

# RAMONA DESIGN REVIEW

## Ramona Design Review

Thursday- February 22, 2018 - 6:00 P.M.  
Ramona Community Center - 434 Aqua Lane - Ramona  
Final Minutes

1. CALL TO ORDER - 6:00 start time
2. PLEDGE OF ALLEGIANCE - led by Ramona Chamber of Commerce President Bob Krysak
3. DETERMINATION OF QUORUM - Excused absences - Gammon; Late Arrivals:
4. APPROVAL OF MINUTES - December 21, 2017 - motion to approve as submitted by Cooper, second Guenther 7-0-0-1 (Fowler abstained as she was not a member at that time).
5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS  
Cooper reported on findings that the Design Review Board or Sponsor Groups and not under Policy I1 but instead Board Policy A-74.
6. ANNOUNCEMENTS - New Albertson's Sign is up internally illuminated. Mobile Homes on Main Street by Adobe Animal Hospital.
  - Status on Pending Sign Violations -Albertsons/Mike's Liquor/Rubio's/A-1 /D'Carlo's  
See code enforcement update as emailed by Conor McGee:

Albertsons - As we discussed this morning via phone, the recent activity at the site was pursuant to an approved building permit. A building inspector has inspected the work and signed off the installation. The building permit for the sign was previously approved based on the DRB approval in October 2015. The case is now closed.

Mike's Liquor - Following our meeting with the property owner in January staff will be continuing to enforce the temporary signage violations in front of the building. Staff continue to work with the owner on resolution to the mural style signage on the back of the structure.

Rubio's - Following prior staff outreach, the building permit was issued on February 12, 2018. The next step will include an inspection of the installed lighting and verification that proper shielding per the building permit has been installed.

D'Carlo's - Staff have verified all the banner signs have been removed and the case has been closed.

A-1 Car Wash - Our Special Projects Team continues to work on the case and has been in contact with the property owner. Staff are currently working with the owner to identify the next steps in rectifying the violation including application and approval of various discretionary and ministerial permits.

Ramona Realty - Staff have been in contact with the owner of the property and understand the existing Ramona Realty related sign violations are the in the process of being removed. Administrative Citations will continue to be issued to the property owner if no progress is made to resolving the violations on the property.

Ramona Realty #2 (former R. Rustic) - A response to the Administrative Warning issued on the case has not been received from the property owner. Staff are in the process of making contact with Mr. Meyers to inform him of the violations and pending citations. Citations will be issued to Mr. Meyers as tenant and responsible party for the violations in question.

Hwy 67 modular home violation - Staff have investigated and confirmed the violations on the subject property. An Administrative Warning has been issued on the case and escalating enforcement will occur if the violation is not resolved.

- Village Design Update - S.D. Planning Commission / S.D. Board of Supervisor's meeting schedules *D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.*

- San Diego County Code Compliance Team to meet with the RDRB. - Chair's privilege to move the item to top of the Agenda to accommodate the County Staff's schedule.

County Code Compliance Division Representatives present: Brent Panas, Chief / Cassi Palmer / Conor McGee / Brad Hernandez.

County Code Enforcement made a presentation on the purpose and process for Code Enforcement. County will provide the Ramona specific code enforcement demographics from Jan 1, 2017 to date. Questions regarding citation process. They will start time process and escalating the process on Mike's Liquor. Their job is to work with both parties.

## 7. SITE PLAN REVIEW

a.

## 8. WAIVER REQUESTS

a. Exterior Changes - trash/loading dock/parking/lighting - North County Health - Rula Mekhael  
220 Rotanzi Street & Main. Plan to take out the loading dock and trash enclosures.

Motion to approve with the following modifications to 4 sets of plans:

Paint Colors:

PPG 15-27 Botany Beige - Building Base

PPG 15-19 Rapid Rock - Accent Wall

PPG 10-40-6 Freedom Found - Tower

PPG -15-22 Pumppernickle - Trim

Lighting - no changes proposed

New Trash enclosure to be relocated closer to building (away from Vermont)

Upgraded landscaping: landscape islands will be reconfigured per plans. Landscaping will not be in the ADA path. Recommend something narrow and tall like Nandina Domestica or Nandina Gulf Stream. Lantana is poisonous please remove. Recommend a different Agave without the spikes or spines and will survive temps below 20 degrees. New trees are Pyrus Calleryana with 6 total new trees marked on the plans. Shrubs planted to mitigate the difference in height of stucco wall. Parking lot

Loading Dock is removed.

Additional Stucco Wall on Rotanzi - stucco wall will be 4' and metal slats bring it to a total of 5'6" there is a slope to the ground and the look will be different than being presented.

Motion by Anderson, second by Cooper 8-0-0-0 motion passed

b. Remodel/ Senior & Child Day care - 1236 Main Street - Ramona Medical Center - David Kniff

David incorporated a wall to look more like the building. Corner sections are at 8' feet masonry wall that is finished with stucco and with a brick cap to match the roof and it tapers down to 6' with a shed roof with roofing. Vines planted against the east facing wall to soften the wall. The residential aspect has been removed and the upstairs will be offices.

Landscape: Indian Hawthorn, Pittosporum Vet tobira, vines to be Star Jasmine

Motion to approve as submitted by Cooper, seconded by Larson 8-0-0-0 Approval

## 9. PRELIMINARY REVIEW

a. New Business - O'Riley 's - Southeast corner - Hunter & Main - Tyler Holst

Hedge around the vernal pool; peter pan's don't do well and recommend Agapanthus Africana all others look ok. If they switch to more of a Juncus plant it will survive the high water when vernal pool is active. Lighting looks ok. Grading looks ok. All signage faces Kelly.

b. New Sign - 733 Main Street - Miles Mercantile (Rangeland Home) Graham's Dinner - Brian Graham

Miles Mercantile is 16' 5" long and letters are 12.4" high. Total sq ft is 34 sq ft and allowed is 50 sq ft. Discussion to eliminate the Historical name of the building (Miles Mercantile) from the square footage calculations of the current business signage square footage. Stark black on white is not preferred. Need to soften the colors.

10. OTHER BUSINESS:

a. Final FBC Text Changes / adjustment - Tim Vertino County of San Diego FBC coordinator-

Sunset clause was not liked by the County of San Diego.

Cooper makes a motion to consider based on New Information from the County by Cooper, second by Fowler.

Unanimous approval 8-0-0-0

Cooper motioned: In regards to parcels 282-02610-06-00 & 282-261-62-00 (two northern parcels) be brought into the Form Based Code as V-4 Larson seconded. 8-0-0-0 Unanimous approval

Nothing on the side street densities.

Fowler motioned: Add language to 8704F of the form based code for a simple sign waiver if their site plan has been approved. Seconded by Cooper. 8-0-0-0

Motion by Fowler, seconded by Cooper to make all of the sign language of the verbiage and illustrations in V-4 the same as V-5. Unanimous approval 8-0-0-0.

Lighting - Cooper motioned, Larson -Language in V-4 should be consistent also in V-1, V-2, V-3 & V-5 "that no light escape the horizontal.

11. ADJOURNMENT - Next meeting March 29, 2018

Motion to adjourn by Larson, Seconded by Guenther. 8-0-0-0 passed

\*Opportunity for members of the public to speak to the Ramona Design Review Board on any subject within the group's jurisdiction and that does not appear as an item on this agenda. The group cannot discuss these items except to place them on the next agenda.