



City of Needles, California Request for City Council Action

☐ CITY COUNCIL ☒ PLANNING COMMISSION ☒ Regular ☐ Special

MEETING DATE: February 12, 2025

TITLE: Planning Commission Resolution No. 02-12-2025-PC recommending to the City Council, approval of a Conditional Use Permit (CUP) to convert the existing River Valley Motel into a Multi-Family Residential Complex including 29 Micro-Apartments and 1 Manager's Office Unit located at 1707 Needles Hwy (APN 0185-048-09-0000) within the General Commercial (C-2) Land Use Zoning Designation.

APPLICANT: Armen Ghadimian, 1707 Needles Hwy, LLC, 1707 Needles Hwy, Needles, Ca 92363

LOCATION: The project site is located south of Needles Hwy and west of O Street at 1707 Needles Hwy (APN 0185-048-09-0000).

BACKGROUND: The applicant, Armen Ghadimian, proposes to convert an existing motel into a multi-family residential complex consisting of 29 micro-apartments and 1 manager's office unit. The project includes three (3) one-story buildings and associated site improvements on approximately 0.98 acres. The 29 micro-apartments are similar in layout, ranging in size from 305 to 340 square feet. The 816-square-foot manager's unit will feature a living area, lobby and breakroom.

The proposed project is compatible with surrounding uses and includes paved walkways for residents, facilitating "On-site" circulation to residential units, amenities, and other areas within the site. The architectural features of the existing buildings will feature a white neutral tone color with a dark gray accent color including a stucco coated exterior and shingle roofing. Interior building improvements will involve renovating existing spaces to accommodate multi-family residential use. Interior unit conversions will include the addition of kitchenettes and upgrades to bathroom plumbing fixtures in compliance with the most current California Building and Plumbing Codes. Existing air conditioning units will be replaced with a new split-air conditioning system to regulate the temperature of each unit. The project site will also feature a laundry room, storage room, office, and lobby area. Additionally, the proposed project includes a 1,710-square-foot open space courtyard with seating for tenant enjoyment. The existing building footprint will remain unchanged.

The topography of the project site is relatively flat. The project plans indicate the installation of a new five (5)-foot-high decorative iron fence with concrete columns along the west and south sides of the property. An existing four (4)-foot-high decorative block wall along the north and east sides completes the project boundary.

As conditioned by San Bernardino County Fire, the project site will have ingress and egress via a one-way driveway from Needles Highway to Market Street based on the existing drive aisle width. The project includes a total of 30 parking spaces, two (2) of which are designated as ADA-compliant. All ADA parking spaces must comply with the Americans with Disabilities Act (ADA) and California Building Code standards. Additionally, the project is located in close proximity to three Needles Area Transit bus stops.

The project site is physically suitable in size and shape to support the proposed multi-family residential complex. Applicable building codes, zoning codes, fire codes and standards have been imposed on the project to make for a safe, attractive, and well-designed project. The project design incorporates safety measures for automobiles and residents.

CONDITIONAL USE PERMIT (CUP) FINDINGS: In accordance with Section 94.06, the Planning Commission must make the following findings to recommend approval of a conditional use permit:

1. The requested permit is conditionally within its jurisdiction according to the table of permissible uses.
2. The application is complete
3. The use will not endanger public health or safety.
4. The development will be in conformity with the Needles General Plan.

PUBLIC NOTIFICATION: A public hearing notice was published in the Needles Desert Star on Wednesday, January 29, 2025, and posted in two conspicuous locations. Notices were sent to property owners within 300' of the proposed project site.

ENVIRONMENTAL: CEQA Compliance – Categorical Exemption (Section 15301, Class 1): The proposed project qualifies for a Categorical Exemption under Section 15301 (Class 1) of the California Environmental Quality Act (CEQA) Guidelines. This exemption applies to projects involving minor alterations to existing structures with negligible or no expansion of the existing use. The project consists of the conversion of an existing motel into a multi-family residential complex, which includes interior renovations to accommodate residential units, the addition of kitchenettes, and plumbing upgrades. The building footprint will remain unchanged, and no significant expansion of the existing structure or use is proposed. Additionally, the proposed improvements, including the courtyard seating area and parking lot upgrades, fall under Class 1 exemptions for minor site improvements.

RECOMMENDATION: Approval of Planning Commission Resolution No. 02-12-2025-PC recommending City Council approval of a Conditional Use Permit, for the conversion of an existing motel to a multi-family residential complex comprised of 29 micro-apartments and 1 manager's office unit at 1707 Needles Hwy, (APN 0185-048-09-0000) in the General Commercial (C-2) land use zoning designation.

SUBMITTED BY: Irene Romero, City Planner

ATTACHMENTS:

1. Vicinity Map
2. Project Plans
3. Planning Commission Resolution, Findings, and Conditions of Approval
4. CUP Application

City Manager Approval: Patrick J. Martinez

Date: 2/5/2025

Other Department Approval (when required): _____

Date: _____

Approved: <input type="checkbox"/>	Not Approved: <input type="checkbox"/>	Tabled: <input type="checkbox"/>	Other: <input type="checkbox"/>
------------------------------------	--	----------------------------------	---------------------------------