

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held July 10, 2014, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: ROLL CALL (Piva, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Carl Hickman	Eb Hogervorst	Barbara Jensen
	Donna Myers	Jim Piva	Dennis Sprong (arrived 7:20)
	Paul Stykel	Richard Tomlinson	Kevin Wallace

Unexcused Absence: Chad Anderson
Excused Absence: Matt Deskovick, Kristi Mansolf

Jim Piva, RCPG Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Vice-Chair, acted as the Vice-Chair of the meeting, and Torry Brean acted as Secretary of the meeting.

ITEM 2: Pledge of Allegiance

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING 6-5-14.

Mr. Cooper states that three items were listed as having been tabled in the June minutes but were not included in the July agenda. These items include: from page 4 the motion to table items 7-C, crosswalks on Main, and 7-D, right turn lane from 10th to Main (heading South), until July, 2014; from page 7 the motion to table item 7-I, Presentation by Ramona Business on Property Available at 500 A Street; and from page 8 the future agenda item request from Ms. Mansolf for a review of the SDG&E scoping letter for the proposed solar facility.

MOTION: TO APPROVE THE MINUTES AS PRESENTED OF THE MEETING JUNE 6, 2014.

Upon motion made by Jim Cooper and seconded by Kevin Wallace, the motion **passed 9-0-2-0-4**, with Carl Hickman and Paul Stykel abstaining, and Chad Anderson, Matt Deskovick, Kristi Mansolf, and Dennis Sprong absent.

ITEM 4: Announcements and Correspondence Received

Mr. Piva announced that AMCAL has withdrawn their plans for development. Mr. Piva announced that he received a letter from Nancy Roy from the Arriba Teen Center rescinding their request for PLDO funds.

ITEM 5: 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.

Speaker: Joe Minervini, Ramona Resident

Mr. Minervini states that the vacuum created by Arriba's withdrawal from their skate park request, Dawn Perfect may be taking over as a champion for this cause. Mr. Minervini expresses concern

that the current endeavor by the Ramona Tree Trust to include Ramona's colonnade in the National Historic Register may pose problems with the plans to widen and improve HWY67. Mr. Minervini provides two documents illustrating the limitations associated with environmental compliance and suggests Caltrans and the Office of Historic Preservation be consulted on the matter.

ITEM 6: APPROVAL OF ORDER OF THE AGENDA (Action) – *No Changes were Brought Forward*

ITEM 7: ACTION ITEMS:

7-A: (T&T Subcommittee Project) STP 12-021, Kahoots, Retail Pet and Feed Supply Store, Letton and Kelly, Request for a Design Exception to Road Standard. Request is to Waive Sidewalk Improvements along Kelly, and Request for Exception to Drainage Improvements of Public Road Standards on Kelly

Mr. Hickman states that the item denied by the T&T subcommittee due to lack of information.

Mr. Cooper states he believes the project should go back to the Design Review Board due to the proposed elimination of the sidewalk. He states that the development of sidewalks is a crucial part of improving this neighborhood.

Mr. Wallace expresses concern that this will result in additional runoff in an area that cannot handle more runoff.

Mr. Sprong states that this area has a problem with flood due to previous development, and feels it is important nothing be done to make the flooding problem worse.

Ms. Meyers speaks in favor of the project, and states that Kahoots has been a good member of the community. She feels this design will improve the flooding problem. She further states that these developers have done everything they can over a two year period and that they have been through enough already.

Mr. Piva states that there is a great concern for the flooding due to substantial public feedback about the drainage problem in this area. He states that the Kahoots project is very desirable for Ramona. Mr. Piva asks the developers if there are other options to better address the drainage issue.

The developers state that the presented plan is the best solution to the flooding issues, and the product of extensive work with hydrologists. They declare that the flooding issue will not be worsened by their project, and should improve the situation for its current standard.

Mr. Sprong states that he does not see what else can be done by this developer, and speaks in favor of approving the project changes.

MOTION: TO APPROVE THE DESIGN EXCEPTION AS PRESENTED.

Upon motion made by Torry Brean and seconded by Kevin Wallace, the motion **passed 9-3-0-0-3**, with Jim Cooper, Scotty Ensign, and Richard Tomlinson voting no, and Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

7-B: (CUDA and T&T Subcommittee Project) TPM 21212, Proposal for Subdivision of 2 Parcels (7.93 acres) into 4 Lots plus a Remainder Parcel at 1455 Ashley Rd. Lot Size at .5 acres. Zenovic, Applicant

Mr. Hickman reports that the T&T subcommittee approved the project unanimously.

Mr. Brean reports that the CUDA subcommittee approved the project unanimously.

Ms. Meyers asks if the plans to widen Ashley Rd were factored into the design.

Mr. Zenovic replies that these plans accommodate any future widening of the street.

Community member Sharon Pritchard registered a request to speak against the project, but did not speak due to an early departure.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Dennis Sprong, the motion **passed 12-0-0-0-3**, with Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

7-C: Boulder Ridge Villas, Kelly and Pala, Conversion of Apartments to Condos. No Changes are Proposed on the Outside of the Structure as part of the Conversion. Only the Inside will Change. Gordon, Applicant

Mr. Brean states that past promises made during the original approval of this development do not appear to have been honored, including the use of a compatible color palette and the undergrounding of utilities.

Mr. Sprong states that a meandering sidewalk was also a part of the original approved plan that was removed without input to the RCPG.

MOTION: TO APPROVE THE PROJECT WITH THE CONDITION THAT THE VACANT LAND ADDITION BE LANDSCAPED TO RAMONA DESIGN REVIEW BOARD SATISFACTION.

Upon motion made by Scotty Ensign and seconded by Richard Tomlinson, the motion **passed 12-0-0-0-3**, with Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

7-D: Montecito Ranch, TM 5250RPL. Reconsideration of Previous Votes Taken to Approve Isolated Project Changes/Components, due to New Information of Location of Bioretention Basins and Site Plan Modification. To Provide an Action Encompassing the Entire Project to go forward to Planning Commission

Mr. Stykel announces that he will recuse himself due to the proximity of his residence to the development and leaves the room.

MOTION: TO RECONSIDER.

Upon motion made by Dennis Sprong and seconded by Scotty Ensign, the motion **passed 8-3-0-1-3**, with Jim Cooper, Donna Myers, and Kevin Wallace voting no, Paul Stykel standing down, and Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

David Sibbet from County Planning and Development Services presents changes to the Montecito Ranch project due to the piecemeal voting that occurred previously and for concern that the lack of totality may have created confusion.

MOTION: TO APPROVE THE CIRCULATION CHANGES FOR MONTECITO RANCH AS PRESENTED BY THE COUNTY.

Upon motion made by Richard Tomlinson and seconded by Scotty Ensign, the motion **passed 9-2-0-1-3**, with Jim Cooper, and Kevin Wallace voting no, Paul Stykel standing down, and Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

7-E: Conversion of Burger King to Dunkin Donuts/Baskins-Robbins, Minor Deviation Required, 1410 Main Street

Carol Wylie and Steve Powell present architectural changes to the building in question.

MOTION: TO APPROVE THE MINOR DEVIATION AS PRESENTED.

Upon motion made by Dennis Sprong and seconded by Paul Stykel, the motion **passed 11-1-0-0-3**, with Kevin Wallace voting no, and Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

7-F: (CUDA Subcommittee Project) Presentation by Ramona Business on Property Available at 500 "A" St. To Be Presented to the RCPG 8-7-14.

No action taken.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Santa Maria Creek Cleanup Update

Mr. Piva reports that he met with local Sheriffs deputies in the wake of a small fire in the creek bed to survey trash accumulation and discuss the impact the creek has on crime. Mr. Piva states that the Sheriffs are committed to getting the creek cleaned up and would like to see the planning group discuss ways to assist the cleanup effort further. He states this will be agenized next month for action.

8-B: Consideration of Formal Recognition of Achievements of Degenfelders' Community Service

MOTION: REQUEST THE COUNTY AID THE PLANNING GROUP IN RECOGNIZING JOHN AND ARVIE DEGENFELDER FOR THEIR YEARS OF SERVICE TO THE COMMUNITY.

Upon motion made by Torry Brean and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

8-C: Consideration of Writing a Letter asking the Warnock Solar Facility's Landscaping be Maintained

MOTION: WRITE A LETTER TO DAVE KAHLER (COUNTY LANDSCAPE ARCHITECT) TO REQUEST THE SOLAR FACILITY ON THE CORNER OF WARNOCK AND RAMONA STREET BE MAINTAINED PER THE MAJOR USE PERMIT WITH SPECIFIC ATTENTION TO THE LANDSCAPING, FENCING, AND SITE IMPROVEMENTS.

Upon motion made by Scotty Ensign and seconded by Kevin Wallace, the motion **passed 12-0-0-0-3**, with Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

8-D: Committee Reports
8-D-1: DESIGN REVIEW REPORT (Ensign)

Mr. Ensign reports on projects reviewed by the Design Review Board.

8-D-2: VILLAGE DESIGN COMMITTEE REPORT (Brean, Stykel) – No Report

Mr. Brean states that the form based code document was approved by the County.

8-E: Discussion Items (Possible Action)
8-E-1: Concerns from Members

None.

8-E-2: Future Agenda Item Requests

Mr. Wallace asks that reconfirmation of members in accordance with the attendance requirements of our standing rules be added to the agenda.

8-E-3: Addition and Confirmation of New Subcommittee Members

Mr. Hickman announces that T&T has three vacancies that need to be filled.

MOTION: TO ADD ROCHELLE HANCOCK TO THE SOUTH SUBCOMMITTEE.

Upon motion made by Dennis Sprong and seconded by Torry Brean, the motion **passed 12-0-0-0-3**, with Chad Anderson, Matt Deskovick, and Kristi Mansolf absent.

8-F. Meeting Updates
8-F-1: Board of Supervisor and Planning Commission Meetings – no report

8-F-2: Future Group Meeting Dates – Next RCPG Meeting to be 8-7-14 at the Ramona Community Library, 7 p.m.

ITEM 9: ADJOURNMENT

Upon a motion by Dennis Sprong, the meeting was adjourned at 9:15 PM.

Respectfully submitted,

Torry Brean