



City of Needles, California Request for Commission Action

☐ CITY COUNCIL ☒ PLANNING COMMISSION ☒ Regular ☐ Special

MEETING DATE: August 6, 2025

TITLE: Planning Commission Resolution No. 08-06-2025-PC Recommending City Council Approval Tentative Parcel Map (TPM) 20989 to Subdivide 2.54 Gross Acres into three (3) Parcels, in Needles at 193 Morgan Drive, within the Two-Family Residential (R-2) Land Use Zoning Designation; APN 0650-318-08-0000

APPLICANT: Wade Phillips, 301 Schulz Road, Needles, CA 92363

LOCATION: The project site is located at 193 Morgan Drive, Needles Ca 92363 (APN 0650-318-08-0000).

BACKGROUND: The applicant, Wade Phillips, is requesting approval of Tentative Parcel Map (TPM) 20989 to subdivide an existing 2.54-gross-acre vacant property into three (3) individual parcels. The subject property is located at 193 Morgan Drive and is within the Two-Family Residential (R-2) land use zoning designation.

The proposed subdivision has been reviewed and found to be consistent with the goals, objectives, and policies of the City of Needles General Plan. The proposed lot layout, configuration, and access comply with the applicable development standards of the R-2 zoning district. Specifically, the subdivision meets or exceeds the minimum requirements for parcel area (3,000 square feet), parcel width, and parcel depth for each of the three proposed parcels.

The subdivision design represents a logical and orderly progression of development and will allow for future residential uses consistent with the zoning designation. The subject property is currently vacant, and no physical development is proposed as part of this tentative map. The design and configuration of the lots are not likely to cause substantial environmental damage, and no variances or exceptions are requested.

The proposed subdivision has been reviewed by all applicable City departments, including Engineering, Utilities, Fire, and Building & Safety. No concerns were raised regarding potential impacts to public health, safety, or welfare. The proposed parcel map is not expected to result in serious public health or safety problems and meets all applicable requirements for infrastructure access and service availability.

Staff recommends approval of Tentative Parcel Map (TPM) 20989 based on the project's consistency with the General Plan, compliance with zoning and subdivision regulations, and exemption from CEQA under Section 15061(b)(3). The project represents an orderly and appropriate division of land within an existing residential area and does not raise concerns regarding environmental or public health impacts.

TENTATIVE PARCEL MAP (TPM) APPROVAL: In accordance with Section 19-8, the Planning Commission must make the following findings to recommend approval of a tentative map:

1. The tentative map may be approved or conditionally approved by the approving body if it finds that the proposed subdivision, together with the provisions for its design and improvement, is consistent with the general plan, any applicable specific plan, and all applicable provisions of this code.

PUBLIC NOTIFICATION: A public hearing notice was published in the Needles Desert Star on Wednesday, July 23, 2025, and posted in two conspicuous locations. Notices were sent to property owners within 300' of the proposed project site.

ENVIRONMENTAL: The project qualifies for exemption under CEQA Guidelines Section 15061(b)(3), known as the "common sense" exemption, as it can be seen with certainty that the activity will not have a significant effect on the environment. The subject property is vacant, the subdivision complies with applicable development standards, and no physical development or grading is proposed at this time.

RECOMMENDATION: Adopt Planning Commission Resolution No. 08-06-2025-PC recommending City Council approval of a Tentative Parcel Map (TPM) 20989 to subdivide 2.54 gross acres into three (3) parcels, in Needles at 193 Morgan Drive, within the Two-Family Residential (R-2) land use zoning designation; APN 0650-318-08-0000

SUBMITTED BY: Irene Romero, City Planner

ATTACHMENTS:

- 1. Project Vicinity Map
- 2. Planning Commission Resolution, Findings, and Conditions of Approval
- 3. Approved Tentative Parcel Map
- 4. Tentative Parcel Map Application

City Manager Approval: Patrick J. Martinez

Date: 8/1/2025

Other Department Approval (when required): _____

Date: _____

Approved: ☐

Not Approved: ☐

Tabled: ☐

Other: ☐