

**County of San Diego
Ramona Community Planning Group
MEETING MINUTES
June 1, 2023**

7:00 PM @ the Ramona Community Library, 1275 Main Street, Ramona

ITEM 1: Call to Order, Casey Lynch, Chair

ITEM 2: PLEDGE OF ALLEGIANCE

ITEM 3: ROLL CALL (Lynch, Chair)

In Attendance: Janelle Clark Jonas Dyer Debbie Foster
 Holly Hamilton-Bleakley (*Arr. 7:10*) Casey Lynch Kristi Mansolf
 Robin Joy Maxson Dawn Perfect (*Arr. 7:10*) Matt Rains
 Michelle Rains Lauren Schulte Paul Stykel
 Dan Summers

Members absent: Torry Brean, Andrew Simmons

Casey Lynch, RCPG Chair, acted as Chair of the meeting, Lauren Schulte, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary acted as Secretary of the meeting.

ITEM 4: APPROVAL OF MINUTES 5-4-23 (Action)

MOTION: TO APPROVE THE MINUTES OF THE MAY 4, 2023, MEETING AS PRESENTED.

Upon motion made by Robin Joy Maxson and seconded by Jonas Dyer, the motion **passed 10-0-0-1-4**, with Matt Rains stepping down and Torry Brean, Holly Hamilton-Bleakley, Dawn Perfect and Andrew Simmons absent.

**ITEM 5: PUBLIC COMMUNICATION:
Opportunity for members of the public to speak to Group on any subject matter within the Group’s jurisdiction that is not on posted agenda.
Speakers will submit speaker slip to the Vice Chair, each speaker is limited to 3 minutes, and the elected body of the RCPG cannot respond.**

Speaker: Sharon Quisenberry

Ms. Quisenberry was going to make a presentation under Item 7-F on the development of the northwest corner of Dye and Highway 67, but she requested to be put on the next agenda as she is not ready to present the project but should be next month..

The Chair said that we would table Item 7-F until next month.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action)

MOTION: TO MOVE ITEM 7-E TO BEFORE 7-A.

Upon motion made by Jonas Dyer and seconded by Janelle Clark, the motion **passed 10-0-0-1-4**, with Matt Rains stepping down and Torry Breaun, Holly Hamilton-Bleakley, Dawn Perfect and Andrew Simmons absent.

ITEM 7: ACTION ITEMS:

- 7-E: ACTION ITEM: AD 23-006, Administrative Permit for an as built structure, at 2742 Mesa Oak Court, built by a previous owner. The existing structure is 815 sq ft and 14 feet high, exceeding the 12 feet height limitation.**
Rains, Greater Ramona Subcommittee (Taken out of order)

Ken Bruce presented the project. He bought a house and the property had an additional existing structure on it at the time he bought it. He thought the shop was permitted but found out it wasn't. He has owned the property for 3 years. The additional building is 815 square feet and is almost 15 feet tall. The height limit in the area is 12 feet so the building exceeds the height limit.

Ms. Mansolf said that the project came to the RCPG as a Site Plan Exemption in March of 2022, because the property had a D Designator on it, and the RCPG approved it.

The Chair had held the Greater Ramona Subcommittee for Mr. Rains and the Administrative Permit for the project was approved. It was his understanding the Administrative Permit should have been seen at the time of the Site Plan Exemption but was overlooked.

Mr. Dyer said the Design Review Board approved the project.

MOTION: TO APPROVE AD 23-006, AS PRESENTED.

Upon motion made by Casey Lynch and seconded by Robin Joy Maxson, the motion **passed 13-0-0-0-2**, with Torry Breaun and Andrew Simmons absent.

- 7-A: INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona (Taken out of order)**

Lt. Vengler said he had no updates. The new Ramona Sheriff's Substation is still at least 2 years out.

Mr. Stykel asked if there was any information about the recent apartment fire in the 900 block of Main Street?

Lt. Vengler said the investigation was not yet complete.

Ms. Foster thanked Lt. Vengler for the extra patrols at the former K Mart property.

- 7-B: ACTION ITEM: Minor Deviation Request for STP-01-009 (282-261-56-00), New Signs (2) – 406 16th St # 104-A (behind 1662 Main St.) – AT&T Simmons, Town Center Subcommittee**

Mr. Simmons was not in attendance to discuss or report on the details of the Town Center Subcommittee meeting. Only 2 people attended the meeting and so there was not a quorum.

Mr. Lapsiwala presented the project which is to take out 2 old signs and replace them with 2 new signs. The new signs will be smaller than the current ones. The new signs will be internally illuminated..

MOTION: TO APPROVE THE MINOR DEVIATION REQUEST FOR AT&T.

Upon motion made by Jonas Dyer and seconded by Dawn Perfect, the motion **passed 12-0-0-1-2**, with Casey Lynch stepping down and Torry Brean and Andrew Simmons absent.

7-C: ACTION ITEM: STP 21-007, Automotive Equipment and Parking, 2325 Main Street (Kalbaugh and Rotanzi). Permit request to store automotive equipment and parking, specifically tree trimming trucks (chipper box trucks) with chipper trailers. No non-operational vehicles will be on premises. Vehicles will park on property in the evenings and holidays. Vehicles will enter the property on the existing asphalt driveway and park on DG. The property is fenced and the entrance is on Main Street. D and D5 Special Area Regulations apply. Simmons, Town Center Subcommittee

Boris Ilic presented the project. He attended the Town Center Subcommittee where it was suggested that a wrought iron fence be put in on the front and side of the property. The wrought iron fence was not included on the plans submitted to the County. Five trucks and chippers will be parked at night on the property. Biological review and Caltrans review are currently being done. The driveway onto the property will be resealed. Landscaping will be updated after the discussion with the Town Center Subcommittee – it also is not on the plans that were recently submitted to the County. A horse trail was also mentioned at the Town Center Subcommittee.

Ms. Foster said there are a lot of junk lots popping up on Main Street. She thought it was an unusual case to have a property as a parking lot for 5 trucks on Main Street. She asked if landscaping would be considered to help shield the project from the road?

Mr. Ilic said the project is not permitted for storage, and yes, landscaping would be considered.

The Chair asked if the intended use of the property is an allowed use under the Form Based Code?

Mr. Ilic said that it was.

Ms. Maxson asked who will maintain the trail/pathway on the property?

Mr. Ilic said he thought the owner would be the one maintaining it.

Ms. Schulte said she thinks that part of the responsibility of the trail/pathway lies with the owner and part of the responsibility lies with the County if the property includes the County right of way.

Mr. Ilic said he doesn't know the maintenance requirements for the trail.

Mr. Stykel asked what the height of the wrought iron fence would be?

Mr. Ilic said the fence will be black and 7 feet tall.

MOTION: TO MOVE TO PROVIDE COMMENTARY TO THE APPLICANT AND SEND TO THE COUNTY PLANNER.

Upon motion made by Casey Lynch and seconded by Jonas Dyer, the motion **passed 12-0-0-1-2**, with Lauren Schulte stepping down and Torry Breaun and Andrew Simmons absent.

- 7-D: ACTION ITEM: Request for a Recommendation for Minor Deviation APN 282-262-37-00 , 1410 Main St Ramona, Dunkin Donuts, menu board replacement at drive through. Simmons, Town Center Subcommittee**

Mr. Lapsiwala presented the project which is the replacement of the existing menu board in the drive through at Dunkin Donuts. The new menu board will be the same height and same size as the existing one. The menu board now is 3 panels and the replacement board will also be 3 panels.

MOTION: TO APPROVE THE MINOR DEVIATION REQUEST FOR DUNKIN' DONUTS.

Upon motion made by Jonas Dyer and seconded by Dan Summers, the motion **passed 13-0-0-0-2**, with Torry Breaun and Andrew Simmons absent.

- 7-E: ACTION ITEM: AD 23-006, Administrative Permit for an as built structure, at 2742 Mesa Oak Court, built by a previous owner. The existing structure is 815 sq ft and 14 feet high, exceeding the 12 feet height limitation. (Taken out of order before Item 7-A) Rains, Greater Ramona Subcommittee**

- 7-F: INFORMATIONAL ITEM ONLY: Presentation on the development of the Northwest Corner of Dye and Highway 67. (Item pulled from the agenda at the beginning of the meeting)**

- 7-G: POTENTIAL ACTION ITEM: Status of the initiative to secure unincorporated community representation through the addition of a new Advisory Board Member on the SANDAG Board of Directors**

Ms. Maxson gave an update on the initiative to secure unincorporated community representation item:

The initiative to acquire an Advisory Board Member seat on the SANDAG Board of Directors is moving forward quickly. On May 23rd Supervisor Joel Anderson held a press conference informing the community about the Board of Supervisors agenda item supporting this initiative.

Later that day Supervisor Anderson and Supervisor Vargas presented a co-authored County Resolution formally supporting the need to have unincorporated community representation on the SANDAG BOD. The Resolution passed 4-0. It was unanimous. Upon the passing of the Resolution the County sent a letter to SANDAG notifying SANDAG of the County's support of this initiative. Next step is for the newly formed "Association of Planning Groups" to create bylaws, vote on a representative to the SANDAG BOD and to send a formal letter to SANDAG requesting admittance as an Advisory Board Member representing unincorporated communities.

Ms. Clark said she heard Bill Wells of El Cajon talk about AB 805, which shifted the votes on SANDAG so that the cities of Chula Vista and San Diego controlled SANDAG with a weighted vote.

Ms. Maxson said a second vote at SANDAG can be requested if the City of Chula Vista or the City of San Diego ask for it, if they don't like the outcome of a vote. They are the majority on SANDAG and have a pile of votes.

Ms. Perfect asked if there were any other entities with representation at SANDAG besides cities?

Ms. Maxson said that there are other entities involved with SANDAG. For instance Tribal entities and MTS are involved with SANDAG as well as other entities that may have an impact on the region.

**7-H: ACTION ITEM: PLDO funding update.
Brean, Parks and Recreation Subcommittee**

Mr. Brean was absent and Ms. Perfect said there was no quorum at the Parks Subcommittee meeting. A county representative was in attendance.

**7-I: ACTION ITEM: PLDO list project status update
Brean, Parks and Recreation Subcommittee**

Wellfield Park Sports Lighting and Scoreboard - \$900k approved for lighting and scoreboard project and to be carried out by RMWD; plans are in final concurrence review with the County Department of Planning and Development Services. There will be 2.2 million available after the \$900,000 sports lighting and scoreboard project has been completed at Wellfield Park. They are in plan check now which will take 2 to 3 months.

The skatepark is to be included in the RICC park project. There has been a funding request of \$1.5 million for project outreach, design and environmental analysis. It has been anticipated for the FY 24/25 budget.

**7-J: ACTION ITEM: Collier Park basketball court lighting update.
Brean, Parks and Recreation Subcommittee**

For the Collier Park basketball court lighting project – the County is disinclined to do this project at this time. The park is closing at dusk as there is no staffing so there is no need for lighting. The soccer fields are different because boys and girls are playing soccer.

**7-K: ACTION ITEM: Discussion item: Potential future PLDO project requests
Brean, Parks and Recreation Subcommittee**

The 5K route for Wellfield Park has no funding. The County would like more information on this item. For the tennis and pickleball courts – no location(s) has been selected.

The Chair said Parks projects need a champion. Future maintenance is also a consideration when looking into a new Parks project.

Ms. Perfect said the County wants to know what the community wants. PLDO is now more of a wish list. Other funding sources may be available.

Ms. Hamilton-Bleakley said she would be interested in soliciting suggestions for Parks projects from the community.

Ms. Perfect said there is an interest in having an aquatic center and also pickle ball courts in the community.

The Chair said the RMWD formed the RMWD Parks and Recreation Community Advisory Committee. He has filled out the application to sit on the new board and he has asked Mr. Brean to fill out the application to be an alternate.

7-L: INFORMATIONAL ITEMS ONLY (Dan Summers, RSRS Subcommittee)

1. Monthly update from Caltrans on SR 67 and 78 projects.

Mr. Summers sent a list of issues to Stephen Welborn that were raised at the May 4, 2023, RSRS meeting and the following are his responses:

a. The construction on both sides of SR 67, just west of Hope Street is replacing guardrails with permanent concrete barriers.

The Chair asked if the concrete channel on the west side of the road will be removed?

Mr. Summers said he doesn't know and it is still there.

b. Caltrans is not certain as to who removed the "Welcome to Ramona/Population" signs at both ends of town, but are looking into it with the understanding that we want them back.

Mr. Summers said the sign at the entrance of Ramona on the SR 67 side has disappeared and no one knows who took it down. We want it back on both the SR 67 side entering Ramona and on the SR 78 side entering Ramona (from the east). We would like elevation and population figures included on the sign.

- c. Mr. Welborn confirmed that the stoplights at Mussey Grade and Highland Valley/Dye Road would be coordinated to assist traffic flow. The status of the Mussey Grade stoplight is in the funding and design phase.**

Mr. Welborn said the stop lights at Mussey Grade Road and Highland Valley/Dye Road will be coordinated. This project will be done after the road resurfacing project.

- d. The request to replace the callbox that was removed on SR 67 involves both Caltrans and SANDAG, and our request is being considered.**

Mr. Summers said Caltrans put in a guardrail on SR 67 in the vicinity of Mina de Oro where there was a call box. Now the call box is gone and we want it back. Caltrans is considering our request.

- e. The stamped concrete crosswalks at 7th and 10th will be completed by the end of July. All curb ramps are complete. The crosswalk striping at all locations will be done after the repaving.**

Mr. Summers said the stamped concrete crosswalks at 7th and 10th will be completed by the end of July, and the curb ramps are complete. The crosswalk striping will be done after the repaving.

- f. New crosswalks at 3rd and 5th are still under consideration.**

Ms. Foster asked what the thoughts were with having a crosswalk at 3rd?

Mr. Summers said a request for crosswalks at 3rd and 5th was made and they are waiting for consideration of these items.

Ms. Maxson asked about having blinking lights at the crosswalks? The Village of Ramona is supposed to be walkable.

Mr. Summers said it would be good to bring in the Chamber and other similar entities in Ramona to gain support for blinking lights at crosswalks. Caltrans is amenable to putting in traffic safety features.

- 2. Currently arranging a presentation to Cal Fire/County Fire regarding SR 67.**

Mr. Summers said he is working on arranging a presentation to Cal Fire /County Fire regarding safety and evacuation on SR 67.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Announcements and Correspondence Received. (*None brought forward*)

8-B: Speaker Slip – Update

Ms. Mansolf had drafted a speaker slip using the old RCPG speaker slip as a model and sent it out to RCPG members prior to the meeting.

Ms. Perfect said – on the topic of members of the public yielding their time to another speaker – she feels this action should be taken at the discretion of the Chair. On the topic of the Vice Chair making a reminder when the speaker had 1 minute left to speak - she did not feel that was necessary and it could be disruptive.

Mr. Dyer said yielding time to another speaker could be a problem.

Ms. Schulte said 2 minutes is not enough time for speakers.

Mr. Summers said he is comfortable with the Chair having discretion on the topic of yielding time.

Someone suggested removing the option on the speaker slip regarding filling out the speaker slip to not speak but to register a position.

The Chair said with public speakers there are often non professional speakers from the public that wish to speak. Maybe we can add to the speaker slip that if additional time is needed for what they would like to say, they should talk to the Chair. As far as having on the speaker slip to not repeat what others have said – the Chair can say that at the beginning of Public Communication.

8-C: Discussion Items:

1. Concerns from Members

Ms. Hamilton-Bleakley said she has heard the K Mart property has been purchased. She thought it would be good if the RCPG invited the new owner to speak to us about what they will be doing with the property.

Ms. Foster said she is seeing a number of massage places going in on Main Street.

Mr. Rains said they need a license from the Sheriff's.

Mr. Dyer said this issue is on the Design Review Board's radar.

2. Future Agenda Item Requests

Mr. Summer said he would like crosswalks on Main Street to be on the next agenda. He would like to submit a letter to Caltrans requesting crosswalks where we determine the location of the crosswalk.

Ms. Perfect said the County wanted people directed to certain intersections.

Mr. Summers said the County said to put the crosswalks where the stoplights are.

3. Addition and Confirmation of New/Continuing Subcommittee Members

Mr. Rains asked to step down as the chair of the Greater Ramona Subcommittee.

The Chair said filling Mr. Rains' vacancy as chair of the Greater Ramona Subcommittee will be on the next agenda.

4. Reimbursement request to PDS for the secretary for copies made for the 5-4-23 and the 6-1-23 meetings

Ms. Mansolf brought forward receipts in the amount of \$30.83 for copies made for the May 4 and June 1 RCPG meetings.

MOTION: TO APPROVE THE REIMBURSEMENT REQUEST FOR THE SECRETARY FOR \$30.83, FOR THE MONTHS OF MAY AND JUNE, 2023.

Upon motion made by Dawn Perfect and seconded by Lauren Schulte, the motion **passed 13-0-0-0-2**, with Torry Brean and Andrew Simmons absent.

8-D: DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

Mr. Dyer gave the Design Review Report of the meeting held on May 25:

Two (2) site plan reviews were presented.

John Hedley presented 938 D Street remodel/ADU/addition - this was conditionally approved by the DRB contingent on confirmation from the County that mixed use would not be required. The County confirmed the next day that it would not trigger the commercial requirement since it was not a new build.

The County presented their revisions to the "Community Resource Center" at the corner of 12th and Main. All of DRB's initial comments to exterior design were addressed.

Two (2) waiver requests were presented.

The owner of an existing building on 2742 Mesa Oak Ct seeking to make this improvement legal was approved unanimously.

I (Jonas Dyer) recused myself to present a minor change to the front elevation of Cozy Cubs Daycare. It was approved unanimously.

8-E: Meeting Updates

1. **Board of Supervisors, Planning Commission and TAC Meetings**
(No information brought forward)
2. **Future Group Meeting Dates – Next RCPG Meeting to be 7-6-23,**
Ramona Library, 1275 Main Street.

ITEM 9: 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 #6: 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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