



City of Needles

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Councilmember Tona Belt
Councilmember Ellen Campbell
Councilmember Jamie McCorkle
Councilmember JoAnne Pogue
Councilmember Henry Longbrake

City Manager Rick Daniels

January 27, 2023

NOTIFICATION OF STUDY SESSIONS AND PUBLIC HEARINGS TO CONSIDER GENERAL PLAN AND ZONING CHANGES FOR VARIOUS PROPERTIES THROUGHOUT NEEDLES

Legal notice. In compliance with Sections 65090 et al of the California Government Code and Article 16 of the Needles Zoning Code, this notice has been sent to every person or entity listed as an owner of property in the City of Needles as well as property owners within 300 feet of the City of Needles.

Background. The City of Needles currently plans for and regulates land use using two different tools: 1) a General Plan, which provides long-term policy direction for the City, including a map that identifies the general distribution of land uses throughout Needles, and 2) a Zoning Code, which more precisely regulates what and how property owners can develop their land, including a map that applies specific zoning districts on every parcel in Needles.

While the Zoning Code is regularly amended, the bulk of the General Plan was last amended in 1986. Although nothing in state law requires the General Plan to be updated more frequently, portions of the City's General Plan have become dated and inconsistent with the Zoning Map. Accordingly, the City obtained grant funding to update the Land Use and Transportation components of its General Plan to ensure consistency with Zoning and to reflect changes in state law, economic and market conditions, fiscal projections, and community desires.

After over two years of analysis, community engagement, and evaluation, the City has prepared a Draft Land Use and Transportation Element with updated policy direction and a new Land Use Plan to establish a single, consistent land use map for both General Plan and Zoning. If adopted, the use of a single map and a single set of land use categories will provide greater clarity and consistency for property owners and their neighbors. The City will also consider minor amendments to other sections of the Zoning Code to implement the updated General Plan.

Proposed land use changes. Land use changes are being proposed primarily to more accurately reflect existing land use patterns and to expand development opportunities in the downtown. Of the over 3,000 parcels in the City, 402 are being proposed for changes in both General Plan and Zoning. An additional 1,299 parcels are being proposed for changes to ensure consistency between the General Plan and Zoning: 863 to change the General Plan to match current Zoning, and 436 to change the Zoning to match the General Plan intent. Note that pursuant to Article 15 of the City's Zoning Code, existing single family homes are allowed to remain and be improved even if they would otherwise not be permitted by either the current or proposed Zoning/General Plan. Additionally, no parcels are being proposed for change that would render an active business as nonconforming.

The City has created a series of PDF and web-based maps showing parcels proposed for change on its website: <https://cityofneedles.com/services/planning-department/>. You can also view copies of the Draft Land Use and Transportation Element and Mitigated Negative Declaration on the City's website.

City study sessions and public hearings. The City has scheduled the following meetings to take place during their regularly scheduled time and place: 4:00 PM for Planning Commission and 6:00 PM for City Council. All meetings will be held at City Council Chambers: 1111 Bailey Avenue in Needles. The City Council Public Hearing will be held if the Planning Commission makes a recommendation for action, either with or without changes.

Feb. 1, 2023: Planning Commission Study Session Feb. 15, 2023: Planning Commission Public Hearing
Feb. 14, 2023: City Council Study Session Feb. 28, 2023: City Council Public Hearing

Questions or Comments. Please direct any questions or comments to Dawn Covello, City Planner, by email or phone: dcovello@cityofneedles.com / 760-326-2115 ext. 127. You are also welcome and encouraged to attend any of the meetings listed above; links to attend virtually are in the public notice posted on the Planning Department webpage.