

**County of San Diego
Ramona Community Planning Group
FINAL MEETING AGENDA
November 2, 2023**

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

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. APPROVAL OF MINUTES 10-5-23 (Action)**
- 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.
- 6. APPROVAL OF ORDER OF THE AGENDA (Action)**
- 7. ACTION ITEMS:**
 - A. INFORMATIONAL ITEM ONLY : Update from San Diego County Sheriff's Department - Ramona Substation for the community of Ramona.
 - B. DISCUSSION AND POSSIBLE ACTION: Presentation by County Staff on Cannabis Program EIR. The Notice of Preparation for the EIR circulated for public review from September 15, 2023, through October 31, 2023, to allow the public and agencies the opportunity to provide input on the environmental topics that should be analyzed in the environmental document, including any suggestions for measures or alternatives that should be considered to minimize environmental impacts.
 - C. ACTION ITEM: The proposed project consists of a façade remodel for a portion of an existing shopping center. Proposed alterations include an 869 square foot addition, 17-parking stalls, and the addition of grade loading docks and compactors. The existing commercial use is a K-Mart that permanently closed in 2020. The proposed project includes splitting the existing suite to allow for four new tenants. Tenant 1 is approximately 23,002 SF, Tenant 2 is approximately 18,00 SF, Tenant 3 is approximately 9,470 SF, and Tenant 4 for is approximately 17,332 SF. The commercial center is located on an approximately 9.91-acre site. The project proposes a total of 478 parking spaces. Access is proposed off Pala Street, Day Street, and Main Street, a public road. The site is subject to the General Plan Regional Category Village, Land Use Designation General Commercial. The project is zoned RM-V-5 (Center District). Permitted Uses in the Ramona Form Based Code Area include Retails Sales V5 in Center District. Presentation on Kmart property revitalization project, 1855 Main Street. Simmons, Town Center Subcommittee
 - D. ACTION ITEM: Creekside at Village Walk (TM-5610-1; Map 16348). The project is a subdivision consisting of a 40-unit residential detached condominium project. The site is 5.5acre lot and is located north of the Pala Street/Robertson Street intersection. The Planning Commission approved the Final Map in 2017. The applicant is requesting a 2 year time extension for the project. Simmons, Town Center Subcommittee
 - E. ACTION ITEM: Ramona Boutique Hotel, STP 23-021. Applicant is proposing a two story 101-room hotel on approximately 3.3 acres . (APN: 282-141-32, -33, -

34) on Highway 67 between Julian Street and Letton Street. The properties are zoned C36 – General Commercial, within the Form Base Code RMV4 District. Due to the historic eucalyptus colonnade along Main Street, Main Street frontage improvements will be limited to two commercial driveways and the construction of a ten-foot-wide decomposed granite pathway. The total building size is approximately 40,193 square feet with a mix of rooms.

Simmons, Town Center Subcommittee

- F. ACTION ITEM: PDS2023-AD-23-014 Administrative Permit - Agricultural Building, Oversized Accessory Structure. Request for the RCPG to review and provide comments, an advisory vote and to list any recommended conditions for the project based on completeness and adequacy of project description; compatibility of project design with the character of local community, consistency with the community plan and zoning; and environmental effects. Project Location: 1650 Warnock Drive. APN: 283-083-07. Total Project Acreage: 110.56. Project Size: 8,300 sq. ft. building for rabbits. Owner: Mark A. Bousema. Maxson, Greater Ramona Subcommittee
- G. ACTION ITEM: PDS2023-AD-23-012 Administrative Deviation - Open Space Encroachment. Request for Ramona Community Planning Group to review and provide comments, an advisory vote and to list any recommended conditions for the project based on completeness and adequacy of project description; compatibility of project design with the character of local community, consistency with the community plan and zoning; and environmental effects. Project Location: 27224 CA-78, Ramona. APN: 246-160-2400. Total Project Acreage: 78.29. Project Size: Encroachment over a 1.25 acre portion of Open Space. Owner: The Oaks Venture, LLC. Maxson, Greater Ramona Subcommittee
- H. Request from County Vegetation Management for review of another diseased pine to be removed at 15649 Vista Vicente Rd.
- I. ACTION ITEM: PLDO existing project status update
1. Wellfield Park Sports Lighting and Scoreboard
 2. Skate Park
 3. Tennis and Pickleball Courts
 4. 5K Route Going Through Wellfield Park, Plus Scoring Equipment
- Brean, Parks and Recreation Subcommittee
- J. ACTION ITEM: Establish PLDO Priority List for 2023
Brean, Parks and Recreation Subcommittee
- K. DISCUSSION ITEM: Potential future PLDO project requests
Brean, Parks and Recreation Subcommittee
- L. Update on Form Based Code Revision.
- M. Update on the Association of Planning Groups - San Diego County
- N. INFORMATIONAL ITEMS ONLY: Ramona State Routes Subcommittee Items
1. Current Caltrans issues;
 - a. Status of shoulder construction west of Hope Street
 - b. Request to complete lane painting in the Mussey Grade intersection ahead of schedule
 - c. Crosswalks at 6th, 8th, and 9th. In addition to our positions on safety and walkability in the business district, I'd like to tie in the

new crosswalks with the ADA curb improvements. If you provide wheelchair access curbs, shouldn't that wheelchair bound person be able to cross the street in a crosswalk? Makes common sense to me.

d. What is the function of the light colored sections of the re-pavement project.

2. Meetings with SD County Sheriff and CHP to make SR 67 presentation.

3. Thoughts on attending a Poway City Council meeting to make a presentation on SR 67.

Summers, RSRS Subcommittee

O. Consideration of writing a letter regarding concerns for the Ramona Cemetery

8. GROUP BUSINESS (Possible Action)

A. Announcements and Correspondence Received.

B. Discussion Items:

1. Concerns from Members

2. Future Agenda Item Requests

3. Addition and Confirmation of New/Continuing Subcommittee Members

4. Reimbursement Requests

a. Reimbursement requests to PDS for Dan Summers for room rental 10-4-23 and 11-2-23 for subcommittee meeting

C. DESIGN REVIEW REPORT (Jonas Dyer) – Update on Projects Reviewed

D. Meeting Updates

1. Board of Supervisors, Planning Commission and TAC Meetings

2. Future Group Meeting Dates – Next RCPG Meeting to be 12-7-23, Ramona Library, 1275 Main Street.

9. ADJOURNMENT

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.

Public Disclosure: We strive to protect personally identifiable information by collecting only information necessary to deliver our services. All information that may be collected becomes public record that may be subject to inspection and copying by the public, unless an exemption in law exists. In the event of a conflict between this Privacy Notice and any County ordinance or other law governing the County's disclosure of records, the County ordinance or other applicable law will control.