

# RAMONA DESIGN REVIEW

## Ramona Design Review

Thursday - October 29, 2015 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona

### Approved Minutes

1. CALL TO ORDER - 7:30pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Dan V, Rex G, Scott E, Rob L, Darryl L, Cris A, Carol C.  
Excused absences Jim Cooper
4. APPROVAL OF MINUTES Motion to approve Darryl L 2<sup>nd</sup> by Rex G vote 4-0-2 abstain Dan V, and Cris A
5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS None
6. ANNOUNCEMENTS -
  - Current Sign Violations / Status on Pending Violations
  - Village Design Update - CUDA - Nov. 2<sup>nd</sup> Monday Nov 2<sup>nd</sup> 6pm
  - 4.0 Megawatt Solar Energy Facility approved by County Planning Commission - 10/09/15
7. SITE PLAN REVIEW
  - a. Ramona Senior Garden - 1236-40 H St.- Major Use Permit - Harris Jamil  
Presentation from Mr. Jamil on remodeling of existing location( former location of Brood Horizons) Existing to be remolded 8000 sqft building on 2.3 acres. Plans Include Building extension, Remodel existing 4 houses with new Landscaping with 52 parking spots new exterior lighting. New, Monument sign 4ft high 6ft wide.  
Corrections needed--- 1. Change elevation visuals for roof line along sides and rear of new Building.  
Break up long roof line( its more than 90ft horizontally) with parapets or dormers or?  
Break up long walls with wall plane changes.
    - 2 .Exterior color pallet
    3. Change Existing buildings roof shingles to dimensional shingles
    - 4 .Detailed Drawings of proposed Garage
    5. Break up longitudinal side elevations of the new and existing buildings with some sort of vertical trim, differing architectural elements or different colored facades to soften the appearance of the long continuous elevations.
  - b. Taco Bell Tenant Improvements/Drive-Thru - 1925 Main St. - Gabriela Marks  
Rob L steps down Presentation with plans for proposed Taco Bell with drive up window. County approval still pending. Some discussion about drive up window and parking lot congestion, Roll up doors blocked by drive up driveway. Difficult making left and right turns after leaving drive up window. Exterior color and lighting to remain the same. Cris A county to conferm removal of landscaping and parking spaces as shown on plans. Still need Signage plan for building and parking lot.  
Motion to Table vote 6-0-1 with Rob L stepping down
8. WAIVER REQUESTS

a. Albertsons - 1459 Main St. - Monument sign changes - Scott Blair

Presentation of NEW sign Design 12ft x 7ft using existing sign location with new sign not to exceed 8ft high, Pillars on sides may go 12in higher than sign. colors to match existing buildings with internal lighting. Use Guide Lines not FBC.

Motion to approve by Darryl L 2<sup>nd</sup> by Rex G vote 6-1-0

b. 611 Main St. - (Old Town - V5) - New Roof Structure - Jerrilynn Myers, Elizabeth Garcia. No Show

9. PRELIMINARY REVIEW

a. Building Modifications, 1347 Main St. - d'Carlo's Restaurant - Todd Dwyer, Martin Mendez. No Show

b. Medical Marijuana Facility - 2338 Montecito Rd. - Green Capital Ventures, Inc - Sapphire Blackwood, Michael Cindrich, Matthew Bucciero Growing Facility inside existing metal building. Project to be county approved with all permits required, concerns of excessive lighting and noise due to commercial Air conditioners and generators.

Still need—1. Exterior lighting plans (dark sky applies)

2. Fencing plan

3. Color pallet( exterior of building)

4. Water run off plan

10. OTHER BUSINESS

a. Fill open Board seat. Eric Gunther (contractor) Motion to approve Cris A 2<sup>nd</sup> by Rob L vote 7-0-0

Larry Mullan applied

11. ADJOURNMENT - Next meeting November 19, 2015 *\*note earlier in the month*

*\*\* The Dec. meeting will be pushed up two weeks ( 17<sup>th</sup>) due to Christmas and New Year's Eves*

*Motion Cris 2<sup>nd</sup> Dan V vote 7-0-0*