

# RAMONA DESIGN REVIEW

## Ramona Design Review

Thursday- March 29, 2018 - 7:00 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona  
Draft Minutes

1. CALL TO ORDER - 7:00 pm
2. PLEDGE OF ALLEGIANCE - led by S. Elaine Littleton
3. DETERMINATION OF QUORUM - Excused absences - Guenther, Roberson
4. APPROVAL OF MINUTES - Feb. 22, 2018 motion by Fowler seconded by Ensign. 5-0-1 with Gammon abstaining
5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS:  
Cooper brought up the poor condition of the alley behind 7-11 and wanted to know if there was any way to enforce the maintenance of the massive potholes. Cooper asked for this to be agenzized for next month.
6. ANNOUNCEMENTS -
  - Status on Pending Sign Violations -Mike's Liquor/Rubios/A-1 / Mobile Homes - Hot List  
Report from Conor McGee:

Rubios - Work was completed on the light fixtures and passed final inspection on 3/26/2018. This case is now closed.

Mike's Liquor - Staff remain in contact with the property owner regarding the signs (temporary, roof and mural) and need for removal and/or permits where applicable. Property owner continues to believe the signs are non-conforming and is requesting the issue be elevated. Staff do not agree that the signs are non-conforming and are in the process of arranging for meeting(s) with the property owner and our management team to discuss the issue and a timeline for resolution.

A-1 Car Wash - Our Special Projects Team continues to work on the case and remain in contact with the property owner. Staff have reviewed prior permitting documents - including the original Site Plan for the property dating to 1979 - and are providing specific direction to the property owner on required permits for the as-built structures and signage. Permits will include a Site Plan Modification and associated DRB review. Discussions are ongoing with the property owner regarding a compliance schedule.

Ramona Realty - Following contact with the property owner in February, staff were informed that the Ramona Realty related feather signs and vehicles would be removed as R. Realty is no longer a tenant. No progress was observed by the stated deadline within the previously provided Administrative Warning and the 1<sup>st</sup> citation has now been issued to the property owner. We will be also issuing an Administrative Warning to Ramona Realty as tenant / owner of the signs and proceeding with future citations to both the property owner AND tenant.

Ramona Realty #2 (former R. Rustic) - A response to the Administrative Warning issued on the case has not been received from the property owner. An Administrative Warning will also be issued to Ramona Realty as tenant with future citations to be issued to both the property owner and tenant. Our efforts will concentrate on removal of the temporary feather type signs followed up the roof sign.

Hwy 67 modular home violation - Following issuance of the Administrative Warning staff provided to the property owner and tenant a comprehensive list of required permits and regulations to permit the business. Given the nature of this violation and likely lengthy processing time, staff we will be communicating to property owner and tenant that the business use must cease while permits are in process. If the use is not ceased, citations will be issued to both the property owner and tenant. In addition to the use violation, staff have observed temporary signage and will be addressing this issue with the tenant.

#### Additional cases of note

California Firewood - As you are aware, California Firewood has been in communication with staff regarding their proposed sales use on properties in Ramona. We have directed the business owner to DRB for additional information and see they are on the agenda this evening. We have had a number of cases regarding this business in the past and will continue to monitor.

Hwy 78 Airport - We recently received complaints regarding a private airstrip off Hwy 78. The property did had a MUP for an airport approved in 1980 that has since expired. We have issued an Administrative Warning to the property owner regarding this unpermitted use and are notifying you in case anyone approaches the DRB regarding the case.

#### -END REPORT from Code Enforcement-

Ensign asked if we could have code enforcement look at the Circle K lights - they are rooftop mounted. Also asked about the vacant lot behind Country Tire that is in violation with chain link fencing and debris.

Lewallen asked if we could add the change in signage without approval on the Chevron (old Velerio).

- Village Design Update - no report

#### 7. SITE PLAN REVIEW

a.

#### 8. WAIVER REQUESTS

a. Painted Utility Box Art - Different Locations - Ramona HEART Mural Project - Judy Nachazel

All utility boxes are SDG&E (no AT&T). There is a total of 17 boxes that are planned to be painted.

4 boxes were presented. Only comment is that the one at 4<sup>th</sup> & Main that is Mt Woodson needs to add the towers (Cooper). Motion to approve as submitted with the modification of adding the towers to Mt Woodson. Second by Gammon. 6-0-0-0

b. 500 Gal. Propane Tank - Arco - 1015 Main St. (return-new info) - Harry Heady. No proponent was here.

At the County there was a different planner and said that the propane tank has to be set back 10 feet off the property line. The approved location will not work. The proponent wants a propane tank on site.

Table until next meeting

c. Exterior Changes -trash/loading dock/parking/lighting - North County Health Services - Rula Mekhael - signed off last month.

d. New sign - 733 Main St. - Rangeland Home - Brian Graham - Tabled

e. Firewood Yard Relocation / new sign - 2366 Main - California Firewood - Cindy Lopez - Tabled

#### 9. PRELIMINARY REVIEW

a.

#### 10. OTHER BUSINESS

a. Terms coming up: Anderson 5/1 - Roberson 6/11 - Gammon 6/23

Ensign was approached by Seventh Day Adventist to do a landscape design - Any problems with a conflict of interest? None came up. This should be o.k.

11. ADJOURNMENT - motion to adjourn by Fowler, second by Gammon. Approved 6-0-0-0