

# RAMONA DESIGN REVIEW

## Ramona Design Review and Town Center Subcommittee Joint Meeting (2 items) FINAL Meeting Minutes for October 26, 2023

Ramona Community Center - 434 Aqua Lane – Ramona  
~~VIRTUAL Meeting on ZOOM available –~~ IN-PERSON MEETING

**COVID PREVENTION - A mask is recommended for this meeting**

Join Zoom Meeting - \* This option may not be available – Zoom host may be unavailable.

Computer: <https://us02web.zoom.us/j/86599878573?pwd=cDh2T1UwNzJtMkNGRTI5L3dUUlk0UT09>

Dial by Phone: +1 669 900 6833 - (San Jose) +1 253 215 8782 US - (Tacoma)

Meeting ID: 865 9987 8573 Pass Code 777240

1. CALL TO ORDER - meeting called to order by Scotty Ensign at 7:00pm
  2. PLEDGE OF ALLEGIANCE - led by Peter San Nicholas
  3. DETERMINATION OF QUORUM -  
Attendees: Jim Cooper (chose not to sit with members as his membership expired on 10/25/23), Jonas Dyer, Scotty Ensign, Carol Fowler, Lynn Hopewell, Rob Lewallen and Peter San Nicolas  
Excused Absence: Migell Acosta and Chris Anderson
  4. APPROVAL OF MINUTES for RAMONA DESIGN REVIEW - September 28, 2023 - motion to approve minutes as submitted made by Carol Fowler, 2<sup>nd</sup> by Jonas Dyer. Motion carried 5-0-1-0, Rob Lewallen abstained
  5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - None
  6. ANNOUNCEMENTS
    - a. County Special Teleconferencing Rule Adoption - Motion to Approve for This Meeting - motion made to approve teleconferencing for this meeting by Lynn Hopewell, 2<sup>nd</sup> by Jonas Dyer. Motion carried 6-0-0-0.
- D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.
7. SITE PLAN REVIEW
    - a. Ramona Boutique Hotel, between Litton and Julian Steve Powell
      - **NOTE: The Ramona Town Center Subcommittee of the Ramona Community Planning Group will be joining the DRB for a joint meeting on this agenda item- Subcommittee Chair - Andrew Simmons - Town Center will take action after the DRB Action on the item.**
- Jonas Dyer recused himself. Lauren Shultz with Woodcrest presented, owner is Primetime Development, LLC. Proposing a 101-room boutique hotel, the average hotel is around 300 rooms. It's located between Letton and Julian Streets. Ingress and egress will be from Main St./Hwy 67 there will be no access from Vermont St. County negated Vermont for access, viewed as a private road by the county. Service access will be from Main St. Carol Fowler asked if a pork chop was going to be installed. Lauren said no pork chop since it's mid-block. Fire department wants full access. Property respects all eucalyptus trees. Lynn Hopewell asked about keeping trees safe during construction. Lauren said trees would be protected. Water retention will be at front left corner of property. It'll go around building and down to front left corner. Scotty Ensign asked what businesses are next to them. Lauren said Sunbelt. Scotty will discharge go to Sunbelt. Lauren all has to retained on site in the basin. Carol not crazy about color. Lauren while the rendering doesn't appeal to all the owners found a design in Sonoma county and decided to make this property similar. Rob Lewallen asked Carol what color she was talking about. Color examples were shared, and all liked the colors being used. Torrey Brean with Town Center Subcommittee recognizes need for hotel services in Ramona. On

Facebook people are concerned about it being used for homeless. Lauren the use for homeless is a district wide decision. But that's not necessarily what our district has decided. It's not the developer's intent to be used for homeless sheltering. It's their intent for people to use when visiting Ramona. Torry is uncomfortable that Vermont Street isn't being developed since Tractor Supply developed the part near them. Lauren said in their research it is currently under private road designation. They offered improvements on that section, but the county said no. Torry asked about underground utilities? Lauren said no, there will be a pole in the back right corner. Torrey-believes this would be a location, will there be a BBQ area. Lauren, yes there's a pool area and there will be a fire pit and a BBQ was proposed. There will be a breakfast and lunch area, no bar. Dawn Perfect with Town Center Subcommittee is concerned about Vermont and there being no access from there.

Rob Lewallen brought up lighting on page 10, F6 looks like there's 4, F11 3 appear to be uplighting which would go against county dark sky policy, F11 is similar to F6. Lauren the upward lighting is under the portico. They're low voltage lights and frosted. Scotty asked what's the cool landscape feature. Lauren said faces patio areas are envisioned as blends of agave, etc. Low monument sign. Lauren one is under separate contract and will be near swell. Scotty did a quick review of plant plan, and said palm trees not allowed on Main St. There's a Washingtonia and doesn't think it should go there, it's a palm and is ugly. It's not on the photo legend but is on the plan legend. It's the wrong palm for that area. Said another plant or tree would be better. Try not to do any palms. There's a Diodora cedar, looks like a giant Christmas tree, it reaches to 15' spread, not right tree for that location. Scotty gave suggestions on trees.

Rob asked how do we approve landscape design only since we don't have the whole plan. Lauren can take away pages not related to design. Rob ok to approve as is but doesn't want palms. There are multiple plants with one designation.

Motion to approve as submitted and eliminate palms made by Carol Fowler, 2<sup>nd</sup> by Peter San Nicolas. Motion carried 5-0-1-0, Jonas Dyer stepped down.

Rob asked if a preliminary plan will they come back to us again. Lauren doesn't believe it's in our perview. Rob said we have the final say for what it looks like. Rob when anything is adjusted it comes back to us.

Jonas reseated after vote.

b. Ramona Station, 1855 Main St.

Theodore Shaw

***· NOTE: The Ramona Town Center Subcommittee of the Ramona Community Planning Group will be joining the DRB for a joint meeting on this agenda item- Subcommittee Chair - Andrew Simmons - Town Center will take action after the DRB Action on the item.***

Theodore Shaw presented and shared that they are processing the site plan division into four spaces at the former K-Mart, they don't have a sign package except for the monument sign. They have formally submitted signage, but some of the tenants have pulled back. They are leaving it for tenants to come in about signage. They'll be redoing parking lot and landscaping. Pushing to get site plan approved by staff this year will probably be January. Hope that be end of 2024 construction will be complete and tenants will move in in 2025. Will be repaving parking lot. Jonas Dyer said it appears that the tenant label is small, believes letters can be higher. Carol Fowler asked wasn't the monument sign does each tenant have to come in. Rob said there's one monument sign. Carol does their square footage included on their frontage. Rob does monument signage go towards their square footage for signage, yes. Scotty Ensign said we're approving monument sign size only. Theodore understood building signage was different from monument signage. Jonas read from the Form-Based Code what is allowed for monument signage. Jonas said the way he reads it the building signage and monument signage are separate. Rob said it's always been included in allotment. Jonas likes the monument sign. Does he know why it's being processed as a site plan vs remodel. Theodore would like to go that way but was told he couldn't. Scotty asked are they're doing the other end. Theodore cleaning it all up. Scotty likes the colors. Lynn Hopewell asked about the road going into and out of lot will it be for egress and ingress. Theodore said yes, it'll be a two-way road. Discussion ensued about direction of road going into and out of parking lot

Motion to approve monument sign and proposed new footprint of old K-Mart made by Carol Fowler, 2<sup>nd</sup> by Jonas Dyer. Motion carried 6-0-0-0.

Rob asked about the back of the building. Theodore going to paint the back of the building. Scotty asked isn't the area near intersection a buildable lot. Theodore said yes, it's a buildable lot, it's to the east of the taco shop. A separate parcel and building pad.

#### 8. WAIVER REQUESTS

a. Century 21 Real Estate, 1306 Main St., Signage

Doreen Smith

Doreen Smith presented. The name has changed to Century 21... presented what they're proposing to do.

They have no clear signage and get people coming in for other tenants. Asking for lettering on front of building and a logo sign and affiliated included above door. Rob Lewallen said he has been working with Doreen on this. The building frontage is 62 feet and they're proposing 38.5 square feet of signage, believe all are within the guidelines. Scotty Ensign asked is the C21 going to wrap around. Doreen it's going to sit in the corner of the building, it's a logo. Scotty asked about window height. Rob said they looked to be about 4' high. Lynn Hopewell asked Rob about the logo. Rob believes it's ok as it doesn't cover 25% of the window and is within their square footage.

Motion to approve as presented made by Carol Fowler, 2<sup>nd</sup> by Jonas Dyer. Motion carried 6-0-0-0.

Scotty suggested if the 36+ inch logo looks out of shape size it down. Doreen said don't have a problem with that.

b. Dr. Christina Kulak Dental Office, 1121 D. Street.

Mark Supanchick

Not in attendance Scotty went over what they'd like to do, add a door and additional parking.

#### 9. PRELIMINARY REVIEW

#### 10. OTHER BUSINESS

a. Code Compliance Report and Status on Pending Sign Violations

Lynn Hopewell passed out an updated list of code compliance issues both resolved and new issues and went over with members. Rob Lewallen questioned the County's resolution on the firewood storage lot as he remembers that it was never approved by the Ramona Design Review Board. Lynn Hopewell to look for minutes from 2011 regarding the firewood storage lot. Jonas Dyer said the third layer needs to be clarified, thinks it should be enclosed.

b. Sentinel posting vacancy notices - Scotty Ensign thanked Noah Harrell with the Sentinel for getting the vacancy notice in the paper and asked about having them posted regularly. Noah said it was up to the editor and they don't always want to use space for these types of items.

#### 11. ADJOURNMENT - motion to adjourn made by Jonas Dyer, 2<sup>nd</sup> by Carol Fowler. Motion carried 6-0-0-0.

Meeting adjourned at 9:02pm

Next meeting November 30, 2023

*\*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.*