

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- December 21, 2017 - 7:00 P.M.
Ramona Community Center - 434 Aqua Lane - Ramona
Final Minutes

1. CALL TO ORDER - 7:00 start time
2. PLEDGE OF ALLEGIANCE -
3. DETERMINATION OF QUORUM - Excused absences - Guenther; Late Arrivals: Anderson at 7:03 & Cooper at 7:12 pm. Vengler (Chamber of Commerce appointee being replaced by Carol Fowler)
4. APPROVAL OF MINUTES - November 30, 2017 - motion to approve with corrections by Gammon, 2nd by Larson. Motion passed 5-0-0-0
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
6. ANNOUNCEMENTS - Carol Fowler - recommended to rpl. Dan Vengler as our Chamber of Commerce rep. Motion to approve Carol Fowler to Fill Ramona Chamber of Commerce seat vacated by Vengler by Anderson, 2nd by Gammon. 6-0-0-0 approved
Anderson announced that sharing of board members emails is not advised and when individuals send group emails and members respond there could be a Brown Act violation via daisy chain meeting. Anderson asked that her email is not shared with anyone other than those on the board and that if this occurs again that the Chair respond to the individual that placed the board members at risk asking them to cease and desist.
 - Status on Pending Sign Violations -Albertsons/Mike's Liquor/Rubios/A-1 /d'Carlos
See code enforcement update
 - 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.*
7. SITE PLAN REVIEW
 - a.
 - b.
8. WAIVER REQUESTS
 - a. New Signs - Kahoots - 2020 Main St. - Gregg Grandon
Proponent states the building is 85 feet from the curb of Main Street. Proposed signage is 24 inches Channel lit letters (allowable size is 12 inch). Lewallen stated he is ok with the size being 24 inches since there is one sign only and due to scope and scale the 24 inches would be more fitting.
Larson stated he was ok with the lettering size as well. Ensign concurred. Motion to approve by Cooper 2nd by Ensign Motion passed 7-0-0
 - b. 500 Gal. Propane Tank - Arco - 1015 Main St. (return) Harry Heady
removal of the proposed propane tank and moved to the recommended area and to lay it on the side (horizontally vs vertical) on the southwest side of the property (KFC side). Owners are considering the propane tank to have a mural placed on it through Ramona HEART Murals. The EC85 signs are removed with the LED lighting and replaced by 2 sandwich boards each 55"x40" (allowable size is 42"x26") letter sizes not larger than 12 inches. They are trying to add to the new Arco sign but they may not be allowed to do so by weights and measures. Car Wash is still on the table and they plan to come back in 2018 with the plan for the car wash. E85 needs to be marketed and the proponents are working with their

attorneys and Arco Corporate to try and get the E85 info on the monument sign. The internally illuminated sign on the southwest side of the building needs to be removed as requested to come into compliance at time of Canopy replacement.

Anderson commented that the internally illuminated sign on the southwest side once removed can be replaced with "art" if approved by the board.

Motion made by Anderson, to approve one sandwich board maximum of 42"x26" with letters not to exceed 12" high (with a subcommittee to review and sign off if in compliance with the motion prior to January 2018 meeting, approve the propane tank placed on the southwest side of the property horizontally placed and to remove the internally illuminated sign on the southwest side of building. 2nd by Cooper. 7-0-0-0 motion passed

c. New Temp. Sign - North County Health Services - 220 Rotanzi St. - Joseph Parish

Banner will be used when they open the facility and the sandwich sign will be used instead of the banner after the 45 day period is finished. Letter are less than 12 inches high and the sandwich board is 42x26. Motion by Cooper to approve as submitted. 2nd by Gammon. 7-0-0-0

d. New Sign & Paint - Old Resurrected Rustic - 948 Main St. - (return) - Kurt Meyers - Myers did not show and told Lewallen that if he makes the meeting he will show, if someone else makes the meeting he will not be there.

9. PRELIMINARY REVIEW

a. New Business - Southeast corner - Hunter & Main - Jeff Carpenter

The vernal pool on site is to be saved and protect it with landscaping. Larson stated less stucco and more design breaking up the stucco. Mural would be nice on the Hunter side or you will need to break it up and have offsets. The building will have a visual impact all the way around. Break up some of the roof lines. Fowler: Signage should be facing Main street. Property is in V5. They get 91sf of total signage. We will need to see drawings on the signage and limited to 12 inch letter height unless more than 100 feet off the street. The Street is Kelly that the building wants to position the signage not Main Street. Larson is concerned that there is no signage on Main Street. Larson recommended a monument sign on Main Street so no signage is needed.

b. Building Remodel - 1236 Main - New Design Concept (return) - David Kniff / Marcie Laws

They have changed thinking on the project. The drive way that leads in to the group of parking will be eliminated and the circulation will be where the current u-haul lot is. They are doing this due to the childcare safety. They are asking for a 10 foot landscaped frontage (verses 0-2 feet) and in return are asking for the wall to be 8 feet high (6 foot allowed). This is designed to be an adult and child care facility. Cooper: Kids will be separate from Adults in some areas. The outside area is a joint use (intergenerational). The upper floor is office space. Will the windows be looking onto the children's play area? Answer by proponent is yes there will be windows that look down on the area. Concern is Megan's Law issues by Cooper.

10. OTHER BUSINESS:

11. ADJOURNMENT - Next meeting January 25, 2018

Motion to adjourn by Anderson, 2nd by Roberson. 7-0-0-0 motion 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.