attachments:

- 1) Resolution No. 01-06-2016 PC
- 2) Application Documents
- 3) GIS/Photos of Site
- 4) Photo of building style

Submitted By: Dan Williams, Building Official

City Management Review: _____ **Date:** _____

PC RESOLUTION 1-6-2016 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES APPROVING A SPECIAL USE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 20'x30' METAL STORAGE BUILDING TOTALING 600 SQUARE FEET IN FLOOR AREA FOR PERSONAL USE AT 1216 SAFARI DR. IN THE R-1 SINGLE FAMILY RESIDENTIAL ZONE (APN: 650-321-08)

WHEREAS, applicant Chris Rockwood, 1216 Safari Dr., Needles, CA 92363, submitted an application requesting approval of a Special Use Permit to construct a 20'x30' metal storage building totaling 600 square feet in floor area located at 1216 Safari Dr., in the R-1 Single Family Residential zoning district; and

WHEREAS, Section 99.02 of the Needles City Code allows metal storage buildings in the R-1 zone, subject to the approval of a special use permit for residential use; and

WHEREAS, Section 94.07 of the Needles City Code specifies the criteria by which a special use permit may be granted by the Planning Commission; and

WHEREAS, a public hearing notice for the January 6, 2016 Needles Planning Commission meeting was published in the Needles Desert Star 10 days prior to said meeting, and notices were sent to property owners within a 300-foot radius of the subject property specifying the date, time and location of the public hearing; and

WHEREAS, on January 6, 2015, the Needles Planning Commission held a duly noticed and advertised public hearing to receive oral and written testimony relative to the Special Use Permit; and

WHEREAS, the Needles Planning Commission has sufficiently considered all testimony and any documentary evidence presented to them in order to make the following determination.

SECTION 1. The Planning Commission HEREBY FINDS AND DETERMINES that this project is categorically exempt under the California Environmental Quality Act (CEQA) under Section 15303 (e) as a Class 3 project consisting of the construction and location of limited numbers of new, small facilities, including accessory structures under the State CEQA Guidelines.

SECTION 2. The Planning Commission HEREBY FINDS AND DETERMINES, with reports and findings, that facts do exist to approve Resolution 01-06-2016 PC , subject to conditions, according to the criteria specified in Section 94.07 of the Needles City Code:

- A. *That the requested permit is within its jurisdiction according to the table of permissible uses.*

FINDING: According to NCC Sections 96.01 and 99.02 storage buildings are allowed for personal, not commercial, use in the R-1; Single Family Residential zoning district subject to the approval of a Special Use Permit by the Planning Commission.

B. *The application is complete.*

FINDING: A dimensioned site plan, application and fees were submitted to the city to demonstrate the project meets the criteria of the Needles Code.

C. *The development will not materially endanger the public health or safety.*

FINDING: The properties abutting the subject site are residential. Based on the Needles City Code the proposed building provides the required setbacks and is within the overall height allowed in the standards. Additionally, the project is required to have engineered drawings and building permits which will ensure that health and safety requirements are satisfied per the Uniform Building Code. Therefore, the proposed development will not endanger the life or property in the surrounding area.

D. *The development will not substantially injure the value of adjoining or abutting properties.*

FINDING: Conditions of approval to ensure the proposed structure blends with the existing buildings are included to maintain property values.

E. *The development is in harmony with the area in which it is located.*

FINDING: The area's typical lot size is at least 1 acre, with residential structures and detached garages. The request is consistent with the structures in the vicinity of the proposed project.

F. *The development is in general conformity with the Needles General Plan.*

FINDING: This site is located in the Low Density General Plan designation and is consistent with the goals and objectives in this document.

SECTION 3. The Planning Commission HEREBY APPROVES Resolution 01-06-2016 PC for a Special Use Permit subject to conditions, to allow for the construction of a 20'x30' metal storage building for personal use only, totaling 600 square feet in floor area located at 1216 Safari Dr., in the R-1 Single Family Residential Zoning District.

SECTION 4. This action shall become final and effective fifteen (15) days after this decision by the Planning Commission, unless within such period, a written appeal is filed with the City Clerk for consideration by the City Council as provided by the Needles City Code.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Needles, California, approve a Special Use Permit for a 20'x30' metal storage building for personal use only, with the conditions stated herein below:

1. The site shall be developed and maintained in substantial accordance with the development plans, stamped Exhibit "A" and dated December 14, 2015.

2. The applicant shall comply with all Federal, State and local laws relative to the approved use including the requirements of the Planning Department, Building, Fire, Sheriff and Health Departments.
3. Approval of a Special Use Permit shall not waive compliance with all sections of the Zoning Ordinance, all other applicable City ordinances and regulations, in effect at the time of building permit issuance.
4. Violation of the conditions of approval may result in citation and/or initiation of revocation proceedings.
5. Any revisions to the approved plans must be resubmitted for review and approval by the Planning Department
6. The site shall be maintained in a clean, safe, weed/litter-free state. There shall be no outside storage of materials.
7. Use of the facility for commercial purposes is prohibited.

PASSED, APPROVED AND ADOPTED this 6th day of January, 2016 by the members of the Planning Commission.

Dan Williams, Building Official

Bob Rath, Chairperson
Planning Commission

CITY OF NEEDLES, CALIFORNIA
Application For Use Permit

Name of Applicant: Chris Rockwood Phone: 760 835 7485 (Applicant must be the owner of the land, the lessee having a lease-hold interest of not less than 5 years, or the agent of any of the foregoing duly authorized in writing)

Chris Rockwood, (I/We) the undersigned, Chris Rockwood (Owner/Lessee/Agent) of the property listed below, hereby request that the following stated use be permitted to be constructed and/or operated.

1. Project name and address: Rockwood shed
 2. Legal Description of Parcel (attach if necessary): 2.38 Acres one dwelling one detach shed
 3. Briefly Describe: a. Purpose and Intent of proposed project (include acres, square feet, units, etc.).
20x30 shed for storage
 - b. Population projection (project residents): _____
 - c. Number of persons employed during operation: full time 0 part time 0
 - d. Will the Project require new utility services? _____ yes no
i. Water Service _____ yes no. If so, estimated peak water demand in gallons/minutes: _____, service requirement.
ii. Sewer Service _____ yes no. Any chemical wastes expelled in sewers? _____
If yes, explain: _____
iii. Electric Service: main size _____; single phase _____; three phase _____
Attachment to existing electric facilities: load calculations _____
 - e. Estimated daily vehicular traffic generated by the operation: 0 Comment: _____
 - f. List major machines – give horsepower and noise rating in decibels: 0
 - g. Will the project require a permit from the Air Pollution Control District, and if so, describe: no
 - h. What will be the hours of operation: _____
 - i. Describe materials or machinery that will be stored or parked outside: _____
4. Attached (): Site Plan (); Elevations (); Filing Fee (); Legal (); (site plans folded 8 1/2" x 11" reduction)

AUTHORIZATION

Names and signatures of all persons having an interest in the property whose consent is required (by virtue of such interest) to authorize filing of application.

Name (print or type)	Address	Capacity Owner/Lessee
1. <u>Chris Beckwood</u>	<u>1216 Safari</u>	_____
Signature <u></u>	_____	_____
2. _____	_____	_____
Signature _____	_____	_____
3. _____	_____	_____
Signature _____	_____	_____

All signatures represent that they have full legal capacity to, and hereby do, authorize the filing of this application. Leaseholds must be for at least five years or the owner shall be required to sign this application.

Subscribed and sworn before me this _____ day of _____, 20_____.

My Commission Expires: _____ S^t: _____ Notary Public (or City Staff)

CERTIFICATION

I certify that the information and exhibits herewith submitted are true and correct to the best of my knowledge and that I am to file this application and act on behalf of the signatories of the above authorization.

Name (print): Chris Beckwood Signature: 

Address: 1216 Safari Telephone: 760 835 7485

Capacity: _____ owner: lessee: _____ agent of _____

Person(s) to be contacted regarding this application if other than myself:

_____ Address: _____

_____ Address: _____

(STAFF USE ONLY)

Date filed _____ Rec'd by _____ Receipt No. _____

December 18, 2015

Note to: Cheryl/Staci
From: Cindy
Re: Fees for Processing
Applicant: Rockwood – SUP Steel Shed
Check #3179, \$470

Attached is check no. 3179 in the amount of \$470, for a Special Use Permit for a steel shed for applicant Rockwood.

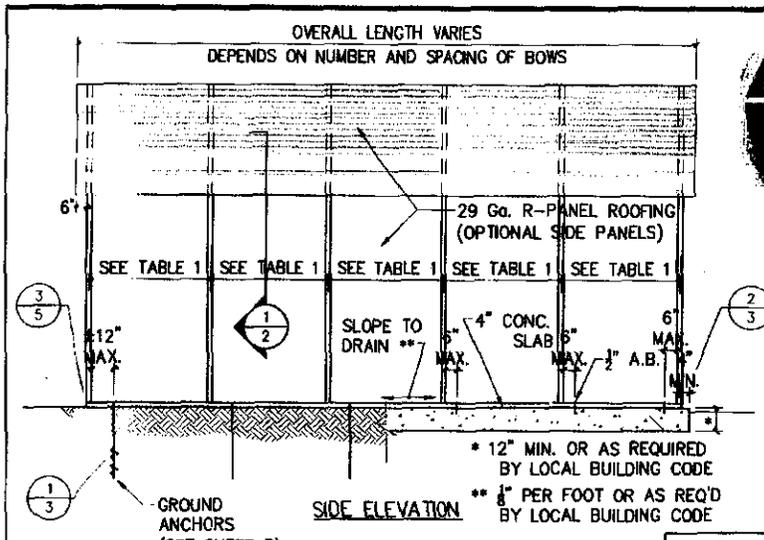
Please account as follows:

“PC”

Thanks.

Cindy

		3179
LUCAS S. PHILLIPS DBA FUSION CONCEPTS 10233 S HARBOR AVE. MOHAVE VALLEY, AZ 86440		DATE <u>12-9-15</u> 91-2/1221
PAY TO THE ORDER OF	<u>CITY OF NEEDLES</u>	\$ <u>470.00</u>
<u>Four hundred seventy 00/100</u>		DOLLARS
CHASE JPMorgan Chase Bank, N.A. www.Chase.com		
FOR <u>1214 SAFARI TR</u>		
⑈003179⑈ ⑈122100024⑈		730936783⑈



INTERSTATE CARPORTS
 1280 S. Buena Vista Street, Suite A
 San Jacinto, CA 92583
 TOLL FREE 1-888-268-3777
 LOCAL 951-654-1750

NOTES: ALL STEEL TUBING SHALL BE 65 KSI STEEL OR BETTER.
 FASTEN METAL ROOF PANELS TO BOW FRAME WITH 1/2"x1" SELF DRILLING FASTENERS AT 8" O.C. MAX. FASTENERS FOR ROOF REQUIRE RUBBER WASHERS.
 ALL FIELD CONNECTIONS SHALL BE 1/2"x1" SELF DRILLING SCREWS, UNLESS NOTED OTHERWISE.
 ALL SHOP CONNECTIONS SHALL BE WELDED.
 THE OWNER IS RESPONSIBLE FOR COMPLYING WITH LOCAL BUILDING CODE REQUIREMENTS.

NOTE: THIS STRUCTURE IS IN COMPLIANCE WITH THE 2010 CALIFORNIA BUILDING CODE. LOADS ARE IN ACCORDANCE WITH ASCE/SEI 7-05.

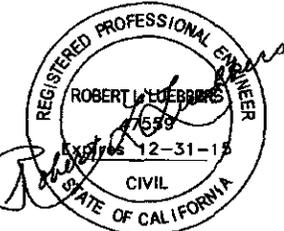
WIND SPEED (3 SECOND WIND GUST)	120 MPH	130 MPH	
IMPORTANCE FACTOR	WIND	0.77	0.77
	SNOW	0.8	0.8
	SEISMIC	1.0	1.0
BUILDING CATEGORY	I	I	
EXPOSURE	C	C	
INTERNAL PRESSURE COEFFICIENT	±0.55	±0.55	
COMPONENT AND CLADDING PRESSURE	WALLS	+32.2/-40.5 PSF	+37.8/-47.5 PSF
	ROOF	+21.8/-65.4 PSF	+25.6/-76.8 PSF
STRUCTURE TYPE	ENCLOSED	ENCLOSED	
ROOF W/E LOAD	20 PSF	20 PSF	
GROUND SNOW LOAD	20 PSF	30 PSF	
SITE CLASS	D	D	
SEISMIC DESIGN CATEGORY	D	D	

TABLE 1 - STEEL TUBE FRAME

BOW SPAN (WIDTH)	POST HEIGHT	120 / 20		130 / 30	
		TS 2 1/2 x 2 1/2	GAGE SPACING	TS 2 1/2 x 2 1/2	GAGE SPACING
12'	8'-0"	14		14	
	12'-0"	12		12	
16'	8'-0"	14		14	
	12'-0"	12		12	
18'	8'-0"	14	5'-0"	14	4'-6"
	12'-0"	12		12	
20'	8'-0"			14	
	12'-0"			12	
22'	8'-0"			14	
	12'-0"			12	
24'	8'-0"	12	4'-6"	12	4'-0"
	12'-0"				
26'	8'-0"		4'-0"	12	4'-0"
	12'-0"				
28'	8'-0"		3'-6"	12	3'-6"
	12'-0"				
30'	8'-0"		3'-0"	12	3'-0"
	12'-0"				

TS 2 1/2x12 GAGE STEEL TUBING MAY BE SUBSTITUTED FOR TS 2 1/2x14 GAGE STEEL TUBING AND VICE VERSA. TS 2x3-14 GAGE STEEL TUBING MAY BE SUBSTITUTED FOR TS 2 1/2x12 GAGE STEEL TUBING. THE SIZE OF THE ASSOCIATED CONNECTION MATERIALS AND BRACING SHALL BE ADJUSTED ACCORDINGLY.

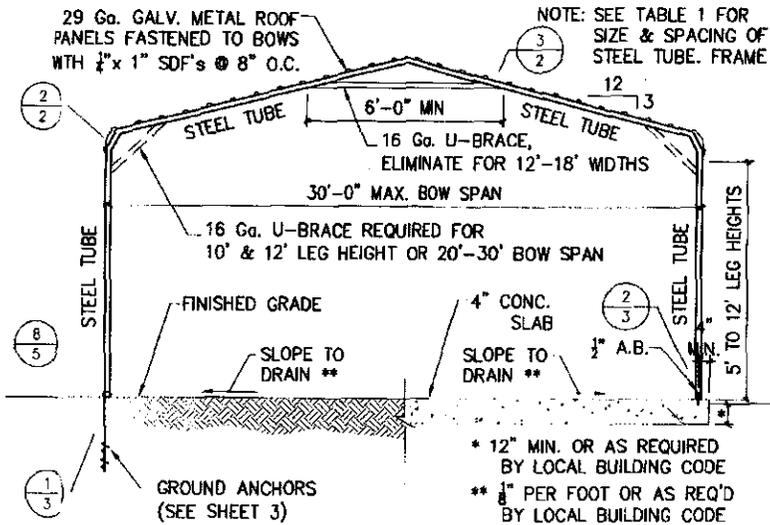
* OR TS 2 1/2 x 2 1/2 12 Gg.
 @ 5'-0" MAY BE USED



NOTE: CORNER BRACE REQUIRED FOR ALL 10' & 12' POSTS AND FOR ALL 20'-30' SPANS
 2/03/2014 SHEET 1 OF 6

29 Ga. GALV. METAL ROOF
PANELS FASTENED TO BOWS
WITH $\frac{1}{2}$ " x 1" SDF's @ 8" O.C.

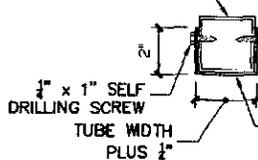
NOTE: SEE TABLE 1 FOR
SIZE & SPACING OF
STEEL TUBE FRAME



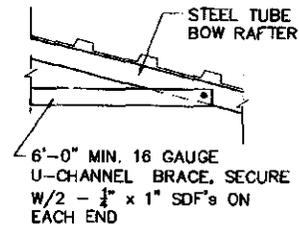
1
2
TYPICAL BOW SECTION

STEEL TUBE
BOW FRAME

NOTE:
POSITION 36" LONG U-BRACE
AT A 45° ANGLE BETWEEN
BOW LEG AND RAFTER.
POSITION 6'-0" LONG
U-BRACE LEVEL BETWEEN
BOW RAFTERS, CENTERED
UNDER RIDGE.



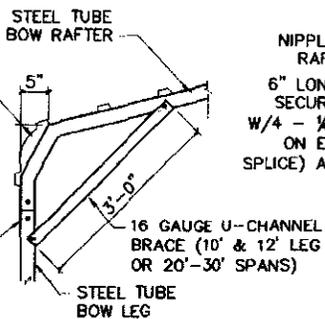
BRACE SECTION



3
2
RIDGE BRACE DETAIL

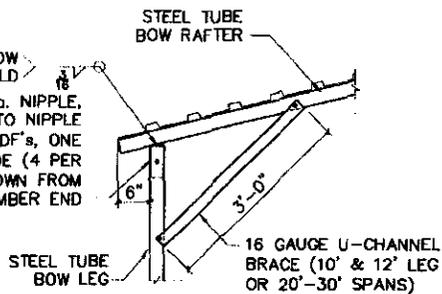
NO SCREWS
REQUIRED IN
BOW BEND

6" LONG 12 Ga.
NIPPLE, SECURE
BOW AND LEG TO
NIPPLE W/2 - $\frac{1}{4}$ " x
1" SDF's
(4 PER SPLICE)

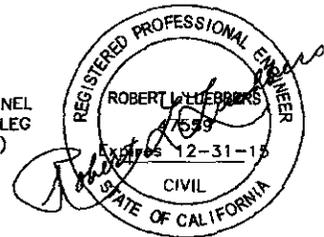


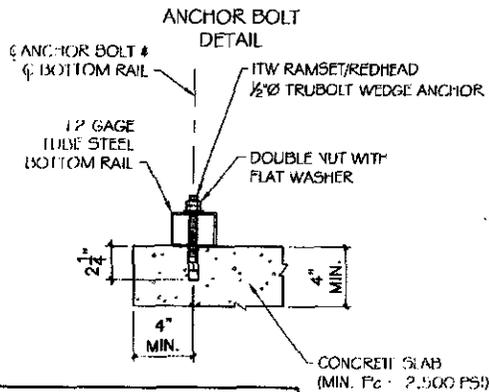
2
2
BOW/LEG DETAIL

NIPPLE TO BOW
RAFTER WELD
6" LONG 12 Ga. NIPPLE,
SECURE LEG TO NIPPLE
W/4 - $\frac{1}{4}$ " x 1" SDF's, ONE
ON EACH SIDE (4 PER
SPLICE) AT 3" DOWN FROM
MEMBER END



BOW/LEG DETAIL
(OPTIONAL BOXED EAVE)

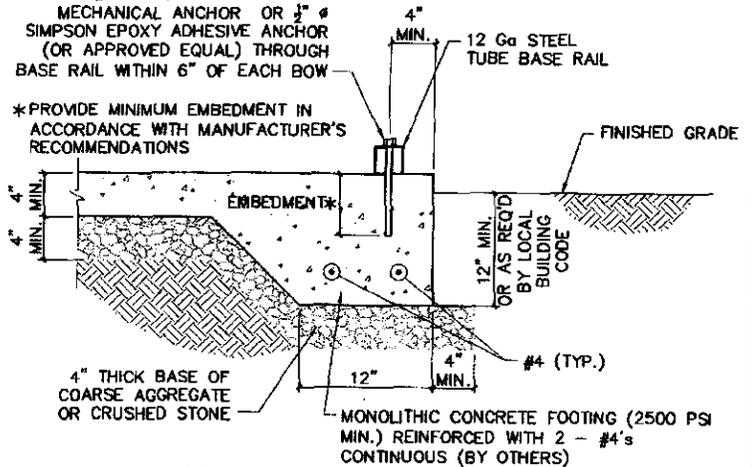




NOTE: SPECIAL INSPECTION IS REQUIRED FOR ALL POST INSTALLED ANCHORS.

INSTALL 1/2" Ø ITW/RAMSET REDHEAD MECHANICAL ANCHOR OR 1/2" Ø SIMPSON EPOXY ADHESIVE ANCHOR (OR APPROVED EQUAL) THROUGH BASE RAIL WITHIN 6" OF EACH BOW

* PROVIDE MINIMUM EMBEDMENT IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS

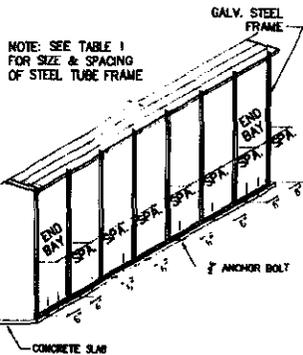


2 CONCRETE BASE RAIL ANCHORAGE

CONCRETE SHALL HAVE A MINIMUM SPECIFIED COMPRESSIVE STRENGTH (F_c) OF 2500 PSI AT 28 DAYS

MINIMUM CONCRETE COVER OVER REINFORCING BARS SHALL BE 3 INCHES FOR FOUNDATION WHERE CONCRETE IS CAST AGAINST AND PERMANENTLY IN CONTACT WITH THE EARTH OR EXPOSED TO THE WEATHER AND 1 1/2 INCHES ELSEWHERE. REINFORCING BARS EMBEDDED IN GROUTED CELLS SHALL HAVE A MINIMUM CLEAR DISTANCE OF 1/4 INCH FOR FINE GROUT AND 1/2 INCH FOR COARSE GROUT BETWEEN REINFORCING BARS AND ANY FACE OF A CELL. REINFORCING BARS USED IN MASONRY WALLS SHALL HAVE A MASONRY COVER (INCLUDING GROUT) OF NOT LESS THAN 2 INCHES FOR MASONRY UNITS WITH FACE EXPOSED TO EARTH OR WEATHER AND 1 1/2 INCHES ELSEWHERE.

METAL ACCESSORIES FOR USE IN EXTERIOR WALL CONSTRUCTION AND NOT DIRECTLY EXPOSED TO THE WEATHER SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A 153, CLASS B-2. METAL PLATE CONNECTORS, SCREWS, BOLTS, AND NAILS EXPOSED TO THE WEATHER SHALL BE STAINLESS STEEL OR HOT DIPPED GALVANIZED.

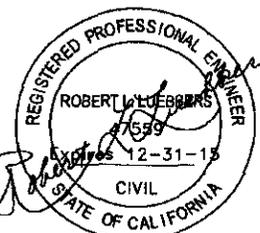


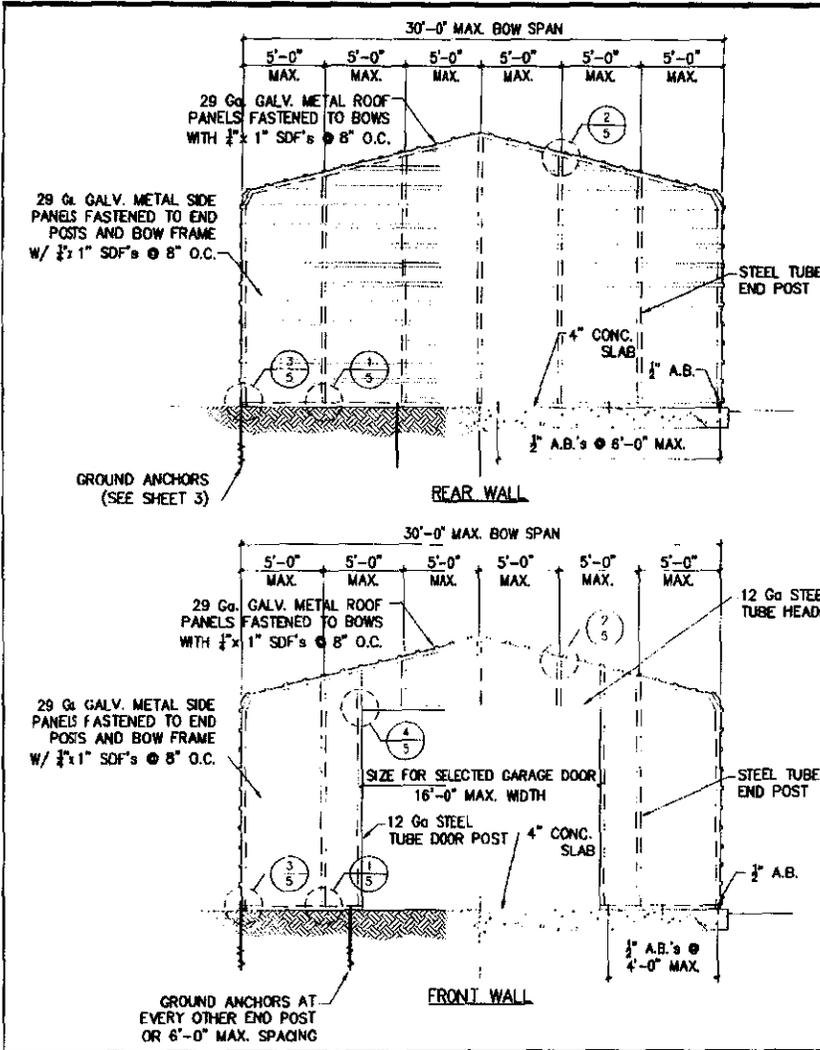
NOTE: SEE TABLE 1 FOR SIZE & SPACING OF STEEL TUBE FRAME

ANCHOR BOLTS

THE REINFORCING STEEL SHALL BE MINIMUM GRADE 40

REINFORCEMENT MAY BE BENT IN THE SHOP OR THE FIELD PROVIDED: ALL REINFORCEMENT IS COLD BENT; THE DIAMETER OF THE BEND MEASURED ON THE INSIDE OF THE BAR IS NOT LESS THAN SIX BAR DIAMETERS; AND REINFORCEMENT PARTIALLY EMBEDDED IN CONCRETE SHALL NOT BE FIELD BENT EXCEPT WHERE BENDING IS NECESSARY TO ALIGN DOWEL BARS WITH A VERTICAL CELL. BARS PARTIALLY EMBEDDED IN CONCRETE MAY BE BENT AT A SLOPE OF NOT MORE THAN 1 INCH OF HORIZONTAL DISPLACEMENT TO 6 INCHES OF VERTICAL BAR LENGTH.

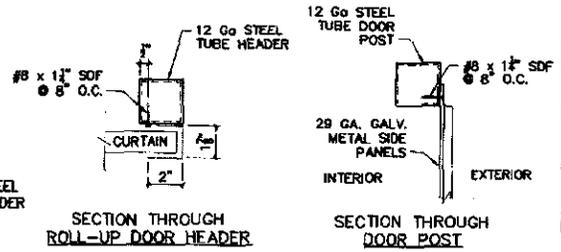




NOTE:
 EXTERIOR WINDOWS AND GLASS DOORS SHALL BE TESTED BY AN APPROVED INDEPENDENT TESTING LABORATORY AND BEAR AN AAMA OR WDMA OR OTHER APPROVED LABEL IDENTIFYING THE MANUFACTURER, PERFORMANCE CHARACTERISTICS AND APPROVED PRODUCT EVALUATION ENTITY TO INDICATE COMPLIANCE WITH THE REQUIREMENTS OF THE FOLLOWING SPECIFICATION:

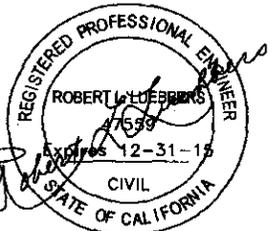
ANSI/AAMA/NWDA 101/IS2 2/97
 THE CONSTRUCTION SHALL BE TESTED IN ACCORDANCE WITH ASTM E 330. STANDARD TEST METHODS FOR STRUCTURAL PERFORMANCE FOR EXTERIOR WINDOWS, CURTAIN WALLS, AND DOORS BY UNIFORM STATIC AIR PRESSURE.

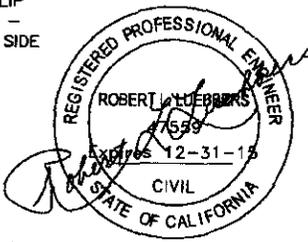
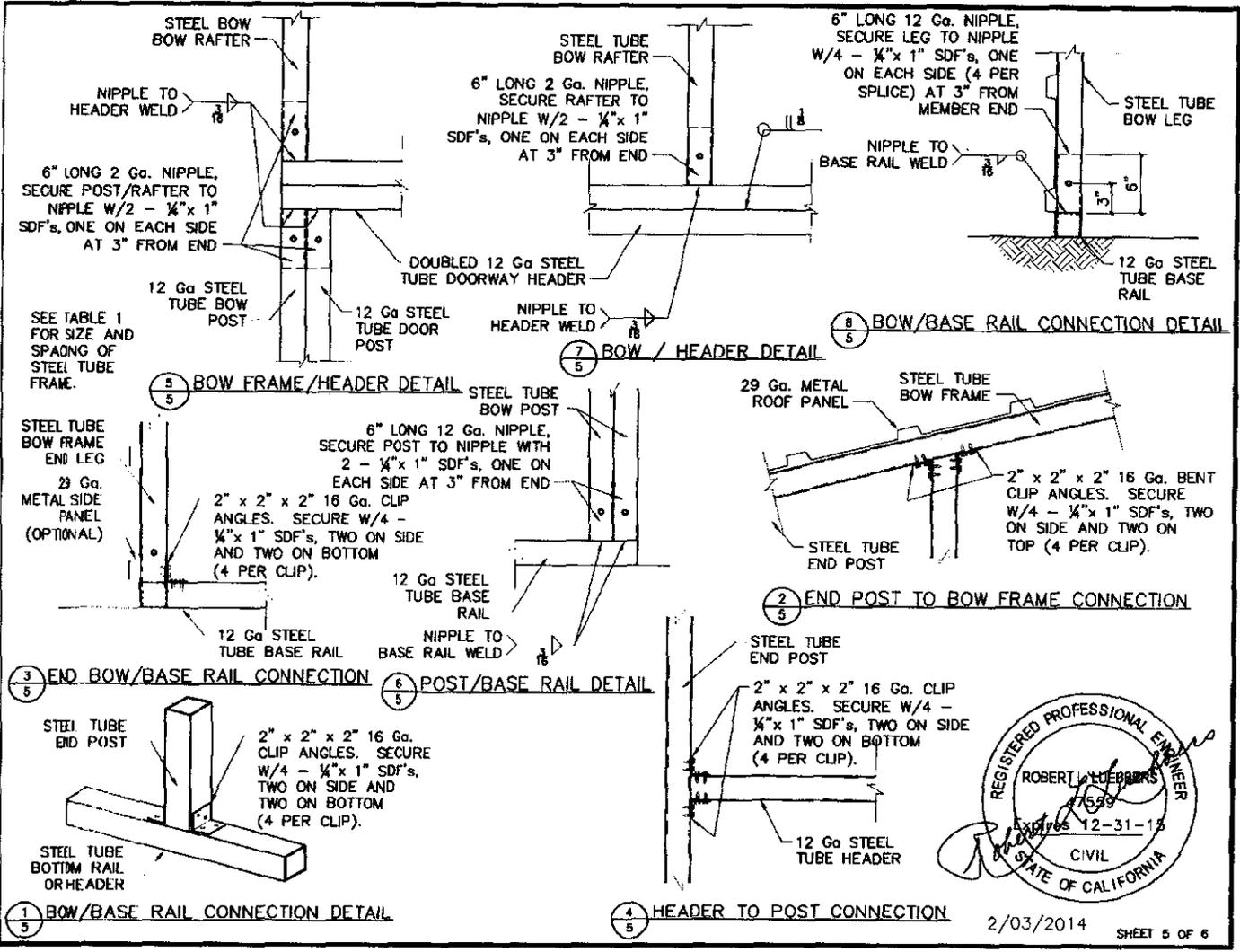
NOTE:
 ALL WINDOWS AND DOORS SHALL HAVE A MINIMUM DESIGN PRESSURE RATING OF ± 35 PSF.

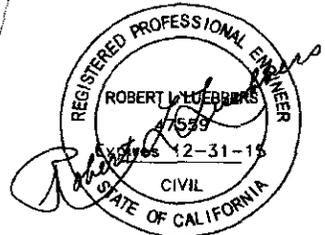
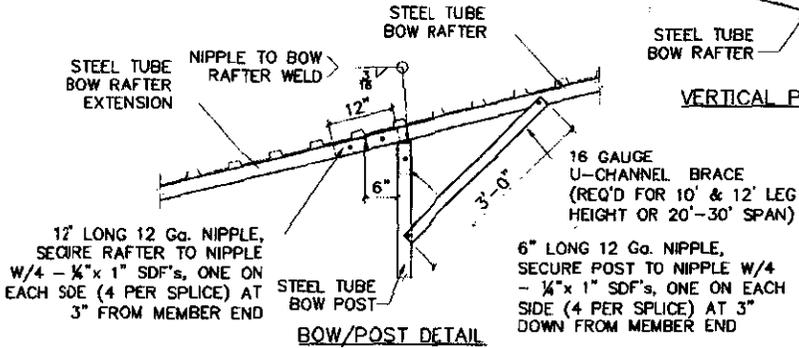
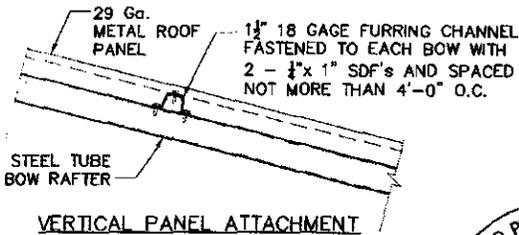
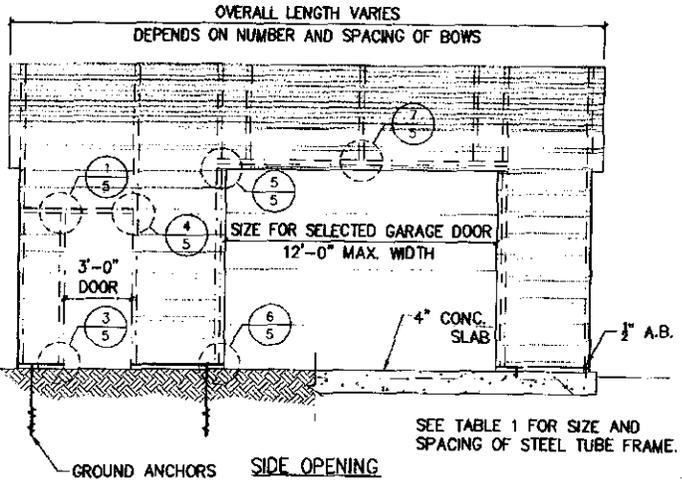
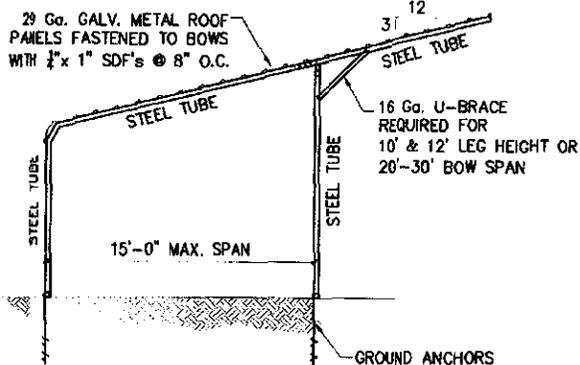
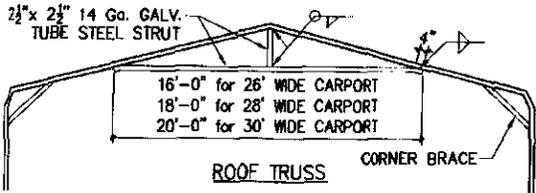


CARPORT WIDTH	MAX. DOOR WIDTH
16'	8'
18'	10'
20'	12'
22'	12'
24'	16'
26'	16'
28'	16'
30'	16'

MAX. DOOR WIDTH FOR SIDE OPENING IS 12'



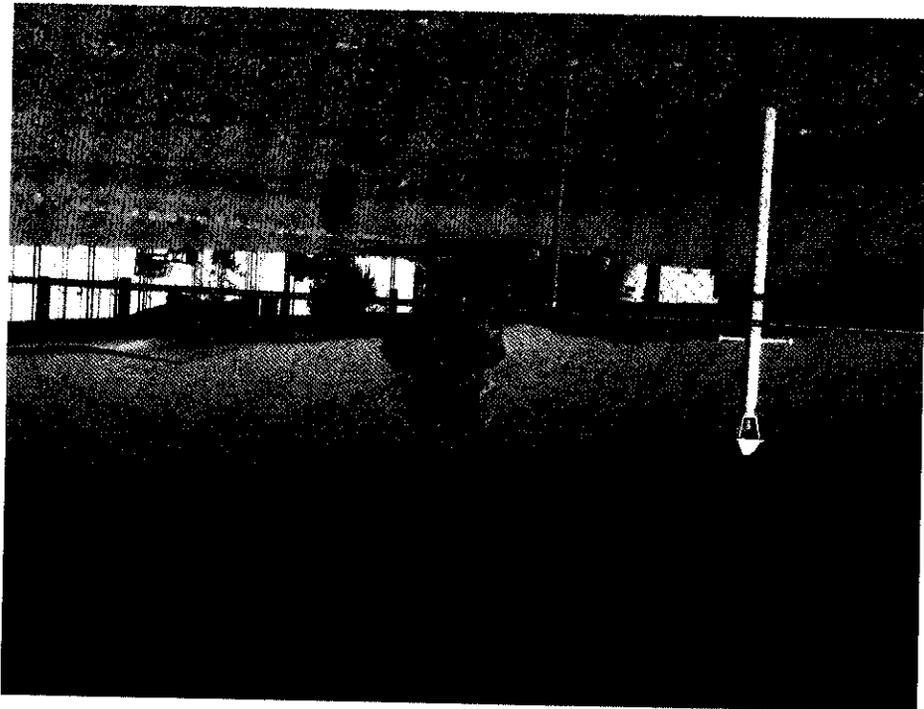
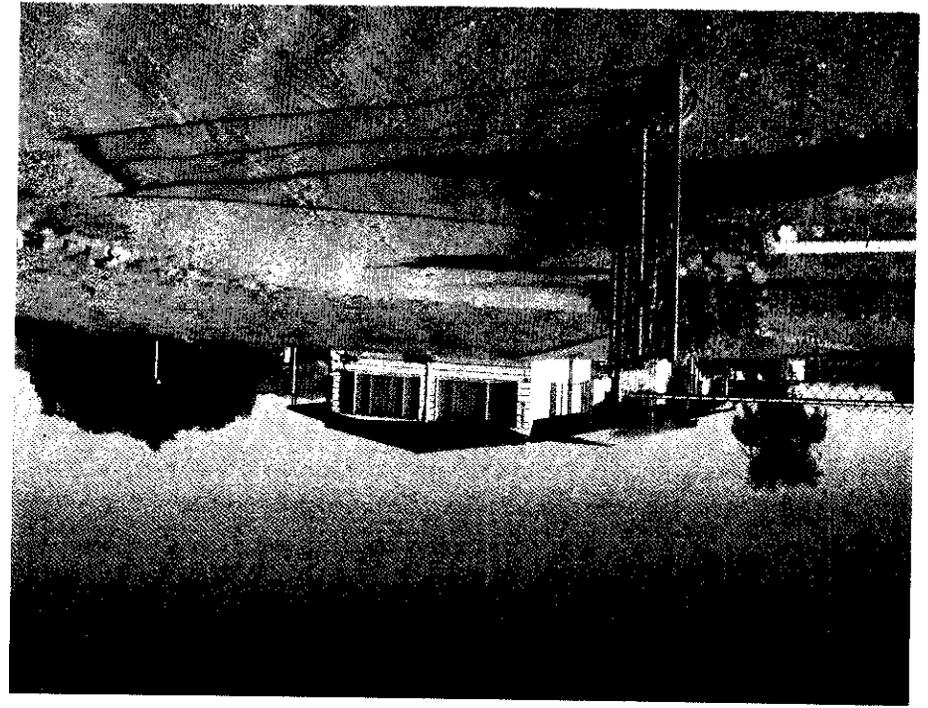
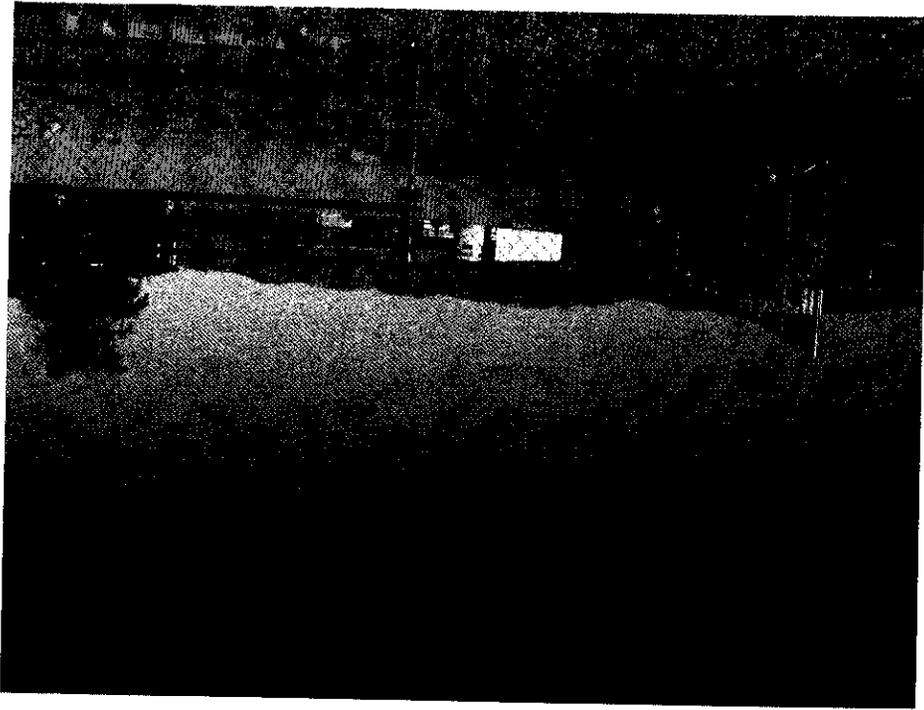






230' garage to back

113' street to house



City of Needles, California Employee Report

xx PLANNING COMMISSION Regular Special

Meeting Date: January 6, 2016

Title: Election of 2016 Chairperson and Co-Chairperson for
 Planning Commission

Background: The Needles Charter requires annual election of a Planning Commission
 Chairperson and Co-Chairperson

Submitted By:

City Management Review: _____ **Date:** _____

Approved: <input type="checkbox"/>	Not Approved: <input type="checkbox"/>	Tabled: <input type="checkbox"/>	Other: <input type="checkbox"/>
			Agenda Item: _____