

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- March 30, 2017 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona
Final Minutes

1. CALL TO ORDER - 7:30pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Members present Dan Vengler , Scotty Ensign, Darryl Larson, Rob Lewallen, Rex Gammon, Jim Cooper Excused absences - Cris Anderson, Evelyn McCormick
Non Excused Eric Guenther
4. APPROVAL OF MINUTES - Feb. 23, 2017 / Feb. 27, 2017
Motion to approve by Darryl Larson 2nd by Dan Vengler Vote 5-0-1 with Jim Cooper abstain
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
6. ANNOUNCEMENTS -
 - Current Sign Violations De Carlos Restaurant 14th and Main st temp Banners on Roof top / Status on Pending Violations -Albertsons/ Chevron / Mike's Liquor - No new information on these violations
 - Village Design Update - County Update document - move to item 10. b.
7. SITE PLAN REVIEW
 - a. Major Use Permit Modification - 842 Hwy 78 (Mountain Valley Ranch) - Markie Battaglia
Presentations of modifications to existing Multi use permit changes to be on site food preparation, parking, extended hours on special events. Presenter stated neighbors have been notified of changes. Motion to except modifications as presented by Scotty Ensign 2nd by Rex Gammon Vote 6-0-0
 - b. McDonald's new menu boards - 1660 Main Street - Kevin Mcauley (return as part of site plan)
Presentation regarding new menu boards along drive-up lane. Proposed is larger than FBC allows. The reason for (2) 3ftx5ft is the size of TV screens with 6in pedestal. Jim Cooper is ok with size but has concerns of menu boards being to short for larger trucks and SUVs. Rex Gammon agrees with Jim Cooper and would support height to 66in. Motion to approve as submitted by Rex Gammon 2nd by Jim Cooper vote 5-1-0 with Rob Lewallen voting no
8. WAIVER REQUESTS
 - a. Refacing Signs - Circle K - 704 Main Street - Sorin Enache
Presentation of rebranding and color change to existing building . the proposed signage sqft does not meet FBC- V5 Mr Enache is willing to reduce or eliminate signage to conform to FBC . Much discussion ensued regarding sign location and size. A color pallet is needed for sign approval. Dan Vengler stated information regarding un approved light pole in parking lot near corner of 7th and Main. Presenter new nothing about light pole.
Motion to table contingent upon County approval of light pole and sign removal adjustments Jim Cooper and 2nd by Rex Gammon vote 6-0-0

b. Signage - Ramona Family Naturals - 325 6th St. - Robert

Jim Cooper stated this project was approved including signage last year others agreed Ramona Family Naturals not present and no need for approval.

9. PRELIMINARY REVIEW

a. Remodel/new const/mixed use - 1236 Main Street (prev. Center for Health Care) - David Kniff

Presentation with visual rendering of remodel existing 2 story building to convert to retail shops at street level with apartment or condos above . A new structure proposed in vacant lot on east side of project. RDRB very impressed how new and old buildings conform to FBC very well received. Mr Kniff to return with site plan in near future.

b. Proposed new grocery/retail - FBC area - 16th & Main - Howard Blackson no show

c. Residential Construction in V5 - 1020 B St.- Lot #4 - Jose Leyva no show

10. OTHER BUSINESS

a. Illegal Signage Action Plan Report Rob Lewallen read email from County Code Enforcement regarding new contact information - next violation for call-in DeCarlos Restaurant for temporary signage on roof

b. Form Based Code Revisions/ Update - County Document (if ready in time) No report yet

11. ADJOURNMENT - Next meeting April 27, 2017 8:45 pm Motion to adjourn by Jim Copper 2nd by Rex Gammon vote 6-0-0