

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- September 25th - 7:30 P.M.
Ramona Community Center - 434 Aqua Lane - Ramona

Final Minutes

1. CALL TO ORDER - 7:41pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Excused absence- Chris Anderson
Present-Rob Lewallen, Jim Cooper. Dan Vengler, Carol Close, Greg Roberson, Darryl Larson, Evelyn McCormick, Scott Ensign.
4. APPROVAL OF MINUTES- for July 31, 2014, motion to approve Carol C., second by Jim C. VOTE: 5 yes, Greg R and Evelyn M. abstained and for August 28, 2014 VOTE: 5 yes, Scott E. and Greg R. abstained
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
Rob Lewellan enters meeting at 7:46pm
6. ANNOUNCEMENTS -
 - Current Sign Violations / Status on Pending Violations -
 - a) Century 21 building on Main St with roof mounted signage was issued code infraction by County Code Infraction rep Tom Causy on May 27, 2014. Owner of Century 21 building presented permit issued in the year 2000 (PDS2000/1021/2000/198). Mr Causy apologized for any mixed to property owner. No action taken.
 - b) The Tractor Supply Co. signage is in violation of the code due to size and illumination. Chairwomen, Evelyn M. stated she did not believe that the "Tractor Supply" signage along Main St was ever approved by RDRB. Evelyn offered to research prior minutes to verify what was approved at the time it was submitted. Jim C. raised the question of urgency on this matter pointing out that it's seems unfair to other business owners. Scott E. mentioned contacting Steve Powell the rep for Tractor Supply Co. to ask him to bring documentation of approval from RDRB.
 - Village Design Update

D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.

7. SITE PLAN REVIEW
 - a. Albertsons - increase in size of previously approved signage-No presentation.
 - b. Salerno Winery - Carol Fowler-No presentation
 - c. Starbucks - new signage - Mellissa Jeffers. Representative Tim Seamen of Coast Signs Co. presented upgraded signage to parking lot and menu board. Discussion by Jim C. re: there are 14 existing signs on the Starbucks property; he questioned why more signs would be needed. Mr. Seamen presented photos of before and after drive-up signs at entrance way and over-head clearance sign, these items brought no concerns from the RDRB. An additional new menu board proposal discussion included increase signage allowance. The proponent will research RDRB previous approvals of signage square footage to see if new menu board can fit into those perimeters. Discussion tabled until Oct 30, 2014 RDRB meeting.
8. WAIVER REQUESTS
 - a.

- b.
- c.

9. PRELIMINARY REVIEW

a. Mountain View Community Church-Presentation of design concept from representatives of MVC church for proposed new buildings and parking lots on existing lot. Proponent made changes to roof lines and entrance ways due to RDRB recommendations. Overwhelming agreement to changes by the board, no action taken.

10. OTHER BUSINESS

a. New Design Standards - Greg Roberson and Rob Lewallen handed out newly approved Ramona Village Center Form-Based Codes. A conversation ensued explaining the new zoning districts along Main St and how to read the legend of the new Form-Based Codes. Board members will read and familiarize themselves with the new codes.

"This new Formed Based Code is effective as of September 1 2014 and rather than being a 'guideline' as the past reference has been, this document governs **specific criteria that must be met in the three areas covered** (the Ramona Review Guidelines of 1993 still cover those areas outside these three areas).

Other discussions focused on who would be responsible for current and future implementations of the Form Based Code. Three groups have a vested interest in this: The Village Design Group (who spent the last few years creating the Form Based Code document), the Design Review Board (chartered by Supervisor Jacob to specifically evaluate and recommend compliance with design guidelines), and the Ramona Community Planning Group thru the Cuda sub-committee which provides initial reviews and recommendations to the RCPG for activities within their geographic boundaries. The ownership over this authority will need to be determined in the near term in order to not cause confusion with applicants submitting plans for approval. No final recommendations were made although agreement was made that this will need near tern attention."

b. .Darryl Larsen and Jim Cooper - new terms - Approved for new terms. VOTE: 7-0

11. ADJOURNMENT - 9:30pm motioned by Evelyn M. and Darrell L. seconded. Next Meeting October 30th, 2014

*Opportunity for members of the public to speak to the Ramona Design Review Board on any subject within the group's jurisdiction and that does not appear as an item on this agenda. The group cannot discuss these items except to place them on the next agenda.