

RESOLUTION 08-07-2024-PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES APPROVING A SPECIAL USE PERMIT FOR A NEW 1,200 SQUARE FOOT SOCIAL SUPPORT CENTER LOCATED AT 1060 EAST BROADWAY STREET (APN 0186-222-09) PURSUANT TO A CATEGORICAL EXEMPTION IN ACCORDANCE WITH CEQA GUIDELINES SECTION 15332.

WHEREAS, on July 19, 2024, the City of Needles (“City”) received a Special Use Permit application from Pacific Clinics (“Applicant”), for approval for a 1,200 square foot social support center (“Project”) located at 1060 East Broadway Street (APN 0186-222-09) (“Project Site”); and

WHEREAS, the Project Site has a General Plan Land Use designation of General Commercial (C-2) and is located with the General Commercial (C-2) zoning district which provides applicable zoning regulations and allows for social centers (or similar uses) with approval of a Special Use Permit; and

WHEREAS, pursuant to the California Environmental Quality Act (CEQA), the project is Categorically Exempt pursuant to CEQA Guidelines Section No. 15332, Class 32 (Infill Development) of the California Environmental Quality Act (CEQA); and

WHEREAS, Section 94.09 of the Needles City Code specifies the criteria by which a Special Use Permit may be granted by the Planning Commission; and

WHEREAS, all of the notices required by statute and the Needles Municipal Code have been given as required; and

WHEREAS, the owners of property within 300 feet of the proposed project site were notified via public hearing notice mailer prior to the Public Hearing; and

WHEREAS, a notice of public hearing was published in the Needles *Desert Star* newspaper on July 24, 2024, and simultaneously displayed at City Hall; and

WHEREAS, on August 7, 2024, a duly noticed public hearing was held by the City of Needles Planning Commissions (“Planning Commission”) to consider testimony and evidence presented by City staff and other interested parties; and

WHEREAS, on August 7, 2024, the Planning Commission carefully considered all information, evidence and testimony presented at its public hearing on the above referenced application; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, the Planning Commission RESOLVES as follows:

SECTION 1. The Planning Commission HEREBY FINDS AND DETERMINES that this project is categorically exempt under the California Environmental Quality Act (CEQA) under Section 15332 as a Class 32, In-Fill Development Project.

SECTION 2. The Planning Commission HEREBY FINDS AND DETERMINES, with reports and findings, that facts do exist to approve PC Resolution No. 2024-08-07, subject to conditions, according to the criteria specified in Section 94.09 of the Needles City Code:

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

FINDING: According to Section 96.01 (Table of Permissible Uses), Social, fraternal clubs and lodges, union halls; and similar uses is allowed in the C-2 (General Commercial) zoning district subject to the approval of a Special Use Permit by the Planning Commission.

- B. *The application is complete.*

FINDING: The completed application, including the site plan, floor plan, and required fees, has been submitted to the city to demonstrate the proposed project's compliance with the Needles Code criteria.

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

FINDING: Pacific Clinics, a California non-profit public benefit corporation, provides mental health services throughout the state and has been contracted by the San Bernardino County Department of Behavioral Health.

The Social Support Center primarily focuses on behavioral health recovery, providing peer support and access to essential resources. Additionally, it extends support to a broader community, including families, individuals experiencing domestic violence, those facing food insecurities, and others needing assistance with healthy living and community resources.

Services and resources at the site will include support groups tailored to local needs, such as grief and loss, domestic violence, and mental health and substance use recovery. Presentations on topics like Medi-Cal benefits and suicide prevention will be offered. The site will offer workshops focused on resume building, sharpening interview skills, and psychoeducation on mental health topics. Case management services will provide referrals, access, and linkages to address social determinants of health, as well as transportation to medical appointments and job interviews. Additional resources include a computer lab and access to phones and a printer.

The project site is situated on a 7.5-acre parcel at 1060 East Broadway Street (APN: 0186-222-09), within the existing Needles Town Shopping Center. The location is appropriately sized and shaped to accommodate the support center's operations. The surrounding area primarily consists of commercial establishments and government services, including the San Bernardino County Transitional Assistance Department and the Department of Motor Vehicles. Therefore, the proposed project 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: Pacific Clinics has been providing behavioral healthcare services since 1867 with over 58 office locations in five counties throughout Southern California. Pacific Clinics currently has similar adult programs that have been long time established in three other San Bernadino County communities (Yucca Valley, Lucerne Valley, and Rialto) that are similarly located as this development. In addition, two new adult-based programs will be opening in Apple Valley and Yucaipa in the future.

The location of the program is also central to the successful nature of the program service model of wellness & recovery which also engages with community partners. Pacific Clinics maintains and provides safe, clean and conducive environment for employees and its clients, complies with building regulations and guidelines, as set by Federal, State and local agencies – which helps in maintaining the value of adjoining or abutting properties. Additionally, Pacific Clinics maintains full CARF (Commission on Accreditation of Rehabilitative Facilities) accreditation. Finally, conditions of approval have been included to ensure that the proposed behavioral healthcare provider clinic is proactive in monitoring the neighborhood for those individuals who may be in need of their services and that the clinic itself is kept to high standards of cleanliness. Thus, the development would not substantially injure the value of adjoining or abutting properties.

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

FINDING: Pacific Clinics partners with the local community and business leaders to enhance the social and economic development of program service participants and the community members. Services at this location are to be focused on wellness and recovery and resilience. Pacific Clinics has a longstanding record of successfully operating programs throughout the State of California. The organization has received various recognitions for providing quality.

Pacific Clinics program services goals are meant to provide for strong community connections and to reinforce self-sufficiency. Program participants often engage in community service and partner with other community organizations as a way of giving back to their home communities

Finally, the proposed behavioral healthcare provider will be consistent with other uses in the surrounding neighborhood it is located and does not feature exterior modifications that would affect public views of the surrounding neighborhood. Thus, the development would be in harmony with the area in which it is located.

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

FINDING: The proposal is consistent with the General Plan designation “General Commercial” and with the goals and objectives.

SECTION 3. The Planning Commission HEREBY FINDS AND DETERMINES that facts do exist to APPROVE PC Resolution No. 2024-08-07.

SECTION 4. The Planning Commission HERBY APPROVES PC Resolution No. 2024-08-07, approving a Special Use Permit for the Pacific Clinics Social Support Center

located at 1060 East Broadway Street (APN 0186-222-09) with the following Conditions of Approval:

1. The site shall be developed and maintained in substantial accordance with the development plans.
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. All development on the project site shall be in compliance with all applicable provisions of the City's Municipal Code and all applicable provisions of the adopted and applicable Building, Construction and Fire Codes, the Americans with Disabilities Act, and all City building, zoning, business, and health regulations. All new construction shall obtain appropriate building permits and comply with the requirements of the Planning, Building, and Fire Departments.
4. Approval of a Special Use Permit shall not waive compliance with sections of the Zoning Ordinance, all other applicable City ordinances and regulations, in effect at the time of building permit issuance.
5. The clinic shall observe quiet hours after 10 p.m. every day. This includes deliveries, services, shift changes and patient intake/discharge which should generally be kept to normal business hours as much as possible.
6. The clinic shall be kept clean and presentable.
7. The applicant shall identify staffing, supervision and security arrangements appropriate to the facility. A twenty-four-hour on-call supervisor is required at all times.
8. The applicant shall have an approved communications plan in place.
9. Graffiti and unauthorized markings on any wall, sign, or structure must be removed within forty-eight (48) hours.
10. All signs shall be reviewed under a separate Sign application.
11. Violation of the conditions of approval may result in citation and/or initiation of revocation proceedings.
12. Any revisions to the approved plans must be resubmitted for review and approval by the Planning Department.

SECTION 5. 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.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Needles, California, held on the 7th day of August 2024 by the following vote:

- AYES:**
- NOES:**
- ABSENT:**
- ABSTAIN:**

Bob Rath, Chairperson
Needles Planning Commission

Kathy Raasch
Interim Development Services Director