



MINUTES

ADJOURNED REGULAR MEETING
OF THE PLANNING COMMISSION
CITY OF NEEDLES, CALIFORNIA
WEDNESDAY, OCTOBER 09, 2024 AT 4:00 PM
EL GARCES - 950 FRONT STREET, NEEDLES

CALL TO ORDER - Vice Chair Wright called the meeting to order at 4:04 PM

ROLL CALL

PRESENT

Commissioner Michael Wright
Commissioner Barbara Beard
Commissioner Kevin Ostby
Commissioner Will Bosboom

ABSENT

Chair Robert Rath
Commissioner Charles Dressler

PLEDGE OF ALLEGIANCE - Led by Vice Chair Wright

APPROVAL OF AGENDA

Due to a technical issue, internet connection was lost at 4:06. Meeting was back online and reconvened at 4:08

Commissioner Ostby made a motion, second by Commissioner Beard, to approve the agenda. Motion carried by the following vote:

Ayes: Commissioners Ostby, Beard, Vice Chair Wright, Commissioner Bosboom
Noes: None
Absent: Chair Rath and Commissioner Dressler
Abstain: None

CONFLICT OF INTEREST - None

CORRESPONDENCE - None

INTRODUCTIONS - None

PUBLIC APPEARANCE - None

PUBLIC HEARING

1. Public hearing noticed to consider all evidence and testimony for or against approval of Resolution 10-09-2024-PC recommending that the City Council adopt an ordinance approving an Amendment to the Needles Municipal Code ("Code") Amending Section 96.00 "Table Of Permissible Uses" And Section 96.08 "Dwelling Units."

Staff Report given by City Manager Martinez. Powerpoint presentation given by City Planner Romero.

Commission asked questions of staff and considerable discussion ensued, during which Commissioners requested clarification be made to several items.

Vice Chair Wright opened the public hearing at 5:45 PM

Public Comment - None

Vice Chair Wright closed the public hearing at 5:45 PM

Commissioner Bosboom made a motion, second by Commissioner Ostby, to Adopt Resolution 10-09-2024-PC recommending that the City Council adopt an ordinance approving an Amendment to the Needles Municipal Code ("Code") Amending Section 96.00 "Table Of Permissible Uses" And Section 96.08 "Dwelling Units." contingent upon clarification and clear definition of the following items:

- Definition of an Accessory Use, remove the word "customarily"
- Added definitions for housing organizations and land trusts.
- Delete the word 'limited' with regard to efficiency kitchens.
- Add the phrase 'at least 800 square feet' pursuant to an ADU being constructed that is larger than a very small primary unit. (There was some confusion regarding the exact wording)
- Any reference to "Director" should be changed to "Director of Development Services"

Motion carried by the following vote:

Ayes: Commissioners Ostby, Beard, Vice Chair Wright, Commissioner Bosboom
Noes: None
Absent: Chair Rath and Commissioner Dressler
Abstain: None

REGULAR ITEMS

2. Approve the Minutes of August 7, 2024

Commissioner Beard made a motion, second by Commissioner Ostby, to approve the Minutes of August 7, 2024. Motion carried by the following vote:

Ayes: Commissioners Ostby, Beard, Vice Chair Wright, Commissioner Bosboom
Noes: None
Absent: Chair Rath and Commissioner Dressler
Abstain: None

COMMISSIONER REQUESTS

There were no Commissioner requests.

CITY MANAGER REPORT

3. City Manager's Reports for the weeks of September 20 and 27, 2024 given by City Manager Martinez

ADJOURNMENT

Vice Chair Wright adjourned the meeting at 5:58 PM

Vice Chair Michael Wright

Assistant City Clerk Candace Clark