

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

**REGULAR MEETING OF THE
PLANNING COMMISSION OF THE CITY OF NEEDLES
WEDNESDAY, APRIL 6, 2022 @ 4:00 P.M.
CITY COUNCIL CHAMBERS - 1111 BAILEY AVENUE, NEEDLES**

A G E N D A

AUTHORIZED BY AB 361

**THE PLANNING COMMISSIONERS MAY BE ATTENDING THIS MEETING VIA
*** MICROSOFT TEAMS *****

**THE PUBLIC MAY ALSO ATTEND VIA TEAMS AND MAY SUBMIT ANY COMMENTS IN
WRITING PRIOR TO NOON ON THE DAY OF THE MEETING BY EMAILING
pmartinez@cityofneedles.com**

**TO JOIN THE LIVE TEAMS MEETING log into the City of Needles website at
www.cityofneedles.com to access the agenda and [Click here to join the meeting](#)**

If asked, enter the following: Meeting ID: 515814365#

OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: 515 814 365

The meetings are being recorded.

THE PUBLIC MAY ATTEND – MASKS ARE ENCOURAGED AND DESIGNATED SEATING

CALL TO ORDER
ROLL CALL
PLEDGE OF ALLEGIANCE
APPROVAL OF AGENDA
CONFLICT OF INTEREST
CORRESPONDENCE
INTRODUCTIONS

As a courtesy to those in attendance, we would ask that cell phones be turned off or set in their silent mode. Thank you.

PUBLIC APPEARANCE - Persons wishing to address the Commissioners on subjects other than those scheduled are requested to do so at this time. When addressing the Commissioners, 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 Commission from taking action on a specific item until it appears on the agenda.

PUBLIC HEARINGS

- 1) An application from James Balla for a Special Use Permit to Allow for a 2,150 Sq. Ft. Pacific Clinics Clubhouse Located at 923 Front Street Needles, CA in the City of Needles, CA in the C-2 (General Commercial) Zone, also known as APN 0186-102-04-0000:
 - 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. 04-06-2022 PC approving a Special Use Permit to Allow for a 2,150 Sq. Ft. Pacific Clinics Clubhouse Located at 923 Front Street Needles, CA in the City of Needles, CA in the C-2 (General Commercial) Zone, also known as APN 0186-102-04-0000:(ACT)

BOARD REQUESTS

CITY MANAGER REPORT

ADJOURNMENT

INTERNET ACCESS TO PLANNING COMMISSION AGENDAS AND STAFF REPORT MATERIAL IS AVAILABLE PRIOR TO PLANNING COMMISSION MEETINGS AT
<http://www.cityofneedles.com>

Posted: April 1, 2022

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 Patrick Martinez, Assistant City Manager, at (760) 326-2113 ext 126. 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)

If a decision is made at this hearing and you later disagree with the decision, only issues raised at the public hearing or in written form at or before the public hearing can be considered.

/s/ Patrick Martinez, Assistant City Manger/Development Services

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PLANNING COMMISSION Regular Special

Meeting Date: April 6, 2022

Title: Planning Commission Resolution No. 04-06-2022 PC
A Resolution of the Planning Commission of the City of Needles approving a Special Use Permit to Allow for a 2,150 Sq. Ft. Pacific Clinics Clubhouse Located at 923 Front Street in the City of Needles, CA in the C-2 (General Commercial) Zone, also known as APN 0186-102-04-0000.

Background: Applicant, James Balla, the Chief Strategy Officer for “Pacific Clinics” is proposing tenant improvements to Suite #B a 2,150 sq. ft. portion of an existing building (Exhibit B-1, Existing Floor Plan) formerly site of the Diamond Mine Jewelry store (Exhibit C, Site Photo), for the purpose of a Pacific Clinics’ Clubhouse. The project site is situated on a developed .09-acre parcel located on Front Street, directly across from Santa Fe Park and the El Garces at 923 Front Street (Exhibit A, Site Location), also known as 0186-102-04-0000 and is within the General Commercial (C-2) zoning designation.

Pacific Clinics’ Clubhouse is a member run, drop-in social support club for adults ages 18 and up who have a history of or are currently struggling with mental health issues. Pacific Clinics’ Clubhouse Programs operate under a contract with San Bernardino County Department of Behavioral Health. The Needles Clubhouse program will work in collaboration with the Needles DBH clinic. Pacific Clinics operates 3 other clubhouse programs in San Bernardino County in the cities of Rialto, Yucca Valley and Lucerne Valley. Pacific Clinics has looked at various buildings throughout the City and have determined the location at 923 Front Street to meet their needs.

The applicant identifies the “Clubhouse assists members in developing and maintaining skills for functioning positively and productively in their living, work and social environments. This involves the creation of an environment that provides social, educational, and vocational development opportunities that enable members to lead personally satisfying and socially productive lives.”

As shown in Attachment B-2, *Proposed Floor Plan*, the project would involve interior tenant improvements to an existing 2,150 sq. ft portion of a 4,099 Sq. Ft. building which include an addition of a new interior nonbearing wall inside of the existing building envelope. The clubhouse will contain a reception area, tv room, kitchen, laundry room, office storage, offices, and member library.

On January 17, 2022 a fire was set in the El Garces restroom. Through investigation, deputies determined unlawful entry was made into the El Garces causing damage to valuable equipment. On February 10, 2022 it was reported to the City the Amtrak room within the El Garces was broken into causing \$2,000 worth of damage in the foyer. Additionally, in recent months Santa Fe Park has seen an increase in health and safety issues that come from transient individuals creating blight in our city’s main tourist location.

In accordance with Section 96.01. subsection 5.31 Table of Permissible Uses of the Needles City Code, requires that a social club located within a building having a gross floor area not

exceeding 3,500 sq. ft. to be subject to a Special Use Permit and to be reviewed by the Planning Commission.

Special Use Permit Findings.

In accordance with Section 94.07, the Planning Commission must make the following findings for approval of a special use permit:

1. The requested permit is within its jurisdiction according to the table of permissible uses
2. The application is complete.
3. The use will not materially endanger the public health or safety.
4. The use will not substantially injure the value of adjoining or abutting properties
5. The use will be in harmony with the area in which it is to be located.
6. The development is in general conformity with the Needles General Plan.

Public Notification: A public hearing notice was published in the Needles Desert Star on Wednesday, March 23, 2022, and posted in two conspicuous locations. Notices were sent to property owners within 300' of the proposed project.

Recommendation: Provide Staff Direction

Submitted By: Patrick Martinez, Assistant City Manger/Development Services

City Management Review: _____

Date: _____

Agenda Item # _____

PC RESOLUTION 04-06-2022 PC

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF NEEDLES APPROVING A SPECIAL USE PERMIT TO ALLOW FOR A 2,150 SQ. FT. PACIFIC CLINICS CLUBHOUSE LOCATED AT 923 FRONT STREET IN THE CITY OF NEEDLES, CA IN THE C-2 (GENERAL COMMERCIAL) ZONE, ALSO KNOWN AS APN 0186-102-04-0000.

WHEREAS, the Planning Commission wishes to assist property owners in their efforts to build in the City in a reasonable manner that does not create a hazard to health, safety, and welfare or degrade property values or create incompatibility with surrounding uses; and

WHEREAS, Section 96.01. subsection 5.31 Table of Permissible Uses of the Needles City Code, requires that a social club located within a building having a gross floor area not exceeding 3,500 sq. ft. to be subject to a Special Use Permit and to be reviewed by the Planning Commission; and

WHEREAS, The project site is situated on a developed .09-acre parcel located on Front Street, directly across from Santa Fe Park and the El Garces at 923 Front Street (Exhibit A, Site Location), also known as 0186-102-04-0000 and is within the General Commercial (C-2) zoning designation; and

WHEREAS, Pacific Clinics is proposing tenant improvements to Suite #B an existing 2,150 sq. ft portion of a 4,099 Sq. Ft. building which include an addition of a new interior nonbearing wall inside of the existing building envelope for the purpose of a Pacific Clinics' Clubhouse; and

WHEREAS, Section 94.07 of the Needles City Code specifies the criteria by which a special use permit may be granted by the Planning Commission; and

WHEREAS, a public hearing notice for the Needles Planning Commission meeting was published in the Needles Desert Star on March 23, 2022, at least 10 days prior to said meeting, and notices were sent to property owners within a 300-foot radius of the subject property specifying the date, time and location of the public hearing; and

WHEREAS, on April 6, 2022, the Needles Planning Commission held a duly noticed and advertised public hearing to receive oral and written testimony relative to RESOLUTION 04-06-2022 PC; and

WHEREAS, the Needles Planning Commission has sufficiently considered all testimony and any documentary evidence presented to them in order to make the following determination.

SECTION 1. The Planning Commission HEREBY FINDS AND DETERMINES that this project is categorically exempt under the California Environmental Quality Act (CEQA) under Section 15301 (a) as a Class 1 project consisting of Interior or

exterior alterations involving such things as interior partitions, plumbing, and electrical conveyances.

SECTION 2. The Planning Commission HEREBY FINDS AND DETERMINES, with reports and findings, that facts do exist to approve Resolution 04-06-2022 PC, subject to conditions, according to the criteria specified in Section 94.07 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. subsection 5.31 Table of Permissible Uses of the Needles City Code, requires that a social club located within a building having a gross floor area not exceeding 3,500 sq. ft. 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: A dimensioned site plan, application and fees were submitted to the city to demonstrate the project meets the criteria of the Needles Code.

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

FINDING: The General Plan designation is "General Commercial" and is consistent with the goals and objectives of the General Plan.

D. *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 our program service participants and the community members. Services at this location are to be focused on wellness and recovery and resilience. Pacific Clinics leader in the field of adult behavioral health care in San Bernadino County for over 20 years and has established long lasting community partnerships with community stakeholders.

Similar adult programs within the Pacific Clinics San Bernadino region have been recognized for successful programs and awarded significant grants (Kaiser Foundation, Union Bank, Molina Health Care) for continuing to provide such positive community based behavioral health care services. Its 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 neighborhood it is located and does not feature exterior modifications that would affect public views of the neighborhood. Thus, the development would be in harmony with the area in which it is located.

E. The development will not materially endanger the public health or safety.

FINDING: Pacific Clinics provides professional behavioral health care services, focusing on the recovery and wellness of our clients, and has experience and recognized as successful organization, leadership and recognized for provision of this type of business/services. Pacific Clinics has several recognitions from Congress, California Legislature Assembly, State of California Senate, local city officials, etc. for its excellence, dedication and contributions in advancing behavioral healthcare.

This adult program is contracted through the San Bernadino County Department of Behavioral Health (DBH) in part because both Pacific Clinics as an organization along with the current program manager are considered an example and gold standard for managing and developing wellness & recovery focused services within this type of behavioral health care setting.

Services at this location are to be focused on wellness and recovery and resilience and not from a medical model of psychotherapy. No psychotherapy or psychiatric medication services would be provided, as Pacific Clinics does not act as a crisis center. Services provided would promote and/or enhance self-sufficiency, self-confidence and support connectedness back to their community. Participants in the clinic's programs would be involved in purposeful activities and have a sense of 'ownership' of their program and form a member council and establish guidelines and goals for how individuals are to interact and engage – reinforcing program values and goals for community and recovery.

Scheduled events/specialized groups by trained and experienced staff would focus on such things as socialization (more recently as a way to provide a supportive setting for combating the isolation and loneliness many have experienced with COVID); enhancing communication and/or artistic expression; providing a place to learn and improve on technical skills such as resume writing; practicing self-care through learning relaxation and stress management or improving how to cook/shop on a limited budget.

Finally, the properties abutting the subject site are commercial. The proposed project consists of internal improvements and follows all

building standards. Additionally, the project is required to have engineered drawings and building permits which will ensure that health and safety requirements are satisfied per the International Building Code. Therefore, the proposed project will not endanger the life or property in the surrounding area.

- F. *The development will not substantially injure the value of adjoining or abutting properties.*

FINDING: Pacific Clinics has been providing behavioral healthcare services since 1926, with over 40 office locations in 5 counties throughout Southern California. Its facilities are located in areas within a community that may be more centrally and/or accessible to the individuals being served. Pacific Clinics currently has similar adult programs that have been long time established in 3 other San Bernadino County communities that are similarly located as this development. 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 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.

SECTION 3. The Planning Commission HEREBY APPROVES Resolution 04-06-2022 PC for a Special Use Permit subject to conditions, to allow for a 2,150 Sq. Ft. Pacific Clinics Clubhouse Located at 923 Front Street Needles, CA in the City of Needles, CA in the C-2 (General Commercial) Zone, also known as APN 0186-102-04-0000.

SECTION 4. 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.

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Needles, California, approves a for a Special Use Permit subject to conditions, to allow for a 2,150 Sq. Ft. Pacific Clinics Clubhouse Located at 923 Front Street Needles, CA in the City of Needles, CA in the C-2 (General Commercial) Zone, also known as APN 0186-102-04-0000 with the conditions stated herein below:

1. The site shall be developed and maintained in substantial accordance with the development plans, stamped Exhibit "B-2, Proposed Floor Plan".
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 all 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-site supervisor is required at all times.
8. The applicant shall have an approved communications plan in place in the event that information to the surrounding neighborhood would be needed throughout the time the clinic is in operation.
9. Staff shall conduct daily patrols through the neighborhood. This patrol area includes those areas between Front Street, J Street, 3rd Street, and C Street. This area may be revised in response to local conditions. Because of the area's scope, each segment may not be visited daily, but shall be visited more than once a week. Outreach involves contacting businesses and residents to understanding conditions in the neighborhood and to observe homeless conditions in the area.
10. Violation of the conditions of approval may result in citation and/or initiation of revocation proceedings.
11. Any revisions to the approved plans must be resubmitted for review and approval by the Planning Department.

PASSED, APPROVED, AND ADOPTED at a regular meeting of the Planning Commission of the City of Needles, California, held on the 6th day of April 2022 by the following vote:

AYES:

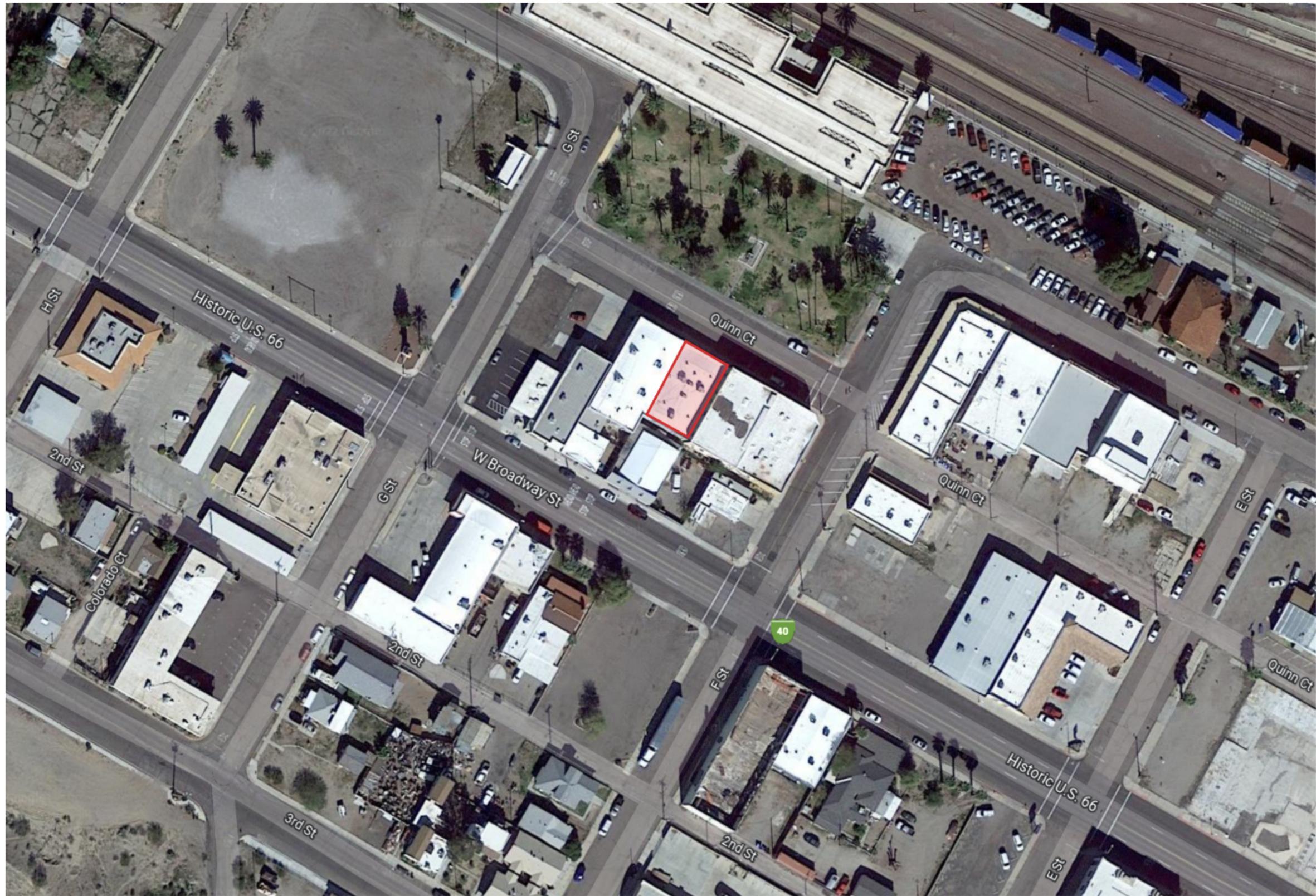
NOES:

ABSENT:

ABSTAIN:

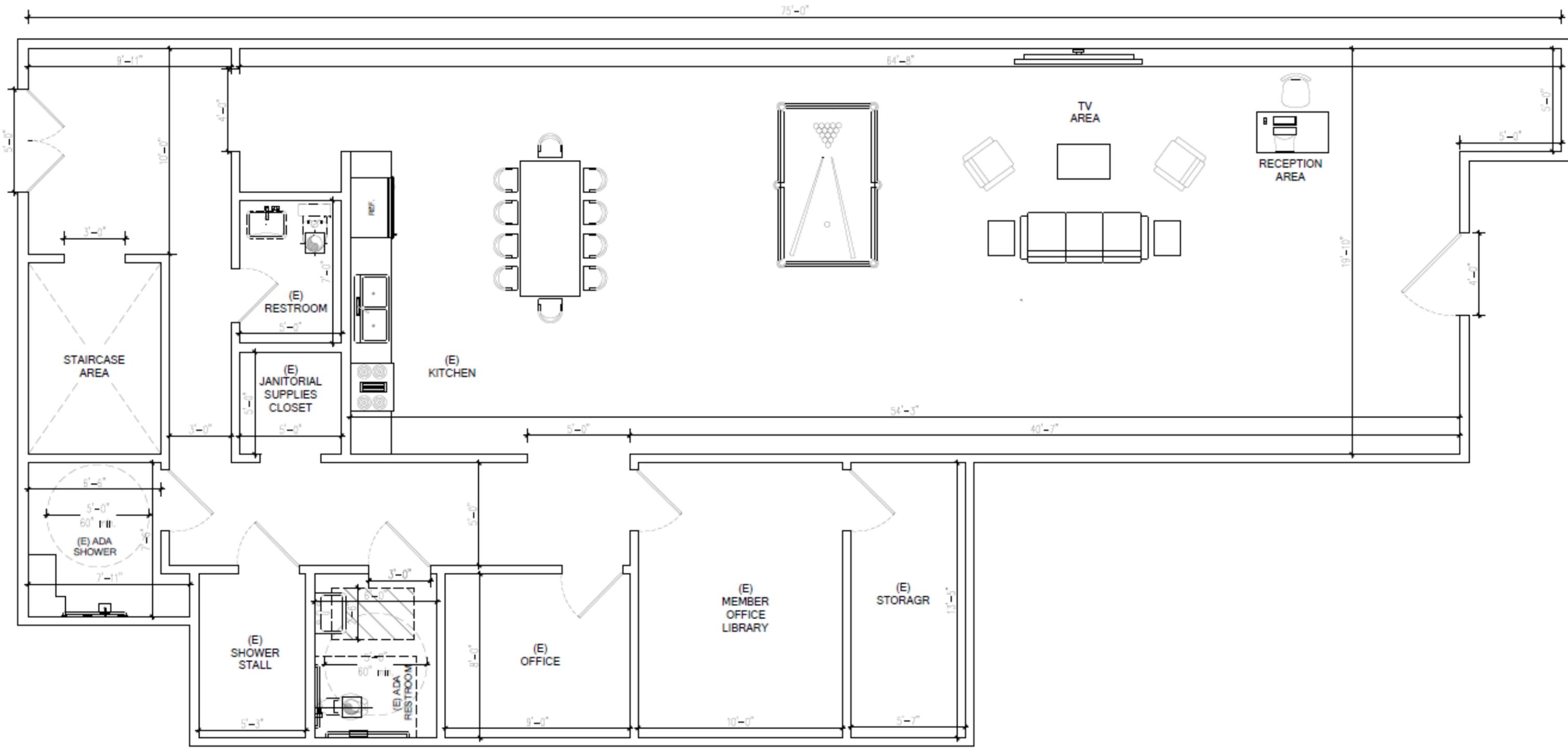
Linda Kidd, Chairperson
Needles Planning Commission

Patrick Martinez
Development Director



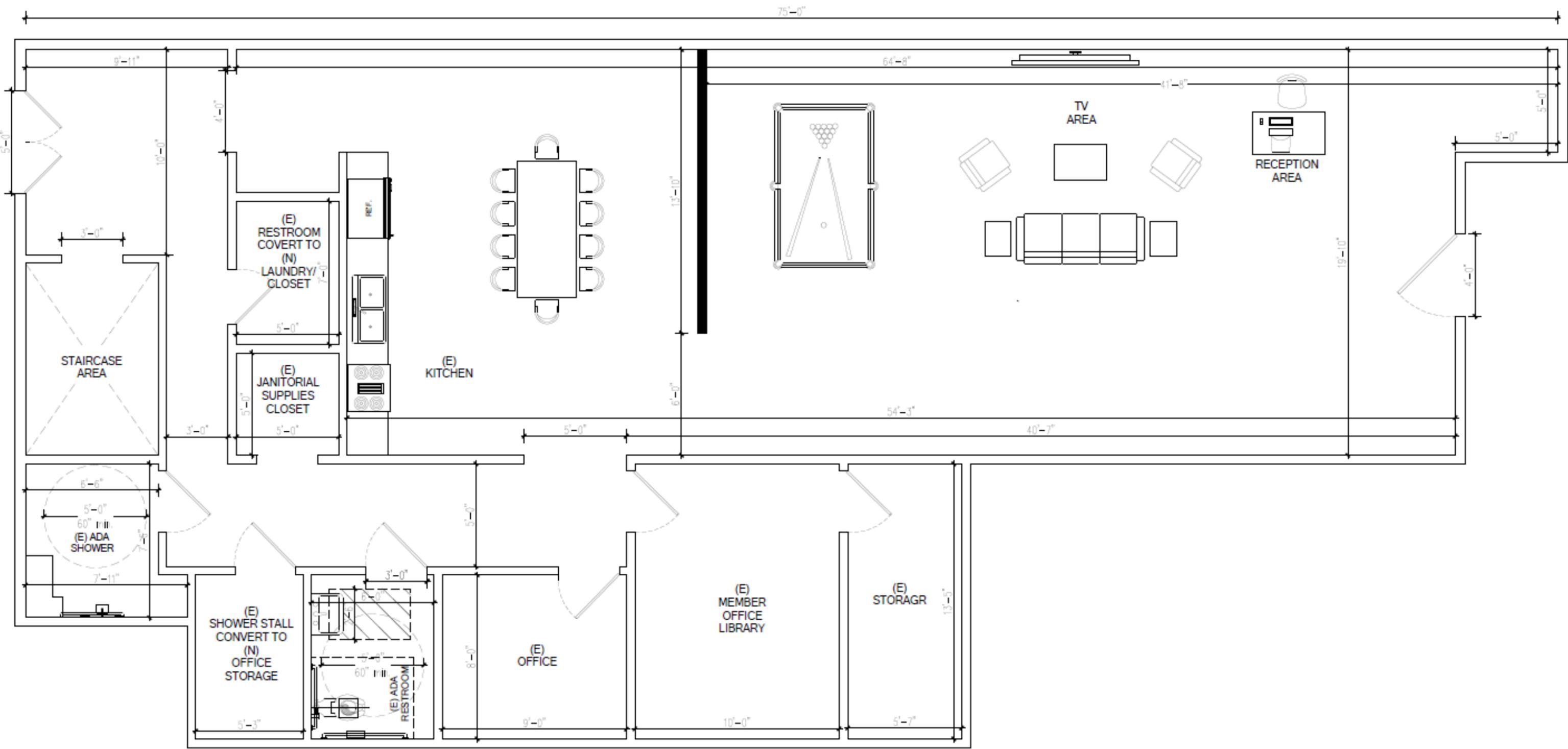
ATTACHMENT A: Project Site
APPLICANT: James Balla
SITE ADDRESS: 923 Front Street





ATTACHMENT B-1: Existing Floor Plan
APPLICANT: James Balla
SITE ADDRESS: 923 Front Street





ATTACHMENT B-2: Proposed Floor Plan
APPLICANT: James Balla
SITE ADDRESS: 923 Front Street





ATTACHMENT C: Site Photo
APPLICANT: James Balla
SITE ADDRESS: 923 Front Street





ESTABLISHED IN 1926

800 S. Santa Anita Avenue
Arcadia, California 91006-3555

Tel: 626.254.5000

Pacific Clinics

Clubhouse Program Description

Pacific Clinics' Clubhouse is a member run, drop-in social support club for adults ages 18 and up who have a history of or are currently struggling with mental health issues. Pacific Clinics' Clubhouse Programs operate under a contract with San Bernardino County Department of Behavioral Health. The Needles Clubhouse program will work in collaboration with the Needles DBH clinic. Pacific Clinics operated 3 other clubhouse programs in San Bernardino County in the cities of Rialto, Yucca Valley and Lucerne Valley.

The clubhouse assists members in developing and maintaining skills for functioning positively and productively in their living, work and social environments. This involves the creation of an environment that provides social, educational, and vocational development opportunities that enable members to lead personally satisfying and socially productive lives.

Our goal is to assist our members in maintaining their mental health recovery thereby reducing the need for intensive mental health treatment and hospitalizations. Our approach prepares our members for eventual work, school or other active participation in their community. Members of the Clubhouse can learn or improve upon important social and interpersonal skills which will enable them to meet goals that they have set for themselves.

Clubhouse members may volunteer to take on tasks needed for the daily operation of the program. (Snack Bar, Computer Lab, Cooking group, arts and crafts projects etc.) in order to learn good work habits, improve interpersonal skills, and develop increased personal responsibility. Members may also initiate community service projects such as cleaning up a local parks, creating art for local events etc.

The Pacific Clinics Clubhouse Program also provides opportunities through activities such as outings, activities with other clubhouses from San Bernardino, and holiday celebrations.

The Clubhouse will operate as a drop in center M-F from 9a-5p with the following resources available: Computer and WiFi/internet access; Washer and dryer for doing laundry; shower; daily lunch M-F; snack bar (pre-packaged food only); recreational activities such as pool table, arts and crafts, television and home video games, board games, job application assistance; internet search assistance for resources such as housing, food resources, clothing resources.

Membership is free and is available to anyone 18 and older residing in Needles or an outlying community (within San Bernardino County) who has a history of or is currently recovering from a mental illness.



Corporate Office: 800 S. Santa Anita Avenue, Arcadia, CA 91006
Telephone: 626-254-5000

Use of Kitchen: Additional Information January 31, 2022

The Pacific Clinics programs provide behavioral healthcare services to our clients. Our kitchen is meant for members to learn very basic meal preparations and nutritional skills that are necessary to achieve independence and to develop and practice appropriate communication and social skills by working with others; these activities include food safety and sanitation, menu design, nutritional tips, team work, etc. No alcoholic beverages will be allowed onsite. All activities are always supervised by staff. All staff are Food Handler certified by the San Bernardino Public Health Department.

The programs provide an array of mental health service interventions to assist adults, 18 years old and over, in their recovery from mental illness to function positively in their work, personal and social environments. Interventions are designed to provide maximum reduction of mental disabilities to restore or maintain enhanced self-sufficiency. The programs act as a community designed to promote confidence, social skills, and opportunities to access education, housing, health care, and employment. Services are rooted in the Recovery, Wellness and Resilience approach by collaborating with the members to encourage goals of self-management, hope, empowerment, and reintegration back into their community as a contributing member, with the goal of creating a restorative environment to counteract internal and external stigma.

All Planning Commission Member and City Council Members:

I'm writing this note to register my opinion regarding the proposed establishment of Pacific Clinic's Service Center next to the Needles Regional Museum. While I feel Needles needs this type of establishment I think it would be better served at a different location. City Staff and citizens of Needles have worked hard to upgrade our downtown area and make it an area to be enjoyed while attending community events in the park, using the El Garces for functions, the establishment of our new Chamber of Commerce office, etc. When you locate a service of this type encouraging people that need this service, the City will be opening up a lot of foot traffic by people that will attempt to spend many hours in our park and eventually cause wear and tear to the area. This would not be something that would encourage groups to have city wide functions.

Kippy Poulson

760-326-2513

Dale would you be so kind as to submit this to the Planning Commission Meeting.

Hi Patrick:

This email is in opposition to The Clubhouse funded by Pacific Clinic a George Soros Group. Location is on Front St across from the Jewel of the Desert-El Garces.

We already have complaints from citizens that inquire about renting the El Garces

and have to deal with the Homeless. The High School wouldn't hold their dance there this year because of it.

This is our downtown, the center of Needles and now will be taken over by more homeless.

The City has obviously approved!!! Counselor Ellen Campbell was down touring it and feels it's

Wonderful!!! This should be at a different location!!

Has the City any consideration what it will do for Tourism!!

Driving by and seeing the hang for

Homeless why stop!!

Regards,

Jan Jernigan

Jernigan Insurance Agency

Janet Jernigan

920 W Broadway
Needles, CA 92363
(760)326-4007
Lic #0C90845

janet@jerniganinsurance.com



**City of Needles
Planning Commission**

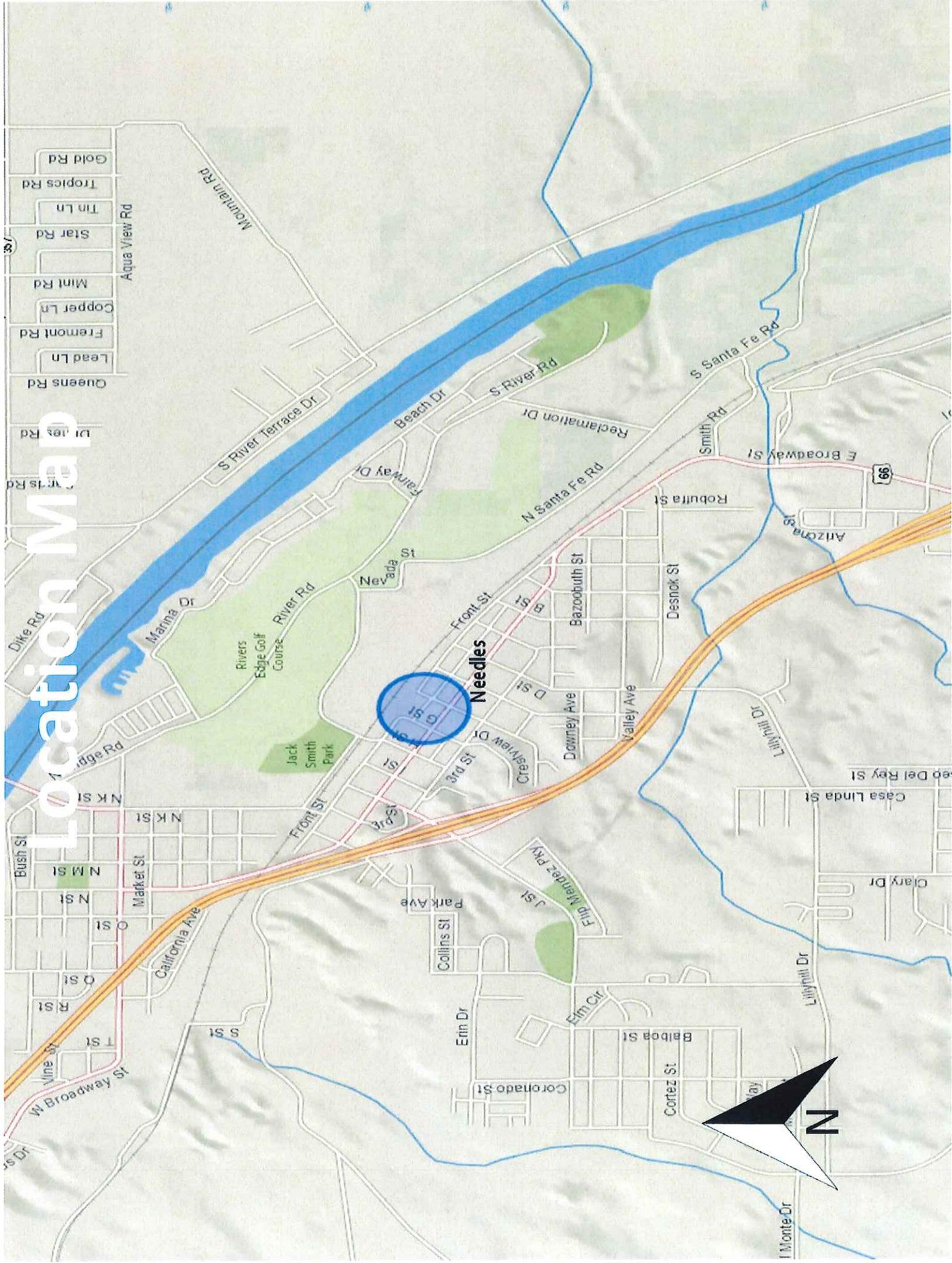
**Resolution No. 04-06-2022 PC
923 Front Street
April 6, 2022**



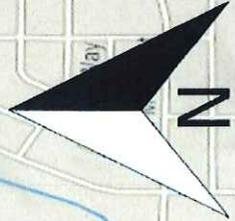
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Location Map



Needles



Vicinity Map



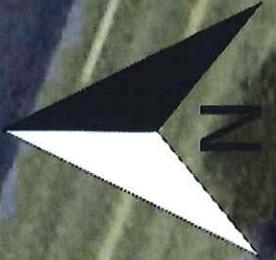
Aerial Map

©Quinn

Needles Regional Museum



928 Front St





Background

- **Applicant is applying for a Special Use Permit to allow for a 2,150 Sq. Ft. Pacific Clinics Clubhouse Located at 923 Front Street**
- **The project proposes tenant improvements to Suite #B a 2,150 sq. ft. portion of an existing building formerly site of the Diamond Mine Jewelry store for the purpose of a Pacific Clinics' Clubhouse.**
- **The project site is located within the General Commercial (C-2) zoning designation.**
- **Section 96.01. subsection 5.31 Table of Permissible Uses of the Needles City Code, requires that a social club located within a building having a gross floor area not exceeding 3,500 sq. ft. to be subject to a Special Use Permit and to be reviewed by the Planning Commission.**



Background Cont'd

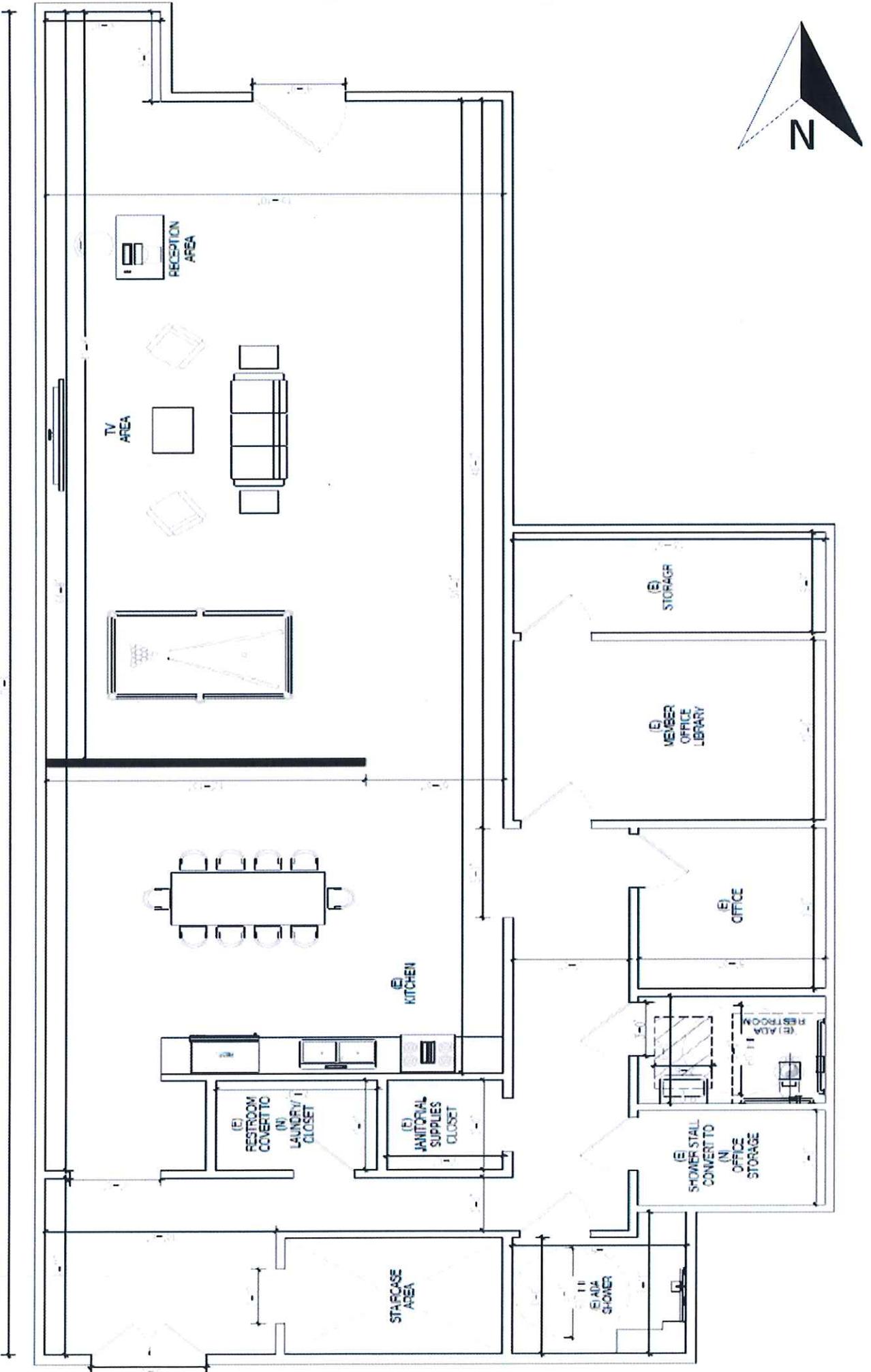
- Pacific Clinics' Clubhouse is a member run, drop-in social support club for adults ages 18 and up who have a history of or are currently struggling with mental health issues.
- Pacific Clinic's Clubhouse Programs operate under a contract with San Bernardino County Department of Behavioral Health. The Needles Clubhouse program will work in collaboration with the Needles DBH clinic.
- Pacific Clinics operates 3 other clubhouse programs in San Bernardino County in the cities of Rialto, Yucca Valley and Lucerne Valley.
- Pacific Clinics has looked at various buildings throughout the City and have determined the location at 923 Front Street to meet their needs.

“Clubhouse assists members in developing and maintaining skills for functioning positively and productively in their living, work and social environments. This involves the creation of an environment that provides social, educational, and vocational development opportunities that enable members to lead personally satisfying and socially productive lives.”

-Pacific Clinics



Floor Plan



Site Photo





Rec. Guidelines

Findings for a Special Use Permit (In accordance with Section 94.07 (d) of the Needles Municipal Code):

1. That the requested permit is within its jurisdiction according to the table of permissible uses.
2. The application is complete.
3. The development is in general conformity with the General Plan
4. The development is in harmony with the area in which it is located.
5. The development will not materially endanger the public health or safety.
6. The development will not substantially injure the value of adjoining or abutting property.
7. That the project overall is consistent with the preceding findings.



Conditions of Approval:

- 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.
- The applicant shall identify staffing, supervision and security arrangements appropriate to the facility. A twenty-four-hour on-site supervisor is required at all times.
- Staff shall conduct daily patrols through the neighborhood. This patrol area includes those areas between Front Street, J Street, 3rd Street, and C Street. This area may be revised in response to local conditions. Because of the area's scope, each segment may not be visited daily, but shall be visited more than once a week. Outreach involves contacting businesses and residents to understand conditions in the neighborhood and to observe homeless conditions in the area.



Recommended Action:

Provide Staff Direction