



## MINUTES

### REGULAR MEETING OF THE PLANNING COMMISSION CITY OF NEEDLES, CALIFORNIA

WEDNESDAY, OCTOBER 04, 2023 AT 4:00 PM

CITY COUNCIL CHAMBERS

1111 BAILEY AVENUE, NEEDLES

**CALL TO ORDER** - Chair Kidd called the meeting to order at 4pm

#### **ROLL CALL**

#### **PRESENT**

Chair Linda Kidd

Commissioner Michael Wright

Commissioner Barbara Beard

Commissioner Kevin Ostby

Commissioner Charles Dressler

Commissioner Will Bosboom

#### **ABSENT**

Commissioner Bob Rath

**PLEDGE OF ALLEGIANCE** - led by Chair Kidd

#### **APPROVAL OF AGENDA**

Chair Kidd called for a motion to approve the agenda. Commissioner Beard moved, second by Commissioner Wright, motion carried by the following vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Ostby, Dressler and Bosboom

Noes: None

Absent: Commissioner Rath

**CONFLICT OF INTEREST** - None

**CORRESPONDENCE** - None

**INTRODUCTIONS** - Chair Kidd acknowledged Council Member Pogue and Mayor Jernigan in attendance.

Chair Kidd moved to excuse the absence of Commissioner Rath, second by Commissioner Ostby, motion carried by the following vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Ostby, Dressler and Bosboom

Noes: None

Absent: Commissioner Rath

**PUBLIC APPEARANCE** - None

#### **PUBLIC HEARINGS**

Commissioner Beard made a motion to request moving Public Hearing Item 2 to Item 1, second by Chair Kidd, motion carried by the following vote:

Ayes: Chair Kidd, Commissioners Wright, Beard, Ostby, Dressler and Bosboom

Noes: None

Absent: Commissioner Rath

2. Public hearing held to consider all evidence and testimony for or against Planning Commission Resolution No. 10-04-2023-2 PC recommending to the City Council Approval of an Amendment to Conditional Use Permit 10-19-2022-1 PC Adding Cannabis Consumption to the existing 2,399 Sq. Ft. Retail Cannabis Business to be located at 2701 Columbus Drive also known as APN 0660-081-40-0000 in the C-2 General Commercial Zone.

City Manager Patrick Martinez reported, commissioners asked questions and minimal discussion ensued. Applicant Cheryl Montanez addressed council questions.

Chair Kidd opened the public hearing at 4:15 pm

During Public Comment JoAnne Pogue expressed concern over consumption and subsequent driving.

Chair Kidd closed the public hearing at 4:17 pm

City Manager Patrick Martinez addressed commissioners' parking questions and commented on public transit that is available adjacent to the property.

After minimal discussion, Commissioner Beard moved, second by Commissioner Ostby, to approve Planning Commission Resolution No. 10-04-2023-2 PC recommending to the City Council Approval of an Amendment to Conditional Use Permit 10-19-2022-1 PC Adding Cannabis Consumption to the existing 2,399 Sq. Ft. Retail Cannabis Business to be located at 2701 Columbus Drive also known as APN 0660-081-40-0000 in the C-2 General Commercial Zone. Motion carried by the following vote:

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

1. Public hearing held to consider all evidence and testimony for or against Planning Commission Resolution No. 10-04-2023-1 PC, recommending to City Council an Amendment to the Needles Municipal Code (NMC) sections of the Zoning Ordinance as follows: Section 94 "Permits", Section 96 "Uses", Section 97 "Intensity of Uses", Section 98 "Site Requirements", Section 99 "Development Standards", Section 111 "Vehicular Provisions", Section 112 "Special Requirements for Certain Users", Section 115 "Nonconforming Situations", Needles Municipal Code Chapter 19 "Subdivision of Land"

Retiring City Manager Rick Daniels reported, commissioners asked questions and discussion ensued.

Chair Kidd opened the public hearing at 5:01 pm

During Public Comment Janet Jernigan raised concern about commercial truck parking in residential areas. Discussion among commissioners ensued, staff addressed concerns.

Chair Kidd closed the public hearing at 5:05 pm

After discussion, Commissioner Beard moved, second by Commissioner Dressler, to approve Resolution No. 10-04-2023-1 PC, recommending to City Council an Amendment to the Needles Municipal Code (NMC) sections of the Zoning Ordinance as follows: Section 94 "Permits", Section 96 "Uses", Section 97 "Intensity of Uses", Section 98 "Site Requirements", Section 99 "Development Standards", Section 111 "Vehicular Provisions", Section 112 "Special Requirements for Certain Users", Section 115 "Nonconforming Situations", Needles Municipal Code Chapter 19 "Subdivision of Land". Motion carried by the following vote:

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

## **REGULAR ITEMS**

3. Approve the Minutes of August 2, 2023

Commissioner Ostby moved, second by Chair Kidd, to approve the minutes of August 2, 2023. Motion carried by the following vote.

Ayes: Chair Kidd, Commissioners Wright, Beard, Ostby, Dressler and Bosboom  
Noes: None

Absent: Commissioner Rath

## **PRESENTATIONS**

### **4. Certificate of Recognition for Rick Daniels**

Chair Kidd presented a Certificate of Recognition to Retiring City Manager Rick Daniels.

## **COMMISSIONER REQUESTS**

**Commissioner Wright** - no requests

**Commissioner Beard** - Asked about the status of BNSF road access; commended Retiring City Manager Rick Daniels on years of prompt response, availability to commissioners, staff, and the public; and ability and willingness to solve problems.

**Commissioner Ostby** - reported on road damage on Needles Highway and inquired about Destination 66 project on Broadway.

**Commissioner Dressler** - no requests

**Commissioner Bosboom** - no requests

**Chair Kidd** - no requests

## **CITY MANAGER REPORT**

Retiring City Manager Rick Daniels gave report

## **ADJOURNMENT**

Chair Kidd called for a motion to adjourn. Commissioner Ostby moved, second by Commissioner Dressler, meeting was adjourned at 5:36 pm.

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Linda Kidd  
Chair

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Candace Clark, CPMC  
Assistant City Clerk