

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

**ADJOURNED REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF NEEDLES
WEDNESDAY, JUNE 19, 2019 @ 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. **Old Business**
 - a) A public hearing to consider all evidence and testimony for or against approval of a Special Use Permit (SUP) for a Recreational Vehicle (RV) Park, located at 4418 My Place Road, Needles, CA, also known as Assessor’s Parcel Number 0660-251-38
(continued to the 7-3-2019 meeting)
 - b) A public hearing to consider all evidence and testimony for or against amendment of the Needles Municipal Code (NMC) Zoning Sections Creating a Mixed use Overlay Zone
(Continued to the 7-3-2019 Meeting)
7. **NEW BUSINESS**
 - c) A public hearing to consider all evidence and testimony for or against a General Plan Amendment From a Medium Density Residential designation to Highway Commercial at 3353 Needles Highway designation, also known as APN 0660-101-32
 - Staff Report
 - Presentation by Applicant
 - Commission questions of staff
 - Chairperson to open the public hearing
 - Public comment
 - Chairperson to close the public hearing
 - Commission discussion/deliberation
 - Approve the Findings of Facts

Resolution No. 06-19-2019 PC approval of a General Plan Amendment from a Medium Density Residential designation to Highway Commercial at 3353 Needles Highway designation, also known as APN 0660-101-32.....(ACT)

d) Application for a Conditional Use Permit for a two-phase, three-building cultivation facility in the C-3 Highway Commercial zone, located at 3353 Needles Highway, also known as APN 0660-101-32 and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

- Staff Report
- Presentation by Applicant
- Commission questions of staff
- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-19-2019-2 PC recommending approval for a two-phase, three-building cultivation facility in the C-3 Highway Commercial zone, located at 3353 Needles Highway, also known as APN 0660-101-32 and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.....(ACT)

e) Application for a Conditional Use Permit for a marijuana distribution facility, in the C-3 Highway Commercial zone, located at 3353 Needles Highway, also known as APN 0660-101-32 and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program

- Staff Report
- Presentation by Applicant
- Commission questions of staff
- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-19-2019-3 PC approval of a Conditional Use Permit for a marijuana distribution facility, in the C-3 Highway Commercial zone, located at 3353 Needles Highway, also known as APN 0660-101-32 and the adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program.....(ACT)

f) A public hearing to consider all evidence and testimony for or against an amendment to the Needles Municipal Code (NMC) Section 96.08 “Dwelling Units” adding “Accessory Dwelling Unit” and Section 96.00 “Table of Permissible Uses”

- Staff Report
- Commission questions of staff
- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-05-2019-4 PC recommending approval of an amendment to the Needles Municipal Code (NMC) Section 96.08 "Dwelling Units" adding "Accessory Dwelling Unit" and Section 96.00 "Table of Permissible Uses"(ACT)

g) A public hearing to consider all evidence and testimony for or against an amendment to the Needles Municipal Code (NMC) Article IV Section 94 Adding "Reasonable Accommodation for Persons with Disabilities"

- Staff Report
- Commission questions of staff
- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-05-2019-5 PC recommending approval of an amendment to the Needles Municipal Code (NMC) Article IV Section 94 Adding "Reasonable Accommodation for Persons with Disabilities"(ACT)

h) A public hearing to consider all evidence and testimony for or against an amendment to the Needles Municipal Code (NMC) Rescinding Article VII Section 97.01 "Affordable and Elderly Housing Bonus" and Replacing it with a New Section 97.01 "Density Bonus and Related Incentives and Concessions Program"

- Staff Report
- Commission questions of staff
- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-05-2019-6 PC recommending approval of an amendment to the Needles Municipal Code (NMC) Rescinding Article VII Section 97.01 "Affordable and Elderly Housing Bonus" and Replacing it with a New Section 97.01 "Density Bonus and Related Incentives and Concessions Program"(ACT)

i) A public hearing to consider all evidence and testimony for or against an amendment to the Needles Municipal Code (NMC) Article XII Section 112.06 Adding "Emergency Shelters and Supportive and Transitional Housing" and Section 96.01 "Table of Permissible Uses"

- Staff Report
- Commission questions of staff
- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-05-2019-7 PC recommending approval of an amendment to the Needles Municipal Code (NMC) Article XII Section 112.06 Adding "Emergency Shelters and Supportive and Transitional Housing" and Section 96.01 "Table of Permissible Uses"(ACT)

8. **Board Requests**

9. **City Manager Report**

Posted: June 14, 2019

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)