

**A & W UPHOLSTERY SPECIFIC PLAN:**  
**DEVELOPMENT PLAN AND FINAL SITE PLAN**

X PRELIMINARY X Final

**Proposal No.** 2007SP-126U-11

Change in zoning district from OR20 to SP for 0.34 acres of property located at 429 Veritas Street. Map 133-05, Parcel 052 (see map below)

SP provisions of the I.L.A. Ordinance, being Ord. 07-00  
Conditions Plan AWC BY MPC on 8-9-07

**Requirements:** Any condition requiring completion of landscaping, pavement or walls shall be completed within 120 days of the effective date of the ordinance and prior to the issuance of any final use and occupancy permit.

8-9-07

**Existing Conditions:**

- Existing Zoning is OR20
- Land Use Policy is Office Transition (OT) in Residential Medium (RM) intended for small offices to serve as a transition between lower and higher intensity uses.
- Existing 2,800 sq. ft. building, with three driveways, including one drive on Veritas Street and two drives on Keystone Avenue.

**Proposed Specific Plan Development Plan Standards:**

- Proposed Zoning is Specific Plan (SP)
- Permitted Uses: Any use permitted by OR20; or light manufacturing and general retail to permit an upholstery shop only.
- Existing 2,800 sq. ft. building to remain. The plan allows a maximum of 900 sq. ft. of retail space for an upholstery shop within the existing building. Any additions or exterior alterations will require approval by the Planning Commission, and may require Council approval if the Planning Director deems necessary.
- There shall be no outdoor storage (excluding that needed for normal day-to-day pick-up and delivery).
- There shall be no outdoor sales or display of goods.
- Monument style signage only. Signage will be limited to a maximum of one 3 foot tall by 4 foot wide monument style sign. The base shall be constructed of brick or stone.
- Development phasing and construction schedule: waived.
- Development standards for OR20 zoning shall apply for any standards not specifically referenced in this Specific Plan.
- Required off-street parking: one parking space per 1,500 sq. ft. for light manufacturing uses; and 1 parking space per 200 sq. ft. of retail uses. Existing parking meets the requirement with 8 total spaces.
- All existing landscaping shall remain.
- The front yard along Veritas Street shall be enhanced to include 2 to 4 shrubs along the building façade and a minimum of two additional trees in the front yard.
- The existing on-site pavement at the corner of Veritas Street and Keystone Avenue shall be removed so as to eliminate the existing, northernmost driveway onto Keystone Avenue. This corner shall be restored to grass to enhance the frontage along Veritas Street.

2007SP-126U-11b

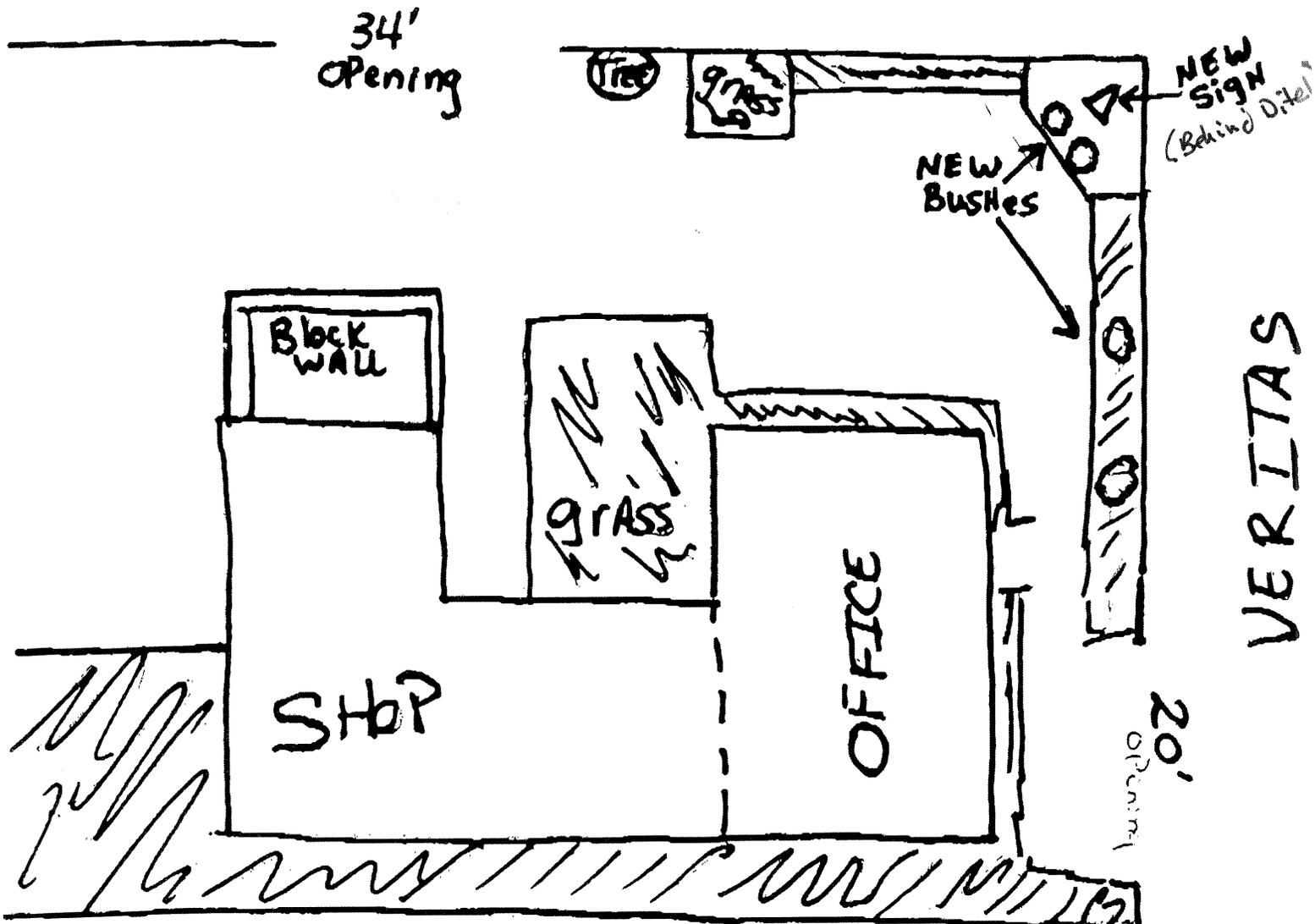
- All parking areas shall be paved with asphalt.
- The existing cinder-block wall in front of the garage doors shall be upgraded to brick or stone with a minimum height of 30 inches and a maximum height of 4 feet.
- No chain link fence are permitted on-site.



**Development Plan  
and Site Plan**



# KEYSTONE AVE



- 9-11-07 checked with Rick B.
- This plan is adequate to meet the conditions of approval.
- Landscape area needs to be enclosed by curb, so that cars cannot drive thru it.
  - railroad ties, etc.

KEYSTONE AVE

34'  
opening

(tree)

grass

17'  
opening

Block  
WALL

grass

SHOP

OFFICE

grass

13'  
opening

VERTITAS

Existing