

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- October 26, 2017 - 7:00 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona
FINAL MINUTES

1. CALL TO ORDER - @ 7:00 by, Scotty Ensign - Vice-Chair
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Present Darryl Larson, Scott Ensign, Rex Gammon, Jim Cooper, Barb Roberson, Eric Guenther, Dan Vengler... Excused absences - Rob Lewallen / Chris Anderson.
4. APPROVAL OF MINUTES - September 28, 2017 Motion by Jim Cooper, 2nd by Darryl Larson
Approved 7-0-0-0
5. No PRESENTATIONS FROM THE FLOOR...
6. ANNOUNCEMENTS - • Board Member - Barb Roberson has received her county confirmation.
 - Status on Pending Sign Violations - Move to 10-A..
 - Village Design Update - Move to item 10 - A.
7. SITE PLAN REVIEW
 - a. Minor Use Permit / 60 ft. tall Wireless Facility - Maple & Olive - AT & T - Caitlyn Kes (new info)
Caitlyn returned to appeal to the board on the approval of a 50' cell tower, for a 60 foot cell tower presenting maps of the needed coverage. She had previously attended the Planning board meeting and was granted the approval for the 60' tower and simply wanted community conformity. Motion by Jim cooper to reconsider the approved 50' tower, 2nd by Scott Ensign. Vote 5-2-0-0 A second motion by Jim Cooper to approve the 60' tower, 2nd by Eric Guenther. Vote 4-3-0-0.. Motion failed...
8. WAIVER REQUESTS
 - a. New Mural - Dragsters - Ron's Tire & Brake - 2560 Main Street - Judy Nachazel presented a cartoon style mural of dragsters for the side of Ron's tires. Discussion of both the possible lighting to be down lighting and a small future plaque. Motion to approve as presented by Jim Cooper, 2nd by Rex Gammon... Vote 7-0-0-0 approved.
 - b. New Mural - Mt. Woodson - Ramona Fitness Center - 588 Main Street - Judy presented the mural for the side of the fitness center; with the same discussion of lighting and a plaque. Motion to approve by Jim Cooper, 2nd by Eric Guenther. Vote 7-0-0-0 approved.
 - c. New Mural - Classic Car- Dave's Auto - 310 - 13th Street - Judy presented a third mural for the rolled side of Dave's Auto. This mural was from end to end of the building and wrapping almost to the peak. Discussion as to (1). The overall size. (2) The pin-up girl depiction, and how it detracts from the Ramona appeal. Judy was asked to redesign this mural. Motion to table by Jim Cooper, 2nd by Rex Gammon. Vote 6-1-0-0...
 - d. New Sign & Paint - Old Resurrected Rustic - 948 Main St. - Kurt Meyers of Meyers Realty presented a single hand drawing and some color samples; discussion of colors and his need to present exact colors. Scott Kurt wanted to proceed with the painting and Scott told him he could do so with the color toned down but he still might have to repaint if the colors were not acceptable to the RDRB. Kurt asked for some direction in what was required for his signage and wanted clarification on the FBC. Motion to table until next month by Jim Cooper, 2nd Eric Guenther. Vote 7-0-0-0..

- e. New Signs - Sears Hometown Repair Center - 969 Main - Karl Henning presented the new signage for "Sears Hometown" They have 36' of frontage and proposed 26.4 sq.' of ne signage. The lettering was 12" and he was asked to first reduce the letter size. Members also had a problem with the lettering and color of "Hometown" Karl received some direction and was asked to return next month. Motion to table by Rex Gammon, 2nd Jim Cooper. Vote 7-0-0-0...
- f. New Sign - Allstate - 947 D St.- (return) Peter Lapsiwala presented the final signage with squared sides rather than the scalloped edging. Darryl Larson had some questions over the color matching. Motion to approve as presented by Jim Cooper 2nd Dan Vengler. Vote 7-0-0-0 approved.

9. PRELIMINARY REVIEW

- a. Proposed new Aldi Market - FBC area - 16th & Main (APN 281-171-04) - Skip James. Justin Hildreth
This was not presented as no one representing Aldi's was present.

10. OTHER BUSINESS

a. Village Design Update

- 1. Additional Text Changes to the FBC were presented by Tim Vortino from the county. There were three options of proposed language changes regarding the Eucalyptus trees, and possible setback requirements. Jim Cooper reported that the Village board had combined options 1 and 3 which read as follows...

"All sub areas preserve its grand row of mature Eucalyptus trees located within and on each side of Main Street. Direct highway access limited. V4/V5 principal primary front setback minimum 15 ft., maximum 45 ft. setback where Eucalyptus trees are planted, exception can be considered by DRB".

Motion to combine options 1 & 3 by Jim Cooper 2nd Scott Ensign. Vote 7-0-0-0...

- 2. Side Street Mixed Use Density adjustments near the Santa Maria Creek. No adjustments to be made at this time.
- 3. Elliot Pond Property inclusion into the Ramona Village Plan Form Based Code Area. Discussion ensued with comments from Jim Hagey and David Glassford from the attendees. Following discussion of allowing the first two parcels around Elliott Pond to be included into the FBC. Jim Cooper presented the language of the adoption of parcels by the Village Committee; Followed by a motion to adopt the exact same language 2nd by Darryl Larson...
Language ***"To approve the tax accessors parcels APN # 282-261-06-00; and 282-261-62-00 on the Elliott Pond site into V4 zoning with a 20% commercial minimum requirement based on the overall building interiors The property owner will have the option to extend the V4 zoning for an additional year commencing on approval of the Form Based Code update by the San Diego County Board of Supervisors in 2018. The Owner can extend the option annually for up to 4 years."***
Vote to approve 6-0-0-1.. Dan Vengler removed himself.
- 4. Scott Ensign read the update e-mail from the county on the following properties... Albertsons/Mike's Liquor/Rubios/A-1/ResRustic/d'Carlos. Since Resurrected Rustic is no longer in business, a motion was made by Scott Ensign and 2nd by Jim Cooper to notify the county to remove Resurrected Rustic from the list.
Vote approved 7-0-0-0...

- 11. ADJOURNMENT - Motion to adjourn by Scott Ensign 2nd Jim Cooper. Vote 7-0-0-0... time 9:00 PM.
Next meeting November 30, 2017