

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- August 31, 2017 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona
Final Minutes

1. CALL TO ORDER - 7:30 Pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Members Present Eric Guenther, Dan Vengler, Darryl Larson, Rob Lewallen, Scott Ensign, Rex Gammon Excused absences - Jim Cooper Cris Anderson running late
4. APPROVAL OF MINUTES - July 27, 2017 Motion To approve by Rex Gammon 2nd by Darryl Larson vote 6-0-0-0
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
6. ANNOUNCEMENTS -

- Current Sign Violations / Status on Pending Violations. Rob Lewallen Reports response letter from County code enforcement regarding ongoing violations that were discussed in our Feb 2017 meeting, Albertson Monument sign ex has extended their permit. County permits were set to expire in One year County has now changed commercial permits to Two years .Albertsons permit is valid till 2-7-19. Mikes Liquor Citation was issued in past years County is accessing case no new information at this time. Rubio's has applied for minor deviation to site plan because of RDRB displeasure regarding signage and exterior patio lights. Deviation was approved in February of 2017. County approved patio lights without caps to direct illumination down to meet dark sky requirements. Rubio's does not have a building permit yet and county will insist patio lights be changed to meet Dark Sky Ordinance and also requesting applicant not to use patio lights until permit construction is in process. De Carlos open case as of March 2017 large yellow banners mounted to roof. County staff to discuss and get back to RDRB before next meeting. A1 car was violation from 2002 different owner. County staff to discuss next steps. Resurrected Rustic no current case open because RDRB worked directly with owner. Need to talk to owners for updates. Ramona Reality regarding using vehicles as mobile signs along Main St. County to discuss next steps regarding issue with owner. County allows wheeled vehicles to have signs they are exempt.

RDRB to have one new violation to direct County Code enforcement per month. Darryl Larson asked if landscaping was in our purview. Letter of concern will be sent to Chair.

- Village Design Update - Move to item 10 - a.

7. SITE PLAN REVIEW

a. Minor Use Permit / 68 ft. tall Wireless Facility - Maple & Olive - AT & T - Jamo Stephenson
Catlin Kes presented proposed fake pine tree cell phone tower. This project was previously approved in 2014 by RDRB but AT&T did not have budget at that time. This project to remain the same. Tower proposed is a single steel pole with three sectors at 68ft tall. 35ft is max height for building and church steeples at 45ft tall in Ramona. Concerns of height were expressed by members. Tower needs to be at proposed height to reach other towers for best coverage. T-Mobil has existing tower within 100ft of proposed new AT&T tower. Proposed tower 200ft from Maple st. Possible FAA regulation will apply to top of tower.

Cris Anderson enters meeting 7:49 pm

Chair would like presenter to return next month with photo projections of proposed tower in relation to surrounding buildings. RDRB still concerned with the proposed height and overall look of fake tree.
Motion to table by Cris Anderson vote 7-0-0-0

b. Village Place Apartments - Site Plan Adjustment - 521 16th St. - Steve Powell (return)

Steve Powell presentation regarding minor changes requested by RDRB such as Landscaping, DG path and lighting clarification, building lights are all below wattage requirements.
25 units on 3.4 acres No color changes from previously presented. Drainage proposed is an up graded from previously presented such as bio swales with drought resistant meadow hydro seed mix, Monument sign proposed is 8ft 6in RDRB will only allow 6ft max wide with 7 in letters. Mr. Powell agrees to change to 6ft wide and adding columns on each side to help block parking lot. Up lights on monument sign to be shielded.

Motion to approve by Rex Gammon with changes to monument sign to 6ft wide and up lighting shielding
2nd by Scott Ensign vote 7-0-0-0

8. WAIVER REQUESTS

a. Sign Change - Adobe Animal Hospital - 218 Etcheverry St. - George Adams / Anthony Avila
Chairmen tables till further notice

b. New Sign - Allstate - 947 D St.- Peter Lapsiwala

Presentation by Raj on sign changes to existing signs on building and monument sign. No signs proposed on 10th St only D St and parking lot north side at parking lot. Sandblasted Wood monument sign will conform to 6ft max . Slate dark blue colors. No lighting proposed. 32.8 sqft proposed and 42.5sqft allowed.

Motion to approve as presented by Scott Ensign with modifications to monument sign to conform to 6ft width. 2nd Rex Gammon vote 7-0-0-0

c. Grading for Vineyard - 7270 Rancho Suenos - Frank Allen No show

d. Sign - Sanderling Dialysis Center - 2102 Main St. - Peter Lapsiwala

Presentation by Raj Signage proposed on Main St side painted on building, other proposed signage on roof top mounted is not allowed. There is 120sqft total allowance for all signs on building. Raj to return with new proposal. Motion to table by Cris Anderson and 2nd by Eric Guenther vote 6-0-0-0 with Darryl Larson not present.

e. New Signs - Knight's Mattress & Furniture - Sun Valley Center - 1310 Main - Mary Knight (return)
return presentation on last month's signage proposal .County needed larger paper and RDRB stamp to be re-stamped. Color to be Steel Blue letters everything else to remain the same as last month's approval.
Motion to approve Rex Gammon and 2nd by Eric Guenther vote 6-0-0-0 Darryl Larson not present.

f. Signage - New Jiffy Lube - 1850 Main Street - Chris Flores

Jesse Spencer presented new proposed signage. 46.3 sqft proposed 46.7sqft allowed. Directional signage was discussed 8 proposed FBC allows 3 directional signs by exception. Proposed directional signs 4 on each side of building. j and y of jiffy lube letters to be 16in high 6in below 12in height. Cris Anderson remarked that the proposed size looks small compared to building height possible painted on sign could help to enlarge signs. By not using Logo on each directional sign could be helpful to increase sign allowance. Raj to communicate to owner to look at other options. No monument sign proposed.

Motion to approve as presented Cris Anderson with the removal of the logo Jiffy lube on 8 directional signs. 2nd by Rex Gammon vote 6-0-1-0 with Darryl Larson abstaining.

9. PRELIMINARY REVIEW

a. Jack-In-The-Box - Remodel & Exterior Changes - 1056 Main Street - Jim McGrath

Representation of remodel plan adding 390sqft to front of existing building exterior wall changes and signs and lighting. Any thing over 120sqft requires a site plan review. Proposal for building changes is to leave existing roof line and post and extend dining room with glass walls, no plumbing or electric on addition. Presenters are asking for site waiver. RDRB agrees to support Site waiver since all building issues from last month meeting have been resolved. Outdoor seating was added to plan. Parking lot is a non-issue. Regarding Signage the pole sign along Main St front of building will be removed. New monument sign will be installed with 12in letters with exception to allow logo with J and K to be taller to max 24in with led trim lights. One Building sign proposed. Total allow 41.1 sqft Menu boards max 5 ft x 5ft 25sqft per menu board. Proposed is 27sqft per board with canopy cover for menu boards. No extra signage will be allowed.

10. OTHER BUSINESS

a. Village Design Update

1. Additional Text Changes to FBC, 3 max directional signs 2sqft max per project.

2. Side Street Mixed Use Density adjustments near the Santa Maria Creek
Table till next month.

3. Hagey Property inclusion into the Ramona Village Plan Form Based Code Area

Tim Vertino county staff handed out proposed rendering of what the 19 acre property using FBC could be used for directed from Board of Supervisors. Conversation ensued with remarks from Jim Hagey. Chairmen announced This project needs to be a win win for all parties. Jim Hagey has many ideas that could be used. Mr. Hagey did not have any input on renderings that the County has presented as a concept. Project is waiting for FBC Plan update to be complete to decide if Hagey property could be included in FBC area. No General Plan update needed on this project. 5 Ramona residents present spoke of disapproval of development of project as presented.

Chairman temporary adjourned meeting to be finished outside due to closing of facility 10pm

Rejoined meeting 10:05

b. Election of Officers - 2017-2018 Rob Lewallen

Cris Anderson nominated Rob Lewallen for Chairman,

Chairman - Rob Lewallen

Vice Chair - Scott Ensign

Secertary -Cris Anderson

Motion to approve by Rex Gammon and 2nd by Rob Lewallen vote 7-0-0-0

c. Board Seats up for Re-appointments - Seat #5 - Darryl Larson / Seat # 6 - Jim Cooper
reconfirmed vote 7-0-0-0

d. Existing Vacant Seat (Evelyn M.ckormick) - Interested Applicants

There were 4 applicants present Dr. Bob Arguyelan, Rob Ward, Barb Robertson, Dave Glassford

All applicants spoke on their qualifications for being on design review board.

Written ballots were used to record votes- Barb Roberson received the highest votes

11. ADJOURNMENT - Motion to adjourn by Scott Ensign and 2nd by Cris Anderson vote 7-0-0-0
Next meeting September 28, 2017

