

AGENDA

TEHACHAPI PLANNING COMMISSION SPECIAL MEETING, MONDAY, NOVEMBER 19, 2018 – 4:30 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

ACTION ITEMS

1. Sign Application 2018-03 – Bank of the West – **APPROVE SIGN APPLICATION 2018-03**

ADJOURNMENT



TEHACHAPI PLANNING COMMISSION

STAFF REPORT

Title: Sign Application No. 2018-03
Date: November 13th, 2018

I. GENERAL INFORMATION:

1. Applicant: Bank of the West
2. Sign Company: Me Signs (Manufacturer) & Signs Unlimited (Install)
3. Sign Types Proposed:
 - 7.20.080 – Monument Signs
 - 7.20.110 – Signs attached to buildings
 - 7.20.180.D – Special Sign Provisions (Drive-thru)
 - 7.20.170.I – Exempt Signs (Window Display)
4. Address of Sign: 758 Tucker Road
5. APN: 416-010-36
6. Existing Zoning: C-3 General Commercial
7. Present Land Use: Business and Personal Services
8. Existing Sign Program: Yes

II. STAFF REPORT:

1. Applicant is proposing to install an illuminated monument sign (E01) at the address above. This monument sign would replace the current monument sign currently in that location. Regulations covering this type of sign can be found under Tehachapi Zoning Code Article 7.20.080; Monument Signs. Article 7.20.080.B stipulates that monument signs shall not exceed 48 square feet. The proposed sign is 47.15 square feet in area. Other development restrictions include a maximum height of 6 feet and a minimum 2 foot decorative base which this proposal complies with.

This sign is a Type 15311 Categorical Exemption under the California Environmental Quality Act.

2. Applicant is also proposing to install 2 illuminated channel letter signs affixed to the building (E02, E03). Regulations covering this type of sign can be found under Tehachapi Zoning Code Article 7.20.110; Signs attached to Buildings. Article 7.20.110.D stipulates that signs affixed to buildings shall not exceed 3 square feet for every linear foot of street frontage for the property. Cumulatively the two signs take up 35.8 square feet, while the street frontage of the project site is 55 feet.

This sign is a Type 15301 Categorical Exemption under the California Environmental Quality Act.

3. The applicant is also proposing a number of ATM, directional, and window signs (E05, E06, E07, E08, E09, E10, E11, Vinyl Door Graphics). Regulations for this type of signage are covered under Article 7.20.180 and 7.20.170 and staff has found the drawings presented to be compliant.

All these signs are a Type 15301 Categorical Exemption under the California Environmental Quality Act.

4. The applicant's sign package also includes examples of indoor signage however none of these conceptual illustrations of indoor signage are regulated by our Zoning Code.
5. Finally, Staff finds that nothing in the attached sign application falls under Tehachapi Zoning Code Article 7.20.160, Prohibited Signs.

III. **RECOMMENDATION:**

Staff recommends approval of Sign Application No. 2018-03; Bank of the West

ATTACHMENTS

Attachment A	Application
Attachment B	Letter of Authorization
Attachment C	Illustrative Proposed Sign PAcet



CITY OF TEHACHAPI
RECEIVED

OCT 03 2018

Major Application Fee \$622.00
Technology Fee \$37.32
Long Range Planning Fee \$46.65
Total \$705.97

CITY OF TEHACHAPI
RECEIVED
OCT 02 2018
DEVELOPMENT SERVICES

DEVELOPMENT SERVICES Application Fee \$216.00
Technology Fee \$12.96
Long Range Planning Fee \$16.20
Total \$245.16

CITY OF TEHACHAPI
SIGN PERMIT APPLICATION

ADDRESS OF SIGN: 158 Tucker Rd ASSESSOR PARCEL NO.:

PROPERTY OWNER: Catalina Barber Corp PROPERTY OWNER ADDRESS: PO Box 45001 Bakersfield, Ca 93384 PROPERTY OWNER EMAIL: Sekegren@Barberhonda.com

SIGN COMPANY: me signs (mfg comp) CONTACT: Christi Larimore PHONE: 440-479-2783 EMAIL: christi.larimore@themcgroup.com
Signs Unlimited (install) CONTACT: Dave Mord (LOCAL) PHONE: 661-303-6054 EMAIL: mordnean@signs@yahoo.com

PROPOSED ADVERTISEMENT: Rebranding
ELEVATION NORTH SOUTH EAST WEST

DESCRIPTION OF WORK TO BE DONE: replace existing signs w/ new design (see attached drawings)

WALL SIGN (BUILDING, CANOPY, AWNING)

SIGN FACE DIMENSIONS: 2' x 8'-11.5" = 17.9 sq. ft.
2' x 8'-11.5" = 17.9 sq. ft.
= sq. ft.
TOTAL SIGN FACE AREA OF THIS PERMIT: 4768
TOTAL AREA OF EXISTING SIGNS ON FAÇADE: South 25.0 West 38.9
ELECTRIC SIGN: YES NO

DIMENSIONS OF BUILDING FAÇADE (WIDTH X HEIGHT): 94 x 16, 55 x 16 SIGN COLORS: Green, Black, white Silver

MONUMENT SIGN, FREESTANDING SIGN, PROJECTING SIGN

SIGN FACE DIMENSIONS: 4' x 10' x 11' = 10.25 sq. ft.
13'2" x 3'2" = 42.15 sq. ft.
= sq. ft.
TOTAL SIGN FACE AREA OF THIS PERMIT: 47.15
TOTAL HEIGHT OF SIGN: 5'10"
ELECTRIC SIGN: YES NO

SETBACK OF SIGN? (DISTANCE FROM SIGN TO PROPERTY LINE): 15' CLEARANCE ABOVE GRADE: 5'10" LINEAR FEET OF STREET FRONTAGE: 55'

NOTE: SIGNS MUST MAINTAIN HORIZONTAL AND VERTICAL CLEARANCE OF ALL OVERHEAD ELECTRICAL CONDUCTORS IN ACCORDANCE WITH SPECIFICATIONS OF THE NATIONAL ELECTRICAL CODE, LOCAL CODE AMENDMENTS, AND ALL OTHER APPLICABLE LAWS

(SIGNATURES IN THESE BLANKS INDICATE THAT THE PROPERTY OWNER IS AWARE OF THE APPLICATION FOR A SIGN PERMIT AND THAT ALL OF THE ABOVE INFORMATION IS TRUE AND CORRECT)

SIGNATURE OF SIGN COMPANY REPRESENTATIVE: [Signature] DATE: 10-3-18

SIGNATURE OF PROPERTY OWNER: [Signature] DATE:

see attached

August 27, 2018

LETTER OF AUTHORIZATION

This letter serves as approval for Signs Unlimited to permit and install signage at

the property located at the following location:

Bank of the West 27011
758 Tucker Rd
Tehachapi, CA 93561

Property Owner Name: CATALINA BARBER CORPORATION

Property Owner Address: P.O. BOX 45001, BAKERSFIELD, CA 93384-5001

Property Owner Contact Phone: (661) 396-4231 / or (661) 396-4232

Property Owner Fax: (661) 398-4932

Property Owner Email: SEKEGREN@BARBERHOLDA.COM

Property Owner Printed Name: STEPHEN EKEGREN, VP.

Property Owner Signature: 