

Ramona Design Review

Thursday- December 20, 2018 - 6:30 P.M.

Ramona Community Center - 434 Aqua Lane – Ramona

Draft Minutes

1. CALL TO ORDER – 6:30
 2. PLEDGE OF ALLEGIANCE
 3. DETERMINATION OF QUORUM - Excused absent - E. Gunther, Fowler.
 4. APPROVAL OF MINUTES – November 29, 2018 Motion to approve as submitted by Cooper, 2nd by Larson motion passed 6-0-1-0.
 5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
 6. ANNOUNCEMENTS
 - Status on Pending Sign Violations –Mike’s Liquor /A-1 / Mobile Homes / Ramona Realty / Chevron
 - Village Design Update – New Dates for Planning Commission and Bd. of Supervisors Meetings
- 6-A. Form Based Code Update: Eric Lardy, Noah Alvey, Tim Vertino-Land Use, Environmental Planning, SD County. Cooper discussed whether we need to have another meeting with the County about the lack of change in the violations. Request discussion regarding more teeth to the citations. Add lot behind Ramona Motor Works (2317 Main Street) to the list of code enforcement. Banner sign at Convoy Motors has been up since October and wants to know how long temporary banners. Review what was approved for the North County Health signage. Verizon sign in window. Fix auto has signage that is too large and not approved by DRB.
- *Note - This agenda item is a - JOINT MEETING - with Ramona Village Design board members:
Village Design members present: Lewallen, Robinson, Powell, Cooper*
- Revisit Multi-Fam. Parking Requirements:
 - met in June & July with both RDRB & RVD. Robinson not in favor of relaxing the parking as suggested. Roberson wants to know if the shared use multiplier is in effect. Answer was that the shared use is only for mixed use and not for single family residence. Roberson also wants to know the discussion regarding this back in the beginning. Larson is not in favor of reducing parking. Powell states that the changes like bio retention basins and such which were not a requirement when discussing 13 years ago. The areas that were used for parking are now being used for other new form based code requirements. Powell is in favor of the RCPG recommendation from before. Ensign asked what their modeling is based on to reduce the parking requirement. Cooper discussed current news regarding SD airport parking only being used at 57% and bike lanes throughout the backcountry. Cooper states that if the additional parking makes it not economically feasible to build a project, he’s not in favor of it. Gammon states we need more parking. Robinson spoke on the walkable community but it’s not, it’s a bedroom community. Powell states that in the town center at the beginning the county and the consultant told us we would be having vacant lots to use as extra parking. Anderson does not agree with relaxing the parking. Lewallen read statement that were submitted to him by others that were Stooddy stated he may be willing compromise on the parking but he would need to look at it. Brean is in favor of more relaxed parking especially in commercial. Perfect states that in Ramona and the backcountry are not walkable communities. Motion to support the RCPG recommendations from before. Seconded by Cooper. Motion passed 9-0-0-0
 - Additional Landscape Requirements – Scotty Ensign made a presentation of regarding changes that we want to have in the form based code. There are areas that have plants that are not allowed so we want to make a list in every V” designated area with an asterisk that would have language that this area has specific requirements. We will work on these requirements with an adhoc committee so we can stop the builders from putting in the wrong plants. Make it a by exception and we will work on defining the landscape allowed and restricted. Ensign motioned to approve the three tree changes presented by the county. Seconded by Cooper. 9-0-0-0 motion passed.
- Motion to adjourn the joint meeting by Cooper, seconded by Ensign motion passed 9-0-0-0
- Side Street Mixed Use Commercial – Existing Res. Properties – Rebuild 100% Residential When Destroyed. County states that they have language already in zoning that allows a grandfathered use to be rebuilt not what is currently existing.

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

7. SITE PLAN REVIEW
 - a.

8. WAIVER REQUESTS
 - a. Tesla Energy Storage Addition – Superior Ready Mix – 940 Olive St. Andrew Young presenting
No cars are being charged. This is a solar system specifically for this business. The placement will be hard to see from the street. Motion to approve as submitted by Ensign. Second by Anderson. 7-0-0-0 motion passed.
 - b. ~~Used Car Lot – 2366 Main St. (Kalbaugh & Main) —————~~ **DELETE FROM AGENDA** ~~John Robinson~~

9. PRELIMINARY REVIEW
 - a. Proposed New Gas Station – Wynola & Main Streets - Gary Faudoa presenting:
This is located at the corner of Wynola & Main Street. Will be Ramona Gas it is a new Gas Station, convenience store with drive through. It will have 4 pumps and 2 underground storage containers. Proponent asked what is allowed and stated that the owner wants to bring the property to the west (same owner) into compliance. Barb read the minutes from September 2017 referencing the property adjacent (A-1 car wash) being in constant violation with code enforcement since 2001.

10. OTHER BUSINESS
 - a. Eric Guenther, Jim Cooper and Scotty Ensign’s seat number adjustments / vacancy
Vacancy for Guenther’s Seat in January. Request Ramona Sentinel to post the position for applicants to attend the January meeting.

11. ADJOURNMENT- Next meeting January 31, 2019 *HAPPY NEW YEAR !*
Motion to adjourn by Anderson, 2nd by Larson 7-0-0-0 motion passes.

*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.