

AGENDA

TEHACHAPI PLANNING COMMISSION MEETING, MONDAY JANUARY 11, 2016 - 6:00 P.M.

Persons desiring disability-related accommodations should contact the City Clerk no later than ten days prior to the need for the accommodation. A copy of any writing that is a public record relating to an open session item of this meeting is available at City Hall, 115 South Robinson Street, Tehachapi, California, 93561.

CALL TO ORDER

ROLL CALL

PLEDGE TO FLAG

AUDIENCE ORAL AND WRITTEN COMMUNICATIONS

THE PLANNING COMMISSION WELCOMES PUBLIC COMMENTS ON ANY ITEMS WITHIN THE SUBJECT MATTER JURISDICTION OF THE COMMISSION. WE RESPECTFULLY REQUEST THAT THIS PUBLIC FORUM BE UTILIZED IN A POSITIVE AND CONSTRUCTIVE MANNER. PERSONS ADDRESSING THE COMMISSION SHOULD FIRST STATE THEIR NAME, THE MATTER OF CITY BUSINESS TO BE DISCUSSED, AND THE ORGANIZATION OR PERSONS REPRESENTED, IF ANY. COMMENTS DIRECTED TO AN ITEM ON THE AGENDA SHOULD BE MADE AT THE TIME THE ITEM IS CALLED FOR DISCUSSION BY THE CHAIRPERSON. NO ACTION CAN BE TAKEN BY THE COMMISSION ON MATTERS NOT LISTED ON THE AGENDA EXCEPT IN CERTAIN SPECIFIED CIRCUMSTANCES. THE COMMISSION RESERVES THE RIGHT TO LIMIT THE SPEAKING TIME OF INDIVIDUAL SPEAKERS AND THE TIME ALLOTTED FOR PUBLIC PRESENTATIONS. COMMENTS SHOULD BE LIMITED TO THREE (3) MINUTES. PLEASE TURN ALL CELLULAR PHONES OFF.

1. General public comments regarding matters not listed as an agenda item.

APPROVAL OF MINUTES

1. REGULAR MEETING, 11/09/15

PUBLIC HEARING

1. PUBLIC HEARING, ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2015-03, FILED BY DAN ALMQUIST, LOCATED EAST AND ADJACENT TO TUCKER ROAD (SR 202), NORTH OF JIFFY LUBE AND SOUTH OF THE SAIL THRU CAR WASH, WEST AND ADJACENT TO THE LAS COLINAS SUBDIVISION, TO CONSIDER CONSTRUCTION OF A 3,240 SQ. FT. DRIVE-THRU DUNKIN DONUTS
 - A) OPEN HEARING
 - B) NOTICE OF PUBLIC HEARING
 - C) CORRESPONDENCE

D) STAFF EXPLANATION OF PROJECT & RECOMMENDATION

E) APPLICANT EXPLANATION

F) AUDIENCE DISCUSSION

G) CLOSE HEARING

H) COMMISSIONER'S DISCUSSION & ACTION

1. CEQA EXEMPT SECTION 15303 (C) (NEW CONSTRUCTION OR CONVERSION OF SMALL STRUCTURES UNDER 10,000 SQ. FT.) RE: ACTION

2. PROPOSED RESOLUTION NO. 2016-01 APPROVING ARCHITECTURAL DESIGN AND SITE PLAN REVIEW NO. 2015-03 SUBJECT TO CONDITIONS OF APPROVAL RE: ACTION

PLANNING COMMISSION ANNOUNCEMENTS OR REPORTS

On their own initiative, a Planning Commissioner may ask a question for clarification, make a brief announcement, provide a reference to staff or other resources for factual information, take action to have staff place a matter of business on a future agenda, request staff to report back at a subsequent meeting concerning any matter, or make a brief report on his or her own activities. (Per Gov't. Code §54954.2(a))

DEVELOPMENT SERVICES DIRECTOR REPORTS

ADJOURNMENT

MINUTES

TEHACHAPI PLANNING COMMISSION REGULAR MEETING
Wells Education Center
300 South Robinson Street
Monday, November 9, 2015 – 6:00 P.M.

NOTE: Bu, Wi, Ch, Te and Wh are abbreviations for Planning Commissioners Butler, Williams, White, Teel and Chairperson Christensen, respectively. For example, Bu/Te denotes Commissioner Butler made the motion and Commissioner Teel seconded it. The abbreviation Ab means absent, Abd abstained, Ns noes, and NAT no action taken.

ACTION TAKEN

CALL TO ORDER

Meeting called to order by Vice-Chairperson White at 6:02 p.m.

ROLL CALL

Roll call by Administrator of the Planning Commission Roxanne Davis.

Present: Vice-Chairperson White, Planning Commissioners Williams, Teel and Butler.

Absent: Chairperson Christensen.

PLEDGE TO THE FLAG

Led by Commissioner Teel.

AUDIENCE ORAL COMMUNICATIONS

1. General public comments regarding matters not listed as an agenda item.
No public comments were made.

APPROVAL OF MINUTES

1. By motion the Commission approved the minutes for the regular meeting on 10/12/15.

Approved Minutes of 10/12/15
Te/Wi Motion Carried
1 Ab: Ch

PUBLIC HEARING

1. Public Hearing, the Planning Commission of the City of Tehachapi is being requested to recommend to the City Council of the City of Tehachapi to adopt the Updated Housing Element 2015-2023.

- A) Opened Hearing at 6:05 p.m.
- B) Notice of Public Hearing was published in the Tehachapi News on October 27, 2015.
- C) There was no correspondence received.
- D) Staff Explanation – Marcia Smith, Senior Planner reiterated information included in her staff report and introduced Kathryn Slama and Menka Sethi of Lisa Wise Consulting, Inc.
- E) Audience Discussion – Received public comments from Ken Hetge, business owner, Dennis Wahlstrom, resident and Guy Williams, business owner.
- F) Closed Hearing at 6:41 p.m.
- G) By motion, the Commission declared the project to be CEQA Exempt Section 15061(B)(3).

Found Project CEQA Exempt
Bu/Te Motion Carried
1 Ab: Ch

By motion, the Commission adopted Resolution No. 2015-08, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF TEHACHAPI APPROVING THE UPDATED HOUSING ELEMENT OF THE GENERAL PLAN.

Adopted Res. No. 2015-08
Approving The Updated Housing
Element Of The General Plan
Te/WI Motion Carried
1 Ab: Ch

PLANNING COMMISSION ANNOUNCEMENTS OR REPORTS

1. Commissioner Butler reported that he attended the ground breaking for Freedom Plaza and the open house for Sanderling Dialysis Center.

DEVELOPMENT SERVICES DIRECTOR REPORTS

1. There were none.

ADJOURNMENT

By motion, the Planning Commission adjourned at 7:08 p.m.

Adj. at 7:08 p.m.
Wi/Te Motion Carried
1 Ab: Ch

ROXANNE DAVIS, CMC
Administrator of the
Planning Commission

Approved this 11th day
of January, 2016.

CHARLES WHITE, Vice-Chairperson



**NOTICE OF PUBLIC HEARING
BEFORE THE TEHACHAPI PLANNING COMMISSION**

A Public Hearing will be held before the Tehachapi Planning Commission on Monday January 11, 2016, or soon thereafter at 6:00 P.M., at the Wells Education Center 300 South Robinson Street Tehachapi, California, for the purpose of considering the following request:

1. Application Case No: Architectural Design and Site Plan Review No. 2015-03
2. Owner/Applicant: Dan Almquist
610 Newport Center Drive, #410
Newport Beach, CA 92660
3. Property Location: Located east and adjacent to Tucker Road (SR 202), north of Jiffy Lube and south of the Sail Thru Car Wash, west and adjacent to the Las Colinas subdivision.
4. Request: To consider construction of a 3,240 sq. ft. drive-thru Dunkin Donuts.
5. Assessor Parcel Number: 416-010-02

The Planning Commission will consider verbal and written comments by all interested persons.

The California Environmental Quality Act (CEQA) requires consideration of the potential effects of this project on the environment. The Planning Department has determined the project to be exempt from CEQA Exempt Section 15303 (c) (new construction or conversion of small structures under 10,000 square feet) from the preparation of environmental documentation in accordance with the State CEQA Guidelines.

Anyone wishing to present evidence or be heard in said matter may appear at said hearing or any continuation thereof.

TEHACHAPI PLANNING COMMISSION

A handwritten signature in blue ink that reads "Roxanne Davis".

ROXANNE DAVIS, CMC, ADMINISTRATOR OF THE
PLANNING COMMISSION OF THE CITY OF TEHACHAPI

Dated: December 22, 2015
Posted: December 22, 2015
Published: December 30, 2015 – Tehachapi News



TEHACHAPI PLANNING COMMISSION

STAFF REPORT

Title: AD&SPR No. 2015-03

Date: December 30, 2015

I. **GENERAL INFORMATION:**

1. Applicant: Dan Almquist
610 Newport Center Drive #410
Newport Beach, CA 92660
2. Architect: Bickel Group Architecture
3600 Birch Street, Suite 120
Newport Beach, CA 92660
3. Specific Request: To consider construction of a 3,240 square foot drive-thru Dunkin Donuts.
4. Project Location: East and adjacent to Tucker Road (SR 202), north of Jiffy Lube and south of the Sail Thru Car Wash, west and adjacent to the Las Colinas subdivision.
5. APN: 416-010-02
6. Existing Zoning: C-3
7. Present Land Use: Vacant
8. General Plan Designation: SD-2 (Special District 2)
9. Surrounding Land Use:
North: Sail Thru Car Wash
South: Jiffy Lube and Car Wash
East: Single Family Residential Neighborhood
West: The Orchard Commercial Center
10. Correspondence in opposition: Yes No
Correspondence in favor: Yes No

II. PROPOSAL:

The applicant has submitted an application and request for approval to construct a 3,240 square foot Dunkin Donuts with a drive-thru. The site is zoned C-3 (General Commercial) and measures 1.14-acres. The subject property is located east and adjacent to Tucker Road, north of Jiffy Lube and south of the Sail Thru Car Wash. (Please see the location map as Attachment A).

III. CIRCULATION/PARKING:

The applicant is proposing one commercial drive approach off Tucker Road (SR 202) as illustrated on the site plan as Attachment B. The City Standards require a minimum spacing of 150-feet between drive approaches on arterial roads as measured from the center of each drive approach. The properties adjacent to the subject site on the north and south side are currently support developments. Development north and adjacent to the subject site includes the Sail Thru Car Wash and the distance from centerline of the existing drive approach to the north and the proposed drive approach is approximately 145-feet. Development to the south includes Jiffy Lube, Henry's Café, a Car Wash and the centerline of the proposed drive approach to centerline of the existing drive approach south of the subject site is approximately 120-feet, less than the minimum spacing required. Given the distance between the existing and proposed drive approach, staff has conditioned the applicant to contact the owner of the Jiffy Lube property and execute a reciprocal access agreement. To that end, additional points of access are provided to the properties resulting in less traffic decelerating on Tucker Road to access the sites. Additionally, the Tucker Road median will extend across the frontage of the subject property and with that, vehicles exiting the site will be restricted to right turn only movements eliminating the cross-lane and left turn maneuvers.

With regard to off-street parking, the City's Zoning Ordinance requires one (1) off-street parking space per 200-square feet for a restaurant having a drive-thru for a total of 16 spaces. The site plan reflects 49 off-street parking spaces, three (3) designated as handicap spaces. When the total number of parking spaces fall between 26-50 spaces, two (2) handicap accessible spaces are required. The proposed site plan exceeds the minimum handicap accessible parking spaces as required by the American Disabilities Act (ADA). Fuel efficient vehicle parking spaces are required on the final site plan per the California Green Code as well as additional landscape fingers placed at every 8 parking spaces within the parking area. The additional landscape fingers will eliminate five (5) parking spaces however the site will still exceed the requisite number of parking spaces required.

IV. ARCHITECTURAL ELEMENTS:

In terms of architecture, the building demonstrates a variety of architectural embellishments in terms of roof pitch, building projections and variety in color palette. (Please see the elevations as Attachment C and color palette as Attachment D)). A common color scheme for Dunkin Donuts is a basic tan exterior with orange colored awnings and trim. The applicant was willing to work with City Staff in designing elevations and a color scheme that would be more compatible to Tehachapi's mountain look and feel over the standard branding prototype. The primary building color consists of sand dollar, black bean, decorative stone in coastal brown, orange overhangs over the entrances and drive thru window and a blend of earth tones on the projected facades at the entrances and drive thru window. The projections are located on each of the facades and articulated with roof pitches that break up the roof line creating a very appealing structure as viewed from Tucker Road and adjacent properties. In Staff's opinion, the

structure is compatible with existing and future development along the Tucker Road commercial corridor.

V. LANDSCAPING/LIGHTING:

With respect to landscaping, the site plan reflects areas for landscape opportunities throughout the site. It should be noted that Caltrans typically will not permit landscaping to reach a height greater than two (2) feet within their right-of-way. To that end, planting of street trees along the Tucker Road street frontage at a maximum spacing of 30-feet apart is required outside of Caltrans right-of-way. The project proponent will also be required to plant a variety of trees not to exceed a spacing of 20 feet on the east side of the property adjacent to the Las Colinas Street residential interface. A landscape and irrigation plan prepared by a landscape architect/landscape contractor holding a C-27 license, shall be submitted to the City for review and approval. The plan must comply with City Standards in addition to the State Water Conservation in Landscaping Act AB 1881.

In terms of exterior lighting, all security lighting shall be shielded in such a manner as to preclude the effects of light and glare onto adjacent properties. The applicant shall be required to submit a photo-metrics analysis and utilize Dark Sky Technology and the proposed light fixtures for all exterior lighting on the property to the Community Development Department for review and approval prior to installation. The photo-metrics analysis will identify the area illuminated by the proposed light fixtures and at that time, it shall be determined that in addition to wall mounted lighting, lighted bollards will likely be installed at the rear parking area rather than conventional freestanding light fixtures that may impact the residential structures adjacent to the subject site.

At the development stage, the project proponent shall be required to install a six (6) foot high decorative noise attenuation block wall with evenly spaced pilasters (approved by the Development Services Director) along the east property line. The block wall will be similar to that of the wall installed at the Sail Thru Car Wash project north of the subject site. It is anticipated that the architectural design of the decorative block wall will play off the architectural elements of the main structure.

VI. RECOMMENDATION:

Staff recommends adoption of a Categorical Exemption from CEQA, Exemption Section 15303 (C) and recommend adopting Resolution No. 16-01 of the Planning Commission of the City of Tehachapi approving Architectural Design and Site plan Review No. 2015-03 subject to the following conditions of approval.

VII. CONDITIONS OF APPROVAL:

1. The approval is conditional and shall be valid for a period of two (2) years only unless substantial progress has been made as determined by the Development Services Director.
2. The City requires sewer/water impact fees, traffic impact fees and public safety impact fees for this proposal to be paid in conjunction with the issuance of a building permit.
3. School fees shall be paid prior to the issuance of a building permit. The Tehachapi Unified School District shall determine school fees.
4. If access to sewer and/or water distribution mains/lines requires encroachment into the Tucker Road right-of-way, an encroachment permit must be obtained from Caltrans (Please refer to Caltrans

correspondence included as Attachment E). The applicant shall supply the City of Tehachapi with a copy of this permit before beginning work.

5. The City requires consistent right-of-way dedication from the applicant as compared to the neighboring properties. The current site plan does not depict sufficient information to judge this issue. If needed, additional right-of-way shall be dedicated along the front of the property first to Caltrans and if refused, to the City of Tehachapi to establish a consistent right-of-way boundary with the properties both north and south of this property.
6. Should the Tucker Road median be constructed prior to the issuance of building permits for Dunkin Donuts, the project proponent is required to reimburse the City of Tehachapi for the fair share of that portion of the median at the project frontage. (APN: 416-010-02)
7. A reciprocal access agreement be recorded with the Kern County Recorder's Office between the property owner south of the subject site and the applicant. Prior to the issuance of a building permit, the applicant shall provide the City with a copy of said reciprocal access agreement.
8. The Development Services Director shall have the discretion to waive the above reciprocal access condition.
9. The applicant shall separately submit improvement plans (showing grading, drainage, surface improvements and utility layout) in accordance with Division 8 of the Subdivision and Development Standards for review and approval by the City Engineer. (Please see City Engineer comments as Attachment F)
10. The project site shall be watered during grading or the use of soil binders to prevent fugitive dust.
10. Grading shall be halted when winds reach 20 mph or greater in a two (2) or more hour time period.
11. The applicant shall comply with the East Kern Air Pollution Control District construction requirements included herein as Attachment G.
11. A set of plans are to be submitted directly to the Kern County Fire Department for plan check and plan approval. The address for the Kern County Fire Department is 5642 Victor Street, Bakersfield, CA 93308.
12. Kern County Fire Department and the City Engineer shall approve fire protection facilities in conjunction with issuance of building permits. (Please see Kern County Fire Department comments as Attachment H)
13. The applicant shall submit complete building plans for review and approval by the City Building Department (including mechanical, plumbing and electrical plans). Plans shall comply with all building code requirements.
14. Placement of trash enclosure shall be approved by Benz Sanitation. The enclosure design shall have architectural elements that are consistent with the main structure and designed to meet City standards. Trash enclosure shall provide a method to keep bins closed to prevent off-site litter problems and be in compliance with the City of Tehachapi trash enclosure detail (Attachment I).

15. Standard vehicle parking spaces shall be 9' by 20' or larger in size and shall be designated by white painted stripes. A maximum of 20% of the required parking spaces may be designated compact space and shall be 8' by 18' or larger in size.
16. A minimum of 2 handicap parking spaces shall be provided per the American Disabilities Act (ADA) requirements.
17. The project proponent is required to provide a permanently anchored bicycle rack within 100 feet of the main entrance to accommodate a minimum of three (3) bicycles.
18. Three (3) parking spaces are required to be dedicated as "Clean Air Vehicle" parking.
19. All vehicle parking and maneuvering areas shall be surfaced with a minimum of two-inches of A.C. paving and 4" base or material of higher quality as may be required by the City Engineer.
20. The project proponent shall construct a six (6) foot high decorative noise attenuation wall with evenly spaced pilasters (approved by the Development Services Director) on the east property line.
21. The landscape plan shall reflect a row of trees spaced not further than 20 feet apart adjacent to the Las Colinas Street residential interface as noise attenuation.
22. All utilities shall be placed underground.
23. The project proponent shall install street light(s) along the project frontage per Southern California Edison (SCE) fixture standards. Installation shall be in accordance with City standards and existing precedent as determined by the City Engineer.
24. Proposed project shall not allow outdoor storage of material.
25. Prior to the issuance of a Certificate of Occupancy, a landscape and irrigation plan prepared by a landscape architect/landscape contractor holding a C-27 license, shall be submitted to the City for review and approval. Application fees in place at such time shall apply. The plan must comply with City Standards in addition to the State Water Conservation in Landscaping Act AB 1881.
26. The final site plan shall reflect five (5) additional landscape medians placed at every 8 parking spaces.
27. The City's landscape ordinance requires the planting of street trees at a minimum of one (1) tree per 30 lineal feet of street frontage.
28. The landscape plan shall reflect a row of trees spaced not further than 20 feet apart adjacent to the Las Colinas Street residential interface as noise attenuation.
29. Prior to issuance of occupancy permits all landscaping shall be installed and shall be in a viable growth condition and in substantially conformance with the approved landscape plan.
30. Prior to the issuance of occupancy permits, a backflow certification is required to be submitted to the City.
31. A wall mounted internally illuminated address is required to assist public safety providers.

32. Signage is not a part of this application request. Prior to the installation of any signage, approval must be received and permits obtained from the Development Services Department through a Sign Application Permit and associated application and building permit fees. All signage shall comply with the City's Zoning Ordinance.
33. All security lighting shall be shielded in such a manner as to preclude the effects of light and glare onto adjacent properties. The applicant shall be required to submit a photo-metrics analysis and the proposed light fixtures for all exterior lighting on the property shall utilize Dark Sky Technology fixtures and submitted to the Development Services Department for review and approval prior to installation.
34. Non-reflective paint and construction material shall be used for the project to prevent glare from impacting pilot safety.
35. In conjunction with the building permit application, a colors and materials board shall be submitted to the Development Services Department for review and approval.
36. All contractors and subcontractors shall procure a business license with the City of Tehachapi.
37. The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents (collectively the "City ") from any and all claims, actions, demands, and liabilities arising or alleged to arise as the result of the applicant's performance or failure to perform under this Architectural Design & Site Plan Review No. 2015-03 or the City's approval thereof, or from any proceedings against or brought against the City, or any agency or instrumentality thereof, or any of their officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an action by the City or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning Architectural Design & Site Plan Review No. 2015-03.

VIII. RECOMMENDED FINDINGS:

1. The proposal will not be detrimental to the project area and will promote the goals of the City of Tehachapi.
2. The proposed building is architecturally compatible with surrounding development.
3. The safety and welfare of the community will not be compromised as a result of traffic impacts.
4. The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Tehachapi Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
5. This project is categorically exempt from the State CEQA Guidelines and therefore an initial study was not prepared.
6. The effects upon the environment of such project and the activities and improvements which may be carried out there under will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.

ATTACHMENTS

Attachment A	Location Map
Attachment B	Site Plan
Attachment C	Elevations
Attachment D	Color palette
Attachment E	Caltrans Correspondence
Attachment F	City Engineer Comments
Attachment G	East Kern Air Pollution Control District
Attachment H	Kern County Fire Department Comments
Attachment I	City of Tehachapi Trash Enclosure Detail
Attachment J	Resolution

Dunkin Donuts



Legend

Roads 5k-10k

- Freeway
- Highway
- Major
- Minor
- Local
- Ramp
- Unpaved

Schools

Hospitals

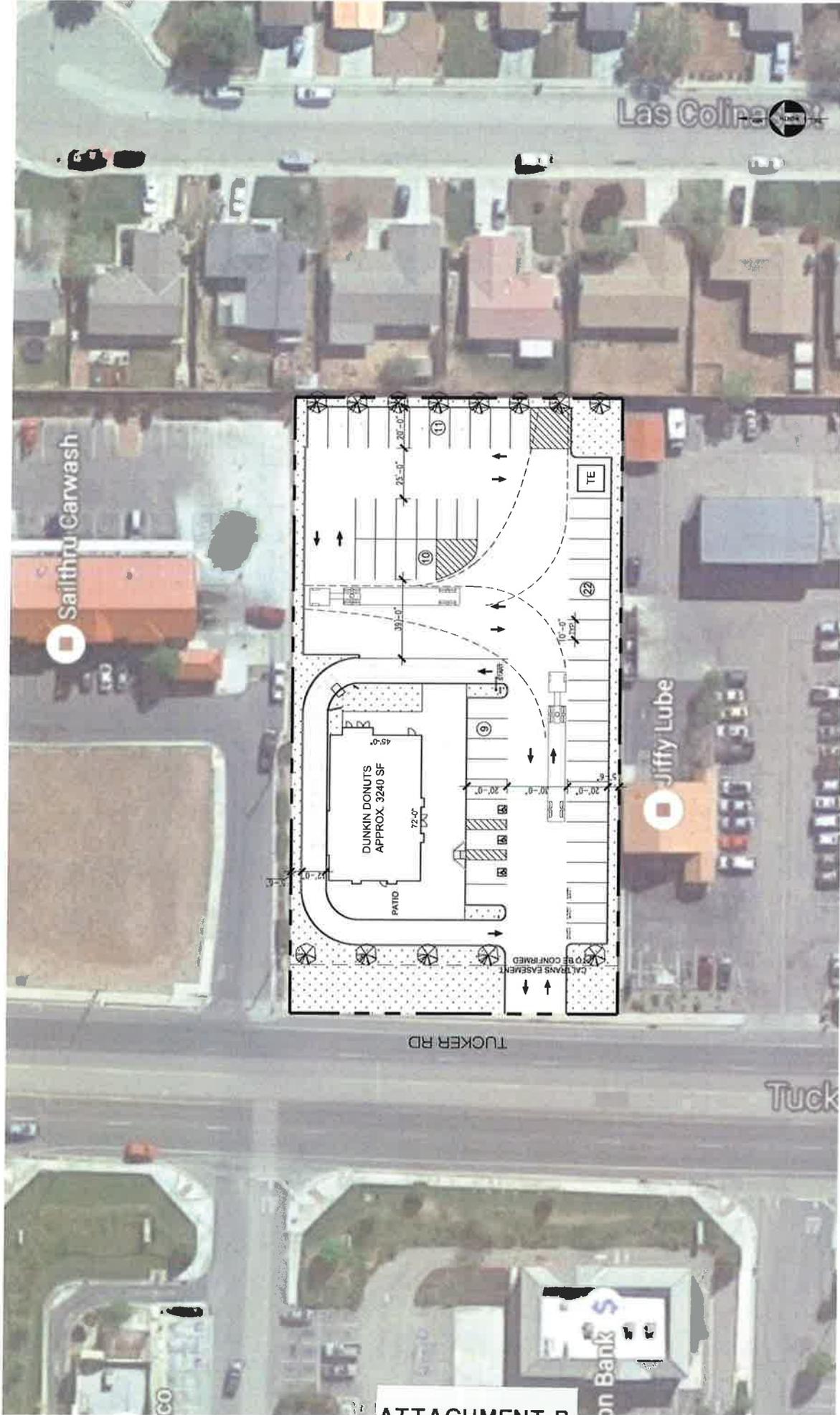
1: 9,607

Notes

This map is a user generated static output from an Internet mapping site and is for general reference only. The County of Kern assumes no liability for damages, incurred by the user of this information, which occur directly or indirectly as a result of errors, omissions or discrepancies in the information.



WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.



(P) SITE PLAN

Scale: 1" = 20'

November 11, 2015

FILE: 154320 - PD, TUCKER RD, JIFFY LUBE, 20044 TUCKER RD, LOS ANGELES, CA 90004
 DRAWN BY: J. B. BICKEL
 CHECKED BY: J. B. BICKEL
 APPROVED BY: J. B. BICKEL

DUNKIN' DONUTS

TUCKER ROAD
 TEHACHAPI, CALIFORNIA

BICKEL GROUPE
 ARCHITECTS
 BICKEL GROUP INCORPORATED
 15000 WILSON BLVD, SUITE 120
 NEWPORT BEACH, CA 92645
 P: 949.757.0411 F: 949.757.0511
 WWW.BICKELGROUP.COM





1 WEST ELEVATION
Scale: 3/16" = 1'-0"



2 SOUTH ELEVATION
Scale: 3/16" = 1'-0"



3 EAST ELEVATION
Scale: 3/16" = 1'-0"



4 NORTH ELEVATION
Scale: 3/16" = 1'-0"



DUNKIN' DONUTS

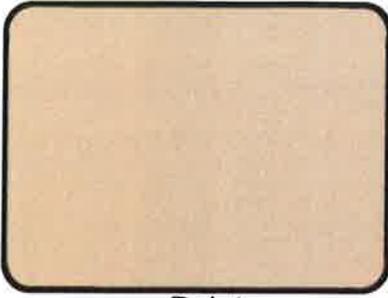
TUCKER ROAD
TEHACHAPI, CALIFORNIA

ELEVATIONS

Scale: 3/16" = 1'-0"
November 11, 2015

PROJECT: DD Tehachapi, TNW
DRAWN BY: ARCHITECTURE
CHECKED BY: ARCHITECTURE
DATE: 11/11/15

Plaster

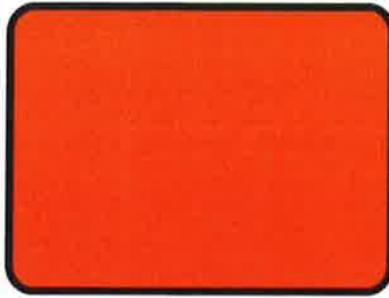


Paint

Sherwin Williams SW7527
"Nantucket Dune"

DD Fresh Brew Awning

Plaster



Paint

Sherwin Williams SW6884
"Obstinate Orange"

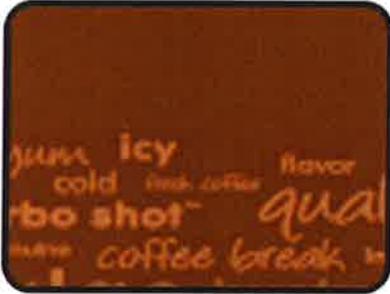
Cornice and Trim

Plaster



Paint

Sherwin Williams 6099
"Sand Dollar"



Brown Awning with Fresh Brew
Messaging



Paint

Sherwin Williams SW6006
"Black Bean"

Storefront

Paint, Satin Finish

7724

Canoe

6117

Smokey Topaz

6096

Jute Brown

6097

Sturdy Brown

6090

Java

6069

French Roast

6006

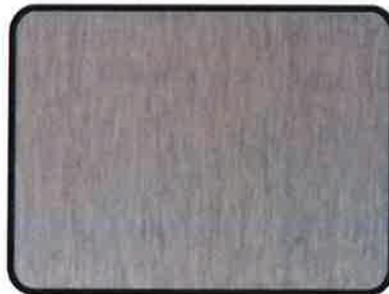
Black Bean

Sherwin Williams

Roof



Boral - Saxony 900 Slate
Charcoal Brown Blend



Clear Anodized Aluminum

Stone and Ledge



Coronado Stone - Old Country
Ledge "Coastal Brown"



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DUNKIN' DONUTS

TUCKER ROAD

ATTACHMENT D NIA

MATERIALS

Scale: NTS
December 15, 2015

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Marcia Smith

From: Rosander, Gayle J@DOT <gayle.rosander@dot.ca.gov>
Sent: Monday, December 07, 2015 3:34 PM
To: Marcia Smith
Cc: Winzenread, Stephen M@DOT
Subject: Tehachapi Dunkin Donuts - SR 202 pm 9.05
Attachments: KER202 9.16R.PDF

Hi Marcia,

Thanks for letting us take a look at the conceptual Dunkin Donuts site plan (now on a different parcel) and including a condition that a Caltrans encroachment permit will be required. The conceptual site plan does not have a lot of detail, but here are some things to consider.

See the attached right-of-way map (R/W) to clarify the "Caltrans easement to be confirmed" phrase. (Note that the map is in metric and stationing is based on the R/W & Construction Centerline.) This area looks to be the 25-ft strip of the irrevocable offer of dedication to the City noted on Parcel Map 4141.

Verify that the existing sidewalk meets current Americans with Disability Act standards. A new SR 202 driveway must also meet these standards. Please show the proposed driveway width and truck turning templates at it.

As you know, a future raised center median on SR 202/Tucker Road would restrict driveway turn movements to right in/out.

Business circulation connectivity is shown with w/ Jiffy Lube to the south. One could consider connecting to the north also - so the existing shared driveway could be used and thus, negate the need for an individual Dunkin Donuts driveway. (The proposed building would need to be relocated.)

Appropriate Caltrans Links:

<http://www.dot.ca.gov/hq/traffops/developserv/permits/applications/index.html>

[Curbs and Driveways, Plan No. RSP A87A \(.dgn\) \(click to view\) \(Updated 7-19-13\)](#)

[Curb Ramp Details, Plan No. RSP A88A \(.dgn\) \(click to view\) \(Updated 7-3-15\)](#)

For further details on the encroachment permit process, you may contact Stephen Winzenread at 760.872.5222 or stephen.winzenread@dot.ca.gov.

Feel free to contact me with any questions.

Sincerely,

Gayle Rosander
Local Development-Intergovernmental Review
(Inyo, Mono, eastern Kern, northern San Bernardino counties)
Caltrans District 9

Marcia Smith

From: Jay Schlosser
Sent: Wednesday, June 17, 2015 8:00 AM
To: Marcia Smith
Cc: Jon Curry
Subject: RE: LDC Follow Up

1. ~~Shared site access with the car wash is acceptable but must be achieved in a way that reduces the current impact to clear, safe traffic flow on Tucker Road. In short, some provision must be made to mitigate the queuing condition that occurs now. The applicant is not responsible for correcting the problem created by the car wash but instead must arrange their access in such a way as to avoid enhancing the problem.~~
2. Water service may be obtained from Tucker Road.
3. Sewer service, if practical, may be obtained to the north of the site connecting to an existing east-west sewer main. This option is subject to legal and complete easements being in place at the time of construction.
4. A Caltrans Encroachment permit will likely be required to facilitate construction. If so, the applicant shall supply the City of Tehachapi with a copy of this permit before beginning work.
5. The following plan submittals are required, please direct the applicant to the City Standards – Division 8:
 - a. A soils investigation
 - b. On-site Improvement Plans showing overall site grading, drainage, and improvements layout
 - c. Off-site Improvement Plans showing proposed work within public rights-of-way / easements including proposed road and utility work
 - d. NOI, SWPPP, MP in conformance with current State regulations
 - e. All plans shall be prepared and stamped by an appropriate professional

Thanks,

John (Jay) H. Schlosser, P.E.

City Engineer
City of Tehachapi
Office: 661-822-2200 ext 115



SUGGESTED AIR POLLUTANT MITIGATION MEASURES FOR CONSTRUCTION SITES FOR KERN COUNTY APCD

The following list of reduction measures should be used where they are applicable and feasible. This list should not be considered all-inclusive. Any other measures not listed are encouraged.

LAND PREPARATION, EXCAVATION andlor DEMOLITION - The following dust control measures should be implemented:

1. All soil excavated or graded should be sufficiently watered to prevent excessive dust. Watering should occur as needed with complete coverage of disturbed soil areas. Watering should be a minimum of twice daily on unpaved/untreated roads and on disturbed soil areas with active operations.
2. All clearing, grading, earth moving and excavation activities should cease
 - a. during periods of winds greater than 20 mph (averaged over one hour), if disturbed material is easily windblown, or
 - b. when dust plumes of 20% or greater opacity impact public roads, occupied structures or neighboring property.
3. All fine material transported offsite should be either sufficiently watered or securely covered to prevent excessive dust.
4. If more than 5,000 cubic yards of fill material will be imported or exported from the site, then all haul trucks should be required to exit the site via an access point where a gravel pad or grizzly has been installed.
5. Areas disturbed by clearing, earth moving or excavation activities should be minimized at all times.
6. Stockpiles of soil or other fine loose material shall be stabilized by watering or other appropriate method to prevent wind-blown fugitive dust.
7. Where acceptable to the fire department, weed control should be accomplished by mowing instead of discing, thereby, leaving the ground undisturbed and with a mulch covering.

BUILDING CONSTRUCTION - After clearing, grading, earth moving andlor excavating, the following dust control practices should be implemented:

8. Once initial leveling has ceased all inactive soil areas within the construction site should either be seeded and watered until plant growth is evident, treated with a

dust palliative, or watered twice daily until soil has sufficiently crusted to prevent fugitive dust emission.

9. All active disturbed soil areas should be sufficiently watered to prevent excessive dust, but no less than twice per day.

VEHICULAR ACTIVITIES – During all phases of construction, the following vehicular control measures should be implemented:

DUST

10. Onsite vehicle speed should be limited to 15 mph.
11. All areas with vehicle traffic should be paved, treated with dust palliatives, or watered a minimum of twice daily.
12. Streets adjacent of the project site should be kept clean and accumulated silt removed.
13. Access to the site should be by means of an apron into the project from adjoining surfaced roadways. The apron should be surfaced or treated with dust palliatives. If operating on soils that cling to the wheels of the vehicles, a grizzly or other such device should be used on the road exiting the project, immediately prior to the pavement, in order to remove most of the soil material from the vehicle's tires.

TAILPIPE EMISSIONS

14. Properly maintain and tune all internal combustion engine powered equipment.
15. Require employees and subcontractors to comply with California's idling restrictions for compression ignition engines.
16. Use low sulfur (CARB) diesel fuel.

Marcia Smith

From: Mike Nicholas <mnicholas@co.kern.ca.us>
Sent: Friday, October 02, 2015 8:26 AM
To: Marcia Smith
Subject: Re: Dunkin Donuts

Marcia,

The access is acceptable for the proposed project. We will need a fire hydrant located within 400' of the furthest point of the proposed project. We will also require plans to be submitted and a permit applied for in the case of a fire suppression system being installed under the hood.

Thanks,
Michael Nicholas KCFD

RESOLUTION NO. 16-01

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
TEHACHAPI APPROVING ARCHITECTURAL DESIGN AND SITE PLAN
REVIEW NO. 2015-03 SUBJECT TO CONDITIONS OF APPROVAL

WHEREAS, the applicant, Dan Almquist filed an application (the "Application") with the City of Tehachapi (the "City") for an Architectural Design and Site Plan Review, seeking approval to consider construction of a 3,240 sq. ft. drive-thru Dunkin Donuts; and

WHEREAS, on January 11, 2016, the Planning Commission held a noticed public hearing on the Project, considered all public testimony as well as all materials in the staff report and accompanying documents for Architectural Design and Site Plan Review No. 2015-03 which hearing was publicly noticed by a publication in the newspaper general circulation, an agenda posting, and notice to property owners within 300 feet of the Project boundaries, and to persons requesting public notice; and

WHEREAS, the Planning Commission makes the following findings (the "Findings"):

- A. The proposed use is consistent with the goals and policies of the City's General Plan and meets the applicable district development standards.
- B. The applicable zoning district intends for retail related uses established through the site plan mechanism and this site has adequate size and configuration to meet the required development standards.
- C. The proposed use meets the minimum requirements of this title applicable to the use and complies with all other applicable laws, ordinances, and regulations of the City and the State of California.
- D. The proposed use at this location with close monitoring and as proposed will not be materially detrimental to the health, safety, and welfare of the public or to property and residents in the vicinity.
- E. The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Tehachapi Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
- F. This project is categorically exempt from the State CEQA Guidelines.
- G. The proposal will not be detrimental to the project area and will promote the goals of Tehachapi.
- H. The safety and welfare of the community will not be compromised as a result of traffic impacts.

NOW, THEREFORE, the Planning Commission of the City of Tehachapi resolves and orders as follows:

1. That the foregoing recitals and Findings are true and correct.
2. Architectural Design and Site Plan Review No. 2015-03 construction of a 3,240 square foot drive-thru Dunkin Donuts subject to the following Conditions of Approval.

CONDITIONS OF APPROVAL:

1. The approval is conditional and shall be valid for a period of two (2) years only unless substantial progress has been made as determined by the Development Services Director.
2. The City requires sewer/water impact fees, traffic impact fees and public safety impact fees for this proposal to be paid in conjunction with the issuance of a building permit.
3. School fees shall be paid prior to the issuance of a building permit. The Tehachapi Unified School District shall determine school fees.
4. If access to sewer and/or water distribution mains/lines requires encroachment into the Tucker Road right-of-way, an encroachment permit must be obtained from Caltrans (Please refer to Caltrans correspondence included as Attachment E). The applicant shall supply the City of Tehachapi with a copy of this permit before beginning work.
5. The City requires consistent right-of-way dedication from the applicant as compared to the neighboring properties. The current site plan does not depict sufficient information to judge this issue. If needed, additional right-of-way shall be dedicated along the front of the property first to Caltrans and if refused, to the City of Tehachapi to establish a consistent right-of-way boundary with the properties both north and south of this property.
6. Should the Tucker Road median be constructed prior to the issuance of building permits for Dunkin Donuts, the project proponent is required to reimburse the City of Tehachapi for the fair share of that portion of the median at the project frontage. (APN: 416-010-02)
7. A reciprocal access agreement be recorded with the Kern County Recorder's Office between the property owner south of the subject site and the applicant. Prior to the issuance of a building permit, the applicant shall provide the City with a copy of said reciprocal access agreement.
8. The Development Services Director shall have the discretion to waive the above reciprocal access condition.
9. The applicant shall separately submit improvement plans (showing grading, drainage, surface improvements and utility layout) in accordance with Division 8 of the Subdivision and Development Standards for review and approval by the City Engineer. (Please see City Engineer comments as Attachment F)
10. The project site shall be watered during grading or the use of soil binders to prevent fugitive dust.
9. Grading shall be halted when winds reach 20 mph or greater in a two (2) or more hour time period.
10. The applicant shall comply with the East Kern Air Pollution Control District construction requirements included herein as Attachment G.

11. A set of plans are to be submitted directly to the Kern County Fire Department for plan check and plan approval. The address for the Kern County Fire Department is 5642 Victor Street, Bakersfield, CA 93308.
12. Kern County Fire Department and the City Engineer shall approve fire protection facilities in conjunction with issuance of building permits. (Please see Kern County Fire Department comments as Attachment H)
13. The applicant shall submit complete building plans for review and approval by the City Building Department (including mechanical, plumbing and electrical plans). Plans shall comply with all building code requirements.
14. Placement of trash enclosure shall be approved by Benz Sanitation. The enclosure design shall have architectural elements that are consistent with the main structure and designed to meet City standards. Trash enclosure shall provide a method to keep bins closed to prevent off-site litter problems and be in compliance with the City of Tehachapi trash enclosure detail (Attachment I).
15. Standard vehicle parking spaces shall be 9' by 20' or larger in size and shall be designated by white painted stripes. A maximum of 20% of the required parking spaces may be designated compact space and shall be 8' by 18' or larger in size.
16. A minimum of 2 handicap parking spaces shall be provided per the American Disabilities Act (ADA) requirements.
17. The project proponent is required to provide a permanently anchored bicycle rack within 100 feet of the main entrance to accommodate a minimum of three (3) bicycles.
18. Three (3) parking spaces are required to be dedicated as "Clean Air Vehicle" parking.
19. All vehicle parking and maneuvering areas shall be surfaced with a minimum of two-inches of A.C. paving and 4" base or material of higher quality as may be required by the City Engineer.
20. The project proponent shall construct a six (6) foot high decorative noise attenuation wall with evenly spaced pilasters (approved by the Development Services Director) on the east property line.
21. The landscape plan shall reflect a row of trees spaced not further than 20 feet apart adjacent to the Las Colinas Street residential interface as noise attenuation.
22. All utilities shall be placed underground.
23. The project proponent shall install street light(s) along the project frontage per Southern California Edison (SCE) fixture standards. Installation shall be in accordance with City standards and existing precedent as determined by the City Engineer.
24. Proposed project shall not allow outdoor storage of material.
25. Prior to the issuance of a Certificate of Occupancy, a landscape and irrigation plan prepared by a landscape architect/landscape contractor holding a C-27 license, shall be submitted to the City for review and approval. Application fees in place at such time shall apply. The plan must comply with City Standards in addition to the State Water Conservation in Landscaping Act AB 1881.

26. The final site plan shall reflect five (5) additional landscape medians placed at every 8 parking spaces.
27. The City's landscape ordinance requires the planting of street trees at a minimum of one (1) tree per 30 lineal feet of street frontage.
28. The landscape plan shall reflect a row of trees spaced not further than 20 feet apart adjacent to the Las Colinas Street residential interface as noise attenuation.
29. Prior to issuance of occupancy permits all landscaping shall be installed and shall be in a viable growth condition and in substantially conformance with the approved landscape plan.
30. Prior to the issuance of occupancy permits, a backflow certification is required to be submitted to the City.
31. A wall mounted internally illuminated address is required to assist public safety providers.
32. Signage is not a part of this application request. Prior to the installation of any signage, approval must be received and permits obtained from the Development Services Department through a Sign Application Permit and associated application and building permit fees. All signage shall comply with the City's Zoning Ordinance.
33. All security lighting shall be shielded in such a manner as to preclude the effects of light and glare onto adjacent properties. The applicant shall be required to submit a photo-metrics analysis and the proposed light fixtures for all exterior lighting on the property shall utilize Dark Sky Technology fixtures and submitted to the Development Services Department for review and approval prior to installation.
34. Non-reflective paint and construction material shall be used for the project to prevent glare from impacting pilot safety.
35. In conjunction with the building permit application, a colors and materials board shall be submitted to the Development Services Department for review and approval.
36. All contractors and subcontractors shall procure a business license with the City of Tehachapi.
37. The developer/applicant shall indemnify, protect, defend, and hold harmless, the City and any agency or instrumentality thereof, and/or any of its officers, employees and agents (collectively the "City ") from any and all claims, actions, demands, and liabilities arising or alleged to arise as the result of the applicant's performance or failure to perform under this Architectural Design & Site Plan Review No. 2015-03 or the City's approval thereof, or from any proceedings against or brought against the City, or any agency or instrumentality thereof, or any of their officers, employees and agents, to attack, set aside, void, annul, or seek monetary damages resulting from an action by the City or any agency or instrumentality thereof, advisory agency, appeal board or legislative body including actions approved by the voters of the City, concerning Architectural Design & Site Plan Review No. 2015-03.

RECOMMENDED FINDINGS:

1. The proposal will not be detrimental to the project area and will promote the goals of the City of Tehachapi.

2. The proposed building is architecturally compatible with surrounding development.
3. The safety and welfare of the community will not be compromised as a result of traffic impacts.
4. The applicable provisions of the California Environmental Quality Act, the State CEQA Guidelines, and the Tehachapi Guidelines have been duly observed in conjunction with said hearing in the consideration of this matter and all of the previous proceedings relating thereto.
5. This project is categorically exempt from the State CEQA Guidelines and therefore an initial study was not prepared.
6. The effects upon the environment of such project and the activities and improvements which may be carried out there under will not be substantial and will not interfere with maintenance of a high-quality environment now or in the future.

PASSED AND ADOPTED by the Planning Commission of the City of Tehachapi at its regular meeting thereof held on the 11th day of January, 2016.

DARYL CHRISTENSEN, Chairperson
of the Planning Commission of the
City of Tehachapi

ATTEST:

ROXANNE DAVIS, CMC
Administrator of the Planning Commission
of the City of Tehachapi