

**R A M O N A D E S I G N R E V I E W**  
Thursday – April 27, 2017 - 7:30 P.M.  
Ramona Community Center - 434 Aqua Lane - Ramona

**DRAFT MINUTES**

1. Call to order at 6:32 by Chairperson, Rob Lewallen
2. Pledge of Allegiance led by Dan Vengler
3. Determination of Quorum :

Evelyn McCormick	A
Jim Cooper	P
Dan Vengler	P
Rob Lewallen	P
Chris Anderson	P (arrived at 6:38)
Scotty Ensign	EA
Rex Gammon	P
Darryl Larson	P
Eric Guenther	P

a. Vote to confirm Dan Vengler as Chamber rep on RDRB.  
Motion made by Jim Cooper, seconded by Rex Gammon. Motion carried 6-0-0-0 (Chris Anderson not yet present)

4. Approval of minutes from March 30, 2017. Motion to accept as submitted made by Jim Cooper, seconded by Eric Guenther. Motion carried 6-0-0-0

5. Presentations from the floor on non-agenda items: None

6. ANNOUNCEMENTS

a. No report April from the County regarding the status of sign violations. We still have Albertsons (for January 2017), Mike's Liquor (for February 2017), Rubios (for March 2017) without a current report of County actions being take.

Discussions ensued regarding actions needed, and it was suggested that an inquiry letter be sent to the County seeking the current status of each of the above , and adding the A-1 Car Wash for the April 2017 violation entity, which received unanimous support.

b. Village design Update – moved with consent to item 10.a.

## 7. SITE PLAN REVIEW.

a. Approval site Plan Signage deviation – Taco Bell – 1925 Main St. – Franklin Orozco (return)

Rob Lewallen stepped down..

The request was for three things: Approval for the current location of a directional sign that did not comply with the initial plans location. Approval of the existing menu board to ensure acceptance as it exists. A request that the TACO BELL LOGO “BELL” be enlarged from the current 18”x18” to 36”x36” size for better visibility from the street.

Mush discussions ensued with the following results. Motion was made by Chris Anderson, seconded by Rex Gammon to approve the current location of the directional sign, accept the menu board as it exists, reduce the overall signage to that existing on the front of the building leaving it as it exists (18”x18”). Motion carried ~~6-0-0-0~~ - 6-0-0-1 (Rob Lewallen has stepped down)

## 8. WAIVER REQUEST

a. refacing Signs – Circle K – 704 Main Street – Sorin Enache (return)

All window signs are gone as requested, the sq. footage of all signs are now in compliance with limits, the color palate was presented representing the ‘CIRCLE K” red and orange – which led to considerable discussions... ultimately resulting in an agreement with a softer overall presentation within the Ramona Old Town District.

Motion was made by Chris Anderson, seconded by Jim Cooper to reface the monument signs, reface the canopy with new Circle K LOGO, reface the store facia and new LOGO with primary color of CREAM Circle K website palate color CK1 – F4DAC2. Motion carried 6-1-0-0

ROB – I'M NOT SURE THAT I GOT ALL OF THIS BUT THESE NOTES SEEM TO REFLECT THE FINAL COLORS OF ONLY CREAM... DID WE SELECT ANOTHER COMPLIMENTARY COLOR??

b. Sign Change – Ramona Tire Pros – 1811 Main St. – Erik Gastelum

This changes an old worded sign to a new worded sign with no change in size and color. The letters "T" and P"P are 16 ¼", all the rest are 12 ¼".

Motion to approve the sign as noted above, and to include the removal of all window signs, made by Chris Anderson, seconded by Jim Cooper. Motion carried 7-0-0-0

## 9. PLELIMINARY REVIEW

a. Residential Construction in V5 – 1020 B St. – Lot #4 – Jose Leyva

Representative was not present

b. Remodel/new const/mixed use – 1236 Main Street – Des. Rev. Checklist – David Kniff (return)

The project includes the old Center for Health Care building plus a new structure next door. Mr. Kniff desires to use the Form based Code checklist to expedite this project thru the review/approval process. This received overall support from attending members.

## 10. OTHER BUSINESS

a. Ramona Village Plan Form Based Code update.

Three things are occurring with the proposed changes submitted last year:

- many language cleanups are being made
- some density issues are being addressed to ensure that the original intentions of the drafting committee are being implemented
- The Hagey Property is being addressed; but no decision has been made as to whether this will be included with other update/changes or will be treated as a separate topic.

This led to some discussions as a fraction of the Ramona community has some very strong feeling about this proposed "Ramona Village Center Plan".

b. The next meeting will be on May 25, 2017 at 7:30 p.m.

## 11. ADJOURMENT

A. Motion to adjourn made by Dan Vengler, seconded by Chris Anderson. Motion carried 7-0-0-0. Adjourned at 9:42 p.m.