

**MINUTES OF A MEETING OF THE  
RAMONA COMMUNITY PLANNING GROUP**

A regular meeting of the Ramona Community Planning Group (RCPG) was held January 10, 2019, at 7:00 p.m., at the Ramona Community Center, 434 Aqua Lane, Ramona, California.

**ITEM 1: Pledge of Allegiance**

**ITEM 2: ROLL CALL (Brean, Vice-Chair)**

In Attendance: Torry Brean                      Jim Cooper                      Lawrence Graham  
Chris Holloway                      Lynn Hopewell                      Casey Lynch  
Kristi Mansolf                      Robin Joy Maxson                      Donna Myers  
Paul Stykel                      Dan Summers                      Richard Tomlinson  
Kevin Wallace  
2 Vacant Seats

Torry Brean, RCPG Vice-Chair, acted as Chair of the meeting and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting. No Vice-Chair was selected.

**ITEM 3: SEATING OF NEWLY ELECTED/APPOINTED RCPG MEMBERS**

The Chair welcomed and swore-in newly elected RCPG members Lawrence Graham, Lynn Hopewell and Kevin Wallace, and returning members Kristi Mansolf and Robin Joy Maxson..

**ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 12-6-18**

**MOTION: TO APPROVE THE MINUTES OF THE DECEMBER 6, 2018, AS PRESENTED.**

Upon motion made by Robin Joy Maxson and seconded by Casey Lynch, the motion **passed 13-0-0-0**, with 2 seats vacant.

**ITEM 5: Announcements and Correspondence Received (None)**

**ITEM 6: PUBLIC COMMUNICATION: Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda. (None)**

**ITEM 7: APPROVAL OF ORDER OF THE AGENDA (Action)**

**MOTION: TO APPROVE THE ORDER OF THE AGENDA AS SUBMITTED.**

Upon motion made by Richard Tomlinson and seconded by Donna Myers, the motion **passed 13-0-0-0**, with 2 seats vacant.

**ITEM 8: ACTION ITEMS:**

**8-A: Form Based Code Update: Tim Vertino and Eric Lardy-Land Use, Environmental Planning, SD County: Revisit all Residential Parking Requirements, both Multi-Family and Single Family**

Mr. Vertino made the presentation with Noah Alvey. They have been working on the Form Based Code update for over a year. They have met with the Design Review Board and Village Design Committee in June and December, 2018, and the RCPG in July, 2018. They are tentatively scheduled to go to the Planning Commission on January 25, and the Board of Supervisors on February 27, 2019. The community wants to increase parking to 2 spaces per unit in the update – now it is 1 space per unit for 1, 2 and 3 bedroom in the V5, and 1.5 spaces in the V4. The County is agreeing with the community to increase the parking in the V4 and V5. V5 commercial is higher density and intensity than V4.

Mr. Wallace said he feels spaces should be based on unit size. If there is a 3 bedroom unit, 3 spaces should be provided with the overflow going into the community.

Mr. Lynch said current developers are already offering more parking than what is currently required. The Form Based Code is stricter than zoning. More parking will make properties more marketable.

Mr. Vertino said single family is not separated from multi family. Every project comes in with a minimum parking requirement.

Mr. Brean asked if senior housing is separate from other types of housing with regards to parking?

Mr. Vertino said it is not.

Mr. Tomlinson said senior housing is 1 bedroom.

Ms. Hopewell agrees with Mr. Wallace. If there is a 2 bedroom unit, there should be 2 parking spaces. If 2 people are living there, 1 will have to park off site if only 1 space is provided.

Mr. Vertino said there are trends with parking. They have heard concerns about wanting to allow more flexibility.

Mr. Alvey said they will bring the existing recommendation from the RCPG to the Planning Commission.

**8-B. STP 18-037, D Street Mixed Use Project, 327 D Street and XXX D Street, Proposal to construct 2 mixed use structures on 2 separate lots. Current Land Use Designation is Office Professional with a Use Regulation of RMV4. Woodcrest REV**

Mr. Brean said CUDA met to review the D Street Mixed Use project but did not have a quorum. An informational presentation was given, and CUDA liked the project.

Mr. Powell presented the project. The project will be behind where the Sizzler restaurant was on a vacant lot that is 60 feet by 150 feet. This will be the first mixed use project in Ramona. The lot next door was vacant, and they acquired it. There will be a 24 foot driveway and 2 separate residences. The tenants will live above the businesses. For parking, if 10 parking spaces are required, they will do 70 percent of the parking requirement, or 12 spaces. There will be group open space at the ground level. The project meets the Form Based Code requirements.

Mr. Tomlinson asked if there will be a waiver requested for the undergrounding of utility poles?

Mr. Powell said the power lines cross over the frontage. There is no requirement to underground the power poles at this time. Right now there is no density on D Street. The Form Based Code update will allow a density of 7.3 dwelling acres in conjunction with the required minimum commercial space. All necessary onsite stormwater, hardscape, landscape and all required off-site improvements will be constructed as specified on the proposed site.

**MOTION: TO APPROVE THE PROJECT AS SUBMITTED.**

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 12-0-1-0-0**, with Kevin Wallace abstaining and 2 seats vacant.

**8-C: Review of East/West Circulation north of Main between Highway 78 and Montecito**

Mr. Cooper said the proponent did not show up at the Transportation/Trails meeting for the discussion of this issue. The proponent wanted both A and B Streets to be considered. The RICC will impact the extension of B Street, and any plans to improve B Street between 12<sup>th</sup> and 13<sup>th</sup> Streets will impact the building of the RICC so the plan has no merit. A Street ends in a traffic barrier. Mr. Cooper read a segment from Darrel Beck's book about this piece of land.

**MOTION: TO TAKE NO FURTHER ACTION ON THE EXTENSION OF EITHER A OR B STREET .**

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion **passed 13-0-0-0-0**, with 2 seats vacant.

**8-D: Ramona Community Protection and Evacuation Plan – Discussion on concerns from members, Section E**

Mr. Cooper said there still was no official response from the County on this issue, and he would like to wait to discuss the item until a response was received.

**8-E: Review of Ramona Resurfacing List 2018-2019**

Mr. Cooper said the request for review by the County of the Ramona Resurfacing List was discussed at the Transportation/Trails Subcommittee meeting, and will be on the agenda for review next month.

**8-F: 12-14-18 TAC Meeting Report from Jim Cooper on speed limit on Magnolia/Black Canyon item**

Mr. Cooper said the item was canceled until the next TAC meeting.

**8-G: Report from ad hoc committee on seeking Funding and Political Support to get Highway 67 moved up on the Regional Transportation Plan to before 2036—2050**

Mr. Summers said that the ad hoc committee has been working with SANDAG and Caltrans on getting Highway 67 moved up on the San Diego Regional Transportation Plan to before 2036-2050. The goal is to get it moved up on the priority list. Mr. Summers gave the RCPG letter signed by political supporters, and a second letter signed by community supporters to the SANDAG Board

and the SANDAG Transportation Committee. Mr. Summers has met with Charles Stoll and Philip Trom from SANDAG, and Jim Desmond, the SANDAG Transportation Committee Chairperson.

It was recommended to break down the area to be considered for Highway 67 into phases. Four phases were identified between Poway Road and Dye Road. The phases are based on evacuation – the biggest problem.

Mr. Summers has spoken before both the SANDAG Board and the SANDAG Transportation Committee as a member of the public on a non-agendized item. He would like to make an agendized presentation to both boards. He would first like to make the presentation to the RCPG, Supervisor Jacob and Poway Mayor Vaus. The topics to be covered in the presentation include evacuation, safety and traffic flow. Mr. Summers had some maps made for the presentation.

The phases identified are Poway Road to Mina de Oro – this phase will cost the least. Then Mina de Oro to Cloudy Moon Drive, Cloudy Moon Drive to Archie Moore and Archie Moore to Dye Road.

### **8-H: Warnock Solar Project Landscaping Update**

#### **MOTION: TO TABLE THE WARNOCK SOLAR PROJECT LANDSCAPING DISCUSSION.**

Upon motion made by Jim Cooper and seconded by Casey Lynch, the motion **passed 13-0-0-0-0**, with 2 seats vacant.

#### **ITEM 9: GROUP BUSINESS (Possible Action)**

##### **9-A: Election of Officers for 2019: Chair, Vice-Chair and Secretary**

The Chair opened nominations for RCPG Chair.

Ms. Maxson nominated Torry Brean, seconded by Kevin Wallace. Mr. Stykel nominated Casey Lynch, seconded by Richard Tomlinson.

Nominations were closed.

Mr. Brean said if Mr. Lynch wanted to serve as RCPG Chair, he would step down. Mr. Lynch said he would be happy to serve as RCPG Chair.

#### **MOTION: TO CONFIRM CASEY LYNCH AS RCPG CHAIR.**

Upon motion made by Richard Tomlinson and seconded by Chris Holloway, the motion **passed 13-0-0-0-0**, with 2 seats vacant.

The Chair opened nominations for RCPG Vice Chair.

Mr. Stykel nominated Torry Brean, with Mr. Summers seconding the nomination.

Nominations were closed.

#### **MOTION: TO CONFIRM TORRY BREAN AS RCPG VICE CHAIR.**

Upon motion made by Casey Lynch and seconded by Jim Cooper, the motion **passed 13-0-0-0-0**, with 2 seats vacant.

The Chair opened nominations for RCPG Secretary.

Mr. Cooper nominated Kristi Mansolf, with Ms. Hopewell seconding the nomination.

Nominations were closed.

**MOTION: TO CONFIRM KRISTI MANSOLF AS RCPG SECRETARY.**

Upon motion made by Casey Lynch and seconded by Jim Cooper, the motion **passed 13-0-0-0-0**, with 2 seats vacant.

**9-B: Annual County Training for Planning Group Members, and Biennial Ethics Training**

Ms. Mansolf announced that in-person training would be held February 3, and the online training was now available for RCPG members not required to take the in-person training. The biennial ethics training is required by all RCPG members every other year. Ms. Mansolf would send out the link for the training to RCPG members.

**9-C: Pursuant to the Vacancies of 2 RCPG Seats Left Vacant in the 2018 Election, Effective 1-7-19, the RCPG Will Take a Vote to Recommend 2 Replacements. The RCPG will Hear from Parties Interested in Filling the Seats prior to Voting. All Applicants must have Certified applications prior to the meeting to address the RCPG**

Ten Ramona residents were interested in filling 2 vacant seats on the RCPG – seats 12 and 14. Eight were certified by the Registrar of Voters: Tim Corley, Nick Deseno Scotty Ensign, Heather Koermer, Gary Lockyer, Elio Noyas, Dawn Perfect, Glenn Rick, Victoria Seidler

Samara Moschiano's and Debra Foster's applications were not yet certified. Both applications were submitted to the Registrar prior to the meeting, and Ms. Foster had recently updated her residency in Ramona with the Registrar, so it would take longer to process her application.

The Chair invited each of the applicants to say a few words about why they wanted to serve on the RCPG.

Elio Noyas: Mr. Noyas enjoyed working with the RCPG for 1 term. He missed the cut off date for the election. He wants to continue working toward keeping Ramona rural with common sense growth. He also wants to remind the County we are still here and to work with us.

Scotty Ensign: Mr. Ensign has served on the RCPG for 2 terms, on the Transportation/Trails Subcommittee and on the Ramona Design Review Board. He wasn't going to run again for the RCPG, but in December felt there was unfinished work to be done, such as the landscaping for the Warnock solar project. Mr. Ensign said serving the community is a passion for him. He has been the liaison between the Ramona Design Review Board and the RCPG for 3 years. He works his vacations around group meetings.

## RCPG Minutes 1-10-19

Tim Corley: Mr. Corley lives off Dye Road. He has not had much experience with community groups. He feels it is important to serve the community. He has worked in the construction industry for 35 years. He worked from being in the field to the management level. He has dealt with SANDAG, SDG&E and MTS on a daily basis. He would like to work to reach collaborative decisions that work as the RCPG works together, and find ways to manage growth and evacuation preparedness. Mr. Corley has been in Ramona 2 years. As far as growth – he feels growth will happen, and we can't stop it but manage how to do it best.

Gary Lockyer: Mr. Lockyer has been in Ramona since 1970. He feels that he would like to remove his name from consideration for the vacant seat, and start serving the community at the subcommittee level before he goes after an RCPG seat.

Dawn Perfect: Ms. Perfect handed out her resume. She is a long term Ramona resident, with 5 generations of family in Ramona. She has served on several committees. She is familiar with the Ramona Form Based Code, the Ramona Road Master Plan, and has solid knowledge of alternate roads and all plans. She has experience with County processes and the open meeting laws. She has working relationships with regional representatives. Ms. Perfect has been on the Transportation/Trails Subcommittee since 1998, and on the Parks Subcommittee for more than a decade. She feels that because she is already serving on RCPG subcommittees, she is familiar with what is going on and feels she won't have a problem dedicating time for serving on the RCPG. Ms. Perfect feels the biggest problem in Ramona is we need infrastructure for the growth coming and the population here now.

Glenn Rick: Mr. Rick is a surveyor, and has lived off Mussey Grade Road for 15 years. He is active in RTA, volunteers for San Diego County Parks and Recreation and the Mt. Laguna Volunteer Association. As a surveyor, he has seen good and bad planning. The biggest problem in Ramona is evacuation. He was here during the Witch Creek fire. He wants to offer his experience and judgment to the community. A surveyor can act as a planner.

Heather Koermer: Ms. Koermer has lived in the Holly Oaks community for 4 years. She is a licensed landscape architect. She chose to come here to get away from the city. She is aware of the layers of review that are involved with the planning process. Ms. Koermer said Highway 67, traffic and evacuation are all concerns for the community. These issues should be addressed and not put off until the future.

Nick Deseno: Mr. Deseno moved to Ramona in 1987. He raised 3 kids here, and has had a career in real estate since 1994. He has worked with developers. He feels he is a good team player. When he moved to Ramona, there was 1 stop light in Ramona. As far as growth, there has to be a balance. He is concerned with environmental considerations that inhibit property development. Traffic is a problem and evacuation can be. People should look for ways to make their property safer. He has lived 31 years in the same house, owns a business and is invested in this town. Mr. Deseno lives in the San Diego Country Estates.

Victoria Seidler: Ms. Seidler is a 22 year resident. She raises horses and has worked in the construction industry for 25 years. Her experience is negotiating with developers, planning issues and requests for proposals. She wants controlled growth for Ramona. She has seen her own farm/rural neighborhood become increasingly urbanized. She wants to preserve rural Ramona while helping businesses thrive. She feels the big problem in Ramona is infrastructure and ways to deal with it.

Debra Foster: Ms. Foster has lived in Ramona 19 years. She now has 3 generations of family members here. She is a career fire fighter, with 3 years to retirement. She feels the primary issue facing Ramona is evacuation during a fire. A horse trailer stuck on the road can cause a huge problem. She wants people to be better prepared for the next fire and to stay safe. People should have wells and tanks with access for both. She is also concerned with preventing accidents on Highway 67. Nobody tells homeowners that they have to have a specific connection on large water tanks for firefighters to access the water. She recently changed her voter registration address to Ramona with the Registrar of Voters.

Samara Moschiano: Ms. Moschiano has been in Ramona since 1986. She has 3 generations here. Her son is at James Dukes. She has worked 20 years in the field of social services. She wants to address the homelessness issue in the community.

**Voting Record, First Vote (voting for 2 people):**

Torry Brean	<i>Dawn Perfect</i>	<i>Scotty Ensign</i>
Jim Cooper	<i>Elio Noyas</i>	<i>Scotty Ensign</i>
Lawrence Graham	<i>Glenn Rick</i>	<i>Debra Foster – if not valid, Dawn Perfect</i>
Chris Holloway	<i>Elio Noyas</i>	<i>Scotty Ensign</i>
Lynn Hopewell	<i>Glenn Rick</i>	<i>Scotty Ensign</i>
Casey Lynch	<i>Dawn Perfect</i>	<i>Scotty Ensign</i>
Kristi Mansolf	<i>Elio Noyas</i>	<i>Scotty Ensign</i>
Robin Joy Maxson	<i>Tim Corley</i>	<i>None</i>
Donna Myers	<i>Elio Noyas</i>	<i>None</i>
Paul Stykel	<i>Dawn Perfect</i>	<i>Scotty Ensign</i>
Dan Summers	<i>Dawn Perfect</i>	<i>Scotty Ensign</i>
Richard Tomlinson	<i>Glenn Rick</i>	<i>Elio Noyas</i>
Kevin Wallace	<i>Glenn Rick</i>	<i>Victoria Seidler</i>
(2 seats vacant)		

Scotty Ensign received 8 votes, Elio Noyas received 5 votes, Dawn Perfect received 5 votes (since Ms. Foster was not yet certified), Glenn Rick received 4 votes, Tim Corley received 1 vote and Victoria Seidler received 1 vote. Robin Joy Maxson and Donna Myers voted for 1 person each.

Mr. Ensign, receiving 8 votes, will fill seat 12. Ms. Mansolf said she would forward the results of the vote to the County to get the process started. Mr. Ensign will need to be appointed by the Board of Supervisors before he can be officially seated. Ms. Mansolf said she would check to see if anything else was required.

Ms. Mansolf said that a vote needed to be taken to confirm Scotty Ensign for seat 12.

**MOTION: TO CONFIRM SCOTTY ENSIGN TO SEAT 12.**

Upon motion made by Jim Cooper and seconded by Lynn Hopewell, the motion **passed 11-1-1-0-0**, with Donna Myers voting no, Kevin Wallace abstaining, and 2 seats vacant.

**Voting Record, Second Vote:**

Torry Brean	<i>Dawn Perfect</i>
Jim Cooper	<i>Elio Noyas</i>
Lawrence Graham	<i>None</i>

Chris Holloway	<i>Elio Noyas</i>
Lynn Hopewell	<i>Glenn Rick</i>
Casey Lynch	<i>Dawn Perfect</i>
Kristi Mansolf	<i>Elio Noyas</i>
Robin Joy Maxson	<i>None</i>
Donna Myers	<i>None</i>
Paul Stykel	<i>Dawn Perfect</i>
Dan Summers	<i>Dawn Perfect</i>
Richard Tomlinson	<i>Carry over for Debra Foster – None</i>
Kevin Wallace	<i>Victoria Seidler</i>

Dawn Perfect received 4 votes, Elio Noyas received 3 votes, Glenn Rick received 1 votes and Victoria Seidler received 1 vote.

**MOTION: TO TABLE THIS ITEM UNTIL NEXT MONTH.**

Upon motion made by Casey Lynch and seconded by Lynn Hopewell, the motion **passed 13-0-0-0**, with 2 seats vacant.

Mr. Brean said the item will be carried over to the February 7, 2019, meeting.

**9-D: DESIGN REVIEW REPORT (Vacant) – Update on Projects Reviewed**

The Form Based Code update was discussed at the Design Review Board meeting. Village Design and Ramona Design Review will put together more specific landscape guidelines for developers. For the current update, parking was discussed. Tesla Energy Storage Addition on Olive Street was reviewed. They will be a solar system for the Superior Ready Mix business. Ramona Gas at Wynola and Main was reviewed. They will be putting in a convenience store, too. The owner is the same owner as the property to the west which has a lot of code infractions. They want to bring the property into compliance and upgrade to code standards. Eric Guenther will be stepping down off the Design Review Board.

**9-E: Discussion Items (Possible Action)**

**9-E-1: Concerns from Members**

The new marijuana facility at 618 Pine Street was brought up due to a neighbor's concerns over lighting and other project elements related to signage.

**9-E-2: Future Agenda Item Requests**

Mr. Cooper asked that the Ramona CPEP stay on the next Transportation/Trails Subcommittee agenda, and the Ramona Resurfacing List be added to the next agenda.

**9-E-3: Addition and Confirmation of New/Continuing Subcommittee Members (*None brought forward*)**

**9-E-4: Old Business**

Mr. Cooper said he planned to go through old letters and minutes from January, 2018, and come up with a list of old business by the next RCPG meeting.



**9-F: Meeting Updates**

**9-F-1: Board of Supervisors, Planning Commission and TAC Meetings (*Brought up during the Meeting*)**

**9-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 2-7-19 at the Ramona Community Library, 7 p.m.**

**ITEM 10: ADJOURNMENT**

Respectfully submitted,

Kristi Mansolf

The RCPG is advisory only to the County of San Diego. Community issues not related to planning and land use are not within the purview of this group. **Item #5: Opportunity for members of the public to speak to the RCPG on any subject within the group's jurisdiction that does not appear as an item on this agenda. The RCPG cannot discuss these matters except to place them on a future agenda, refer them to a subcommittee, or to County staff. Speakers will be limited to 3 minutes. Please fill out a speaker request form located at the rear of the room and present to Vice Chairperson.**

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