

Ramona Design Review

Thursday- July 26, 2018 - 7:00 P.M.

Ramona [Community Center - 434 Aqua Lane – Ramona](#)

Draft Minutes

1. CALL TO ORDER: 7:03 pm
 2. PLEDGE OF ALLEGIANCE
 3. DETERMINATION OF QUORUM - Excused absences - E. Gunther, R. Gannon, J. Cooper
 4. APPROVAL OF MINUTES – June 28, 2018 motion by Fowler, 2nd by Anderson motion passed 5-0-1 with Larsen abstaining
 5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - none
 6. ANNOUNCEMENTS - Larry Moen, interested in a board seat CA Firewood /
 - Status on Pending Sign Violations – Mike’s Liquor / A-1 / Mobile Homes / Ramona Realty / Chevron
- Code Compliance report received:

California Firewood – Staff have verified that the sales yard has been vacated and all firewood operations have ceased. We will be closing the code compliance case but will be monitoring the property to ensure the tenant does not return.

Mike’s Liquor – Since our June update and the associated citations, the property owner has increased communication with staff and recently provided additional background information the case. As a courtesy, enforcement has been temporarily stayed during staff review of the additional information. Staff have completed review of the material and are currently drafting a response to the latest information. We will continue to pursue the case following delivery of the response, including issuing citations as needed to encourage compliance.

A-1 Car Wash – While the June meeting between the property owner, consultant and staff was a positive step forward in resolving the case, discretionary permit submittals have not been made to date. No enforcement actions have been taken since the meeting with County staff, however we will be contacting the property owner to inform them escalated enforcement will occur if a submittal is not made in the near future. As previously discussed, staff anticipate the Site Plan Modification and associated processes will take some time to complete.

Ramona Realty (Dye Road) – Since our June update all temporary signs at the property have been removed. Based on the removal of the sign, staff would propose to remove this case from our ongoing updates to Ramona DRB, pending your concurrence. The property does have additional non-sign related violations and the case will remain open despite removal of the temporary signs. As with the California Firewood site staff will continue to monitor the property to ensure no new temporary signs are re-installed on the property.

Ramona Realty #2 (former R. Rustic) – Following the posting of notices in June, staff have been in contact with Mr. Meyers. As a result of staff’s conversions, all temporary signs have now been removed from the property. Mr. Meyers asserts that the roof sign is in compliance with Ramona Form Based Code requirements, staff have reminded him the sign requires review by the DRB to make that determination in addition to any required building permits. In our

conversations, staff also discussed the many car and truck signs throughout Ramona. While Mr. Meyers insists the vehicle signs are all legal, staff will be pursuing enforcement actions. As the vehicles are parked temporarily at many locations, enforcement may be challenging as property owners are typically liable for such violations and simply moving the vehicle to another parcel would resolve a site specific case. Staff are aware some of the vehicles are inoperable and will be prioritizing cases on properties where these inoperable vehicles are located.

Hwy 67 modular home violation – As recently as today, the property owner’s consultant has indicated to staff that a Site Plan submittal is imminent and will be occurring sometime in the next “few days”. We anticipate the proposal will be transmitted to the DRB shortly and would be placed on the next available DRB agenda. Staff continue to inform the property owner that operations will not be allowed to continue during processing of the Site Plan and will continue to actively enforce the case.

Discussion: Rob to make sure to ask the County to have the modular homes moved further back off HWY 67.

Roberson spoke to BJ’s and they are in compliance. Fowler looked Pinto Thai appears to be out of compliance with lighting.

Recommended Pepe’s to be addressed for excessive exterior signage. (North side of Main and 9th) Larsen to go speak with them.

Tire’s for Less illegal signage (South side of Main St and 9th).

Fix Auto signage out of compliance. Chris to talk to owner.

CVS Landscaping issue.

Bank of Southern California/Starbucks landscaping- approved landscaping was removed and non-approved landscape was installed.

•Village Design Update – Dates for Planning Commission and Bd. of Supervisors Meetings - late October for Planning commission then Feb for BoS.

D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.

7.SITE PLAN REVIEW

- a. Aldi Market – 16th & Main - Skip Janes
Proponent did not show

8.WAIVER REQUESTS

- a. Fencing at property frontage – NE Corner of Hunter and Main Peter Flynn
Presented a 2 rail split rail fence not to exceed 65’ on sides and 86’ long on Main St frontage and a total of 4 no parking signs. Motion to approve by Ensign, 2nd by Larsen 6-0-0 passed.

b. Tenant Improvements/addition

– 733 Main St. – Graham’s Diner presented by Louise Graham, Owner: presented. opening by November. Sign is 36” x 96” the letters are 6 inches and 2 and 3 inches tall. Not internally illuminated sign.

Discussion regarding the “historical” name of the building. The letters are 12.4 inches high for miles mercantile. Height limit is 12” per the rules. Black background with white lettering. 24” x 208”.

Larsen motioned approval of Graham’s sign, 2nd by Roberson. Motion passed 6-0-0
Ensign motioned approval of Miles Mercantile “historical” sign with the background color to match the color of the building and the “Miles Mercantile” letters not to exceed 12” in height and sign not to be longer than 208”. 2nd by Larsen. Passed 6-0-0

c. New Fencing, Elevations, Landscaping, Water Tower, - Medical Bldg.- 618 Pine St.(return) Clarice Cioe

Review of Fence and Tower:

Water tower- is on north side of the property (south parcel of the two) apn’s 281-065-18-00 & 281-065-07-00 only one legal parcel.

Tower will have an 11 foot setback. Total height of entire tower (stand and tank combined) is 20’. Base of the tower is 8’ wide, top of tower base is 6’ wide; water tank on top is 4’ wide and 6’ High.

Color of tower and tank is Behr 5013 - chocolate

Lighting fixture is Portfolio Ellicott Outdoor Wall lantern “DarkSky” with galvanized finish.

Signage will come back in the future.

Fencing:

Fence is set 9’ off the curb in.

5’ height - Pillar height is 6’ distance between pillars is 15’

On Pine- 40 feet of fencing, 31 feet of gate, 65 feet of parcel (apn- 281-065-07-00).

Fence is a basket weave wood fence; color is Behr 5013 Chocolate with a metal pole in the middle.

Pillars are made of Semplice (Bella Vista) in Charcoal, Brown Stone, Gray Stone.

Gate is made of metal with wood overlay same color as fence Behr 5013 Chocolate.

Motion by Fowler to approve the fence and water tower as submitted with an addition of a cantilever overhang top cap no less than 2 inches for lighting and proponent to come back for signage approval on Water Tower. Larsen 2nd. Passed 6-0-0

Motion by Anderson 2nd by Ensign that proponent return for landscape approval.

d. Painted Utility Boxes – Ramona HEART Murals – Various Locations Elaine Littleton - 2 utility boxes submitted for approval - one at 14th & Main Sunflowers motion to approve by Fowler, 2nd Anderson passed 6-0-0

#2 at union bank motion to approve by Fowler, 2nd by Larsen 6-0-0 passed.

e. Sign Re-branding – Verizon - 1530 Main St. – Suite 1 - Karl Henning
Tabled - Chairs prerogative

f. Replacement Building Sign – Arco – 10th & Main Chris Cottam
Channel letters ACM PANELS in letter of am/pm is 12” and 73”
Colors are Orange and Rustic Walnut ACM panel.
Canopy signage is just under 15 sf. The future monument sign has 36.96 sf (was approved previously).
Total signage when new monument is installed is:
14.92 sf on canopy
13.15 sf on building channel letters
36.96 on future monument sign
For a total of 65.03
Motion to approve as submitted by Fowler, 2nd by Ensign.
6-0-0 passed

g. Signage Adjustments – New Jiffy Lube – 1850 Main StChris Flores
Tabled - Chair’s Prerogative

9.PRELIMINARY REVIEW

a.

10.OTHER BUSINESS

a.

11. ADJOURNMENT - Motion to adjourn 9:20 pm by anderson 2nd by Fowler

Next meeting August 30, 2018