

WEST SUBCOMMITTEE MINUTES
RAMONA COMMUNITY PLANNING GROUP
15873 HWY 67, RAMONA, CA 92065
RAMONA COMMUNITY CENTER
434 AQUA LANE, RAMONA
November 29, 2021, 6:30 P.M.

1. CALL TO ORDER – 6:35 pm
2. DETERMINATION OF MEMBERS PRESENT – Consideration Will be Given to Members Who Have Missed Consistently. They Will Be Removed And Will Need to Reapply for Membership.
Members Present: Kristi Mansolf, Chair; Lynn Hopewell, Robin Joy Maxson, Kevin Wallace
3. ANNOUNCEMENTS – None
4. Corrections/Approval to the West Minutes 2-22-21 – moved to the end of the meeting.
5. PRESENTATIONS FROM THE PUBLIC ON NON-AGENDA ITEMS ONLY – None

Action Item:

6. AD 21-021 Applicant is asking for a height deviation from the maximum ADU height of 24ft to 29.0 ft per plan. Project is an 18 car garage private showroom with a 1200 sf ADU on top. Project address is 15534 Highland Valley Rd, Escondido (in Ramona Community Plan Area) on a 9.88 ac. lot. The ADU and Carriage garage is located at the lowest point of the lot. The property is zoned Single Family agricultural. The height designator is "G" which allows for 35 ft height. This allows applicant to maintain a minimum ceiling height in the garage and have the vaulted ceiling in applicant's ADU on top.

Gary Seward, representing the applicant, presented the project. The project is to build a separate garage structure with an ADU on top. 6,400 square feet is allowed – 6,200 will be built. The ADU is 1,140 square feet. The building will match the other house in the way it is decorated. The existing house is at 1,000 feet elevation. The ADU will be lower than the main structure at 910 feet elevation, and it will be level with the utility road. Grape vines are planted there now. The garage will house private cars. ADU's are usually under or at 24 feet. They are asking for 29 feet. There is a G Designator over the property which allows for a height of 35 feet. The garage will be able to hold up to 24 cars. There will be one bathroom in the garage area, and they will be on city water.

Ms. Hopewell asked why the extra 5 feet is needed?

Mr. Seward said the extra 5 feet is needed to be able to have the vaulted ceilings.

Speaker: Fred Marinello

Mr. Marinello said he had lost 800 trees in the Witch Creek fire. He had built his house in the middle of the trees years ago. He is concerned with visual impacts. Their neighborhood is behind a locked gate on a road the neighbors got together to improve and it is 24 feet wide. He has concerns about an increase in traffic

Speaker: Lorelle Marinello

Ms. Marinello talked about the right of passage on Paseo Penasco. The Marinello property is 100 feet off of the easement. There is a locked, electric gate on Paseo Penasco.

Speaker: Ladeen Ardema

Ms. Ardema has a family member that is disabled. They are adjacent to the property and will be overlooking it.

Speaker: Larry Kotcher

Mr. Kotcher will be very close to the project, which is across from his southwest corner. He has fire concerns. He thinks the fuel in the cars that will be in the garage will have the potential of perpetuating and fueling a fire burning through the area. He is also concerned about a change in use over what is being proposed now. He was told by the County planner that if the project goes commercial, it can't be prevented.

Ms. Mansolf said that if a future change in use is proposed, she believes the applicant will have to get an additional use permit. She said she would like to ask the County planner to attend the meeting when the project will be discussed, so he can answer questions. If the building were to be flat, there would not be vaulted ceilings, and the building may just look like a big, flat, rectangular building. The permit is for the vaulted ceilings which would make the building look better. The RCPG meeting reviewing the project will be at the Ramona Community Library on December 2, 2021 at 7.

Mr. Pace said he is putting in a Halon fire system to help when there are future fires. He has 7 cars now and hopes to eventually have 18 cars for his garage showroom.

Mr. Pace said he will be unable to attend the RCPG meeting on December 2 as he has a plane reservation for that date and he was unable to cancel it.

Ms. Mansolf said the item would then get pushed to the next RCPG meeting, which would be January 6, 2022, also at the Ramona Community Library at 7. She asked if January 6 would work for Mr. Pace and Mr. Seward?

Ms. Mansolf asked if there was a motion to be brought forward for this item? She would like to see the public comments made on the project sent to the County.

Ms. Maxson made the following motion:

MOTION: TO APPROVE AD 21-029 – THE REQUEST FOR THE DEVIATION OF THE MAXIMUM ADU HEIGHT OF 24 TO 29 FEET – PER THE PROJECT PLANS, AND TO INCLUDE PUBLIC COMMENTS.

Upon motion made by Robin Joy Maxson and seconded by Kristi Mansolf, the motion failed 2-0-2-0-0 with Lynn Hopewell and Kevin Wallace abstaining.

Mr. Wallace said he would like to hear the RCPG comments on the project before voting in favor or against the project.

4. Corrections/Approval to the West Minutes 2-22-21 – taken out of order.

MOTION: TO APPROVE THE WEST MINUTES OF 2-22-21 AS PRESENTED.

Upon motion made by Kevin Wallace and seconded by Lynn Hopewell, the motion passed 4-0-0-0-0.

7. Adjournment

Respectfully submitted,

Kristi Mansolf

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