

EAST/WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
February 5, 2013, 6:30 P.M.

1. CALL TO ORDER
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.
East Subcommittee Members Present: Scotty Ensign, Chair; Kevin Wallace
West Subcommittee Members Present: Kristi Mansolf, Chair; Robin Maxson, Kevin Wallace
3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Items:

5. (East Subcommittee Project, Ensign) ZAP 03-012W1, AT&T Cell Site Modification on Swycaffer Property at the Junction of Highway 78 and the Old Julian Highway. Painted 35 Foot Tall Steel Faux Utility Pole to Replace Existing Wood Pole; Change in Number and Size of Antenna and Replacement Of Wood Equipment Shelter with a 15 Foot, 2 Inch by 26 Foot, 3 Inch by 8 Foot CMU Enclosure with Wood Siding. Marioncelli, Representative

The proposal is a modification of an existing cell site, to upgrade it to 4G, LTE Technology. Recently the RCPG saw the Verizon cell site on this property for a similar upgrade. Mr. Marioncelli of PlanCom presented the project. The original accessory building was all wood. They will be upgrading the new equipment structure to CMU block wall, like the Verizon site. It will be longer and flatter with wood over the CMU. They will be putting up a new steel pole that will be painted. There are 2 antenna there now and they will be adding 4 more.

There were no concerns. The site will be 72 feet from the scenic corridor of Highway 78, which is why the subcommittee wanted to see it.

MOTION: TO APPROVE AS PRESENTED.

Motion by Scotty Ensign, seconded by Kevin Wallace. 2 ayes

6. (East Subcommittee Project, Ensign) TPM 20769R2, Thompson Tentative Parcel Map Revision to go from 2 Lots to 3 Lots on 12 Acres. Smallest Lot to be 2.04 Acres. 717 Haverford Rd. Thompson, Representative

Mr. Thompson has been before the RCPG and subcommittees before when he presented the project as a 2 lot split. There was a trail requirement on the property when the proposal was for a 2 lot split, and the trail requirement is completed with 5 feet of gravel and 5 feet of asphalt. Previously only 2 lots could have been created on the 12 acre lot. With the GP Update, 3 can now be created. Mr. Thompson has his house on the property. The easement for access is on the east side of the property and will serve all 3 parcels.

East/West Subcommittee Minutes 2-5-13

There were some concerns with the irregular lot shape. Ms. Mansolf will check with the County planner on this. She didn't think they would have sent the project out for review if this were an issue.

MOTION: TO APPROVE AS PRESENTED.

Motion by Kevin Wallace, seconded by Scotty Ensign. 2 ayes

7. (West Subcommittee Project, Mansolf) AD 13-001, Administrative Permit. Request Approval of an Existing Over Height Block Wall within Front Yard Setback. Also Requesting Approval of a (Proposed) 6 Foot Tall, Vinyl Slatted Chain Link Fence within the 35 Foot Exterior Side Yard Setback. Gainor Property, 19774 Vista Del Otero. Powell, Representative

Mr. Powell presented the project. Mr. Gainor built a wall, 5 foot, 4 inches, in the front yard setback. The pillars for the wall are 6 feet tall. The wall, by code, can't be over 42 inches in the front yard setback. Mr. Gainor is applying for an administrative permit for an over height wall, part of which encroaches into the roadway. He also wanted a vinyl slatted chain link fence in the sideyard setback. He is currently stopped from doing more work by a Code Enforcement violation. There is also a planter at the corner of the property with a large boulder that is encroaching into the road.

Mr. Gainor has some options. One would be to cut the fence down to the height limit. Another would be to remove it altogether. Another would be to modify it so there is only a monument entryway. Mr. Powell created a couple of visual simulations of how this would look.

Speaker: Mark Johnson, Ramona Resident

Mr. Johnson feels the wall is a hazard at night, in the fog and in a fire. It obstructs visibility and it is too close to the road. The road is only 20 feet wide. Should the County ever take over maintenance of the roads and want to widen them, they won't be able to because of the wall.

Speaker: Fred Glace, Ramona Resident

Mr. Glace said the wall is a safety hazard. If the chain link fence is put up in the side yard setback – that will also obstruct visibility. Right now there are power poles in an easement on the property. If the wall is to remain – he would want the wall behind the power poles and as small as possible.

Mr. Powell said there is an area on the property Mr. Gainor can put the wall if he wants to rebuild it that won't interfere with residents' site distance or the easements. He will have the opportunity to talk to Mr. Gainor in the near future about his options. At this time, he doesn't think we will be putting up the chain link fence as shown on the Administrative Permit. The findings of the Administrative Permit will have to be met.

MOTION: *To deny AD 13-001, Administrative Permit, requesting approval of an existing over height block wall within the front yard setback and requesting approval of a proposed 6 foot tall, vinyl slatted chain link fence within the 35 foot exterior side yard setback. This recommendation of denial is due to site distance safety issues and encroachment into the roadway.*

Comments:

We recommend removing the monument rock near the road. We additionally recommend the owner pursue an Administrative Permit to modify the driveway entrance for the 25 foot option as presented by Steve Powell, and that the project come back to the RCPG.

Motion by Kevin, seconded by Robin. 3 ayes

8. Corrections/Approval to the West Minutes 7-30-12, 1-8-13

Motion by Robin Maxson to approve the minutes of 7-30-12, seconded by Kristi Mansolf. 2 ayes – Mr. Wallace was not there at the meeting so he abstained.

Motion by Robin Maxson, seconded by Kristi Mansolf to approve the minutes of 1-8-13. 3 ayes.

9. Adjournment

Respectfully submitted,

Kristi Mansolf