

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- July 27, 2017 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona
Final Minutes

1. CALL TO ORDER -7:31 pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Members present Eric Guenther, Darryl Larson, Scott Ensign, Rob Lewallen, Rex Gammon, Cris Anderson. Excused absences -Jim Cooper, Dan Vengler
4. APPROVAL OF MINUTES - June 29, 2017
Motion To approve by Cris Anderson 2nd by Rex Gammon vote 6-0-0-0
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS—None
6. ANNOUNCEMENTS -
 - Current Sign Violations / Status on Pending Violations -Albertsons / Mike's Liquor / Rubios / A-1 Rob Lewallen has been in communication with County Code Enforcement regarding sign issues. No ongoing sign issues to date have been resolved as promised by Mr. Pannas. Another letter will be sent this week to Cassie Palmer with County Code Enforcement.
 - Village Design Update - Move to item 10 - a.
7. SITE PLAN REVIEW- None
 - a.
8. WAIVER REQUESTS
 - a. Sign Change - Adobe Animal Hospital - 218 Etcheverry St. - George Adams / Anthony Avila
No Show
 - b. New Sign - Allstate - 947 D St.- Pete Lapsiwala
Table till August
 - c. New Sign - All Star Physical Therapy - 1338 Main Street - Michelle Erikson Chris Olson presented new signage to be mounted to existing location. 18in letters facing Main St 175ft away and 12in letters on 14th st . Max allowed 50 sqft proposed signage 39sqft.
Motion to approve by Rex Gammon and 2nd by Cris Anderson vote 6-0-0-0
 - 8d. New Sign - Knight Mattress and Furniture 1310 Main St.
Presentation Miss Knight on signage for new store. 18in letters facing Main St 175 away and 12in letters along 13th St Back lit LED 95sqft Max and 88sqft proposed letter colors proposed to be Reflex Blue. RDRB thought darker Bronze color looked better. Neon could be used to illuminate perimeter of letters, No internally lit Sign Backgrounds are allowed. Color of Lights to be 7540c and 7689c.

Motion to approve by Cris Anderson-Approve as submitted with modifications logo shield not to be internally lit, outside perimeter lit only. 2nd by Eric Guenther vote 6-0-0-0

9. PRELIMINARY REVIEW

a. Proposed new Aldi Market - FBC area - 16th & Main (APN 281-171-04) - Skip Janes. Justin Hildreth Presentation from Steve Wragg and Skip James on new location of Aldi food market on Main St Proposed site plans were reviewed by RDRB with some questions and comments regarding Exterior design changes like elevation changes and different roof lines to show more of a country look to meet the character of Ramona. Exterior color and rock veneer looks good with earth tones. Signage to follow FBC including Logos and Monument signs to be presented at later date. Some Landscape issues regarding removal of existing eucalyptus trees to allow building placement was concerning. Changing building location on lot to allow saving eucalyptus trees and more parking in rear of building was discussed.

b.

10. OTHER BUSINESS

a. Village Design Update - Text Changes (cont.) / Mixed use side street Density / Hagey Project
Hagey project moved to mid October, Response from County, Tim Vertino
Rob Lewallen led discussion regarding FBC corrections and adjustments to Text.

Motion to change text to FBC Text in Section 8700, 8730-V5 page 32, and 8750- V4 page 50. By Darryl Larson and 2nd by Cris Anderson Vote 6-0-0-0.

Cris Anderson talked about adding a signage schedule to FBC text to make it easier for the public to navigate, similar to Zoning Ordinance for animals.

Motion to request County to design a Sign Schedule to be included in FBC.
Motioned by Cris Anderson 2nd by Eric Guenther vote 6-0-0-0

Discussion about allowing mixed use properties along Main St to have an entrance to residence on the Main St side, page 32 FBC was not well received. RDRB agreed not to allow entrance on Main St. Side St density no language in FBC regarding 50% minimum commercial with density of 7.3. Side street properties have no restrictions on lot layout in FBC.

Regarding zero density showed on county map Cris Anderson remembers doing a lot of work with Ramona Village Design and County, between the years 2004 to 2013 regarding this issue she remembers going lot by lot identifying density. The intent was to blend density along Santa Maria Creek.

Motion to have V4 and V5 in Paseo and Old Town density to be 7.3 to side street district from parcels accessed by A St to Vermont St, North from parcels accessed by B Street, County to go back and find what was approved between the years 2004 and 2013 with Village Design regarding density
Motioned by Cris Anderson 2nd by Eric Guenther vote 6-0-0-0

Changes to parking allowance in FBC page 35 4 parking spots per 1000sqft .FBC shows V5 with 3 parking spaces and V4 with 3.5 parking spaces .Change parking to 2 spots instead of 1 spot, street parking Bonus along Main St +2 shared parking

11. ADJOURNMENT - 10pm Next meeting August 31, 2017