

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
December 4, 2012, 6:30 P.M.

1. CALL TO ORDER – 6:35
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.
Members Present: Kristi Mansolf, Chair; Robin Joy Maxson, Kevin Wallace
3. ANNOUNCEMENTS – None
4. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY

Action Items:

5. AD 12-036, Gan Residence Second Dwelling Unit at 17610 Oak Grove Rd. Proposal to Convert an Existing Guest Living Quarters to a Second Dwelling Unit. Powell, Representative

Steve Powell presented the project. The applicant has an existing, permitted, guest living quarters on a property located in Highland Hills Estates. The garage on the property burned in the Witch Creek fire. The owner rebuilt the garage which is oversized and attached to the guest living quarters. According to the San Diego County Zoning Ordinance, an Administrative Permit for a Second dwelling unit is required when the proposed second dwelling is attached to a garage that is larger than 480 sq. ft. and it is on a parcel that is less than 10 acres. Over time, the code changed to 10 acres being the minimum lot size allowed, rather than the previous 8 acre requirement. The site is just under 10 acres. There will be no change in what is existing, just a label change.

Motion to approve the project conversion from a guest living quarters to a second dwelling unit.

Upon motion made by Kevin Wallace and seconded by Robin Joy Maxson, the motion **passed 3-0-0-0.**

6. P11-028, Cordiano Major Use Permit, Mitigated Negative Declaration. The Site is Developed with an Existing Boutique Winery, Tasting Room and Host Home with an Approved Administrative Permit. MUP Includes Expansion of Boutique Winery and Tasting Room into a Full Winery with Food Preparation and Special Events. Site is at 15732 Highland Valley Rd. Public Review Ends 12-7-12. Available online at: http://www.sdcounty.ca.gov/dplu/ceqa_public_review.html

Mr. Cordiano attended the meeting and said that nothing has changed since the RCPG approved the project. Ms. Mansolf said that the project is going from an Administrative

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Permit for a boutique winery to a Major Use Permit that will allow food service and special events. The amount of people to be in attendance at one time, and hours and days of operation have been defined. Because the site is already functioning as a small winery, and due to the nature of the business, no significant impacts have been identified in the environmental document with the expansion of the facility to a Major Use Permit.

Motion to approve the mitigated negative declaration as presented.

Upon motion made by Kevin Wallace and seconded by Robin Joy Maxson, the motion **passed 3-0-0-0-0.**

7. Corrections/Approval to the Minutes 7-30-12, 10-30-12 – *To be addressed at the next meeting*

8. Adjournment – 7:00 p.m.

Respectfully submitted,

Kristi Mansolf

Trails and Transportation Minutes

Dec 4th 2012, 7 p.m.

Ramona Community Center, 434 Aqua Lane

Determination of members

Carl Hickman

Scott Ensign

Michele Morton

Cheryl Wegner

Karen Carlson

Arvie & John Degenfelder

Dawn Perfect

Angus Tobiason not present

7. Spirit of Joy Lutheran Church

Mr. Danskin presented plan for proposed Type D Trail as per the Community Trails Master plan along Highland valley Rd.

Scott Ensign asked if the widening of Highland Valley Rd would affect the proposed trail? Mr. Danskin responded no. The curb alignment at the main intersection at Hy 67 will stay the same; it is the other 3 corners that will move per the widening of Hwy 67. John D agreed to the existing curb location.

Motion John D to except project as presented 2nd By Cheryl W Motion Passes

8. D.P.W Environmental Services K Barefield Requesting support for a grant for the San Vicente Road Improvement Project. To include fences, monument signs, benches, planting of oak trees, and new entry signs at Deviney Ln trail head.

John D asked can we connect trails at this time? Scott E as about turn lanes, north and south bound lanes. She replied yes, turn lanes are proposed on the new road improvement. Scott E mentioned the Cedar Dog Tree relocation, K Barefield will look in to the possibility of relocating to new location.

Motion. Dawn P Motion to move this project to RCPG for full support. 2nd Karen C Motion Passes

Adjournment 7:53pm