

**MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 4, 2016, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Vice-Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Barbara Jenson	Kristi Mansolf	Elio Noyas
	Dave Ross	Paul Stykel	Dan Scherer
	Rick Terrazas	Richard Tomlinson	

Absent: Eb Hogervorst , Frank Lucio, Donna Myers, Jim Piva

Dan Scherer, RCPG Vice-Chair, acted as Chair of the meeting, Scotty Ensign acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING 7-7-16

MOTION: TO APPROVE THE MINUTES OF THE JULY 7, 2016, MEETING AS PRESENTED.

Upon motion made by Richard Tomlinson and seconded by Jim Cooper, the motion **passed 9-0-2-0-4**, with Elio Noyas and Paul Stykel abstaining, and Eb Hogervorst, Frank Lucio, Donna Myers and Jim Piva absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the candidate filing period is open for the November elections until August 12. Eight seats are open for the RCPG.

ITEM 5: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda.

Speaker: Peter Bidegain, Ramona Business Owner

Mr. Bidegain bought the old historic building at 629 Main Street and turned it into an antique store He is opening Red, Whites and Brews, for beer and wine tasting, at that location. He wants to create a wonderful environment for a beer and wine tasting experience. It will be a hub for sending people to the wineries. He is excited to offer good wine tasting at an historic, quality location.

Ms. Mansolf said the RCPG just received the ABC licensing application from the County and the item will be on the September 1 agenda.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Scotty Ensign and seconded by Rick Terrazas, the motion **passed 11-0-0-0-4**, with Eb Hogervorst, Frank Lucio, Donna Myers and Jim Piva absent.

ITEM 7: ACTION ITEMS:

7-A: (Transportation/Trails Subcommittee Item) 13th Street Bridge Project Update

Chris Hangar, Project Manager with the Department of Public Works, made a presentation on the 13th Street Bridge Project. The project has been worked on for 5 years so far. It meets the Federal requirements for the project. Milestones are run through Caltrans for lengthy reviews. There have been 5 alternative bridge alignments considered. The original bridge design was a shorter span. Now the bridge will be 470 feet in length. There will be a 4F trail, 10 foot pathway, 51 foot wide road bed with 2, 12 foot travel lanes, 3 foot shoulder, and a 6 foot sidewalk. The project will come back for further review after Caltrans has approved it.

Mr. Cooper said there were concerns with walkability and sight limitations at the Transportation/Trails Subcommittee meeting. They would like to see signage and a non-skid surface for Greenway crossing of bridge and crossing alerts.

No action taken.

7-B: (CUDA and Transportation/Trails Subcommittee Item) STP-16-012 Jiffy Lube at 1850 Main St, next to Autozone. Zoning is RM-V5 in the Form Based Code Area D and D5 Special Area Regulations on Property. Boos Development West, LLC.

Ken Gethers, Jeff and Mike were in attendance presenting the Jiffy Lube project. The property is located north of Autozone. The property is in the Form Based Code Area, and it has the D Designator on it to preserve the eucalyptus trees, and another D Designator for the curb cuts along Main Street. They had a meeting with Caltrans regarding the access point. Caltrans doesn't want people making a left turn onto Main Street from Jiffy Lube, so a median will be put in at the entrance that will allow people to turn into the Jiffy Lube, and people will have to exit with a right turn. The trash enclosure will be in the back, as will the parking. One ADA parking space will be in the front of the building. They are putting bike racks in for employees. The concrete sidewalk at Autozone along Main Street will continue onto the Jiffy Lube property. They are still waiting for grading plan review. The drainage system will have a bioretention basin, to include perforated pvc so water will discharge behind Jiffy Lube and will go under the street and release across Pala.

The plans the representatives presented were different than the ones submitted to the County. After going to the Design Review Board meeting and the CUDA meeting, they tailored the plans to Ramona. A tower was added to offer visual relief. Awnings will be put in to break up the line of the windows. The signage lighting will include goose neck lights that will be downcast onto the signs. There will be a decorative architectural line on the building.

Mr. Stykel said the CUDA Subcommittee approved the project with the conditions to put in the tower and the offsetting plane.

Mr. Cooper said the Transportation/Trails Subcommittee approved the project.

Mr. Ensign said the Design Review Board requested to see the signage, metal canopies and a painted standing seam roof.. They approved the ADA parking space in the front of the building. They wanted to see an extra palette and a matrix on lighting.

MOTION: TO APPROVE THE DESIGN AS SUBMITTED IN PLANS DATED AUGUST 4, 2016.

Upon motion made by Paul Stykel and seconded by Jim Cooper, the motion **passed 11-0-0-0-4**, with Eb Hogervorst, Frank Lucio, Donna Myers and Jim Piva absent.

7-C: (CUDA and Transportation/Trails Subcommittees Item) TM 5537 TE, Ramona F Street, 10 Lot Subdivision, 310 East "E" Street, Ramona CA 92065. (Intersection of Third Street and "F" Street) H&W Custom Builders

Mr. Snipes presented the project time extension. The project was approved in 2007. The permit for the project expired in June, 2016. This is the same 10 lot subdivision project that was approved before – nothing has changed.

Speaker: Bill Prinz, Ramona Resident

Mr. Prinz is concerned with the impacts to traffic from the project onto Third Street.

Mr. Cooper said Third Street has a dedicated left turn lane already. The Transportation/Trails Subcommittee felt the project would not cause a dramatic change.

Speaker: Beth Prinz, Ramona Resident

Ms. Prinz said the project is out of context with the area.

Mr. Brean said the property is zoned appropriately for the project.

Mr. Ensign said the project will be across from a medical facility where there is a drainage problem, so he feels drainage is a concern.

MOTION: TO APPROVE A ONE-YEAR TIME EXTENSION FOR TM 5537.

Upon motion made by Jim Cooper and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Eb Hogervorst, Frank Lucio, Donna Myers and Jim Piva absent.

7-D: Update on Santa Maria Greenway Project

Kit Kesinger of the Iron Mountain Conservancy (IMC) gave the update. There has been some progress on the Santa Maria Greenway project. The first voluntary trail dedication for the Greenway has been received. Mr. Powell has given an easement of 400 linear feet by 20 feet. Ramona Trails Association (RTA) has arranged for quarterly status meetings at Supervisor Jacob's office. The RTA and IMC removed roadblocks in getting future dedications. Supervisor Jacob said that anytime a dedicated easement can be given, it will be accepted. Mary Ann Vancio is no longer the Trails Coordinator with the County. The new person will be brought up to speed on the project. They will also be looking at getting voluntary dedications from 12 homeowners who are along the Greenway.

- 7-E: (Transportation/Trails Subcommittee Item) Consideration of drainage on Keyes, a few feet south of Hanson on pavement. Request for a safe crossing such as an underground culvert to divert flooding and damage to large vehicle undercarriage when attempting to cross.**

Mr. Cooper gave the Transportation/Trails Subcommittee report. Mr. Pate requested this item be placed on the agenda at the July 7 RCPG meeting. There is a dip in the road that angles across the road. When it rains, large vehicles have a particularly hard time negotiating this stretch, and there have been numerous accidents at the northwest corner. This item was continued to the next month, and more facts and information were requested.

- 7-F: (Transportation/Trails Subcommittee Item) Consideration of Safety for Access Point on the North Side of SR-67, 1000 feet North of Highland Valley/Dye/SR-67 Intersection after Construction is Complete**

Mr. Cooper gave the Transportation/Trails Subcommittee report. The Kiernan's are concerned with the access to/from their home when the Highland Valley/Dye/SR-67 intersection improvements are completed. Drivers may be going too fast when going through the intersection to notice people turning into/out of their driveways. Some solutions were considered at the Transportation/Trails Subcommittee meeting.

MOTION: TO SEND A LETTER TO CALTRANS REQUESTING THEY CONSIDER EXTENDING THE NORTHBOUND OUTSIDE LANE BY 50 LINEAR FEET (HIGHLAND/DYE/SR-67 INTERSECTION) AND ADD SIGNAGE READING "ROAD NARROWS."

Upon motion made by Jim Cooper and seconded by Rick Terrazas, the motion **passed 11-0-0-0-4**, with Eb Hogervorst, Frank Lucio, Donna Myers and Jim Piva absent.

- ITEM 8: GROUP BUSINESS (Possible Action)**
 - 8-A: DESIGN REVIEW BOARD REPORT (Ensign) – Update on Projects Reviewed**

Mr. Ensign gave the Design Review Board report. The Jiffy Lube project was reviewed. There is a code violation on Resurrected Rustic. McDonald's will be doing an upgrade. They want to make it look like a train station. There will be exterior and interior changes. The arches don't meet the Form Based Code.

- 8-B: Discussion Items (Possible Action)**
 - 8-B-1: Reappointment of Scotty Ensign (Seat #9) to the Ramona Design Review Board. Current Seat Expires 8-17-16**

The RCPG Design Review representative is Scotty Ensign and his seat is due to expire. The County asked the RCPG to vote on Seat #9.

MOTION: TO REAPPOINT SCOTTY ENSIGN TO SEAT #9 OF THE RAMONA DESIGN REVIEW BOARD, AS THE RCPG REPRESENTATIVE.

Upon motion made by Jim Cooper and seconded by Torry Brean, the motion **passed 11-0-0-0-4**, with Eb Hogervorst, Frank Lucio, Donna Myers and Jim Piva absent.

8-B-2: Concerns from Members

Mr. Tomlinson said he did not notice a big difference in San Vicente Road now that the improvements are almost completed. There is no barrier between travel lanes and the trails. It is the same road only wider and faster.

Mr. Cooper said a visual barrier was recommended. They had wanted cable. There will be posts for the trails.

8-B-3: Future Agenda Item Requests

Mr. Cooper and Mr. Ensign went to visit the solar facility on Warnock to look at the condition of the landscaping. They determined that the landscaping was not maintained as we were told it would be. They feel it is a code compliance issue. Mr. Cooper requested this item be on the September 1 agenda.

The request was also made to put the naming of the 13th Street bridge on the September 1 agenda. There has been some discussion to name the bridge after Angus Tobiason since he had pushed so hard for it.

8-B-4: Addition and Confirmation of New Subcommittee Members

Mr. Scherer said he was resigning from the Transportation/Trails Subcommittee.

8-B-5: The County is coordinating comments for the Decommissioning of San Onofre Nuclear Generating Station EIR. Comments are due by August 4th. The California Lands State Commission is the Lead Agency – *No comments were brought forward*

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings – *Nothing was brought forward*

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-1-16 at the Ramona Community Library, 7 p.m.

ITEM 9: ADJOURNMENT

Respectfully,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.

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