

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday - September 28, 2017 - 7:00 P.M.
Ramona Community Center - 434 Aqua Lane - Ramona

Final Minutes:

1. CALL TO ORDER @ 7:00
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Present: Rob Lewallen, Darryl Larson, Scott Ensign, Rex Gammon, Jim Cooper, Barb Roberson, Chris Anderson, Dan Vengler... absent - Eric Guenther
4. APPROVAL OF MINUTES - August 31st, 2017: Motion by Chris Anderson, second by Rex Gammon
Vote 8-0-0-0
5. No PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
6. ANNOUNCEMENTS - • Barb Roberson received her appointment.
Rob Lewallen reported on the letter from code enforcement and the status of current sign violations, and that they had added two cases; Resurrected Rustic, and Arco. Status of 1.. AM/PM has 2 E-85 signs not in compliance. 2..Albertsons has a permit that will expire 2/18 and will be contacted to follow up. 3..Mikes Liquor has been contacted. 4.. Rubio's has an un-issued permit for lighting and has been notified to cease operation of patio lights. 5..DeCarlos case opened 3/17 and has one of several signs removed. 6.. Both A-1 Car wash and Resurrected Rustic will receive new letters from Code enforcement. 7.. Ramona Realty has been sent a letter and has various other violations with flag signs and additional signage.

Village Design Update - Move to item 10 - a.

Tim Vortino reported from the county on both the current status of the Hagey Property, which will now be referred to as the "Elliot Pond" property. Major discussion and report on the consistency in both code changes and storm water runoff, and storm water design as to minor deviations. Also additional language changes as to "Use by Right" and update the residential zoning language.

Rob questioned the language as to mixed use and misc. items such as temporary signs by exception. As well as directional signs. Tim to look into the language corrections needed.

Cris Anderson met with Dist.11; Cal Trans; and an Arborist, regarding the Eucalyptus Preservation. Items discussed and needed were expanded language on the current 15' setbacks to 45'. The 45' is needed for the drip-line of the trees health. Cris noted problems with the current construction of the "Kahoots", as the construction zone is through drip line. And, suggested requiring a construction fence at 45' from curb to protect trees during construction. Tim Vortino to rework the language on the new 45' setback.

Motion by Cris Anderson to modify the FBC to 45' setback on Main St. from Kalbaugh to third. Second Darryl Larson. Jim Cooper questions the motion in representation. Discussion for Tim to look at language and leave room for desgression as "Subject to Design Review".

Motion withdrawn..... Chris excused for personal.

7. SITE PLAN REVIEW

a. Minor Use Permit / 68 ft. tall Wireless Facility - Maple & Olive - AT & T - Caitlyn Kes (return)

Following discussion of the height and shape of the tower Jim Cooper motion to approve as submitted;

Second by Scott Ensign. Motion failed 3-4-0-0...

Rex Gammon motion; To approve as submitted with a 50' height limitation and tapered shape to tree trunk.

Second Dan Vengler. Motion APPROVED 5-2-0-0

8. WAIVER REQUESTS

a. Jack-In-The-Box - Remodel & Exterior Changes - 1056 Main Street - Jason Berge returned with minor plan changes, with the addition of minimal out-side seating. Question again of total allowable

signage. Following discussion and checking total allowable footage of signage and missing verbage on the plans to remove the existing monument sign. Motion by Darryl Larson; second by Jim Cooper. To approve as presented with notation to remove the existing monument sign, and to remove the sign "Ramona Jack" to meet signage requirements. Vote 7-0-0-0 approved.

b. New Sign - Allstate - 947 D St.- Peter Lapsiwala (return) Minor question on shape of sign.

No action required.

c. Sign - Sanderling Dialysis Center - 2102 Main St. - Peter Lapsiwala (return) New plan with presentation of modified signage. New sign to be backlit channel letters. Only the letters will light. Questions as the current roof-top signs. Those signs are the landlords and not the responsibility of "Sanderling". Motion by Rex Gammon to approve as submitted with notification to cade enforcement for a letter to the landlord. 2nd by Scott Ensign. Vote: 7-0-0-0

d. Rack Replacements - SDG&E Facility - 110 14th St. - Carlos Cadiz. Carlos explained the simple replacement and the additional replacement of the current HPS pole lights with up-dated LED fixtures. Motion to approve as submitted by Dan Vengler, second Jim Cooper. Vote 7-0-0-0

e. Sign Change - Adobe Animal Hospital - 218 Etcheverry St. - Patti Skoglund / Anthony Avila (return) Patti presented new color plans with the elimination of the blue coloring and letters with dark brown. Motion Jim Cooper to approve as submitted, 2nd Scott Ensign. Vote 7-0-0-0

9. PRELIMINARY REVIEW

a. Scheduled was Aldi Market - FBC area - 16th & Main- Skip Janes. NO-SHOW. However discussion on the proposed 45' set-back. Rob Lewallen to notify Aldi of this new requirement.

10. OTHER BUSINESS

a. Village Design Update

1. Additional Text Changes regarding mixed use in V-1 & V-2 only to apply the density to the buildable area not the the entire lot size.

3. Hagey "Elliot Pond" Property: Buffer zone discussion at the planning group, as well as the maximum number of big box stores limited to three. Further discussion as the square foot limits. And discussion of the water overflow through the property.

Tim from the county said the development will have restrictions. This property to be called "Elliot Pond"

11. ADJOURNMENT - 9:22PM Motion to adjourn by Scott Ensign, 2nd Jim Cooper. Vote 7-0-0-0

Next meeting Oct. 26th, 7:00 PM