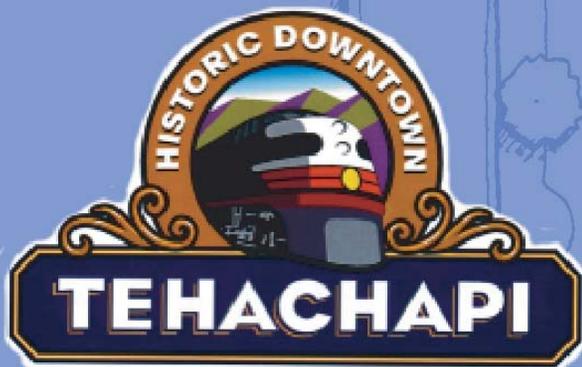
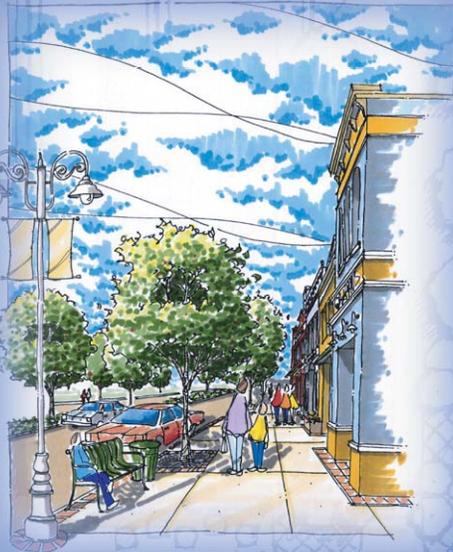


DOWNTOWN

Tehachapi

MASTER PLAN



APRIL 2, 2003



DOWNTOWN

Tehachapi

MASTER PLAN

APRIL 2, 2003

PREPARED FOR:

CITY OF TEHACHAPI
115 SOUTH ROBINSON STREET
TEHACHAPI, CALIFORNIA 93561



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RRM DESIGN GROUP

Creating Environments People Enjoy

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DOWNTOWN MASTER PLAN



CHAPTER ONE: INTRODUCTION AND BACKGROUND



DOWNTOWN MASTER PLAN



I. INTRODUCTION AND BACKGROUND

a. Discuss the Purpose and Process of the Master Plan

The purpose of the Master Plan is to establish a blueprint towards the revitalization of the downtown area and make it an inviting place for both visitors and locals. The community of Tehachapi has grown from a rural town to an urban community, and with this growth there have been some problems and concerns. The Master Plan is intended to guide growth and development, and create a comprehensive and unified style to the downtown area and will facilitate and encourage development and improvements which display the community's vision for the downtown. It will become a tool to assist in achieving the City's design expectations while enhancing the overall appearance of Tehachapi, and will provide a plan for the revitalization of downtown Tehachapi.

The Master Plan is a method of facilitating and prioritizing improvement projects, evaluating future development proposals and land uses, and enhancing existing land uses and historical buildings in the downtown. The design criteria discussed in the document is not intended to restrict creative solutions, and the City has the authority to consider alternative solutions if they meet the expectations or intent of the plan. The Master Plan includes both public and private property improvements, and it can not be finalized without both parties investing in the future of the City as a whole.

This Master Plan focuses on improving the appearance of the downtown streets, and unifying existing and proposed buildings with an appropriate and historical architectural character. The revitalized downtown will include attractive streetscapes, pedestrian improvements, public plazas, beautiful building facades, and a mix of both commercial and residential areas.

Spearheading the redevelopment process has been the Main Street Tehachapi Organization, which has been working hard to preserve and revitalize the downtown. Main Street has an approach to redevelopment issues which includes good design, promotion and community pride, economic restructuring of existing assets, and organization and cooperation.



Street furnishings, lighting, and landscaping enhance the pedestrian environment.



View down Tehachapi Boulevard before improvements



View down Tehachapi Boulevard after improvements

b. Describe Content and Organization of this Document

The Tehachapi Downtown Master Plan is organized into seven chapters. A summary of the information contained in each chapter is contained below as follows:

CHAPTER ONE - INTRODUCTION AND BACKGROUND

This chapter covers the purpose and background of the Master Plan, and the relationship to the City's General Plan.

CHAPTER TWO - EXISTING CONDITIONS

This section of the document describes the location, community character, existing conditions, activities, and events, historical resources, and identifies under utilized parcels in the Downtown Area.

CHAPTER THREE - COMMUNITY OUTREACH PROCESS

This chapter discusses the meetings with community members to date, and relates the discussions and direction given by the citizens of Tehachapi.

CHAPTER FOUR - VISION & PLANNING PRINCIPLES

This section identifies land use issues and opportunities, and articulates the vision for future development of downtown Tehachapi.

CHAPTER FIVE - LAND USE, CIRCULATION, & URBAN DESIGN CONCEPTS

This chapter lists the allowable and undesired or incompatible land uses within the study area. It contains recommendations for street environment and key intersections, existing and proposed parking, suggested roadway improvements, and transit and bicycle route concepts. Urban design concepts for gateways and public signage, public art and banners, pedestrian improvements, public plazas and parks, lighting and street furnishings, median and street tree planting, and public right-of-way landscaping, are also discussed in this chapter.

CHAPTER SIX - DESIGN GUIDELINES

The design guidelines give clear direction for the renovation of existing buildings and new construction. The guidelines address site planning, form and massing, building design, building details, window and door treatment, roof design, building lighting, screening equipment, landscape and hardscape layout, and signage.



c. Direction Provided by the General Plan for the Downtown Area

The vision and goals of the Master Plan are based on the City of Tehachapi's General Plan. The General Plan states that it hopes the downtown area will "continue to be revitalized as an attractive place to work, shop, and reside. The pedestrian-oriented retail core will compliment the attraction of the commercial recreational activities, resulting in daytime and nighttime activity". The General Plan goes on to say that "façade improvement programs, street improvements and quality design standards will be adopted and result in a downtown that is a source of pride". There are several goals stated in the General Plan which guide the development of the Master Plan; such as "Improve Circulation Safety for Vehicle and Pedestrians", "Preserve and Enhance Existing Neighborhoods", "Create a Viable Urban Downtown", and "Create an Aesthetically Pleasing and Diverse Community".

d. Contextual Issues, Goals and Objectives for the Downtown Master Plan

The Master Plan's goals are intended to be consistent and reinforce the General Plan for Tehachapi. The primary objective for revitalizing the downtown is to accomplish beautification and enhancement of the existing resources, while guiding appropriate future development.

In general the principle goals and objectives of the Master Plan are to create a more inviting downtown, locate a series of gateways to welcome visitors, develop a set of standards for development in the downtown, restore or enhance existing structures, infill vacant lots, highlight and preserve the history of the area, increase tourism and tourist related facilities, improve circulation and parking, beautify the streetscape, and improve bicycle and pedestrian circulation.



DOWNTOWN MASTER PLAN



CHAPTER Two:

EXISTING CONDITIONS



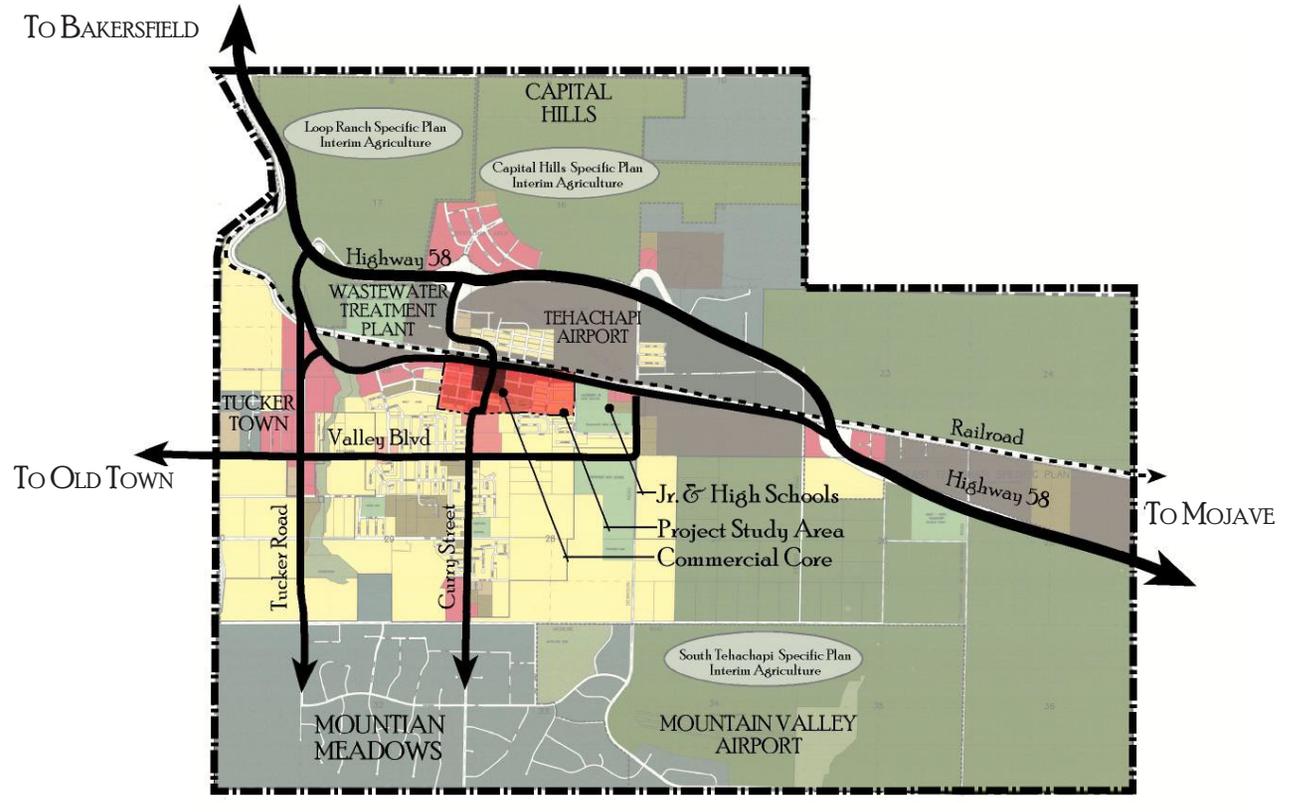
DOWNTOWN MASTER PLAN



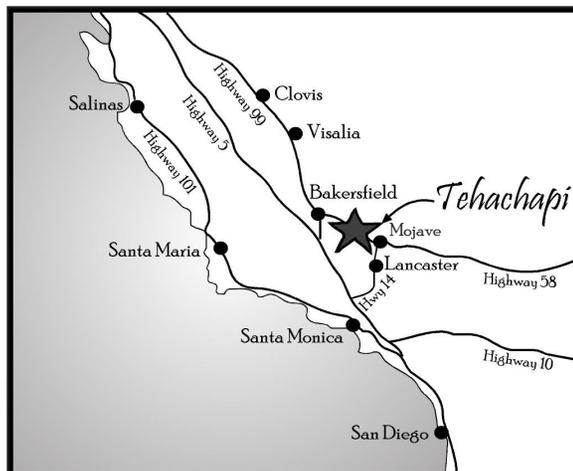
II. EXISTING CONDITIONS

a. Location and Climate of the Downtown Area

Tehachapi is located in the mountains between the San Joaquin Valley and the Mojave Desert. It is approximately 45 miles southeast from Bakersfield, and 50 miles northwest from Lancaster. The city of Tehachapi is surrounded by prominent hills and ridge lines to the north, west and south. Tehachapi is bound by the Sierra Nevada Range to the northeast, and the Tehachapi Range to the south. These hills and high elevations provide for excellent views and beautiful vistas to and from the city. Seasonal conditions vary greatly throughout the year, and in the spring the city has the marketing slogan of the “Land of Four Seasons”. Due to the high elevation there is snow in the winter, and consistent winds much of the year round. The area is also very warm in the summer.



Tehachapi and its future development and connections to surrounding communities were carefully studied for the Master Plan.



Vicinity map depicts the location of the City of Tehachapi

The overall Tehachapi Study Area consists of approximately eight blocks (from Mill Street to the west and Snyder Avenue to the east), by four blocks (from Tehachapi Boulevard to the north and C Street to the south). Within the Tehachapi Study Area, a more focused commercial core called the *Downtown Core Area* has been identified. The Downtown Core Area contains more detailed planning information, a stricter set of development standards, and a narrowed range of allowable uses. The Downtown Core Area consists of approximately four square blocks. It is bound by Tehachapi Boulevard to the north and E Street to the south, and by Curry Street to the west and Robinson Street to the east (refer to adjacent map).

b. Community Character

The downtown is the core of the community, and the image should reflect it. The commercial and residential character should fit in with surrounding history of the region. The downtown should keep the small town atmosphere, and the streetscape and storefronts should have an old fashion “home spun” appearance. The entire downtown should continue to feel safe and comfortable, and will be benefited by the incorporation of appropriate street furnishings and street lighting.

The downtown is the oldest area in Tehachapi; it is rich in history and is the heart of the community. Tehachapi has grown considerably since its formation, and the downtown is currently located within the southeast portion of the city.

c. Summary of Existing Conditions

The adjacent exhibit provides a snap shot of the overall study area and its relationship to greater Tehachapi. Motorists enter the downtown area primarily via Tehachapi Boulevard from the east and west, the Mill Street off ramp from the north, and Curry Street from the south. Within the study area there is a mix of residential, commercial, and public uses, as well as, a public park. Land use, architectural storefront, circulation, signage and public landscaping and street improvement issues have been summarized on the adjacent exhibit.



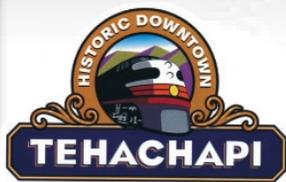
Existing Downtown Tehachapi streetscape



The Tehachapi Museum is an asset to the downtown



North side of Tehachapi Boulevard and the Chamber of Commerce

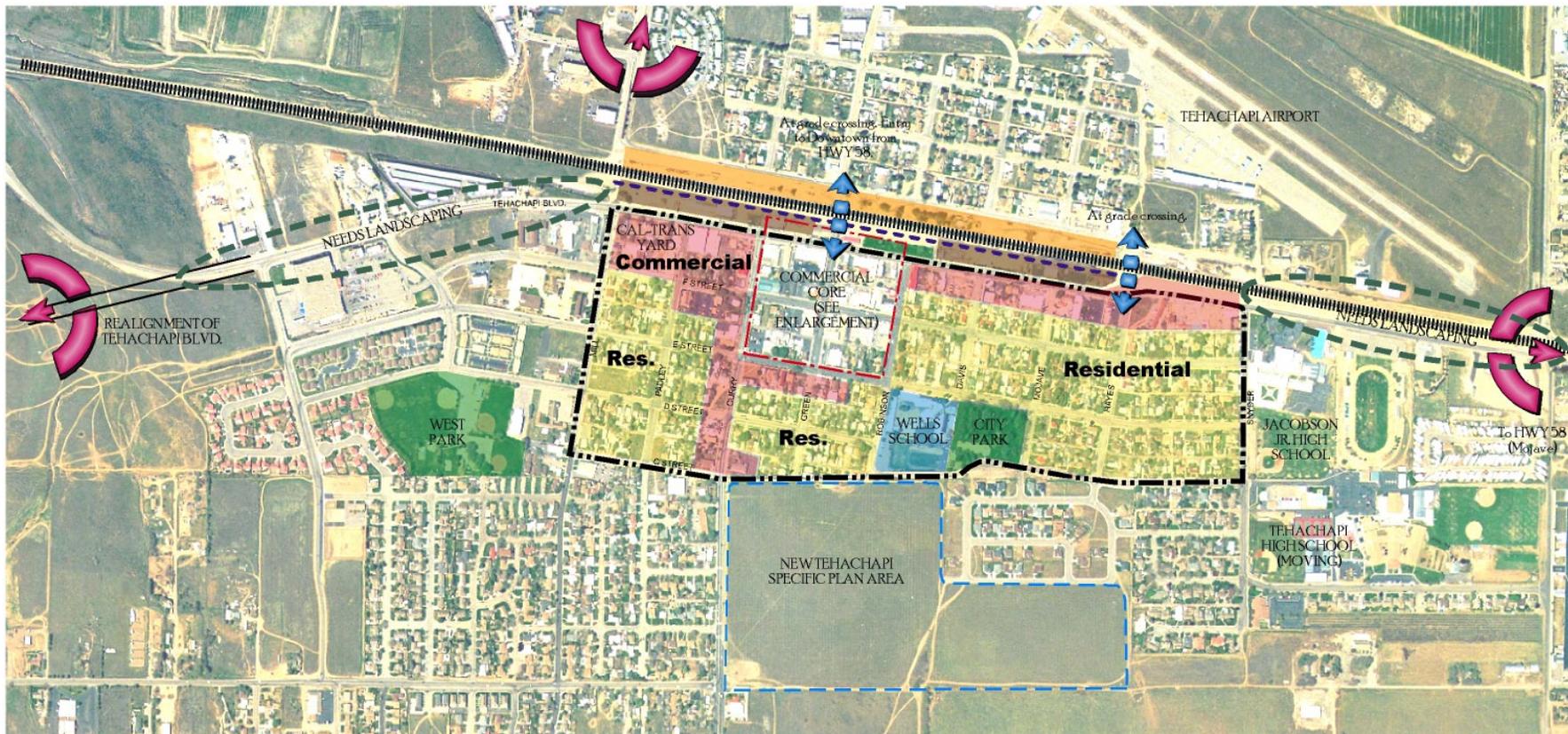


LAND USE

Land uses exist that are not consistent with a downtown vision
Vacant & underutilized properties exist
Lack of focus or anchor in downtown

ARCHITECTURE & STOREFRONTS

No clear guidelines exist
Storefronts need updating
Past facade improvement efforts have created a hodge podge effect



CIRCULATION

High traffic volumes limit pedestrian activity along Tehachapi Blvd.
Lack of designated bikepaths to & through downtown
Parking limits are not enforced

PUBLIC SIGNAGE

Downtown lacks identity
Limited directional signage is provided from freeway

PUBLIC LANDSCAPING & STREET IMPROVEMENTS

Lack of street features such as trees, benches, shade, signs, & lighting
Sidewalks are not consistent, cracks & patched pavement exist at some locations & other areas lack sidewalks completely
Crosswalks could be enhanced for safer crossing & added visual interest

d. Assets and Liabilities within the Study Areas

There are currently some very nice areas downtown, but also quite a few things that need attention. The stakeholders and community workshops helped to form the following list of Assets and Liabilities for the Tehachapi downtown area.

EXISTING ASSETS OF DOWNTOWN

- * Government center for community
- * City Hall
- * Railroad Depot and Railroad Corridor
- * Water Tower
- * City Park and Railroad Park
- * Sheriff's Station
- * Tehachapi Hospital
- * Schools
- * Center of commerce for community
- * Theaters
- * Specialty Restaurants and Gifts
- * Historic Errea House
- * Gallery and Gift Shops
- * Infrastructure
- * Tehachapi Heritage League Museum

EXISTING LIABILITIES OF DOWNTOWN

- * Many building vacancies and empty lots
- * Ordinances not being enforced
- * There are too many non-conforming signs in the downtown
- * Conditions of streetscape is poor
- * Lacking sidewalks, lights, and benches
- * Buildings look aged
- * Entrances to downtown are poor
- * Traffic is too fast on downtown streets
- * Lack of perceived parking
- * Limited amount of places to eat or shop



Indian Pow Wow



Main Street Tehachapi's Farmers Market

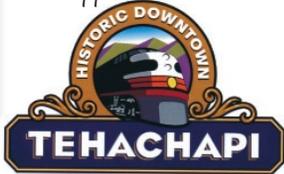
e. Main Street Tehachapi Organization

This organization is made up of “a team of residents, merchants, property owners, and other interested citizens who believe Tehachapi is a special place in which to live, work, and play”.

The locally funded non-profit organization provides technical assistance and training for the enhancement and heart of the community. They provide funds for promotional activities and special events; materials, such as, a downtown directory and map, quarterly Main Street Tehachapi newsletter, and educational materials, to raise public awareness of Tehachapi's downtown; design assistance to Main Street Tehachapi members and maintain a grant program for facade renovation and improvements to downtown buildings, and salaries and training for the Main Street Tehachapi's Executive Director.



The Apple Shed Restaurant



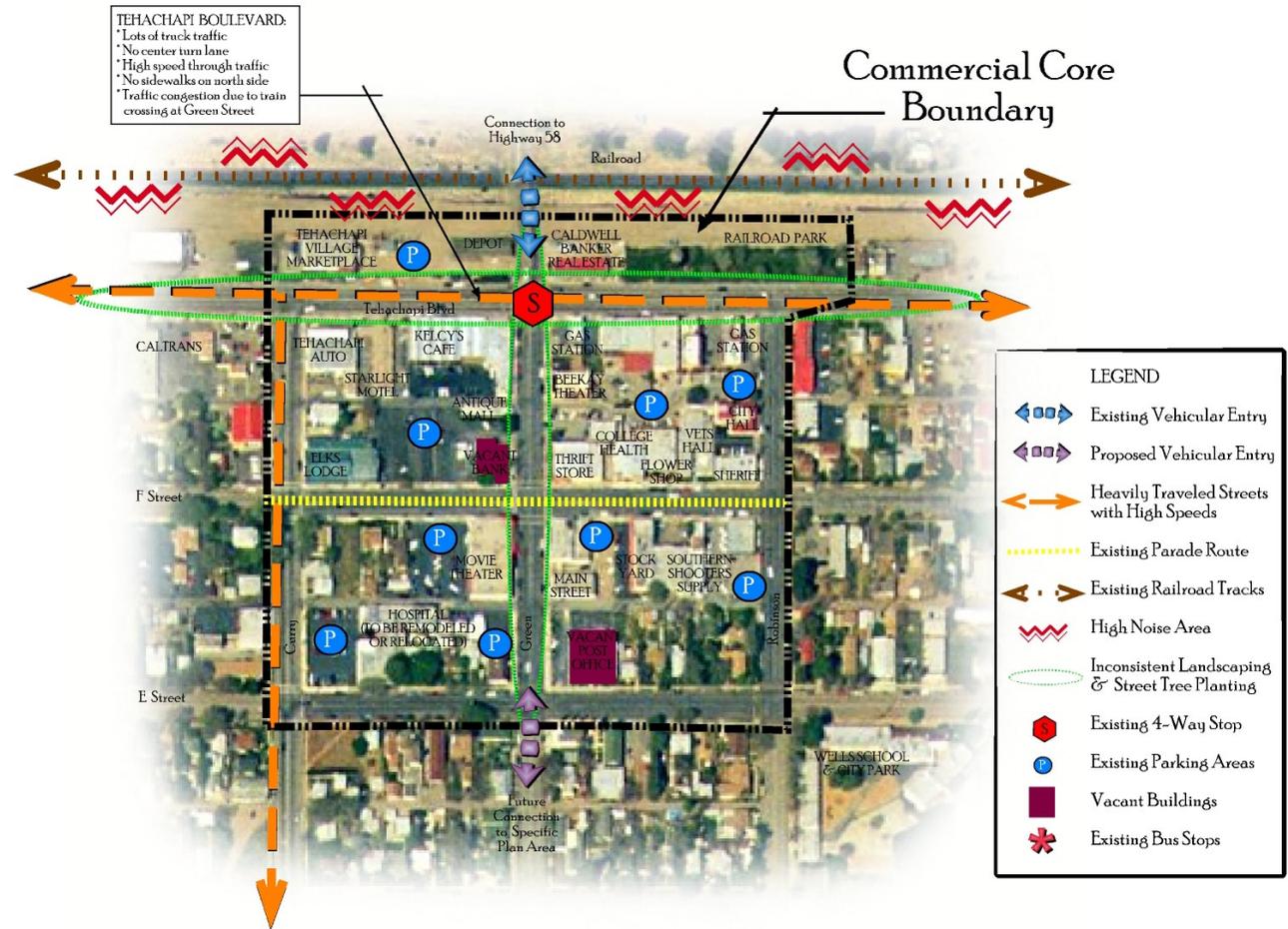
f. Activities and Events

The City currently sponsors several festivals, events, and other activities in the Downtown Area. There are several local activities that can add to the tourism of Tehachapi which include various parades and festivals, such as the Mountain Festival. Another local draw is the summer series concerts in the park.

In addition to events, several tourist destinations exist in the area. Currently, tourists can visit the historical elements such as the Railroad Depot, Tehachapi Loop, Tehachapi Heritage League Museum and walking tour, and local Indian sites. Other points of interest are the various forms of agriculture in the area such as the apple growers and the Apple Shed, lilac gardens, Mourning Cloak Ranch & Botanical Gardens, Indian Point Ostrich Ranch, and horse ranches. Some additional interesting areas around Tehachapi are the wind farms and the new destination camp in Stallion Springs. Continued citywide and regional promotions of the downtown area as a historic and cultural heart of the City should be encouraged.



Mountain Festival and car show



g. Historical Resources and Influences

Downtown is the historic center of the community, and this rich history could serve as a draw for tourists and locals alike. There are already many historical structures and some infrastructure in place to support visitor information, such as the museum and the walking tour, but they could be improved and highlighted as an asset to the community. The existing historical structures and resources should be retained where possible, and protection of important historical influences is a significant element of future land use planning.

There are several historical buildings that need to be maintained and/or repaired. The Talmark building is a nice historic building, but is in decline and needs repairs. The restored cottage at 107 W. D Street is a good example of a refurbished cottage and should be used as a model for future restoration projects. The Tehachapi Heritage League Museum could use direction in promoting itself. The walking tour of the historic structures

downtown could become an excellent way to teach visitors and locals about the historical downtown, but it needs some improvements. The walking tour could start at the east side of Green Street and end at the Tehachapi Heritage League Museum. There should be the incorporation of better signage listing the structures that are historic and/or on the National Register of Historic Places.

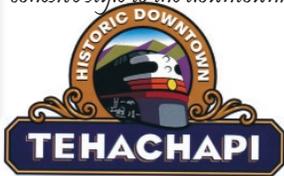
It would be beneficial to provide some type of markers on sidewalk for walking tour, such as footprints or plaques. Also, some of the areas on the historical walking tour need to be cleaned up to better demonstrate the quality of historical structures in the area. Sidewalks along the walking tour could incorporate history etched into the walkways, or the addition of pavers with historical images embedded. Information kiosks could be strategically located at key intersections for providing documentation about historical points of interest and/or tourist information.

In an ongoing effort to identify and document historic resources, the City should conduct a Historic Resource Survey to locate significant structures in the downtown. Land use and development recommendations within the downtown could utilize the Historic Resources Survey. The Historic Resources Survey provides a detailed methodology section that describes the various historical classifications of buildings/objects within the downtown. These classifications include listings on the National Register of Historic Places, Eligible for National Register listing, and sites of Local Interest.

The protection of important historic resources should be built into the planning process, and it is an important facet of land use planning and decision making in the downtown area. The historic classifications and the associated buildings will be considered through all required environmental review as part of any new construction in the downtown area. Additional review and consideration will be required for any plan recommendations that may impact these historic groupings.



New buildings should mimic the historical character of Tehachapi to create a cohesive style to the downtown.



Historic Talmark Building



The downtown is rich in history and has many historic structures

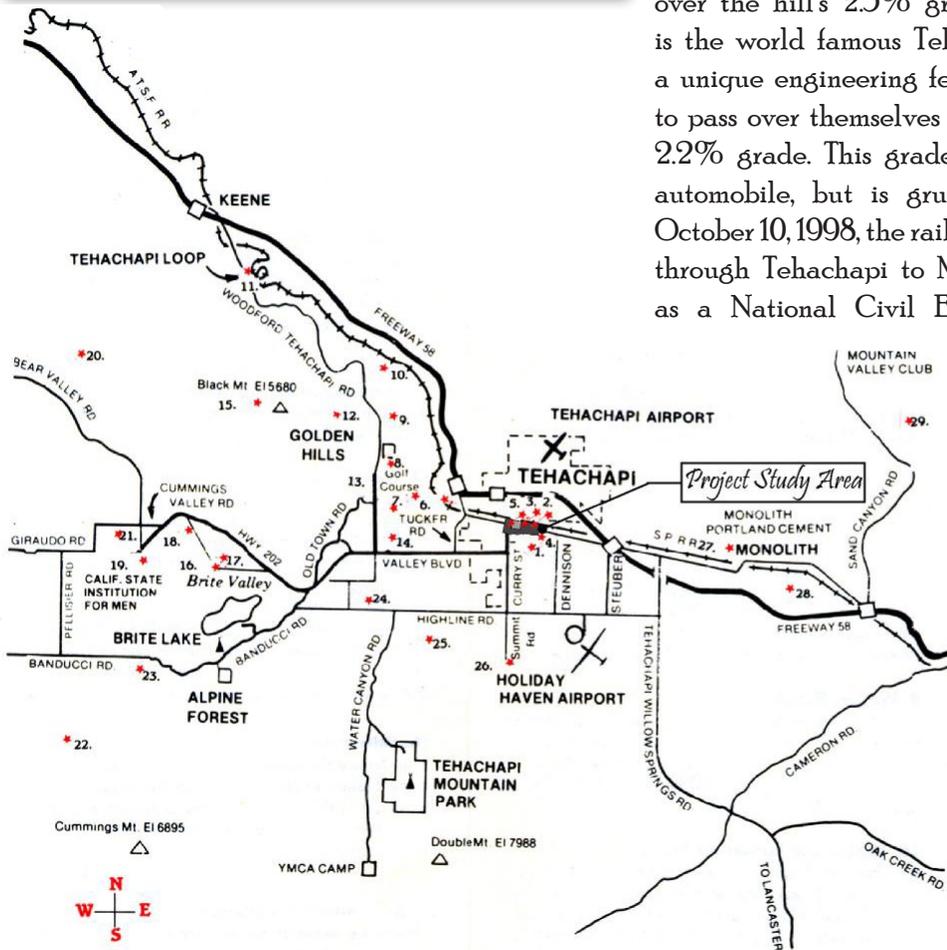


TEHACHAPI PASS RAILROAD LINE

Tehachapi has been recognized nationally and internationally as a center for railroad history. The busiest single tracked mainline in the world runs through the rugged Tehachapi Mountains between Mojave and Bakersfield and right through downtown Tehachapi. Constructed in the 1870's by the Southern Pacific Railroad, it is one of two rail lines linking Northern and Southern California. Each day dozens of trains from two railroads slowly make their way over the hill's 2.5% grades. Along the route is the world famous Tehachapi Loop which is a unique engineering feat that allows for rails to pass over themselves to maintain a passable 2.2% grade. This grade is no problem for an automobile, but is grueling for a train. On October 10, 1998, the railroad line from Caliente through Tehachapi to Mojave was designated as a National Civil Engineering Landmark.

TEHACHAPI DEPOT

For years the residents and visitors of Tehachapi utilized the passenger depot located in the heart of downtown. When it was eventually closed to passengers, Southern Pacific Railroad utilized it for many years for storage and for local freight operations. Unfortunately it was during that time that it fell into disrepair. In January, 1999, members of the Heritage League, in association with the Tehachapi Loop Railroad Club, nominated the Tehachapi Railroad Depot as a historic place. This action affords the property "the honor of inclusion in the nation's official list of cultural resources worthy of preservation" and later that year, the State advised that the property be placed on the California Register of Historical Resources. The City recently acquired the depot as well as a significant collection of railroad memorabilia. Plans to refurbish the depot and display one of the most extensive collections of such memorabilia in the country are underway as a part of the Cities effort to revitalize Tehachapi's downtown.



Legend:			
1.	Tehachapi Museum	16.	Brite House
2.	Railroad Park	17.	Brite Adobe Foundation
3.	Chamber of Commerce	18.	Mineral and Sulfur Springs
4.	Muro House	19.	California Correctional Facility
5.	Railroad Depot	20.	Bear Valley Springs
6.	Greenwich	21.	Reservoirs
7.	Shields Cemetery	22.	Stallion Springs
8.	Cuddeback Ranch	23.	Cummings Ranch
9.	Wrigley Ranch	24.	Stone Chimney
10.	Marble and Limestone Quarry	25.	China Hill Diggings
11.	Walong Loop	26.	Antelope Canyon
12.	Pictographs	27.	Monolith
13.	Old Town Marker	28.	Proctor Lake
14.	Oak Trees	29.	Sand Canyon
15.	Black Mountain		

The Tehachapi Heritage League has created a historical tour of Tehachapi, historical elements should be highlighted and preserved.

h. Existing Zoning

Commercial, Residential, Residential/Professional, and Light Manufacturing zones all exist within the study area. The following briefly describes each existing zone.

NEIGHBORHOOD COMMERCIAL DISTRICT (C-1) ZONE

This district is limited to commercial uses which are designed to service the surrounding neighborhoods, but it is not intended to have uses such as a large shopping center or serve people outside of the surrounding neighborhoods. The commercial uses should be located within a convenient walking and/or bicycling distance from the surrounding neighborhoods.

CENTRAL COMMERCIAL DISTRICT (C-2) ZONE

This district is designed to accommodate a wide range of commercial activities, and is oriented toward providing a wide variety retail and service establishments for the entire community. It is less restrictive than the Neighborhood Commercial District above, and is not intended to have small shops which serve pedestrian shoppers such as those in the neighborhood district.

CENTRAL COMMERCIAL DISTRICT (C-3) ZONE

This district is designed to accommodate the widest range of retail commercial activities, including regional shopping centers and heavy commercial uses. The C-3 district shall be located along major traffic arteries.

RESIDENTIAL AND PROFESSIONAL DISTRICT (RP) ZONE

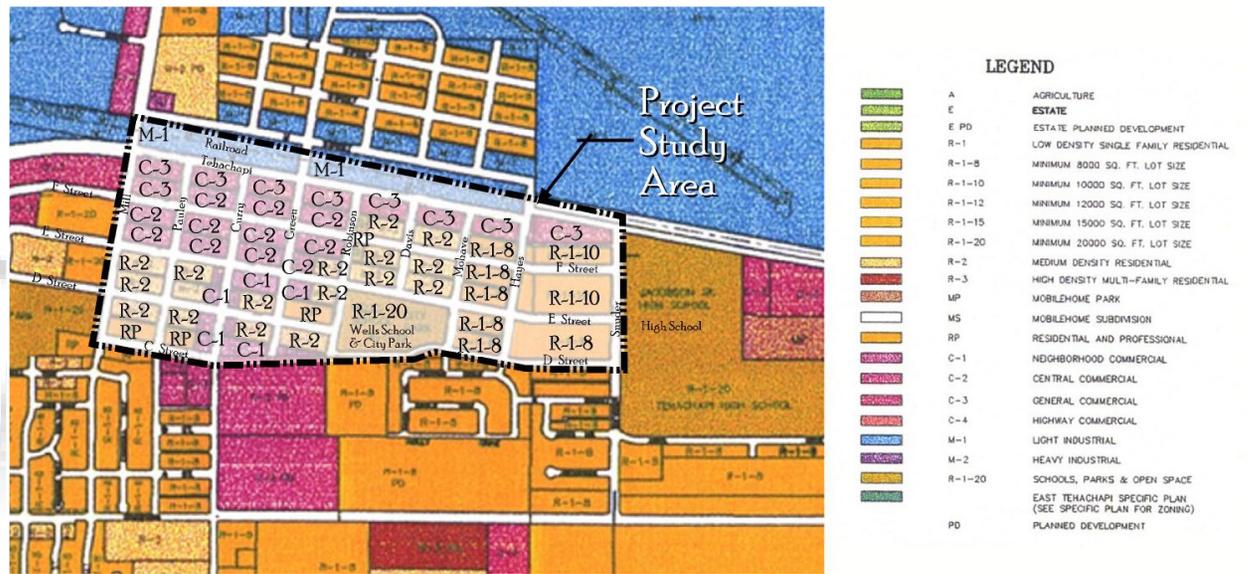
This district is intended to provide for development of professional offices and the establishment of residential structures that are compatible and appropriate to the development of the RP zone. The uses in this district are professional, but there is no retail activity, display or storage allowed.

LOW DENSITY SINGLE-FAMILY RESIDENTIAL DISTRICT (R-1) ZONE

This district is intended to provide for development of single-family homes, and the lots range from 6,000 to 15,000 square feet in total area. The R-1-8, R-1-10, and R-1-20 have the same uses and standards as a R-1 zone. The subsequent list has been summarized for the purpose of this document, and additional information is available through the City Planning Department.

THE FOLLOWING USES ARE PERMITTED IN THIS DISTRICT:

- * One family dwelling per lot
- * Manufactured homes (subject to provisions)
- * Accessory buildings including garages
- * Home occupations (subject to provisions)
- * Small family day care homes (subject to provisions and conditional use permit)
- * Residential care facilities for elderly, serving six or less (subject to provisions)



The city's Zoning Map shows primarily commercial and residential zones in the downtown



- * Greenhouses and gardens for personal uses
- * Household pets (subject to provisions)
- * Signs (subject to provisions)

THE FOLLOWING USES ARE SUBJECT TO A CONDITIONAL USE PERMIT IN THIS DISTRICT:

- * Secondary residential units
- * Nursery schools and day care centers
- * Schools - public, private and parochial
- * Churches
- * Convalescent hospitals
- * Rest care homes and retirement homes
- * Public parks and playgrounds
- * Other recreational and entertainment facilities
- * Temporary construction material storage yards
- * Temporary tract offices and model homes
- * All public and utility facilities
- * Off-site subdivision signs

MEDIUM DENSITY MULTIPLE-FAMILY RESIDENTIAL DISTRICT (R-2) ZONE

This district is intended to provide for development of low density multiple-family homes that are comfortable and safe. The lots range from 7,500 square feet in total area. The subsequent list has been summarized for the purpose of this document, and additional information is available through the City Planning Department.

THE FOLLOWING USES ARE PERMITTED IN THIS DISTRICT:

- * All uses permitted in the R-1 zone (subject to provisions)
- * Apartments or multi-family uses
- * Accessory buildings for residential uses and activities
- * Household pets (subject to provisions)
- * Signs (subject to provisions)

THE FOLLOWING USES ARE SUBJECT TO A CONDITIONAL USE PERMIT IN THIS DISTRICT:

- * Condominiums and townhouses
- * Nursery schools and day care centers
- * Schools - public, private and parochial
- * Churches
- * Public libraries
- * Rest care homes and retirement homes
- * Convalescent hospitals
- * Hospitals and sanitariums
- * Public parks and playgrounds
- * Other recreational and entertainment facilities
- * Temporary construction material storage yards
- * Temporary tract offices and model homes
- * All public and utility facilities



DOWNTOWN MASTER PLAN



CHAPTER THREE: COMMUNITY OUTREACH PROCESS



DOWNTOWN MASTER PLAN



III. COMMUNITY OUTREACH PROCESS

Several interviews and public workshops were conducted with the community to receive input and direction on the future development of Tehachapi. The community outreach processes have primarily consisted of:

- * Main Street Interviews
- * Stakeholder's Meetings
- * Public Workshop
- * Hearings

a. Main Street Interviews

Interviews were conducted with several members of the Main Street Tehachapi Organization. The primary objective of the organization is to assist in the revitalization of downtown and create a unique retail district with restaurants located along pedestrian friendly streets. Main Street wants to place an emphasis on historical preservation with an establishment of a genuine sense of place.

b. Stakeholder's Meetings

Stakeholder's Meetings were conducted with property and business owners, residents, and representatives from the Planning Commission, and Chamber of Commerce. The interviews were a chance for the consultants and staff to speak candidly with representatives of various downtown interest groups, and to determine the direction of the Master Planning process. The meetings were held to help shape and focus important issues, gauge public sentiment, and identify opportunities and constraints. The interviews helped to focus on key ideas and concerns, and produced many good ideas for future development of an improved downtown environment.

c. Public Workshop

A public workshop was conducted to show the community what ideas and concepts had been generated as a result of the stakeholders meetings and the site analysis which followed afterwards. The first workshop was held on April 15, 2002, and was attended by approximately eighty individuals.

The workshop was a method of obtaining additional information about the downtown, and the public's goals and overall vision for the downtown. Following the presentation, the public was invited to comment and suggest additional ideas for the future development of the downtown. The following lists are some of the input received at the Main Street interviews, stakeholders meetings, and public workshop.



Members of the community selected architectural styles they identify with the downtown image.



The public was able to specify future community development

GENERAL CONCEPTS FOR THE DOWNTOWN AREA:

- * Have a mixture of retailers and services to attract people to the downtown
- * Bring government services, events, and offices downtown
- * Additional parking and/or parking structures

TRAFFIC AND CIRCULATION IMPROVEMENTS:

- * Provide for more parking downtown
- * Provide diagonal parking on Tehachapi Boulevard, Green Street and major roads
- * Incorporate one way streets into downtown to increase pedestrian spaces
- * Provide for locations for bus and RV parking
- * Slow traffic on Tehachapi Boulevard
- * Provide a signalized intersection at Green Street and Tehachapi Boulevard
- * Add stop signs to Tehachapi Boulevard
- * Provide some type of paving in the streets to reduce speeds, such as brick or cobble stones.
- * Provide a terminus at the end of Green Street

ADDITIONAL USES FOR THE DOWNTOWN:

- * Grocery store or market such as a Trader Joes
- * Visitor center
- * ATM or Bank
- * Civic center library complex
- * Post office
- * Pharmacy
- * Higher end quality restaurant
- * Cocktail lounge with music
- * Outdoor dining and cafes
- * Places to get ice cream
- * Bakery and coffee shop
- * Sandwich shops
- * Restaurant near the airport
- * Unique shops such as antiques, or arts & crafts
- * Tourism shops
- * Art galleries
- * Upscale shops
- * Public rest rooms
- * Bookstores
- * Hotel, Inn or Bed & Breakfast
- * Senior housing

RESTORE, RELOCATE OR ENHANCE EXISTING STRUCTURES

AND THE DOWNTOWN AREA:

- * Street and pedestrian improvements
- * Public art and signage
- * Tehachapi Depot Enhancements
- * Utilize the Stokeo Collection
- * Restored Bee Kay Theater
- * Establish the Tomo-Kahni Interpretive center
- * Social services are not the best entity to have downtown, and the City should consider relocating them out of the area
- * Stock Yard needs to be updated
- * Modular homes are not appropriate choice for downtown neighborhoods
- * Residential units should fit in with the surrounding environment
- * Relocate car dealerships and auto repair shop out of the downtown
- * Retail along Tehachapi Boulevard is encouraged
- * Residential upstairs on mixed use developments should be considered
- * Provide incentives to attract different types of businesses to downtown



The public workshop was attended by a variety of citizens



The workshop generated some wonderful ideas and concepts

VISION FOR DOWNTOWN IN THE NEXT FIVE YEARS:

INCREASE TOURISM

- * Create a walk-able town with lots of people enjoying the downtown
- * Promote Tehachapi's selling points as a weekend getaway or vacation spot
- * Highlight the history and cultural arts downtown

CREATE A NICER DOWNTOWN

- * Remove the blight and increase unique shops and quality restaurants downtown
- * Downtown should have buildings with architectural character
- * New store facades and growth in new businesses.
- * Shops or activities with longer hours so people will stay downtown
- * Family oriented entertainment
- * Improved streetscapes

IMPROVE CIRCULATION AND PARKING

- * Provide adequate parking downtown
- * Traffic measures implemented to slow cars
- * Directional signage to Downtown



The public was able to specify future community development



The workshop was a useful planning tool to encourage community participation in the design of their downtown



DOWNTOWN MASTER PLAN



CHAPTER FOUR: VISION AND PLANNING PRINCIPLES



DOWNTOWN MASTER PLAN



IV. VISION AND PLANNING PRINCIPLES

As the City, its residents, merchants, and organizations strive toward “vitalizing” and beautifying downtown Tehachapi, the following vision statement should serve as a guide to achieve success.

Downtown Tehachapi should be an attractive destination within the greater community with a special and distinctive feeling. Unlike other districts in Tehachapi, downtown will contain a rich mix of uses for travelers and residents alike, including entertainment, shopping, dining, civic, and cultural activities, set in an attractive physical environment.

Downtown Tehachapi should be a place that is:

- Easy to find and attractive to visitors from surrounding communities and Highway 58 travelers
- Reflective of Tehachapi’s special four-season climate, geographical features, history, local crafts and products
- Known for its historical architecture, choice of restaurants and shops, lively streets, yearly events, parks, theaters, and the appeal of a quaint downtown physical environment

- A mix of uses responsive to resident and visitor needs, including retail goods, focused commercial services, professional office space, health and government services, community organizations, schools, cultural facilities, hospitality services, entertainment, and a range of residential types
- A special district with easy access and convenient parking in both on-street and off-street locations

This vision for downtown Tehachapi can be accomplished by applying the following methods:

Long-term commitment: Setting a clear and well-defined vision for the future, of downtown Tehachapi requires a commitment by its residents, property owners, merchants, City government, and service organizations to a strategic, long-term revitalization effort. Tehachapi’s Main Street organization will be central and operate as a “point organization” in keeping the revitalization effort moving forward and in promoting the City’s accomplishments of these goals.



Pedestrian friendly downtown environment

Positive mind set: “If there is a will, there is a way.” Displaying a willingness to think opportunistically to allow flexibility and creativity to accomplish these key steps toward a vision is imperative.

Base hits versus home runs: Residents need “instant gratification”. Implementing the revitalization plan must include regular and timely accomplishment of physical and programmatic change in order to show progress and keep interests high among the City’s residents, merchants, and business owners.

Teamwork: The public and private sectors depend upon each other in this revitalization effort. From laying a foundation of clear and friendly public policy to economic partnerships, public and private investment can be nurtured and directed set at clear expectations for the future in terms of environment, quality of investment, the desired uses, and the special sense of place to promote this vision and help private investment to achieve it.

Incentives versus regulation: Use an incentive based public policy to assist the private sector and accomplish desired investment in the downtown area. The saying, “You can attract more bees with honey than vinegar” has direct application to downtown revitalization.

Specific recommendations and actions: In support of the vision statement outlined in the previous paragraphs, the following bullet points and conceptual diagrams offer additional detail to help focus on the revitalization efforts. The Master Plan for downtown Tehachapi builds on these ideas and is articulated in greater detail in chapter 5.

- Creation of an identifiable district through the establishment of consistent public realm treatment, graphics, logo, gateways to the downtown at Highway 58 and on Tehachapi Boulevard. Improve connections to Tucker Town and surrounding neighborhoods in all directions.

- Beautification of Tehachapi Boulevard both east and west of the project study area to serve as an enhanced entrance to the downtown core. Beautification of Mill Street and the principal downtown streets of Curry, Green, Robinson, Tehachapi Boulevard, F, and E Street.
- Implementation of pedestrian improvements including consistent street lighting, repaired sidewalks, clearly marked pedestrian crosswalks, and comfortable street furnishings.
- Creation of attractive public spaces including a central plaza at the intersection of Green and the F Street alley adjacent to the BeeKay Theater and improvement of Railroad Park. In addition, other public plazas could be located throughout the commercial core on key intersections such as Robinson and Tehachapi, and Curry and Tehachapi.
- Circulation and parking improvements including creation of more on-street parking and convenient easy to find off-street parking supported by an effective way-finding system.
- Creation of design guidelines that reflect desired historical character and establishment of a façade improvement program to assist building owners and merchants to achieve the desired architectural look.
- Adjustments to land use and zoning designation in the downtown area by removing uses that conflict with a destination environment.
- Assist in strategic relocation of select business, intensification of residential uses, including allowing residents on the second floor locations in the core area.



Wider sidewalks can allow for outdoor cafes and public plazas

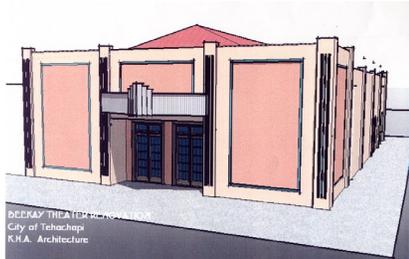
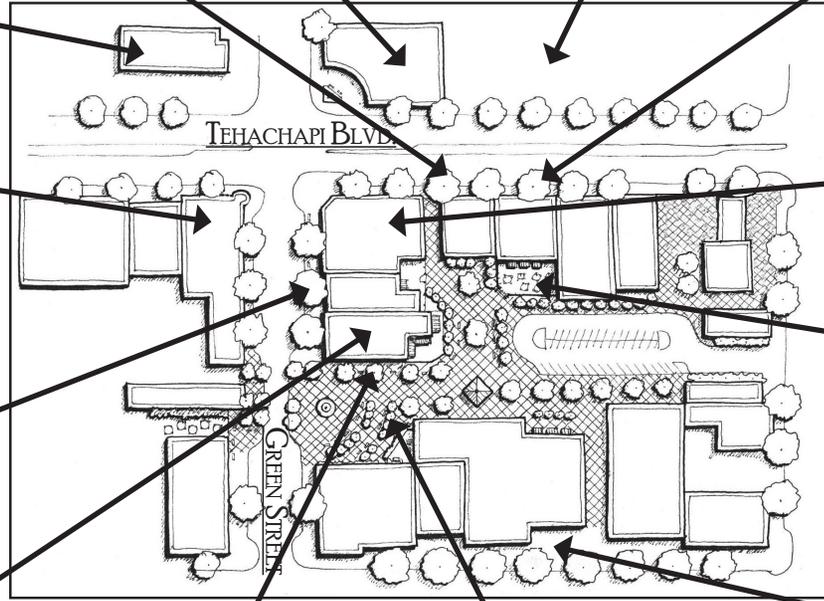


- Collaborate with other agencies to achieve revitalization efforts including reuse of Wells School, modernization and redesign of the hospital or reuse of the hospital site, screening and beautification of the Caltrans yard or relocation of the Caltrans yard and redevelopment with other uses, work with Union Pacific Railroad to redevelop properties on the north side of Tehachapi Boulevard, work with postal service in keeping a downtown location for mail pickup and post office boxes.

- Institute a community beautification awards program which identifies and recognizes efforts by business owners and residents to clean up, restore, and beautify their properties. Reduce visual clutter by strategic under grounding of utilities, removal, or relocation of billboards, reduction of storefront window advertisements.

- Work with local service organizations on Main Street Tehachapi, coordinate promotional events, and support a downtown business organization.





DOWNTOWN MASTER PLAN



CHAPTER FIVE: LAND USE, CIRCULATION, AND URBAN DESIGN CONCEPTS



DOWNTOWN MASTER PLAN



V. LAND USE, CIRCULATION, AND URBAN DESIGN CONCEPTS

a. Land Use Concepts

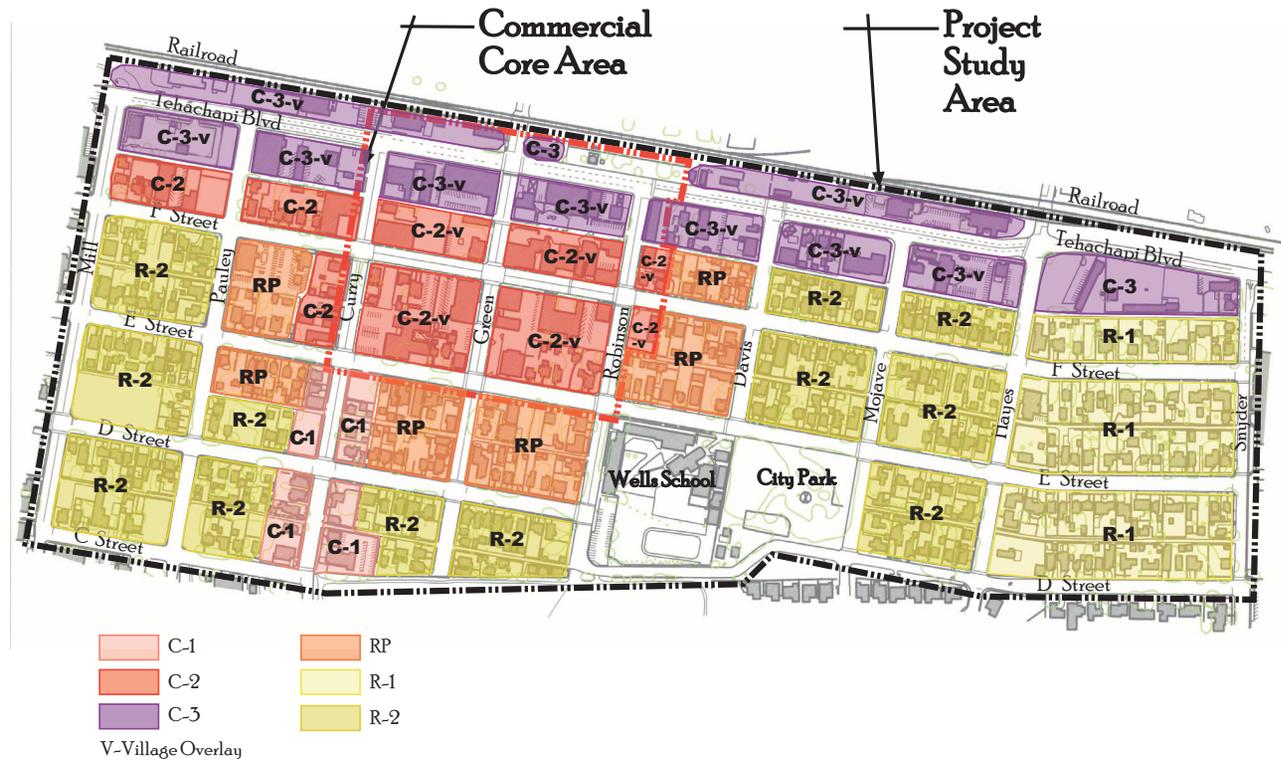
- Create a village overlay (v) with limited allowable uses to focus retail uses within a walkable distance. Intensification of retail/entertainment and restaurants within the area will strengthen the potential for successful businesses within the area.
- Allow residential on 2nd floor in C-2-v.
- RP should allow slightly higher residential densities – stand-alone plan or mixed use.
- Rezone the light industrial parcels on the north side of Tehachapi Boulevard between Mill and Hayes to C-3 (general commercial).
- Rezone commercial properties along the perimeter of the downtown commercial core to RP (residential and professional). These uses will provide support and further the market for a commercial core.
- Rezone F to E and Curry to Mill to RP
- Minimize commercial service and industrial uses along Tehachapi Boulevard (refer to allowable use table).
- Create a downtown business association to help promote and market downtown business activity or continue to support the Main Street Tehachapi effort.
- Develop a business recruitment program to help find and establish new businesses that are needed.
- Infill vacant lots along Tehachapi Boulevard and within the downtown commercial core in a manner consistent with the architectural themes presented herein.
- Maintain small business focus as opposed to seeking larger chain and discount stores.
- Create a central community destination space in the downtown area.

ALLOWABLE USES

The village overlay (C-2-v and C-3-v) is intended to modify uses within the C-2, C-3, and RP zones to include a broader range of residential uses, and restrict the list of allowable commercial service, industrial, and warehousing uses. The overlay occurs within the Commercial Core area and along Tehachapi Boulevard to establish a pedestrian-oriented center with retail shops, restaurants, theaters, and similar village serving uses. The concept is to allow residential above commercial uses so that people live, work, and shop within the downtown and turn the downtown once again into a place where people want to visit, socially interact, and pass the time.

In the land use regulations table provided on the following pages, the letter "P" designates the permitted uses within the sub-area; the letters "CUP" designates use classifications permitted subject to approval of a conditional use permit. Where neither "P" or "CUP" is shown for a use, or a use classification is not listed, that classification is not permitted.

Limitations which consequently create non-conforming uses, have been put on the uses currently allowed in the area given the office/ retail connection to downtown. A non-conforming use is a lawfully established use that does not conform with the land use regulations for the district in which the use is located.



Zoning



Allowable Use Table: Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Residential Uses						
Boarding or rooming house		CUP		CUP		
Community care facility		CUP		CUP		
Manager, caretaker, or proprietor quarters	P	P	P			
Mixed-use			P		P	P
Multi-family residential			P*		P*	
Residential accessory structures		CUP		CUP		
Residential hotel		CUP		CUP		
Retirement or rest home		P				
Single Family Residential						P
Recreation, Entertainment, & Tourist Facilities						
Bingo parlor		P	P	P	P	
Bowling alley		P	P	P	P	
Card room		P	P	P	P	
Dance hall, ballroom, or discotheque		P	P	P	P	
Equestrian establishment				CUP		
Golf driving range		P				
Health club	P	P	P	P	P	P
Hotel or motel		P		P	P	
Miniature golf course	CUP	P	P	P	P	
Movie theater, walk-in	CUP	P	P	P	P	
Park or playground	CUP	CUP	CUP	CUP	CUP	CUP
Pool or billiard parlor		P	P	P	P	
Recreational vehicle park		CUP		CUP		
Skating rink, roller, or ice		P	P	P	P	
Sports arena, indoor		CUP	CUP	CUP	CUP	
Swimming pool, public (outdoor only)	CUP	CUP	CUP	CUP	CUP	

* Residential allowed on second floor only

Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Tennis club (outdoor only)	CUP		P		P	
Tennis or swim club	CUP	P	CUP	P	CUP	
Tennis or swim club (indoor only)	P		P		P	
Theater, live	CUP	P	P	P	P	
Video games arcade	CUP	P	P	P	P	
Commercial Uses						
Offices						
Accounting	P	P	P	P	P	P
Architectural	P	P	P	P	P	P
Business or professional	P	P	P	P	P	P
Business professional / medical offices	P	P	P	P	P	P
City planning and landscape consulting	P	P	P	P	P	P
Dental and medical offices	P	P	P	P	P	P
Engineering and surveying	P	P	P	P	P	P
Financial institution, including bank, savings and loan or credit union	P	P	P	P	P	P
Insurance offices	P	P	P	P	P	P
Law offices	P	P	P	P	P	P
Other similar professional office uses with no retail activity, display or storage	P	P	P	P	P	P
Real estate	P	P	P	P	P	P
Research and development- Non Lab Related	P	P	P	P	P	P



Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
General Retail Sales						
Antiques, provided there is no outside display	CUP	P	P	P	P	
Appliances, including service and repair, provided there is no outside storage	P	P	P	P	P	
Art gallery		P	P	P	P	P
Art supplies / hobby store	P		P	P	P	
Auto leasing/ new autos		P		P		
Auto new		P		P		
Auto parts and accessories	P	P	P	P	P	
Auto tire, including service		P		P		
Auto used						
Bicycle, including rental and service	P	P	P	P	P	
Boat, including service and parts when incidental to sales		P		P		
Bookstore, general	P	P	P	P	P	
Christmas tree, temporary	P	P		P	P	
Clothing and apparel	P	P	P	P	P	
Computer, including service and repair		P	P	P	P	
Department store		P	P	P	P	
Drugs and pharmaceuticals	P	P	P	P	P	
Electric appliances, including service and repair		P	P	P	P	
Electric equipment, including service and repair		P	P	P	P	
Feed, provided there is no outside storage		P		P	P	
Fitness center / health club		P	P	P	P	P
Floor covering, drapery, or upholstery		P		P	P	
Florist	P	P	P	P	P	

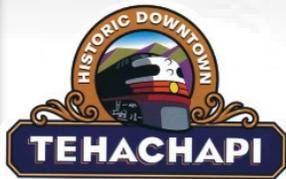


Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Fruit stand, temporary		CUP	CUP	CUP	CUP	
Furniture		P	P	P	P	
Gardening and landscaping supply, provided there is no outside storage		P	P	P	P	
Gift and card	P	P	P	P	P	
Gun, including repair		P	P	P	P	
Hardware, general, excluding lumber sales and outside storage of materials	P		P			
Hardware, general, including lumber sales, and no outside storage of materials		P		P	P	
Hobby supplies		P	P	P	P	
Home and office furnishings		P	P	P	P	
Ice vending machine	P	P	P	P	P	
Jewelry and watches		P	P	P	P	
Lapidary		P		P		
Lawnmower, including repair, when located entirely within a building	P	P	P	P	P	
Leather goods and luggage		P	P	P	P	
Locksmith or key and lock shop	P	P	P	P	P	
Military supplies, provided there is no outside storage		P	P	P	P	
Mobilehome, including rental and service		P				
Motorcycles, including service and repair		P		P	P	
Music store	P		P		P	P
Musical instruments, including repair		P	P	P	P	P
Newspaper or magazine stand	P	P	P	P	P	



Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Nursery / garden supply stores	P		P		P	
Nursery, plant	CUP	P	P	P	P	
Office machines and equipment		P	P	P	P	
Paint and wallpaper		P	P	P	P	
Pawn shop		P		P	P	
Pet store		P	P	P	P	
Photographic supply or camera		P	P	P	P	
Plumbing supply, provided there is no outside storage		P	P	P	P	
Pottery		P	P	P	P	
Radio and television store	P		P		P	
Recreational vehicles, including service				P		
Shoes	P	P	P	P	P	
Sporting goods and athletic equipment		P	P	P	P	
Sporting goods store, not including boat sales	P	P	P	P	P	
Stationery and office supply	P	P	P	P	P	
Tobacco	P	P	P	P	P	
Toys		P	P	P	P	
Truck, including rental-new		P		P	P	
Used clothing and household goods, provided there is no outside storage		P	P	P		
Variety	P	P		P		

Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Food and Beverage Retail Sales						
Sales						
Bakery	P	P	P	P	P	
Catering	P	P	P	P	P	
Convenience market		P	P	P	P	
Convenience market, not including gasoline sale	P		P			
Drive-in food market or dairy	P	P	P	P	P	
Farmers' market	P	P	P	P	P	
Food store	P	P	P	P	P	
Liquor store		P	P	P	P	
Specialized, including meat, vegetables, health foods, or candy	P	P	P	P	P	
Services						
Ambulance	CUP	P	CUP	P	P	
Appliance repair		P		P	P	
Artist studio	P	P	P	P	P	P
Auto body repair and painting						
Auto service or repair		P		P		
Auto service station		P		P		
Auto wash		P		P		
Auto wash, self-service		P		P		
Barber or beauty shop	P	P	P	P		
Bed & Breakfast	CUP	CUP	CUP	CUP	CUP	
Carpet cleaning		P		P		
Clinic, medical or physical therapy, out-patient only	P	P		P		P



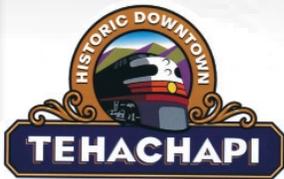
Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Day care center	P					P
Equipment, small, rental		P		P	P	
Furniture cleaning, refinishing, or upholstery		P		P	P	
Hotels		P	CUP	P	CUP	
Interior decorator	P	P	P	P	P	P
Janitorial service		P		P	P	
Jewelry store / jewelry repair	P	P	P	P	P	
Laboratory, medical, dental, optical, biological	P	P	P	P		
Laboratory, medical, dental, optical, soils, concrete, or biological	P	P		P		P
Laundromat, self-service	P	P		P		
Laundry, drop-off and pick-up only	P	P	P	P		
Medical, dental optical laboratory						P
Mini-warehouse, for storage of personal household goods, and no outside storage		P		P		
Mortuary or funeral parlor		P		P		
Motels		P		P	CUP	
Pest control, administrative offices only		P		P	P	P
Pet grooming		P	P	P	P	
Photography studio	P	P	P	P	P	P
Picture framing		P	P	P	P	P
Printing, lithography, or blueprinting	CUP	P	P	P	P	P
Shoe repair	P	P	P	P	P	
Shoeshine stand	P	P	P	P	P	
Tailor or dressmaker	P	P	P	P	P	
Tanning salon	P	P	P	P	P	

Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Taxidermist		P		P		
Telegraph	P	P		P		
Ticket agency	P	P	P	P	P	P
Travel agency	P	P	P	P	P	P
Truck fueling station, without repair facilities		P		P		
Upholstery shops		P	P	P	P	
Veterinary, household pets only, provided there are no outside kennels		P		P	P	
Veterinary, including veterinary hospital		CUP		CUP	CUP	
Wedding chapel		P		P		
Specialized Schools						
Art, craft, or music school	CUP	P	P	P	P	
Business or trade school, etc.	CUP	P	P	P	P	
Dance school	CUP	P	P	P	P	
Driving school	CUP	P	P	P	P	
Martial arts school	CUP	P	P	P	P	
Swim school	CUP	P	P	P	P	
Eating and Drinking Establishments						
Bar, tavern, or cocktail lounge	P	P	P	P	P	
Ice cream parlor	P	P	P	P	P	
Restaurant, café, or coffee shop		P	P	P	P	
Restaurant, fast-food		P	CUP	P	CUP	
Restaurant, fast-food (no drive-thru)			CUP	P	CUP	



Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Utility and Communications Facilities						
Radio, television, or commercial communications transmitter, receiver, or translator	CUP	CUP		CUP	CUP	
Transmission lines, towers, etc.	CUP	P		P		
Utility substation	CUP	P		P		
Wind-driven electrical generators, etc.		CUP		CUP		
Institutional Uses						
Auditorium, public		P	P	P	P	
Charitable or public service organization	CUP	P	P	P	P	P
Church	CUP	CUP	CUP	CUP	CUP	CUP
Club or lodge	CUP	P	P	P	P	P
Community or senior citizens center	CUP		P		P	
Convalescent Hospital	CUP	P	CUP	P	CUP	
Fire or police station	CUP	P	P	P	P	
Government office or building	CUP	P	P	P	P	
Hospital	CUP	P	P	P	P	
Labor union hall	CUP	P		P		
Library	CUP	P	P	P	P	CUP
Mortuary		CUP		CUP		
Museum (indoor only)	CUP	P	P	P	P	
Post office	CUP		P		P	
Public agency or public utility buildings or facilities	CUP	P	P	P	P	
Sanitarium	CUP	P		P		

Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Educational Institutions and Schools						
General						
College or university		CUP	CUP	CUP	CUP	
Elementary school	CUP	CUP	CUP	CUP	CUP	
Junior high school	CUP	CUP	CUP	CUP	CUP	
Preschool	CUP	CUP	CUP	CUP	CUP	
Senior high school	CUP	CUP	CUP	CUP	CUP	
Resource Extraction and Energy Development Uses						
Solar energy electrical generator, etc.	CUP	CUP		CUP		
Wind-driven electrical generator, etc.	CUP	CUP		CUP		
Transportation Facilities						
Auto parking garage or lot		CUP	CUP	CUP	CUP	
Bus depot	CUP	CUP	CUP	CUP	CUP	
Heliport		CUP	CUP	CUP	CUP	
Taxi depot, including service and storage		CUP		CUP	CUP	
Industrial Uses						
Contractor's storage yard, etc.				CUP		
Photographic processing plant or wholesale supply				CUP		



Use Classifications	Neighborhood Commercial	Central Commercial	Central Commercial	Central Commercial	Central Commercial	Residential Professional
	District C-1	District C-2	C-2-V	District C-3	C-3-V	R-P
Miscellaneous Uses						
Bus depot		P			CUP	
Commercial Coach, temporary, etc.				CUP		
Construction trailer, temporary, during construction activity only	CUP	P	P	P	P	P
Day-care center		P		P		CUP
Drainage sump	CUP	P, CUP		P, CUP		
Flea market or swap meet			CUP	CUP	CUP	
Flood control facilities	CUP	CUP		CUP		
Off-site advertising signs				CUP		
Revival, temporary, not to exceed 14 days		SUP		SUP		
Studio, radio, television, broadcasting	CUP					
Studio, radio, television, recording, or movie		P	CUP	P	CUP	
Water storage / ground water recharge facilities	CUP	CUP		CUP		
Water system		P		P		
Water system, large				CUP		
Water treatment plant				CUP		

b. Circulation

- Decrease speed limit on Tehachapi Boulevard.
- Improve pedestrian crosswalks at all intersections in the downtown area to encourage safe and efficient pedestrian movement.
- Improve alley in the downtown area as a secondary means of circulation and access to off-street parking.
- Create additional off-street parking areas convenient to concentrations of shops and activity nodes in the downtown area.
- Locate necessary on-site parking behind buildings along Tehachapi Boulevard.
- Redesign and restripe Tehachapi Boulevard to two lanes with a dedicated turn lane where necessary, and parallel parking on both sides.
- Create a landscaped median between Hayes Street and Mill Street, along Tehachapi Boulevard where feasible.

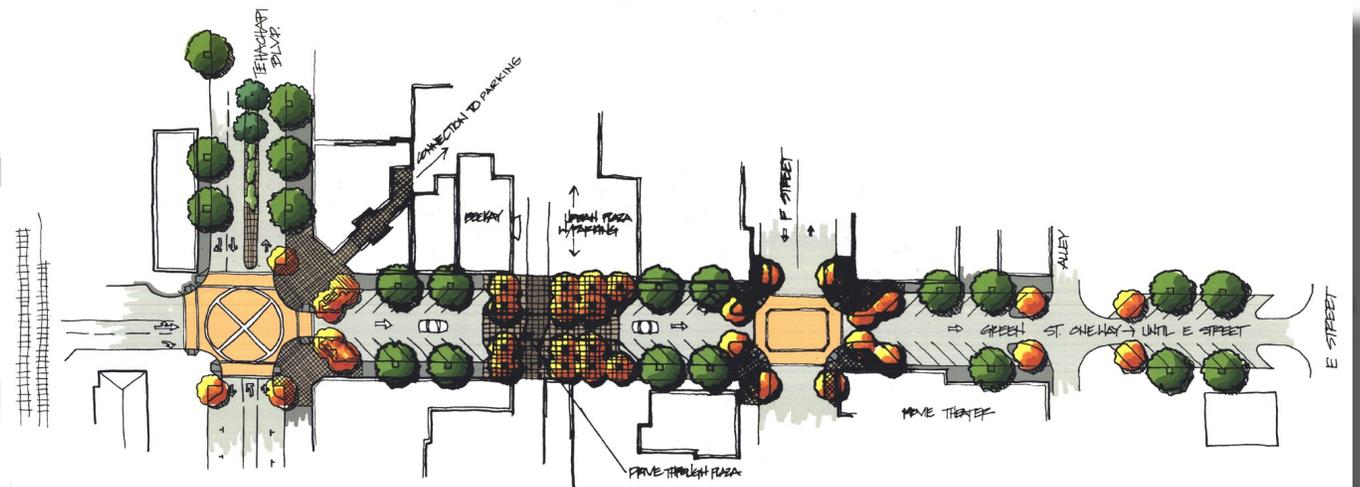
- Create bike connections to Tucker Town, Golden Hills, Old Town, high school, Valley Boulevard, surrounding neighborhoods, and open space elements.
- Redesign and restripe Green Street to one way with diagonal parking on both sides.
- Improve alleys between Tehachapi Boulevard and F Street and F Street and E Street for better service and parking access. Explore other opportunities for angled parking alternatives for various streets within the downtown.

MEDIANS

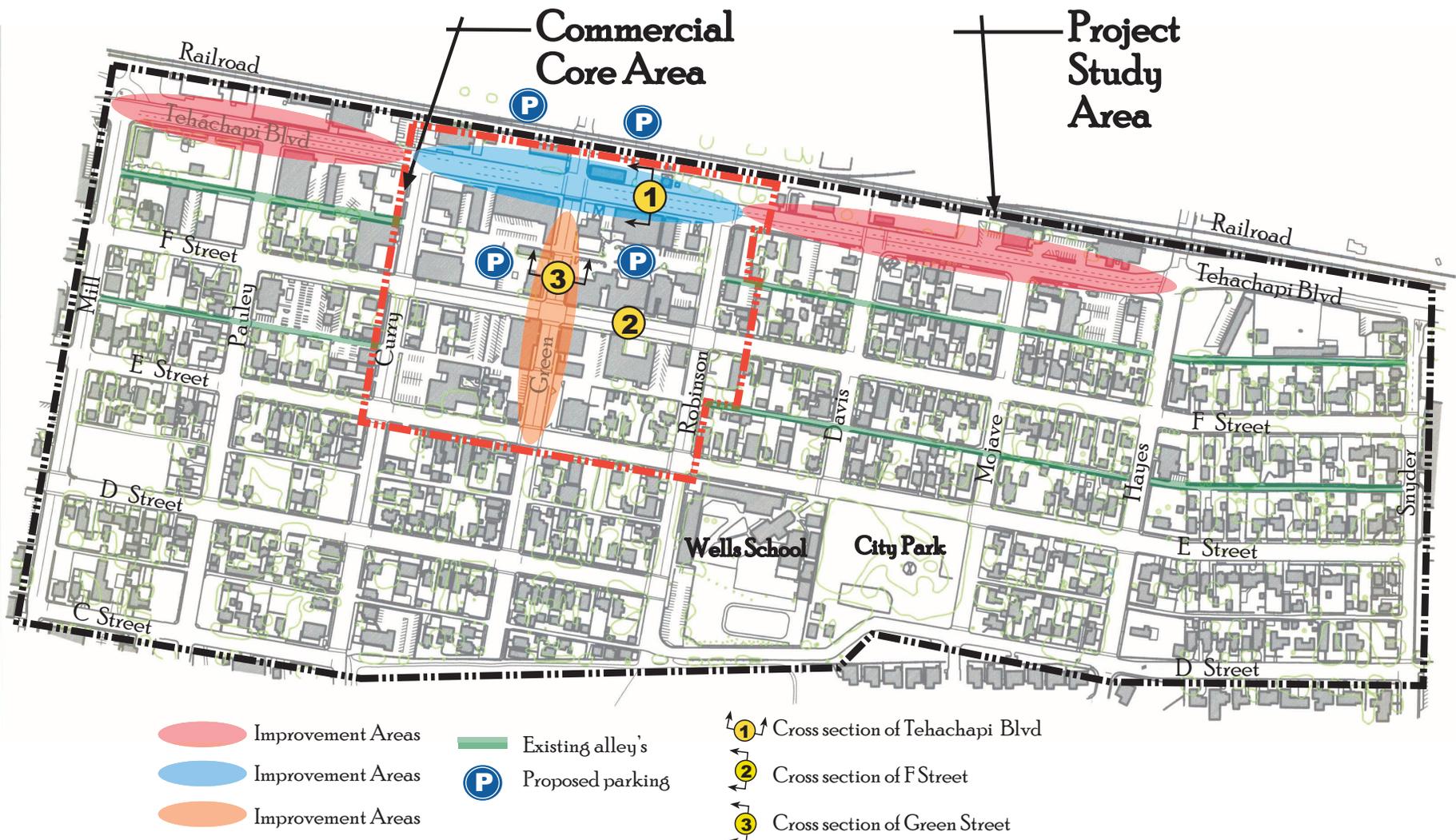
Streets are places where everyone goes, and where the image of a place is shaped. Streets provide an opportunity to shape and add character to the community. By embracing the street as an important public place, we can create an environment rather than a roadway.

Streetscape beautification is about making our streets feel comfortable – creating a street scene that is attractive to the eye, functional for getting from point to point, and recreational for those wanting leisure. Many elements of the street create its character, from paving patterns and street furniture to the landscape and storefront activities and decorative lighting.

New raised and planted medians should be established along Tehachapi Boulevard between Mill Street and Hayes Street. These medians will control vehicle-turning movements, and serve to calm traffic and reduce noise. The medians will also introduce color and greenery to beautify the downtown streets. The design of the medians, including size and species of plant materials, must be approved by the City Engineering and Community Development Departments. Along the remainder of Tehachapi Boulevard where planted medians are not functional, decorative paving that defines the space, yet allows for vehicle travel is encouraged in these locations.



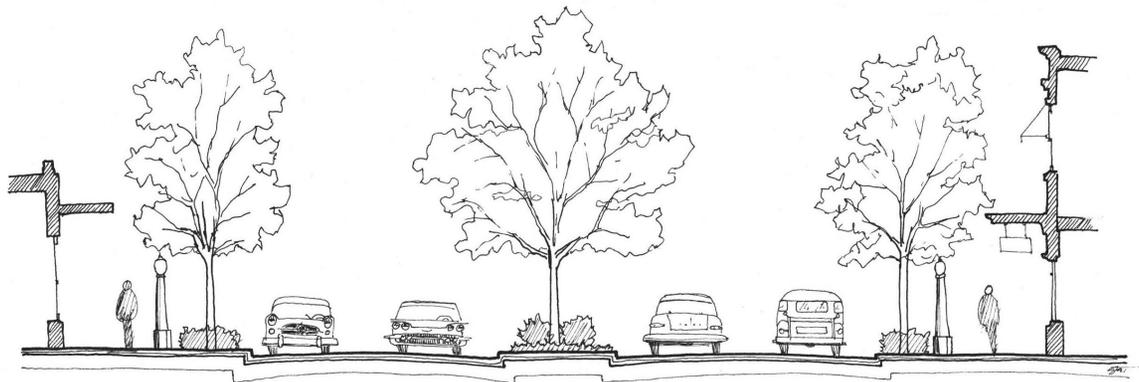
Conceptual sketches of possible street improvements depict one-way traffic on Green Street, and medians on Tehachapi



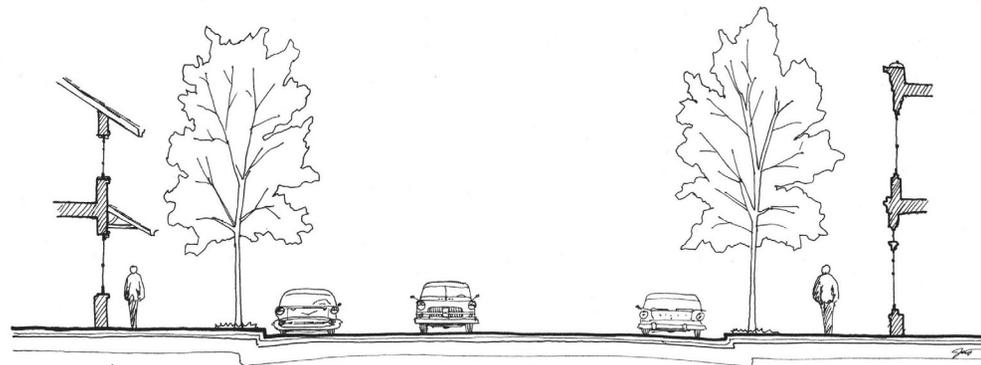
- Improvement Areas
- Improvement Areas
- Improvement Areas
- Existing alley's
- P Proposed parking
- 1 ↑ Cross section of Tehachapi Blvd
- 2 ↑ Cross section of F Street
- 3 ↑ Cross section of Green Street

Circulation

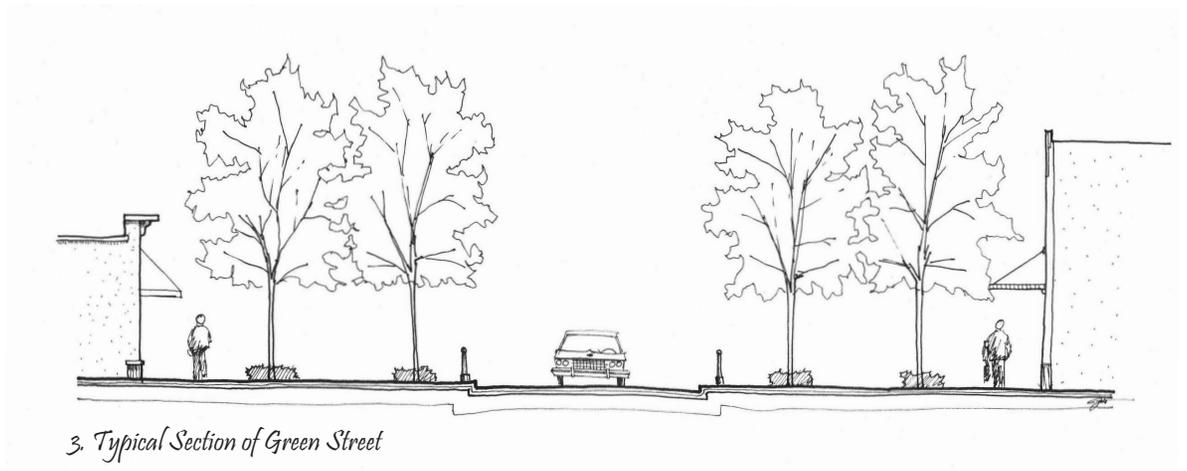
Note: See following page for typical street sections



1. Typical Section of Tehachapi Boulevard



2. Typical Section of "F" Street



3. Typical Section of Green Street

EXISTING AND PROPOSED PARKING

Perhaps the greatest challenge to redevelopment in the downtown is the ability to provide adequate parking. Intensification of uses in the downtown will most likely increase the need to provide off-street parking, and could potentially create an overflow of parking demands onto the adjacent residential streets. To avoid this problem, it is recommended to provide centralized off-street parking lots in selected locations, and reconfigure some of the on-street parking areas.

One objective of the Master Plan is to reduce the street congestion and provide adequate and well-designed parking. There are a number of options to increase the parking available downtown. Some methods are to examine the opportunities for joint or shared use of parking arrangements, expand or re-stripe existing parking lots, or provide additional parking lots.

In order to clearly establish the amount of parking needed, the City should first prepare a parking study to determine deficiencies and overages. The results of the study will help to establish if the City should consider implementing a parking district to implement one or more of the following options:

- * Establish or move public lots
- * Establish in-lieu fees
- * Create metered parking areas
- * Formulate shared parking agreements and standards
- * Reduce the amount of parking required on site
- * Develop a parking management program where owners/employees park in designated lots or areas leaving street and convenient parking available for patrons.
- * Establish better enforcement of 2 hour parking restrictions.

TRANSIT ROUTES

The downtown area is currently served by Kern Regional Transit, but unfortunately there are gaps in the service and not many people are using it. A regional bus line with more frequent trips, better hours and larger range of service should be implemented to allow people to enter the downtown without driving their cars, and could add to the appeal of an alternative to the automobile.

A more convenient bus system for the downtown area will increase the amount of people who can access the downtown without their own vehicles. The addition of a bus routes into the downtown could create additional competition for curb space for new bus stops, and could create the need for additional on-street spots to accommodate the transit vehicles.



Angled parking and tree planting adds character



Bus shelters can be designed to fit into the downtown character

It is envisioned that the promotion of transit and pedestrian oriented streets will create a “park and walk” environment. This is in contrast to the current situation where costumers park and go into a store, and then get in their car and drive to the next shop. In the future, visitors could park their cars and walk to the shops or restaurants, or take a bus to the other side of town, and never have to get back into their vehicles until they are ready to leave the downtown area.

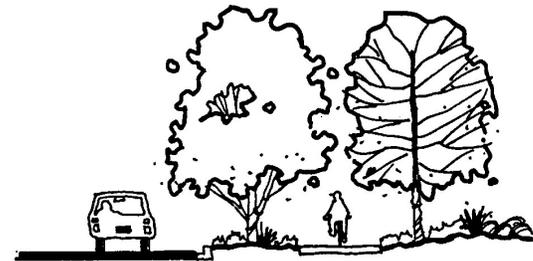
BICYCLE FACILITIES

Due to the lack of parking and increased traffic levels, it would be beneficial to install bicycle facilities wherever possible to allow for bikes to easily enter the downtown. Ideally, bicycle circulation in the downtown area would be provided by striped Class II bike lanes. Based on the overall roadway widths, there may be adequate room along some downtown streets for the addition of bicycle lanes without significant roadway reconstruction. It is best to create a continuous bicycle corridor where a cyclist could ride from one side of town to another without leaving the safety and continuity of a bike lane.

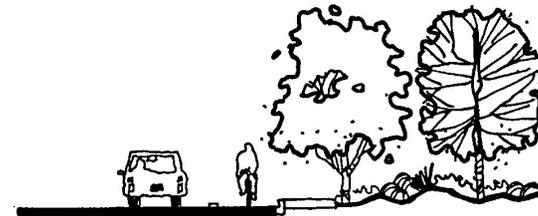
Where streets cannot accommodate bicycle lanes, due to the need for on-street parking or narrow street widths, bike transportation could occur on a Class III system. Class III routes do not have specific bike lanes, but do have signs marking the bike route. Class III systems are typically on a street that has a low enough volume of traffic to safely allow cars to share the road with bikes. Whether Class II or III, the bikes should have a safe and uninterrupted travel route. It is also beneficial to provide bike racks and lockers at public gathering spaces, transit stops, and employment centers to encourage bike use.



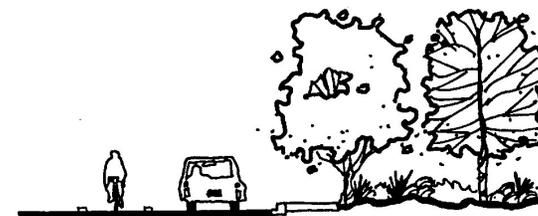
Conveniently located bicycle parking will attract riders into the downtown



■ Class I Bike Path
Separated Right-of-Way



■ Class II-A Bike Lane
Within Roadway
at edge of roadway



■ Class II-B Bike Lane
Within Roadway
outside of parking bays

c. Urban Design Concepts

- Provide a regular spacing of canopy street trees along Tehachapi Boulevard and streets within the downtown core.
- Revitalize all sidewalks to provide a continuous and smooth walking surface. Install new sidewalks, curbs, gutters, and handicapped ramps where presently absent.

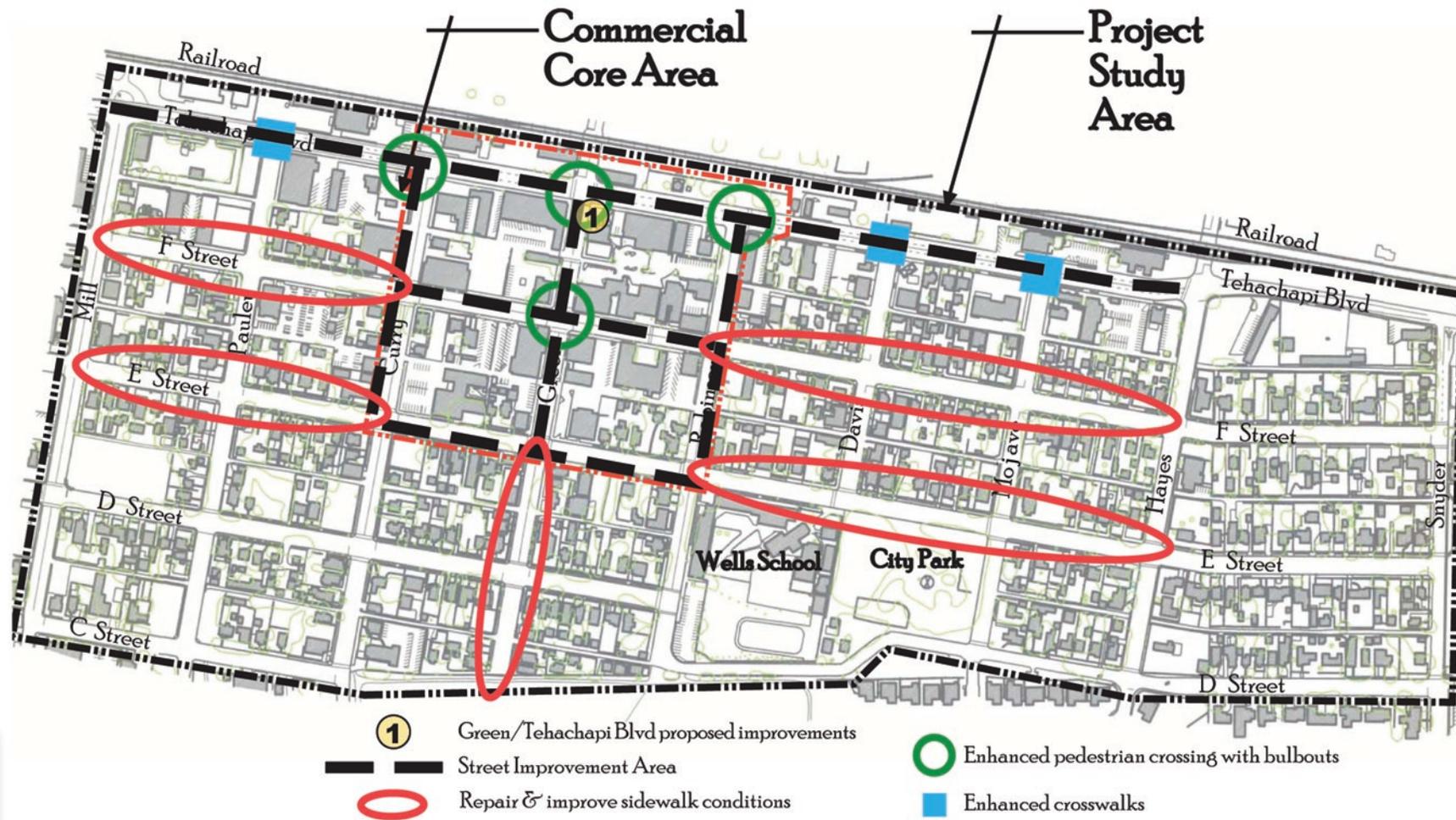


Pedestrian walkway before improvements

- Install street furnishings such as lighting, directional signage, trash cans, benches, and drinking fountains within the downtown core.
- Improve prominent street corners (Tehachapi Boulevard and Curry, Robinson, and Green Streets) to increase pedestrian safety and provide focal points. Identify intersection areas with special paving and color treatments.
- Enhance intersections where local streets intersect Tehachapi Boulevard within the study area with clearly marked pedestrian ways and special paving to help slow traffic and increase pedestrian safety.
- Install public art in urban plazas and new developments.
- Create a sense of arrival in Tehachapi and develop a signage program.



Pedestrian walkway after improvements such as street trees, planters, and lighting



Pedestrian Improvements

Note: See Pedestrian Walkway Improvement sketch on previous page

PEDESTRIAN IMPROVEMENTS: SIDEWALK, PAVING AND CROSSWALK DESIGNS

Many community members mentioned that they would like to see a more pedestrian friendly downtown. There are many ways to achieve this goal, and create a safer and more inviting environment for pedestrians. With the proper infrastructure in place for walking downtown, Tehachapi could foster tourism and attract locals by promoting pedestrian activities downtown. See the Public Improvements, Street Landscaping & Urban Design section of this document for additional information on pedestrian circulation.

There are many methods of increasing the amount of people walking downtown. The improvement of the bus system in the downtown will reduce

the amount of cars in the core of the city, and increase the pedestrian uses. Some community members mentioned closing some of the streets on the weekends for events, and this could further compel people to enjoy the downtown without the use of a vehicle.

Sidewalks must be appropriately designed so that they are safe and enjoyable. It is desirable to separate the pedestrian and vehicular traffic as much as possible with the use of buffers. Buffers can include low bollards, landscaping, and a consistent pattern of on-street parking. Sidewalks should be at least five feet wide to accommodate two people walking side by side; however, additional widths are recommended in high use areas and main thoroughfares.

Durable and smooth surfaces should be used in well-traveled areas such as concrete and pavers, while areas with less use could incorporate other materials such as decomposed granite. Patterns and colors can be installed into paving treatments to provide clear definition of pedestrian areas.

There are quite a few streets which are lacking sidewalks, or have sidewalks that are in need of repair and/or widening. Many members of the community mentioned that they would like to see sidewalks along Tehachapi Boulevard in front of Railroad Park, and that the existing sidewalk in front of Wells School is in very poor condition. The City is currently proposing to increase the amount of sidewalks in the Master Plan area.



Decorative paving in crosswalks can identify pedestrian areas



Accent paving adds to the overall character of the downtown core

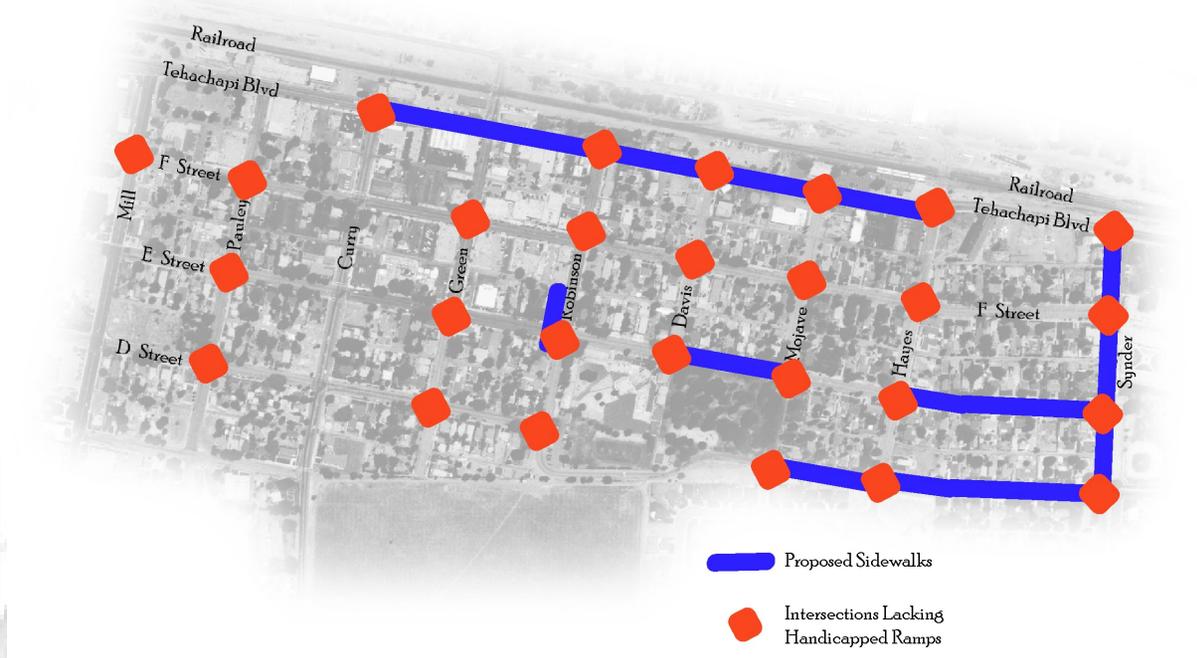
CITY STREETS WITH PROPOSED SIDEWALKS:

- * North side of Tehachapi, between Curry and Hayes
- * South side of E Street, between Hayes and Snyder
- * North side of D Street, between Mojave and Snyder
- * Snyder Avenue, between Tehachapi and D Street
- * West side of Robinson Street, from E Street to the alley between E and F Streets

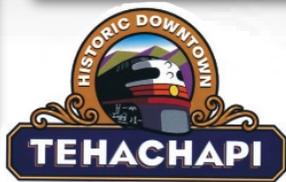
The creation of safe crossing areas will further increase pedestrian use, and reduce traffic

incidents. Bulb-outs in the sidewalks at intersections decreases the amount of traffic lanes the pedestrian must cross, and visually signals to drivers that they are approaching a crossing area. Crosswalks demarcate where pedestrians can safely cross streets, and use of decorative accent paving at these crossings can add to the overall character of the downtown, and identify main walking areas. Accent paving is typically used at pedestrian crossings, in the middle of intersections, and in public plazas. The texture should be smooth enough to not deter elderly users, bicyclists, or people with disabilities. Quite a few of the areas of downtown are currently not accessible for handicapped people,

and therefore significantly limit where they can travel downtown. It is necessary to provide for a more accessible downtown by creating wide enough sidewalks with ramps at street crossings, and adequate handicapped parking facilities. Ramps at the intersection corners will allow people in wheelchairs and those with strollers to more easily maneuver across streets. Covered walkways provide a visual and protected linkage between places. These walkways may occur at building frontages, between buildings, from buildings to the parking lots, and within the parking lots. Covered walkways associated with buildings shall utilize compatible materials and style as the architecture. Walkways that are enclosed by buildings provide an opportunity for pedestrian scale wall treatments such as murals, alcoves and vines.



This map graphically locates proposed sidewalks and the intersections which are lacking handicapped ramps



KEY INTERSECTIONS

Due to their high visibility and substantial vehicular and pedestrian interaction, key intersections play a vital role in the downtown beautification. Because of the amount of use and the probability for stopping at the intersection, they have the highest potential for impact on visitors. Therefore, these key intersections provide the greatest opportunity for visually enhancing the street with landscaping, and creating pedestrian-friendly crossings. Some improvements might consist of accent paving, additional landscaping, directional signage, and street furnishings.

There are several key intersections within the downtown which could be opportunities for improvements. They occur at Curry, Green, and Robinson where they intersect Tehachapi and E and F Streets.



Curry and Tehachapi Boulevard Intersection



Green Street and F Street Intersection



d. Gateways and Signage

CITY GATEWAYS

To facilitate circulation into the downtown area and announce it as a special place within the City, entry monuments that reflect the character of the area should be constructed. Simple, low-level signage should reflect a unified logo, and provide a memorable entry to the downtown area. Gateway elements could simply involve the use of distinctive plantings or native materials, or replicating an image from the history of Tehachapi.

City gateways will provide signage off of Highway 58 letting motorists know that they are approaching Tehachapi. These signs would be large entry monument signs at or near the Highway off-ramps signaling the arrival to the city and the greater Tehachapi area.

City gateways are recommended at:

- * Tehachapi Boulevard and Highway 58
- * Mill Street south of Highway 58
- * Highway 58 and Route 202 (Tucker Road)
- * The airport entrances at Dennison Road

DIRECTIONAL SIGNS

The City should consider developing a common directional sign that could be accompanied by directional arrows and labeling to denote key shopping points and tourist attractions.

Signs should be lighted, landscaped, and placed permanently at the back of the sidewalk or within raised medians at key locations around the downtown periphery. These signs would be smaller than the city gateways, but constructed of the same materials.

Directional signs should be located at main community corridors such as:

- * Tehachapi Boulevard and Steuber Road
- * Curry Street and Valley Boulevard
- * Mill Street south of Highway 58
- * Route 202 (Tucker Road) at Tehachapi Boulevard

DOWNTOWN GATEWAYS

Downtown gateways are entry statements, and should be considered to provide subtle transitions from the rest of the city into the downtown. The downtown gateway will announce the entry into the heart of the community through a gradual change in scale, building setbacks, landscaping and special details; as opposed to constructing large gateway monuments or signage. This transition will be combined with carefully placed signs to identify the downtown core of Tehachapi.

The downtown gateways should be combined with a streetscape environment that evokes the feeling of a historical town. The streets should gradually become quieter, with narrower streets and decorative paving, and have more landscaping along the streets with a comfortable walking environment and scale between the buildings and sidewalks.



Directional signs can help guide visitors to destinations



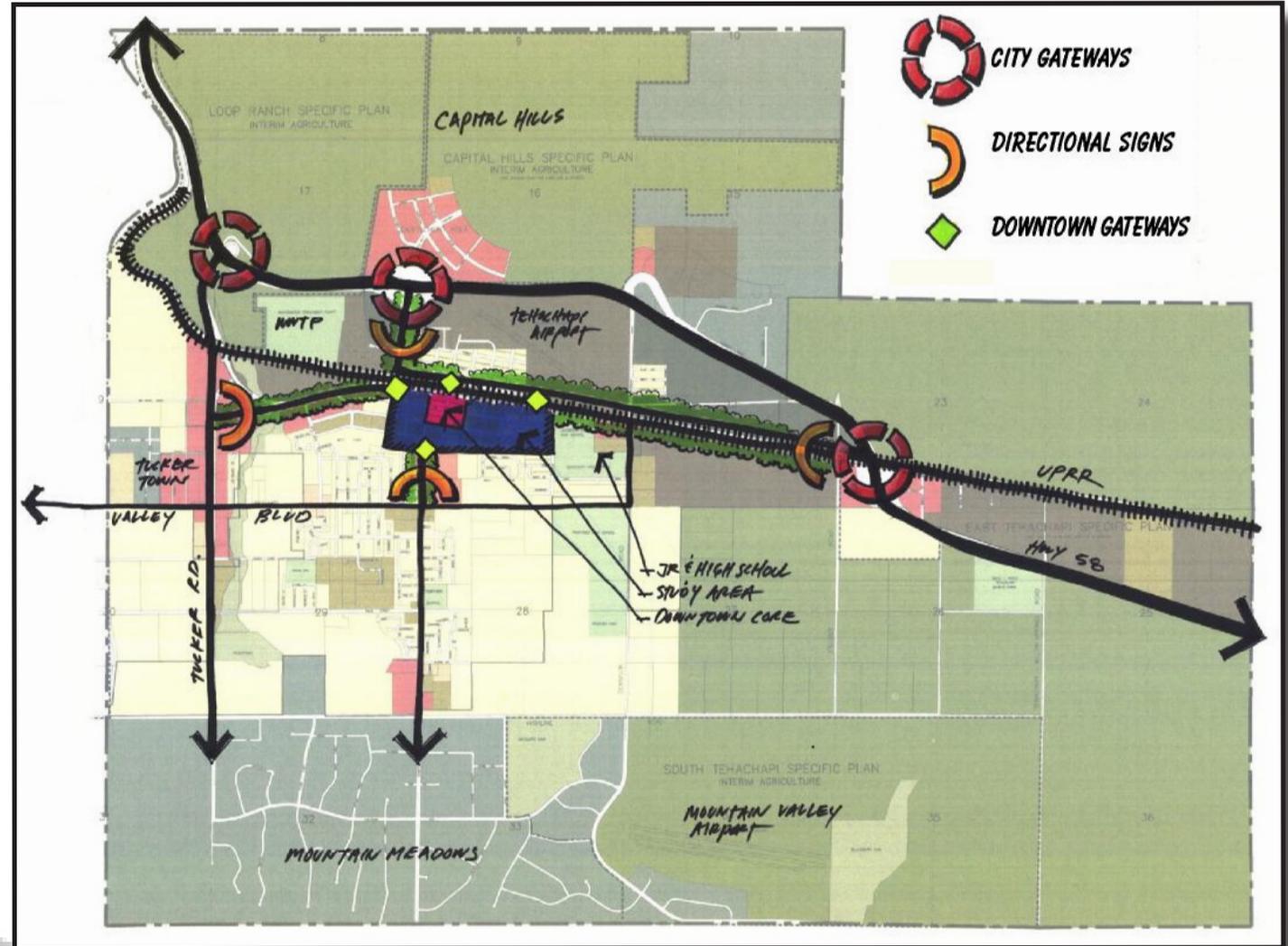
Downtown gateways can welcome and direct visitors

Downtown gateways are recommended at:

- * North Hayes and Tehachapi Boulevard
- * Mill Street and Tehachapi Boulevard
- * Curry and C Streets
- * Green and H Streets

DOWNTOWN LOGO OR ICON

The downtown area should seek to establish its own identity through the creation of a logo theme which supports the overall character and style of Tehachapi. The logo can be placed on signs and banners to develop a sense of place and atmosphere for the downtown, and define the extent of the downtown area.



Map depicts some possible locations for signs within the city

SIGNS

Signs make up a significant amount of the streetscape environment, and all signs must be properly located and attractively displayed. It is important to consider both the pedestrians and motorists when designing new signs. The placement of new signs is an important consideration toward not blocking building details.

1. Signs should not cause unnecessary distractions to motorists, or differ aesthetically from the surrounding architecture.
2. Signs should not detract from the downtown experience by having incompatible colors, sizes or materials; and must be carefully placed and presented as a portion of the surrounding architecture.
3. Signs should reflect the type of business through design and shape, integrate with the architectural style, and align with the height of the surrounding signs.



4. Historically significant buildings should use signs that are typical to the era of the buildings.
5. Signs should be constructed of durable materials, and be designed with a pleasing color combination.
6. Lights on the signs should be directional to illuminate the lettering, but not produce glare on public areas or surrounding buildings.
7. Signs shall match the surrounding architectural motif and character of the structures.
8. Temporary banners not to exceed twenty-four (24) square feet in size and professionally made sandwich boards not to exceed six (6) square feet in size are allowed for a new business up to a 30 day period with a Temporary Use Permit (TUP).
9. Prohibited signs include pole signs, internally illuminated canister signs, pennants, billboards, inflatable signs, spinning/rotating signs and off premise signs. Refer to TUP section regarding freestanding sandwich boards, banners and flags.
10. Community service signs/banners erected by local government or local 501c3 or 501c4 organization shall be permitted subject to Staff approval.
11. Sign plans must be submitted to the Planning Commission for review and approval prior to installation, and may be subject to the Uniform Building Code. Information regarding the sign plans and additional design specifics is available through the City Planning Department.
12. Special event and seasonal banners are temporary signs permitted in the public right-of way. Banners are allowed on approved street light standards and can be artistic accents or can be designed to publicize events sponsored or cosponsored by a public or non-profit agency.

MONUMENT SIGNS

1. Monument signs shall be located outside the right-of-way, and be no more than ten feet away from any common property line.
2. Monument signs may not exceed thirty (30) square feet in size, and should be a maximum of five (5) feet in height including the monument base.
3. Monument signs should respect the historical character of Tehachapi and shall be or have the appearance of being multidimensional such as having the appearance of carved or sandblasted wood.
4. Monument signs may not be placed any closer than twenty feet apart from each other, and shall have landscaping integrated around the base.
5. External lighting may be provided for the signs, not to produce any glare onto the surrounding properties in the area. Monument signs shall not be internally illuminated.



Monument signs should respect the historical character, and be landscaped



FREESTANDING SIGNS

1. Refer to Monument Signs. Guidelines.
2. Permitted framework for a freestanding sign shall include a 4x4 post along with a 4x4 mast arm extension or Two (2) 4x4 posts on both sides of the sign. A single 4x4 post is not allowed to support a freestanding sign.

ROOF MOUNTED SIGNS

1. Permitted where it is demonstrated that a wall-mounted sign is not feasible. Sign area not to exceed 2 square feet of each lineal foot of the building face toward which the sign is oriented. Sign shall be structurally integrated into the building as opposed to being supported by kickers.



Examples of freestanding signs

AWNING OR CANOPY SIGNS

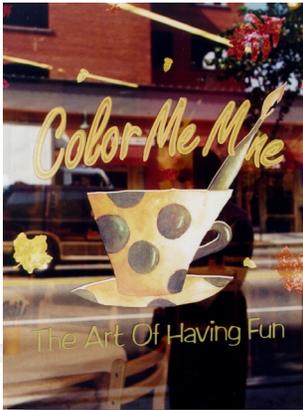
1. Signs on entry awnings or canopies above business entries are encouraged, but must not extend further than two feet from the curb line encroachment.
2. Awnings add color and mass, and provides protection for pedestrians from the elements.
3. The awning's imprinted signage should have lettering which is in scale with the awning, and in the style of the surrounding architecture.
4. Awnings should be made of cloth, and placed high enough so as not to inhibit pedestrian use.
5. Awnings should not be wrapped in continuous bands around the building, but rather located over the top of main windows and doors.
6. A permit is required for the installation of awning or canopy signs, contact the City Planning Department for additional information.



Awnings offer protection and should be located over main windows and doors

WINDOW SIGNS

1. Business signs may be applied to the storefront windows, but they may not cover more than twenty percent of the overall combined window and door areas or obscure views into the business interior or its merchandise.
2. Self contained illuminated neon signs may be placed in the storefront windows only. The area of the self contained illuminated signs shall be included in the 20% coverage calculation.
3. Signs are not permitted to be painted directly on the facade of a building.
4. Window signs shall display the business name only.



A good example of a window sign



WALL MOUNTED SIGNS

1. One wall sign per business not to exceed 2 square feet per lineal frontage of a business. All businesses shall be permitted a minimum 20 square foot sign.
2. Signs directly on buildings could consist of letters or panels attached onto the structure.
3. Mounted signs shall be attached flat against the wall, and should not extend more than twelve inches off the wall surface.
4. Mounted wall signs may not exceed four feet in height or project over the peak of the roof of a building.
5. Wall mounted signs should respect the historical character of Tehachapi and shall be or have the appearance of being multi dimensional such as having the appearance of carved or sandblasted wood.
6. Lighting may be provided for wall signs, but should not produce any glare and the source of the light shall not be visible to the surrounding properties in the area.



Wall signs should respect the historical character

PROJECTING SIGNS

1. Projecting signs are typically hung from brackets which are attached to buildings, and are placed perpendicular to the building.
2. Projecting signs must not exceed nine square feet in size, or project more than three feet from the face of the building. The total square footage of signs shall not exceed 2 square feet per lineal frontage of a business.
3. Projecting signs should respect the historical character of Tehachapi and shall be or have the appearance of being multi dimensional such as having the appearance of carved or sandblasted wood.
4. Projecting signs must be installed according to the Uniform Building Code.
5. Projecting signs must only be attached to buildings, and not placed on poles or other signs.
6. The method of attachment for projecting signs should be an integrated and appealing system, and be well designed and detailed.



Example of a projecting sign



Signage can reflect the type of business

7. Signs shall be constructed of lightweight high density foam material which resembles wood or other natural materials.
8. No internal illumination is allowed on projecting signs.

HANGING SIGNS

1. Hanging signs are generally hung off the roof overhang, arcade, trellis or porch. The signs are usually parallel or perpendicular with the building.
2. Hanging signs must not exceed twelve inches below the beam it is connected to, and shall maintain a minimum seven feet of vertical clearance to the ground along pedestrian or vehicle corridors.
3. The hanging sign area should not exceed 9 square feet in size. The total square footage of signs shall not exceed 2 square feet per lineal frontage of a business.
4. The method of attachment for hanging signs should be an integrated and appealing system, and be well designed and detailed.



Example of a hanging sign.



Example of a projecting flag sign

5. Hanging sign illumination guidelines are similar to wall mounted and painted signs.
6. Hanging signs should respect the historical character of Tehachapi and shall be or have the appearance of being multi dimensional such as having the appearance of carved or sandblasted wood.

FLAGS

1. Flag containing non commercial message permitted on flagpole or wall mounted support. One flagpole permitted per property. Flag not to exceed 20 square feet in size. Flagpole shall not be placed within the required setbacks.

EXCEPTIONS

1. Existing signs that contribute to the character and history of downtown Tehachapi will be permitted as an exception to the signage ordinance provided that they are well maintained. The following exceptions currently exist within the downtown area:
 - * Hitching Post Theaters
 - * Kelcy's
 - * BeeKay Theater
 - * Santa Fe Motel
 - * Burger Spot



Example of a sign that contributes to the historic character of downtown

ABANDONED SIGNS

1. Signs remaining in place for a vacated business shall be removed within 60 days at the close of the business. At 60 days such signs will be removed by the City at the owner's expense.

Temporary Use Permit TUP

1. Temporary Sign shall include banners, flags and sandwich boards.
2. TUP required for the display of temporary signs.
3. TUP permitted 2 times a calendar year per business.
4. Temporary sign shall be displayed no more than a two-week period.
5. Business wishing to display a temporary sign for a one-week period may use the other week at a different time and not count as an additional use of the TUP.

Temporary signs are permitted without a TUP for a two week period, five (5) times a year as follows:

- * *President's Day*
- * *Mother's Day*
- * *July 4th*
- * *Labor Day*
- * *Christmas Holiday as defined by the day after Thanksgiving through January 3rd.*

e. Urban Parks and Public Plazas

There are a few urban parks existing in the downtown which would benefit from improvements. Many members of the community felt that the existing City Park on E Street at Davis and Mojave is a focal point and destination, but that it is disconnected from the downtown. With the potential relocation of Wells Elementary School, there is an excellent opportunity to create a linkage from the park to downtown. The community also mentioned the desire to continue to improve Railroad Park along Tehachapi Boulevard by refurbishing it and adding sidewalks along the street. This park is a greenway along the busy Tehachapi Boulevard.

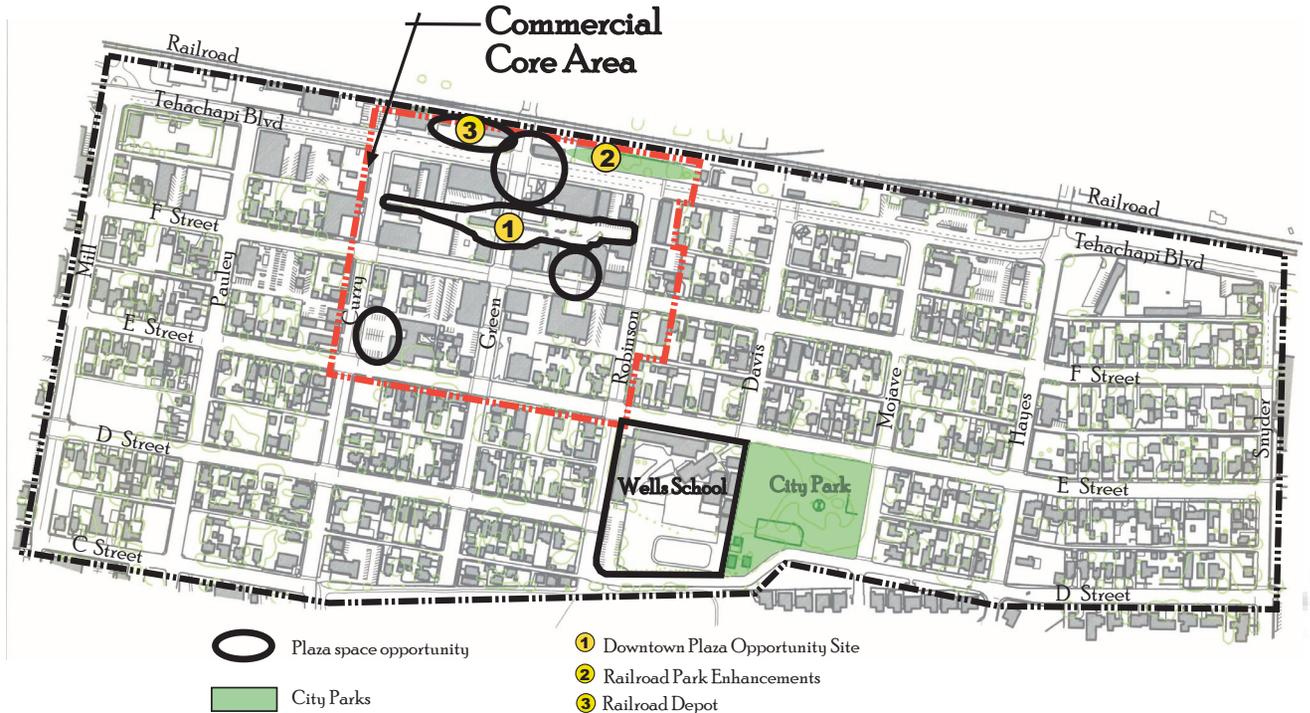
Outdoor patios, plazas and seating areas can add to the comfort of pedestrians and increase the sense of community atmosphere through the

creation of public gathering spaces. Outdoor dining areas and plazas can be accommodated through the widening of existing sidewalks, or the redesign of under used spaces. These outdoor gathering spaces should be located in street setback areas adjacent to building entrances and at key corner locations and will establish a sense of community and provide locations for outdoor activities. In order for this to occur an outdoor seating ordinance should be implemented to allow and encourage businesses to provide such places that revitalize the downtown and liven the street scene.

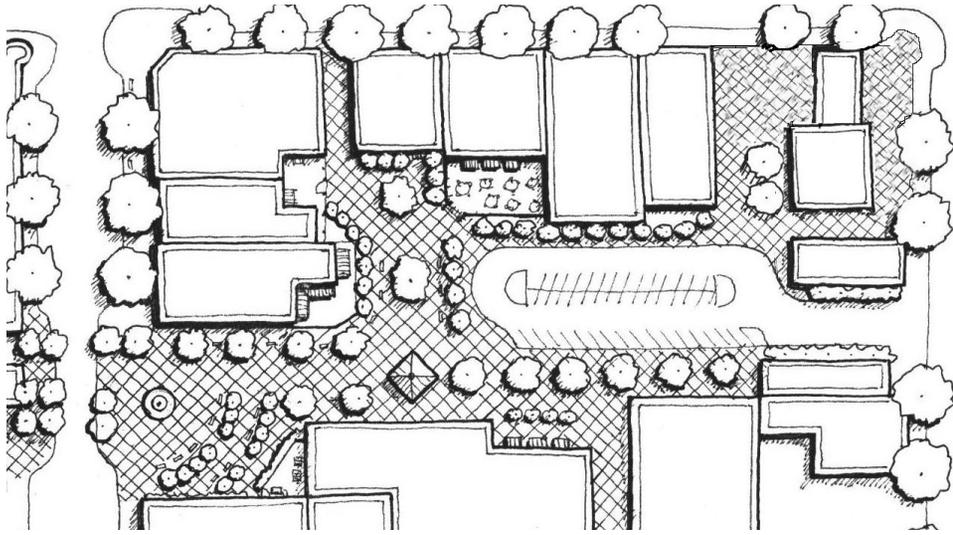
Design features such as benches, decorative paving, trellis structures, public art, water

fountains, landscaping, and ornamental lighting should be used to distinguish between pedestrian and vehicular areas. It is advisable to place seating areas out of the prevailing wind, or add wind screens, and/or provide some shaded seating areas. It doesn't take too much room for these spaces, and the pedestrian improvements can make an enormous difference to the visual appeal of the street.

The alley at Green Street at the BeeKay Theater could be redesigned to create a "town square" The restoration of the BeeKay Theater and the redesign of Green Street and the incorporation of bulbouts will create a pedestrian environment with slower traffic speeds.



Clock towers or fountains create visual focal points



Future downtown plaza opportunity site between Tehachapi Boulevard and F Street, and extends from Curry to Robinson



Tehachapi City Park



Tehachapi Depot - Before



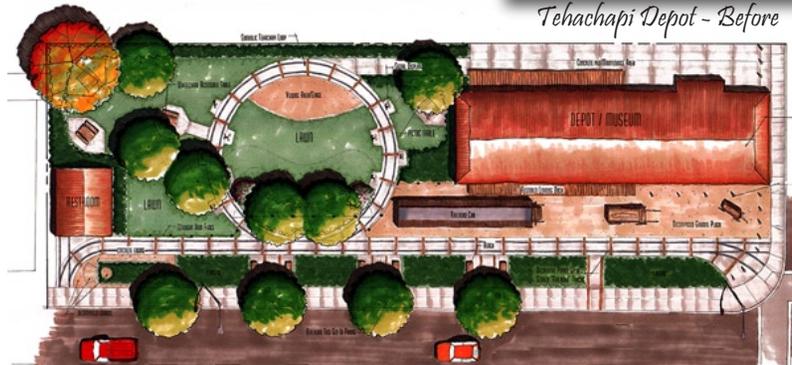
Tehachapi Depot - Before



Railroad Park - Before



Railroad Park - After



The Tehachapi Depot is currently slated for revitalization and enhancement



View into future downtown plaza from Green Street



f. Identifying Under Utilized Lots

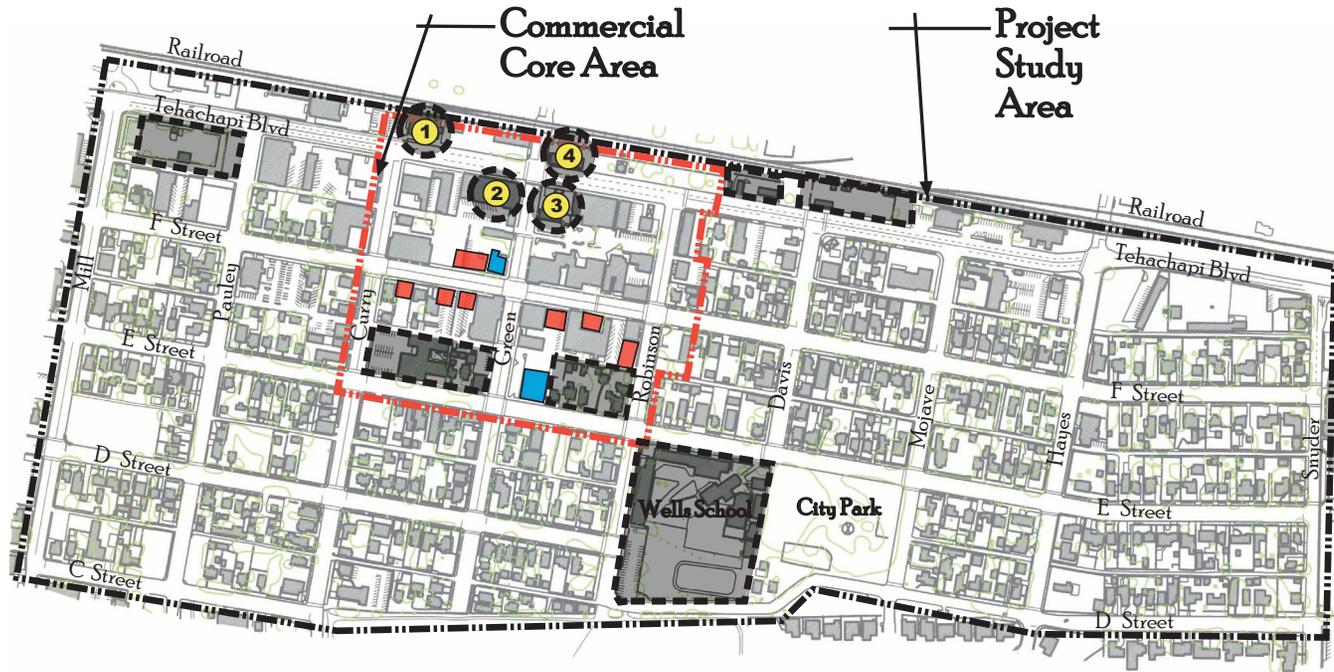
There are a few vacant or under utilized properties downtown which have the potential to have increased land use intensities or redevelopment. These areas have been identified on the adjacent map. Opportunities for revitalization and intensification will be stimulated by the application of pedestrian and transit oriented design principles. The stakeholders and community workshops helped to form the following list of ideas for under utilized lots in the downtown area.

COMMUNITY IDEAS FOR EXISTING UNDER UTILIZED STRUCTURES AND LOTS

- * Turn Wells School into a community center, cultural center, or library
- * Turn the vacant bank building on Green Street into a theme restaurant
- * Provide for a reuse of the Shell Gas Station Site
- * Turn the vacant Post Office into a DMV, governmental office, community center, bakery or Trader Joe's type grocery store.
- * Turn the Talmark Building into a bed and

breakfast

- * Provide façade improvements for Saint Vincent DePaul thrift store
- * Relocate the Public Library back to downtown
- * Redevelop Caltrans yard on Tehachapi Boulevard
- * Move farmer's market to Kelcy's parking lot.
- * Provide for two-story mixed-use buildings, with commercial below and residential above is recommended



- | | | |
|-----------------------------|--|--|
| Vacant buildings | Redevelopment concept at the Village Marketplace | Redevelopment concept at Coldwell Banker |
| Potential development areas | Redevelopment concept at Green & Tehachapi Blvd. | |
| Underutilized areas | Redevelopment concept at Green & Tehachapi Blvd. | |

Vacant & Underutilized Properties



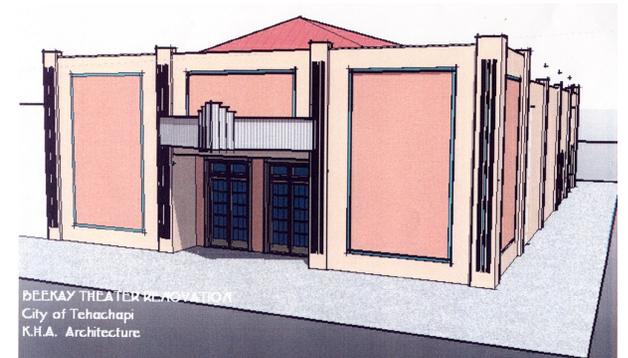
Village Marketplace - Before



Village Marketplace - After



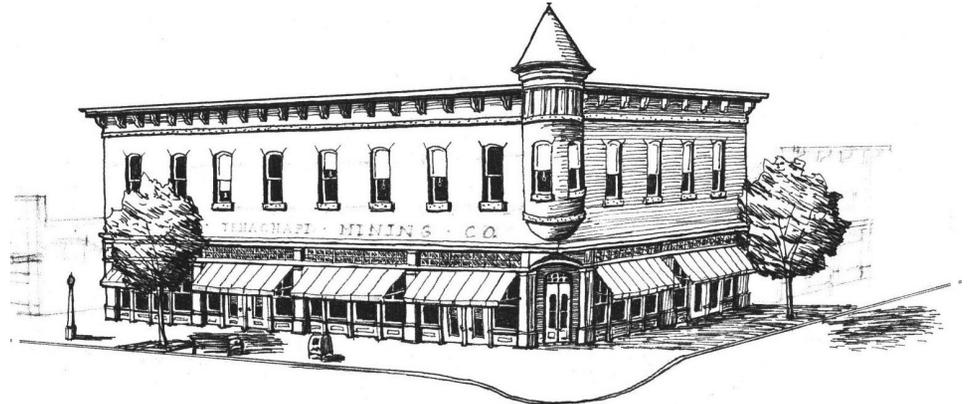
BeeKay- Before



BeeKay- After



Tehachapi Blvd. / Green Street Intersection - Before



Tehachapi Blvd. / Green Street Intersection - After



Tehachapi Blvd. / Green Street Intersection - Before



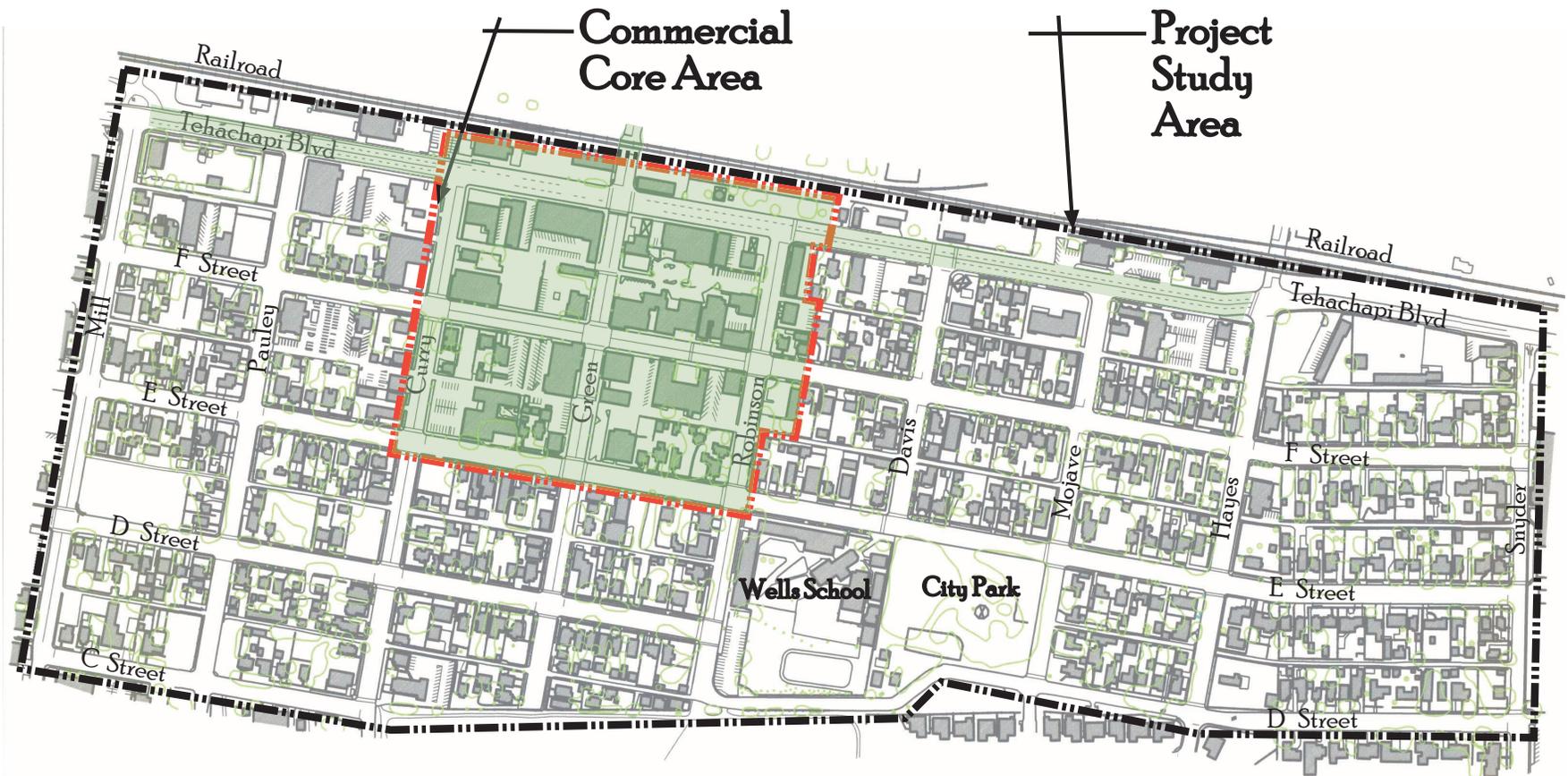
Tehachapi Blvd. / Green Street Intersection - After



Coldwell Bank - Before

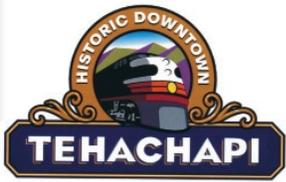


Coldwell Bank - After



District urban furnishings area

District Urban Furnishings Plan



g. Lighting and Street Furnishings

Decorative theme lights can be beautiful and have significant character and reinforce the small town feel of the downtown. Additional lighting is recommended in all public areas, such as parking lots or plazas, as they could significantly add to the atmosphere and safety of the downtown. New candy cane street lights should be placed between 80 - 100 feet apart within the commercial core and along Tehachapi Boulevard. These light poles could be fitted with bracket hangers to accommodate street signage, hanging planters, or custom banners decorated with selected artwork or advertisements for events. The existing historic round street lamps within the downtown could be relocated to the plaza or City Park.

In addition to the decorative street lighting, there should be provisions for lighting flagpoles, directional signage, accent trees, and entrance signage into public parking lots. A combination of lighted and unlighted waist-high safety bollards should be used to define public plazas and walkways. Properly placed, bollards can

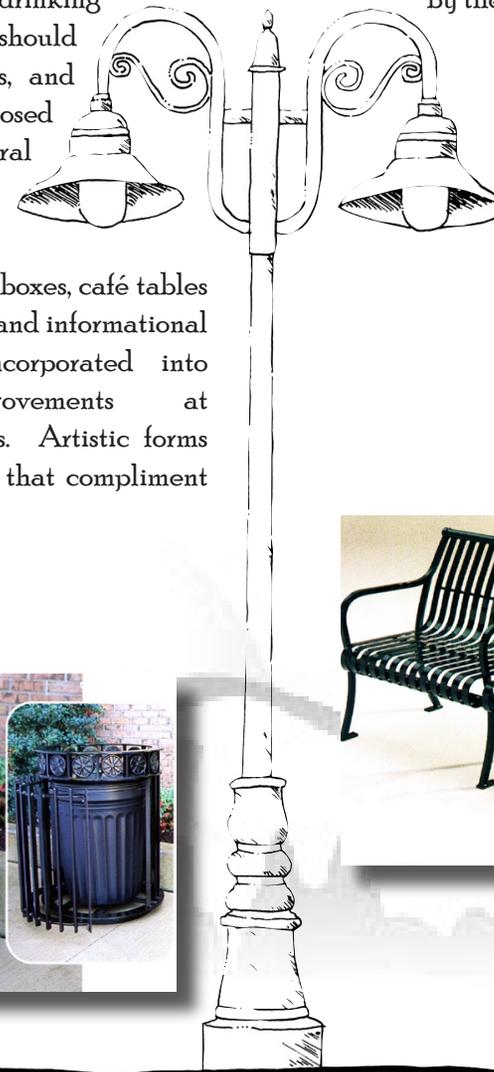
Decorative street furnishings can add to the character of the downtown, and the elements shown on this page depict styles which reinforce the historical and small town feeling



delineate between vehicle and pedestrian zones, creating a safe walking environment.

Streetscape furnishings are elements to be incorporated into the public right-of-way to compliment and enhance surrounding developments, and make the street more comfortable for pedestrians. Such elements include street furniture, potted and container plantings, trash receptacles, bike racks and lockers, newspaper racks, and drinking fountains. Street furniture should compliment the surroundings, and match the existing or proposed materials and architectural styles.

Other street furniture (such as public art, banners, telephone boxes, café tables and chairs, historical plaques, and informational displays) should be incorporated into streetscape improvements at appropriate locations. Artistic forms and unusual materials that compliment



and do not clutter or compete with the existing downtown character are encouraged.

Streetscape improvements should be implemented as a cooperative effort among the City and the private developments. Some of the envisioned public improvements will require private property owner participation and/or cooperation. Others can be simply implemented by the City as funding is secured.



Combining newspaper stands into one structure can unify and clean up the Street



STREET TREES

Street tree planting can create a more unified and beautiful City. Street trees add scale and comfort, and their colors and textures add to the atmosphere and the identity of the downtown. A comprehensive street tree planting program, with special emphasis on the major traffic arteries of the downtown, can make an important contribution to the attractive appearance of the City as a whole.

Species diversification and density must be given serious consideration. For each block on a street, no more than three species are recommended. The cohesive street plantings will help to harmonize the neighborhood and create visual unity. Mixed species result in better long-term management because they are less prone to diseases and insects than single species would be, and not all the trees will be lost if a disease or infestation should occur. At the same time, too many species create unmanageable inventories and a lack of unity on the street.

STREET TREE RECOMMENDATIONS

- * Calocedrus decurrens, Incense Cedar
- * Cedrus deodara, Deodar Cedar
- * Pinus nigra, Austrian Black Pine
- * Sophora japonica, Japanese Pagoda Tree
- * Zelkova serrata "Village Green", Village Green Japanese Zelkova

Street trees should be carefully chosen to provide the desired effect without causing damages to the surrounding hardscaping and structures. Consider implementing a root barrier system to direct the new growth downward below hardscape areas to deter future damage by providing deep watering and air to root systems as well as being an impenetrable barrier.

Trees have a variety of growth forms and sizes, as well as maintenance and care needs. These should all be considered and researched before planting a street tree. Evergreen trees provide year round screening and foliage. Deciduous trees lose their leaves in the winter but provide fall color and interesting branching patterns. Trees that are aesthetically pleasing and provide showy flowers, attractive fall colors, or large amounts of shade are preferred for the downtown. In addition, species that are native to the region are preferred as they are easier to maintain due to

the fact that their needs match those which occur naturally, and fit into the feel of the region.

Trees in tree grates are encouraged within sidewalks and plaza spaces because they allow for increased sidewalk usability and improved ease of maintenance. Trees set in tree grates provide shade along pedestrian walkways, and trees with large canopies are recommended. A consistent palette of street trees within grates is recommended to unify the streets and beautify the City.

The ultimate size of the tree trunk should be considered when choosing grates and have an appropriate size to accommodate a mature tree. The installation of tree grates provides room for pedestrian sidewalks, improved accessibility, and increased opportunities for outdoor cafes and/or vendors in public spaces.



Tree grates creates additional room on sidewalks, and they are encouraged in the downtown area



The map shows streets which should be planted with trees, location of medians, and existing parks



Landscaped medians can create a comfortable street scene

h. Public Right-of-Way Landscaping

Planting along the primary streets should consist of planter pots, flower boxes on buildings, plaza landscaping, and building setback landscaping. Boxed and tub plant containers should be used to enhance sidewalks, plazas and courtyards if there is not enough planter space.

In an effort to construct the public right-of-way improvements to achieve a cohesive appearance and maintain the historical atmosphere throughout the downtown area, joint participation between private property owners and the City will be required. Some of the beautification efforts can be simply implemented by the City as funding is secured. Cooperation and participation by individual property owners, merchants, special interest groups, and others will be required with the future development of properties.



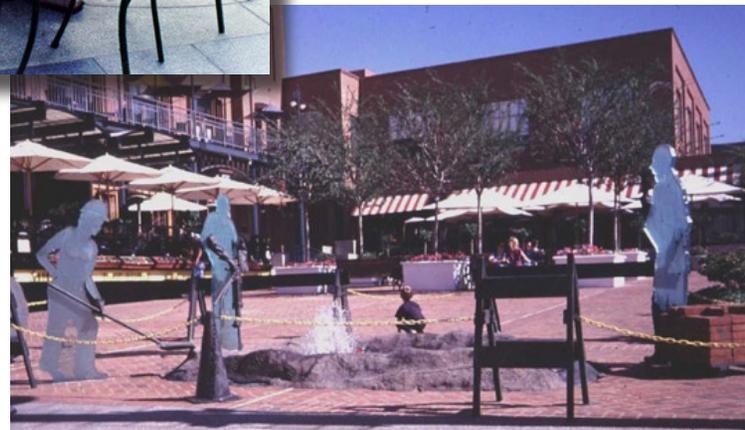
Planters and pots add color and enhance the streetscene.

i. Public Art

Public art is another way of adding vitality to the street scene. New public art should be developed in coordination with the City's annual stipend for art programs. At the public workshop a wide variety of ideas of what this art could consist of were presented. Some people were of the opinion that the downtown needed a large statement such as a sculpture or large scale signs to attract visitors. Large lifelike signage, similar to that along the highway in Salinas, was mentioned as a fun way to visually describe the history of the area. Others were leaning toward a more traditional focal point such as a fountain or clock tower.



Murals can help to break up long, blank walls and add visual appeal



DOWNTOWN MASTER PLAN



CHAPTER SIX: DESIGN GUIDELINES



DOWNTOWN MASTER PLAN



VI. DESIGN GUIDELINES

PART ONE: NON-RESIDENTIAL DEVELOPMENT DESIGN GUIDELINES

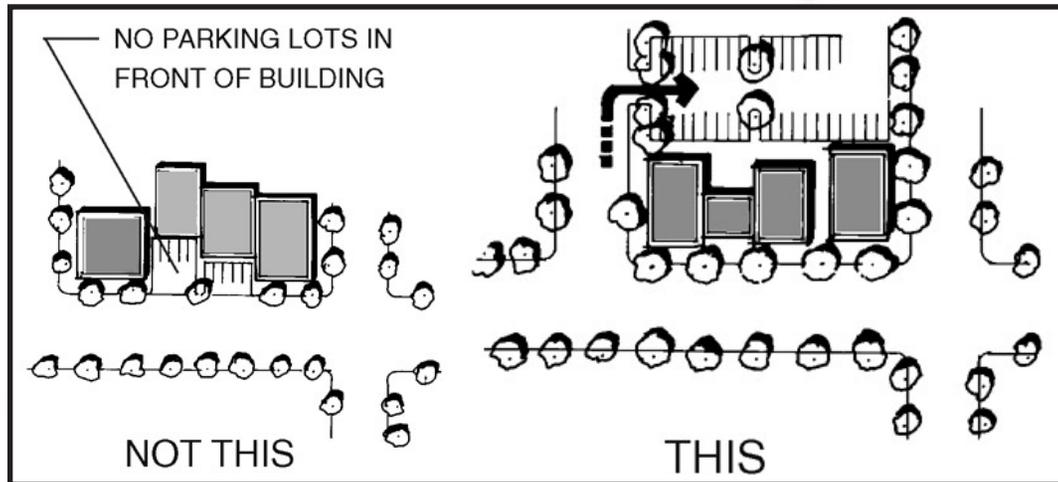
a. Site Planning and Design

Site planning refers to the arrangement of buildings, parking, walkways, landscaping and other uses on a site. Consider the existing surrounding structures and the interrelationships between them, and work to incorporate the needs of both the pedestrian and a vehicle. Projects should compliment adjacent structures through proper placement, colors and massing. Care should be taken in addressing the interface between properties, and property boundaries should not be treated as barriers.

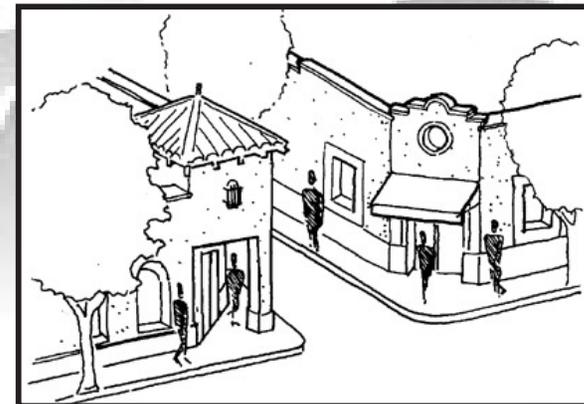
1. Good site design should accommodate efficient use by all those visiting or looking at a site, and not be dominated by the automobile or unsightly utilities.

2. On large sites, focal points should be added to create a sense of identity and guide the visitor.
3. Buildings should orient toward the street, and parking should be located to the rear or side of structures.
4. Where possible and appropriate, an arcade or canopy should be incorporated into the building frontage to allow for covered walkways, and/or outdoor seating.
5. When feasible, utility lines should be placed underground on the site and along street frontages.
6. Buildings shall be carefully sited and oriented towards the street, and the front setbacks should vary to provide visual interest. Proper orientation of buildings can help to reduce energy uses, and provide ample natural light.

7. Privacy for surrounding properties is a concern, and buildings should be oriented so that views are not directed into adjoining structures and activity areas are placed away from neighboring structures.
8. Existing buildings with blank walls that face the streets should consider the addition of display windows, varied facade materials, and contrasting colors to create visual interest.
9. Due to the high visibility of corner sites, extra attention should be given to the building location and articulation. Corner buildings should incorporate special architectural elements that create an emphasis on the importance of that location. Such elements might include vertical projections such as a clock tower, diagonal walls at the corner, prominent roof lines, and public art or a fountain.

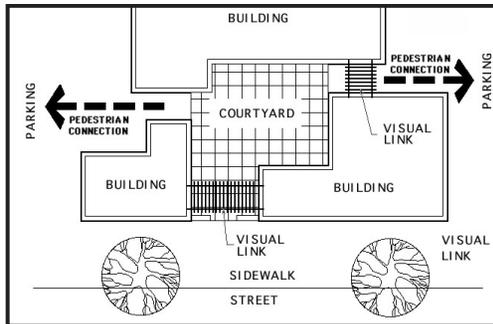


Parking lots should be located behind buildings to create a more attractive street environment

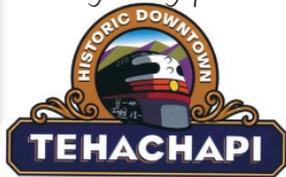


Corner buildings need extra detailing and articulation

10. Buildings should be clustered on the site or portions of the structures set back from the street to include spaces for exterior public gathering areas.
11. The scale of buildings and the size of outdoor spaces should be designed to provide a comfortable environment. Usable outdoor spaces must be responsive to the local micro-climate characteristics, and carefully considered in the site planning.
12. Plazas, courtyards, sidewalk cafes, pocket parks, trellises and fountains are encouraged to increase pedestrian use. The site furnishings and light fixtures in these spaces shall reflect the same design concepts as the architecture, and compliment the public right-of-way amenities.
13. The public spaces should be inviting to people on the street, and contain pedestrian links to surrounding locations in the downtown wherever possible.



Public gathering spaces are encouraged in a design

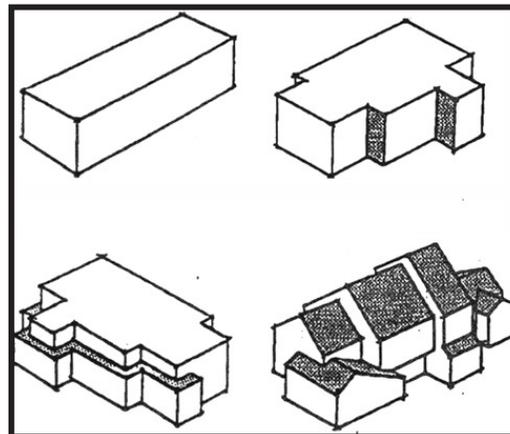


14. To the extent possible, phased projects should be designed with functional parking and pedestrian amenities, proper grading and drainage, and visually look complete and landscaped for each stage of the construction process.

b. Form and Massing

Properly considering the scale and massing, as well as the architectural details, promotes an enduring and coherent downtown environment. Building forms and facades influence the cohesiveness and comfort of a site, as well as encourage shopping and pedestrian activities. Commercial street facades with a strong rhythm can visually tie the downtown streets together.

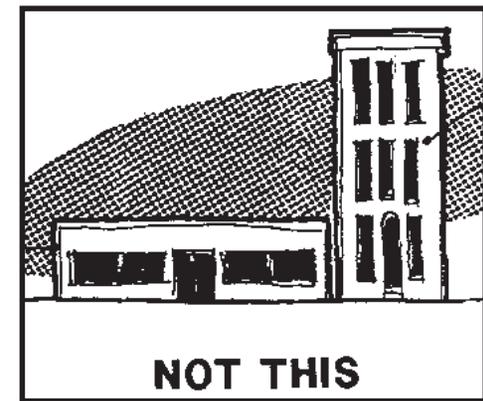
Consideration of continuity, proportion, mass, scale, balance, rhythm, and materials are very important in the overall impression of a building. Mass is the three-dimensional form of a building, such as a cube, cylinder or pyramid. The way the masses are combined and sized directly relates to the way buildings elements are emphasized.



Consider form and mass variations for downtown buildings

Massing design may include variations in the wall planes, wall heights, and roof levels. Surface detailing may not serve as a substitute for distinctive building massing.

1. Vertical and horizontal articulation should be varied to add variety to the overall mass of the building. Projections, recessions and overhangs can provide shadow and depth.
2. A variety of colors can be used to emphasize the buildings articulation, for example darker colors in recessed areas will enhance the feeling of depth.
3. Voids in the forms can change their appearance and make the building more interesting.
4. Several smaller buildings rather than one large structure can be used to provide a more intimate scale on a site. Monolithic buildings detract from the street and make it feel less inviting to pedestrians.



Scale of new building should relate to the surroundings

5. Each building should have a recognizable base, body, roof line and entry. Varying the materials between the base and body can help break up long wall planes.
6. The use of a base material which has color and texture such as tiles, brick, wood or stone can add to the rhythm and style of a building.
7. Changes in the vertical planes break up a boxlike appearance, and vertical elements such as pilasters can create the look of several small buildings.
8. Tall dominating structures should be broken up by creating horizontal emphasis through the use of trim, awnings, eaves, colors, and ornamentation.
9. Upper floors may be appropriate for varied setbacks and the accommodation of balconies or other interesting architectural treatments.
10. The scale of buildings downtown should be modest in size and contain elements which relate to a human.
11. The relationship of height and width to the adjacent buildings should determine the design parameters of any new structures. New buildings should be no more than one story higher or lower than the adjacent structures.
12. The scale of a building should reinforce the pedestrian proportions, and rich detail should be placed at eye level to add interest and character.
13. Articulated storefronts with carefully arranged entries and windows should face onto pedestrian spaces and public streets.
14. Projections and recessions are excellent methods of adding texture and differentiate between buildings. Bay windows and recessed storefronts, entry portals, building columns, and detailed materials all provide visual interest at the street level.
15. Trellises, awnings, walls, arches, arbors and pergolas are also encouraged to add human scale, as long as they compliment the building and meet code requirements.
16. Prominent facade elements on an adjoining building (such as wall planes, windows and doors, and awning and cornice treatments) should be repeated on new structure whenever feasible.

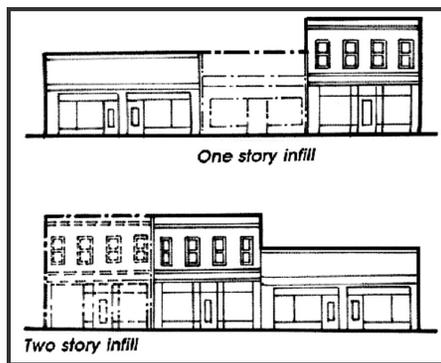


The photographs represent several styles of architecture which are compatible with the character of downtown Tehachapi

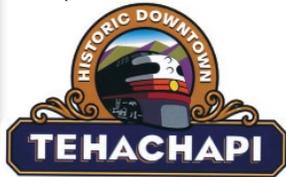
c. Building Design

There are many locations downtown which offer excellent potentials for infill and/or new land uses. There are quite a few buildings downtown which currently lack a historical architectural character, and would greatly benefit from façade improvements. There is currently no single architectural style that is required within the City of Tehachapi; however a design theme which reflects the small town atmosphere and historical heritage is preferred.

1. The majority of downtown façade improvements are the result of an earlier attempt at establishing a western theme in the commercial district. Some styles of architecture which best represents the current downtown “theme” are Western, Mission, or Colonial with brick facades as seen on a few remaining buildings in town. The proposed design concept is not intended to be thematic, having all the buildings with exactly the same look; but instead is



Infills and additions should match adjacent structures



proposed to help to visually connect all the structures with a cohesive style.

2. Architectural diversity is encouraged; however common elements such as wall heights, eaves, parapets, awnings, entry ways, and window styles should compliment adjacent development.
3. Adjacent buildings should be considerate of their surroundings, and should be compatible in the style and scale of neighboring structures.
4. Building components should create visual linkages within neighborhoods, rather than have multiple unconnected elements.
5. Renovation and repair of existing buildings should match the original building style and character, and contrived and artificial architectural elements should be avoided. Improvements should include removal



Accents which reflect the historical character are preferred

of inappropriate additions or elements which cover the original construction, and renovated architectural details should compliment the adjacent structures.

6. Work done to meet accessibility requirements or retrofitting measures should not change, obscure, or damage character-defining features of historical buildings.
7. Existing structures with faded paint or a weathered appearance should be repainted prior to establishment of any new uses.
8. Building additions should be located on the side and rear of existing buildings, and materials should match the existing architectural elements. Building additions or expansions of one hundred square feet or more are subject to review and approval by the Planning Commission.



Heavier base materials add interest and texture to the building

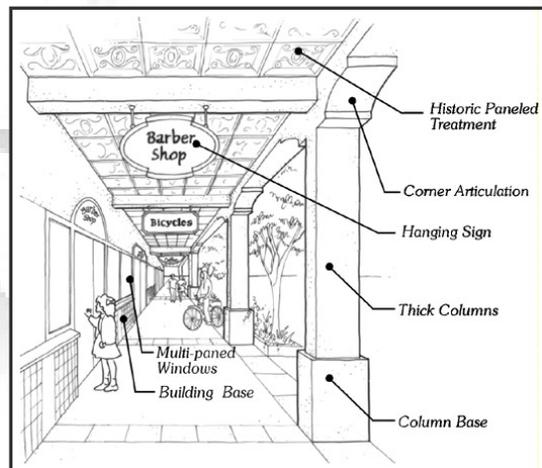
d. Building Details

The use of carefully selected materials and textures create a wonderful sense of place and memorable impressions. Creative use of building elements and articulated facades, in conjunction with appropriate site planning, can result in a space which is pleasant to be in and adds to the sense of community pride. The architectural style must be consistent from all sides of a structure, and shall have an equivalent level of quality materials and detailing on all sides of the building which are visible to the public.

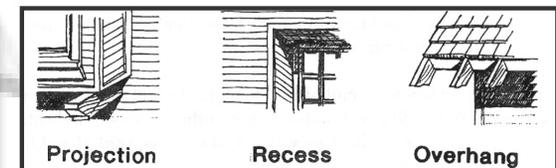
1. The selection and placement of building materials should provide visual interest at the pedestrian level.
2. Heavier materials should be incorporated into the building base, and then repeated as accents throughout the structure.
3. Building colors and roof materials should compliment the surrounding environment, and bright colors shall be reserved for trim and accents.

4. Materials, signs and finishes should be true to the architectural style of the building.
5. Generally, no more than three different materials or colors should be used on exterior wall surfaces, and they should carefully transition from one to another.
6. Colors should compliment natural or unpainted materials such as brick, wood or stone which might be used on the facades.
7. Long blank walls lack interest and deter from the street character, and should be avoided whenever possible. Additions of interesting colors and materials, doors and windows, awning and canopies, architectural details, and wall undulation can significantly increase the visual appeal of blank walls. Display cases, murals, trellises and vines can further soften large wall expanses.

8. Exterior stairways and ramps should be architecturally integrated into the design of the building.
9. Gutters and downspouts should be concealed or designed as an architectural feature.
10. Building accents and details which reflect the historical character of Tehachapi are preferred. Building design and facades should incorporate traditional building materials such as masonry, stone, heavy timbers and brick.
11. New buildings adjacent to historical structures should incorporate similar materials whenever possible.
12. Older structures with existing ornamentation or interesting details should be retained, restored, or replaced whenever feasible to match the original character of the building.



Facades should incorporate traditional materials and ornamentation



Recessions and projections provide depth and interest

e. Windows and Doors

It is important to have clearly identifiable main entrances to a building. Building entrances should be emphasized through the use of contrasting colors, detailed materials, roof pitches, exterior lights and accent landscaping. Windows and doors should be in scale with the building elevation, and have recessed openings to provide depth and break up the building mass. Creating inviting street level facade fosters the pedestrian activity on the streets, and invites people into the downtown.

WINDOWS

Windows should relate to the scale and appearance of the building. At street level, windows should have pedestrian scale and detail. If large openings are desired, a combination of several small windows are preferred to large singular windows. Large picture windows without multiple windowpanes are not acceptable, and vertical rather than horizontal windows are best to break up wall panes.

1. All windows within a building should be of the same style and relate in proportion and trim, and have unifying elements such as window sills or header lines.

2. Window framing provides an opportunity for color variation and can be a wonderful design detail.
3. The use of shutters is acceptable when appropriate to the building's architectural style.
4. Built up sills and trim should be incorporated to create surface relief and add texture.
5. Windows on the upper floors should reinforce the rhythm of the surrounding buildings.
6. Well designed storefronts incorporate the use of not only just windows and doors; but also wall articulation, colors and materials.
7. The incorporation of planters at the base of the windows can add visual interest and color to a blank wall.

8. Heat gain into the building can be limited by implementing awnings or recessing storefronts.

DOORS

Doorways should be highlighted through the change in wall plane or detailed articulation around the main entry. Decorative detailing or an alteration of materials can visually guide people to the building entries.

1. A change in architectural design such as a projecting element, flanked columns, recessed entrances, cased openings, porticos, porches, or archways around an entry are encouraged.
2. Doors can be adorned with wood or embossed metal to provide shadows.
3. Artwork or decorative detailing can be carefully located to add visual interest to the entrance.



Detailed articulation at the entries



All windows should be in the same style and proportion



Well designed storefronts are visually interesting

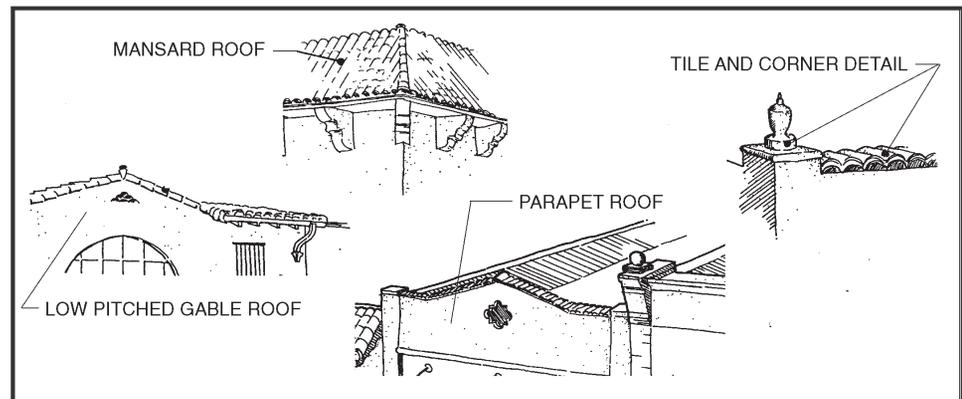
f. Roof Design

A building's silhouette adds to the overall character of a structure, and can provide a memorable image of the streetscape. Individual rooftops should correspond with the surrounding structures and be architecturally compatible with the rest of the building. An interesting and varying roof line will lessen the mass of the building, and add visual appeal. Roof pitch and design elements should be architecturally compatible with the style of the building, and rooftop equipment must be screened from public view.

1. Roof planes should be varied and articulated into smaller modules that can help to reduce the overall massing and scale of a building.
2. Some appropriate roof types which are consistent with the downtown character include hipped, shed or gabled roofs. The roof type and pitch angle should be consistent with the architectural style of the building.
3. Some elements which help to define the roof plane are dormers, eaves, cross gables, detailed corbels, and exposed rafters and beams.
4. Roof materials and colors are important aspects of the overall building design. Roofs should incorporate quality materials and compliment the rest of the building.
5. Roof materials should consist of dark non-reflective colors, and shall avoid highly reflective surfaces.
6. Rooftop features and elements used to screen mechanical equipment must be carefully located and integrated into the building, rather than appear tacked on.
7. Parapets may be used when sufficiently detailed to screen roof mounted equipment and provide contrast. Parapets should have sufficient articulation of details such as continuous banding, projecting cornices, dentils and caps, corner details, or a variety of pitches.
8. Skylights should also be designed as an integral part of the roof, and blend into the building.



Roof form and scale should match the surrounding buildings



Several roof types are acceptable in the downtown, but they must be consistent with the building's architectural style

g. Building Lighting

All exterior lighting shall be unobtrusive and designed to avoid glare into neighboring buildings and public spaces, and the light should be confined to the site boundaries.

1. All building entrances and pedestrian areas shall be adequately lit to provide safety and security.
2. Uplighting building elements and specimen trees, and indirect window display lighting is strongly encouraged.
3. Light fixtures throughout the site should be designed to be architecturally compatible with the buildings.
4. The color, size and number of exterior light fixtures should be carefully considered, and limited to functional needs.



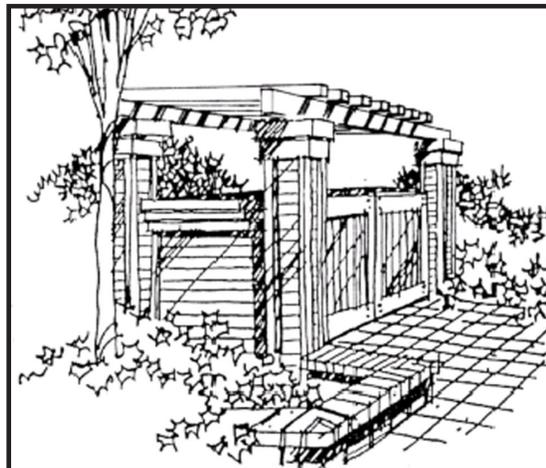
Lighting should compliment the building architecture

5. Exterior lamps should be low-voltage whenever possible and arranged so that they direct illumination downward, and exposed bulbs are strongly discouraged.
6. The height of the light poles should be an appropriate scale for the building and site.

h. Screening of Utilitarian Aspects of Buildings

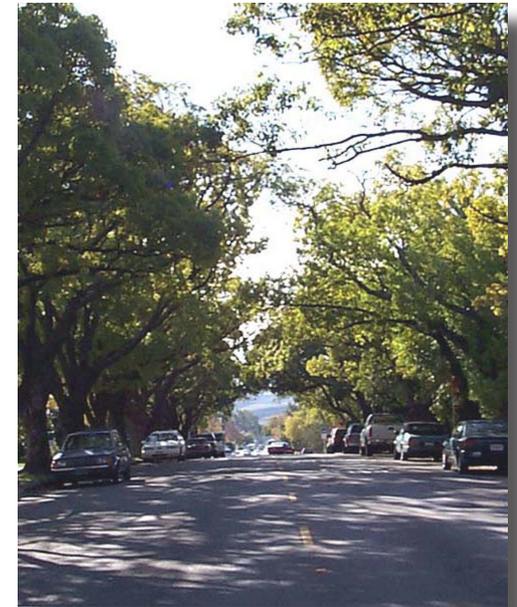
All outdoor mechanical equipment should be screened from view, and all noises and odors from the equipment shall be minimized. The method and style of screening should fit with the surrounding architecture and materials, and be integrated into the overall site design. Site plans should delineate the method of screening and the materials to be used.

1. Outdoor storage areas (mechanical equipment, utility vaults, trash receptacles, air conditioners, solar collectors, meters, etc.) should not be visible from public view.



Trash enclosures should incorporate the building design

2. Where possible stacks and vents, antennas and other roof mounted equipment should be located away from public view.
3. Flashing, sheet metal vents, and pipe stacks should be painted to match the adjacent roof or wall material.
4. Areas for centralized trash container storage and recycling bins should be located to the rear or sides of the buildings and incorporated into the architectural design, and screened with walls and landscaping.
5. Gates on trash enclosures should be self-latching with interior opening mechanisms.
6. Chain link gates and fencing should not be used for screening outdoor storage areas.



Landscaping adds to the character and comfort of a street

i. Landscape/ Hardscape

Landscaping and hardscaping are an important part of the overall design of a project. The designs should be implemented with quality material and resource conservation in mind. The designs shall incorporate appropriate plants, with a strong colors palette and rich textures. Landscaping should enhance the architectural and site features, highlight the main entries, and screen undesirable views.

1. All landscaping materials and vegetation selections should be selected from the “Trees for Tehachapi” list of approved plants, and is available at the City Community Development Department.
2. All development projects must develop site, landscaping and irrigation plans, and they must be approved by the City Community Development Department prior to installation. Information regarding the contents of these plans are available through the City Community Development Department.

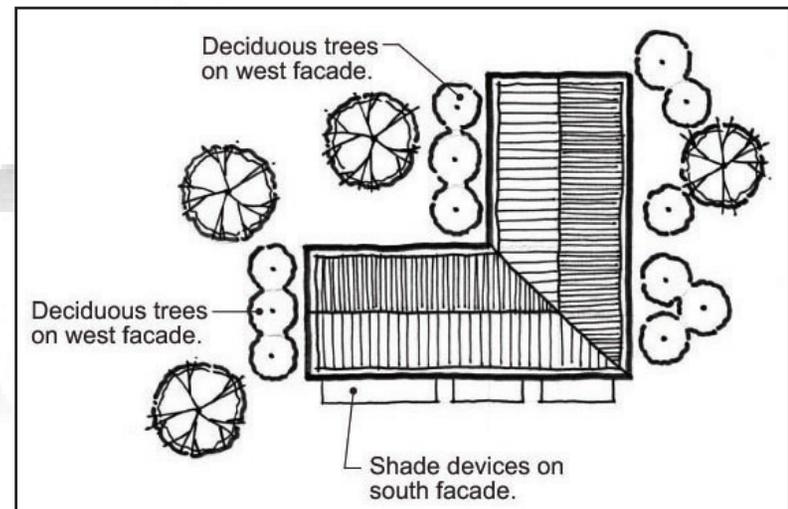


Right-of-way landscaping creates a cohesive and attractive street



Deciduous trees create seasonal interest

3. The design concepts should fit in with the surrounding community, and compliment adjacent sites.
4. Landscaping areas should separate buildings from surrounding pavement areas and screen unsightly views whenever feasible.
5. Site conditions will vary per project; but slopes, utilities, and existing vegetation should be carefully considered in the landscape and hardscape designs.
6. In areas where space is limited, low walls, fountains or public art could substitute for planting spaces, but is subject to approval by the City.
7. Seasonal changes throughout the life of the vegetation should be considered and all landscaping should be visually appealing all year round.
8. An irrigation system adequate for maintaining the life of the landscaping should be provided for all planting areas.
9. Make sure you are able to match the sun, soil, and watering requirements of the vegetation.
10. Planting should be grouped by their watering needs, and vegetation which is appropriate to the local climate is encouraged.
11. The use of native and drought-tolerant plants in conjunction with an efficient and long-term watering system is strongly recommended.
12. Planting areas should be covered with approximately two inches of bark mulch to increase the soil's ability to hold water, and reduce water use on the site.

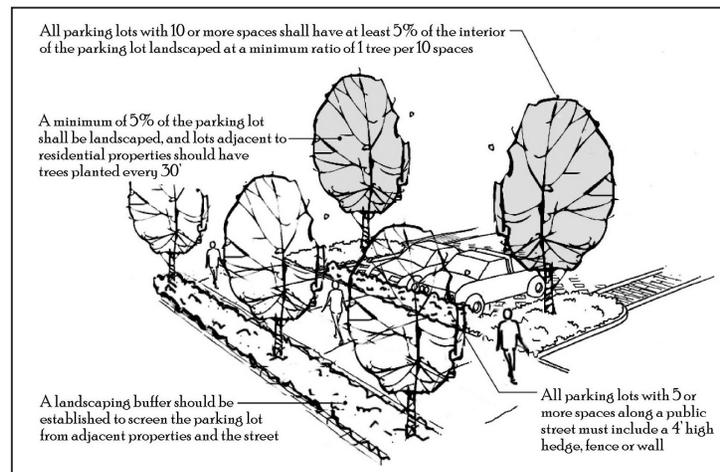


Tree placement and selection can affect energy conservation in the buildings

13. Consider the ultimate height and width that the vegetation will grow, and make sure to have the necessary clearance. In general, a tree's roots extend approximately as far as the canopy width. With time, a tree can outgrow a space that is too small, and cause severe root damage to sidewalks and roadways.
14. Choose appropriate vegetation sizes for your project to limit overgrown landscaping, and respect the existing views from surrounding buildings. Maintain appropriate clearance from existing and proposed light fixtures and signs, as well as from existing vegetation and utilities.
15. Commercial areas should have trees with tall canopies so that the foliage does not obscure views of the building frontages. Make sure to consider the tree's ultimate mature size to allow visibility to the storefronts and signs and potential conflicts with overhead power lines.
16. Energy conservation can be affected by the type of tree selected. Proper placement of an evergreen tree can keep a building cool in the summer. A deciduous tree would do the same job in the summer, but also let the sun in and help to heat the structure in the winter.

17. Parking areas should be shaded by trees as much as possible, and all lots with ten or more spaces should have twenty square feet of landscaping for every one hundred square feet of parking area. Consider the ultimate height of a street tree, and the length of the shadows it will cast in its stages of growth.
18. Flowering trees and shrubs can be very useful for accent planting, such as at entries and corners. Accent plantings can also be created by contrasting leaf textures and colors. It is recommended to combine accent or flowering trees with larger evergreen trees, because the evergreen species will provide a strong background against the flowering branches of a deciduous tree.
19. Many flowering and deciduous trees drop their leaves and fruits, and it is important to consider the type of maintenance that will be provided when choosing the species.

20. Place high maintenance plants in areas where they will be easily accessible, and ensure that high traffic areas are kept free of litter drop.
21. Pruning should be done to preserve the health and structural integrity of a plant, and should not be used to keep a large plant small or clip the vegetation into unnatural geometric shapes.
22. Dead plants should be removed and replaced as soon as possible to preserve the appearance of the property.
23. Existing trees should be protected and preserved if possible, and designated heritage trees may not be removed without prior City approval. Heritage trees are established trees with a historical significance, or exceptional horticultural interest.
24. If there are existing trees surrounding your project location, attempt to match and repeat the most attractive species.



Parking lot design for commercial zones C-1, C-2, and C-3



Street trees can unify the street and provide for a pedestrian scale

FENCING AND WALLS

1. Fencing and wall materials and colors should be compatible with the building, and reinforce the architectural theme.
2. The use of indigenous materials for walls and fencing is encouraged.
3. Incorporating caps and pilasters in wall designs at main entry points is recommended.
4. Trellises, arbors, lighting, and/or decorative elements should be used to enhance entry locations.
5. Fencing and walls should encourage an open community atmosphere, while providing a definition between public and private spaces.
6. Walls and fences are subject to a height restriction, consult the City of Tehachapi Planning Department for additional information.



Walls using natural materials and pilasters with caps are encouraged

j. Parking Lot Design and Screening

1. Parking lots are best located at the rear or side of buildings, and should not be placed between the front property line and the existing or proposed building.
2. Parking lot driveways should be located as far from street intersections as possible, and a minimum of one hundred feet is recommended.
3. When possible, entrances to parking lots should be located on side streets or alleys, and shared driveways incorporated. It is beneficial to design the parking into small connected lots, rather than one large mass of parking.
4. Parking lots shall contain areas for bicycle and motorcycle spaces, and have adequate directional signage on the street.
5. Shared parking between adjacent businesses and developments is encouraged.



Interior planting area provides shade

6. Parking lot landscaping should be carefully considered. The mature height of vegetation adjacent to parking stalls must allow the opening of doors, and plants with thorns and sharp leaves should be avoided.
7. Landscape areas should be protected from encroaching vehicles and the front overhang by concrete curbs or raised planting areas.
8. Landscape islands should be a minimum of five feet wide to allow for proper tree growth and avoid tree trunks being hit.
9. Parking lots along a public street should include a low wall, fence or hedge that is a maximum of four feet in height to screen the parked vehicles from sight and eliminate headlight glare.
10. When walls are used, breaks should be provided to allow pedestrian circulation throughout the site, and they should be low enough to maintain safety and security.

It is beneficial to plant and train vines or espalier a plant along the walls to soften their appearance, as well as accentuate entries.

11. Buildings requiring the loading of merchandise will need adequate space to provide safe operations. Loading areas shall be located in the parking lots at the rear or side of buildings, and should be screened from view.

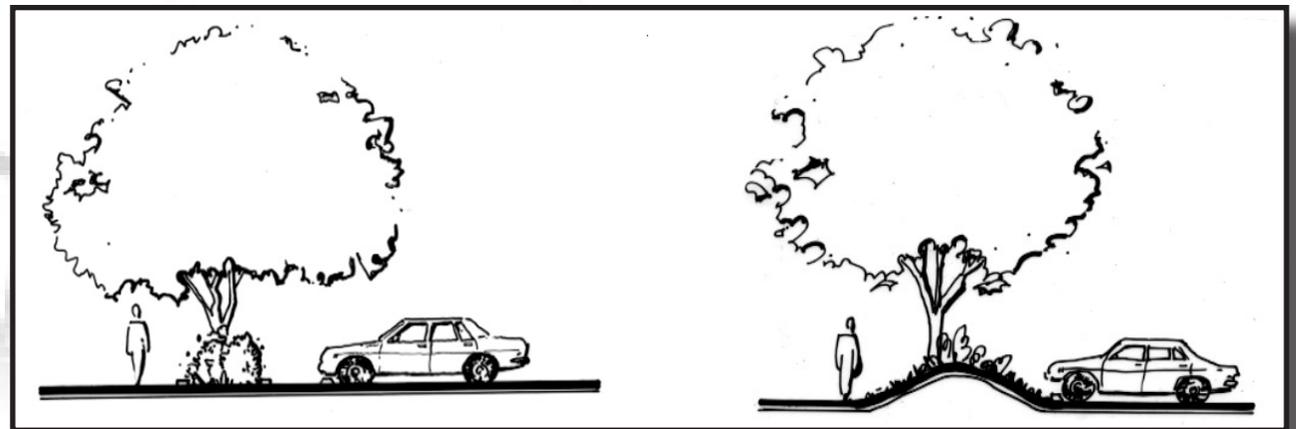
12. Provide well-defined pedestrian walkways which are a minimum of five feet in width through the parking areas to the public sidewalks and surrounding buildings. These linkages could include the use of colored pavement, textured paving materials, covered walkways, fencing and planting to define the pedestrian areas.

PARKING LOT TREES:

- * Fraxinus oxycarpa “Raywood”, Raywood Ash
- * Ginkgo biloba, Maidenhair Tree
- * Pistachia chinensis, Japanese Pistache
- * Prunus cerasifera “Atropurpurea”, Purple Leaf Plum
- * Pyrus calleryana “Bradford”, Bradford Pear
- * Acer rubrum, Red Leaf Maple



Some of the recommended trees are Ginkgo biloba (left) and Pistachia chinensis (top). Both of these trees have wonderful foliage and beautiful fall colors, and they make great specimen and accent trees.



Parking lots located along public streets should include methods of screening the parked vehicles from view, such as landscaping and berms.

BEFORE AND AFTER SKETCHES:

The following examples depict enhanced architecture based on the previous guidelines.



BEFORE

Potential Improvement (Mountain Music)

- New roof breaks up the long horizontal mass, and creates visual interest.
- Large, unified display windows minimize the vertical mass, and allows for ample light.
- The stone base and planter walls add human scale and proportion to the building.
- New signs, water feature and light fixtures add character to the site.
- Incorporation of natural materials create a comfortable environment.
- Paving and planters accent the building entry.



AFTER



BEFORE

Potential Improvement (Flower Shop)

- * Removal of the large concrete awning helps to break up the long horizontal proportions and separates the building into smaller masses.
- * New awnings located higher allow for additional window display space, but still provides needed shading.
- Unified entrances at the street elevation strengthen building identity and create an open invitation to passers-by.
- Textured base materials and strong vertical columns add human scale to building width.



11-02

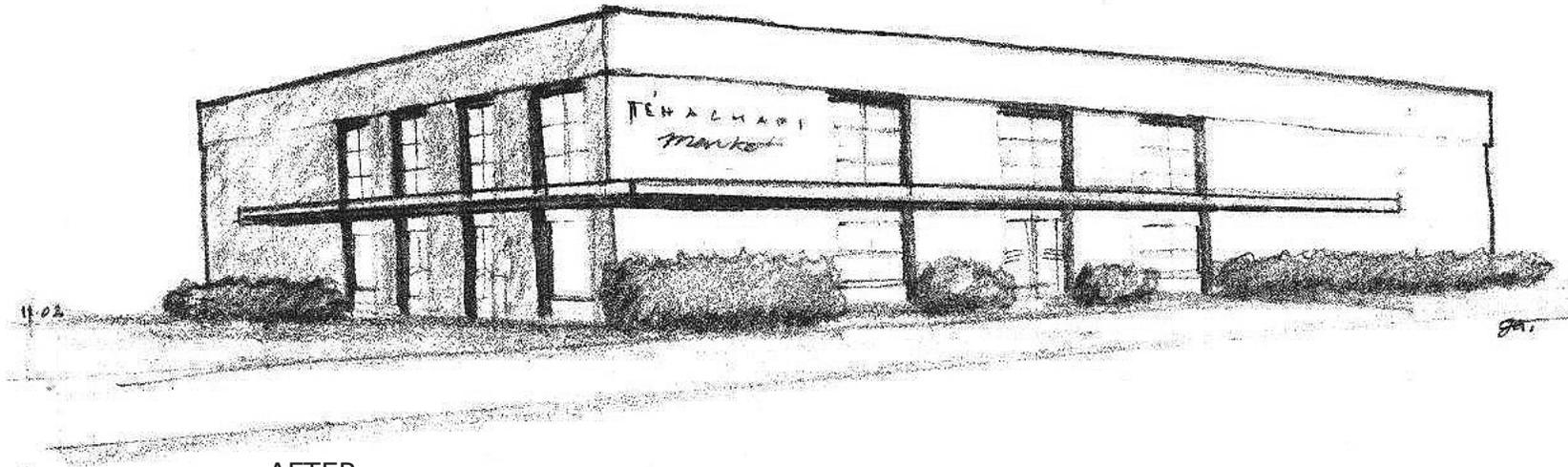
AFTER



BEFORE

Potential Improvement (Post Office)

- * Removal of concrete awnings over windows highlights the entries and allows more light into the building.
- * Incorporation of linear concrete band around building creates a unified and strong appearance, and adds a human scale to the building.
- * New sign reduces the mass of the building walls and adds character to the facade.
- * Addition of a material variation in the upper section of the building breaks up the wall and creates interest and variation.



AFTER



BEFORE

Potential Improvement (Tehachapi Boulevard Facades)

- * Add detail to building parapets and a cap to define the roofline.
- * Awnings and overhangs add pedestrian scale to the building
- * Two story structures create the desired density and scale for Tehachapi Boulevard.
- * A unified signage program helps to tie facades together.
- * Well defined entries add character and enhance the building facades.



AFTER

PART TWO: RESIDENTIAL AND RESIDENTIAL MIXED-USE DESIGN GUIDELINES

The City encourages new development to use designs and an urban form that recall the area's history and small town character. Desirable features include houses on smaller lots oriented toward the street; townhouses designed with appropriate massing and scale to meld with the surrounding single family residences; varied architectural styles; landscaped parkways between curbs and sidewalks; non-meandering sidewalks; large trees; and the integration of several activities in close proximity, including jobs, schools, housing, shopping and recreational facilities. These features are often referred to as "neo-traditional" because they reflect traditional forms but are also adapted to present day circumstances. The advantages of this design approach include an increased sense of neighborhood and community; reduced emphasis on the automobile and greater use of bicycles, and walking for neighborhood circulation; and a more attractive, aesthetically pleasing streetscape.

The Residential Professional designation permits combining residential and office uses on a site by encouraging home occupations or

professional office spaces. This area differs from the Commercial areas, in that it encourages residential uses side-by-side with professional office, instead of second-floor residential units over commercial and office spaces.

The following guidelines address the residential and residential mixed neighborhoods in the area. The intent of these guidelines is to direct new development and infill, as well as the renovation and expansion of existing housing stock in a way that preserves and enriches the Village character and maintains the character of historic residential buildings in the area.

These guidelines also address concerns over how the newer residential neighborhoods and infill developments interface with the older residential neighborhoods. They also encourage designs that provide visual, pedestrian, and vehicular linkages.

The guidelines will be utilized during the City's design review process to encourage the highest level of design quality, while at the same time providing flexibility in their application to specific projects, as not all design criteria may be workable or appropriate for each project. Unless there is a compelling reason, these guidelines

shall be followed. Generally, the City will not waive a guideline unless the project designers can demonstrate that such a waiver will facilitate an innovative or otherwise preferable design concept.

a. Architectural Character

The intent of the guidelines is to build and maintain a neighborhood with diversity in the architectural styles, building type, materials and details, building square footage, setbacks, lot widths, and landscaping. No one particular architectural theme is being promoted, but rather the emphasis is to promote variety within a traditional neighborhood design framework. In the R-1, R-2 and RP districts, there should be a soft, attractive, and smooth transition between the commercial core and residential neighborhoods. Many of the styles and patterns shown in the following pictures and graphic illustrations represent a concept of recommended building elements and details as opposed to thematic images. Caution should be exercised when considering architectural styles or detailing that have recently become popular, but have not yet stood the test of time. In new construction, historic styles that cannot be faithfully replicated should be avoided.



b. Site Planning and Design

1. Unless impractical due to physical constraints, alleys should be used for access to garages, parking spaces, and for other functions such as garbage pick-up.
2. Front setbacks should vary to provide visual interest and avoid creating an atmosphere common to tract development.
3. Energy conservation should be considered in the orientation of buildings (e.g. solar access, shade control)
4. Consideration should be given for privacy relative to adjoining properties. Orient buildings and decks to maximize views while preserving privacy of surrounding neighbors.
5. Houses should be oriented toward the street. Front porches are encouraged.

PARKING AND DRIVEWAYS

1. Sides and Rears of Buildings

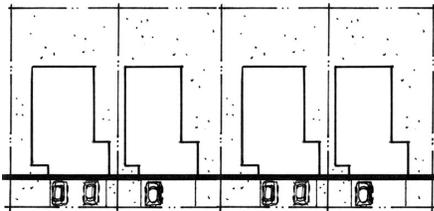
- The preferred location for parking is at the rear of lots, accessible from alleys or single-width driveways extending along the side of the lots.
 - Parking areas should be screened from public street views and surrounding residential areas.
2. Alternatives to solid paved driveways such as brick, cobblestone, or interlocking pavers are encouraged.

c. Building Mass and Articulation

1. Vertical and horizontal variation should be appropriately implemented in order to add richness and variety to the overall mass.
2. Trellises, pergolas, gazebos and other outdoor structures are encouraged provided they meet the Code requirements with respect to height, placement and construction.

Materials and colors should match or compliment the main building.

3. Variety in exterior materials can be used to emphasize building forms.
4. All sides of the building, including the rear, should be articulated and given detail.
5. Projections, recesses and overhangs should be employed to provide shadow and depth.
6. Wall and roof planes should be varied and articulated into smaller modules that reduce the overall massing and scale of building and add richness and variety.
7. Attached residential units should include design elements to add visual interest and to avoid “box-like” appearances. Elements such as balconies, porches, arcades, dormers, and cross gables should be considered. Hipped or gable roofs are preferred to mansard-type roofs.



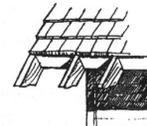
Avoid a uniform front setback



Projection

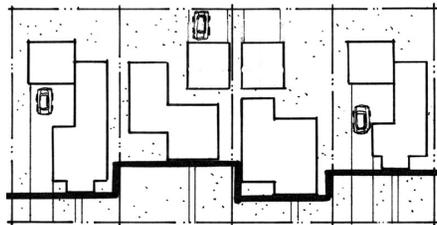


Recess



Overhang

Vertical and horizontal variation should be implemented.



Varied front setbacks create visual appeal from the street.

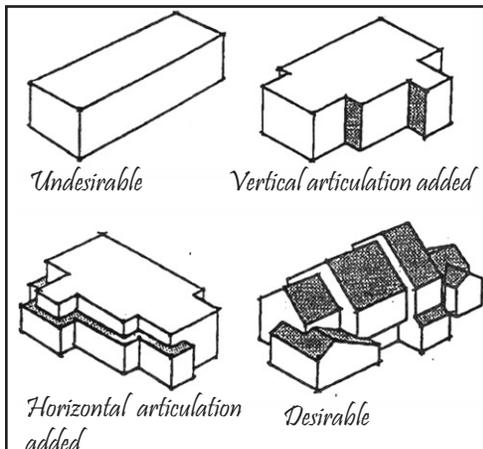


Variation of building massing and consistent articulation should call four sides of the building especially on corner lots

d. Building Additions

The following guidelines are primarily intended to address additions to buildings whose existing exterior features are considered worthy of preservation and/or continuation, and may not be applicable in all cases. Proposals for building additions or modifications will be reviewed for appropriateness on a per project basis.

1. Additions to existing structures should be encouraged only on the sides and rear of the existing building.
2. Materials, window shapes, architectural trim, roof form and other architectural elements of additions should match those of the existing building.
3. Incompatible window materials are strongly discouraged.



Horizontal and vertical articulation enhance building additions

e. Exterior Building Materials & Colors

1. Materials and finishes should be true to the architectural style chosen.
2. Careful detail should be taken at the intersections of different materials to avoid awkward transitions. Siding should wrap around outside corners. Changes in siding materials should occur at inside corners of buildings.
3. All stucco wall surfaces should be smooth to prevent collection of dirt, surface pollutants, and surface paint deterioration. Textured stucco is not encouraged unless it is hand troweled or float finished.
4. The roof material selected should preferably be of a darker, non-reflective color provided that energy efficiency standards are met.
5. Generally, no more than three different materials should be used on exterior wall surfaces.



f. Entries & Facades

1. Building entrances should be emphasized through the use of lighting and landscaping.
2. Exterior stairways should be architecturally integrated into the design of the building. Thin, open metal, prefabricated stairs or railings are discouraged.
3. Each home should have a well-defined entry with careful roof and facade articulation to create individual interest and scale.
4. Contrasting colors may be used to accentuate building entry features and architectural details.



g. Porches, Stoops, Balconies, Courtyards & Patios

1. Porches, stoops, and balconies are encouraged to compliment and enhance overall building design and function, and to vary building planes.
2. Covered porches or patios at the first floor level oriented toward the front and/or side yard should be a minimum of 6 feet in depth, and shapes, sizes, and setbacks should vary from house to house.
3. Victorian and bungalow style porches should include overhangs, heavy wood trellis structures or traditional lattice or picket surround courtyards whenever possible.
4. Architectural elements that add scale or interrupt the wall facade are encouraged, such as bay windows, courtyards, and porches.
5. The use of patios and courtyards are encouraged to provide private spaces. Varied paving textures and colors are encouraged.

h. Windows

PROPORTION

1. All windows within a building should be related in operating type, proportion and trim. Unifying elements such as common sill or header lines are preferred.
2. Where a larger amount of openings is desired, they should be designed as an aggregate of smaller, more intimate door and window openings.
3. Arrangement of building openings should be done with small, well-placed, and well-proportioned openings. Large picture windows without a multi-paned design are not acceptable.
4. Vertical rather than horizontal windows are encouraged.

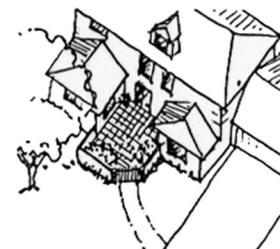
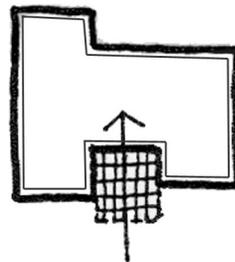
PLACEMENT

1. Generally, windows should be placed a minimum of 12 inches away from the corner of the building, or the glazing on the intersecting wall planes should meet to form a corner window.

2. Built-up sills and trim should be used to create surface relief and texture.
3. Glass should be inset from the exterior wall surface and/or provided with dimensional trim to provide a sense of depth.
4. Window placement should consider privacy of adjacent residences.

SPECIAL TREATMENTS

1. True divided light glazing and external mullions are preferred over internal mullions. If true divided lights are not feasible due to cost, consider the following alternatives:
 - A. Plant-on external mullions may have the same visual effect at a lower cost. However, they have a tendency to break off over time. Periodic repairs may be required.
 - B. Windows with internal mullions (grids) vary in terms of appearance. Select windows that utilize thick, dimensional grids rather than thin strips.



Courtyard, building mass, and porches define the entry

2. Black, bronze, silver, gold, or natural anodized aluminum and dark tinted or reflective windows are strongly discouraged.

3. Use of functional or decorative shutters that reflect the same dimension as the glazing are encouraged when appropriate to the architectural style.

i. Garage

1. Carports, detached garages and accessory structures should be architecturally integrated into the overall design of the project with similar materials and details as the residences.

2. The area allocated to garage space should be proportionate to the living area. Generally, the garage space should not occupy more than 25% of the total floor area.

3. Garage doors should be recessed into the

garage wall and multi-paned with subtle adornment to provide shadow relief. Decorative panels are encouraged.

j. Roof & Chimney Styles

1. Roof forms should be consistent with the Village and neighborhood character. Dormers, eaves, exposed rafter tails, exposed roof beams, detailed corbels, turrets, eyebrows and triangular knee braces are common elements of the existing neighborhood that are encouraged in new designs.

2. Appropriate roof forms include gable, shed, and hip roofs. Roof pitch should be consistent with the architectural style of the building.

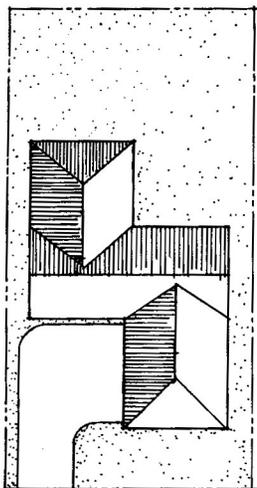
3. Avoid architectural elements such as A-frames, flat roofs and highly reflective surfaces. Short term trendy architectural styles are strongly discouraged.

4. Mansard roof forms should only be used when and if the building emulates a traditional style that employs mansard roofs (e.g., Victorian, Beaux Arts, etc.).

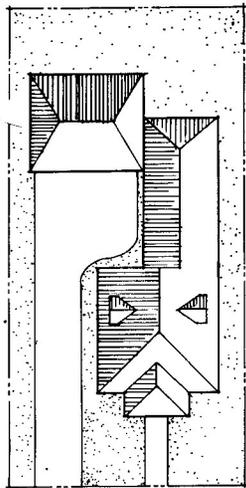
5. Roof articulations with dormers, cross-gables, and other architectural features are encouraged to minimize long, undifferentiated roof planes.

6. Skylights, if used, should be designed as an integral part of the roof with their form and color blending into the building. Flat skylights with clear or bronze glazing are encouraged, while bubble or dome skylights with frosted or colored glazing are not.

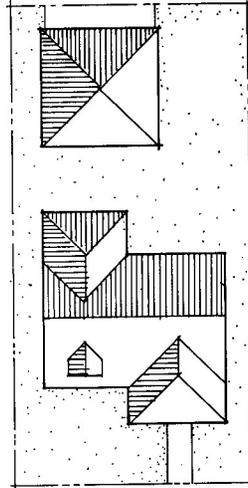
7. Articulated chimneys can add to the architectural character and are encouraged.



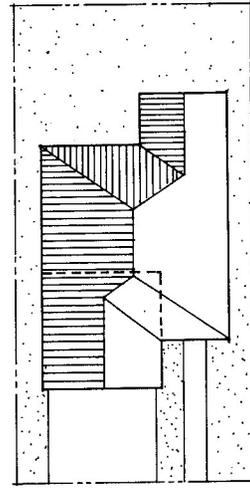
DESIRABLE
Street access with side loading garage



DESIRABLE
Street access with garage in rear



DESIRABLE
Alley access with garage in rear



UNDESIRABLE
Garage dominating lot and street scene



k. Fences, Garden Walls and Trellises

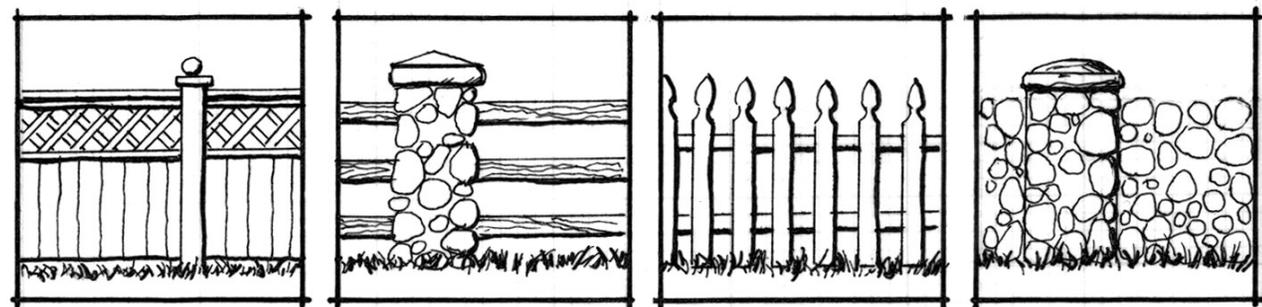
1. Fencing and wall materials should be compatible with the building and should be used to reinforce the architectural theme of the building. Stacked rock or battered base walls are appropriate, as well as, decorative wood fencing.
2. Use of indigenous and local historical materials for walls and fencing is encouraged. Walls and fences should incorporate wall caps and pilasters at entry points.
3. Decorative and tile detailing is encouraged in such cases where column pilasters may be used.
4. Fencing should encourage an open neighborhood atmosphere, while providing a definition between public and private spaces, through the use of low walls/fences/hedges around front yards.

5. Measures should be used to soften the building mass with architectural features such as garden walls, arbors, and trellises. However, it is important to avoid “tacking on” architectural features to hide poor massing and architecture.
6. Fence or wall colors should be compatible with the building.
7. Chain link, bare precision block or other concrete masonry unit (CMU) walls, and slumpstone are discouraged fencing materials.
8. Decorative iron or wooden gates to accentuate the fence, wall or building are encouraged.

l. Utilitarian Aspects Of A Building

SCREENING OF MECHANICAL EQUIPMENT

1. Mechanical equipment (air conditioners, water softener tanks, solar collectors, duct work, meters, heaters, etc.), whether on the roof or the ground, should be screened from public view. The method of screening should be architecturally compatible in terms of materials, color, shape and size. The screening design should blend with the building design.
2. Utility equipment and meters should be accessible to the utility companies when screened.
3. All plans should delineate the method of screening and the materials to be used.
4. Where possible, stacks, vents, antennas and other roof mounted equipment should be located away from public view on the least noticeable portion of the roof.



Fencing and wall materials should be used to reinforce the architectural theme of the building

5. All flashing, sheet metal vents and pipe stacks should be painted to match the adjacent roof or wall material.

TRASH AND RECYCLING STORAGE AREAS

1. Areas for centralized trash container storage and recycling bins serving multifamily projects should be incorporated into the building design and/or screened with walls and landscaping.
2. Trash and recycling storage areas should be located at the rear or interior side yards.
3. Refuse collection enclosures, where applicable, should be 4 to 6 feet in height and be constructed of durable, low maintenance and noncombustible materials.
4. Gates on refuse collection enclosures shall be self-closing, self-latching with interior opening mechanisms for escape outlets.
5. Centralized trash enclosures should be designed with a pedestrian opening to allow residents to access bins without opening the gates.

GUTTER AND DOWNSPOUTS

1. Gutters and downspouts should be concealed or designed as a deliberate architectural feature.
2. Exposed gutters and downspouts should be copper, have a factory finished metallic patina, or painted to match the surface they are attached to.

m. Lighting

1. All exterior lighting shall be unobtrusive and designed to avoid glare into neighboring homes, public spaces, or into the night sky.
2. Lighting should be designed to confine the light within the site boundaries and to provide safety and security. All building entrances and pedestrian ways should be adequately lighted.
3. Light fixtures should be designed to be architecturally compatible and enrich the structures on a site.
4. Exposed bulbs are strongly discouraged.
5. No lights should be used on the top of any structure.
6. Landscape light sources for wall washing and tree lighting should be concealed unless they are an integral part of the design element.

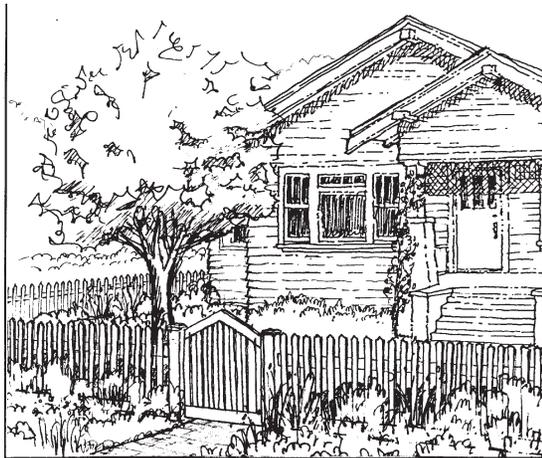
n. Landscaping

Landscaping is an important part of the overall design of a project. The design should be diverse and creative and should be implemented with quality and resource-conservation in mind. At the same time, designs should be original, incorporating well chosen plants, vibrant colors and textures.

1. Landscaping should be provided to enhance architectural features and entries of the structures.
2. Front and side yard landscaping are highly desirable and additional paving in those areas should be avoided when possible.

3. Landscaping should be integrated into the overall site design for a project. Landscaping should enhance and compliment the design of the building(s), preserve and enhance views, provide buffers, transition areas and screening.
4. Planting should be used to screen less desirable areas from public view, i.e., trash enclosures, parking areas, storage areas, satellite dishes, and public utilities.
5. Plantings should be designed as groups that have similar watering requirements.
6. Consideration should be given to plant species growth and size at maturity to limit overgrown landscaping.

7. Some commonly used planting design concepts include:
 - A. Specimen trees to provide rows at major focal points and entries.
 - B. Flowering vines on walls and arbors.
 - C. Pots, vases, window boxes and raised planters.
 - D. Trees to create canopy and shade, especially in parking areas and along pedestrian ways.
 - E. Flowering trees or seasonal flowers to provide color.
 - F. Berms, plantings and low walls to screen parking areas.
 - G. A hierarchy of plantings from grasses and ground covers to shrubs to trees.



Natural, plentiful and mosaic plantings are encouraged



CHAPTER SEVEN: IMPLEMENTATION



DOWNTOWN MASTER PLAN



VII. ADMINISTRATION AND IMPLEMENTATION

The administration and implementation section of this document is provided herein to further define the relationship between the Downtown Tehachapi Master Plan (Master Plan), City of Tehachapi development codes and standards, and the process by which the Master Plan will come to fruition over time. Individual projects will achieve additional discretionary approval as the developments proceed through the various phases of the entitlement process as outlined below.

a. Administration

The following discussion will define the relationship between the Master Plan entitlement and the process by which subsequent approvals and concomitant entitlements are achieved as the Master Plan proceeds through the remaining stages in the development process.

DOWNTOWN TEHACHAPI MASTER PLAN

The Downtown Tehachapi Master Plan upon its approval / adoption will become the primary document governing land use regulations over the Master Plan area. It is in this regard that the Master Plan serves to further refine the City of Tehachapi's General Plan policies as they apply to the subject area.

REGULATORY EFFECTS

Whenever the provisions and development standards contained herein are in conflict with equivalent standards contained in the City of Tehachapi Zoning Ordinance, the provisions of the Master Plan shall take precedence. Where the Master Plan does not address a particular standard, the applicable City code / ordinance shall apply.

INTERPRETATION

Unless otherwise provided, should ambiguities occur concerning the content and appropriate application of the Master Plan, said ambiguities shall be resolved by the Community Development Director of the City of Tehachapi or his / her designee, in a manner most consistent with the intent, goals and policies set forth in the Master Plan.



b. Types of Approvals and Permits

As the Master Plan proceeds through the remaining phases of the entitlement process, additional site-specific proposals will be filed subject to one of four types of approvals / permits pursuant to the guidelines outlined herein.

SUBDIVISION MAPS

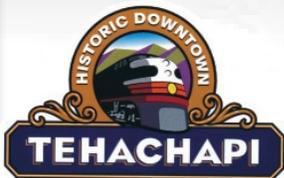
Projects requiring tentative tract map(s) and/or tentative parcel map(s), shall be submitted in accordance with the procedures of the Subdivision Map Act of the State of California. The implementation section that follows discusses the filing procedures and process for subdivision maps.

CONDITIONAL USE PERMITS

Conditional use permits are required when certain uses, as listed in Chapter 5 (land Use, Circulation, and Urban Design Concepts) require additional discretionary approval and consideration, and shall be submitted in accordance with the procedures of the City's Municipal Code Section 18.104.

ARCHITECTURAL DESIGN AND SITE PLAN REVIEW

An architectural design and site plan review, pursuant to Chapter 5, shall be required for any specific development proposal for which plot plan approval is not a part of the subdivision map process. A plot plan review shall be required and follow the same principles outlined in Section 18.86.090 of the Municipal Code.



c. Implementation

As the Downtown Master Plan proceeds through the various phases of the entitlement and implementation process, subsequent development proposals shall be processed in accordance with the implementation measures as outlined herein.

ENVIRONMENTAL REVIEW FOR RESIDENTIAL, COMMERCIAL, AND INDUSTRIAL PROJECTS

An Environmental Impact Report (EIR) was prepared in conjunction with the formation of the Tehachapi Redevelopment Agency (RDA) and associated Tehachapi Redevelopment Plan and in accordance with the California Environmental Quality Act (CEQA) and the City of Tehachapi rules to implement (CEQA). The Final Environmental Impact Report was certified by the Tehachapi City Council in conjunction with the adoption / formation of the Tehachapi RDA. The EIR served as the basis by which the environmental impacts associated with the development of the Downtown Master Plan. The remaining phases in the development and implementation process, i.e. tentative tract maps, site plans infrastructure and streetscape improvements etc., will be evaluated on a case-by-case basis. In this regard, implementing subdivisions, site plans, etc., may require an environmental assessment pursuant to CEQA. However, providing the development proposal is consistent with the Master Plan and within the scope of the underlying EIR, the environmental review process in most, if not all, instances will conclude with either a categorical exemption or a negative declaration and as such, a new, subsequent and/or supplemental EIR will not be required.

SUBDIVISION MAP - TENTATIVE TRACK / PARCEL MAPS

The subdivision of property within the Master Plan area shall be achieved by the processing of a tentative tract map, vesting tentative tract map, parcel map, or vesting parcel map, or in some instances a waiver of a parcel map in accordance with the procedures of the Subdivision Map Act and the City of Tehachapi Subdivision Ordinance. Any subdivision map, including those prepared for the purposes of conveying or financing a parcel or parcels of land, which does not create a legal building site or does not authorize any other development, will be subject to City Council approval. A final map prepared for such purposes shall clearly bear the notation that it is for financing or conveyance purposes only, and that no development is authorized by the recordation. These financing / conveyance subdivision or parcel maps will be submitted for approval prior to individual site plan and tentative tract map approval.

A vesting tentative map is a map which confers a vested right to proceed with residential development on a legal building site, created by a final map or parcel map, for a specified time after recordation. A vesting map is limited to development of the property per the applicable regulations in existence at the time of approval of the vesting tentative map, or for the life of the Development Agreement.

ARCHITECTURAL DESIGN AND SITE REVIEW

Site plans are included within the term “plot plan review.” The purpose of a plot plan review is to provide for either the administrative approval of detailed development plans for a proposed use, or to ensure that a proposed development complies with all applicable regulations of the Specific Development regulations to be checked as a part of issuance of a plot plan review including setbacks, landscape areas, building type, parking architectural character and elements and other requirement under the development regulations of the Master Plan, or as determined by The Community Development Director or his / her designee.

The plot plan review is a review of a detailed plan of development, and shall include, but not be limited to, the following:

- a) A description of the use(s) and operating characteristics.
- b) A plot plan showing the location of all uses.
- c) Supplementary exhibits, as necessary, to show other information which may be required, such as building elevations, landscape areas and grading.

CONDITIONAL USE PERMIT

The conditional use permit process is intended to provide for the resolution of major project related issues by allowing discretionary review of certain types of development, to ensure that the project or use is appropriate and compatible with the established pattern of area development. The purpose of a conditional use permit is to provide for the public review of detailed plans for a proposed use or development project. Proposed uses not specifically identified as either being permitted or prohibited under the development regulations shall be subject to the issuance of a conditional use permit by the Planning Commission in accordance with this section.

The conditional use permit, being a precise plan of development, shall be subject to the application requirements of the City. As with the plot plan review, conditions of approval shall be limited to conditions appropriate for the mitigation of direct and immediate impacts of the project, determined in such a manner as to effectuate the policies set forth in this plan.

PHASING OF PUBLIC IMPROVEMENTS

The City of Tehachapi only has control over the public space typically defined as the area within the right-of-way. Following the adoption of the Master Plan an overall phasing plan shall be developed identifying and prioritizing the segments of said public space to be improved in a reasonably sequential pattern based on funding availability. The phasing plan will also identify cost and potential funding sources.



GATEWAYS AND SIGNAGE

The Master Plan identifies the need for downtown specific signage as a general concept and potential locations for major and minor entry monument signage opportunities were also identified. Following the adoption of the Master Plan the City of Tehachapi in collaboration with the Tehachapi Main Street organization will consult with a graphics designer to establish a logo theme for the Downtown Commercial District and to develop various signage applications such as major and minor entrees, way finding and directional kiosk type signs which incorporate the logo theme. This segment of the implementation process will also define more specifically the location for the various signage treatments.

SIGN ORDINANCE AMENDMENT

The Master Plan has developed specific signage criteria for the study area that is a departure from the current signage standards within Chapter 18.84 (Signs) of the Tehachapi Municipal Code. Following the adoption of the Master Plan the City shall amend Chapter 18.84 of the Municipal Code to incorporate the signage criteria developed specifically for the Master Plan.

CONSISTENCY ZONING

The Master Plan incorporates zoning standards that are specific to the subject area. Following the adoption of the Master Plan these zoning standards will be incorporated into the applicable section of the Tehachapi Municipal Code. The City shall initiate consistency zoning to bring the zoning designation over specific properties within the study area into conformance with the zoning designation recommended in the Master Plan.

SIDEWALK CAFE SEATING ORDINANCE

The Master Plan encourages pedestrian activity within the Downtown District and to that end a sidewalk seating ordinance oriented towards outdoor dining will be developed following the Master Plan adoption.

CODE ENFORCEMENT

The development of a specific code enforcement strategy for the downtown district will result following the adoption of the Master Plan. Code enforcement activity will be prioritized and phased based on the given violations of the City's zoning ordinance.



PREPARATION OF ENGINEERING DRAWINGS AND BID PACKAGES

Following the adoption of the Master Plan and the development of a phasing scheme the City shall prepare or cause to be prepared engineering drawings for the public improvement components of the Master Plan i.e., streetscapes, irrigation plans, road improvements etc., within a given phase. The engineering plans in turn will be incorporated into a series of bid packages and disseminated to prospective contractors.

FACADE IMPROVEMENT PROGRAM

Following the adoption of the Master Plan the City shall develop a facade improvement program through the Tehachapi Redevelopment Agency (RDA) to assist property owners and/or business owners located within the Master Plan area with upgrades to their commercial structures and to help facilitate the implementation of the public spaces component of the Master Plan.

DOWNTOWN PARKING STUDY

Parking has been identified as a real and in some instances a perceived problem in the downtown commercial district. Following the adoption of the Master Plan the City shall evaluate parking solutions which may include the creation of a parking district and the potential of establishing parking opportunities on the north side of the tracts which would precipitate the need to develop a pedestrian overcrossing.



d. Amendments to the Master Plan

It is the intent of this section of the implementation plan to set criteria for interpretation of the Master Plan relative to defining the types of changes that will require minor modifications and administrative approvals to the Plan. Minor modifications to the approved Master Plan are allowed at the discretion of the Community Development Director or his / her designee.

CHANGES REQUIRING PLANNING COMMISSION AND / OR CITY COUNCIL APPROVAL

Modifications to the Master Plan must be consistent with the purpose and intent of the originally approved Master Plan. All modifications to the approved Master Plan, other than minor changes, are to be processed as a Master Plan Amendment. All major changes to the approved Master Plan, other than minor modifications, shall be processed as Master Plan Amendments in accordance with the City of Tehachapi Municipal Code.

ADMINISTRATIVE CHANGES TO THE MASTER PLAN

As implementing development proposals within the Master Plan progresses it may be demonstrated that certain detail changes are appropriate in the Master Plan. It is intended that the Master Plan provide flexibility with respect to the details of project development as well as those items discussed in general terms in said Master Plan. If and when it is determined that changes or adjustments are necessary or appropriate. These changes or adjustments shall be made as an administrative procedure approved by the Community Development Director or his / her designee. After such administrative change has been approved it shall be attached to the Master Plan as an addendum and may be further changed and amended from time to time as necessary. Any such administrative changes do not require a Master Plan Amendment.

