

## Lubich, Marcus

---

**From:** David Yeager <dyeager66@hotmail.com>  
**Sent:** Monday, August 05, 2013 1:52 PM  
**To:** Lubich, Marcus  
**Subject:** Public Review of Alpine Village Core Plan

Marcus Lubich  
Project Manager  
County of San Diego, Planning & Development Services

Dear Mr. Lubich,

Please consider the following in response to the request for public comment regarding the Alpine Village Core (AVC) Plan. I first want to "Thank you" personally for this review. Though this may be one email but I speak for many of my neighbors that our too busy to write or neglected to do so.

As you known Alpine is a outstanding small community in the East County of San Diego that is focused on being family orientated with great schools, and locally owned businesses. This quiet small town feel is the reason so many of us have moved here over the years.

Like many communities change is enviable due to growth. Alpine has also gone through this change. Unfortunately the (AVC) or heart of the town is now a mix of residential and commercial businesses. One might say the area is an eye sore due to no smooth transition from one occupancy type to another. For this reason we don't see the foot traffic in the (AVC) as you do in other communities. The (AVC) holds a variety of gas stations, a liquor store, rental yard, fence company, feed store, repair shop, retail, food establishments and is bordered by and elementary school and residential.

I believe future commercial growth should be limited due to the impact and the signage shall be taken under consideration to limit size and location. In addition, the two large out of place commercial (night lighted) billboards do not belong on the area. The impacts of businesses like 24 hr. 7/11 store and O'Reilly's auto parts near residential neighborhoods and school zones have far more negative impact on the community than any study will ever show.

This (AVC) review it gives us the opportunity to make needed changes to the area while preserving and promoting the small town character of Alpine. This can be facilitated by still gaining economic value and "feel good" value.

Respectfully,

David Yeager  
Alpine Resident

# MINUTES

## Alpine Community Planning Group

*P.O. Box 1419, Alpine, CA 91901-1419*

**Notice of Regular Meeting - Thursday, January 23, 2014 at 6:00 pm  
Alpine Community Center, 1830 Alpine Boulevard, Alpine, CA 91901**

- **Roll Call of Members**  
Excused – Jim Archer  
Absent – John Whalen (Came in late)  
Present – Jim Easterling, Sharmin Self, Travis Lyon, George Barnett, Aaron Dabbs, Roger Garay, Nicole McDonough, Mike Milligan, Tom Myers, Leslie Perricone, Lou Russo, Richard Saldano, Kippy Thomas
  
- **Approval of Minutes            Dec 12, 2013 and Dec 19, 2013**  
All in favor vote taken. All present approved.
  
- **Open Discussion**  
None.
  
- **Prioritization of this Meeting's Agenda Items**  
Jim Easterling requested that all subcommittee appointments be moved to next meeting.  
All in favor vote taken. All present approved.  
  
Jim Easterling requested that #4 – PDS2913-AD-13-041 be moved to the February meeting.  
All in favor vote taken. All present approved.
  
- **Organized / Special Presentations:**  
**G-1.** Bill Saumier from County of San Diego Parks and Recreation will give a presentation for the County Parks Business Plan. **Presentation, Discussion**  
  
Bill is present to advise the community that the county is proposing a range of fees for county property, i.e. hall rentals, camp sites, etc. Some will have a fee assigned to them that never had fees before. These are meant to offset some of the maintenance fees the County incurs. Cost recovery effort. Fee range is up to the director on how to implement. (DPR Proposed Fee Ranges – Draft. 10/25/13. \*New Fee Classification). He also stated that there will be a fee implemented for naming rights. F46 – allows the board of supervisor to permit the naming of sites, buildings, etc. Now people can name something as they wish, for a fee.

- **G-2.** Jim Archer to provide information on a park site (Olivewood Park) and recommendation for use of PLDO Funds. **Presentation, Discussion & Action**

Travis Lyon recused himself from the discussion as he has represented some of the property owners included in this, for past real estate transaction. George Barnett recused himself as he is a board member on an adjacent property. Aaron Dabbs gave the presentation in Jim Archer's absence. A letter from Daryl Preist was presented stating that he is willing to donate 15 acres next to the post office, in the village core.

Aaron Dabbs motions to make the property located at 1548 Olivewood Lane priority #1 for a park project and to direct PLDO funds towards park development and design. Mike Milligan seconds the motion.

All in favor vote taken. All present approved. Exception: Lou Russo abstained as he wasn't in the room for the discussion. Motion carries.

- **G-3.** Joint agency request for parking prohibition on West side of Tavern Rd. across from Joan McQueen Middle School. **Presentation, Discussion & Action**

Travis Lyon motions to recommend the no stopping zone during school hours across the street from JMMS and Boulder Oaks from 6:30am – 4:00pm.

All in favor vote taken. Aaron Dabbs votes no, with the rest of the group voting in favor. Motion carries.

- **G-4.** Request for three-story addition at private residence located at 2022 Camino De Reimitz (PDS2013-AD-13-041). **Presentation, Discussion & Action**

Tabled till February Meeting

- **G-5.** Horse Stable for breeding, boarding, training, sales, horse shows and cowboy mounted shooting events at 2715 South Grade Rd including 17 new buildings. **Presentation, Discussion & Action**

Richard Saldano moved to approve this project as written, with the clarification that it does not include any new buildings.

Jim Easterling seconded the motion.

All in favor vote taken. All present voted in favor. Motion carries.

- **G-6.** Alcohol License Beer and Wine Type 20 (off-sale beer & wine) license request PDS2013-ABC-13-006 (ABC13-006) at 1730 Alpine Blvd #120. **Presentation, Discussion & Action**

Alcohol License for 1730 Alpine Blvd. Representative from the county, Donna, states that this permit is for an off sale beer and wine license. (Where True Value used to be).

Richard Saldano motions to approve the Beer and Wine license as written.  
Motion seconded by Travis Lyon

Roll call vote

Abstain: Tom Myers

Excused: Jim Archer, Lou Russo (out of room at the moment)

Absent: John Whalen

Yes: Jim Easterling, Travis Lyon, Sharmin Self, George Barnett, Richard Saldano, Nicole McDonough, Aaron Dabbs, Mike Milligan, Roger Garay, Kippy Thomas, Leslie Perricone  
Motion Carries

- **G-7.** Alcohol License request Type 21 (off-sale general) PDS2013-ABC-13-010 at 1347 Tavern Rd (previously Daniels Market) **Presentation, Discussion & Action**

Richard Saldano motioned to approve this as a type 21, as written.  
Mike Milligan seconded the motion.

Yes – all present except Tom.

Abstain – Tom

Motion carries

- **G-8.** Request from Roger Garay to revisit group recommendation regarding the Department of Public Works Alpine Creek Drainage Improvement Project presented and approved at December meetings. **Presentation, Discussion & Action**

Travis Lyon motions to table this project until further information from this county  
Jim Easterling seconds the motion.

Richard will go to the county, speak with Roger and the head of the HOA.

Yes – all present except Roger

Roger – Abstain (out of room)

- **Jim Easterling called for a three minute break.**

- **G-9.** Review comments from the Alpine Design Review Committee regarding the Draft Alpine Form Based Code Implementation Checklist. **Presentation, Discussion & Action**  
Jim Easterling motions to approve with the recommendations submitted by the Alpine Design Review Board.  
George Barnett seconds the motion.

All present vote in favor  
No opposition or abstentions  
Motion carries

**Group business:**  
**Election of group officers**

Lou Russo nominated Jim Easterling – due to upcoming commitments – he declines but thanks everyone for their support.

Mike Milligan nominates Travis Lyon

Lou Russo Nominates Jim Archer – he would decline (Per Glenda Archer)

Lou Russo Nominates Tom Myers, Aaron Dabbs, Leslie Perricone, and Kippy Thomas, all declined the nomination.

John Whalen Nominates Lou Russo

- Chair

	<b>Travis</b>	<b>Lou</b>
Jim E.	x	
Travis	x	
Sharmin	x	
Jim A.	Excused	
George	x	
Aaron	x	
Roger	x	
Nicole	x	
Mike	x	
Tom	x	
Leslie	x	
Lou		x
Richard	x	
Kippy	x	
John		x

Travis Lyon is elected Chair.

- Vice-Chair

**Vice Chairman**

	Jim Easterling
Jim E.	x
Travis	x
Sharmin	x
Jim A.	Excused
George	x
Aaron	x
Roger	x
Nicole	x
Mike	x
Tom	x
Leslie	x
Lou	x
Richard	x
Kippy	x
John	x
	No other nominations

Jim Easterling is elected Vice Chairman

- Secretary

	<b>Secretary</b>
	<b>Sharmin</b>
Jim E.	x
Travis	x
Sharmin	x
Jim A.	Excused
George	x
Aaron	x
Roger	x
Nicole	x
Mike	x
Tom	x
Leslie	x
Lou	x
Richard	x
Kippy	x
John	x
	No other nominations

Sharmin Self is elected Secretary

- **Consent Calendar**  
None
- **Subcommittee Reports (Including Alpine Design Review Board)**
  - Private Actions – Richard Saldano

- Trails & Conservation – Travis Lyon
- Parks & Recreation – Jim Archer
- Public Facilities, Services, & Major Public Policy - Sharmin Self
- Circulation – Tom Myers
  - Traffic advisory meeting tomorrow to discuss crosswalk on Tavern Road. And recertification on tavern road.
- Communications – Louis Russo
  - Lou presented the results of a survey monkey he posted on the Alpine Community Network. 51.22 percent of respondents listed “Website” as their #1 preference for being informed of local planning issues. Based on that information he would like to reestablish the group website. Lou requested that it be put on the agenda for the next meeting.
- Alpine Design Review Board – Kippy Thomas
- **Officers Reports**
  - Chairman – Jim Easterling
  - Vice Chairman – Travis Lyon
  - Secretary – Sharmin Self
  - Immediate Past Chair – N/A
- **Open Discussion 2 (Only if Necessary)**
  - None**
- **Request for Agenda Items for Upcoming Agendas**
  - Lou Russo requests that the group Website be placed on the February agenda for discussion and action.
- **Approval of Expenses / Expenditures**
- **Announcement of Sub-Committee Meetings**
- **Announcement of Next Meeting:** Feb 27, 2014 at 6:00 PM
- **Adjournment of Meeting**
  - Adjourn at 7:56 pm
  - Motion to adjourn – Sharmin Self
  - Mike Milligan seconds

Thomas P. Myers  
1523 Montecito Vista  
Alpine, CA 91901  
619-885-8063

June 28, 2012

PlaceMakers  
San Diego, CA

RE: Alpine Village Core Form-Based Code DRAFT dated May 15, 2012

Dear PlaceMakers

Following are my comments for the referenced document. Please let me know if you have any questions or desire clarification.

Sincerely,

A handwritten signature in cursive script that reads "Tom Myers".

Tom Myers  
myers1126@cox.net

Email: [myers1126@cox.net](mailto:myers1126@cox.net)  
Phone: 619-885-8063

Page 18, paragraph 8107h & 8107i:

Does this require that street screens be installed the full width of the lot (except for vehicle & pedestrian access) along the primary frontage line (i.e. inside edge of the sidewalk) if there is no building façade along this frontage line? That is certainly not the existing condition along much of Alpine Blvd. today. This will create the illusion of “wall to wall” building facades – is that the intention of this requirement?

Page 22, paragraph 8111a:

Please change to read: “The first Lot Layer should have a Hardscape or Softscape surface treatment.” This change will allow for more creative development of the first Lot Layer with the use of plant materials that can add aesthetic appeal and improve the sustainability of the installation.

Page 22, paragraph 8111c:

Existing condition along Alpine Blvd., as a result of the streetscaping project, does not support the specified 40 ft. spacing.

Page 22, paragraph 8111d:

Street trees for Alpine should reference the native tree varieties in this region because they have naturally adapted to the environmental conditions present here. This will result in a sustainable, fire resistive, low water use landscape based on plants that are hardy during all weather conditions normally experienced in this climate zone. CHIRP for Garden Wildlife, Inc., will provide a list of acceptable street trees and plants for use in the Alpine Village Core.

Pine trees are not acceptable street trees for planting along Alpine Blvd.

- The Greater Alpine Fire Safe Council lists Pine Trees as a Highly Flammable Species - Bad choices for landscaping within the first 50 feet of a structure (Zone 1). (1)
- The San Diego County DPLU list of Low Water Use, Ignition Resistive Plants intentionally leaves Pine Trees off of the list of approved plants, and the list of Undesirable Plants specifically includes Pines.(2)
- Pines are susceptible to disease and insect damage during drought conditions, are highly flammable, have a high water demand, and annually deposit a large quantity of pine needle litter that is both highly flammable and unsightly.

Page 24, paragraph 8112a, also 8207a on page 28:

To be consistent with item f of the Table on page 25, I recommend changing “native stone” to natural stone” and to add heavy timber.

Page 24, paragraph 8112k, also 8207f on page 28:

Change to allow balconies and overhangs to also be constructed of reinforced concrete and to be supported by "columns or brackets". Both methods of support are shown in the accompanying table.

Page 25, Table:

First illustration in Element b should have the step removed to be consistent with paragraph 8112d on page 24.

This table should be designated Table 1.4 Main Street Architectural Elements to be consistent with paragraph 8112r on page 24.

Pages 38-40, Table 4.1C, Furnishing Zone, Parkway Design:

Change to allow landscaping between the trees in all Districts (V1, V2, CD). This will allow both hardscape and softscape options for a more interesting design.

Page 41, Table 4.2 Approved Street Tree List:

Of the 13 species of street trees listed in this table, only the Coast Live Oak is included in the DPLU list of Low Water Use, Ignition Resistive Plants, and the 4 Eucalyptus species are on the Undesirable List due to the high fire hazard. (1) (2)

As a replacement for this table, CHIRP for Garden Wildlife, Inc., will provide a list of acceptable street trees and plants for use in the Alpine Village Core.

The trees listed in this table are referenced in Table 4.1 on pages 38 – 40. Corresponding changes will be required.

Page 45, last entry:

Mulch should be described as "organic or inorganic materials" to allow flexibility for more fire resistive and sustainable solutions at the discretion of the landscape designer.

#### REFERENCES:

(1) Creating and Landscaping Your Defensible Space, The Greater Alpine Fire Safe Council and the US Forest Service.

(2) Water Conservation in Landscaping Ordinance, Ordinance #10032, dated 1/13/2010, accompanying publication Water Efficient Landscape Design Manual, including Appendix G: Low Water Use, Ignition Resistive Plants, and Appendix H: Undesirable Plants, County of San Diego, Dept. of Planning & Land Use dated 02/2010.

R A M O N A

D E S I G N

R E V I E W

Ramona Design Review  
Thursday - January 30, 2014 - 7:30 P.M.  
Ramona Community Center - 434 Aqua Lane - Ramona

DRAFT MINUTES

1. Call to order at 7:40 p.m.
2. Pledge of Allegiance
3. Determination of Quorum : Present: Evelyn McCormick, Rob Lewallen, Chris Anderson, Jim Cooper. Excused absent: Greg Roberson, Carol Close. Unexcused absent: Dan Vengler.
4. Approval of minutes from November 21, 2013 (as previously distributed). Motion to approve by Jim Cooper, seconded by Rob Lewallen. Motion carried 4-0
5. Presentation from the floor, non-agenda items: None
6. Announcements

a. Current sign violations / status on pending violations:

The following concerns were expressed by identified members -

Chris Anderson - Mike's Liquor at Kalbaugh and Main on West side of Building, unauthorized signs

Evelyn McCormick - 5<sup>th</sup> and Main - PSYCHIC SIGN

Rob Lewallen - New Landscape business on Main Street yard sign

- Developing 'junk yard' on Black Canyon

Discussions ensued to include information that Ramona's County Enforcement Representation may have been recently replaced. The Chair will verify this and discuss violations support from the County.

B. Village Design Update: Rob Lewallen indicated that two property changes were being discussed with Joe Farace. Deleting the property north of the creek on Montecito and including within the V.D. purview area the 20 acres Jim Hagey's project at Elliot Pond. Support for these actions have been received informally from the Village Design Group members.

This package will receive a final review at the County next month with, hopefully, the Board of Supervisors review/approval in the Spring.

7. Site Plan Reviews - None

8. Waiver Requests - None

9. Preliminary Reviews - None

10. Other business -

a. Two vacant Board seats -

The Chairperson of the Ramona Community Planning Group has verbally indicated that he will be recommending at their February meeting that Scotty Ensign replace Jim Cooper as their representative.

Jim Cooper indicated a desire to remain as a Board member

Two other candidates appeared at the meeting for vacancy consideration:

Mr. Darryl Larson, an Architect with Forensic experience and has lived here in Ramona after building his home on Salt Mine.

Mr. Robert Ahern, an Architect beginning his business in Ramona

Each of the three candidates made a short presentation.

Motion to accept Jim Cooper as a prospective member pending the appointment of Scotty Ensign as the RCPG representation passed 4-0

Motion to accept Darryl Larson as a prospective member passed 4-0

Mr. Ahern was encouraged to continue to attend meeting and provide support as possible. Scotty Ensign also sought his membership consideration for one of the RCPG sub-committees

b. Request final approval of the Ramona Design Review Checklist -

This checklist was initially presented in late 2012 and received an extensive review by all members of the Design Review Board. Over 150 recommended changes were returned to the County, most of which were accepted. The County is now seeking a final review/determination regarding this document.

Motion to approve in this final form made by Evelyn McCormick, seconded by Chris Anderson. Motion passed 4-0.

c. Final Other Business topic: The next meeting will be on February 27, 2014

11. Adjournment - Motion to adjourn by Jim Cooper, seconded by Chris Anderson. Motion carried by 4-0 at 8:22 p.m.



# Ramona Design Guidelines

Versus

County of San Diego Design Review Checklist Exemption

## MASTER SESSION REVIEW

**A careful review of the cited documents has been completed and a number of variances have been identified between these documents.**

**ITEMS IN BOLD HAVE BEEN REVIEWED BY ALL MEMBERS OF THE RAMONA DESIGN REVIEW BOARD AND AGREE WITH THE COMMENTS**

**First, each of these variances is identified below citing first the number from the County Checklist and then suggested changes to better support the intent of the Ramona Design Guidelines:**

- 1. No. 8 - The single paragraph does not encompass enough of the wording from the top two paragraphs from the Guideline.**
- 2. No. 18 & 19 - change illustration to illustrations (adds s)**
- 3. No. 38 - where does this come from in the Guideline? (OK- AGREE WITH COUNTY)**
- 4. No. 46 - change language from "None...are proposed" to "None ...are allowed"**
- 5. No. 47 - This needs to have the complete first paragraph from Guidelines page 24. (DELETE APROPRIATE FOR CLIMATE AND CHANGE TO FROST PROOF)**
- 6. - This should include language "Plants have been chosen based upon...and the listing of criteria"**
- 7. - This should also in the body refer to "Appendix A Plant Selection Guide"**
- 8. - Add the second bullet wording regarding the need for "...underground irrigation capable of sustaining good plant growth...." (CHANGE ENCOURAGED TO REQUIRED. ADD – PLANTS MUST BE REPLACED WITHIN 6 MONTHS IF THEY DIE.)**

**9. No. 50 - starts with sentence "Ramona is characterized by the eucalyptus lining Main Street." Also change reference to read: "...Appendix B Street Tree Planting Guide page 76-77"**

**10. No. 55 & 56 - Add the language from the first two bullets under 2. Guidelines on page 25**

**11. No. 71 thru 87 - Add language from 3<sup>rd</sup> bullet "...signage should be carefully integrated...." Add once to cover these 17 items**

**12. - Illumination ~~should~~ (use shall) be projected onto the sign face.**

**13. - Somewhat confusing - item 78 as it refers to (except for the parapet in the Main Street District)**

**14. - item 86 referring to neon "...in style utilized in the early 1900s" - prefer way written in the checklist..**

**15. - Needs to refer to illustration on page 32**

**16. IMPORTANT ADDITION: add the complete last paragraph on page 32.**

**17. No. 88 - Add the reference to SD Cty Zoning Ordinance Div 6322. Also need language that addresses gas station canopies to ensure that they only have light limitations.**

**18. No. 90 - This needs to be reworded so that it reflects the original intent.**

**19. No. 92 - This needs to be reworded so that it reflects the original intent.**

**20. No. 96 - ADD 'refer to the illustration on page 43.**

**21. No. 104 - ADD 'refer to the illustration on page 57.**

**22. No. 113 - ADD 'refer to the illustration on page 55.**

**23. No. 114 - ADD 'refer to the illustration on page 56.**

**24. No. 126 - This is covered elsewhere but leave it here also, needs to refer to E-3 not E-2**

**25. No. 127 - Ok to leave this here**

**Second Section: Ok as created by the County BUT needs to add "courtyards, architectural elements such as colonnades & trellises.**

it is suggested that the following paragraphs be included in their entirety rather than the selected sentences that the County is proposing:

26. B2.1.a page 38 first bullet - plus illustration. Also needs to add "courtyards, architectural elements such as colonnades & trellises.

27 & 28 #5,6,& 7 cover the 1<sup>st</sup> bullet but need to add 2<sup>nd</sup> bullet in #6

29. B2.1.c. page 40 top bullet - add whole paragraph to include HEAVY DUTY LANDSCAPING WITH TRELLISES WITH VINES OR DENSE SHRUBS AND TREES SHOULD LANDSCAPE REMOTE PARKING LOTS.

30. B2.2. page 40 - second and third bullet include whole paragraph.

31. B2.2. page 41 - #28 covers bullet #3; Replace #33 with 1<sup>st</sup> bullet; #35 covers bullet #4, BUT ADD 5<sup>TH</sup> BULLET AND ILLUSTRATION.

32. B2.2 page 42 - #29 PLUS a combination of 1<sup>st</sup> bullet; #30 covers 2<sup>nd</sup> bullet, REPLACE #31 with 3<sup>rd</sup> bullet.)

33. B2.3. page 43 - first sentence in first bullet and fourth bullet entirely PLUS ADD- PISTACIA CHINENSIS AND PYRUS CALLERYANA 'REDSPIRE' ARE OLD TOWN DESIGNATED SPECIES.

34. B2.5. page 44 - add second and fourth bullet and second to last bullet

35. B3.1 page 45 - first and second sentence, but consider including all of page 45 to ensure coverage and understanding.

36. B3.1. page 46 - top bullet; AND NEXT BULLET, TOO.

37. B3.2. page 46 first and second bullet PLUS ADD THIRD AND FOURTH BULLET, TOO.

38. B3.3.a. page 46 first paragraph under first bullet. Is this covered in #64?? ALSO ADD "15 gallon" to #63 versus 24" minimum.

39. B3.3.a. page 47 - Is this covered in #64?? Perhaps include whole first bullet paragraph

40. B3.3.b. page 47 - include total paragraph under Parking Lot Setback, and add "...on center..."

41. B3.3.c. page 47 - include all of both paragraphs.

42. B3.3.d. page 47 - include whole first paragraph.
43. B3.3.d. page 48 - add first sentence in second bullet and include all of last bullet.
44. C.1. page 49 - include all of these three paragraphs
- CHANGE SHOULD's TO SHALL.
  - FIRST BULLET- ADD- SUCH AS SIDEWALK CAFES AFTER PEDESTRIAN AREAS.
  - FIRST BULLET ALSO NEEDS MENTION OF A GENTLE MEANDERING PATH.
  - LAST BULLET- CHANGE CONSIDER TO INCLUDE.
  - CHANGE ENCOURAGED TO REQUIRED WITH BERMS AND HEAVIER LANDCAPINGS.
45. C.2. page 50 - include complete second bullet and the A. thru F. with the illustration (CHANGE SHOULD TO SHALL. NEED BETTER GRAPH SHOWING GENTLE S MEANDERING PATH/SIDEWALK.) - This is too long and needs to be wordsmith & condensed BUT TO INCLUDE ABOVE.
46. C.2. page 51 - strengthen language in fourth bullet: not encouraged but 'MUST'. AT END, ADD SIDEWALKS WILL MEANDER IN A GENTLE FASHION.
- PAGE 52. INCLUDE ONLY EUCALYPTUS CLADOCALYX. DELETE OTHER EUCALYPTUS).
- PAGE 52 C. AT END OF FIRST BULLET ADD- DIAMOND SHAPED PLANTERS ARE ALLOWED TO USE AS WHEEL STOPS IN ANGLED PARKING.
47. D. page 53 - add first bullet 'Orient as many dwelling units as possible towards the street.
48. D.1 page 53 - include total of first paragraph (Condense without loss of purpose?).
49. D.2. page 53 - include all of first bullet on this page.
50. D.2. page 54 - include total of top bullet.
51. D.3. page 54 - INCLUDE ALL BULLETS
52. D.4. page 54 - include first sentence in first bullet (INCLUDE ALL BULLETS)

53. D.4. page 54 - include first and third - under second bullet (INCLUDE ALL BULLETS)
54. D.5.a. page 55 - add first and second bullet (but delete last sentence in bullet #2. (THIS WHOLE PAGE SEEMS TO BE VERY IMPORTANT ? INCLUDE WHOLE PAGE)
55. D.5.c. page 56 - add last sentence in first bullet and all of second bullet; also add reference to illustration.
56. D.6.a. page 57 add first sentence from first bullet and add reference to illustration
57. D.6.b. page 58 - add first bullet plus subset (BOTH BULLETS)
58. D.6.c. page 58 - add subset under first and second bullet.
59. D.6.d. page 58 - add first sentence under first bullet (INCLUDE ALL BULLETS. ADD- DUMPSTERS AND ALL UTILITIES ARE TO BE SCREENED WITH SHRUBS)
60. E. page 60 - page 60 - add two bullet under heading.
- 61, E.1. page 60 - add first two sentences in first bullet
62. E.1. page 60 - add second bullet (This is covered in #117 also but leave here and add first sentence in 1<sup>st</sup> bullet)
63. E.2. page 60 - Bullet #1 covered in #119 but ADD OTHER TWO SENTENCES  
 - Bullet #2 covered in #120 but ADD 2<sup>ND</sup> SENTENCE OF BULLET  
 - Bullet #3 covered in #122  
 - Bullet #4 covered in #123  
 - change al 'DISCOURAGED' TO PROHIBITED.)
64. E.2. page 61 - add total of top three bullets  
 - PAGE 61 SECOND BULLET, ADD- CHAIN LINK FENCES SHOULD BE COMPLETELY COVERED WITH EVERGREEN VINES.
65. E.4.a. page 61 - add first bullet header and first sentence just under it.
66. Appendix A page 73 - include in entirety (ADD- PALMS ARE NOT ALLOWED. CHOOSE FROST FREE SPECIES. AVOID SPECIES WITH SHORT LIVES.) (DELETE JACARANDA, BOTH EUCALYPTUS CITRIODORA

**AND FICIFOLIA, CASSIA LEPTOPYLLA, SCHINUS TEREBINTHEFOLIA.  
ADD UNDER TREE MATRIX- TIPUANA TIPU, CERCIS CANADENSIS,  
TRISTANIA CONFERTA, ERIOBOTRYA JAPONICA, CHITALPA  
TASHKENTENSIS, CHORISEA SPECIOSA)**

**- This may become to long for a checklist but then  
will need a strong reference to the guidelines to make sure the project  
proponent reads it...**

**Pages 74 and 75 - TREE MATRIX (This may become to long for a checklist  
but then will need a strong reference to the guidelines to make sure the  
project proponent reads it...**

**- ADD: PALMS ARE NOT ALLOWED. CHOOSE FROST  
FREE SPECIAS, AVOID SPECIES WITH SHORT LIVES.**

**- DELETE: JACARANDA, BOTH EUCALYPTUS  
CITROIDORA AND FICIFOLIA, CASSIA LIPTOPYLLA, SCHINUS  
TEREBINTHEFOLIA.**

**- ADD UNDER TREE MATRIX: TIPUANA TIPU, CERCIS  
CANADENSIS, TRISTANIA CONFERTA, ERIOBOTRYA JAPONICA,  
CHITALPA TASHKENTENSIS, CHORISEA SPECIOSA.**

**67. Appendix B page 76 - include in entirety (ADD- PYRUS CALLERYANA  
'REDSPIRE' AFTER CHINESE PISTACHE).**

**- (This may become to long for a checklist but then  
will need a strong reference to the guidelines to make sure the project  
proponent reads it...**

**- REPLACE LIQUIDAMBER STYRACIFLUA  
(DISRUPTING ROOTS) WITH PLATANUS ACERIFOLIA (PLANE TREE)**

**BOTTOM PAGE 76 DELETE ALL BULLETS AS THE BOARD AND TREE  
TRUST DESIGNATED ONLY EXISTING HISTORIC EUCALYPTUS SPECIES  
BE PLANTED- EUCALYPTUS CLADOCALYX (SUGAR GUM) FROM 10<sup>TH</sup> ST  
TO ETCHEVERRY STREET.**

**BOTH INDUSTRIAL DEVELOPMENT AND PLANNED RESIDENTIAL  
DELETE BAUHINIA (FREEZES) AND GINGKO (HIGH DEATH RATE), AND  
REPLACE WITH PLATANUS ACERIFOLIA, PISTACIA CHINENSIS.**

## Ramona Design Review

Thursday - March 29, 2012 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona

### **DRAFT MINUTES**

1. CALL TO ORDER by McCormick -7:35 pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM -Klingner, McCormick, Lewallen, Roberson, Close, Kirkpatrick & Anderson present. Absent: Vengler Not yet seated but present: Jim Cooper
4. APPROVAL OF MINUTES: Motion to approve minutes by Anderson, 2<sup>nd</sup> by Lewallen unanimous approval
5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS:
6. ANNOUNCEMENTS -
  - Discussion on signage violations.
    - Village Design Update: The finished copy of the plan still needs revision. It is heavy in zoning and we feel the document is lacking in details that mirror the Ramona Design Review Guidelines and Village Design work that Howard has been facilitating. Still a work in progress. Discussion regarding forming a hybrid body that is made up of Design Review Board and Planning and zoning people, traffic and landscaping to review future project with this code.
7. SITE PLAN REVIEW
  - a. Main Street and Letton - Site Plan Review for a feed store (Russell Rumansoff). One of the colonnade trees is proposed to be removed. The hay barns will be 3 sided open facing towards the main building. The main building is 180 feet long to the columns (eave to eave). One curb cut proposed on Main Street. We need complete landscaping planting plan with list of plants and size, lighting, & signage details. Zero lot line may make it an issue. The back side of the barn needs to be addressed. A 5 foot landscape buffer? No. that's 180 feet long. It needs to have a plane shift even only 2 feet. The ridge line needs to be broken up approximately every 50 feet. This will require bio-swales and drainage to be addressed. The asphalt is extensive and non-permeable which creates a heat island. We need to have details on the fencing proposed. We need a color board. We need signage particulars but those are not required to approve the site plan but you would have to come back and have one approved prior to installing any signs. North and South elevations look great. DG meandering sidewalk is desired. Place on the April 26<sup>th</sup> meeting agenda.
8. WAIVER REQUESTS
  - a. Dollar Tree 1855-1863 Main Street (Kmart Center) Signage and minor frontage changes  
Tony Rector presenting- they have 90 sf allowed. They are farther back than 100 feet from Main Street so they are allowed 18" maximum high letters. They decided to stay within the design of the current mall (siding) to be complimentary to the complex (have the details match the center and the materials). Roberson prefers the dormers to be further out (like K-Mart's). If you make it 2 feet deep so it pops and it will look better. Signage looks good at 18" high and not internally illuminated, With GREEN (dark hunter green as presented) led illumination Channel Letters with a beige background (to match the complex). The non illuminated two sided hanging blade sign is white letters.  
Approval as presented with the exception of the flat vertical portion between the 2 dormers to be recessed a minimum of 24 inches. The front sign between the dormers to be GREEN (dark hunter green as presented) led illumination Channel Letters with a beige background (to match the complex). Motion by Lewallen, 2<sup>nd</sup> by Roberson. Unanimous Approval.
9. PRELIMINARY REVIEW
10. OTHER BUSINESS
  - a. ROW standards support letter to CalTrans. Motion to Approve by Lewallen, 2<sup>nd</sup> by Roberson. Unanimous approval.
  - b. Process of Review and Approvals (Dixie from County presented in December):

Discussion regarding changes: a number of checklist items that will create conflict because they are mutually exclusive requirements. This document is at odds with what we have been working on for the Village Design (for the Ramona Community Plan). We have been told that these guidelines pertain outside of the "Village Core" (Village Design Purview Area) area and we do not understand how that can possibly be. There are 3 separate county projects dealing specific with the Ramona Planning Design Guidelines and standards. First one is this project which creates a check list from our current Guidelines. The second is the Ramona Village Core Plan. The third one is the proposed residential community character. These 3 projects are in conflict with each other and mandate different requirements for the same parcel. The terminology is the same but the definition is different for each of the three projects. Specifically if the Ramona Core was excluded there are virtually no commercial properties that would be affected by this checklist (except for the 3 legal non-conforming). This system is flawed and needs to be addressed. Motion to send comments to the county along with the groups concerns (that have been sent to the Chair) as Ramona Design Review Board comments by Lewallen, 2<sup>nd</sup> by Roberson. Unanimous Approval.

11. ADJOURNMENT - 9:45 pm

Respectfully Submitted by Chris Anderson, Ramona DRB Secretary



# County of San Diego- Ramona Design Review Compliance Checklist

- THIS COVERS BUDG TYPES THAT ARE PREDOMINANTLY IN THE RAMONA VILLAGE PLAN AREA. MUST BE COORDINATED
- INCLUDE GRAPHICS IN CHECKLIST TO CLARIFY REQUIREMENT.

## SITE LAYOUT DESIGN STANDARDS

- Develop compatible relationships to the land forms, building placement, and existing Demonstrate an overall design integrity and a serious attempt to contribute to the beauty and harmony of the community.
- Contribute to the community's design objectives.
- Develop compatible relationships to the land forms, building placement, and existing open spaces of neighboring properties.
- Respect the existing views, privacy, quiet, sun and light exposure of neighboring properties.
- When land use or development patterns require a project to be different from its neighbors, provide a transition from existing to new development by careful placement and massing of buildings, well-designed planting patterns and other means.
- The degree to which neighboring sites and buildings must be considered in the design of a new project will depend upon the value, architect& quality and estimated tenure of improvements on the neighboring property, as well as the particular requirements of the new project. While a firm rule for design is not possible, every new proposal should demonstrate that it has considered the contextual influences of neighboring properties and has made a diligent effort to orchestrate careful relationships between old and new.
- Preserve the historic character of Old Town Ramona.
- Preserve or recreate the architectural character of Main Street buildings as they looked from the 1890's to early 1920's.
- Maintain the traditional pattern of buildings facades located on the front property lines along Main Street.
- Encourage pedestrian traffic by maintaining friendly pedestrian scale and traditional "Main Street" building patterns.
- Locate parking lots away from Main Street.
- Every project should demonstrate that it has considered the positive influence of neighboring properties and has made a diligent effort to maintain and enhance historic Main Street building patterns.



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
<b>Building Location &amp; Orientation</b>				
1	The site organization is coordinated with the arrangement of buildings, open spaces and landscape elements of adjacent sites. Coordinated elements include shared driveways, aligned parking lot driveways, common pedestrian open space, connected internal sidewalks, and similar building location, scale and design where consistent with these guidelines. (See Illustration)		C2(p50)	
2	In the Main Street District, the Project maintains the Street Wall with zero setbacks on the front property line. Where provided, gaps in the Street Wall created by recessed pedestrian courtyards or other areas facing the street not more than 12 feet deep do not exceed 50% of the building's façade. (See Illustration)		B2.1(p38)	
3	In the <u>Ramona Village</u> Side Streets, buildings are set back <u>at least 15' street</u> ? lines. The setbacks provide a planted or pedestrian area. (See Illustration)	FROM CL?	B3.1(p45)	
4	In the commercial areas outside the <u>Ramona Village</u> , buildings are set back at least 10' from the street lines. <u>MAIN 10TH - 20TH - 20'</u>		C.1(p49)	
5	Retail and pedestrian oriented activities are located at the street level.		B2.1(p39)	
6	The project provides frequent entrances along the street. (See Illustration)		B2.1(p39)	
7	Parking, blank walls and non-active uses are not located along the street.		B2.1(p39)	
8	Buildings are organized around courtyards or grouped in compact clusters to create coherent and useful outdoor spaces that function as development focal points, opportunities for activities or transitions between indoors and outdoors.		A1.5(p15) C.1(p49)	
9	Covered and trellised outdoor spaces such as porches, loggias and colonnades are provided to provide shade, a transition between indoor and outdoor uses, and visual interest through shade and shadow patterns on building facades. (See Illustration)		B2.2(p42)	
10	Secondary pedestrian entrances are located at the rear of the building near alley parking facilities, where applicable.		B2.1(p39)	
11	Sidewalks in front of new buildings have a paving material and pattern that is either representative of a predominant pattern already existing in the neighborhood or one that reflects an extension of the building's design character.		C.2(p51)	
<b>Parking Lot Location, Access &amp; Connections</b>				
12	The project parking areas are not located between the building and the street. They are located to the rear of the buildings and property.		B2.1(p39) B3.2(p46) C.1(p49) D.5(p55)	
13	Parking lot access is provided from alleys. If not possible, then access is provided from rear yards, then side streets, and lastly from the primary frontage street.		B2.1(p39) B3.2(p46)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
14	Where access is off Main Street because there is no workable alternative: <ul style="list-style-type: none"> <li>• Curb cuts are the minimum width; and</li> <li>• Architectural elements to preserve and reinforce the visual continuity of the street wall enclosure. (See Illustration)</li> </ul>		B2.1(p39)	
15	The Project provides pedestrian and vehicular linkages to adjacent development through connecting sidewalks, common entrance driveways, linked and aligned streets, driveways and common service/delivery areas where feasible. If not provided, applicant has adequately demonstrated reasonable effort to provide such improvements. (See Illustration)		B2.1(p40) B3.2(p46) C.2(p50)	

ARCHITECTURAL DESIGN STANDARDS

- While no one architectural style is desired, architectural elements that are rustic and characteristic of rural buildings are strongly preferred.
- Respect the scale of the community with regard to the apparent height and width of new buildings.
- Building form, mass and elevations should be articulated to create interesting roof lines, shadow patterns and architectural detailing.
- Buildings should incorporate natural landscape features as design elements.

**Building Form & Massing**

16	The Project coordinates with the actual and apparent height of adjacent structures through adjustment of the actual height of a wall, cornice, or parapet line to match that of an adjacent building, or the apparent height by placing window lines, belt courses, and/or other horizontal elements in a place or pattern that reflects the same elements on neighboring buildings. (See Illustration)		B2.2(p40)	
17	On principal elevations, large or long continuous wall planes are avoided. Building elevations over 50 feet in length incorporate changes in plane and architectural features that provide visual interest, including strong areas of shade and shadow. (See Illustration)		A2.1(p16)	
18	Every building provides some shade and shadow via offsets, projections, roof overhangs, and recesses to provide depth and substance. (See Illustration)		A2.1(p17)	
19	Changes in roof pitch and adjacent heights are accompanied by plan offsets. (See Illustration)		A2.1(p17)	
20	Building entrances are clearly apparent through the use of building forms and materials.		A2.5(p20)	
21	Buildings include outdoor spaces such as balconies, verandas, patios and loggias that are functional as well as decorative. (See Illustration)		A2.6(p20)	READ FOR ALL BLDGS?
22	The project does not propose franchise or prototype buildings		B2.2(p40)	

ALL MAJOR CHAINS FOR FULL PROCESS? NOT NECESSARY



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
	<b>Multi-Building Projects</b>			
23	Multi-building developments have a consistency of design among separate structures.		A2.2(p18)	
24	Facades and roof lines facing streets, parking areas and residential neighbors are <u>consistent</u> throughout the development in design, color, and materials. <i>COMPLEMENTARY?</i>		A2.2(p18)	
25	Rear facades, if visible from public streets or neighboring properties, are finished in a quality, color, and material similar to the principal sides of the building(s).		A2.2(p18)	
	<b>Elevations and Building Façade Materials</b>			
26	Architectural elements, signage, and other façade elements are integrated into the design of the façade.		A2.3(p18)	
27	Material changes intersect with an architectural element, such as a chimney, projection, or pilaster. (See Illustration)		A2.3(p18)	
28	Project uses one or more of the following encouraged building materials: <ul style="list-style-type: none"> <li>• Brick, adobe brick, and native stone</li> <li>• Concrete and concrete masonry with textured surfaces and integral color</li> <li>• Wood siding</li> <li>• Cement plaster (stucco)</li> <li>• Exposed timber structural members</li> </ul>		A2.3(p18)	
29	The project does not use any of the following building materials: <ul style="list-style-type: none"> <li>• Large areas of glass, except at pedestrian level store fronts</li> <li>• High contrast color glazed masonry except for small areas of detail.</li> <li>• Glass curtain walls</li> </ul>		A2.3(p18)	
30	Windows and doors are deeply recessed to create strong shadow lines.		A2.5(p20) B2.2(p41)	
31	Main Street buildings have covered walkways or other forms of shaded base on street facing facades, <u>one-story not more than 16 feet high</u> defined by columns, arches or other vertical elements supporting a flat or low pitched roof (between 3:12 and 5:12) with at least 7 feet clear height over walking surfaces. (See Illustration) <i>← ?</i> <i>← ONE STORY BASES ONLY?</i>			Ratios are typ. "Low to moderate" Deal breaker?
32	Corner buildings use corner entries or other elements to emphasize the corner site condition. <i>MAIN ST. DISTRICT REQ.</i>		B2.2(p42)	
33	False fronts (as opposed to parapets) are only used on western theme buildings and are no taller than the equivalent of one-half story.		B2.2(p42)	
34	In the Main Street District, street facades match the scale, height and width of surrounding buildings and reinforce the traditional 50-foot lot and building width rhythm. (See Illustration)		B2.2(p40)	
35	In the Main Street District, building form, mass and elevations use roof lines, shadow patterns and architectural detailing prevalent in the 1890's to 1920's.		B2.2(p41)	Too subjective



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/Explanation
36	In the Ramona Village, the clear glass area is greater than 50% of the façade on the first floor, and less than the first floor on the second floor. (See Illustration)		B2.2(p41)	Added 50% vs. "Adequate";
37	When a rear or side of building is used as an entry or is visible from the street, it has the same architectural treatment as the front elevation.		B2.2(p41)	
<b>Roof Forms</b>				
38	Sloped roofs over 50 feet in length have a break in plane or other treatments that break up the continuous lines and surface to create visual interest. (See Illustration)		A2.4(p19)	
39	Outside of the Ramona Village, gabled, hip or shed roof forms at a moderate to steep pitch (e.g. 4:12 and greater) are proposed.		A2.4(p19)	Added ratio <i>2 DIFFERENT WAYS TO COMPLY</i>
40	Generous (e.g. 2' and greater, depending on the size and style of the building) eaves and roof overhangs create strong shadow lines and limit the amount of sunlight striking glass surfaces.		A2.4(p19)	Added size <i>2.5'</i>
41	The project incorporates shed roofs, or trellises covering exterior walkways or loggias that "scale down" a flat roof structure and provide shadow relief. (See illustration)		A2.4(p19)	COMBINING SO NO ON ONE DOESNT EXCLUDE THE PROJECT
42	The project roof materials are: <ul style="list-style-type: none"> <li>• Clay tile;</li> <li>• Concrete tile;</li> <li>• Composition shingles with a shadow line;</li> <li>• Fire treated wood shakes and shingles, if Class "C"; or</li> <li>• Standing seam (metal) or corrugated.</li> </ul>		A2.4(p20)	Deal breaker? <i>ALLOWED?</i>
43	The project does not use any of the following roof materials: <ul style="list-style-type: none"> <li>• High contrast color, brightly colored glazed tile or highly reflective surfaces</li> </ul>		A2.4(p20)	Deal breaker? <i>CONTRAST</i>
44	Main Street District, parapets or end gables face the street with a distinct profile to create a visual terminus of the building against the sky. (See Illustration)		B2.2(p41)	
<b>Fences and Walls</b>				
45	Fences and walls over 3 feet high which face public streets provide a fully landscaped buffer at least 5 feet deep on the street facing side of the wall. For residential projects, when solid walls are used to buffer traffic noise, the walls provide a change of plane at a minimum of 50 foot intervals. (See Illustration)		A2.7(p21)	Limit height to 3 feet?
46	Walls on sloping terrain are stepped at regular intervals to follow the terrain		A2.7(p21)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
17	<p>Wall and/or fencing materials are from the following list of materials:</p> <ul style="list-style-type: none"> <li>• Native stone</li> <li>• Masonry or masonry with cement plaster finish</li> <li>• Cement plaster over framing</li> <li>• Detailed wrought iron</li> <li>• Wood</li> <li>• Brick</li> </ul>		A2.7(p21)	
18	<p>None of the following wall and/or fencing materials are proposed:</p> <ul style="list-style-type: none"> <li>• Chain link or open wire, except where heavily screened by landscape.</li> <li>• Corrugated metal</li> <li>• Bright colored plastic or plastic coated materials</li> <li>• Reed materials</li> </ul>		A2.7(p22)	Vinyl/Plastic coated?
<b>LANDSCAPE DESIGN STANDARDS</b>				
<ul style="list-style-type: none"> <li>• Planting design should reflect Ramona's rural character and expand throughout the community the pattern of tree-lined streets.</li> <li>• Plant selection should recognize the importance of water conservation and emphasize drought tolerant plant species.</li> <li>• Native or naturalized plants are encouraged. Other planting should be encouraged only if they become drought tolerant following short establishment periods.</li> </ul>				
<b>Plant Selection Guide and Landscape Manual</b>				
49	All landscape plans comply with the County Landscape Ordinance and Water Efficient Landscape Design Manual.			New
50	Plant selection follows the recommendations of the Ramona Plant Selection Guide of the Ramona Design Guidelines, or other plant lists, landscape manuals or selection guides applicable to the San Diego region and local climactic, soils and growing conditions.		A3.1(p24)	Amended
51	Site areas not used for building, parking or other designated functions are planted. ← LANDSCAPED		A3.2(p24)	
52	All public right-of-way areas between a newly developed property and the existing sidewalk or street edge should be fully landscaped.		A3.3(p24)	
<b>Design Concepts</b>				
53	Street trees are proposed consistent with the designated types for the specific street frontage as listed in the Street Tree Planting Guide (see Appendix B).		A3.1(p23) B2.3(p43) B3.3(p47)	
54	Tree grates protect roots from pedestrian traffic.		B2.3(p43)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
55	Project proposes shrubs massed beneath the trees (rather than lawn or ornamental ground covers) to provide flower color, fragrances, and important screening considerations, and to enhance the rural appearance.		A3.1(p24)	
56	Creeping shrubs are used in place of traditional "ground cover."		A3.1(p24)	
57	Expanses of turf grasses limited to parks or other active use areas.		A3.2(p24)	
<b>Preservation of Significant Trees</b>				
58	No healthy, well-formed oak tree with a diameter of more than 6 inches, or any two trunks with a combined diameter of 8 inches, as measured four and one-half feet above the root crown will be removed.		A4.1(p25)	Deal breaker? Allow for removal?
59	No healthy, well-formed tree with a diameter of more than 12 inches, or any two trunks with a combined diameter of 16 inches or more, as measured four and one-half feet above the root crown will be removed.		A4.1(p25)	
<b>Perimeter &amp; Parking Lot Landscaping</b>				
60	In the Ramona Village Side Streets District, street trees are planted at 25 feet on center. Roots are protected from pedestrian traffic.		B3.3(p48)	All Village area?
61	At least 5% of the internal parking areas greater than 6,000 square feet are planted with trees and shrubs.		B3.3(p47) D.6(p58)	
62	There is a minimum of 5 feet between the perimeter of the parking lot and the building and from rear and interior side property lines.		B3.3(p47) D.6(p58)	MOVE TO C7 4' v. 5'
63	One tree is provided for every 300 square feet (1:500 in Industrial areas) of total area: <ul style="list-style-type: none"> <li>In the Ramona Village Side Streets District, between the parking lot and front or side street.</li> <li>In side and rear yards, where provided.</li> <li>In commercial areas outside of the Ramona Village, in the 15 foot deep Landscaped Street Edge Zone.</li> <li>In all Multi-family yards</li> </ul>		B3.3(p46) D.6(p58) E.4(p61)	
64	One tree is provided for every 200 square feet of total area (1:100 square feet for Commercial Development outside of the Village) between the interior property line and edge of the parking lot.		B3.3(p47) C.3(p52) E.4(p62)	1/200 excessive
65	Every parking space is located within 30 feet of the trunk of a tree.		B3.3(p47) C.3(p52) D.6(p58)	Apply to Industrial?
68	All required trees are 15-gallon minimum size. <i>A MINIMUM OF</i>		B3.2(p46) C.3(p52) D.6(p58) E.4(p61)	
67	All shrubs provide a visual screen of a minimum of 30 inches (5 feet in Industrial areas) in height after 2 years growth: <ul style="list-style-type: none"> <li>Between the building and street property line in the Ramona Village</li> <li>Between the parking lot and front or side street property line</li> <li>In side and rear yards</li> </ul>		B3.3(p47) D.6(p58) E.4(p61)	IN CONFLICT N/CO-CA



**County of San Diego - Ramona  
Design Review Compliance Checklist Process**

		<b>Site Plan Complies (Y/N/NA)</b>	<b>Guideline Reference</b>	<b>Comment/ Explanation</b>
68	The project provides a 15 foot landscaped street edge zone (20 feet with the ROW) along front and side streets for: <ul style="list-style-type: none"> <li>• Village Side Streets</li> <li>• Main Street (10<sup>th</sup> and Etchevery Street)</li> <li>• Multi-family Projects</li> <li>• Industrial Projects</li> </ul>		B3.1(p45) D.5(p55) D.6(p57) E.1(p60)	
69	The project provides a 10 foot landscaped street edge zone (15 feet with the ROW) along front and side streets for Commercial Development Outside of the Village.		C.1(p49)	
70	Where an industrial parking area abuts a commercial or residential use, or where a commercial lot abuts residential use or residentially zoned property, a solid 6 foot fence or wall is provided within the interior side or rear yard planting area. There is a minimum 4 foot wide landscaped area between the fence or wall and parking area.		B3.3(p47) E.4(p62)	
71	Industrial storage yards and service areas are screened from public view by plantings along, or in combination with walls or fences.		E.3(p61)	
72	In industrial projects, all fences and walls are set back at least 20 feet from the front and side street property lines.		E.3(p61)	
73	Roof top equipment is screened from view and or enclosed in a housing which reflect the architecture of the main building, and/or painted to match the roof color.		E.3(p61)	
<b>SIGNAGE DESIGN STANDARDS</b>				
<ul style="list-style-type: none"> <li>• Signs in Ramona should be designed to communicate in a simple, clear and uncluttered manner. They should be in character with the neighborhood they are in and the buildings and uses they represent.</li> <li>• All signs should be a minimum size and height to adequately identify a business and the products or services it sells.</li> </ul>				
<b>General Design Criteria</b>				
74	Sign illumination is external, fully shielded top mounted, downward directed light source shielded from view. Lighting levels comply with the lighting standards.		A6.1(p29)	Direct down, ref light standards
75	All signs and sign components are limited to three colors in addition to black and white.		A6.1(p29)	
76	Signage is consistent in location and design throughout the development.		A6.1(p29)	
77	No sign, other than a sign installed by a public agency, is located in the public right-of-way on sidewalks or streets, except signs which hang over sidewalks in the Ramona Village.		A6.1(p30) B2.5(p44)	





County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
<b>Commercial and Industrial Development</b>				
82	<p>Where frontage is defined as the length of the building(s) facing the principal street of the development (each project can only have one frontage):</p> <ul style="list-style-type: none"> <li>For frontages up to 100 lineal feet, the total sign area is limited to ¼ square foot of sign area per lineal foot of building frontage, to a maximum of 65 square feet of tenant signage.</li> <li>For frontages over 100 lineal feet, the total sign area is limited to ⅓ square foot of sign area per lineal foot of building frontage, to a maximum of 90 square feet of tenant signage.</li> <li>For projects with more than one tenant, the following additional signage does not exceed:               <ul style="list-style-type: none"> <li>One sign to identify the complex allowing one square foot of sign area per lineal foot of total project frontage up to 75 square feet; and</li> <li>One building directory sign not exceeding 10 square feet in size may be allowed at each public entrance.</li> </ul> </li> </ul>			
83	Letter and symbol height is limited to 12 inches <del>and</del> 18 inches for signs located <del>less or</del> more than 100 feet of a public right-of-way, <del>respectively</del> .		A6.3(p31)	
84	Kiosk signs are limited to 8 feet in height and only used on private property and incorporated into the design of a courtyard or other pedestrian space.		A6.3(p31)	
<b>Multi-Family Residential Development</b>				
85	Project signage is one or more of the following sign types: Wall, Single Pole Hanging or Monument.		A6.3(p31)	
86	There is no more than one sign per multi-family residential development entry from a public street or road.		A6.3(p31)	
87	Sign area is limited to 10 square feet for projects of less than 25 dwelling units, and 25 square feet for projects with 25 or more dwelling units.		A6.3(p31)	
<b>Main Street District Signage</b>				
88	Signs in the Ramona Village reflect the signage typical of the 1890's through 1920's.		B2.5(p44)	
89	Neon signs are mounted on solid backing and are designed in a style utilized in the early 1900's.		B2.5(p44)	
90	No sign length exceeds 50% of the building façade.		B2.5(p44)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
<b>LIGHTING DESIGN STANDARDS</b>				
<ul style="list-style-type: none"> <li>Lighting should be used efficiently to aid safety, security and to compliment architectural character without intrusion into adjacent properties, roadways and the night sky.</li> </ul>				
<b>Prevent Glare, Preserve Night Sky</b>				
91	All light is directed downward.			New
92	Service area lighting does not spill onto adjacent areas.		A7.1(p32)	
93	All lighting fixtures are full cutoff and fully shielded to prevent direct view of the light source and keep the light out of the viewer's line of sight. At least 90% of the light is projected below an angle of 80 degrees. No light is projected above the horizontal plane passing through the lowest light-emitting point of the fixture.		A7.1(p32)	Amended
<b>Low, Even Levels</b>				
94	The amount and intensity of lighting is limited to that necessary for safety, security and to compliment architectural character. Lighting does not interfere with the character of the surround neighborhood.	Need this provision, see photo metrics by office	A7.1(p32)	Delete -- too subjective?
95	Lighting levels comply with the County Light Pollution Code (51.201-209, aka Dark Sky Ordinance), Section 6324 of the Zoning Ordinance, and the County Guidelines for Determining Significance For Dark Skies and Glare.	office group.	A7.1(p32)	Added ref to Significance Guidelines
96	Where provided, lighting levels are generally even and balanced to avoid high contrast between more and less brightly lighted or unlighted areas as recommended by IESNA.  (IESNA recommends that the ratio between the brightest and minimum lighting levels should not exceed 10:1, and 4:1 between the average and minimum lighting levels. For example, IESNA recommends a minimum level of 0.2 footcandles for commercial parking areas. Therefore the average should be approximately 0.8 and the maximum illuminance should be approximately 2.0 footcandles.)			New, from Significance Guidelines refs
97	Externally lighted signs use only fully shielded top mounted, downward directed light sources. Lighting levels do not exceed 3.0 footcandles on any vertical sign surface and have a ratio of not more than 2:1 between brightest and darkest portions of the sign. (IESNA)			New, from Significance Guidelines refs
<b>Size, Color &amp; Materials</b>				
98	Overhead luminaires in commercial parking areas are not more than 20 feet high and direct light away from public streets and adjoining properties.	DEFINING ALLOWABLE	MAY LIGHT A7.2(p32)	TRESPASS,
99	All luminaires in residential parking areas are 15 feet or less.		A7.2(p32)	
100	Overhead walkway lighting is between 8-12 feet.		A7.3(p32)	
101	In the Main Street District, the Old Town Ramona historic streetlight fixture is used.		B2.4(p43)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
<b>LOW IMPACT DEVELOPMENT DESIGN STANDARDS</b>				
<ul style="list-style-type: none"> <li>All development projects should strive for site planning, planting and building design which reduces energy consumption and provide more comfortable indoor and outdoor living spaces.</li> </ul>				
<b>Design for Climate &amp; Energy Conservation</b>				
102	Building axes are generally oriented east-west to optimize passive and active solar management and energy efficiency to the extent reasonably practicable.	GOOD IDEA BUT NOT Y/N FOR APP.		Equal. New
103	Exterior wall surfaces and windows are protected from direct sun exposure via protected courtyards, porches, arcades, loggias, verandas, or overhangs.	? NOT REASONABLE	A5(p28)	
104	Deciduous trees used on the south and west sides of a building allow shade in summer while allowing sun penetration in winter.		A5(p28)	
105	Roof overhangs on south-facing walls protect window areas from summer sun while admitting lower winter sun rays.		A5(p28)	
106	South-facing courtyards are used to create protected outdoor spaces, giving the site a more favorable microclimate for year-round activities.	REQUIREMENT?	A5(p28)	
<b>Low Impact Development</b>				
107	The Project preserves natural drainage features and maintains the existing drainage patterns.			New
108	<del>The Project does not channel or underground drainage.</del> Stormwater runoff is conveyed via surface flow over or through vegetated swales or landscaped "dry streams."			New
109	Impervious surfaces such as roofing and paving are reduced through the use of minimum width driveways and drive aisles, providing the minimum number and size of parking spaces, pervious pavers, green roofs, or other techniques from the County Standard Urban Stormwater Management Plan (SUSMP).		MEASURES SUCH AS	New
110	Runoff from impervious surfaces is dispersed to adjacent pervious surfaces such as landscaping or porous pavers.			New
111	Drainage areas are divided into small subsets and treatment areas to treat the stormwater as close to the source as possible using bio-swales, landscaped basins, pervious pavers, or engineered Integrated Management Practices (IMPs) such as bioretention facilities, flow-through planter boxes, cisterns, or infiltration trenches, or other techniques recommended in the County LID Manual or SUSMP.			New
112	Five percent of the site area is reserved or used to treat stormwater runoff via conveyance through vegetation; infiltration and/or detention. Relatively flat (<4% slopes) landscape areas are appropriate for this purpose.			New



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
<b>BUILDING EQUIPMENT AND SERVICES</b>				
<ul style="list-style-type: none"> <li>Carefully locate and design building equipment and service to minimize visual impact on public streets and neighboring properties.</li> </ul>				
113	Where alleys exist, locate all service areas, delivery entrances, loading docks and refuse facilities off of the alley.		A8(p33)	
114	In larger commercial developments, service and loading areas are separated from main circulation and parking areas.		A8(p33)	
115	Trash containers and outdoor storage areas are screened from view from public streets, pedestrian areas and neighboring properties. The screen for trash containers is of durable materials that match or are consistent with the architecture of the principal buildings.		A8(p33)	
116	Utility meters are located in service or screened areas.		A8(p33)	
117	Exterior surface mounted utility boxes are designed, painted or screened to blend with the design of the buildings to which they are attached.		A8(p33)	
118	Mechanical equipment, <del>air conditioning</del> satellite dishes, communication devices and other equipment are concealed from view of public streets, adjacent properties and pedestrian oriented areas.		A8(p33)	NOT REALISTIC TO SCREEN
119	Roof mounted equipment is screened. INCLUDE ABOVE		A8(p33)	
120	Solar panels are integrated with the architectural design of the building to which they are attached, or are otherwise screened. OK		A8(p33)	
<b>MULTI-FAMILY RESIDENTIAL DEVELOPMENT</b>				
<ul style="list-style-type: none"> <li>Orient as many dwelling units as possible toward the street.</li> <li>Minimize the impacts of parking on the residential character of the street.</li> <li>Provide useable open space.</li> <li>Provide landscaping which enhances the feeling and scale of residential streets and properties.</li> </ul>				
121	A minimum 15 foot (20' with ROW) planted front yard setback is provided along all front and side street property lines.		D.1(p53) D.6(p57)	
122	The dwelling unit entries with front porches or entry patios or terraces are provided on the street. FACING THE STREET SHALL HAVE		D.2(p53)	100% v. As many as possible?
123	The first floor of living spaces is on the ground floor or not more than 1/2 story above ground level.		D.2(p54)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/Explanation
124	100 square feet of Group Usable Open Space per dwelling unit is provided: <ul style="list-style-type: none"> <li>Concrete and asphalt are not used. ? POOLS, RECREATION COURTS, OPEN LANDSCAPE AREAS, GREENBELT OR TRAIL SYSTEMS IS PROVIDED.</li> <li>At least one children's play area of 400 square feet for the first 25 units, plus 100 square feet for each additional 25 units is provided.</li> </ul>		D.3(p54)	
125	100 square feet of Private Usable Open Space per dwelling unit is provided: <ul style="list-style-type: none"> <li>Private spaces have a minimum dimension of 8 feet</li> <li>Ground level spaces are screened from public view</li> <li>Open space on sloped sites is terraced to provide level spaces -- THIS ENCOURAGES GRADING</li> <li>Living spaces open directly onto outdoor spaces</li> <li>Private outdoor spaces receive good sun penetration in winter months, and are shaded by deciduous trees in the summer. -- NOT REALISTIC</li> </ul>		D.4(p54)	THEY ARE Are the highlighted items deal breakers?
126	Garage doors do not face a public street, except to a side street when located on corner lots with less than 100 feet of frontage.		D.5(p55)	
127	Projects with a common enclosed parking garage have no more than one garage door that opens toward the street.		D.5(p55)	
128	Carpports and garage design match the architecture of the principal building.		D.5(p55)	
129	Views to parking areas are screened from public streets, adjacent properties and usable open space areas.		D.5(p55)	
130	Surface parking lots are designed as Parking Courts not more than 10 spaces deep, and set back from the street property line by a 20 foot planted front yard.		D.5(p55)	
131	There are not more than 10 continuous perpendicular or angled parking spaces without a pocket at least one space wide planted with at least one tree.		D.5(p56)	
132	New roads are planted with street trees at regular intervals.		D.6(p57)	
133	Landscaped pockets are provided between adjacent double garage doors.		D.5(p56)	
<b>INDUSTRIAL DEVELOPMENT</b>				
<ul style="list-style-type: none"> <li>Provide a Landscaped Street Edge Zone</li> <li>Screen Roof Top Equipment, Storage Yards and Parking Lots</li> </ul>				
134	The Project provides a 20-foot deep Landscaped Street Edge Zone along the front and side street property lines composed of plantings, earth berms, and/or low walls, exclusive of storage yards, loading areas, parking, or similar uses. (See Illustration)		E.1(p60)	
135	Offices and similar small scale elements are oriented towards the street.		E.1(p60)	
136	The exterior walls materials use integral color and texture such as precast concrete, brick, split faced block or ribbed metal wall systems of earth-toned colors. ?	PAINTED CONC IS OK	E.2(p60)	
137	Building entrances are located at the street frontage.		E.2(p60)	



County of San Diego - Ramona  
Design Review Compliance Checklist Process

		Site Plan Complies (Y/N/NA)	Guideline Reference	Comment/ Explanation
138	The project does not expose long blank walls to the street.	DEFINING (ROOF BLDG FORM)	E.2(p60)	* MISSING
139	When long walls are necessary and visible from off-site, visual relief is provided through use of pilasters, reveals, colors and material changes, or plan offsets.		E.2(p60)	
140	Varying building heights are used to define different functions such as office and warehousing.		E.2(p60)	
141	Where large flat roofs are visible, parapets are used and roof aggregate is earth tone in color and covers the entire roof surface.		E.2(p61)	CRACK ROOFS
142	Metal roof systems with integral color use earth tones, and are not bright-colored, highly reflective, or use unpainted galvanized metal.		E.2(p61)	NOT ENERGY EFFICIENT
143	Storage yards and service areas are screened from view using plantings along or in combination with fences or walls.		E.2(p61)	
144	All fences and walls are setback at least 20 feet from the front and side street property lines.		E.2(p61)	





## **RAMONA COMMUNITY PLANNING GROUP**

15873 HWY 67, RAMONA, CALIFORNIA 92065

Phone: (760)445-8545

*Jim Piva*  
*Chair*

December 20, 2012

*Chris Anderson*  
*Vice-Chair*

*Kristi Mansolf*  
*Secretary*

Dianne Jacob, Supervisor  
Second District  
County of San Diego  
1600 Pacific Highway, Suite 335  
San Diego, CA 92101

*Chad Anderson*

*Torry Brean*

*Matt Deskovick*

*Scotty Ensign*

Dear Supervisor Jacob:

*Bob Hailey*

RE: RAMONA FORM BASED CODE PROJECT

*Carl Hickman*

The Ramona Community Planning Group (RCPG), Ramona Village Design Committee (RVDC) and the Ramona Design Review Board (RDRB) held a joint meeting on December 6, 2012, to review the Ramona Form Based Code.

*Eb Hogervorst*

*Dennis Sprong*

The change from design review guidelines to design review standards for the main portion of our town center will better define Ramona's character in the future and provide potential developers with a clear direction of what is required to complete a project in Ramona. This plan has been 10 years in the making, and all three boards approved the project. The following motion was made:

*Paul Stykel*

*Angus Tobiason*

*Richard Tomlinson*

*Kevin Wallace*

**MOTION: TO APPROVE THE FORM BASED CODE.**

RCPG vote: 14-0-0-1, with one member absent.

RVDC vote: 8-0-0-1, with one member absent.

RDRB vote: 5-0-0-4, with four members absent.

Supervisor Jacob

December 20, 2012

We appreciate having the opportunity to be a part of this project, and also the professionalism of Joe Farace of Planning and Development Services, and consultant Howard Blackson who guided the project through the second phase of planning and development.

Thank you for your support in helping to complete this milestone for Ramona.

Sincerely,



JIM PIVA, Chair  
Ramona Community Planning Group

ROB LEWALLEN, Chair  
Ramona Village Design



DEBI KLINGNER, Chair  
Ramona Design Review Board

Cc: Mark Wardlaw  
Darren Gretler  
Jeff Murphy  
Joseph Farace



# SAN DIEGO COUNTY REGIONAL AIRPORT AUTHORITY

P.O. BOX 82776, SAN DIEGO, CA 92138-2776  
619.400.2400 WWW.SAN.ORG

August 19, 2013

Mr Joseph Farace  
County of San Diego  
Planning & Development Services Department  
5510 Overland Avenue, Suite 310  
San Diego, California 92123

Re: Airport Land Use Commission Consistency Determination – Zoning Ordinance  
Amendments for Ramona Town Center Plan and Form Based Code, County of San  
Diego

Dear Mr Farace:

As the Airport Land Use Commission (ALUC) for San Diego County, the San Diego County Regional Airport Authority acknowledges receipt of an application for a determination of consistency for the project described above. This project is located within the Airport Influence Area (AIA) for the Ramona Airport - Airport Land Use Compatibility Plan (ALUCP).

ALUC staff has reviewed your application and accompanying materials and has determined that it meets our requirements for completeness. In accordance with ALUC Policies and applicable provisions of the State Aeronautics Act (Cal. Pub. Util. Code §21670-21679.5), ALUC staff has determined that the proposed project is **consistent** with the Ramona Airport ALUCP based upon the facts and findings summarized below:

- (1) The proposed project involves a zoning ordinance amendment to provide form-based, architectural design and landscaping code standards and permitted uses for the Ramona Town Center, but does not propose any physical development.
- (2) Properties affected by the project lie outside the 60 decibel Community Noise Equivalent Level (dB CNEL) noise contour. The ALUCP identifies all uses located outside the 60 dB CNEL noise contour as compatible with airport uses.
- (3) The proposed project is in compliance with the ALUCP airspace protection surfaces because existing zoning height limitations are consistent with Federal Aviation Administration (FAA) imaginary airspace surface thresholds.
- (4) Properties affected by the project lie within Safety Zones 4 and 6. The ALUCP identifies all uses located within Safety Zone 6 as compatible and uses within Safety Zone 4 as compatible, conditionally compatible based upon density or intensity allowances, or incompatible with airport uses. The County of San Diego implements the ALUCP through development projects according to these allowances per its General Plan and zoning ordinance, which have been deemed conditionally consistent with the ALUCP by the ALUC.



SAN DIEGO  
INTERNATIONAL  
AIRPORT

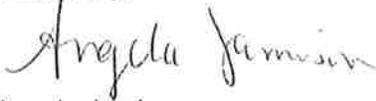
Mr Farace

Page 2

- (5) Some of the properties of the proposed project are located within the avigation easement and overflight notification areas. The ALUCP requires that an avigation easement or overflight notification be recorded for specified land uses. County of San Diego policies provide for recordation of avigation easements or overflight notification for land uses as specified by the ALUCP.
- (6) Therefore, the proposed project is consistent with the adopted Ramona Airport ALUCP.
- (7) This determination of consistency is not a "project" as defined by the California Environmental Quality Act (CEQA), Cal. Pub. Res. Code §21065.

Please contact Ed Gowens at (619) 400-2244 if you have any questions regarding this letter.

Yours truly,



Angela Jamison  
Manager, Airport Planning

cc: Amy Gonzalez, SDCRAA – General Counsel  
Ron Bolyard, Caltrans – Division of Aeronautics  
Chris Schmidt, Caltrans, District 11

## Farace, Joseph

---

**From:** Muranaka, Maureen <mmuranaka@BryanCave.com>  
**Sent:** Monday, August 05, 2013 3:30 PM  
**To:** Farace, Joseph  
**Subject:** RAMONA FBC - 1847/1855 MAIN STREET; KMART CORPORATION

Joe:

This firm represents Sears Holding Corporation and its affiliated entities, including Kmart Corporation. As you are aware, Kmart Corporation owns the property commonly known as 1847 Main Street and 1855 Main Street. These parcels are located within the Ramona Town Center plan area, which is the subject of the proposed Ramona Village Center Form-Based Code (the "FBC").

During our recent conversation regarding the FBC, you advised that publication notice rather than personal notice might be given to affected property owners with respect to future planning commission and Board of Supervisors hearings held to consider the FBC. Since Sears is not resident in Ramona, I advised that I was concerned that Sears/Kmart might not learn of such notices published in the local newspaper. Accordingly, you kindly agreed to deliver copies of such notices by email, if I provided you with the applicable email addresses. Following are the applicable email addresses for delivery of upcoming hearing notices:

Elizabeth Williams of Sears Holding Management Corporation: [elizabeth.williams@searshc.com](mailto:elizabeth.williams@searshc.com)

With a copy to me: [mmuranaka@bryancave.com](mailto:mmuranaka@bryancave.com)

Thank you and if you have any questions, please do not hesitate to contact me.

### **Maureen M. Muranaka**

Bryan Cave LLP

120 Broadway, Suite 300

Santa Monica, California 90401-2386

(310) 576-2112 (tel)

(310) 260-4112 (personal fax)

(310) 576-2200 (office fax)

---

This electronic message is from a law firm. It may contain confidential or privileged information. If you received this transmission in error, please reply to the sender to advise of the error and delete this transmission and any attachments.

IRS Circular 230 Disclosure: To ensure compliance with requirements imposed by the IRS, we inform you that any U.S. federal tax advice contained in this communication (including any attachments) is not intended or written to be used, and cannot be used, for the purpose of (i) avoiding penalties under the Internal Revenue Code or (ii) promoting, marketing, or recommending to another party any transaction or matter addressed herein.

bcllp2013

## Farace, Joseph

---

**From:** Harry Dasher [hsdasher@cox.net]  
**Sent:** Sunday, July 07, 2013 2:01 PM  
**To:** Farace, Joseph  
**Subject:** Ramona Town center plan

I own 20 acres that was zoned A72. Now with the "Ramona Town Center Plan" it is designated S and R. Both of my irrigation wells are in the S area of the map. I bought the property with the purpose of farming and livestock grazing. How does this change affect my farming practices. I could not find any reference to the definition of the R and S in relation to farming limitations and water access. My property crosses Santa Maria Creek as well. This is the first time I have received any notification of proposed zoning changes in the July 5th letter.

Sincerely,  
Steve Dasher

**From:** Angela Hartshorn [<mailto:hartshornangela@yahoo.com>]

**Sent:** Monday, July 08, 2013 08:23 PM

**To:** Farace, Joseph

**Subject:** Ramona project

I just got a letter letting me know there would be some changes to my neighborhood. Can you please let me know where I can see these changes? I have no clue what this means for me and my home so any information would be great. Thank you.

Angela Hartshorn

P.S I live on the corner of Rotanzi and La Brea

**From:** Jack Aven [<mailto:jackaven1@gmail.com>]  
**Sent:** Monday, July 08, 2013 9:21 AM  
**To:** Farace, Joseph  
**Subject:** Ramona

Received your letter dated 7-5-13 with a complete lack of quality information and a link that does not lead to information that is usable. The map on the back of your letter shows the boundries but no information regarding the boundries. In other words Mr Frarace, you really do not care about input from the people in Ramona, only a few people you selected to attempt to make a report. If you really want input, then you need to provide quality information from the begining to present. You need to send by US Mail to each and every property owner in Ramona printed material on how you selected the people you put on your panel, what their

qualifications are to be on this panel, all information they have used and its source, all reports you, your panel, your staff etcetera have put together. After that you need to provide a minimum of 1 year to have people provide input. I expect a reply within 24 hours of the date and time stamped on this emai!

Jack Aven

Cell: [858-602-6867](tel:858-602-6867)  
[jackaven1@gmail.com](mailto:jackaven1@gmail.com)

## Farace, Joseph

---

**From:** Rachel Meyer <rachel.meyer1@cox.net>  
**Sent:** Monday, July 22, 2013 7:01 AM  
**To:** Farace, Joseph  
**Subject:** Ramona Core

I love Ramona just the way it is....it is a western country town and I like it warts and all. That's why I live here. Don't want it looking like Europe. Rachel Meyer, 15744 Zeigler Ct., Ramona, CA 92065

**From:** Victor Saldamando [<mailto:victor@saldamandoangel.com>]

**Sent:** Sunday, July 07, 2013 9:53 AM

**To:** Farace, Joseph

**Subject:** Ramona Town Center Project

**Mr. Farace,**

**I just received your letter dated on July 5th, about the RTC Plan. I own several rental properties within this area and would like to see how the zoning is being proposed to change from when I purchased the property. I did go to the http address that was in your letter. However the address did not give any more information then what you had already given to me in your letter. Do you have the proposed zoning changes that I can review? Thank you for your help and I do plan on supporting any type of improvement in this area!**

**Best regards,**

**Victor Saldamando**

PRESIDENT & CEO

## Farace, Joseph

---

**From:** Eileen [ecastberg@cox.net]  
**Sent:** Friday, July 05, 2013 12:33 PM  
**To:** Farace, Joseph  
**Subject:** Ramona Core

Please let us decide what OUR community should look like. We deserve to have a choice where we live. Always has been and should also be.

We moved from Santa Moinca (way to many people, politics, etc.) 40 years ago to Orange County (country living). 25 years ago we moved from Orange County (way toooooo many people, no more fields, politics, etc.) to Ramona. We keep leaving the city with all its baggage to a calmer way of life, our choice. Not for everyone, but our choice.

Let us keep our choice.

Eileen and Dave Castberg

**From:** Andrew Crain [<mailto:acrain@sanfordburnham.org>]  
**Sent:** Wednesday, July 10, 2013 12:11 PM  
**To:** Farace, Joseph  
**Subject:** question on ramona village center form based code  
**Importance:** High

Joseph-

I looked through the pdf and it was not clear why there is a substantial number of residential properties in the V3 zone, specifically north of La Brea st. These residences have zero impact on the goals of the Ramona Village Center and the FBC restrictions are completely unnecessary; fencing requirements, lighting regulations, number of outbuildings, etc. I chose to move to Ramona in 2010 because of the freedom of use of my property and now I am faced with taking a significant amount of my own time to attend meetings and raise awareness to prevent these unnecessary regulations being imposed on residential properties that lie nearly 1000 feet away from main st.

Sincerely,  
Dr. Andrew Crain

**From:** Mark Brencick [<mailto:mark@lmco.net>]  
**Sent:** Wednesday, July 10, 2013 4:08 PM  
**To:** Farace, Joseph  
**Subject:** Ramona Town Center Plan

Joe-

I am a property owner in the RTC plan area (APN's 281-093-16 & 281-100-33). I recently received a letter regarding the public review of the RTC area that said you were the contact at the County.

Prior to the recent GPA at the County, the property was zoned C31 (Residential-Office). During the GPA process, I was notified the zoning would be down-sized to residential only. I think the new GP designation was VR-20 or VR-24. And this designation only applied to a flat useable portion of the property that is outside of the Santa Maria Creek floodplain.

However, in the letter I recently received, I noticed that my entire property appears to be zoned V1-Natural District. Obviously, I want to preserve as much development rights I can on the useable portion of my property. Can you explain what current development rights I have on my property and what impact the RTC plan has on it?

Thanks.

Mark A. Brencick  
(858) 967-2258

**From:** Phil&Susan.R [<mailto:ruputz@oco.net>]  
**Sent:** Tuesday, July 16, 2013 2:35 PM  
**To:** Farace, Joseph  
**Subject:** Ramona FBC

Mr. Farace, Where in Ramona can citizens of this community view the zoning/design and building and streetscapes drafts. The Library? When does the 30 day review period for viewing commence? Thank you, Susan Ruputz

**From:** Snelling, Aaron [<mailto:ASnelling@sandiego.gov>]

**Sent:** Thursday, July 18, 2013 11:02 AM

**To:** Farace, Joseph

**Subject:** Ramona Town Center Plan

Good morning Joseph,

My name is Aaron Snelling and my residence is "421 12<sup>th</sup> Street" Ramona, California 92065. I was just wondering if my parcel will be affected by the (RTC) plan area? I received a notice of public review in the mail and I'm considered V-4 General District? I'm just inquiring to see if my property itself will be affected by this project. Any information would help.

Thanks in advance,

Aaron Snelling

Public Works Supervisor

City of San Diego

Transportation & Storm Water Department

(619) 527-7519