

(ACT) - ACTION NEEDED  
(INF) INFORMATION ONLY  
(DIS) – DISCRETIONARY  
(DISC)-DISCUSSION

**PLANNING COMMISSION OF THE CITY OF NEEDLES**  
**WEDNESDAY, MAY 4, 2016 @ 4:00 P.M.**  
**CITY COUNCIL CHAMBERS - 1111 BAILEY AVENUE, NEEDLES**

**AGENDA**

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Agenda** (ACT)
4. Excused Absence – Commissioner Downey (ACT)
5. **Correspondence**
  
6. **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.
  
7. **New Business**
  - a) A public hearing is called to consider all evidence and testimony for or against a Zone Change of APNs 0660-081-01 through 04; 0660-081-08 through 15; 0660-081-28; 0660-091-04 from Commercial Resort Residential (CRR) to C-3 Highway Commercial. Said Properties are located in the vicinity of Needles Highway and Balboa Street  

(matter to be continued to the June 1, 2016 Planning Commission Meeting)
  - b) A public hearing is called to consider all evidence and testimony for or against a Zone Change of APNs 0650-391-23 through 0650-391-25, from Open Space to M-1, Light Manufacturing. Said properties are located east of East Broadway and south of the Towne Center Shopping Center.  

(matter to be continued to the June 1, 2016 Planning Commission Meeting)
  - c) A public hearing is called to consider all evidence and testimony for or against a Conditional Use Permit for a medical marijuana cultivation facility in the M-1 Light Manufacturing zone, located at 1 Ice House Road, including 3 parcels, APN 0650-391-23 through 25.
    - 1) Receive Staff Report
    - 2) Allow questions of staff from Planning Commission
    - 3) Open the public hearing
    - 4) Take testimony from applicant
    - 5) Take public testimony

(matter to be continued to the June 1, 2016 Planning Commission Meeting)
  - d) Discuss implementing a two-meetings per month schedule for Planning Commission Meetings or continue on a one-per month schedule adding special meetings on an “as needed” basis.
  
8. **Board Requests**

## 9. **Adjournment**

Posted: April 29, 2016

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)