

(ACT) - ACTION NEEDED
(INF) INFORMATION ONLY
(DIS) – DISCRETIONARY
(DISC)-DISCUSSION

**PLANNING COMMISSION OF THE CITY OF NEEDLES
WEDNESDAY, JUNE 5, 2019 @ 4:00 P.M.
CITY COUNCIL CHAMBERS - 1111 BAILEY AVENUE, NEEDLES**

AGENDA

1. **Pledge of Allegiance**
2. **Roll Call**
3. **Approval of Agenda.....(ACT)**
4. **Correspondence**
5. **Public Appearance** - Persons wishing to address the Board on subjects other than those scheduled are requested to do so at this time. When addressing the Board, please come to the podium and give your name and address for the record. In order to conduct a timely meeting, a three-minute time limit per person has been established by Municipal Code Section 2-18. Amendments to California Government Code Sec. 54950 prohibit the Board from taking action on a specific item until it appears on the agenda.

6. **Old Business**
 - a) A public hearing to consider all evidence and testimony for or against approval of a Special Use Permit (SUP) for a Recreational Vehicle (RV) Park, located at 4418 My Place Road, Needles, CA, also known as Assessor’s Parcel Number 0660-251-38..... **(ACT)**
(continued to the 7-3-2019 meeting)

7. **NEW BUSINESS**
 - b) A public hearing to consider all evidence and testimony for or against approval of a Special Use Permit (SUP) for Expansion of the River Palms Resort Mobile Home Park, including two additional parcels totaling approximately 3 acres and the addition of 29 mobile homes.....(ACT)
(Continued from the 5-1-2019 meeting)
 - Staff Report
 - Commission questions of staff
 - Chairperson to open the public hearing
 - Public comment
 - Chairperson to close the public hearing
 - Commission discussion/deliberation
 - Approve the Findings of Facts

Resolution No. 06-05-2019 PC approval of a Special Use Permit (SUP) for Expansion of the River Palms Resort Mobile Home Park, including two additional parcels totaling approximately 3 acres and the addition of 29 mobile homes.....**(ACT)**
 - c) A public hearing to consider all evidence and testimony for or against a General Plan Amendment For APNs 0660-081-01 through 04; 0660-081-08 and 09, and 0660-091-04 from Commercial Resort (CR) to Highway Commercial (HC), and a Zone Change from Commercial Resort Residential (CRR) to Highway Commercial (C-3). Said properties are located in the vicinity of Needles Highway And Balboa Street.
 - Staff Report
 - Presentation by Applicant
 - Commission questions of staff

- Chairperson to open the public hearing
- Public comment
- Chairperson to close the public hearing
- Commission discussion/deliberation
- Approve the Findings of Facts

Resolution No. 06-05-2019-1 PC recommending approval of:

- 1) A General Plan Amendment for APNs 0660-081-01 through 04; 0660-081-08 and 09, and 0660-091-04 from Commercial Resort (CR) to Highway Commercial (HC), and
- 2) A Zone Change for APNs 0660-081-01 through 04; 0660-081-08 and 0 and 0660-091-04 from Commercial Resort Residential (CRR) to Highway Commercial (C-3).

Said properties are located in the vicinity of Needles Highway and Balboa Street.....(ACT)

8. NEW BUSINESS

- d) A public hearing to consider all evidence and testimony for or against amendment of the Needles Municipal Code (NMC) Zoning Sections Creating a Mixed use Overlay Zone
(Continued to the 7-3-2019 Meeting)

9. Board Requests

10. City Manager Report

11. The Planning Commission is adjourning to an Adjourned Regular Meeting to be held on Wednesday, June 19, 2019 at 4:00 P.M.

Posted: May 31, 2019

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to a meeting is available for public inspection at the Needles Administrative Office, 817 Third Street, Needles, CA 92363.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Cindy Semione, Secretary to the Board, at (760) 326-2113 ext 327. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-104 ADA Title II)