



The County of San Diego

Planning Commission Hearing Report

Date:	January 25, 2019	Case/File No.:	PDS2017-POD-17-001; PDS2018-REZ-18-005
Place:	County Conference Center 5520 Overland Avenue San Diego, CA 92123	Project:	Ramona Village Form Based Code Update
Time:	9:00 a.m.	Location:	District 2
Agenda Item:	1	General Plan:	Various
Appeal Status:	Not Applicable; Board of Supervisors is the final decision- maker	Zoning:	Various
Applicant/Owner:	County of San Diego	Community:	Ramona
Environmental:	15164 Findings for EIR Addendum	APNs:	Various

A. EXECUTIVE SUMMARY

1. Requested Actions

This is a request for the Planning Commission to evaluate an update to the Ramona Village Form Based Code (RVFBC), and make recommendations to the Board of Supervisors (Board). The RVFBC was adopted by the Board on July 30, 2014 (2) to facilitate more predictable results in the built environment by focusing on a building's physical form first and its land use second. The Board also directed staff to provide regular updates to make any necessary corrections to inconsistencies discovered during implementation of the RVFBC and to consider the inclusion of a private property, referred to as the Hagey Property, within the RVFBC boundary, as part of a future update.

Today's update to the RVFBC consists of three components: a) applying residential zoning density to parcels located off Main Street that have General Commercial, Office Professional and Public/Semi-Public General Plan designations; b) expanding the RVFBC boundary to include additional private property; and c) correcting inconsistencies in the RVFBC, including typographical errors, incorrect references and missing information, and revising certain policies in the document for clarity such as tree preservation, commercial signage, stormwater, lighting and residential parking.

If the required findings can be made, Planning & Development Services (PDS) recommends that the Planning Commission take the following actions:

- a. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, the Draft Addendum, and the Environmental Review Update Checklist Form, dated January 11, 2019, on file with PDS as Environmental Review Number PDS2017-POD-17-001, PDS2018-REZ-18-005, prior to making its recommendation on the RVFBC Update.
- b. Recommend that the Board of Supervisors adopt the attached Staff Recommendation Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE RAMONA VILLAGE FORM BASED CODE UPDATE AND REZONE (POD 17-001; REZ 18-005) (Attachment C)

2. Required Findings to Support Requested Actions

- a. Is the proposed Project consistent with the vision, goals, and policies of the General Plan and the Ramona Community Plan?
- b. Is the proposed Project consistent with the County's Zoning Ordinance?
- c. Does the proposed Project comply with the California Environmental Quality Act (CEQA)?

B. PROPOSAL

1. Background

The boundaries of the Ramona Village Form Based Code (RVFBC) extends from Etcheverry Road to the west, 3rd Avenue to the east, the Santa Maria Creek to the north, and Raymond Avenue and E Street to the south. The area encompassing 690 acres is centered along State Route (SR) 67 (Main Street), which serves as the main commercial corridor within the Ramona Community Planning Area. Properties along Main Street consist of a variety of commercial uses that mainly serve residential and agricultural areas within the surrounding community. Civic uses (e.g., library, post office) are also located along this corridor.

In 2005, the Board of Supervisors (Board) appointed the Ramona Village Design Committee (RVDC), to determine a regulatory framework to improve the town core of Ramona. Through a series of community design workshops, the RVDC concluded that a new form based code should be developed as the regulatory tool to help revitalize the Ramona Village Center because form based codes foster more predictable results in the built environment. In comparison traditional land use based codes establish density without focusing on building design or form. For example, a density of 15 dwelling units per acre (land use) can result in many different building types ranging from single-family homes to multi-level attached buildings. In addition to density, form based codes specify the preferred building type, form and character for town cores such as the more traditional 'main street' in Ramona.

On July 30, 2014 (2), the Board adopted the RVFBC and directed staff to bring forward updates to provide any necessary corrections to inconsistencies, including typographical errors, incorrect references and missing information, and clarifications as needed. The Board also directed staff to consider the inclusion of an area, referred to as the Hagey Property, within the RVFBC boundary, as part of a periodic update.

The RVFBC consists of six zoning districts that are summarized below. Edits are proposed within all six zoning districts. Projects in the RVFBC are required to prepare a Site Plan and are reviewed by the Ramona Design Review Board (RDRB), for consistency with these districts prior to approval. A current description of each zoning district can be found below. The existing zoning map can be seen on Figure 1.

Zoning District	Description
Ramona – Village 5 Center District (RM-V5)	Substantially built land that establishes a Main Street sense of place. Shallow setbacks, lot coverage, and multi-story buildings create a very formal spatial definition.
Ramona – Village 4 General District (RM-V4)	Partially developed land that is generally residential in character, but allows a level of shared uses. Moderate setbacks and lot coverage by new buildings create an increased sense of formal spatial definition.
Ramona – Village 3 Edge District (RM-V3)	Lightly developed land that is rural residential, equestrian, and agricultural in character, where deep setbacks and limited lot coverage creates only a minimal level of spatial definition of outdoor spaces.
Ramona – Village 2 Rural District (RM-V2)	Mostly underdeveloped or agricultural lands with little spatial definition to outdoor spaces, if any.
Ramona – Village 1 Natural District (RM-V1)	Land subject to the Santa Maria Creek Greenway Master Plan and is intended to approximate an open, undeveloped condition to be reserved as Natural Space.
Ramona – Civic District (RM-CD)	Open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking uses that serve as necessary components of any community.

Table 1 - RVFBC Zoning Descriptions



Figure 1 - Ramona Village Form Based Code Zoning Map

2. Methodology

Since the adoption of the original RVFBC, Planning & Development Services (PDS) staff developed a list of corrections and clarifications identified while implementing the RVFBC and raised by customers and other County departments. Staff also received input from the Ramona Village Design Committee (RVDC), Ramona Design Review Board (RDRB), and Ramona Community Planning Group (RCPG) through a public outreach process. In addition, staff researched best practices in implementing form based codes in other jurisdictions to inform the update process. A review of the update was conducted to ensure consistency with applicable County General and Community Plan goals, policies, and ordinances.

3. Project Description

The proposed update to the RVFBC consists of three components: a) application of residential zoning density, b) RVFBC boundary expansion, and c) corrections and clarifications.

a. Application of Residential Zoning Density

During the creation of the RVFBC, residential zoning density (14.5 dwelling units per acre) was applied to properties along Main Street; however density was not established for all areas within the boundary. Today's requested actions will apply residential zoning density to properties off Main Street, consistent with the recommendation of the RCPG. A density of 7.26-dwelling units per acre is proposed for 162-properties totaling approximately 50-acres (see Figure 2). Further discussion can be found in the Analysis & Discussion section of this report.

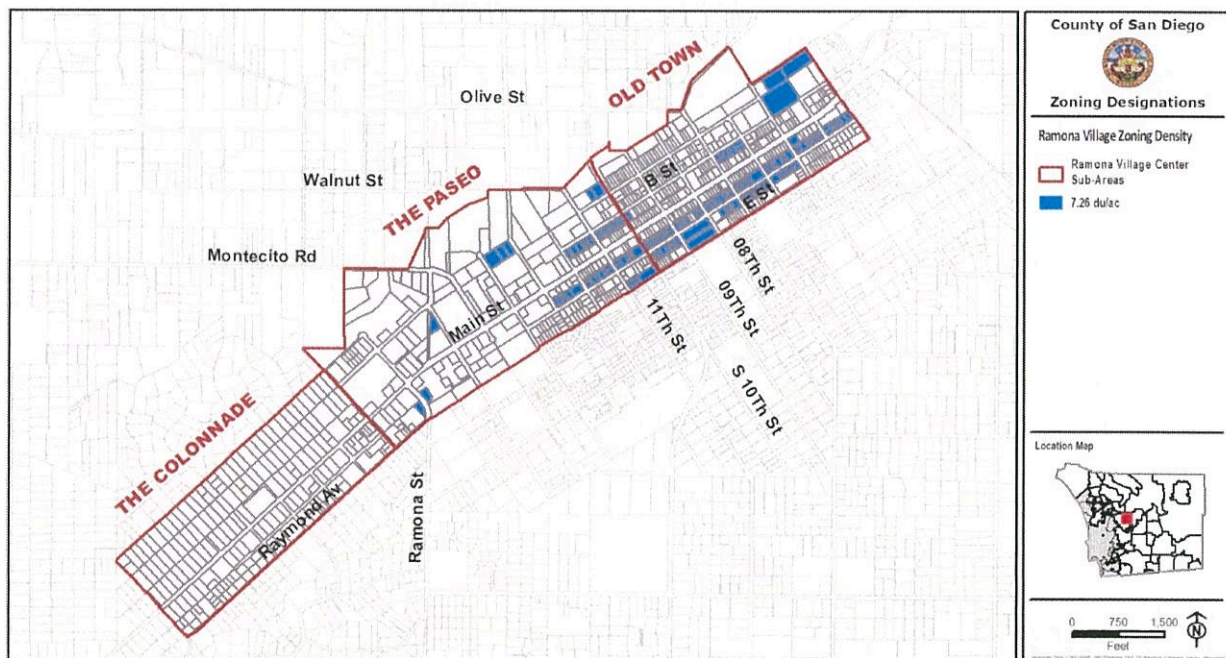


Figure 2 - Proposed Residential Zoning Density

b. Ramona Village Form Based Code Boundary Expansion

The Hagey Property is a six parcel, 20-acre site located on the east side of Ramona Street, south of the RVFBC boundary. The properties are now zoned Single Family Residential and Residential Urban. Today's requested actions propose adding two of the six parcels into the RVFBC, consistent with the recommendation of the RCPG. The inclusion of the two parcels would allow for mixed use residential and commercial development on the site. Further discussion can be found in the Analysis & Discussion section of this report (See Attachment A – Hagey Property Analysis). The location of the Hagey Property and staff's recommended boundary expansion is shown on Figure 3.

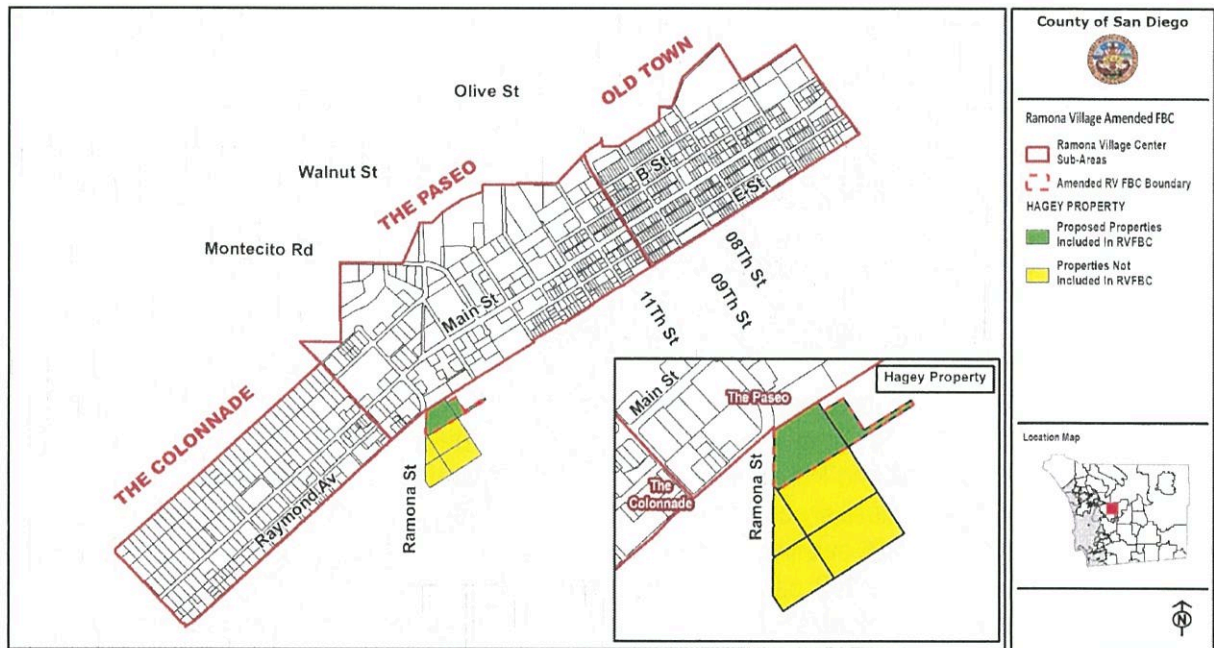


Figure 3 - Hagey Property Map

c. Corrections and Clarifications

Today's actions also include correcting inconsistencies in the RVFBC, including typographical errors, incorrect references and missing information, and revisions to provide clarification on certain policies in the document. The proposed revisions are summarized below.

- **Tree Preservation:** Updates to the existing requirements in the RVFBC sub-areas to protect and preserve mature eucalyptus trees located on Main Street.
- **Commercial Signage:** Modifications to signage regulations to account for new types of signage which were not identified in the RVBC document, and creates new size requirements by zoning district.
- **Stormwater:** Corrections to inconsistencies in stormwater regulations to better align with County Best Management Practices (BMPs), and to allow for greater flexibility on smaller parcels.
- **Lighting:** Modifications to lighting regulation to have all new lighting face down, to minimize light pollution.

- Review Process: Minor edits to correct and improve the general administration and review process, while promoting the streamlining of projects.
- Residential Parking: Modifications to the residential parking standards to increase the number of required parking spaces for residential units.

These revisions are consistent with the recommendations of the RCPG with the exception of residential parking which is further discussed in the Analysis and Discussion section of this report. The RCPG's recommendation to establish a minimum commercial threshold for all mixed use developments is not recommended to be included in the update and is also discussed in the Analysis & Discussion section of this report.

C. ANALYSIS & DISCUSSION

Analysis was conducted on each of the three components in the RVFBC update. Any potential issues are captured in that analysis and are discussed below.

1. Items Included in the Update

a. Application of Residential Density

The RCPG recommended applying a residential zoning density of 7.26-dwelling units per acre for properties located off Main Street and designated as General Commercial, Office Professional and Public/Semi-Public in the General Plan (see Figure 2). These properties are currently exclusively commercial uses. The addition of residential density will allow properties to build up to 7.26 dwelling units per acre, based on their lot size. With the application of the zoning density to the 162 parcels, every property within the RVFBC boundary will have residential density. The intent is to increase opportunities for mixed-use and residential development, which implements the original intent of the RVFBC. Individual private development projects will be required to follow the standard review process for design and potential environmental impacts (e.g. traffic and stormwater).

The application of zoning density to properties with Commercial, Office Professional, and Public/Semi-Public General Plan Land Use designations is consistent with the General Plan, Zoning Ordinance, and Ramona Community Plan because General Plan Policy LU-9.12, Achieving Planned Densities in Villages, indicates "in villages, encourage future residential development to achieve planned densities through multi-family, mixed use, and small-lot single family projects that are compatible with the community character". The application of residential density implements this policy by encouraging potential multi-family and mixed-use opportunities within the village core where residential density is not currently applied. No General Plan land use designation changes are necessary and none are included as part of this update. Staff supports the recommendation by the RCPG.

b. Ramona Village Form Based Code Boundary Expansion

In response to the Board direction, staff reviewed the 20-acre Hagey property, which consists of six parcels and developed options to present to the community for input. Staff prepared and

shared with the community three illustrations of what the Hagey property could conceptually look like, if developed, to the RVFBC standards. The three illustrations showed potential configurations and locations for the placement of a retail store and multi-family dwellings (See Attachment A – Hagey Property Analysis). After public outreach, which consisted of 17 community meetings, the RCPG recommended on March 1, 2018 to include the two northern parcels, totaling 5.26-acres, in the RVFBC boundary, zoned as RM-V4 - General.

The rezoning of the two parcels to RM-V4 is consistent with existing Village Residential General Plan land use designations. By including the two parcels and extending the RVFBC boundary, this could encourage potential commercial and or mixed-use development, where exclusively residential uses are permitted through existing zoning designations. The proposed boundary changes also aligns with Ramona Community Plan Policy LU 2.3.1, which encourages widening commercial designations in this area, rather than extending them further along on Main Street. This property is similar to RVFBC zoning to the north, and provides a buffer to existing residential development to the south. Figure 3 includes the amended RVFBC boundary map with the two parcels from the Hagey Property. Staff and the property owner supports the recommendation by the RCPG.

c. Residential Parking

The RVFBC consists of five zoning districts that allow residential development, designated as Ramona Village Districts 1 through 5 (RM-V1, RM-V2, RM-V3, RM-V4, RM-V5). Both RM-V5 and RM-V4 allow for multi-family and mixed use developments. RM-V3, RM-V2, and the RM-V1 allow a mix of commercial and single family residential uses. Currently, the RVFBC requires a minimum of one space for each dwelling unit in RM-V5, and 1.5 spaces for each dwelling unit in the RM-V4 General zoning district. Generally form based codes are used in town centers with traditional main streets consisting of substantially built small lots and are designed to allow for less parking than traditional zoning to continue the existing pattern of development.

The community is concerned that increased parking demand from new developments will impact existing off-street parking. The RCPG recommended increasing the RVFBC residential parking requirements to provide two spaces for every dwelling unit in the RM-V5, and RM-V4 districts, with an exception to provide one space for studios and second dwellings (accessory dwelling units). The community also recommended adding a requirement to provide a minimum of 0.5 spaces per dwelling unit for multi-family guest parking. The community expressed concerns that when the RVFBC was implemented, an inconsistency was identified which required fewer spaces per unit per than desired.

As a reference, parking standards in the County Zoning Ordinance were updated February 6, 2013 (2), and requires a minimum of two spaces for every single family dwelling. For multi-family dwellings a minimum of 1.5 spaces for dwellings up to two bedrooms, and two spaces it requires for dwellings with three bedrooms or more. The County Zoning Ordinance also requires 0.2 parking spaces per unit for multi-family guest parking.

Since adoption of the RVFCB, three residential projects, on lots more than two acres in size, have been approved and are either built or under construction. Due to the size and configuration of the project sites, the projects provided more than the minimum parking required. A majority of the lots within the RVFCB are under 10,000 square feet. Form based codes are generally applied to smaller lots within villages to facilitate pedestrian friendly communities and address difficulties in designing for driveways and on-site vehicular circulation.

Staff supports increasing the RVFCB parking requirements for larger residential units of three or more bedrooms to align with existing multi-family Zoning Ordinance standards, and the RCPG recommended. For smaller residential unit types, staff's recommendation is to maintain the existing standards. Staff also recommends applying the County Zoning Ordinance guest parking requirements of 0.2 spaces per dwelling unit for multi-family guest parking. Both staff and RCPG recommend one parking space for studio units or accessory dwelling units. No changes are proposed to the RM-V3, RM-V2, and the RM-V1 zones, which are consistent with the countywide Zoning Ordinance. A summary of the parking standards and recommendations can be found in Table 2.

	RM-V5	RM-V4	RM-V3	RM-V2	RM-V1
Existing FBC	1, 2 & 3+ bedroom unit: 1 space	1, 2 & 3+ bedroom unit: 1.5 spaces	1, 2 & 3+ bedroom unit: 2 spaces		
CPG Recommendation	1, 2 & 3+ bedroom unit: 2 spaces	1, 2 & 3+ bedroom unit: 2 spaces	<i>No proposed changes</i>		
	Studio units <600 sf: 1 space	Studio units <600 sf: 1 space			
	Accessory dwelling unit: 1 space	Accessory dwelling unit: 1 space			
	Multi-family unit guest parking: 0.5 spaces	Multi-family unit guest parking: 0.5 spaces			
Staff Recommendation	3+ bedroom unit: 2 spaces	3+ bedroom unit: 2 spaces	<i>No proposed changes</i>		
	1 & 2 bedroom unit: 1 space	2 bedroom unit: 1.5 space			
	Studio unit <600 sf: 1 space	1 bedroom & Studio unit <600 sf: 1 space			
	Accessory dwelling unit: 1 space	Accessory dwelling unit: 1 space			
	Multi-family unit guest parking: 0.2 spaces	Multi-family unit guest parking: 0.2 spaces			

Table 2 - Residential Parking Comparison

2. Additional Item Not Included in the Update

The Ramona CPG recommended including the establishment of a commercial threshold for development as part of the update. The RVFBC requires ground level street facing commercial uses along certain frontages in the area. In the RM-V5 district, the highest intensity zone typically found closest to or along Main Street, no residential uses are permitted within the ground floor story on a lot abutting Main Street. In the RM-V4 district no residential uses are permitted in the front portion of the parcel, also identified as the first lot layer, and residential entrances are not allowed to front Main Street. Currently, a minimum percentage of allowed land uses is not specified in the RVFBC. The RCPG recommended requiring 50 percent of all new development be commercial for properties on all Main Street, and requiring 25 percent of all new development be commercial space for properties off Main Street zoned RM-V5, and RM-V4, to ensure that mixed-use areas do not become exclusively residential uses.

The RVFBC boundary consists of 690 acres, of which 194 acres have a General Commercial or Office Professional land use designation. Based on current zoning and land use designations, if the RVFBC was completely built out, it could accommodate an estimated 3.8 million to 6.7 million square feet of commercial space (Fashion Valley mall is 1.7 million square feet of commercial space). Many of the properties located off Main Street consist of small lots, under 10,000 square feet, where it may not be feasible to comply with the minimum commercial threshold while meeting on-site requirements for stormwater, landscaping, and parking.

Staff does not recommend increasing minimum commercial thresholds because there is more commercial capacity than is needed to accommodate market demand. Furthermore, creating additional commercial requirements could make certain projects infeasible and thereby reduce potential housing opportunities. Residential units are compatible with smaller lot sizes.

3. General & Community Plan Consistency

A detailed description of the conformance findings are provided below:

- a. General Plan Policy LU-9.12 – Achieving Planned Densities in Villages. The application of residential density implements this policy by encouraging potential multi-family and mixed use opportunities within the village core where residential density is not currently applied.
- b. Community Plan Policy LU 2.3.1 – Limit the commercial strip to its existing boundaries of Etcheverry and Second Streets on State Route 67/78. Encourage widening of existing commercial designations rather than extending them if more commercial acreage is needed in the future. The inclusion of the two Hagey parcels into the RVFBC implements this policy, expanding the RVFBC to include two new commercial parcels which are adjacent to the existing boundary.
- c. General Plan LU Policy 9.3 – Village and Community Core Guidelines and Regulations. The proposed text changes to the RVFBC provides mechanisms to support the development and implementation of village-specific regulations.

4. Zoning Ordinance Consistency

The proposed RVFBC update includes clean-up and clarifications to insure that the RVFBC is consistent, and supported by the County Zoning Ordinance. Staff reviewed the proposed zoning changes for consistency in accordance with the Compatibility Matrix in Zoning Ordinance Section 2050, and found the project to be consistent.

5. California Environmental Quality Act (CEQA) Compliance

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration or a previously certified Environmental Impact Report (EIR) covering the project for which a subsequent discretionary action is required. The certified Program Environmental Impact Report (PEIR) dated August 3, 2011, (Log No. 02-ZA-001) on file with PDS as Environmental Review Number ER-14-00-002 evaluated potentially significant effects for the General Plan Update.

For the current action, an Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the subject discretionary action. The RVFBC update has been reviewed by an Addendum, dated January 11, 2019, to a previously approved PEIR dated August 3, 2011, (Log No. 02-ZA-001) on file with PDS as Environmental Review Number ER-14-00-002 (Attachment F).

This project's potential impacts do not require revisions to the Program EIR due to no new significant effects or the substantial increase in the severity of previously identified effects. There is no new information of substantial importance which was not addressed under the Program EIR.

D. OUTREACH AND PUBLIC INPUT

Below is a summary of the public outreach efforts conducted throughout the RVFBC Update process.

1. Additional Community Planning Group Outreach

Staff conducted public outreach with the RVDC, RDRB, and the RCPG from June 26, 2017, to January 10, 2019 by attending and participating in 17 community meetings. Throughout the outreach process staff had discussions, received feedback, and provided information to thoroughly review all components of the project. The proposed changes were placed on RCPG agendas for subsequent action.

During these meetings community members had the opportunity to provide comments, raise questions and concerns regarding all components proposed in the project.

2. Public Notices

As part of this project staff noticed property owners and community groups by several options. Government Code section 65090 specifies that a notice shall be published in at least one

newspaper of general circulation within the jurisdiction of the local agency which is conducting the proceeding at least 10 days prior to the hearing. A notice of public hearing was published in the newspaper on January 11, 2019.

Section 65091 specifies that a notice of the hearing shall be mailed or delivered at least 10 days prior to the hearing to the owner of the subject real property. On January 11, 2019, a public hearing notification was mailed to affected property owners receiving the application of residential density. A second notice was mailed all property owners in, and within 300-feet of the RVFBC boundary. These notifications provided property changes if applicable in addition to information regarding the Planning Commission hearing.

3. Web Page

At the initiation of the RVFBC update, a web page was created to provide the most current, direct source of information on the project. The website has been shared with community groups, and residents early in the process and updated throughout the project. An e-mail was sent to the RCPG and RDRB on January 14, 2019 to review the draft plan and public hearing documents available on the project website. The project website is:

<https://www.sandiegocounty.gov/content/sdc/pds/advance/RamonaFormBasedCodeUpdate.html>.

4. Public and Agency Review

In accordance with California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164, an EIR Addendum does not require public and public agency review. The Planning Commission documents, including the EIR Addendum was posted to the project website 10 days prior to the public hearing.

5. Tribal Consultation

Assembly Bill 52 (AB-52) which became effective on July 1, 2015, requires that tribal cultural resources (TCRs) be evaluated under CEQA. However, AB-52 consultation does not apply in this case because the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report.

A records search of the Sacred Lands File by the Native American Heritage Commission for the potential area of effect was completed with negative results. Therefore, the project does not propose any changes that cause any new significant environmental effects to tribal cultural resources.

E. RECOMMENDATIONS

PDS recommends that the Planning Commission take the following actions:

1. Find that it has reviewed and considered the information contained in the Final Program Environmental Impact Report (EIR), dated August 3, 2011, on file with PDS as Environmental Review Number 02-ZA-001, the Draft Addendum thereto, and the Environmental Review Update Checklist Form, dated January 11, 2019, on file with PDS as Environmental Review Number PDS2017-POD-17-001; PDS2018-REZ-18-005, prior to making its recommendation on the Ramona Village Form Based Code Update.
2. Recommend that the Board of Supervisors adopt the attached Staff Recommendation Form of Ordinance:

AN ORDINANCE CHANGING THE ZONING CLASSIFICATION OF CERTAIN PROPERTY WITHIN THE COUNTY OF SAN DIEGO RELATED TO THE RAMONA VILLAGE FORM BASED CODE UPDATE AND REZONE (POD 17-001; REZ 18-005)

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MARK WARDLAW, DIRECTOR

ATTACHMENTS:

Attachment A	Hagey Property Analysis
Attachment B	Proposed RVFBC Text Changes
Attachment C	Strikeout Underline Copy Ramona Village Form Based Code
Attachment D	Clean Copy Ramona Form Based Code
Attachment E	Environmental Addendum and Update Checklist
Attachment F	Ramona Community Planning Group Minutes

Attachment A – Hagey Property Analysis

Hagey Property Analysis

Proposal: Include two parcels, totaling 5 acres into Ramona Village Form Based Code Boundary

Requested by: Board – directed to analyze inclusion of the Hagey Property into RVFBC

Property Owner	Proposed
Staff Recommendation	Proposed
Village Design & Design Review Board	Proposed
CPG Recommendation	Proposed

Property Description

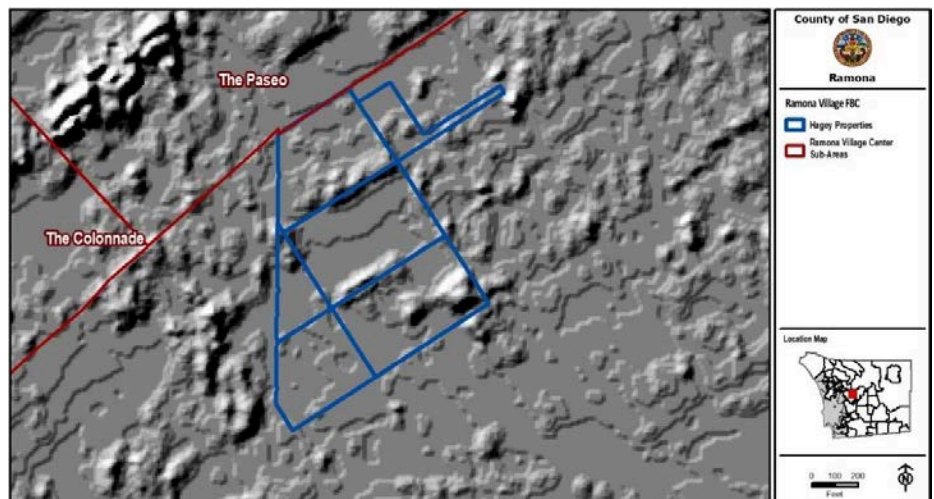
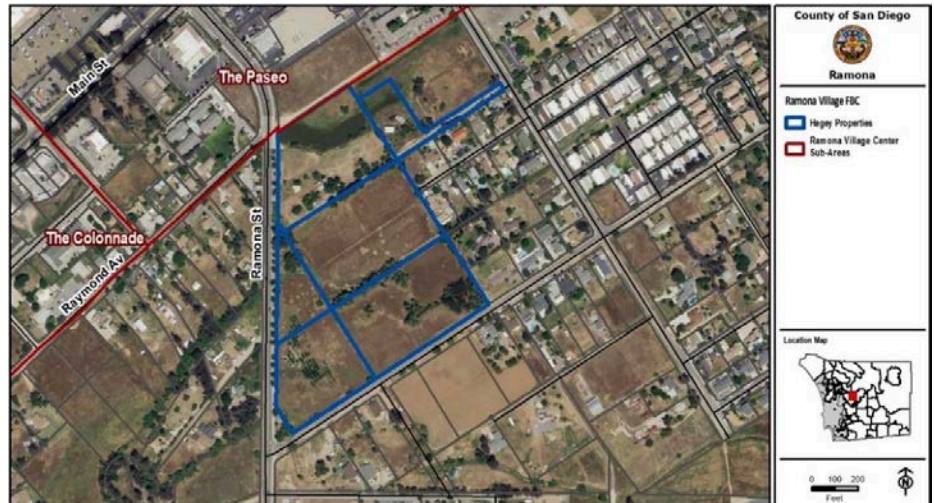
Property Owner:
Jim Hagey

Size:
20 acres
6 parcels

Location/Description:
Located south of Main Street along Ramona Street to the west and H Street to the south.

Zoning Designation:
Residential-Urban (RU), Residential Single (RS)

General Plan Designation:
Village Residential VR-4.3, VR-7.3, VR 24



Staff Recommendation Rationale

- Staff analyzed the inclusion of the entire six parcel 20-acre Hagey property.
- Staff shared three illustrations of the Hagey property with the community. The illustrations were prepared to visually convey what a potential mixed-use development with an estimated 75,000 square foot retail store, and apartments would look like developed to the RVFBC standards. The three renderings showed potential configurations and locations for the placement of a retail store.
- During community meetings concerns were expressed by nearby property owners regarding a potential medium to large scale commercial use affecting the existing community character.
- On March 1, 2018 the RCPG recommended a compromise to include the two northern parcels into the RVFBC boundary as RM-V4, and keep the southern four parcels as they are.
- The property owner amended original request to align with the community recommendation.

Hagey Property Analysis

Aerial Map

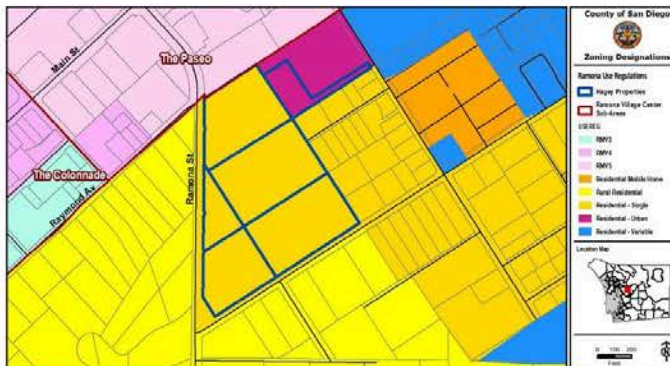


Amended Boundary Aerial Map



The six parcel site totals 20 acres in size. The northern two acres proposed to be included in the RVFBC boundary total 5 acres in size. The largest parcel proposed to be included into the boundary contains the Elliot Pond. The southern four parcels are undeveloped open space.

Zoning Designation Map



Proposed Zoning Designation Map



The two northern parcels proposed to be included in the RVFBC boundary are currently zoned Residential Urban - RU, and Residential - Single (RS), and proposed to be rezoned to RM-V4. The four southern parcels not proposed to be included in the RVFBC boundary are zoned Residential - Single (RS).

General Plan Designation Map



No changes to the General Plan designations are proposed as part of this project.

The two northern parcels proposed to be included into the RVFBC boundary have General Plan designations as Village Residential VR-24, and VR-7.3. The southern four parcels have General Plan designations as Village Residential - VR-4.3.

Hagey Property Analysis



Illustration 1

Illustration 1 shows a proposed retail store set back from Ramona Street located in the south-eastern corner of the property. Mixed-use and parking is developed on the north and west of the property. The Elliot Pond area shows recreational open space with some light mixed use development.



Illustration 2

Illustration 2 shows a proposed retail store brought closer to Ramona and H streets with mixed-use located to the north of the site, and parking developed to the south-east and south-west. The Elliot Pond area shows recreational open space with some light mixed-use development.



Illustration 3

Illustration 3 shows a proposed retail store set along Ramona Street. Mixed-use is located to the north of the site, and parking developed in the south-western portion of the site. The Elliot Pond area shows recreational open space with some light mixed-use development.

Constraint Maps



Attachment B – Proposed Text Changes

#	Topic Change	Explanation of Proposed Change	Form Based Code		
			Zone	Code	Page
General Administration and Process					
1	General Provisions	Clarifies that when there is an omission and or a conflict within the RVFBC, including non-conforming uses, the Zoning Ordinance (ZO) would be applied.	All	8701 a	8
2	Update Timeframe	Amends text regarding the frequency for review and update of the RVFBC from an annual basis to periodically.	All	8702 e	8
3	Stormwater	Adds text which requires the application of the Best Management Practice Design Manual (BMP) when conflict is found between the RVFBC and BMPs.	All	8701 f	8
4	Uses by Right	Deletes an inconsistency identifying uses permitted by right as being subject to all applicable regulations.	All	8702 e	8
5	Site Plan Permit Requirement	Requires the inclusion of a stormwater management measure with the submittal of landscape plans for Site Plan Permit Requirements.	All	8703 b iii	9
6	Non-conforming uses	Allows non-conforming uses to continue to operate unless a structural modification, remodel, or change of more than 120 square feet occurs.	All	8703 d	9
7	Site Plan Permit Review Board	Corrects an inconsistency discovered by changing the review body for a concurrent Site Plan permit and exemption process, from the RCPG to the RDRB, as is the intent of Design Review Boards.	All	8704 d	9
8	Minor Deviations	Adds new text which exempts stormwater design and signage changes from the Minor Deviation process.	All	8704 f	9
9	Site Plan Permit Exemption	Adds new requirements for Outdoor Patios, Condominium Conversion, that do not change property lines, and Tenant Improvements of existing buildings which propose 120-square feet or more of structure modification, remodel, or change to comply with the Site Plan Permits requirements.	All	8704 h	9
10	Design Review Checklist Exemption	Reduces the timeframe for Step One of the Design Review Checklist Process for pre-application meetings with PDS, RDRB, and the RCPG from 45-days to 30-days.	All	8708	10
Sub-Areas General Standards					
11	Paseo and Old Town Sub-Area Intent	Requires the preservation of Eucalyptus trees along Main Street in the Paseo and Old Town sub-areas, consistent with existing standards in the Colonnade sub-area.	RM-V5, RM-V4	8717 a, 8719 a	20, 23
Zoning Districts					
12	Introduction	Adds new text to guide RVFBC users to cross reference sub-area chapters when reviewing RM-V5 regulations.	RM-V5	8730	32
13	Building and Land Use	Adds text which require new developments' building frontage storefront bay widths to be designed into patterns of a minimum 25-feet, and a maximum 50-feet.	RM-V5	8732 c	32
14	Permitted Uses	Amends text to be consistent with State Law that Accessory Dwelling Units would be permitted by right. Changes the term "Accessory Apartment" to "Accessory Dwelling Unit".	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1	Tables 2.0, 3.0, 4.0, 5.0, 6.0	33
15	Residential Parking	Amends parking requirements for residential dwellings from one-space per unit to two-spaces-per-unit.	RM-V5, RM-V4,	Tables 2.1, 3.1	34, 56,

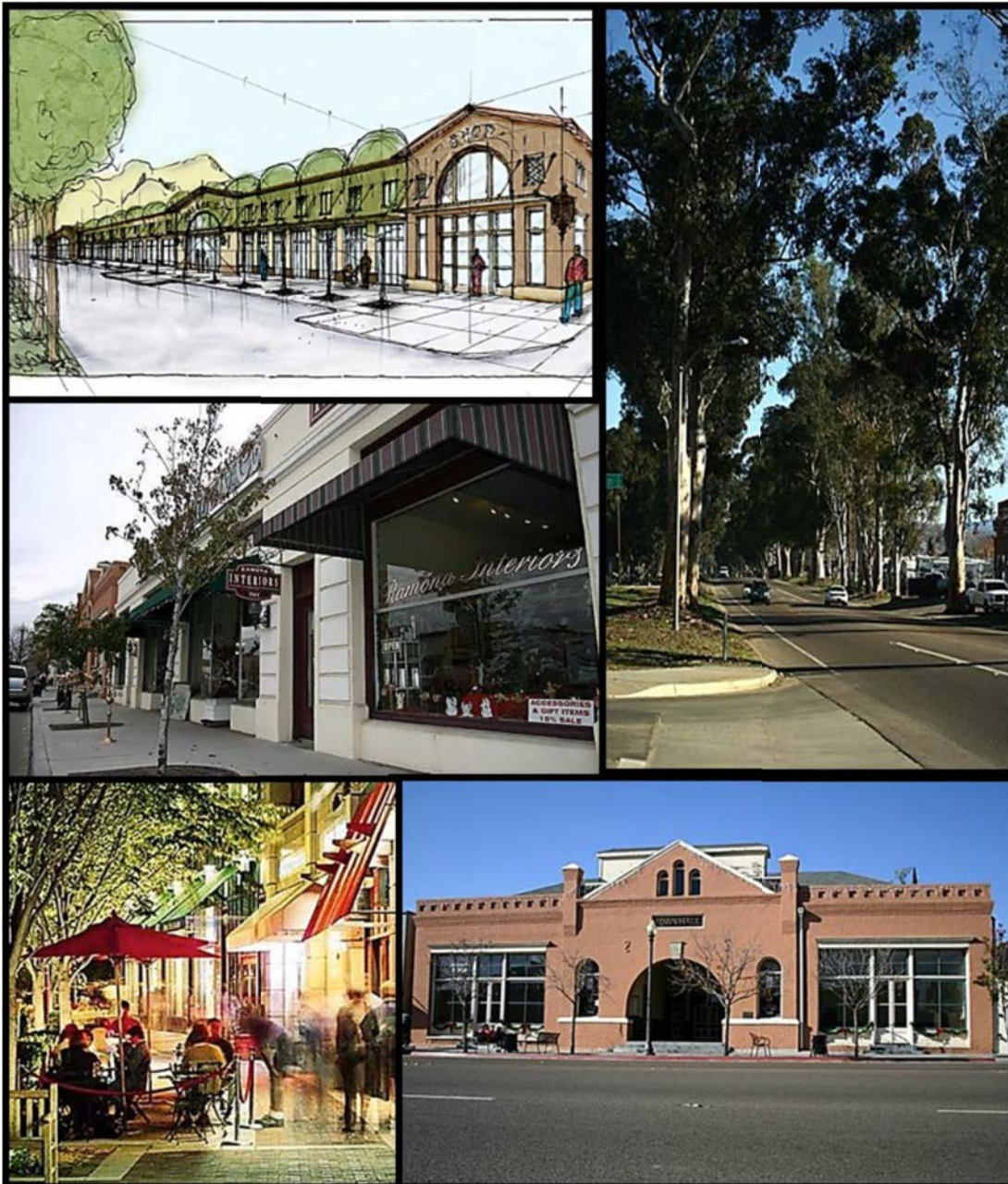
#	Topic Change	Explanation of Proposed Change	Form Based Code		
			Zone	Code	Page
16	Residential Parking	Adds new parking requirements added for studio units less than 600 square feet, and accessory dwelling units for one-space-per-dwelling each.	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1	Tables 2.1, 3.1, 4.1, 5.1, 6.1	34, 56, 66, 78, 88, 90
17	Residential Parking	Adds new parking requirements for guest and visitors of apartment and condominiums complexes to have a minimum of 0.5-parking spaces per unit	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1	Tables 2.1, 3.1, 4.1, 5.1, 6.1	34, 56, 66, 78, 88, 90
18	Eucalyptus Tree Setback	Adds a new setback requirement of a minimum of 15-feet and a maximum of 45-feet for properties with Eucalyptus trees present along Main Street. An exception has been created which allows the RDRB to waive this setback because of no impacts to the trees. Is this setback is waived the standard setback shall apply.	RM-V5, RM-V4	8734 h, 8754 h	37, 56
19	Stormwater Management	Requires stormwater treatment mechanisms to be designed to complement the landscaping plan for the site and to prevent nuisance conditions on the site or adjacent properties. Additionally, it would require, when applicable and feasible, the incorporation of Green Infrastructure and Site Design BMP Requirements of the County LID Handbook and BMP Manual in the site designs. The proposed stormwater corrections are consistent throughout all zones within the RVFBC.	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1, Civic	8739, 8760, 8781, 8781, 8801, 8821, 8847	36, 55, 69, 79, 89, 94
20	Signage Review Threshold	Creates a sign review minimum threshold for new and existing buildings from to projects of 120 square feet or more, and require a maximum of five signs per lot along the primary frontage of the property.	RM-V5, RM-V4	8743, 8763 a	43, 58
21	Signage	Adds new requirements which states that signage not identified in the RVFBC regulations shall follow the design review process.	RM-V5, RM-V4	8743 b, 8763 b	43, 58
22	Signage Allowance	Amends language for signage allowance from one-square foot of signage per every 50-linear feet to one square foot of signage per every 1.0 feet of principle building frontage or bay. New text would allow additional signage area for signs that contribute to the Building Design Standards, rural town quality identified within the RVFBC.	RM-V5, RM-V4	8743 c	43
23	Signage Allowance	Amends language for signage allowance from one-square foot of signage per every 50-linear feet to one square foot of signage per every 0.75 feet of principle building frontage or bay. New text would allow additional signage area for signs that contribute to the Building Design Standards, rural town quality identified within the RVFBC.	RM-V5, RM-V4	8763 c	58
24	Window Signage	New language has been added to state that window signs will contribute to the overall signage allotment for the building.	RM-V5, RM-V4	8743 o, 8763 o	43, 58
25	Sign Letter Height	Decreases the permitted signage letter height from 24 inches to 18 inches, unless building's setback is 100 feet or more from the street frontage, a 24 inches maximum letter height is permitted.	RM-V5, RM-V4	8743 r, 8763 r	43, 58
26	Monument Signs	New requirements have been created for monument signs. For multiple tenants in a building a maximum of 8-feet wide by 6-feet tall is permitted. For	RM-V5, RM-V4	8743 s, 8763 s	43, 58

#	Topic Change	Explanation of Proposed Change	Form Based Code		
			Zone	Code	Page
		a single tenant in a building a maximum of 6-feet wide by 5-feet tall is permitted.			
27	Outdoor Menu Boards	New requirements have been created for outdoor menu boards for drive through establishments. Two signs per allowing a maximum of five feet wide by five feet tall, unless it is not visible from the right-of-way, then an exception can be considered for six feet tall.	RM-V5, RM-V4	8743 t, 8763 t	43, 58
28	Gas Station Pricing Signs	New requirements have been created for gas station pricing signs. One sign is permitted per lot, allowing a maximum size of five feet by five feet tall. The letter height shall not exceed 12-inches tall, and no internal illumination other than letters and numbers shall be permitted.	RM-V5, RM-V4	8743 u, 8763 u	43, 58
29	Temporary Signage	New requirements have been created for temporary signs such as banners, and feathers allowing a maximum of four feet wide by six feet tall and limited to one special event annually for a 45-day display timeframe.	RM-V5, RM-V4	8743 v, 8763 v	43, 58
30	Logo Signs	New requirements have been created for logo signs, which will be permitted on architectural enhancements such as streetscreens. Logo signs will contribute to the overall building signage allotment.	RM-V5, RM-V4	8743 x, 8763 x	43, 58
31	Blow-up Signs	New requirements have been created for directional signs, permitting three per lot at a maximum of two square feet each.	RM-V5, RM-V4	8743 y, 8763 y	43, 58
32	Directional Signs	New requirements have been created for directional signs, permitting three per lot at a maximum of two square feet each.	RM-V5, RM-V4	8743 z, 8763 z	43, 58
33	Lighting	Adds language which prohibits lighting from escaping the horizontal plane and face down to preserve rural skies. This correction is consistent throughout all zones.	RM-V5, RM-V4, RM-V3, RM-V2, RM-V1, Civic	8745 c, 8765 c, 8787 c, 8807 c	45, 59, 73, 82, 92, 94
34	Lodging Uses	Deletes a reference that lodging uses shall be owner occupied.	RM-V4	8752 e	52
35	Building Placement	Corrects an inconsistency which identified lot coverage as a 70 percent minimum coverage to the correct 70 percent maximum.	RM-V4	8754 d	54
36	Building and Land Use	Corrects an inconsistency which limited RM-V3 properties from commercial uses, inconsistent with permitted uses table.	RM-V3	8772 b i	68
37	Building and Land Use	Corrects an inconsistency which identified RM-V3 lots to one single family dwelling each, to the correct multiple units per lot if applicable.	RM-V3	8772 b ii	68
Miscellaneous					
38	Approved Street Tree List	Removes and replaces trees on the approved tree list. Several previously approved tree species were not surviving colder winter temperatures. The amendment replaces these trees with species that can withstand colder winter temperatures.	Public Realm	Table 8.7	109
39	Accessory Dwelling Unit (ADU's)	Amends the definition of an ADU as a residential outbuilding of the Primary building. The current text defines an ADU as a second dwelling unit. The proposed definition is consistent with the state definition of ADUs.	All	8860	114
40	Outbuilding	Updates to include a reference to the Zoning Ordinance (ZO) definition of an outbuilding.	All	8860	116

**Attachment C – Ramona Village Form Based
Code - Strike-out/Underline Copy**

Ramona Village Center Form-Based Code

January 2019 - Revised Draft (Strikethrough-Underline)



PART EIGHT: 8700 *Ramona Village Center Regulations*

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PART EIGHT: 8700 *Ramona Village Center Regulations*

Ramona Village Center Regulations | June 2018 Revised Draft

Acknowledgements

County of San Diego

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Department of Planning and Development Services Director Mark Wardlaw

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The many residents of Ramona who participated in the workshops and meetings

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ADOPTED: County Board of Supervisors
July 30th, 2014 (2)

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8701 General Provisions

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating a balanced automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center. The following General Provisions shall apply to the Ramona Village Center Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance (ZO) are in conflict with the requirements of this section, ~~the requirements of this section shall apply. If a provision~~ is not mentioned in these sections, including non-conforming uses, then the ZO shall apply.
- b. The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- c. The definition of a term in this Section and Definitions Section 8860 shall take precedence over definitions of the same term elsewhere in the ~~San Diego County Zoning Ordinance ZO~~. If the term is not defined in these Sections, the ZO is the precedent.
- d. The term shall denotes a specific requirement, while the term should is intended to be a primary consideration incorporated into plans or accompanied with a clear rational as to why its standards or specifics were not followed.
- e. The Ramona Village Center regulations will complete periodical reviews ~~be updated on an annual basis~~ to provide on-going clarification and address Code discrepancies discovered during implementation of the Ramona Village Center regulations.
- f. Where provisions of a section of the San Diego Best Management Practice Design Manual (BMP) are in conflict with requirements of this section, then the BMP Design Manual shall apply.

8702 Permitted Uses Determine Site Plan Process

- a. A Site Plan permit is necessary to determine ~~ZO Zoning Ordinance~~ conformance for San Diego County Department of Public Works to construct public thoroughfares, Department of General Services, and Department of Parks and Recreation to construct public Civic Spaces within the Ramona Village Center.
- b. A Site Plan permit is necessary to entitle new Land Uses on private Lots, owned by private land owner(s) or representatives of land owner(s), through either a ministerial or a discretionary review process within the Ramona Village Center.
- c. A Ministerial Site Plan permit is necessary to determine Design Standard conformance for any new building construction, Lot Subdivision, and/or a significant remodel 120 square feet or more of an existing building.
- d. The Site Plan process, "by Right," "Administrative Permit," and/or "Major/Minor Use Permit," is determined by the proposed single or combination of Land Uses listed on Tables 2.0, 3.0, 4.0, 5.0 and 6.0 PERMITTED USE TYPES.
- e. Permitted Uses for Lots and buildings are listed on Table(s) 2.0 - 6.0 PERMITTED USE TYPES.
 - i. ~~Uses permitted "by Right" are permitted without the requirement for a discretionary use permit but are subject to all other applicable regulations.~~
 - ii. Uses permitted "by Administrative Permit" require the submission and approval of a Administrative Permit application subject to the regulations of §7050-7099 ADMINISTRATIVE PERMIT PROCEDURE of the ~~San Diego County Zoning Ordinance ZO~~.
 - iii. Uses permitted "by Minor Use Permit" require the submission and approval of a Minor Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the ~~San Diego County Zoning Ordinance ZO~~.
 - iv. Uses permitted "by Major Use Permit" require the submission and approval of a Major Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the ~~San Diego County Zoning Ordinance ZO~~.

8703 Site Plan Permit Requirements

- a. A Building permit shall not be issued for development or redevelopment on a private lot prior to the submittal and approval of a Site Plan, in compliance with the standards of this Section and subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ~~San Diego County Zoning Ordinance ZO~~ unless an Exception to the site plan is granted.
- b. A Site plan submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the County of San Diego Planning and Development Services (PDS) Director subject to the regulations of §5750-5799 COMMUNITY DESIGN REVIEW AREA REGULATIONS and the §7150-7199 SITE PLAN REVIEW PROCEDURES of the ~~San Diego County Zoning Ordinance ZO~~.

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- i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plan view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.
- ii. One (1) Site Plan submittal map shall include a to-scale colored elevation graphic and color boards illustrating the primary building frontage of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
- iii. One (1) Site Plan submittal map shall include a to-scale and detailed Landscape Plans of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site. Landscape plans shall include stormwater management measures.
- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Land Use until a structural modification, remodel or change of more than 120 square feet and/or Site Plan Permit is requested, at which time the provisions of this Section shall apply.

8704 Site Plan Permit Exceptions

The Director under any of the following circumstances may grant an Exemption from the Site Plan Permit requirement of §8702:

- a. Existing Permit Exemption. All of the purposes and requirements of the Site Plan permit process have been fulfilled by an existing approved discretionary permit.
- b. Concurrent Permit Exemption. All of the purposes and requirements of the Site Plan permit process will be fulfilled by a concurrent discretionary permit which will be reviewed by the ~~Ramona Community Planning Group (RCPG)~~ Ramona Design Review Board (RDRB).
- c. Minor Project Exemption. The Director determines that a proposed project is minor in nature, as defined in §5757(a)(3), and §7156(b) of the ~~San Diego Zoning Ordinance ZO~~, and that subjecting it to the Site Plan review process would not materially contribute to the attainment of the community design objectives and guidelines as set forth in this Section.
- d. Design Review Checklist Exemption. The Director determines that the project complies with the standards set forth in the Design Review Checklist. In making a decision on such Site Plan permit exemption, pursuant to ~~Zoning Ordinance ZO~~ Section 5757(a)(4), due consideration shall be given to the recommendation of the ~~RCPG~~ RDRB. Such recommendation shall be in writing, signed by the Chairperson and shall be accompanied by a copy of the Ramona Village Center Form Based Code Checklist and stamped project plans upon which the recommendation was based.
- e. A request for a Site Plan permit(s) exemption based on compliance with subsection §8704(d) shall be transmitted by the Director to the RDRB. If the Director does not receive an RDRB recommendation within 45 working days, such as an approval, denial, or reasonable time extension request, following the RDRB's initial application submission the Director may make a decision without the RCPG's recommendation.
- f. No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans, beyond the allowances of §7609 of the ~~San Diego County Zoning Ordinance ZO~~. Minor Deviations pertinent to the Ramona Village Center Regulations, such as materials, colors, architectural details, landscaping, stormwater design, and site design, shall be permitted without prior recommendation of the appropriate RCPG, RDRB, and approval of the Director.
- g. Signage procedure requirements shall be exempt from a Minor Deviation §7609 of the ZO.
- h. Outdoor Patios, Condominium Conversions that do not change property lines, and Tenant Improvements of existing buildings proposing less than 500 120 square feet of structure modification, remodel or change are exempt from Site Plan Permits requirements.

8705 Exceptions

An Exception to the requirements of this Section may be granted in the following manner:

- a. A request for Exception shall only be permitted as specifically indicated in this Section.
- b. An exception to the requirements of this section may only be processed in conjunction with a Site Plan permit subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ~~San Diego County Zoning Ordinance ZO~~ as part of the Site Plan permit application, the applicant shall provide the following:
 - i. Specific Exception(s) requested to include a citation from this Section as to why the Exception is being sought.
 - ii. Maps, text, drawings, and/or statistical data related to the requested Exception(s).
- c. No Exception shall be approved unless the PDS finds the approval would:

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- i. Be consistent with §8711 General Intent and §8715, 8717, and 8719 Sub-Districts Intent(s).
- ii. Be consistent with the goals, objectives, and policies of the Ramon Community Plan.
- iii. And be consistent with the goals, objectives, and policies of the San Diego County General Plan.
- d. Any decision regarding an approval or denial of Exception shall state, in writing, the reasons for the approval or denial.
- e. If the Planning Director denies any requested Exception, the applicant may appeal the decision to the Planning Commission subject to the regulations of §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the San Diego County Zoning Ordinance ZO.

8706 Pre-Submittal Sequence to Determine Private Development Application Entitlement Process

The following steps are general steps for a potential applicant to following prior to applying for a development permit in the Ramona Village Center (RM-V) Area:

- a. The Site Plan application process is only for new or amended Land Uses and related new Building(s) construction and/or Significant Building(s) Remodel (§8702.c.). Existing Land Uses and Buildings are allowed to operate "by Right" and without Site Plan review (§8702.d.).
- b. Identify the project area's location in the Ramona Village Center Sub-Area(s) (Map 1), Colonnade, Paseo, and Old Town (§8170), the proposed project is located within, and;
- c. Locate the project's development regulations in the Sub-Area(s) RM-V Zoning Districts (Map 2) V1-Natural, V2-Rural, V3-Edge, V4-General, V5-Center: Tables (§8730-8810), and;
- d. Identify the existing and proposed Permitted Land Uses (Tables 2.0, 3.0, 4.0, 5.0, 6.0) to determine the necessary development application process, such as "by-Right" Ministerial process, Major/Minor Use Permit, and/or Variance process. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- e. Determine the project's Parking Requirements (Tables 2.1/2.2 - 6.1/6.2) per the Land Uses (Table 2.0 - 6.0) and Sub-Area Zoning Districts, and;
- f. Calculate if the Lot's Parking Requirements per the proposed Land Use meet requirements within the Sub-Area intent and Development Standards (§8730 - 8810), and;
- g. Calculate if the proposed project's Parking Requirements fit within the Lot's RM-V Zoning District development standards. This calculation of Parking Requirements in relationship to the Lot's Development Standards (refer to Lot Layers, Setbacks, and Access) parking area will determine if the proposed development project is in conformance and eligible for a Design Review Checklist Exemption decision-making process.
- h. Determine if the project needs an "Administrative Permit" or "Major/Minor" permit due to the proposed Land Use and/or an Exception determination to Parking Requirement in relationship to the Lot size constraints, then the project must proceed with a Discretionary process defined by San Diego County Zoning Ordinance ZO section §7150-7199 SITE PLAN REVIEW PROCEDURES. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- i. Prior to a formal submittal, an applicant is highly encouraged to arrange a Preliminary Review meeting with the RCPG to review Sub-Area requirements (reviewing §8100 only and §8700 - 8800 if a County entity is making an application), RDRB (reviewing §8200 - 8600 only), and County PDS staff (entire code) in order to clearly understand expectations for new projects in Ramona's Village Center.
- j. It is expected that during an applicant's initial due diligence and after Pre-Application meetings, the proposed project design may be modified in order to qualify for the Site Plan Ministerial process, and;
- k. Review and calculate the Thoroughfare (Map 8) §8850 to understand the public frontage improvement requirements, such as street trees, street lights, sidewalks, landscape strip, and bike facilities that will apply to the project's development impact fees as required by San Diego County Public Works, and;
- l. Once the permitting process for the propose project is determined by the applicant, the applicant shall submit completed application forms, plans and fees as required by §8703 to the San Diego County PDS Zoning Ordinance ZO division to initiate the Ramona Village Center Site Plan process.

8708 Design Review Checklist Exemption Process

STEP ONE PRE-APPLICATION MEETING: Initial project review with County and Community is recommended.

Authority:

PART EIGHT: 8700 Ramona Village Center Regulations

Timetable: 45 30 days of applicant making appointment with PDS and RCPG and RDRB.

Item Granted: Submit Site Plan Application Step 1.

STEP TWO: Site Application Submittal.

Authority: Department of Planning and Development Services.

Actions:

1. PDS reviews site plan application and checklist for completeness of;
2. If complete, PDS forwards the site plan application and checklist to the RCPG for recommendations on §8700-8100, §8700-8800 and RDRB for recommendations on §8700-8800 8850

Timetable: 10 working days after receipt of completed application and fees.

Items Granted: PDS forwards applications and checklists to RCPG and RDRB for Step 3 Review.

STEP THREE: Community Planning Group and Design Review Board Review.

Authority: ~~Ramona Community Planning Group and Design Review Board~~RCPG and RDRB.

Actions: Review of site plan(s), checklist(s) with recommendations for approval/denial or time extension forwarded to the Director

Timetable:

1. 45 working days of receipt of the application from the PDS.
2. If no recommendation is forwarded to the Director within 45 working days, the Director may proceed with Step 3 without the recommendation of the Community Board.

Item Granted: Recommendations for approval or denial.

STEP FOUR: Final Site Plan Review

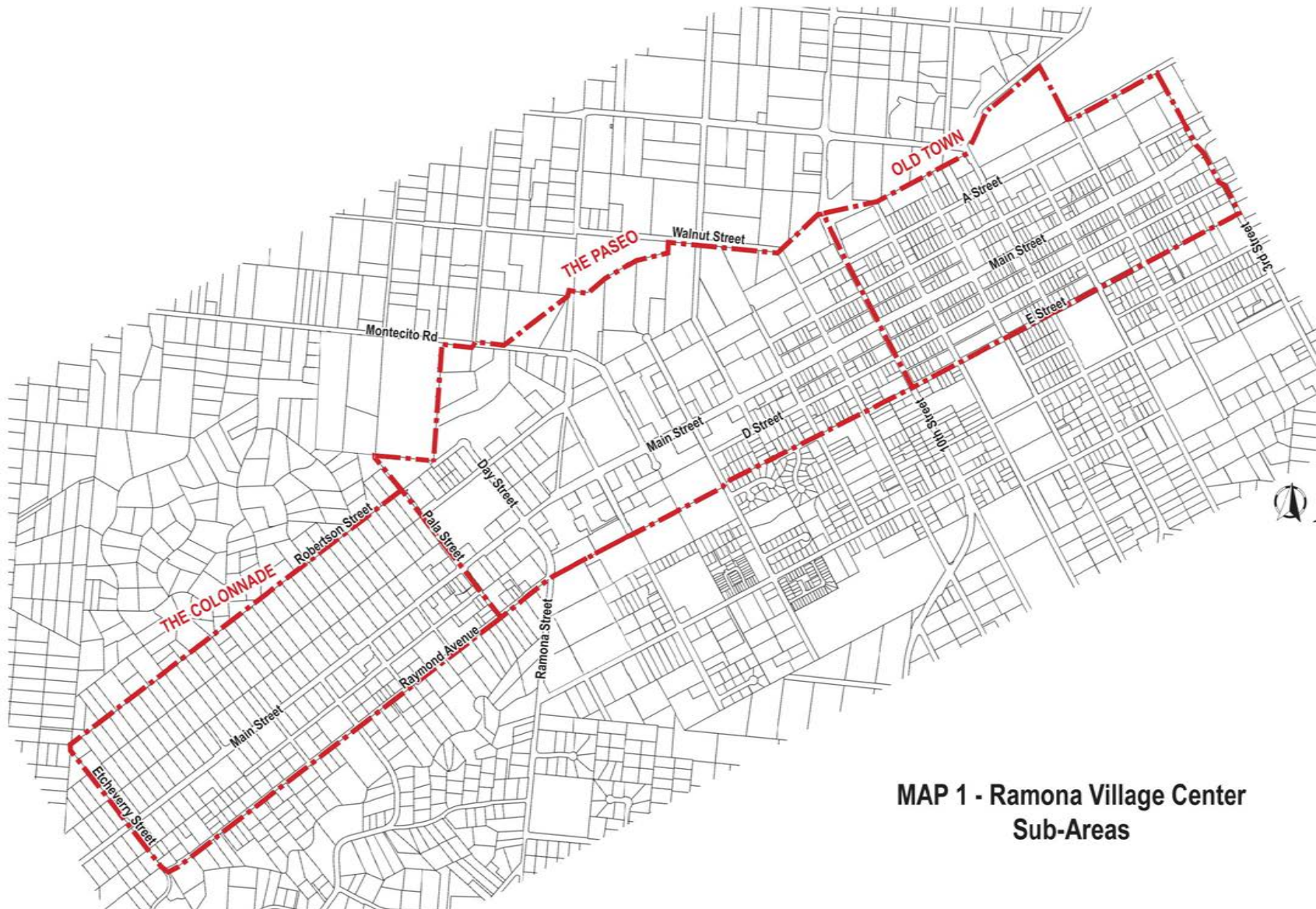
Authority: Planning and Development Services

Actions:

1. The Director shall consider any report and recommendation from the RCPG and RDRB.
2. Director shall consider site plan application subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ~~San Diego County Zoning Ordinance~~ZO
3. After review the Director may:
 - i. Approve the site plan
 - ii. Require changes or modifications for approval
 - iii. Deny the ministerial site plan which then requires discretionary review

Timetable: 30 working days. Required changes or modifications shall be re-submitted to Planning Director within 30 working days.

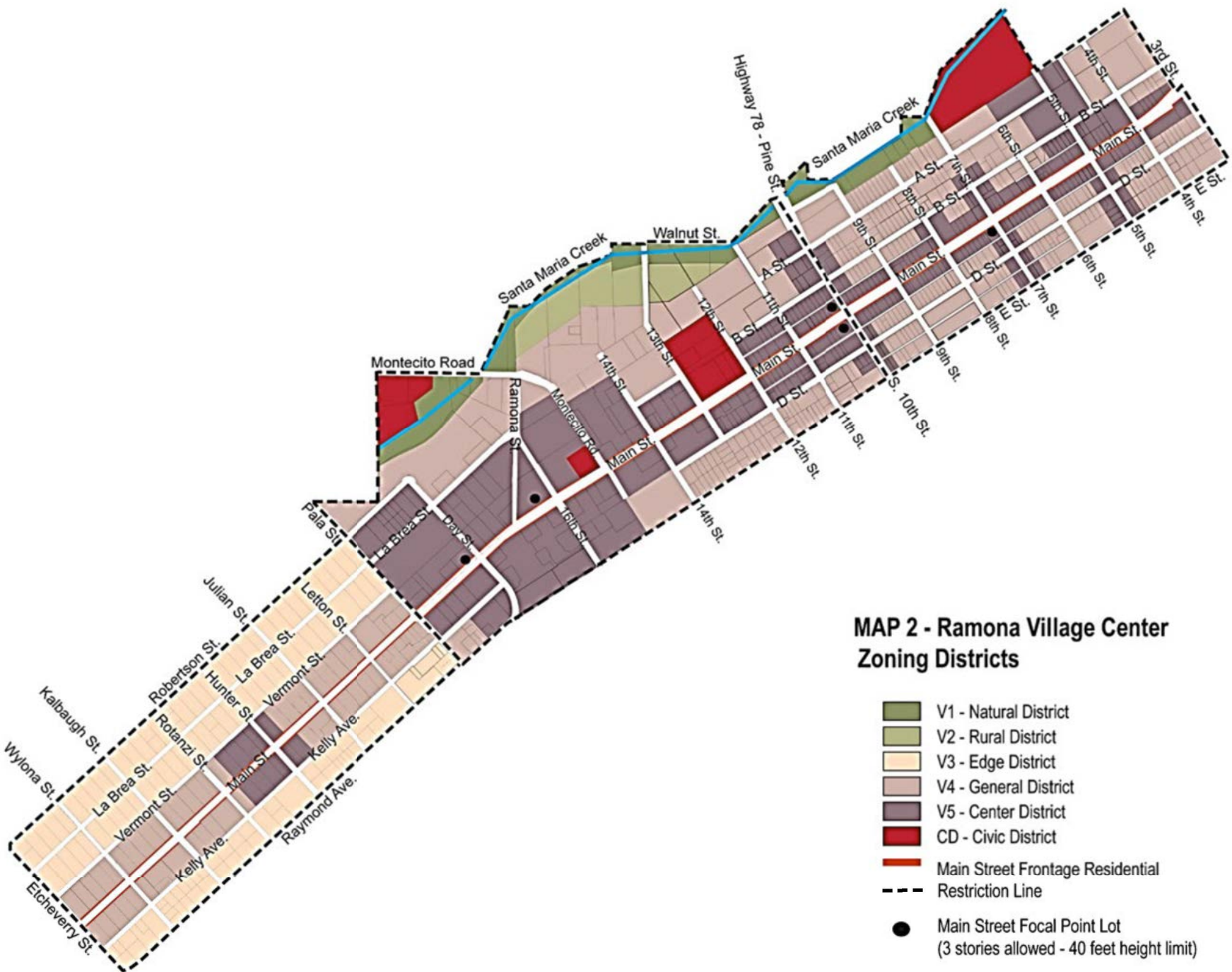
Items Granted: Grant or Deny a Ministerial, Site Plan, Use or Building Permit. A Design Review Checklist approval cannot be appealed.



MAP 1 - Ramona Village Center
Sub-Areas



PROJECT AREA
Scale 1" = 1000'



PART EIGHT: 8700 *Ramona Village Center Regulations*

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PART EIGHT: 8710 *Sub-Area General Standards*

8710 Sub-Area General Standards

8711 General Intent

8713 Sub-Areas

Map 3 - Colonnade Zoning District Map

8715 Colonnade Sub-Area Intent

Table 1.0 Colonnade Design Standards - Access

Table 1.1 Colonnade Design Standards - Buildings

Map 4 Paseo Zoning District Map

8717 Paseo Sub-Area Intent

Table 1.2 Paseo Design Standards - Access

Table 1.3 Paseo Design Standards - Buildings

Map 5 Old Town Zoning District Map

8719 Old Town Sub-Area Intent

Table 1.4 Old Town Design Standards - Access

Table 1.5 Old Town Design Standards - Buildings

8720 Zoning District

8721 Lots in Multiple Zoning Districts

Table 1.6 Zoning Districts Illustrated

8723 Lot

Table 1.7 Lot Layer Summary

8725 Building Placement

Table 1.8 Building Placement on the Lot

8727 Building Height

Table 1.9 Building Height Illustrated

8729 Private Frontages

Table 1.10 Private Frontages

PART EIGHT: 8710 *Sub-Area General Standards*

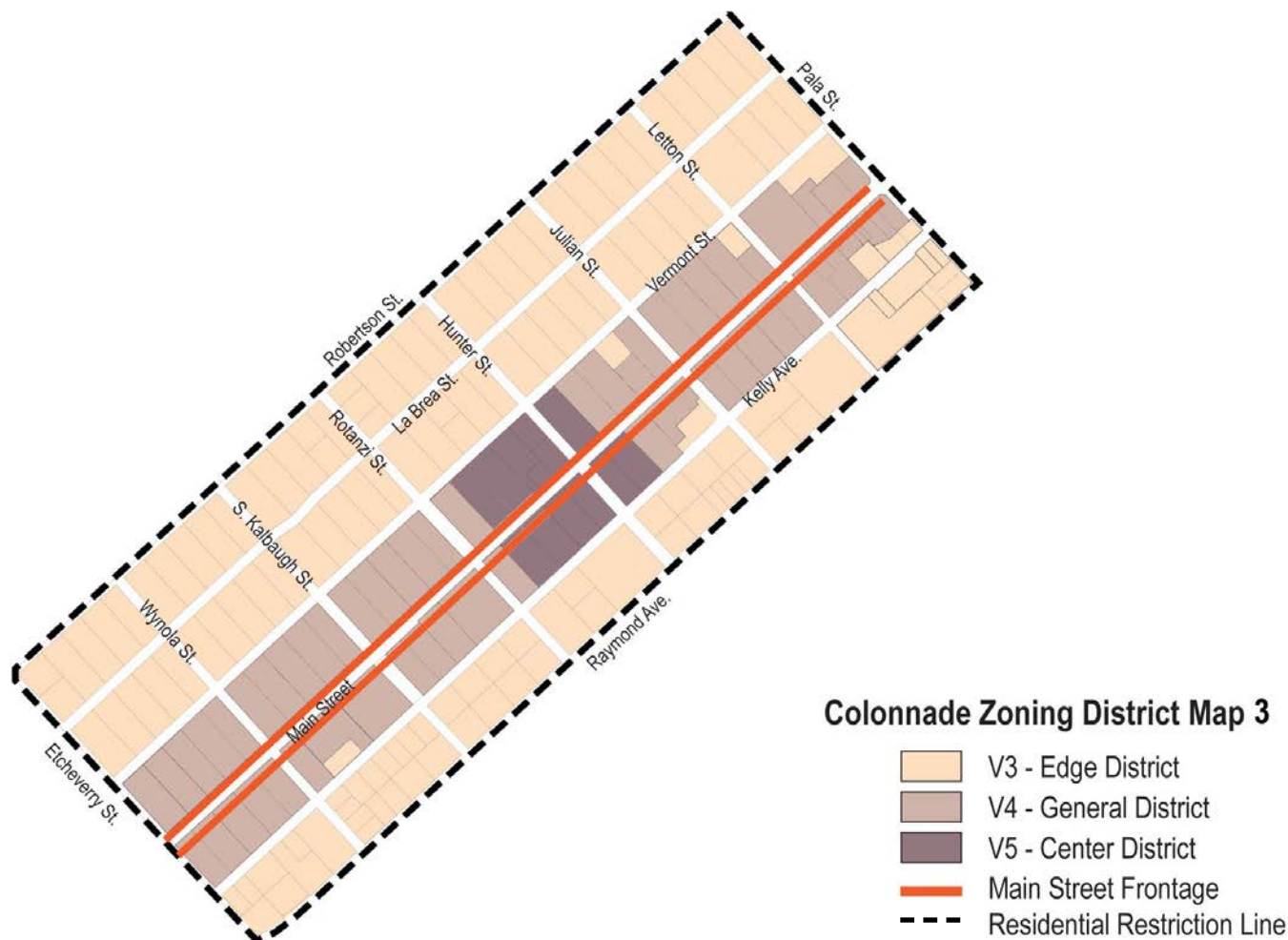
8711 General Intent

- a. Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- b. Ramona Village Center design standards for Sub-Areas, RM-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood.
- c. Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.
- d. Ramona RM-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity.
- e. Access to daily needs within close proximity to dwellings is provided by permitting a mixture of land uses within each Ramona Village Center Sub-Area and individual buildings so that residents may choose to live, work, shop, and recreate within walking distance of their home.
- f. Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians.
- g. Coordinate a network of inter-connected trails and pathways for pedestrians, equestrians, bikers, and hikers throughout the greater Ramona region and Village Center. A connected network of Trails and pathways along Santa Maria Creek and within existing and new streets is of great interest to the community as a whole.

8713 Sub-Areas

- a. The following Sub-Areas are established under the provisions of this Section:
 - i. The Colonnade is centered on Main Street between Etcheverry Street and Pala Street. The name references the colonnade of tall Eucalyptus trees along Main Street that creates the character defining experience of arriving in Ramona. The development pattern in this area is newer to the area with freestanding rural buildings that are commercial along Main Street with single-family residences to the north and south of Main Street. Etcheverry Street is planned to accommodate for a trail and/or pathway.
 - ii. The Paseo is located at the 'bend' of the road along Main Street between Pala Street and Highway 78/10th Street to the east. The Paseo is a reference to the need for connectivity between the established neighborhoods to the south and Santa Maria Creek to the north. It is intended to be the Civic core to include the Post Office, Sheriff Station, Courts, Library and parks. Also intended to be the Commercial core, the private development pattern in this area consists of both freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located along Main Street. All new development proposals should demonstrate consideration for positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards historical Main Street patterns existing in the Old Town Sub-Area. Note that Montecito Road, 14th Street, 13th Street/Maple Street, 10th Street/Pine, Walnut Street and the Santa Maria Creek Greenway are planned to accommodate for a trail and/or pathway.
 - iii. The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Historically, Ramona Town Center's oldest buildings are designated Historic or are eligible for designation on the National Register of Historic Places. Old Town was built with a traditional development pattern of interconnected blocks and streets with museums, Town Hall, and attached shops along Main Street. Freestanding and attached mixed-use residential building are located to the north and south of Main Street. Collier County Park is the area's oldest park and the Old Town has a respectable and memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years. New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history. Main Street, 10th Street, 7th Street, Main Street, 3rd Street and the Santa Maria Creek Greenway are all planned to accommodate for a trail and/or pathway.

PART EIGHT: 8710 Sub-Area General Standards



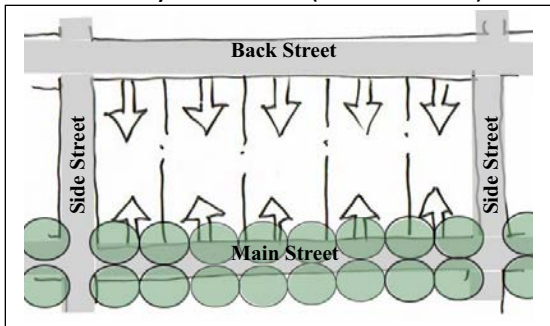
8715 Colonnade Sub-Area Intent

- a. The Colonnade Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- b. New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.
- c. The Colonnade Sub-Area development regulations are intended to maintain its current more rural detached building development patterns with commercial buildings along Main Street surrounded by single-family residential housing.
- d. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Frontage types to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723)
- e. The Colonnade building height is limited to two (2) stories and 35 feet maximum height.
- f. The Colonnade Public Frontage intention:
 - i. A Type D Special Pathway is set back from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access. Etchevery Street is proposed as a pathway per the Ramona Community Trails and Pathways Plan.
 - ii. Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.
 - iii. Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees
 - iv. Common Easement should be coordinated to provide access for building in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.
- g. All trails, pathways, parking areas and open spaces should allow for permeable surfaces.
- h. Public Art should be allowed on all private and public buildings and spaces.
- i. Development or rebuilding of one or two family dwelling on a single Lot and associated accessory structures located in the RM-V3 are exempted from the provision of the Ramona Village Center Plan (§8703)

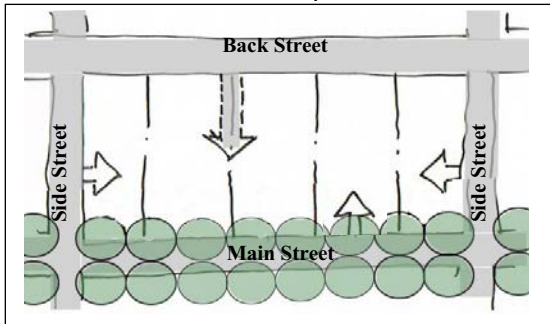
PART EIGHT: 8710 Sub-Area General Standards

TABLE 1.0 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

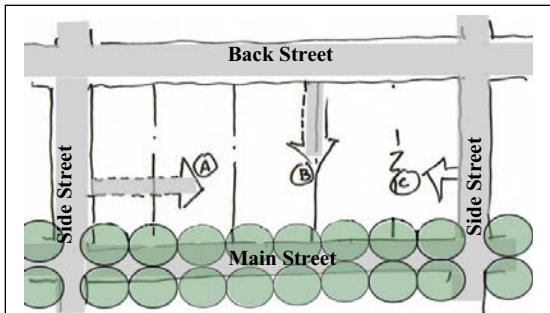
a. Access: Lot by Lot - Undesired (Current Condition)



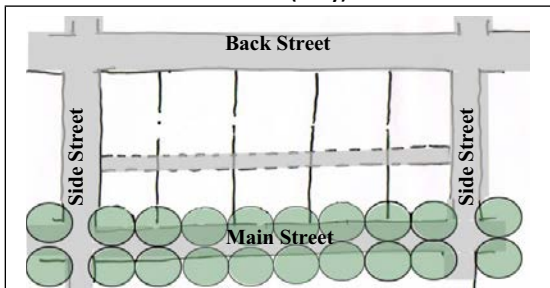
b. Access: Side and Shared - Acceptable



c. Access: Combination - Desired (Limit Main St. Driveways)



d. Access: Common Easement (Alley) - Preferred



e. Main Street Shared Access Diagram Illustration in the Colonnade Sub-Area (for advisory purposes)

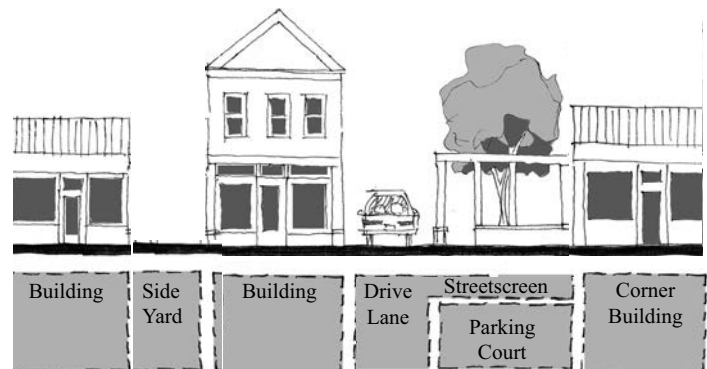


f. Main Street Shared Access Site Plan for the Colonnade Sub-Area (for advisory purposes)



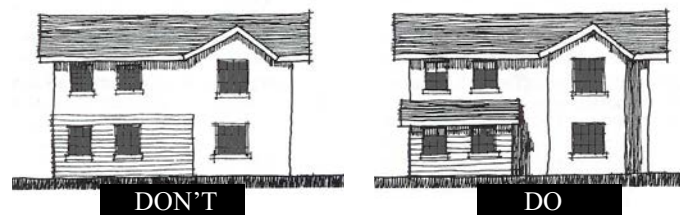
TABLE 1.1 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

b. Main Street Shared Parking Court and Freestanding Rural Building Access Patterns



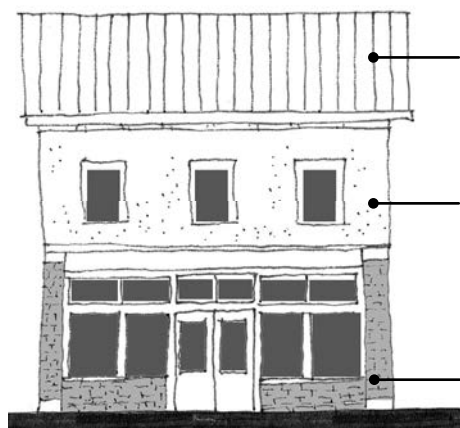
Organize buildings and opens spaces between them to create detached rural buildings, outdoor spaces, transitions between indoors and outdoors, and focal points. This pattern will provide clear lanes for automobile and pedestrian access while minimizing the number of curb openings onto Main Street.

d. Detail of Building Materials



Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.

a. Building Character and Materials



i. Lightest at Top:
Metal, Clay Tile,
Composite Tiles,
Compose Shingles,
and Exposed Beams.

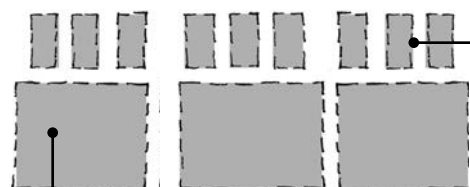
ii. Lighter Middle:
Metal, Wood, brick,
Stone, Adobe,
Stucco, Exposed
Beams/Columns

iii. Heaviest at Base:
Metal, Granite Block,
Concrete, Brick, Heavy
Timber/Beam

c. Building Patterns



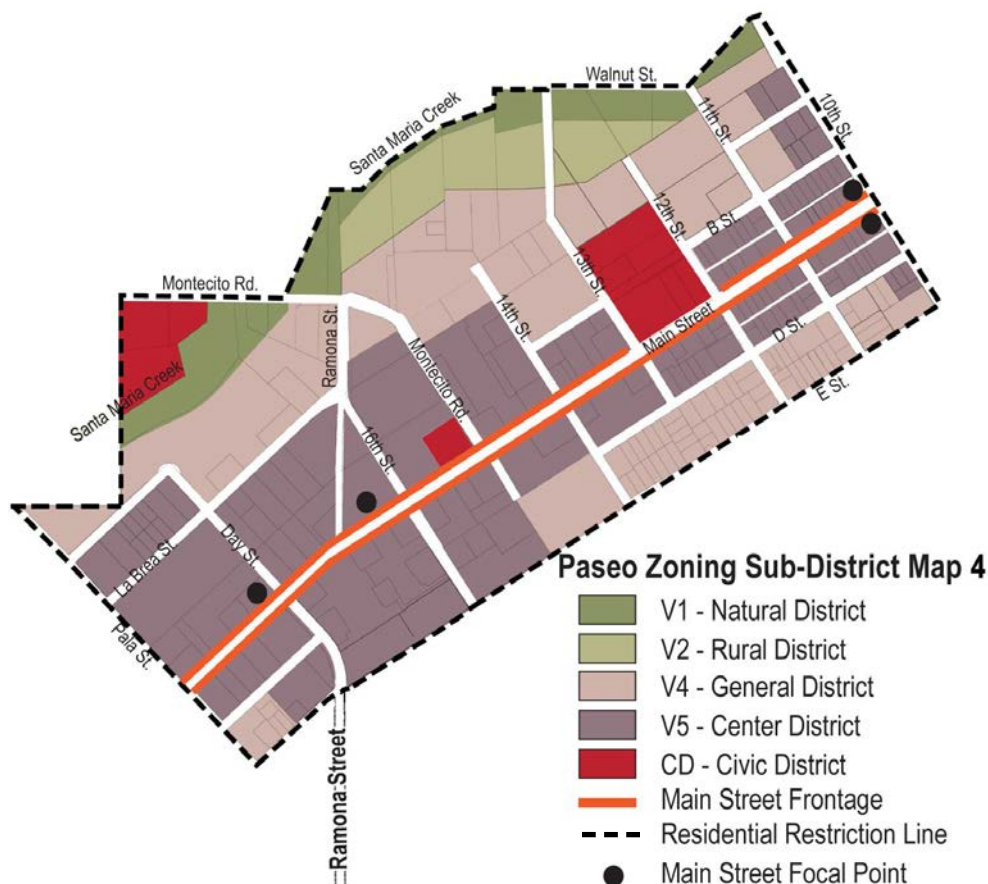
Single to Two Story
(at Focal Points)
Buildings with a
variety of Roof Types
and Cornice Lines that
Conceal Roof Mounted
Equipment.



Windows and Doors
Rhythm have Vertical
or Square Proportions
(simple division of 2 to
6 bays).

Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal
Proportions (typical building frontage and lot widths are 25 to 50 feet).

PART EIGHT: 8710 Sub-Area General Standards

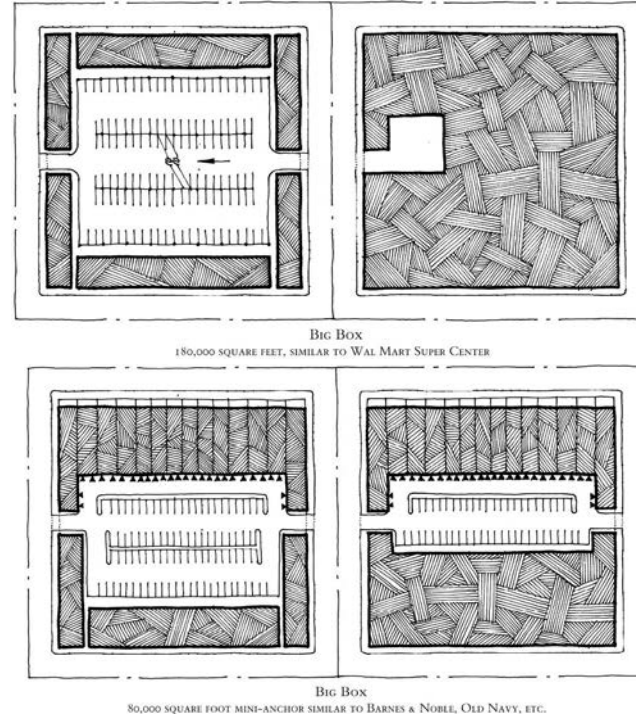
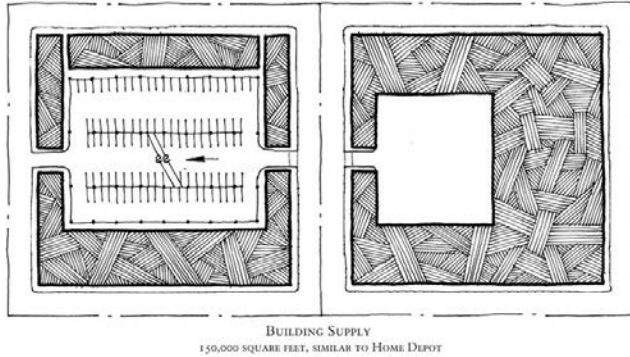
**8717 Paseo Sub-Area Intent**

- a. The Paseo Sub-Area shall preserve Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to protect trees.
- b. The Paseo is intended to be the main development area in the Village Center.
- c. The Paseo is intended to link the Santa Maria Creek Greenway with Main Street and surrounding neighborhoods through new parks (see Public - Civic Standards), streetscapes, and trails (see Public - Thoroughfare Standards).
- d. With each new development, the current conventional suburban development pattern (commercial strip centers behind parking lots) is intended to transition into a contemporary Main Street with development patterns and character similar to the Old Town Sub-Area (attached multi-story buildings fronting onto Main Street).
- e. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723).
- f. The Main Street Focal Point is intended to allow for three (3) stories and 45-foot height limit at those specific Lots located on important Focal Point on Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.
- g. Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- h. Paseo Public Frontage intention:
 - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
 - ii. The sidewalks should be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in the public frontage Furnishing Zone.
 - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
 - iv. Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- i. A shared parking facility should be incorporated into large-scaled, over 15 acres, private development plans.
- j. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet along the Main Street Frontage Residential Restriction Line.
- k. Allow for permeable surfaces pavements to be used in all parking areas, in combination with trees and other landscaping to perform as provide storm water treatment facilities.
- l. Public Art shall be allowed on all private and public buildings and spaces.

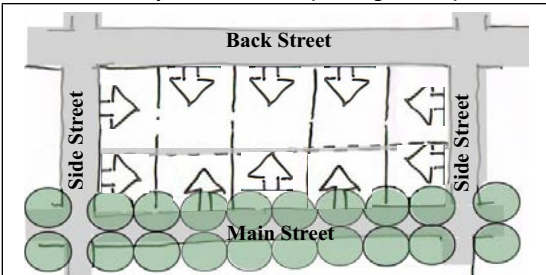
TABLE 1.2 PASSEO SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

a. Main Street Big Box Development Access Patterns (for Advisory Purposes)

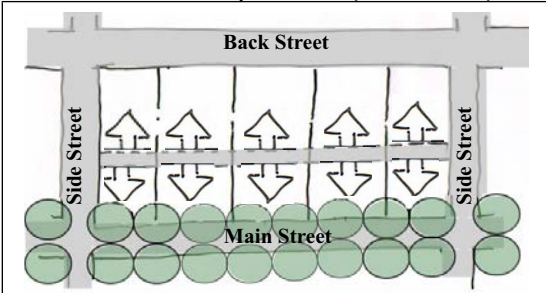
The Paseo area has the most potential for Big Box and Large-Format Retail development and redevelopment of existing Commercial Strip Centers. Due to the existing block and parcel pattern on a grid, these block diagrams illustrate, for advisory purposes only, standard Big Box formats patterns, access, and block structure. (Images by Steve Mouzon)



b. Access: Lot by Lot - Undesired (Existing Pattern)



c. Access: Rear Lane/Alley - Preferred (Future Pattern)



d. Main Street Block Access Elevations

i. Looking Toward Main Street Frontage



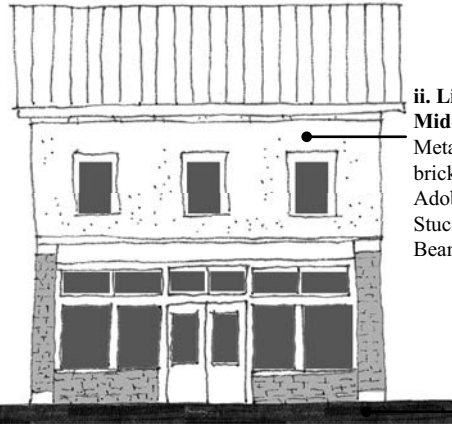
ii. Looking Toward Side Street Frontage



TABLE 1.3 PASO SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. Building Character, Materials, and Pattern

i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.



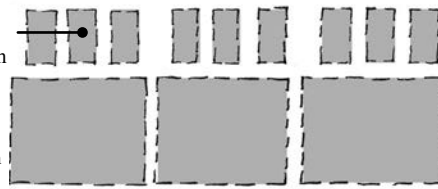
ii. Lighter Middle: Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns

iii. Heaviest at Base: Metal, Granite Block, Concrete, Brick, and Heavy Timber/Beam

Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.

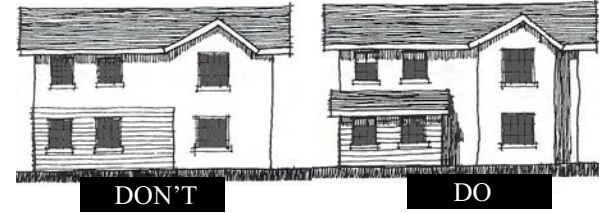


Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).



Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

b. Detail of Building Materials



Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.

c. Big Box or Large-Format Retail Building Character and Pattern

Ramona is a historical town with a distinctive sense of character, which is usually at odds with standard large-format retail practices of a building program of planned obsolescence and in-ability to reuse the new building for other uses, therefore they are frequently abandoned after 10 years or so. The town of Ramona requires new Big Box development proposals demonstrate that it has considered the positive influences of the neighboring historic properties and made a diligent effort to maintain and enhance historical Main Street patterns located in the Old Town Sub-Area. The Big Box building character shall balance the parking needs, due to being a regional shopping attraction, with other mobility needs, such as walking, biking, and transit. The buildings should front onto Ramona's Main Street in order to maintain the continuity of Main Street Village Center character.

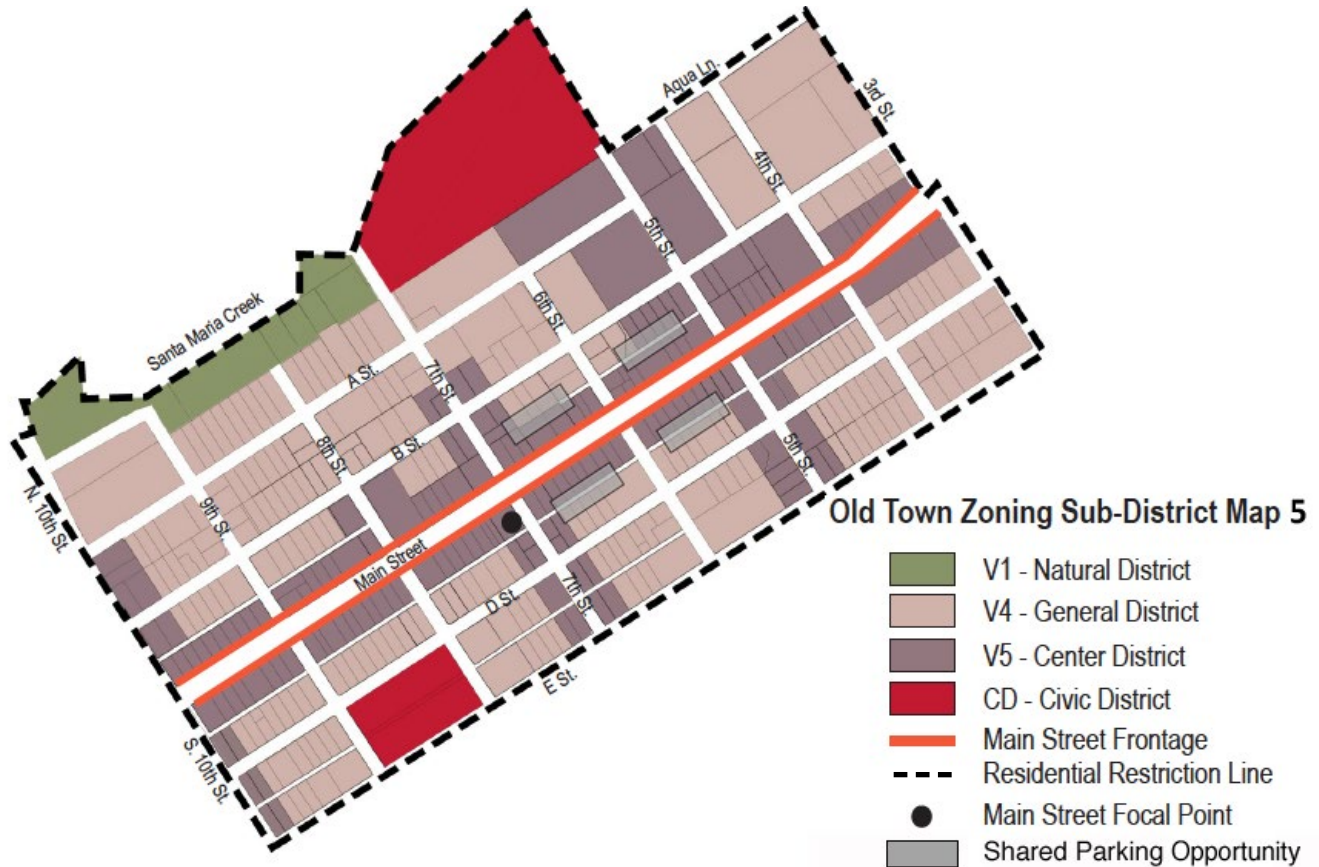


Primary building entrances shall be detailed and designed as a focal point of the front elevation.

Maintain rhythm of Main Street storefront bays (divided by 2 to 6 bays). Building frontages have a minimum width of 25 feet and a maximum of 50 feet, measured at the Frontage Line with the average lot width being 50 feet wide.

Primary storefront entry shall front onto Main Street either mid-building or at corners.

PART EIGHT: 8710 Sub-Area General Standards



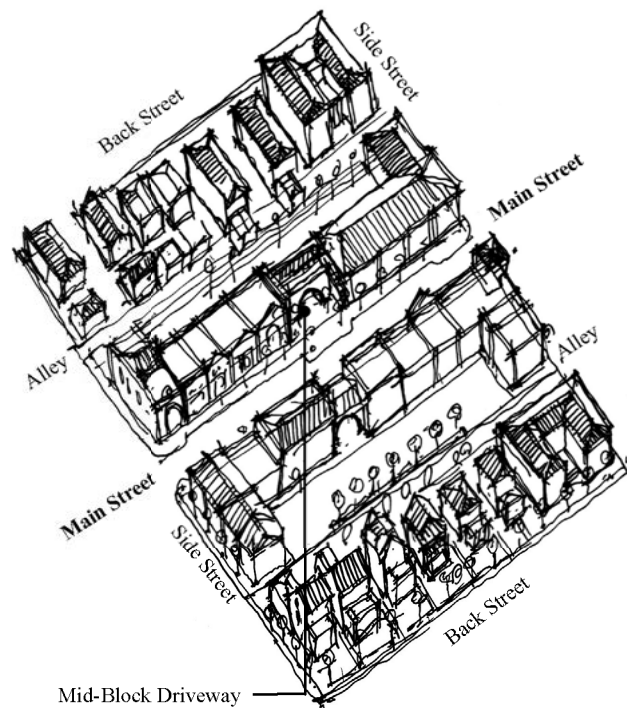
8719 Old Town Sub-Area Intent

- a. The Old Town Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- b. The Old Town Sub-Area is the historic center of Ramona and is intended to be preserved as a historically significant place as well as a commercially viable Village Center.
- c. The Old Town is intended to connect to Main Street and surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.
- d. With each new development, the current traditional development pattern (building fronting the street with parking in the rear of the Lot) shall be respected in order to preserve Main Street and the existing character of Old Town Ramona.
- e. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Unit entries shall be accessed from the second and third Lot Layers (§8723).
- f. The Main Street Focal Point arrow is intended to allow for (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to (2) stories and 35 feet maximum height.
- g. The Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- h. Old Town Public Frontage intention:
 - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
 - ii. The sidewalks shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishing Zone.
 - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
 - iv. Streetlights and Signage should be designated to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- i. A Shared parking facilities should be incorporated into an Old Town Main Street Management program.
- j. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet of linear length along the Main Street Frontage Line (§8723.a.).
- k. Allow for permeable surfaces pavements to be used in all parking areas, in combination with trees and other landscaping to perform as provide storm water treatment facilities.
- l. Public Art shall be allowed on all private and public buildings and spaces.

PART EIGHT: 8710 Sub-Area General Standards

TABLE 1.4 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

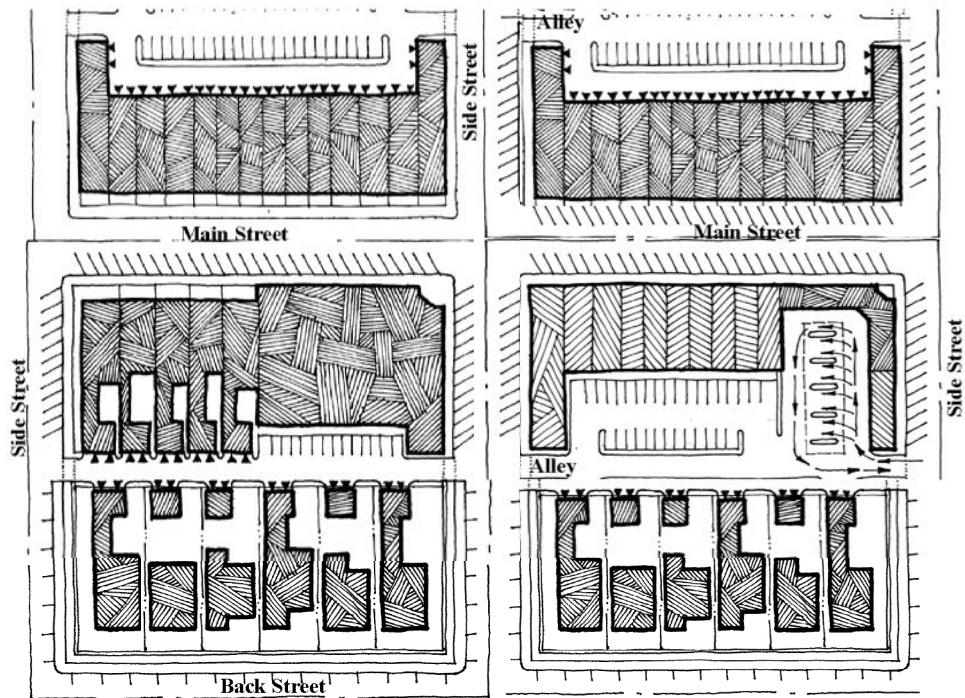
b. Main Street Block Access Patterns Diagram



Public Thoroughfare Access:

These design standards and related Public Thoroughfare (Section 8800) with Private Development (Sections 8200-8600) provide guidance for the development of improvement projects on facilities typically classified as high-speed, limited access Arterials, Collectors, Major Roads and local streets. By applying these standards in transportation planning and in the design of roadway improvement and maintenance projects in Ramona's Village Center that support compact development, with a variety of Land Uses that support automobiles, pedestrians, and bicyclist.

a. Main Street Shared Parking Areas and Access Patterns



Shared Public Parking Lots:

Coordinated signage and Main Street Management Program will direct visitors to common public parking lots in rear allies. Rear alley parking areas will alleviate the need for On-Street parking to provide for all parking needs. Coordinated signage will expedite the time necessary to find parking.

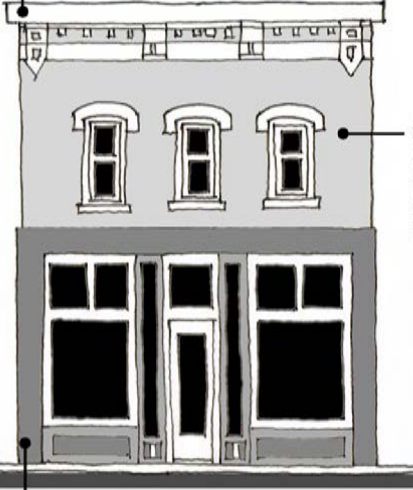
Drive Thru Service:

Use the mid-block alley at corner Lots to access gas stations, fast food, and other drive-thru establishments. Traffic and curb-cut conflicts are lessened at mid-block alleys and crossing, but are increased at corners curb cuts. Coordinated signage should be used to direct drivers to drive thru lanes.

TABLE 1.5 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. General Building Character, Materials and Pattern

i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Compose Shingles, and Exposed Beams.



ii. Lighter Middle: Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns



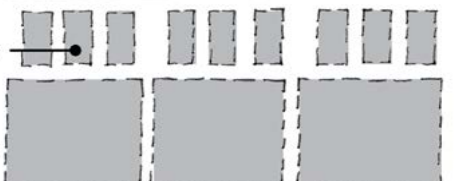
iii. Heaviest at Base: Metal, Granite Block, Concrete, Brick, Heavy Timber/Beam



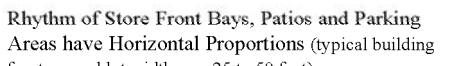
Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.



Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).

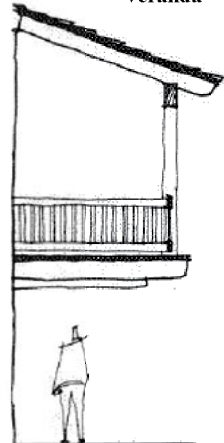


Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

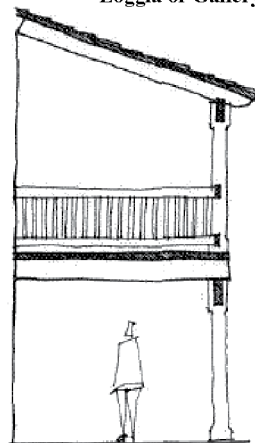


b. Detail of Building Materials

Veranda



Loggia or Gallery



Exterior spaces of most buildings in Old Town Sub-Area can should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias within Private Lots and Galleries along Public Frontages.

c. Historical Preservation

Old Town Ramona has several buildings that represent a century of architecture. The old Grange Hall, the Town Hall and adjacent commercial buildings join blocks of modest cottages and homes in the Village Center that exhibit historic significance. The details, bulk, scale and building form of these buildings provide the measurements for the design standards that exhibit the character of Ramona. Old Town should be considered for placement on the National Historic District registry. Ramona's history is recorded in many of the built structures still remaining. To what degree a building should be retained is dependent on one of three (3) categories:

- 1) an already Designated Historic site/building;
- 2) a site/building suspected of being a significant part of Ramona or our nation's history should research to establish the validity of the site's historical role, then contact County of San Diego Historical Site Board staff and voluntarily nominate the site for Historical Registry if it so merits. Finally, incorporate the site and its qualities into new improvements per San Diego County Zoning Ordinance Division §5700, and;
- 3) a site that does not qualify as a Historical Site but exhibits a good deal of the character of a period that can contribute to Ramona's historic continuity. All older buildings which retain much of their original design character should be retained and should have all alterations and additions done per compatibility standards outlined in Zoning Ordinance §5718 as well as the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Historic Buildings" publish by the U.S. Department of the Interior. Finally, all new buildings which are built on to or adjacent to older buildings of substantial historic character should be designed to be respectful of the older buildings, while not mimicking the older buildings. New structures should consider the compatibility of details, materials, textures, colors and landscape features.

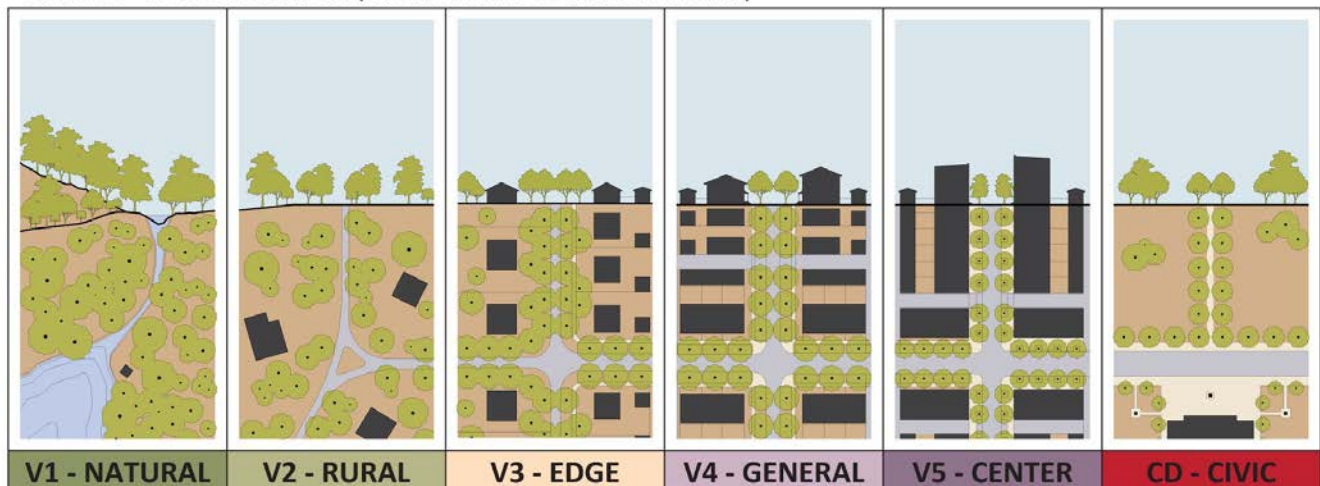


PART EIGHT: 8710 Sub-Area General Standards

8720 Zoning Districts

- a. The following Districts are established under the provisions of this Section:
- The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and is intended to approximate a open, undeveloped condition to be reserved as Natural Space.
 - The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition of outdoor spaces, if any.
 - The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian, and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.
 - The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Shared-uses. Moderate setbacks and Lot coverage by new buildings creates an increased sense of more formal spatial definition.
 - The Center Zoning District (RM-V5) consists of the most developed land and establishes a Main Street sense of place. Shallow setbacks, high Lot coverage and multi-story buildings create a very formal spatial definition.
 - The Civic Zoning District (RM- CD) consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.

TABLE 1.6 ZONING DISTRICTS (FROM NATURE TO VILLAGE CENTER)



8721 Lots in Multiple Zoning Districts

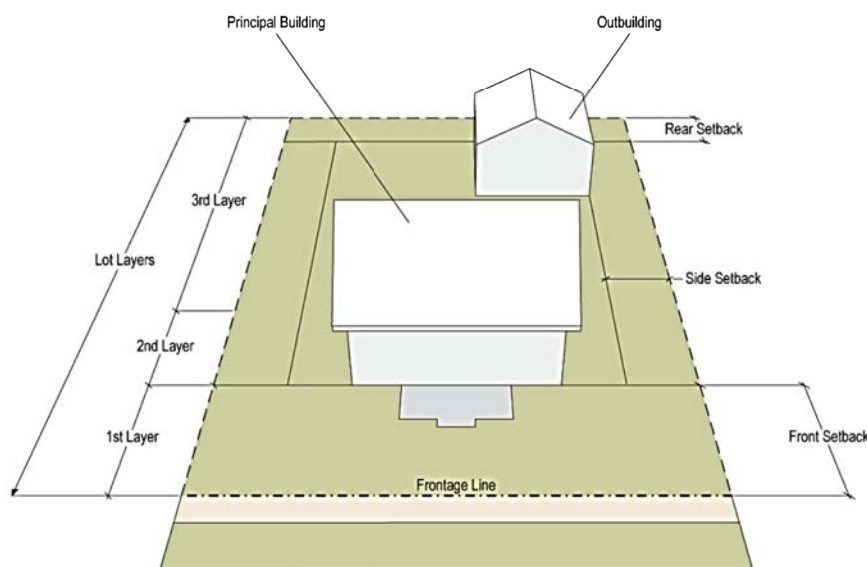
- a. Where a legal lot has split zoning, the regulations for each separate district shall apply. Where an individual building is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply.

PART EIGHT: 8710 Sub-Area General Standards

8723 Lot

- a. Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table 1.7.
- b. Frontage Setbacks are measured from Property Lines, and not measured from Public Right-of-Way Center line(s).
- c. Lots with multiple Lot Lines abutting a Thoroughfare shall designate one Frontage Line as a Primary Frontage Line, with all remaining Frontage Lines designated as Secondary Frontage Line(s).
- d. Lot Width shall be calculated as the length of the Primary Frontage Line of a Lot, measured from side Lot Line to side Lot Line. (See Summary Tables for each RMV-Zone)
- e. Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.
- f. Lots shall be regulated according to three horizontal Layers as shown on Table 1.4 and according to the following guidelines:
 - i. First Layer: The area of a Lot from any Frontage Line to the Facade of the Primary Building.
 - ii. Second Layer: The area of a Lot set behind the first Layer to a depth of 20 feet.
 - iii. Third Layer: The area of a Lot set behind the second Layer and extending to the rear Lot Line.

TABLE 1.7 LOT LAYER SUMMARY



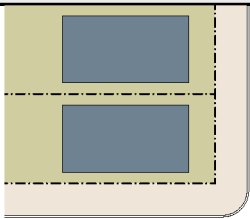
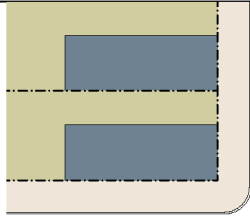
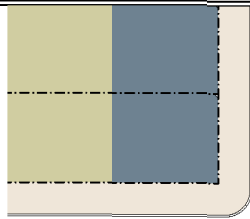
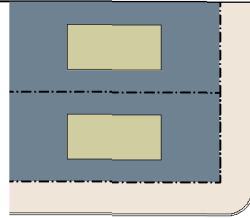
Primary Frontage Line	A Lot line bordering the primary access from the Public Frontage along a thoroughfare.
Secondary Frontage Line	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines.
Lot Width	The length of the Primary Frontage Line of a Lot.
First Layer	The area of a Lot from the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all V-Zones.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Secondary Front Setback	The area of a Lot measured from the Secondary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Side Setback	The area of a Lot measured from any side Lot Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible location of a Principal Building or Outbuilding, excluding Encroachments.
Primary Building	The main building on a Lot.
Outbuilding	A building located toward the rear of a Lot such as a garage, carport, or workshop and may include an Accessory Unit.

PART EIGHT: 8710 Sub-Area General Standards

8725 Building Placement

- Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to 8711 Intent.
- Buildings shall be positioned within the designated setbacks of their Lots to create Freestanding Rural Building(s) or Attached Compact Building(s) as indicated for each district as generally illustrated on Table 1.7, 1.8 and 1.9.
- Primary Building Facades shall be built parallel to the Frontage Line of a Lot in order to ensure buildings face the street.
- Lot coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lots area.
- Primary Building Facades shall be built out along a minimum percentage of a Lot's Width, as specified for each Zoning District as a Facade Build-out abutting the Primary Frontage thoroughfare.

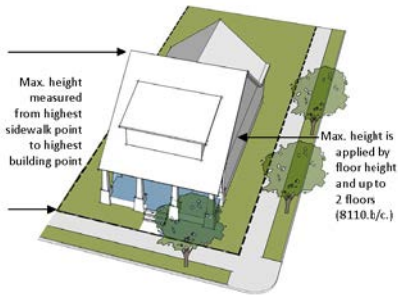
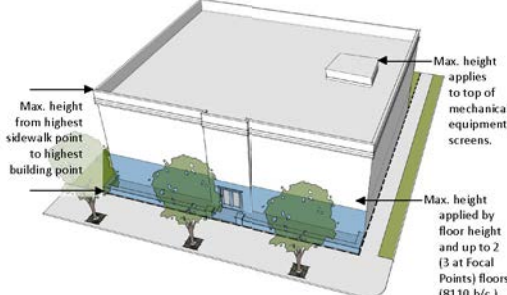
TABLE 1.8 BUILDING PLACEMENT ON THE LOT

a. Freestanding Rural Buildings (Detached) Defined by their open space (yard) with Porches, Common Yards, and Terrace frontages (see Table 1.6), the Colonnade Sub-Area exemplifies this pattern. All of RM-V1, RM-V2, RM-V3 and a majority of RM-V4 with less in RM-V5 will include detached buildings. Residential, commercial and horizontal mixed use buildings use this building and yard type.	
i. Edgeward: The placement of a Primary Building within the boundaries of its Lot to create an Edgeward around the building, with Setbacks on all sides. The Primary Frontage Line is along the Thoroughfare.	 V1 V2 V3 V4
ii. Sideyard: The placement of a Primary Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.	 V3 V4 V5
b. Compact Buildings (Attached) Defined by their various shop front, entry planter, and stoop frontages with the yard in the rear or mid Lot. The Old Town Sub-Area Main Street exemplifies this pattern. Rowhouses, stacked flats, commercial buildings and vertical mixed use building use this building type. The majority of Ramona is limited to 2 floors and 35 height with 3 floor buildings allowed on Focal Points lots.	
i. Rearyard: The placement of a Primary Building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form.	 V4 V5
ii. Courtyard: The placement of a Primary Building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.	 V4 V5

8727 Building Height

- Permitted building heights shall be measured in number of Stories (Floors) and maximum height.
- Stories may not exceed 16 feet in maximum height from ground floor to upper floor.
- Upper Stories may not exceed 14 feet in maximum height on upper floor to upper floor.
- Maximum height limit is 35 feet. Except on five (5) Lots located in the RM-V5 Zoning District within the Paseo and Old Town Sub-Areas identified be a Focal Point to allow 3 floors and 45 feet maximum height limit (see Map 4 and 5).
- Height is measured by the vertical distance from the adjoining sidewalk average to the highest point of a flat roof or the maximum height of the highest gable of a pitched or hipped roof. Mechanical equipment shall be screened from sidewalk view.
- Purposely-built steeples, masts, belfries, clock towers, water tanks and windmills only shall not exceed a maximum 45 feet height limit, and/or not to exceed 35% of the maximum building height.

TABLE 1.9 BUILDING HEIGHT DEFINITION ILLUSTRATED

a. Freestanding Rural Building (Detached) Height: Maximum height shall be 35 feet and 2 floors without exception. The max. height includes all roof ridges, parapets, and rooftop mechanical equipment screen.		b. Compact Building (Attached) Height: The Maximum height shall be 35 feet and 2 floors (Exception: Focal Point lots shall be 45 feet and 3 floors, see Map 2). The max. height(s) include all roof ridges, parapets and rooftop mechanical equipment screens.	

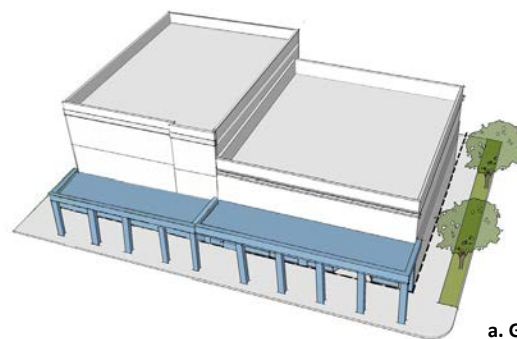
PART EIGHT: 8710 Sub-Area General Standards

8729 Private Frontages

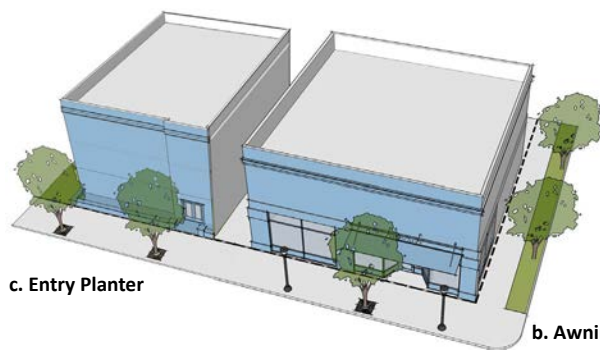
- a. Building Encroachments are permitted to extend into the First Lot Layer of any Lot by a specific percentage as indicated for each Zoning District per each Zoning District's Public Encroachment Tables.

TABLE 1.10 PUBLIC ENCROACHMENTS & PRIVATE FRONTAGES

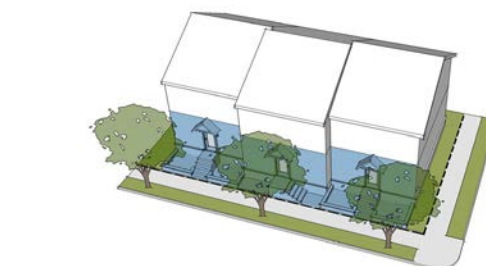
	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
a. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlap the Sidewalk. Accessible to Attached Buildings				
b. Awning: a window covering attached to an exterior wall of a building to shade a shopfront display window. Accessible to Attached Buildings.				
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of a Principal Entrance of a building. Accessible to both Attached and Freestanding Buildings.				
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building and primarily to access Attached Residential Uses. Accessible to Attached Buildings.				
e. Terrace: an elevated, paved patio, porch or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.				
f. Porch: a roof covered raised platform at the entrance to a building with a common yard buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Bldgs.				
g. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Buildings.				



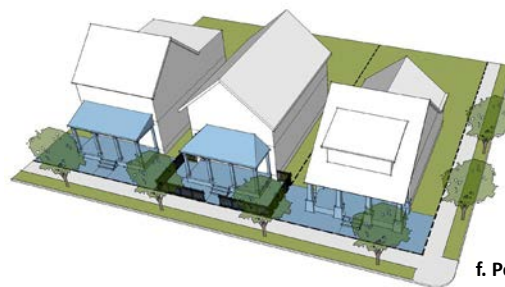
a. Gallery



b. Awning



d. Stoop



f. Porch



g. Common Yard

PART EIGHT: 8710 *Sub-Area General Standards*

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PART EIGHT: 8730 RM-V5 Center District

8730 RM-V5 Center Development Standards

8731 Lot

8732 Building and Land Use

Table 2.0 Permitted Uses

8733 Parking and Storage

Table 2.1 Required Parking Spaces

Table 2.2 Shared Parking Multiplier

Table 2.3 Parking Placement Standards

8734 Building placement

8735 Building Height

8737 Landscape

8739 Stormwater Management

Table 2.4 RM-V5 Summary Table

8740 Private Frontages

Table 2.5 Encroachment Specifications

8741 Design Standards

Table 2.6 Design Standards Illustrated

8743 Signage

Table 2.7 Sign Standards

8745 Lighting

~~Table 2.7 Sign Standards~~

8747 Fence

Table 2.8 Fencing Standards

8749 Shared Civic Space

Table 2.9 Shared Civic Space Types

PART EIGHT: 8730 RM-V5 Center District

Lots located within the RM-V5 - Center District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 2.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8731). These Public Frontage Requirements are located in §8850 Public Thoroughfares Design Standards. Cross reference the following RM-V5 Sub-Section requirements with the previous list Sub-Area Sections - Colonnade, Paseo, Old Town - conformance requirements. Note that the sub-sections below are listed in an iterative succession to assist in determining if the project is in compliance with this RM-V5 Center District development standard requirements.

8731 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8732 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V5 are listed on Table 2.0.
- b. Buildings may ~~share~~ combine up to three (3) Uses.
- c. Building Frontage Storefront Bay widths shall be divided into patterns of minimum of 25-feet and maximum 50-feet widths.
- d. Residential Uses, and related Private Frontages and Encroachments, are not allowed within the first Story on a Lot abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Core Zoning Map, Old Town, Paseo, and Colonnade Sub-Area Zoning Maps.
- e. Wireless Telecommunication Facilities and tower are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	m
Veterinary (Small Animals)	m
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	m
Sales/Rentals (Heavy Equipment)	m
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	m
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	A
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PART EIGHT: 8730 RM-V5 Center District

8733 Parking and Storage

- a. All parking and garages shall be located in the third Lot Layer as illustrated on Table 2.4.D.
- b. Vehicular entrances to parking lots, garages and structures shall be no wider than twenty-four (24) feet at the Lot Frontage.
- c. Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscape and/or Streetscreens.
- d. Pedestrian exits from all parking areas accessing a non-residential building use, should exit towards the Lot Frontage Line(s).
- e. The minimum number of parking spaces required for each Use is specified on Table 2.1 Parking requirements shall only be adjusted as specifically indicated in this Section.
- f. Commercial Uses under 3,000 square feet in the Old Town Sub-Area shall be exempt from all parking space requirements.
- g. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- h. For Lots with more than one Use (i.e. Shared-Uses), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table 2.2.
- i. Determination of required parking for Use combinations not listed on Table 2.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8700.
- j. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 2.2.
- k. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- l. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 2.4.D Parking and Storage Diagram.
- m. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with exclusion of Agriculture Equipment Storage Uses.
- n. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 2.1 V5 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	1.0 / dwelling
3+ Bedroom Dwelling	2.0 / dwelling
1, 2 Bedroom Dwellings, Studio Units, and Second Dwelling Units	1.0 / dwelling
Multi-family guest parking	0.2 / dwelling
COMMERCIALⁱ	3.0 / 1000 sq. ft.
Automotive and Equipment	2.5 / 1000 sq. ft.
Business Equipment and Sales Services	2.5 / 1000 sq. ft.
Medical Services	2.0 / 1000 sq. ft.
Participant Sports and Recreation	1.0 / 5 users total occupancy
Spectator Sport and Recreation	not applicable
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 400 sq. ft.
CIVIC	1.0 / 5 users total occupancy
Clinical Services	1.5 / employee; 1.0 / exam room
Community Recreation	1.0 / 5 users total occupancy
Child Care (and small schools)	1.0 / 400 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 5 users total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Educational Facilities	1.0 / employee; 10 visitor spaces
Other and Charitable	1.0 employee; 0.5 / students
Religious Assembly (More than 50 guests)	1.0 / 4 users total occupancy
OFFICE (CLASS A)	3.0 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	not applicable

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (Includes Restaurants and Retail)

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.2 SHARED-USE PARKING MULTIPLIER

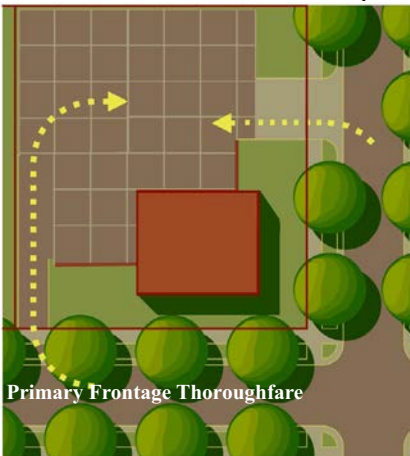
USE #1	USE #2	MULTIPLIER	Example of Shared Parking Calculation: - Determine V5 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces - Upper Floor Residential Units (2) 2 Spaces per Unit = 6 4 Parking Spaces - Total Number of Parking Spaces Required = 8 10 - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% - Multiply $8 \times 0.70 = 6 \text{ Z}$ (rounded up to the nearest number) - Minimum Number of Parking Spaces is 6 Z per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Restaurant and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging and Office (Class A)	75%	
RESIDENTIAL	+ Administrative & Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Restaurant & Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 2.3 PARKING PLACEMENT STANDARDS (ADVISORY)

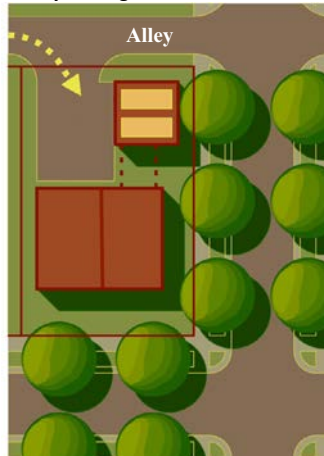
a. Parking Placement on a Lot Standards (Diagrams are Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist. See 2.4.D for Placement.

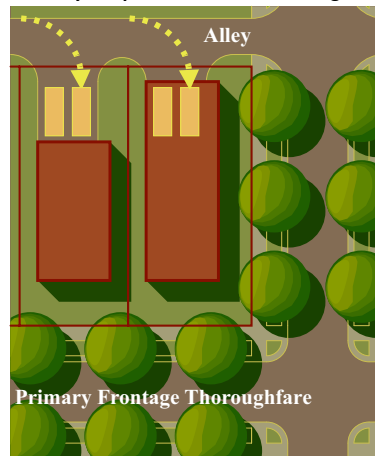
i. Front and Side/Second and Third Lot Layer



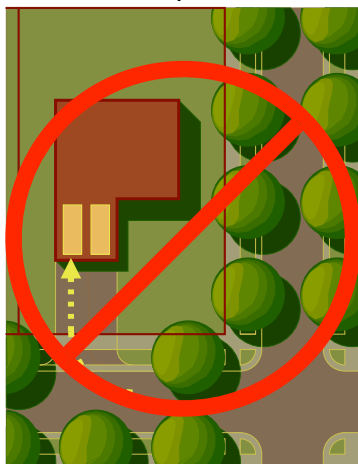
ii. Alley Parking w/Mixed Use



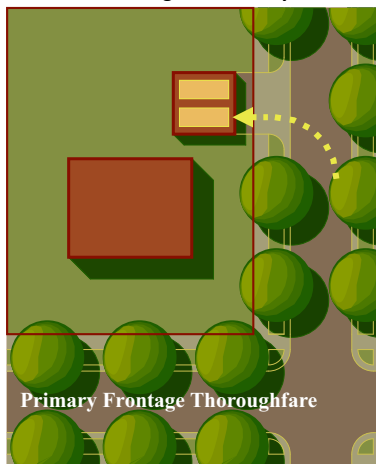
iii. Alley/Carport and Within Building



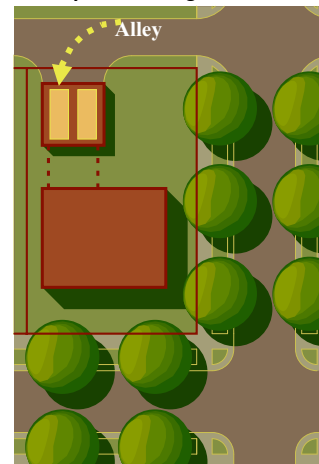
iv. Front/First Lot Layer



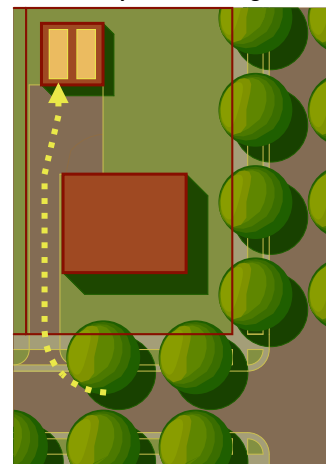
v. Side/Outbuilding Third Lot Layer



vi. Alley/Outbuilding



vii. Third Layer/Outbuilding



PART EIGHT: 8730 RM-V5 Center District

8734 Building Placement

- a. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 80%-percent for (1) Lot area.
- b. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 70%-percent for two (2) combined Lot areas, and 60%-percent for three combined Lot areas.
- c. Facade Build-Out of Primary Building shall be a minimum of 80%-percent of the Lot's width at the Front Setback.
- d. The Principle Entrance of any Primary Building shall be oriented towards the Primary Frontage Line.
- e. In the Colonnade Sub-District only, the Principal Entrance of any Building should be oriented towards Main Street within the first and second Lot Layer.
- f. The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576-square feet.
- g. In the Colonnade Sub-District only, the side setback shall be minimum of 15-feet and maximum 30-feet.
- h. Where Eucalyptus trees are planted along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8735 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height, except on Lots identified as Focal Points on the Paseo and Old Town Sub-Area Maps that may be up to three (3) floors and 45-feet (see Table 2.4.A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 2.4.A).

8737 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference 8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- b. Privately owned but publicly accessible spaces (i.e: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table 2.9. a-e.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall utilize integrate §8739 Stormwater management paving, channelling, storage, and filtration techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Regulatory Ordinance §86.701 Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapirolepis, Ribes, and Rhus species.

8739 Stormwater Management

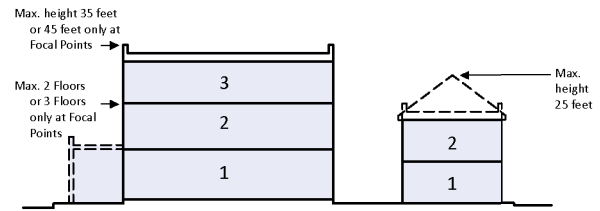
- a. ~~Pervious Pavements Paving techniques shall may be allowed used in the first, second and third all Lot Layers (see Table 32.4.d).~~
- b. ~~Pervious Pavements Paving techniques shall may be used where possible for Driveways, Parking Lots and Patios.~~
- c. ~~Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.~~
- d. ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
- e. ~~Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
- f. ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.~~
- g. ~~Storage facilities shall be allowed in second and the third Lot Layers.~~
- h. ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
- i. ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
- j. ~~Filtration facilities shall be allowed in the second and third Lot Layers.~~
- k. ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).~~
- l. Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

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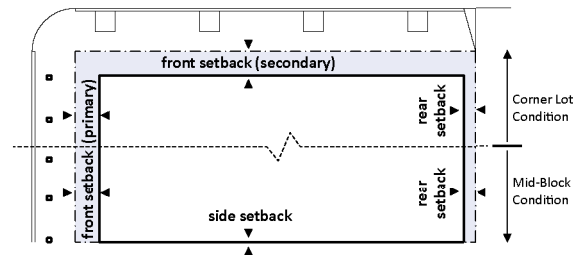
TABLE 2.4 RM-V5 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Buildings	permitted
Attached Compact Buildings	permitted
LOT OCCUPATION	
Lot Coverage (Per Single Lot)	80% max.
Facade Buildout at Primary Front Setback	80% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	(15 ft., min., 45 ft., max 8734.h) 0 ft. min. 15 ft. max.
Secondary Front Setback	0 ft. min. 15 ft. max.
Side Setback	(15 ft. min. 8734.gh) 0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max. / 3 max. 45 feet max. at Focal Points only
Outbuilding	2 max. 25 feet
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.
PARKING LOCATION	
2nd Layer	not permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	not permitted
3rd Layer	permitted

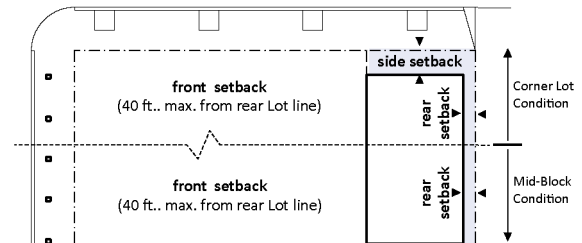
A. BUILDING HEIGHT DIAGRAM



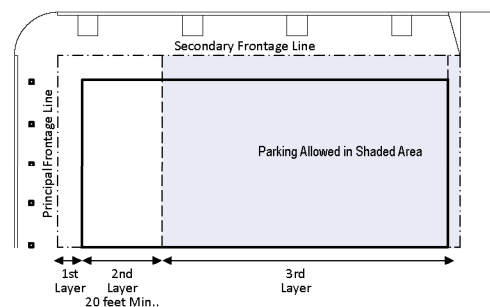
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

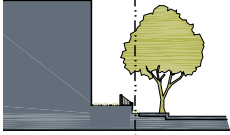
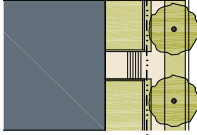
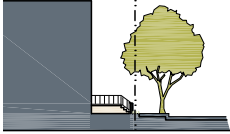
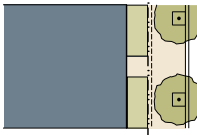
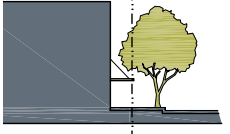
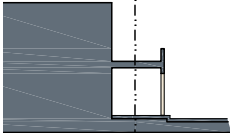
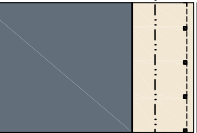


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8740 Private Frontages

- a. Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7.
- b. Open Porches, Common Yards, Stoops, Terraces, Entry Planters, Balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100-percent of its depth, as specified on Table 2.5.
- c. Awnings, Arcades, and Galleries may Encroach within the Public Sidewalk Frontage 100-percent of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table 2.5.
- d. A first Story Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk. First Story Lodging primary access is not allowed on a Lot with a Main Street Frontage Line designation.
- e. Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall not be visible from the Main Street Public Frontage.
- f. Loading docks and service areas shall be permitted on Secondary Frontages by Exception §8705.
- g. Existing Buildings with a ground floor Commercial Use may use the first Lot Layer for outdoor seating and dining.
- h. Any building on the north side of Main Street in Old Town (§8719) shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage (Table 2.5.c-e) within the first Lot Layer.

TABLE 2.5 RM-V5 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Minimum Height / Depth
a. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					100%	not permitted	not applicable
b. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					100%	not permitted	not applicable
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of the Principal Entrance of a building.					100%	to within 6 ft.. of the Curb	3 ft.. height max. 2 ft.. depth min..
d. Awning: a window covering attached to an exterior wall of a building. Required on south facing walls on Main Street in Old Town.					100%	to within 2 ft.. of the Curb	8 ft.. clearance 8 ft.. depth
e. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.					100%	to within 2 ft.. of the Curb	8 ft.. clearance 8 ft.. depth

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8741 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco as illustrated on Table(s) 1.1, 1.3, and 1.5 and follow this general pattern:
 - i. Building wall materials shall be combined on each Facade horizontally with the heavier materials placed below lighter materials, with the lightest material on top.
- b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building, and follow this general pattern.
 - i. Doorways without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
- d. All window openings, including Porches, Galleries, and Arcades, shall be square or vertical in proportion, excluding Shop Front windows for Commercial Uses (Table 2.6 a) and follow this general patterns:
 - i. All ground floor Facades shall be glazed with clear glass no less than 30-percent of the first Story.
 - ii. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70-percent of the first Story.
 - iii. Openings above the first Story shall not exceed 50-percent of the total building wall area, with each Facade being calculated independently.
 - iv. Windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
 - v. The open window transom area on a Store Front is not included in the front Window Fenestration calculation.
- e. Shutters, if present, shall be exactly 1/2 the width of the window they cover and shall be operational. Shutters shall be constructed of wood, or engineered wood, and may be paneled or louvered.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking area or civic space) fronting onto a Primary Thoroughfare, and follow these general patterns (see Table 2.8.h):
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. In the absence of building Facade along any part of a Frontage Line, Streetscreens shall be built along the same vertical plane as the Facade. Streetscreens should maintain the Building Frontage bay rhythm and pattern.
 - iii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. Streetscreens should be of similar design as adjacent hedge or fencing, see Table 2.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias and shall be constructed of wood or metal and be visibly supported by brackets.
- h. Each Buildings shall have gable, hip, shed or flat roofs and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area Map shall be subject to the following additional requirements:
 - i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion), as illustrated on Table(s) 1.1, 1.3, and 1.5.
 - ii. Buildings wider than 50-feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roofline into segments as illustrated on Table 1.1.c.
 - iii. Principal Entrances for Buildings with no Front yard Setback shall be recessed 24-inches minimum.

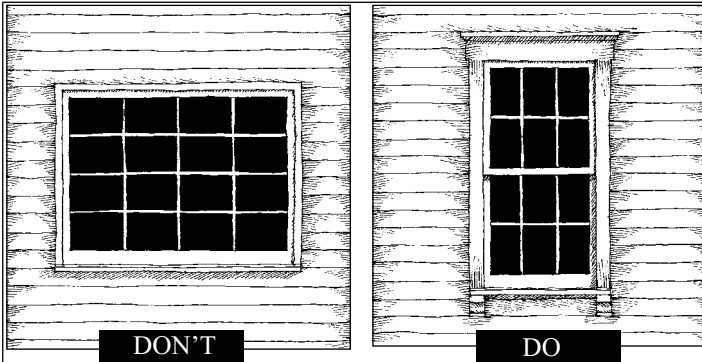
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- iv. Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as prominent location.
- v. Fenestration patterns on upper Facade areas shall be aligned vertically and horizontally to establish a balanced symmetry in design as illustrated on Table 2.6.a.
- vi. Fenestration patterns of upper Facade areas shall honor the rhythm and pattern of the same elements on neighboring buildings as illustrated on Table(s) 1.1, 1.3, and 1.5.

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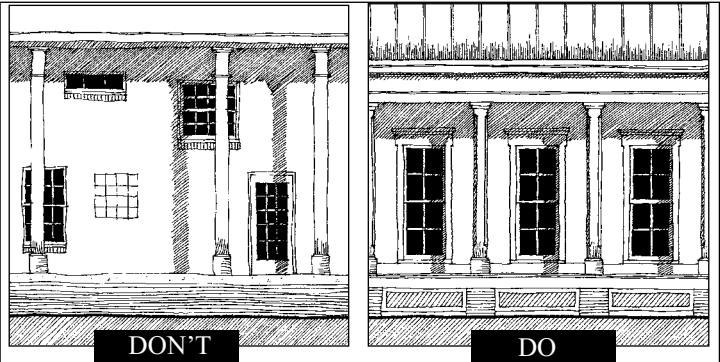
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED

a. Window Proportions (8209.e)



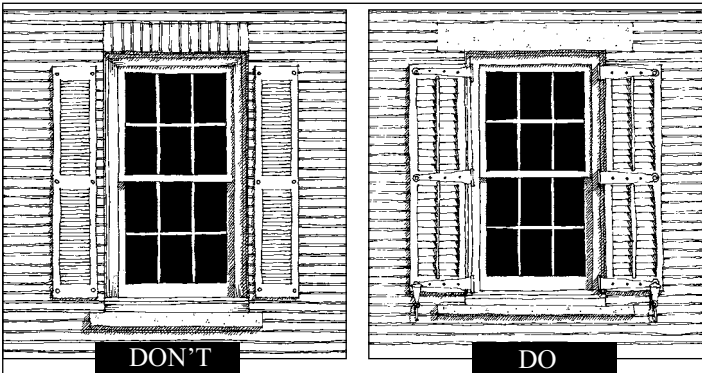
Windows should be vertically proportioned or square. Square, round or semi-circular windows are sometimes used high on a wall or on a roof. Don't use horizontally proportioned windows as they look unnatural. Do use vertical windows and the many design possibilities they present in relationship to building bay width and rhythm.

b. Windows Placement and Principal Entrance (8209.c/.e)



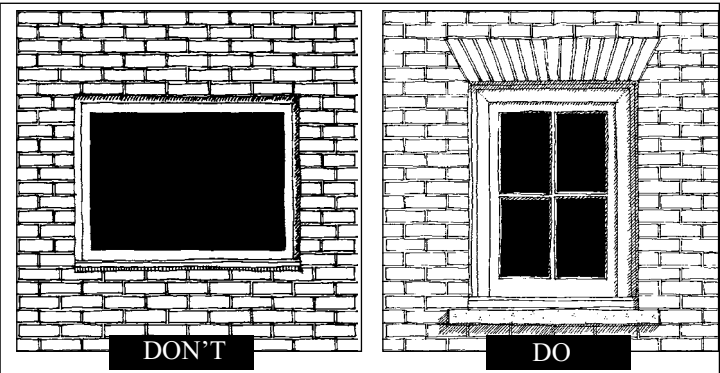
The traditional architecture of Old Town usually arranges openings in a regular pattern. Don't use irregular openings that may reflect interior layouts, but are confusing. Do use a regular pattern for doors and windows. Allow for details, such as frames and casings to call attention to the door as the main point of access for pedestrians into the building.

c. Window Shutter Details (8209.f)



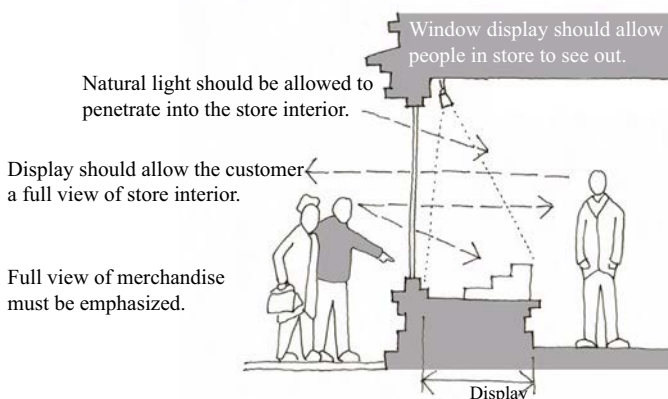
Shutters should be exactly half the width of the sash they are covering in order to appear to serve their historical function of protecting windows from high winds. Don't use narrow shutters that are obviously fake. Do use shutters that work. All shutters should be installed with hinges and dogs. Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

d. Window Opening (8209.e)

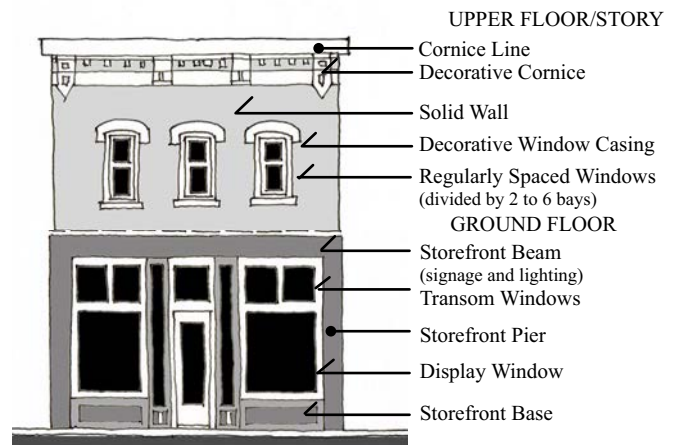


Masonry veneer walls should be detailed exactly like masonry bearing walls, especially at openings. Masonry veneers should be detailed as if they were structural masonry walls. Don't use openings that make the brick look like wallpaper. Do detail a window or door as a proper masonry opening with proper lintels and arches that hold weight. Windows without exterior shading shall be recessed from the facade plane two (2) inches in depth for every one (1) foot in height.

e. Main Street Display Window Building Elements (8209.e.ii)



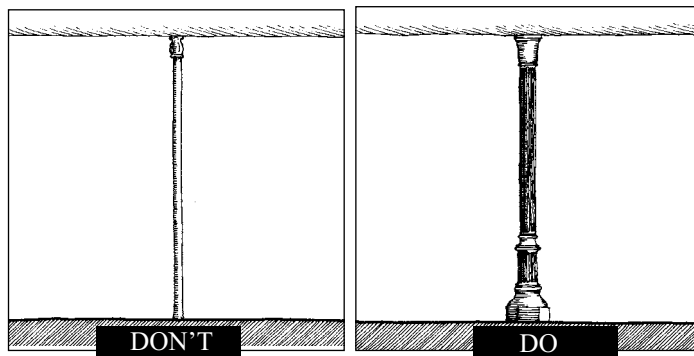
f. Main Street Building Elements (Advisory)



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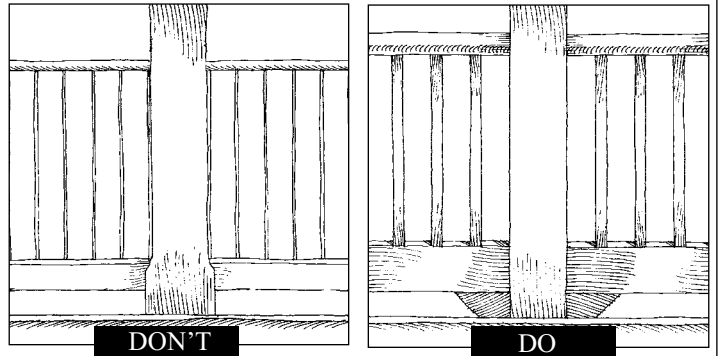
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED (CONTINUED)

g. Metal Columns (Advisory)



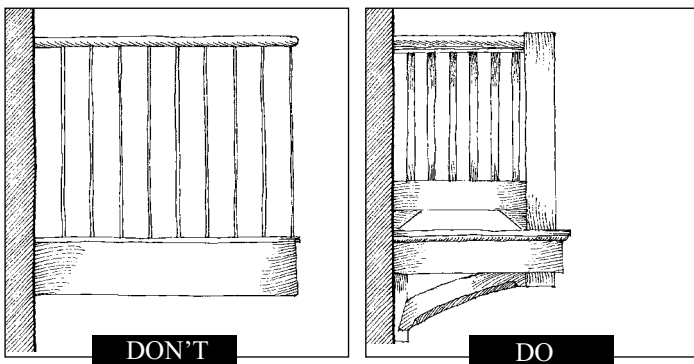
Ramona has historically used the simple vernacular columns that are less ornate steel with a simple cast capital and base. Do not use an overly ornate, classical column or an overly simple and cheap metal pole without capitals and a base. Overly ornate and overly simple are out of character with Ramona. Main Street architectural details are rustic and more vernacular than classical in their character.

h. Wood Railing (Advisory)



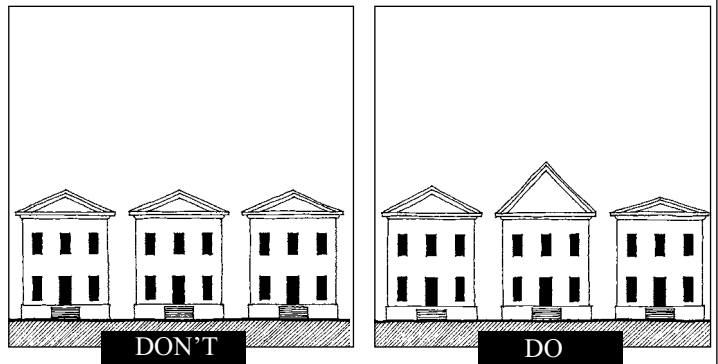
Ramona has historically used a well-proportioned wood railing composed of a standard contoured top rail, 1-1/4" square balusters, and a vertical 2 x 4 or 2 x 6 bottom rail with double chamfered top for draining. Do not use a heavier, more refined wood railing nor a cheap, too-simple railing. These extremes are out of character with the more rustic Ramona architectural detail character.

i. Balcony Brackets (8209.g)



Railing shall have both top and bottom rails clearing the floor. Balusters shall be centered on the rails and spaced no more than 4 inches apart. Balconies shall project no less than 3 feet from the face of the building and shall be visually supported by brackets. Balconies that are too deep or and unsupported by brackets appear threatening to fall down to those passing underneath.

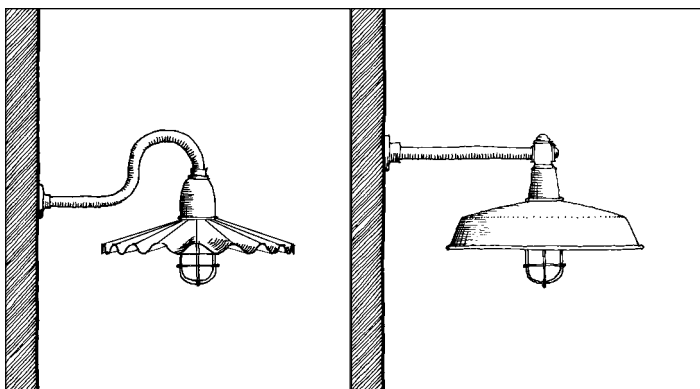
j. Roof Pitch and Slope Pattern (8209.h)



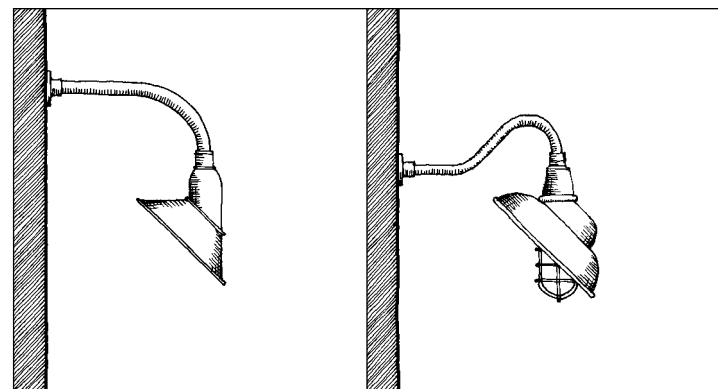
Ramona has historically used Frame Vernacular, California Bungalow and American Mercantile building types with a variety of roof shapes and slopes. Do not use a consistent slope along the entire street block face. All primary roof slopes should fall within a range of no greater than 20% and no less than 80% of the neighboring roof slopes. Flat roofs on Main Street are acceptable. Do maintain a regular and vertical opening (windows and entrances) pattern.

k. Exterior Lighting Fixtures (8211)

The **rippled and dome reflector lights** throws light straight down onto the building. A wide reflector opening throws light wider so fewer are required. These lights must be raised higher than the sign. These respect Dark Sky goals.



The large and small **angled reflector lights** throws light primarily back toward the building. A wide reflector opening throws light wider so fewer are required. Angle degrees may vary between 15 and 75 degrees.



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8743 Signage

- a. ~~Permitted signage types shall conform to the specifications of Table 2.7 and limited to four (4) sign types per each Lot along the Primary Frontage in the first Lot Layer (See Table 2.4.D). In addition, one (1) of the four (4) allowed signs must be either an Address Sign (Table 2.7.a) or Nameplate Sign (Table 2.7.b) for location identification purposes.~~
- b. ~~Per every 50 linear feet of Principle Building Frontage or Bay per Lot on both the ground floor and upper floors in first and second Lot Layers allows a maximum of 35 square feet of Signage (up to 120 square feet maximum).~~
- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 2.7 and shall be limited to five (5) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 2.7b) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704.
- c. One (1.0) square foot of signage area per every 50 linear feet of one (1.0) linear feet of Principle Building Frontage or Bay. If on a corner lot, the applicant shall choose which frontage is its primary frontage. Additional signage area may be granted for signs that contribute to the Building Design Standards rural town center quality found in §8741.
- d. Signage shall not exceed 120-square feet maximum per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. Address Signs shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. Awning Signage shall be limited to no more than ~~seventy~~ 70 percent (70%) of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed ~~fifteen~~ (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) Band Sign limited to 70% percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. Blade Signs shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) Blade Sign shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- k. Marquees are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) Nameplate per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) Window Sign per window area shall not exceed 25% percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, Window Sign may be neon lit and in conformance with Table 2.7 f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of ~~24~~ 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. Monument Signs for multiple tenants are (Table 2.7.j), including Outdoor Menu boards for Drive-Thru service and Gas Station pricing, and Banners are allowed by exception in the Paseo and Colonnade Sub Areas allowed to be up to eight (8) feet wide and ~~five (5)~~ six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to ~~40~~ 48 square feet max. (Table.

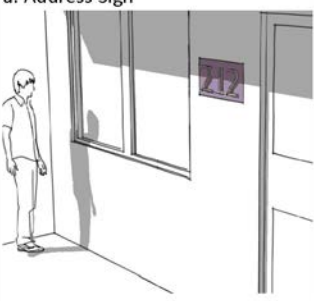
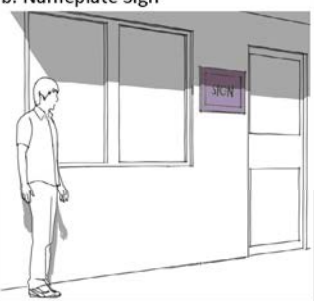
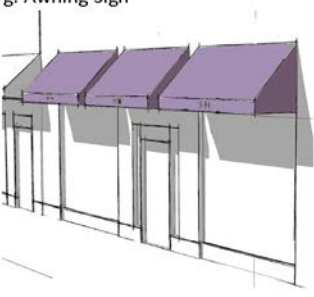
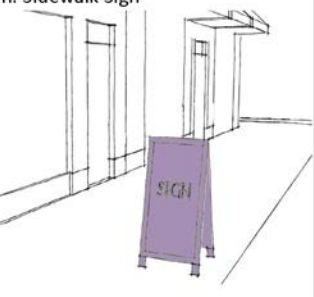
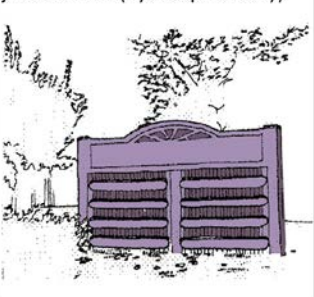
PART EIGHT: 8730 RM-V5 Center District

- 2.7.j). Single tenant Monument Signs are allowed to be up six (6) feet wide and five (5) feet tall, including the base or pedestal, and shall not exceed up to 30-square feet max.
- t. Outdoor Menu Boards Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, unless screened or not visible from the right-of-way, then an Exception not exceeding six (6) feet tall may be considered.
- u. Gas Station pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.
- v. Temporary Signage, such as Banners, Feathers are permitted at a maximum four (4) feet wide by six (6) feet tall. The sign shall be limited to one (1) Special Event annually and 45-day display time frame, through the RDRB.
- w. Murals are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. Logos may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. h) Logos shall attribute to the total allotted signage.
- y. The use of any 'Blow Up' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. Internal Directional signs are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.7 RM-V5 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf. max. Width 24 in. max. Height 12 in. max. Depth / Projection 3 in. max. From Sidewalk Clearance 4.5 ft. min. Apex Not Applicable Letter Height 8 in. max. Other allowed on upper floor(s)	b. Nameplate Sign		Quantity 1 per address Area 2 sf. max. Width 18 in. max. Height 18 in. max. Depth / Projection 3 in. max. From Sidewalk Clearance 4 ft. max. Apex 7 ft. max. Letter Height 8 in. max. Other allowed on upper floor(s)
c. Outdoor Display Case		Quantity 1 per address Area 6 sf. max. Width 3.5 ft. max. Height 3.5 ft. max. Depth / Projection 5 in. max. From Sidewalk Clearance 4 ft. max. Apex 42 in. max. Letter Height 6 in min., 10 in max. Other allowed on upper floors, Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign		Quantity 1 per Facade, 2 max Area 6 sq. ft. Width 4 ft. max. Height 4 ft. max. Depth / Projection 4 ft. max. From Sidewalk Clearance 8 ft. min. Apex upper storefront beam and/or bottom of upper floor windows Letter Height 10 in max. Other business name and logo only. Not allowed on upper floors
e. Band Sign		Quantity 1, 2 for corner building Area 1 sq. ft. max. for every linear ft. of Building Facade Width between upper storefront beam max. to upper transom or display window. Height 3 ft. max. Depth / Projection Not Applicable- No illuminated letters From Sidewalk Clearance Apex 10 ft. min. Letter Height upper storefront beam Other 6 in min., 12 in max. business name and logo only. Allowed on Streetscreens (See Table 2.8.h)	f. Window Sign		Quantity 1 per window every 12.5 linear feet max. 25% of glass max. Area varies Width varies Height on or behind glass Depth / Projection 4 ft. max. From Sidewalk Clearance bottom of transom or beam Apex 10 in max. Letter Height allowed on upper floors Other
g. Awning Sign		Quantity 1 per window Area only on Valance Width width of Awning Height upper storefront beam max Depth / Projection 4 ft. min. From Sidewalk Clearance 8 ft. max. Apex bottom of upper floor windows Letter Height 6 in min., 10 in max. Valance 15 in max. Other business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign		Quantity 1 per business Area 67.583 sf. max. Width 26 in max. Height 42 in max. Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 42 in max. Letter Height 10 in max. Other not allowed on upper floors
i. Marquee (by exception only)		Quantity 1 per business Area Not Applicable Width width of entrance + 4' o.c. Height 50% Story height max. Depth / Projection 4 ft. min., 10 ft. max. From Sidewalk Clearance 10 ft. min. Apex bottom of upper floor windows Letter Height 12 in min., 18 in max. Other Only allowed by exception in Old Town. not allowed on upper floors	j. Monument (by exception only)		Quantity 1 per business Area 24 sq. ft. max. Width 72 in max. Height 48 in max. Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 48 in max. Letter Height 10 in max. Other Base or pedestal shall not exceed 18-inches in height. only allowed by exception only in Paseo and Colonnade Sub-District(s). Not allowed on upper floor(s)

PART EIGHT: 8730 RM-V5 Center District

8745 Lighting

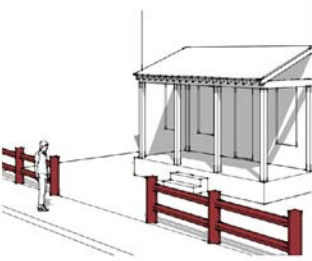
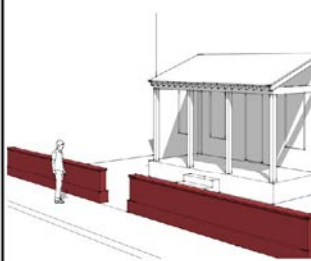
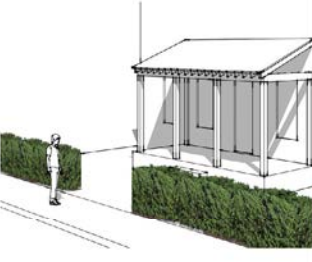
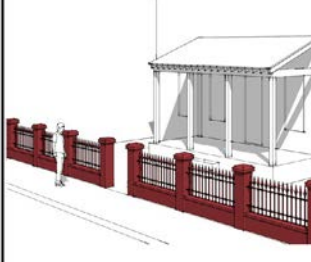
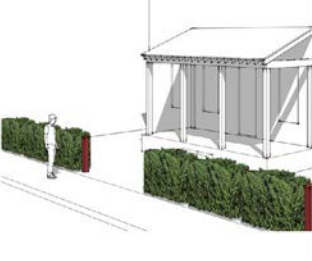
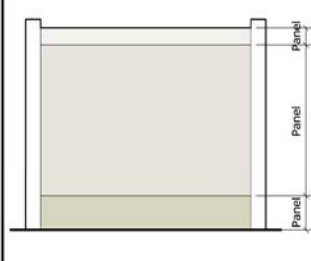
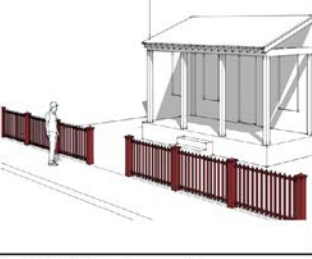
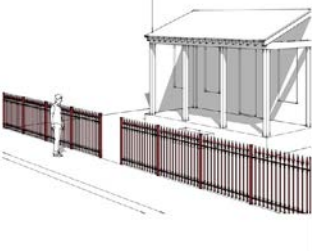
- a. Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 2.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.
- g. The Store Front Beam is the ideal location for awnings, signage and lighting elements illustrated on Table 2.6.k.

8747 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 2.8 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post Hedges shall be Setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal, and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter
- d. Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow these general patterns as illustrated on Table 2.8.h and §8741.f:
 - i. Streetscreens shall be located along the Primary and Secondary Frontage Lines.
 - ii. Streetscreens should continue the vertical and horizontal planes of the adjacent Building Facade(s)
 - iii. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.8 RM-V5 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail 	Materials Finish Setback Height Location	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft.. max. on Main Street, and 3 ft.. min.. - 6 ft.. max. primary and secondary front setback	b. Wall (Streetscreen) 	Materials Finish Setback Height Location	stone, brick, stucco, block paint or natural 0" or 18" for landscape 3 ft.. max. on Main Street, and 3 ft.. min. or 6 ft.. max primary and secondary front setbacks
c. Hedge (Streetscreen) 	Materials Finish Setback Height Location	landscape natural 18" from edge of curb 3 ft.. max. on Main Street, and 3 ft.. min.. - 6 ft.. max. all setbacks	d. Combination (Streetscreen) 	Materials Finish Setback Height Location	stone, brick, stucco, block with Metal Panels paint or none / powder coat or paint 0" or 18" for landscape 3 ft.. max. on Main Street and 3 ft.. min.. or 5 ft.. max all setbacks
e. Post and Hedge (Streetscreen) 	Materials Finish Setback Height Location	landscape and wood paint, stain or natural 18" from edge of curb 3 ft.. mx. on Main Street and 3 ft.. min.. - 6 ft.. max. all setbacks	f. Panel 	Materials Finish Setback Height Location	wood or metal paint or stain 0" or 18" for landscape 3 ft.. min.. to 6 ft.. max. side and rear setbacks
g. Post and Picket (Streetscreen) 	Materials Finish Setback Height Location Picket Spacing	wood paint, stain or natural 0" or 18" for landscape 3 ft.. max. on Main Street and 3 ft.. min.. - 6 ft.. max. primary and secondary front setbacks ≤ 2.5 times width of picket	h. Streetscreen 	Materials Finish Setback Base Height Upper Cornice Line Height Location	stone, brick, stucco, block, wood and/or metal natural, paint or stain 0" or 18" for landscape 3.5 ft.. min.., and 6 ft.. max. only w/out upper cornice line. 16 ft.. max. with a 12 ft.. max. open between matching building Cornice Line and Base. first lot layer along building frontage
i. Metal (Streetscreen) 	Materials Finish Setback Height Location Picket Spacing	aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft.. max. on Main Street. and 3 ft.. min.. - 6 ft.. max. primary and secondary front setbacks ≤ 2.5 times width of picket			

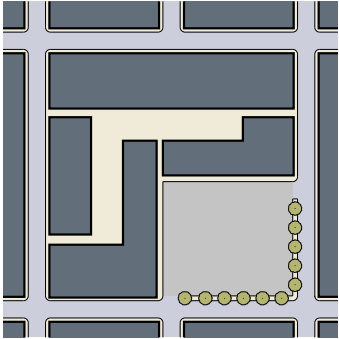
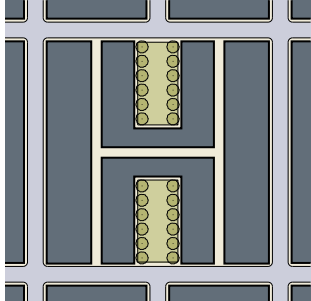
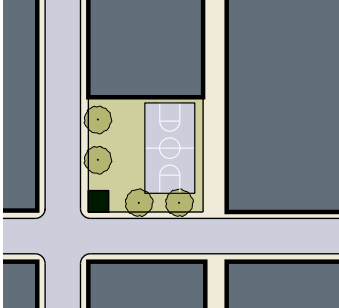
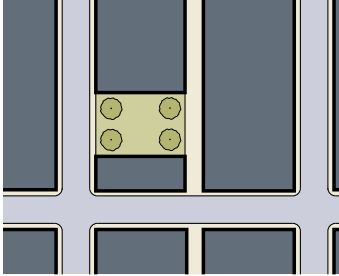
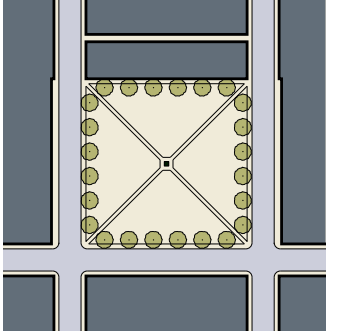
PART EIGHT: 8730 RM-V5 Center District

8749 Shared Civic Space

- a. Measured from Main Street Frontage, all new development exceeding 150 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 2.9 and shall be 2,000 square feet minimum.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and/or second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 2.9 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- d. Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- e. These spaces may be combined with Stormwater Management facilities (§8739), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- f. Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on their buildings and within the Lot that may be viewed by the public.
- g. Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of three (3) trees for every 1000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- h. Shared Civic Space Landscape shall directly reference Landscape Standards §8737.
- i. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- j. Shrubs should be medium-sized, low-creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Pittosposu, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus species.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.9 RM-V5 SHARED CIVIC SPACE TYPES

a. Commercial Plaza A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees. Minimum 2000 sq. ft. in area.		b. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way private Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. This space may be combined with the Storm Water Storage Retention Basin Facility. Minimum 1000 sq. ft..	
c. Playground An Open Space available for recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. 1000 sf ft. minimum space may be combined with the Storm Water Storage Retention Basin Facility. Importantly, this type of Playground is open to the public and access is not limited to entry via the Building Frontage.			
d. Court An Open Space available for unstructured recreation. A Court provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. A minimum of 100 sf ft. in total area along secondary frontages. These spaces work well for adults in conjunction with a Playground for children in the same project area.			
e. Plaza An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings and Primary Thoroughfares. Landscape consists primarily of Hardscape and is a minimum 2000 sq. ft..			

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PART EIGHT: 8750 RM-V4 - General District

8750 RM-V4 General District Development Standards

8751 Lot

8752 Building and Land Use

Table 3.0 Permitted Uses

8753 Parking and Storage

Table 3.1 Required Parking Spaces

Table 3.2 Shared Use Parking Multiplier

Table 3.3 Parking Placement Standards

8754 Building Placement

8755 Building Height

8757 Design Standards

8759 Landscape

8760 Stormwater Management

Table 3.4 RM-V3 Summary Table

8761 Private Frontages

Table 3.5 Encroachment Specifications

8763 Signage

Table 3.6 Sign Standards

8765 Lighting

~~Table 3.6 Sign Standards~~

8767 Fencing

Table 3.7 Fencing Standards

8769 Shared Civic Space Types

Table 3.8 Civic Space Types

PART EIGHT: 8750 RM-V4 - General District

Lots located within the RM-V4 - General District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 3.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (8771). These Public Frontage Requirements are located in §8857 Public Realm - Thoroughfares.

8751 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8752 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V4 are listed on Table 3.0.
- b. A Primary Building may share up to two (2) Uses.
- c. Lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paso and Colonnade Sub-Area Maps, shall be subject to the following requirements:
 - i. Commercial Uses listed for RM-V4 on Table 3.0 shall be permitted.
 - ii. The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial, and/or Agricultural Uses (Table 3.0) and all Residential entrances shall not be allowed to front onto Main Street.
- d. The work quarters of Home Businesses shall be not be visible from the Public Frontage Line.
- ~~e. Lodging Uses shall be owner occupied.~~
- ~~e-f.~~ f. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning ZO §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.0 PERMITTED USES

RESIDENTIAL	V4
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	M
Transient Habitation	
Campground	
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PART EIGHT: 8750 RM-V4 - General District

8753 Parking and Storage

- a. All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table 3.4.D.
- b. Driveways shall be no wider than 12 feet in the first Lot Layer.
- c. The minimum number of parking spaces required for each Use is specified on Table 3.1. Parking requirements shall only be adjusted as specifically indicated in this Section.
- d. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- e. For Lots with more than one Use (i.e. Shared-Use), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces ~~places~~ required for all Uses as indicated on Table 3.2.
- f. Determination of required parking for Use combinations not listed on Table 3.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 3.2.
- h. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- i. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 3.4.D Parking and Storage Diagram.
- j. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.
- k. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 3.1 V4 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	<u>1.5 / dwelling</u>
<u>3+ Bedroom Dwelling</u>	<u>2.0 / dwelling</u>
<u>2 Bedroom Dwellings</u>	<u>1.5 / dwelling</u>
<u>1. Bedroom Dwellings, Studio Units, and Second Dwelling Units</u>	<u>1.0 / dwelling</u>
<u>Multi-family guest parking</u>	<u>0.2 / dwelling</u>
COMMERCIAL ⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 4 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	4.0 / 1000 sq. ft.
Transient Habitation	1.0 / 2 guest room
Wholesale Storage and Distribution	1.0 / 500 sq. ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Religious Assembly (More than 50 guests)	1.0 / 4 total occupancy
OFFICE (CLASS A)	3.5 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1 / 300 sq. ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail)

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.2 SHARED-USE PARKING MULTIPLIER

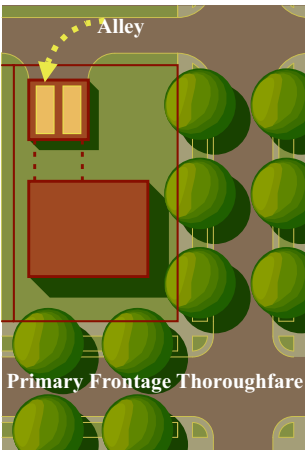
USE #1	USE #2	MULTIPLIER	Example of Shared Parking Calculation: - Determine V5 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq. ft.: 3.5 Spaces per 1000 sq. ft. = 7 Parking Spaces - Upper Floor Residential Units (2): 1.5 2 Spaces per Unit = 4 6 Parking Spaces - Total Number of Parking Spaces Required = ~~10~~ <u>11</u> - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% - Multiply 11 ~~10~~ x .70 = 7 <u>8</u> (rounded up to the nearest number) - Minimum Number of Parking Spaces is 7 <u>8</u> per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 3.3 PARKING PLACEMENT STANDARDS (ADVISORY)

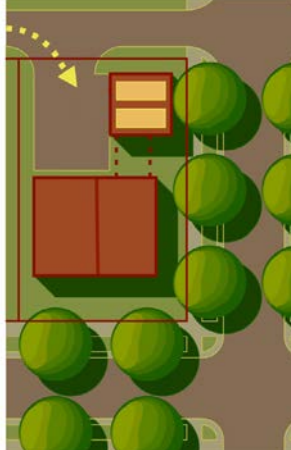
a. Parking Placement on the Lot Standards (Diagrams are Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

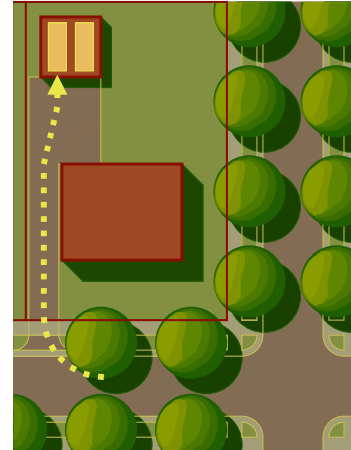
i. Alley/Outbuilding



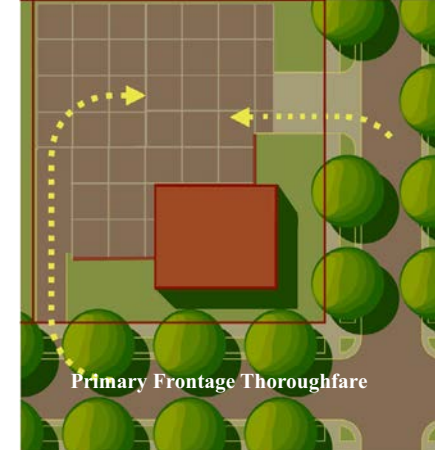
ii. Alley Parking w/ Mixed Use



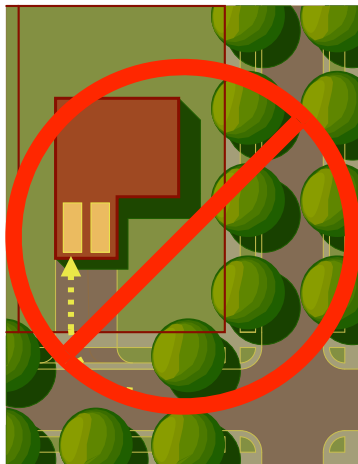
iii. Front/Third Lot Layer



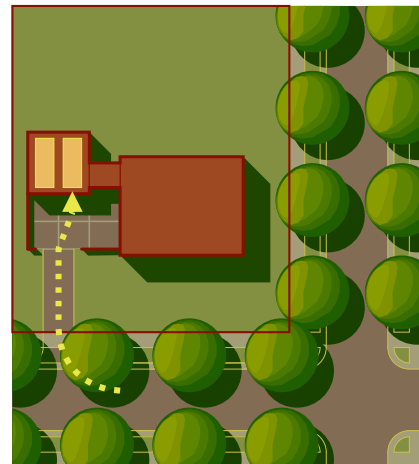
iv. Front and Side/Second and Third Lot Layer



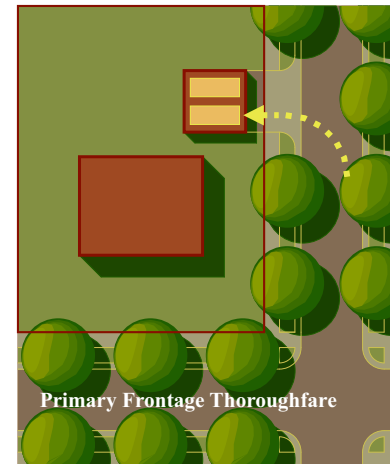
v. Front/First Lot Layer



vi. Front/Second Lot Layer



vii. Side/Outbuilding



PART EIGHT: 8750 RM-V4 - General District

8754 Building Placement

- a. Primary Buildings and Outbuildings may be built on each Lot (see Table 3.4B).
- b. Buildings shall be Setback in relation to the boundaries of their Lots as specified on Table 3.4B
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building. (see Table 1.8).
- d. Lot coverage by Buildings and impermeable surfaces shall be a ~~minimum-maximum~~ of 70% -percent of one (1) Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 60%-percent for two (2) combined Lot areas, and 50%-percent for three combined Lot areas.
- f. Facade Build-out of Primary Building shall be a minimum of 60% percent of the Lot's width at the Front Setback.
- g. The Principle Entrance of any Primary Building shall be oriented towards the Frontage Line.
- h. Where Eucalyptus trees are plated along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8755 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 3.4A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 3.4A).

8757 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Paint colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Deisgn Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
- d. Doorways and windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
- e. All ground floor Facades shall be glazed with clear glass no less than 30%-percent of the first Story, and follow this pattern:
 - i. Buildings with a first floor Commercial Use shall be glazed with clear glass no less than 70%-percent of the first Story.
 - ii. Openings above the first Story shall not exceed 50%-percent of the total building wall area, with each Facade being calculated independently.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking or civic space) fronting onto a Primary Thoroughfare, and follow this general pattern:
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. The Streetscreen should be of similar design as adjacent hedge or fencing, see Table 3.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
- h. Buildings shall have gable, hip, shed or flat roofs, and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Buildings with flat or rear sloping shed roofs shall have a simple parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares and Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements:

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- i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion).
- ii. Buildings wider than 50 feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roof line into segments as outline in §8757.i.ii.
- iii. Buildings at corner lot locations shall include a vertical feature or architectural articulation of a type and character that calls attention to the corner as a prominent location.

8759 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference §8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- b. Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any private Lot shall be designed per the Civic Space type characteristics outlined in Table 3.8.a-e.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.6 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall ~~utilize~~ integrate §8760 Stormwater managment ~~paving, channelling, storage, and filtration~~ techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Zoning Ordinance §86.701 and Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosposum, Photinia, Pyracantha, Rapiolepis, Ribes, and Rhus species.

8760 Stormwater Management

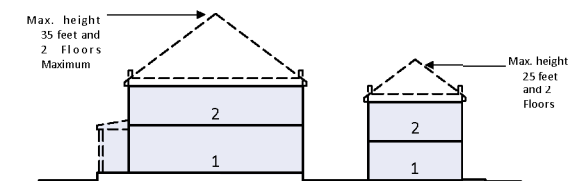
- a. ~~PPervious Pavements Paving techniques shall may be allowed used in the first, second and third all~~ Lot Layers (see Table 3.4.d).
- b. ~~Pervious Pavements Paving techniques shall may be used where possible for~~ Driveways, Parking Lots and Patios.
- c. ~~Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.~~
- d. ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
- e. ~~Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
- f. ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch:~~
- g. ~~Storage facilities shall be allowed the second and third Lot Layers:~~
- h. ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
- i. ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
- j. ~~Filtration techniques shall be allowed the second and third Lot Layers:~~
- k. ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s):~~
- l. ~~Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.~~

PART EIGHT: 8750 RM-V4 - General District

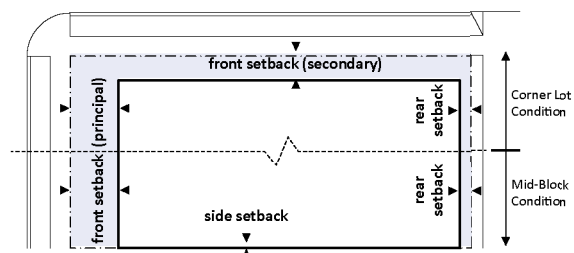
TABLE 3.4 RM-V4 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	permitted
LOT OCCUPATION	
Lot Coverage	70%
Facade Buildout at Primary Front Setback	60% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	(15 ft. min. 45 ft. max 8754.i) 2 ft. min. 15 ft. max.
Secondary Front Setback	2 ft. min. 15 ft. max.
Side Setback	0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 ft. max.
Outbuilding	2 max. 25 ft. max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	permitted
3rd Layer	permitted

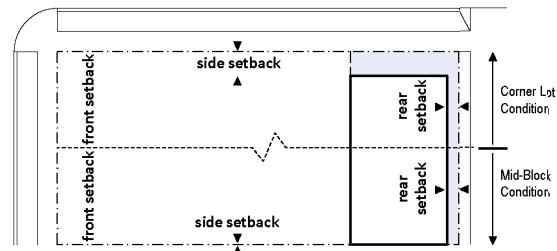
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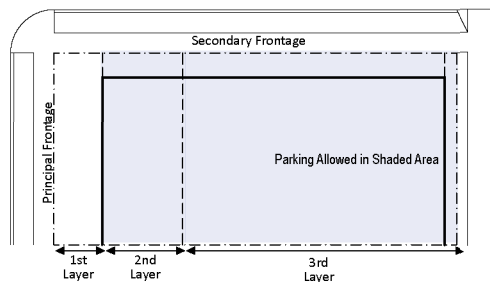
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

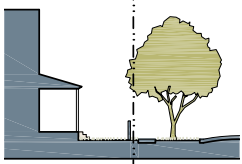
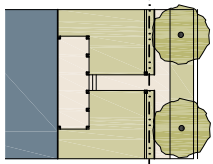
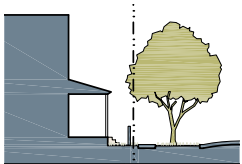
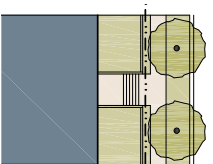
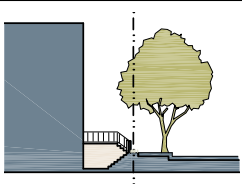
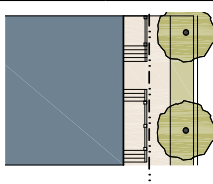
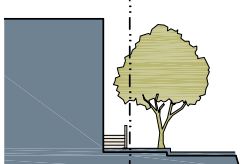
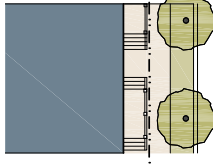
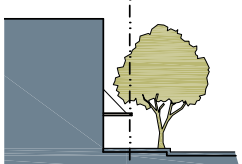
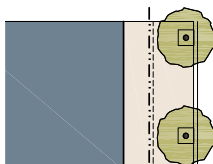


PART EIGHT: 8750 RM-V4 - General District

8761 Private Frontages

- a. Open Porches, Common Yards, Stoops, Terraces, Balconies and bay windows may Encroach within the first Lot Layer 50% of its depth.
- b. Awnings may Encroach within the Public Sidewalk.
- c. All Frontages shall be in conformance with Table 3.5.

TABLE 3.5 RM-V4 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	3 ft. height max. 8 ft depth min.
b. Porch: a roof covered, raised platform at the entrance to a building					80% max	not permitted	not applicable
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					80% min	not permitted	not applicable
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					80% min	not permitted	3 ft. height max. 5 ft. depth min.
e. Awning: a window covering attached to an exterior wall of a building.					80% min	to within 2 ft. of the Curb	8 ft. clearance 0 ft height max 8 ft. depth

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8763 Signage

- a. ~~Permitted signage types shall conform to the specifications of Table 3.6 and limited to three (3) sign types per each Lot along the Primary Frontage in the first Lot Layer (See Table 3.4.D).~~
Only Applicable to New Buildings and Existing Buildings with improvements adding over 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 3.6 and shall be limited to three (5) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 3.4D) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704 .
- c. 0.75-square foot of signage area per every one (1) linear feet of Principle Building Frontage or Bay. A maximum of 90-square feet of total signage is allowed with buildings of 120-lineal feet of frontage or longer per Lot on both the ground floor and upper floors in first and second Lot Layers. If on a corner Lot, the applicant shall choose which frontage is its primary frontage.
- d. Signage shall not exceed 120-square feet per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. Address Signs shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. Awning Signage shall be limited to no more than 70-percent of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed (15) inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) Band Sign limited to 70-percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. Blade Signs shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) Blade Sign shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- k. Marquees are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) Nameplate per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) Window Sign per window area shall not exceed 25-percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, Window Sign may be neon lit and in conformance with Table 2.7 f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. Monument Signs for multiple tenants are allowed to be up to eight (8) feet wide and six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 48 square feet max. (Table 3.6).

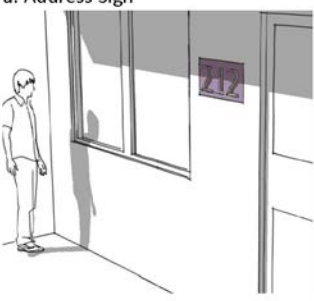
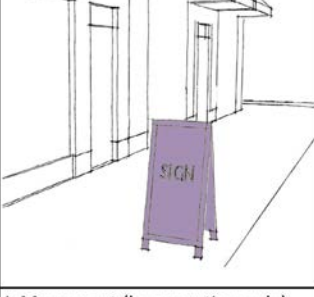
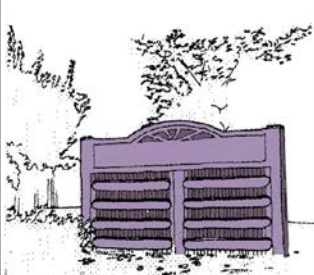
PART EIGHT: 8750 RM-V4 - *General District*

- t. Outdoor Menu Boards for Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall, unless screened or not visible from the right-of-way, then an Exception may be considered.
- u. Gas Station pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.
- v. Temporary Signage, such as Banners, Feathers are permitted at a maximum four (4) feet wide by six (6) feet tall. The sign shall be limited to one (1) Special Event annually and 45-day display time frame, by right through the RDRB.
- w. Murals are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. Logos may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. j h) Logos shall attribute to the total allotted signage.
- y. The use of any 'Blow Up' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. Internal Directional signs are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

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TABLE 3.6 RM-V4 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf max. Width 24 in max. Height 12 in max. Depth / Projection 3 in max. From Sidewalk Clearance 4.5 ft min. Apex Not Applicable Letter Height 8 in max. Other allowed on upper floor(s)	b. Nameplate Sign		Quantity 1 per address Area 2 sf max. Width 18 in max. Height 18 in max. Depth / Projection 3 in max. From Sidewalk Clearance 4 ft max. Apex 7 ft max. Letter Height 8 in max. Other allowed on upper floor(s)
c. Outdoor Display Case		Quantity 1 per address Area 6 sf max. Width 3.5 ft max. Height 3.5 ft max. Depth / Projection 5 in max. From Sidewalk Clearance 4 ft max. Apex 42 in max. Letter Height 6 in min., 10 in max. Other allowed on upper floors, Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign		Quantity 1 per Facade, 2 max Area 6 sq ft. Width 4 ft max. Height 4 ft max. Depth / Projection 4 ft max. From Sidewalk Clearance 8 ft min. Apex upper storefront beam and/or bottom of upper floor windows Letter Height 10 in max. Other business name and logo only. Not allowed on upper floors
e. Band Sign		Quantity 1, 2 for corner building Area 1 sq ft max for every linear ft of Building Facade Width between upper storefront beam max to upper transom or display window. Height 3 ft max. Depth / Projection Not Applicable - No illuminated letters From Sidewalk Clearance 10 feet min. Apex upper storefront beam Letter Height 6 in min., 12 in max. Other business name and logo only. Allowed on streetscreens (See Table 2.8.h)	f. Window Sign		Quantity 1 per window every 12.5 linear feet max. Area 25% of glass max. Width varies Height varies Depth / Projection on or behind glass From Sidewalk Clearance 4 ft max. Apex bottom of transom or beam Letter Height 10 in max. Other allowed on upper floors
g. Awning Sign		Quantity 1 per window Area only on Valance Width width of Awning Height upper storefront beam max Depth / Projection 4 ft min. From Sidewalk Clearance 8 ft max. Apex bottom of upper floor windows Letter Height 6 in min, 10 in max Valance 15 in max. Other business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign		Quantity 1 per business Area @ 7,583 sf max. Width 26 in max. Height 42 in max. Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 42 in max. Letter Height 10 in max. Other not allowed on upper floors
i. Marquee (by exception only)		Quantity 1 per business Area Not Applicable Width width of entrance + 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max. From Sidewalk Clearance 10 feet min. Apex bottom of upper floor windows Letter Height 12 in min, 18 in max. Other Only allowed by exception in Old Town, not allowed on upper floors	j. Monument (by exception only)		Quantity 1 per business Area 24 sq ft max. Width 72 in max. Height 48 in max. Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 48 in max. Letter Height 10 in max. Other Base or pedestal shall not exceed 18-inches in height. only allowed by exception only in Paseo and Colonnade Sub-District(s). Not allowed on upper floor(s)

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8765 Lighting

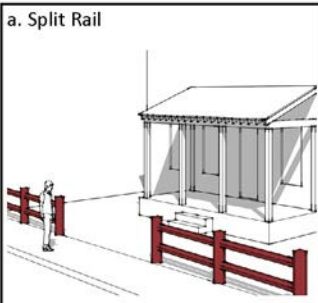
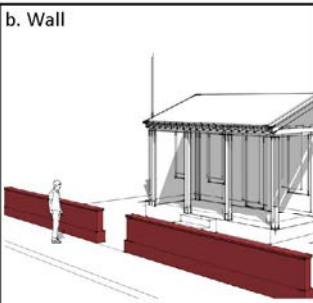
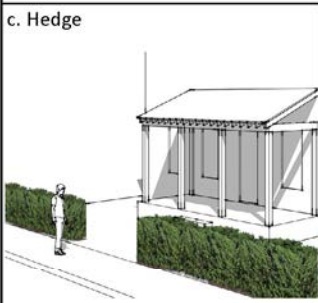
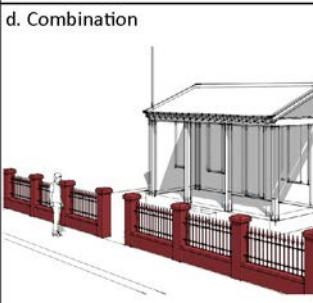
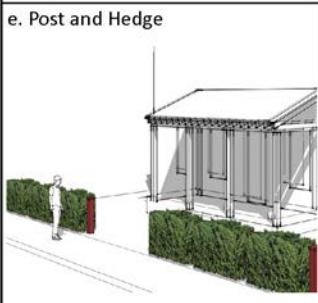
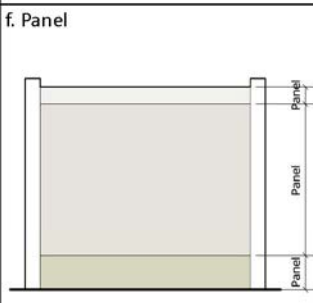
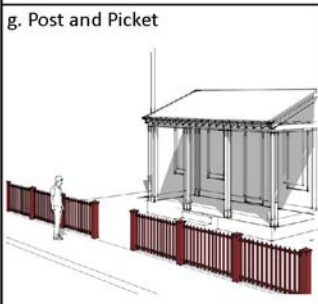
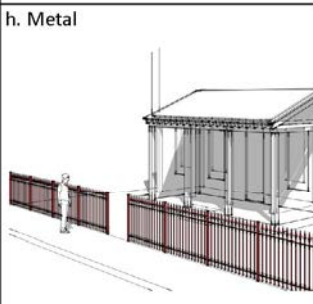
- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8767 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 3.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.7 RM-V4 FENCING STANDARDS

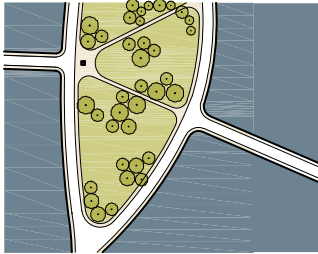
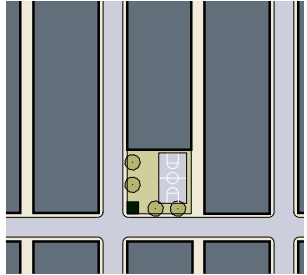
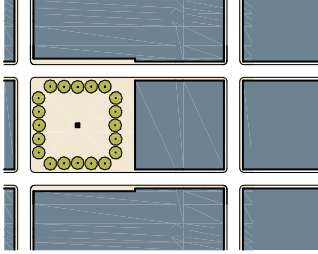
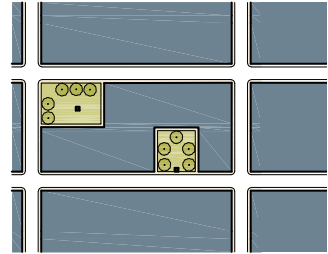
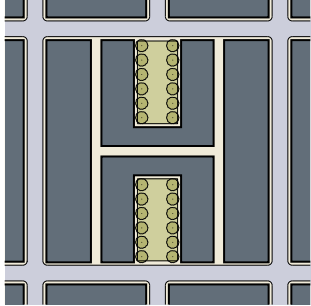
SPECIFICATIONS				SPECIFICATIONS			
a. Split Rail		Materials	wood or concrete	b. Wall		Materials	stone, brick, stucco, block
		Finish	paint, stain or natural			Finish	paint or none
		Setback	0" or 18" for landscape			Setback	0" or 18" for landscape
		Height	3 ft. min. - 6 ft. max.			Height	3 ft. min or 6 ft. max
		Location	primary and secondary front setback			Location	primary and secondary front setbacks
c. Hedge		Materials	landscape	d. Combination		Materials	stone, brick, stucco, block with Metal Panels
		Finish	natural			Finish	paint or none / powder coat or paint
		Setback	18" from edge of curb			Setback	0" or 18" for landscape
		Height	3 ft. min. - 6 ft. max.			Height	3 ft. min. or 6 ft. max
		Location	all setbacks			Location	all setbacks
e. Post and Hedge		Materials	landscape and wood	f. Panel		Materials	wood or vinyl
		Finish	paint, stain or natural			Finish	paint or stain
		Setback	18" from edge of curb			Setback	0" or 18" for landscape
		Height	3 ft. min. - 6 ft. max.			Height	3 ft. min. to 6 ft. max.
		Location	all setbacks			Location	side and rear setbacks
g. Post and Picket		Materials	wood or concrete	h. Metal		Materials	aluminum or wrought iron
		Finish	paint, stain or natural			Finish	powder coat or paint
		Setback	0" or 18" for landscape			Setback	0" or 18" for landscape
		Height	3 ft. min. - 6 ft. max.			Height	3 ft. min. - 6 ft. max.
		Location	primary and secondary front setbacks			Location	primary and secondary front setbacks
		Picket Spacing	≤ 2.5 times width of picket			Picket Spacing	≤ 2.5 times width of picket

PART EIGHT: 8750 RM-V4 - General District

8769 Shared Civic Space

- a. Measured from Main Street Frontage Line (in Colonnade Sub-Area only), all new development exceeding 300 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 3.8.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 3.8 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- d. Shared Civic Space designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- e. These spaces may be combined with Stormwater Management facilities (8760), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- f. Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.
- g. Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of six (6) trees per every 2,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- h. Shared Civic Space landscape shall directly reference Landscape Standards §8759.

TABLE 3.8 RM-V4 CIVIC SPACE TYPES (ADVISORY)

a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Sections of a Green may be designed specifically for the recreation of children. Minimum 5-acres.		b. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. Minimum 1,000 sq. ft.	
c. Court A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. Access to abutting residential Lots is from a sidewalk that circumnavigates a central landscaped area. Landscape consists of lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.		d. Pocket Park An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. Minimum 1,000 sq. ft.	
e. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.			

PART EIGHT: 8750 RM-V4 *Edge District*

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PART EIGHT: 8770 RM-V3 Edge District

8770 RM-V3 Edge District Development Standards

8771 Lot

8772 Building and Land Use

Table 4.0 Permitted Uses

8773 Parking and Storage

Table 4.1 Required Parking Spaces

Table 4.2 Shared Parking Multiplier

Table 4.3 Parking Placement Standards

8775 Building Placement

8777 Building Height

8779 Design Standards

8780 Landscape

8781 Stormwater Management

Table 4.4 RM-V3 Summary Table

8783 Private Frontages

Table 4.5 Encroachment Specifications

8785 Signage

Table 4.6 Sign Standards

8787 Lighting

8789 Fencing

Table 4.7 Fencing Standards

PART EIGHT: 8770 RM-V3 Edge District

Lots located within the RM-V3 - Edge District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 4.5). The construction improvement requirements (sidewalk, landscape furnishing, street trees, etc) and fees are based upon Lot Widths (§8771). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8771 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8772 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).
- b. Lots designated as RM-V3 on the Ramona Village Core Zoning Map or the Colonnade Area Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to ~~Residential, Civic, and Agricultural~~ Use categories in Table 4.0 only.
 - ii. ~~The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7.)~~
- c. Wireless Telecommunication Facilities and Towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and shall not exceed a height of 35 feet.

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.0 PERMITTED USES

RESIDENTIAL	V3
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	M
OFFICE	V3
Professional Office Space (Class A)	
COMMERCIAL	V3
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	A
Animal Sales and Services	
Auctioning	
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	M

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V3
Convenience Sales and Service	R
Cottage Industries	m
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	R
Recycling Collection / Processing Facility	M
Repair Services, Consumer	R
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	m
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

INDUSTRIAL	V3
Custom Manufacturing	M
General Industrial	M
AGRICULTURAL	V3
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	m
Support	m
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V3
Mining and Processing	
Sire Preparation	M
CIVIC	V3
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	m
Small Schools (50 or fewer students)	R

PART EIGHT: 8770 RM-V3 Edge District

8773 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 4.1.
- b. Driveways shall be no wider than 18 feet in the first Lot Layer.
- c. Open parking areas shall be located in the second and third Lot Layers (See Table 4.3). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- e. For Lots with more than one Use (i.e. Shared Uses), the total number of parking spaces required may be adjusted downward using the parking occupancy calculation of Table 4.2.
- f. Determination of required parking for Use combinations not listed on Table 4.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. Outdoor Storage shall be located in the second and third Lot Layers on Table 4.4.D Parking and Storage Diagram.
- h. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fences.
- i. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 4.1 V3 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	2.0 / dwelling
<u>Studio Units <600 sf and Secondary Dwelling Units</u>	<u>1.0 / dwelling</u>
<u>Apartment Complex / Condo Guests</u>	<u>0.5 / dwelling</u>
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail).

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

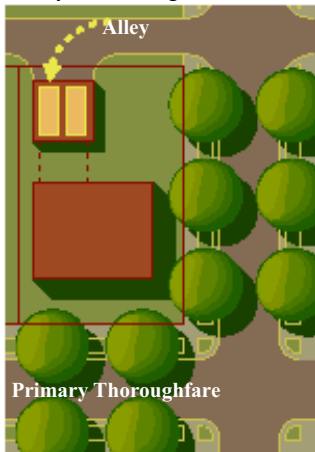
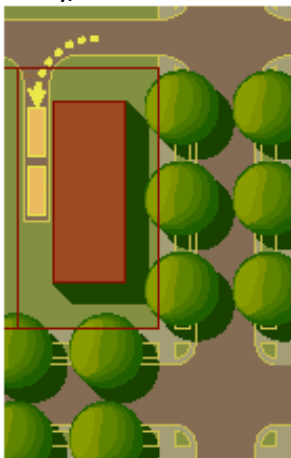
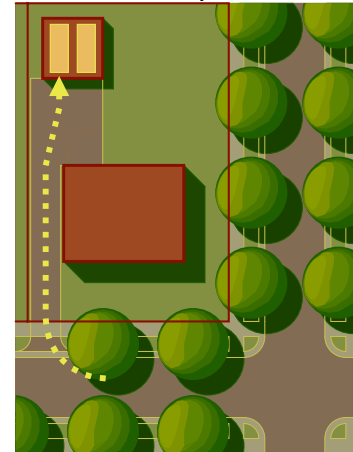
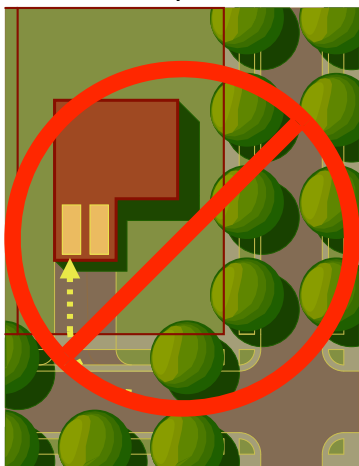
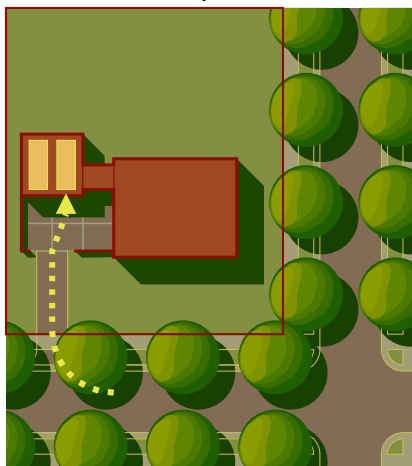
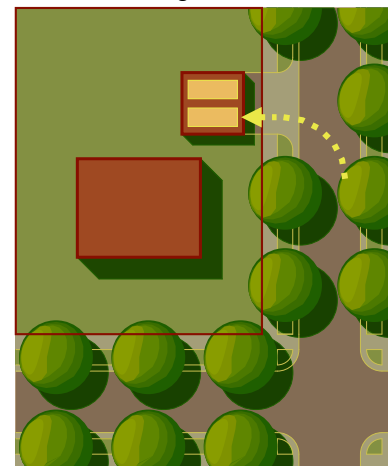
PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.2 SHARED-USE PARKING MULTIPLIER

USE #1	USE #2	MULTIPLIER	Example of Share Parking Calculation: - Determine V3 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces - Upper Floor Residential Units (2): 2 Spaces per Unit = 6 Parking Spaces - Total Number of Parking Spaces Required = 16 - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% - Multiply 16 x .70 = 12 (rounded up to the nearest number) - Minimum Number of Parking Spaces is 12 per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 4.3 PARKING PLACEMENT STANDARDS (ADVISORY)**a. Parking Placement on the Lot Standards**

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

i. Alley/Outbuilding**ii. Alley/Park Beside****iii. Front/Third Lot Layer****iv. Front/First Lot Layer****v. Front/Second Lot Layer****vi. Side/Outbuilding**

PART EIGHT: 8770 RM-V3 Edge District

8775 Building Placement

- a. ~~One (1) Primary Buildings~~ and ~~one (1) Outbuildings~~ may be built on each Lot (see Table 4.4.B).
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 4.4.B.
- c. Primary Buildings may be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).
- d. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 50% for two (2) combined Lot areas, and 40% for three combined Lot areas.
- f. Facade Build-out of Primary Building Facades shall be a minimum of 40% of the Lot's width at the Front Setback.
- g. The Principal Entrance of any Primary Building shall be oriented towards a Frontage Line.

8777 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 4.4.A).
- b. The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 4.4.A).

8779 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall be highly discouraged.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
- d. All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns:
 - i. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.
 - ii. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Buildings shall have a gable, hip, shed or flat roofs, and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - iv. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8780 Landscape

- a. The first Lot Layer should not be paved, with exclusion of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall ~~utilize~~ integrate §8781 Stormwater management ~~paving, channelling, storage, and filtration~~ techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

PART EIGHT: 8770 RM-V3 Edge District

8781 Stormwater Management

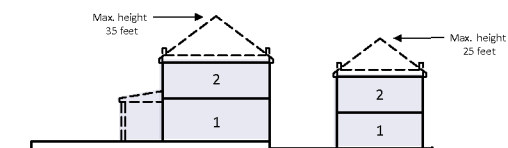
- a. Pervious Pavements ~~Paving techniques shall may be allowed used in the first, second and third all~~ Lot Layers (see Table 4.4.d).
- b. Pervious Pavements ~~Paving techniques shall may be used where possible for~~ Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. Channelling facilities shall be allowed in the first, second and third Lot Layer.
- e. Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- f. Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.
- g. Storage facilities shall be allowed the second and third Lot Layers.
- h. Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.
- i. Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.
- j. Filtration techniques shall be allowed the second and third Lot Layers.
- k. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- l. Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8770 RM-V3 Edge District

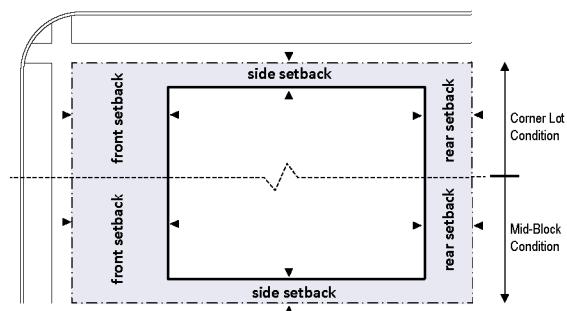
TABLE 4.4 RM-V3 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	not permitted
LOT OCCUPATION	
Lot Coverage	60% max.
Facade Buildout at Primary Front Setback	40% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 35 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	50% max.
Balcony and/or Bay Window	25% max.
Stoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft. min.
Gallery	not permitted
Arcade	not permitted
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
1st Layer	permitted
3rd Layer	permitted
3rd Layer	permitted

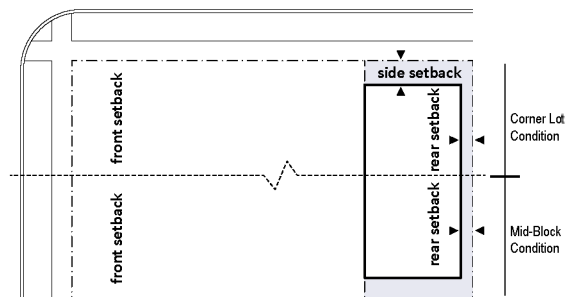
A. BUILDING HEIGHT DIAGRAM



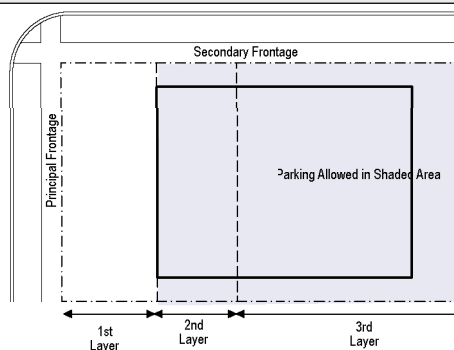
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

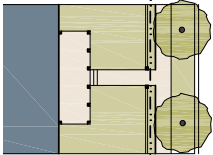
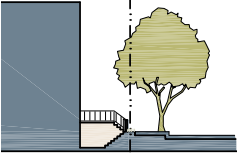
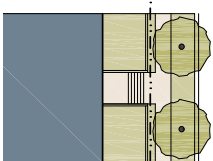
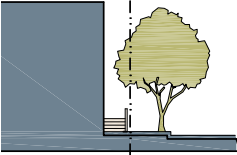
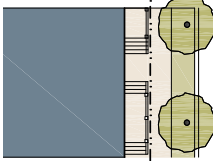


PART EIGHT: 8770 RM-V3 Edge District

8783 Private Frontages

- a. Open Porches may Encroach the within first Lot Layer 50% of its depth as specified on Table 4.5.
- b. Balconies and bay windows may Encroach within the first Lot Layer 25% of its depth except that Balconies on Porch roofs shall Encroach the same depth as the Porch.

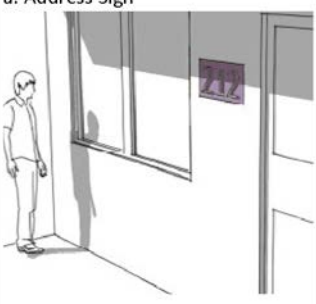
TABLE 4.5 RM-V3 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Porch: a roof covered, raised platform at the entrance to a building.					50% min	not permitted	8 ft. depth min.
b. Dooryard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	not applicable
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					80% max	not permitted	not applicable

PART EIGHT: 8770 RM-V3 Edge District**8785 Signage**

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Outdoor Display Cases shall be permitted for all Commercial (Retail, Lodging, and Office) Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (Table 1.7).
- b. Signage shall be designed according to Table 4.6.
- c. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox and may be attached to an off-site mailbox by Exception in order to preserve the historic bucket mailbox character of the Colonnade.
- d. One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.
- e. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.

TABLE 4.6 RM-V3 SIGN STANDARDS**(GRAPHICS ARE ADVISORY)**

SPECIFICATIONS		SPECIFICATIONS	
a. Address Sign 	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4.5 ft min Apex Not Applicable Letter Height 12 in max	b. Nameplate Sign 	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max Clearance 4 ft max Apex 7 ft max Letter Height 12 max
c. Outdoor Display Case 	Quantity 1 per address Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max Clearance 4 ft max Apex 42 in max Letter Height 12 in max		

PART EIGHT: 8770 RM-V3 Edge District

8787 Lighting

- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8789 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 4.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.7 RM-V3 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail	Materials Finish Setback Height Location	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. max. primary and secondary front setbacks	b. Post and Picket	Materials Finish Setback Height Location Picket Spacing	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. min. to 6 ft. max. primary and secondary front setbacks ≤ 2.5 times width of picket
c. Hedge	Materials Finish Setback Height Location Plant Type	landscape natural 18" from edge of curb 3 ft. min. to 6 ft. max. all setbacks evergreen	d. Metal	Materials Finish Setback Height Location	aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft. min. to 6 ft. max. all setbacks
e. Hedge and Post	Materials Finish Setback Height Location Plant Type	landscape and wood paint, stain or natural 18" from edge of curb 3 ft. min and 6 ft. max. all setbacks evergreen	f. Panel	Materials Finish Setback Height Location	wood or vinyl paint or stain 0" or 18" for landscape 3 ft. min. to 6 ft. max. side and rear setbacks

PART EIGHT: 8790 RM-V2 Rural District

8790 RM-V2 Rural District Development Standards

8791 Lot

8792 Building and Land Use

Table 5.0 Permitted Uses

8793 Parking and Storage

Table 5.1 Required Parking Spaces

Table 5.2 Parking Placement Standards

8795 Building placement

8797 Building Height

8799 Building Design Standards

8800 Landscape

8801 Stormwater Management

Table 5.3 RM-V2 Summary Table

8803 Private Frontages

Table 5.4 Encroachment Specifications

8805 Signage

Table 5.5 Sign Standards

8807 Lighting

8809 Fencing

Table 5.6 Fencing Standards

PART EIGHT: 8790 RM-V2 Rural District

Lots located within the RM-V2 - Rural District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to constructed within the Thoroughfare Right-of-Way (See Table 5.4). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8811). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8791 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8792 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Building. (see Table 1.7)
- b. Lots designated as RM-V2 on the Ramona Village Core Zoning Map shall be restricted to the following requirements
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 5.0 only.
 - ii. The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).
- c. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated bu the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

PART EIGHT: 8790 RM-V2 Rural District

TABLE 5.0 PERMITTED USES

RESIDENTIAL	V2
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
OFFICE	V2
Professional Office Space (Class A)	
COMMERCIAL	V2
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V2
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	m
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	m
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	m
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

INDUSTRIAL	V2
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V2
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V2
Mining and Processing	
Sire Preparation	M
CIVIC	V2
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	m
Small Schools (50 or fewer students)	m

PART EIGHT: 8790 RM-V2 Rural District

8793 Parking and Storage

- The required number of parking spaces per general Land Use are as specified on Table 5.1.
- Driveways shall be no wider than 24 feet in the first Lot Layer.
- Open parking areas shall be located in the second and third Lot Layers (See Table 5.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- Garages shall be located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- Shared-Use Parking multiplier is not applicable in V2.
- Outdoor Storage shall be located in the second and third Lot Layers on Table 5.3.D Parking and Storage Diagram.
- Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.
- Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 5.1 V2 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf + ADU's	1.0 / dwelling
Apartment Complex / Condo Guests	0.5 / dwelling
COMMERCIAL ⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail).

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

TABLE 5.2 PARKING PLACEMENT STANDARDS

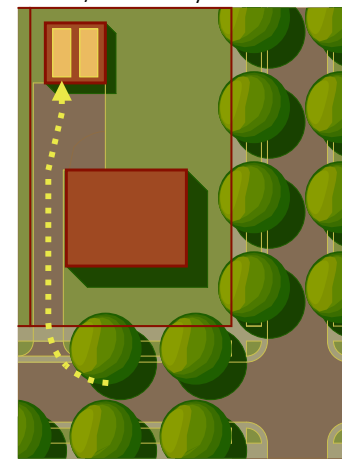
a. Parking Standards Diagrams (Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

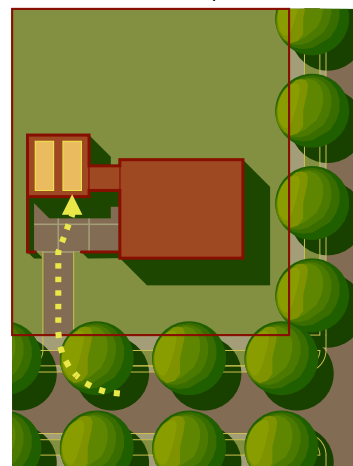
i. Front/First Lot Layer



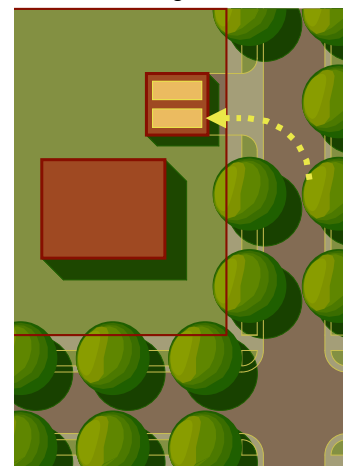
ii. Front/Third Lot Layer



iii. Front/Second Lot Layer



iv. Side/Outbuilding



PART EIGHT: 8790 RM-V2 Rural District

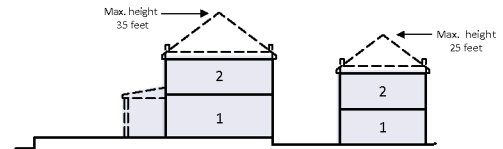
- 8795 Building Placement
- Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.
 - Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 5.3.B.
 - Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building. (see Table 1.8.a)
- 8797 Building Height
- The maximum height of a Primary Building shall be two (2) Floors and 35-Foot maximum height (see Table 5.3.A).
 - The maximum height of all Outbuildings shall be two (2) Floors and 25-Foot maximum height (see Table 5.3).
- 8799 Building Design Standards (From Building Base to Roof)
- The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
 - The color palette for each distinct building should follow this general pattern:
 - Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.
 - Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- 8800 Landscape
- The first Lot Layer should not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
 - Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.
 - Parking and landscaped areas shall utilize integrate §8801 Stormwater managment ~~paving, channelling, storage, and filtration~~ techniques.
 - Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
 - Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.
- 8801 Stormwater Management
- ~~Pervious Pavements Paving techniques shall may be allowed used in the first, second and third all~~ Lot Layers (see Table 4.4.d).
 - ~~Pervious Pavements Paving techniques shall may be used where possible for Driveways, Parking Lots and Patios.~~
 - ~~Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.~~
 - ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
 - ~~Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
 - ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.~~
 - ~~Storage facilities shall be allowed the second and third Lot Layers.~~
 - ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
 - ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
 - ~~Filtration techniques shall be allowed the second and third Lot Layers.~~
 - ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).~~
 - ~~Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.~~

PART EIGHT: 8790 RM-V2 Rural District

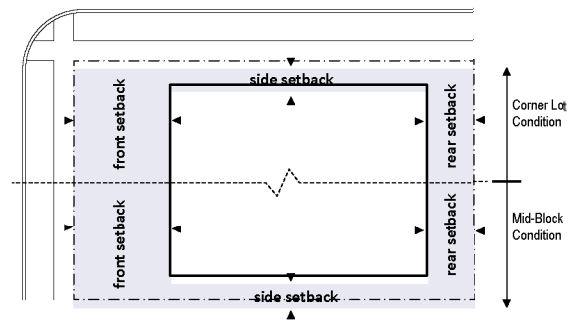
TABLE 5.3 RM-V2 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	not permitted
LOT OCCUPATION	
Lot Coverage	50%
Facade Buildout at Primary Front Setback	not applicable
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	96 ft min.
OUTBUILDING SETBACKS	
Front Setback	24 ft min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 25 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	not permitted
Stoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft min.
Gallery	not permitted
Arcade	not permitted
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
1st Layer	not permitted
2nd Layer	permitted
3rd Layer	permitted

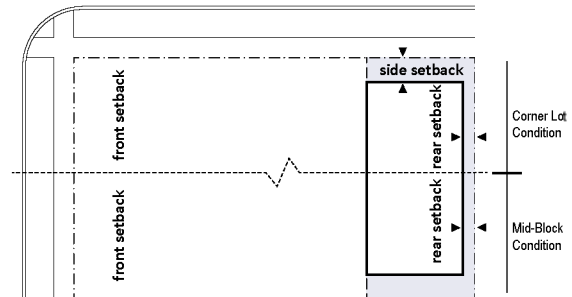
A. BUILDING HEIGHT DIAGRAM



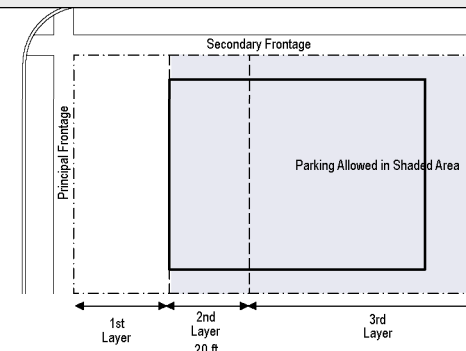
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

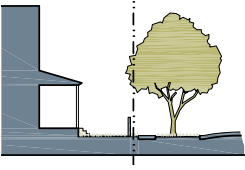
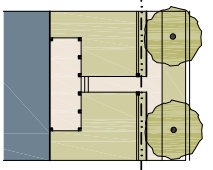
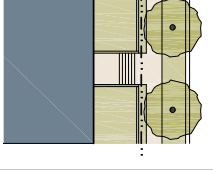


PART EIGHT: 8790 RM-V2 Rural District

8803 Private Frontages

- a. Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 5.4.

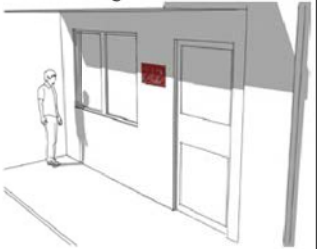
TABLE 5.4 RM-V2 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50% max	not permitted	8 ft. depth min.
b. Porch: a roof covered, raised platform at the entrance to a building.					80% max	not permitted	not applicable

PART EIGHT: 8790 RM-V2 Rural District**8805 Signage**

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).
- b. Signage shall be designed according to Table 5.5.
- c. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.
- d. One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of a building with a Shared Uses and shall not be internally illuminated.
- e. One single or double-post sign for each Commercial Use shall be permitted, provided that the sign is set back at least six (6) linear feet from the Frontage Line, does not exceed six (6) square feet in area, excluding posts, and does not exceed six (6) feet in height, including posts, as measured from the ground at the sign location.

TABLE 5.5 RM-V2 SIGN STANDARDS (GRAPHICS)**(GRAPHICS ARE ADVISORY)**

SPECIFICATIONS		SPECIFICATIONS				
a. Address Sign	 Quantity Area Width Height Depth / Projection From Ground Clearance Apex Letter Height	1 per address 2 sf max 24 in max 12 in max 3 in max 4.5 ft min Not Applicable 12 in max.	<td>b. Nameplate Sign</td> <td>  Quantity Area Width Height Depth / Projection From Ground Clearance Apex Letter Height </td> <td> 1 per address 2 sf max 24 in max 12 in max 3 in max 4 ft max 7 ft max 12 in max </td>	b. Nameplate Sign	 Quantity Area Width Height Depth / Projection From Ground Clearance Apex Letter Height	1 per address 2 sf max 24 in max 12 in max 3 in max 4 ft max 7 ft max 12 in max

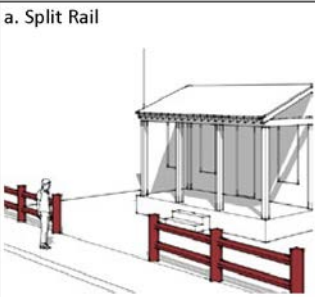
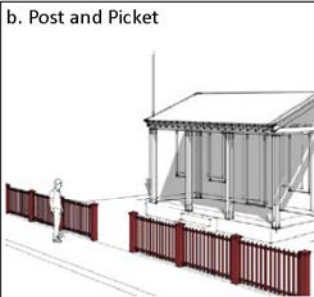
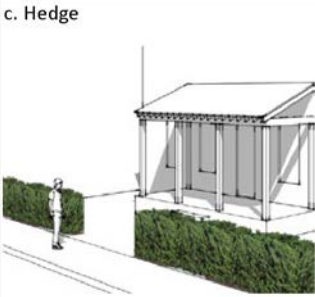
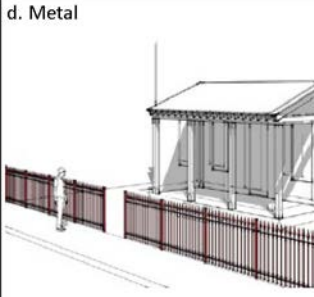
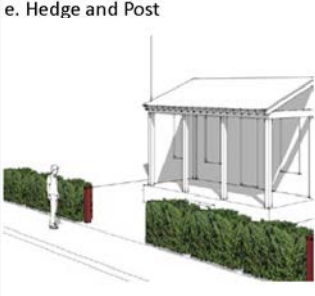
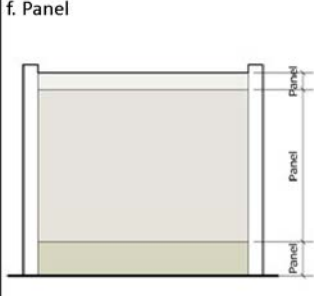
8807 Lighting

- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

PART EIGHT: 8790 RM-V2 Rural District**8809 Fencing**

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 5.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post hedges shall be Setback 18-inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

TABLE 5.6 RM-V2 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail 	Materials Finish Setback Height Location	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. max. primary and secondary front setbacks	b. Post and Picket 	Materials Finish Setback Height Location Picket Spacing	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. min. to 6 ft. max. primary and secondary front setbacks ≤2.5 times width of picket
c. Hedge 	Materials Finish Setback Height Location Plant Type	landscape natural 18" from edge of curb 3 ft. min. to 6 ft. max. all setbacks evergreen	d. Metal 	Materials Finish Setback Height Location	aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft. min. to 6 ft. max. all setbacks
e. Hedge and Post 	Materials Finish Setback Height Location Plant Type	landscape and wood paint, stain or natural 18" from edge of curb 3 ft. min and 6 ft. max. all setbacks evergreen	f. Panel 	Materials Finish Setback Height Location	wood or vinyl paint or stain 0" or 18" for landscape 3 ft. min. to 6 ft. max. side and rear setbacks

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PART EIGHT: 8810 RM-V1 Natural District

8810 RM-V1 Natural District Development Standards

8810 Lot

8812 Building and Land Use

Table 6.0 Permitted Uses

8813 Parking and Storage

Table 6.1 Required Parking Spaces

Table 6.2 Parking Placement Standards

8815 Building Placement

8817 Building Height

8819 Design Standards

8820 Landscape

8821 Stormwater Management

Table 6.3 RM-V1 Summary Table

8823 Private Frontages

Table 6.4 Encroachment Specifications

8825 Signage

Table 6.5 Sign Standards

8827 Lighting

8829 Fencing

Table 6.6 Fencing Standards

PART EIGHT: 8810 RM-V1 Natural District

Lots located within the RM-V1 Natural District shall be subject to the requirements of this section and the Resource Protection Ordinance (RPO) §86.601 et seq. as these areas include sections of the Santa Maria Creek Greenway, Floodway, and Floodplain. Lots located within the RM-V1 should also be subject to the Ramona Community Trails and Pathways Plans to provide trail easements for the Santa Maria Creek Greenway.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to constructed within the Thoroughfare Right-of-Way (See Table 1.7). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8811). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8811 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary thoroughfare.

8812 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Building (see Table 1.5).
- b. Outbuilding size shall comply with §6156 of the County of San Diego Zoning Ordinance. Outbuilding location may be positioned consistent with the Outbuilding setbacks described in Table 6.3.
- c. Lots designated as RM-V1 on the Ramona Village Core Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 6.0 only.
 - ii. The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).
- d. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

PART EIGHT: 8810 RM-V1 Natural District

TABLE 6.0 PERMITTED USES

RESIDENTIAL	V1
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
OFFICE	V1
Professional Office Space (Class A)	
COMMERCIAL	V1
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

☐ NOT ALLOWED

COMMERCIAL (continued)	V1
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	
Outdoor Dining (encroaching into ROW)	
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	
Participant Sports and Recreation	
Indoor	
Outdoor	M
Personal Services, General	
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	M
Light	
Heavy	

INDUSTRIAL	V1
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V1
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V1
Mining and Processing	
Sire Preparation	M
CIVIC	V1
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	M
Small Schools (50 or fewer students)	m

PART EIGHT: 8810 RM-V1 Natural District

8813 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 6.1.
- b. Driveways shall be no wider than 24 feet in the first Lot Layer.
- c. Open parking areas shall be located in the second and third Lot Layers (See Table 6.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- e. Shared-Use Parking multiplier is not applicable in V1.
- f. Outdoor Storage shall be located in the second and third Lot Layers on Table 6.3.D Parking and Storage Diagram.
- g. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.
- h. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor display shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 6.1 V1 REQUIRED VEHICULAR PARKING SPACES

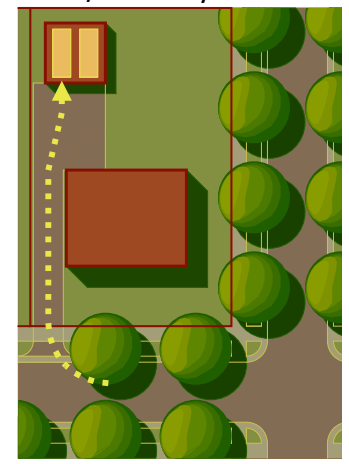
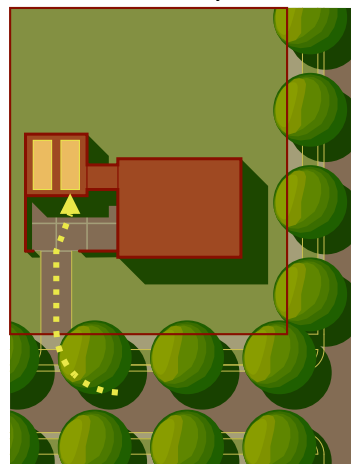
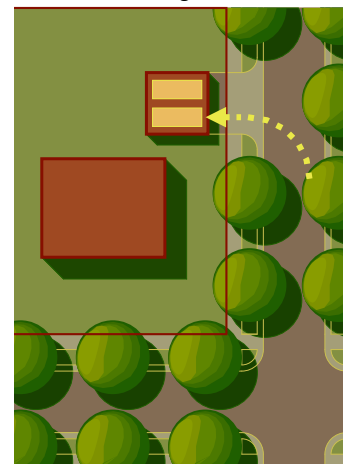
RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf + 2 nd Dwelling Units	1.0 / dwelling
Guest and Visitor	0.5 / dwelling
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space.

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

TABLE 6.2 PARKING PLACEMENT STANDARDS**a. Parking Standards Diagrams (Advisory)**

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

i. Front/First Lot Layer**ii. Front/Third Lot Layer****iii. Front/Second Lot Layer****iv. Side/Outbuilding**

PART EIGHT: 8810 RM-V1 Natural District

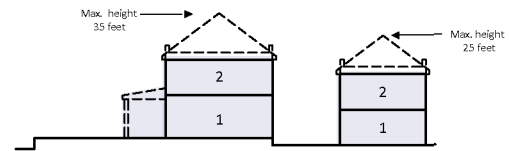
- 8815 Building Placement
- Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.
 - Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 6.3.
 - Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building
- 8817 Building Height
- The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height.
 - The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height.
- 8819 Building Design Standards (From Building Base to Roof)
- The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
 - The color palette for each distinct building should follow this general pattern:
 - Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.
 - Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontages.
 - Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- 8820 Landscape
- The first Lot Layer may not be paved, with the exception of Driveways as specified in §8705(b) and walkways leading to Principal Entrances.
 - Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to natural character of Santa Maria Creek.
 - Parking and landscaped areas shall ~~utilize~~ integrate §8821 Stormwater ~~management~~ paving, channelling, storage, and filtration techniques.
 - Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
 - Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.
- 8821 Stormwater Management
- ~~Pervious Pavements Paving techniques shall may be allowed used in the first, second and third all Lot Layers (see Table 4.4.d).~~
 - ~~Pervious Pavements Paving techniques shall may be used where possible for Driveways, Parking Lots and Patios.~~
 - ~~Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.~~
 - ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
 - ~~Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
 - ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.~~
 - ~~Storage facilities shall be allowed the second and third Lot Layers.~~
 - ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
 - ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
 - ~~Filtration techniques shall be allowed the second and third Lot Layers.~~
 - ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).~~
 - ~~Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.~~

PART EIGHT: 8810 RM-V1 Natural District

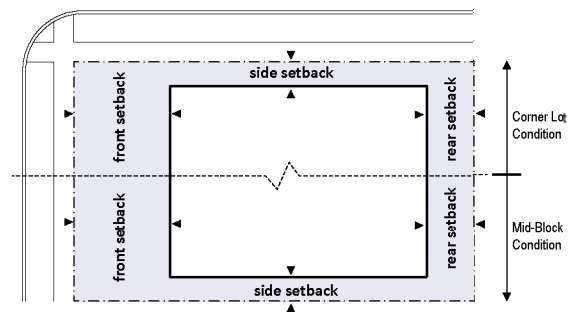
TABLE 6.3 RM-V1 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	not permitted
LOT OCCUPATION	
Lot Coverage	50%
Facade Buildout at Primary Front Setback	not applicable
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	96 ft min.
OUTBUILDING SETBACKS	
Front Setback	24 ft min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 25 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	not permitted
Scoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft min.
Gallery	not permitted
Arcade	not permitted
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
1st Layer	permitted
2nd Layer	permitted
3rd Layer	permitted

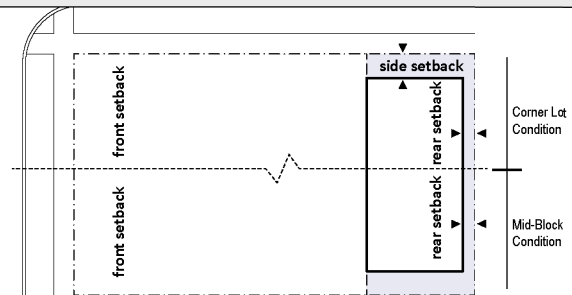
BUILDING HEIGHT DIAGRAM



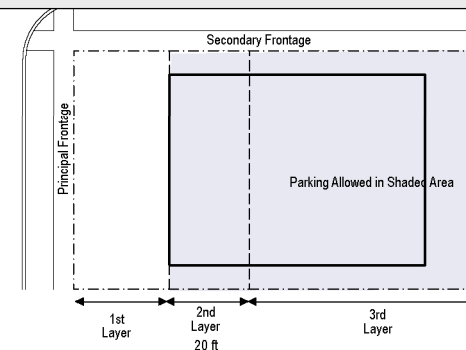
PRINCIPAL BUILDING PLACEMENT DIAGRAM



OUTBUILDING PLACEMENT DIAGRAM



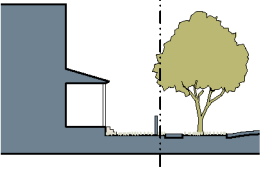
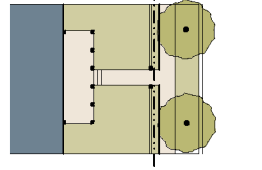
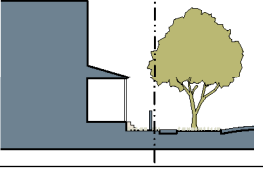
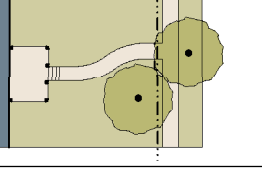
PARKING AND STORAGE LOCATION DIAGRAM



PART EIGHT: 8810 RM-V1 Natural District**8823 Private Frontages**

- a. Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 6.4.

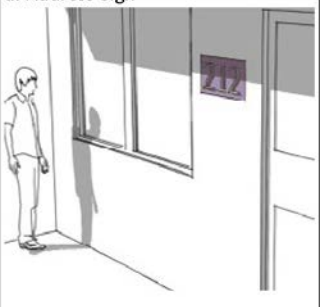
TABLE 6.4 RM-V1 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50%	not permitted	8 ft. depth
b. Porch: a roof covered, raised platform at the entrance to a building.					100%	not permitted	not applicable

8825 Signage

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses as identified in Table 6.5.
- b. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.
- c. Signage shall be designed according to Table 6.5 and not exceed more than five (5) square feet per Lot.
- d. Address Signs shall be made attached to an off-site mailbox by Exception (maintaining Ramona's mailbox bucket character).
- e. One (1) Nameplate Sign per address and limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principle Entrances of any building with a Commercial Use

TABLE 6.5 RM-V1 SIGN STANDARDS**(GRAPHICS ARE ADVISORY)**

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Ground Clearance 4.5 ft min Apex Not Applicable Letter Height 12 in max	b. Nameplate Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Ground Clearance 4 ft max Apex 7 ft max Letter Height 12 in max

PART EIGHT: 8810 RM-V1 Natural District

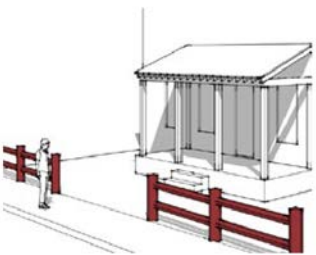
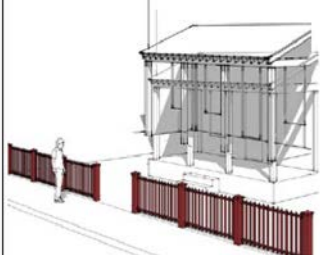
8827 Lighting

- a. Lighting shall be oriented to maintain the natural Dark Sky character within the Santa Maria Creek.
- b. No lighting level measured at the building Frontage Line shall exceed 0.5 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8829 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 6.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or Landscaped with post hedges shall be setback 18-inches from property line.
 - ii. Split Rail, Post, stone and brick may be painted or have a natural finish.
 - iii. Picket, metal and stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

TABLE 6.6 RM-V1 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail		Materials	wood or concrete	b. Post and Picket	
		Finish	paint, stain or natural		
		Setback	0" or 18" for landscape		
		Height	3 ft. max.		
		Location	primary and secondary front setbacks		

PART EIGHT: 8830 *Public Realm - Civic District*

8830 Public Realm: Civic District Design Standards

8831 Building Form and Land use

8835 Signage

8837 Parking

8840 Landscape

8843 Lighting

8845 Civic Space

8847 Stormwater Management

Table 7.0 Civic District Permitted uses

Table 7.1 civic district types

Map 6 - Paseo Civic district

Map 7 - Old Town Civic District

PART EIGHT: 8830 *Public Realm - Civic District*

Lots located within the CD - Civic District and /or require privately owned but publicly accessible space (Shared Civic Space) shall be subject to the requirements of this section.

8831 Building Form and Land Use

- a. Permitted Uses for Lots designated as CD are listed on Table 7.0.

8835 Signage

- a. Signage that is painted on the facade and/or routed or sandblasted into metal and/or wood shall be allowed.
- b. All other signage in Civic Spaces shall be allowed by Exception.

8837 Parking

- a. One (1) parking space per 2,000 sq ft of Civic Space.

8840 Landscape

- a. Pervious Paving materials should be used where possible for Civic Spaces, Driveways, and Parking Lots.
- b. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.8 for Canopy Tree species and characteristics.
- c. Parking and landscaped areas shall utilize §8847 stormwater paving, channelling, storage and filtration techniques.
- d. Privately owned but publically accessible spaces (i.e. Shared Civic Space) provided internal to any private Lot shall be designed per Civic Space type characteristics outlined in Table 3.8.a-e.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Shrubs should be of medium size, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapiolopsis, Ribes, and Rhus species.

8843 Lighting

- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be designed to maintain the natural Dark Sky character of Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.

8845 Civic Space

- a. Civic Spaces shall be designed as generally described on Table 7.1 and are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- b. Civic Space types shall be determined to be appropriate according to the highest abutting RM-V District as indicated on Maps 7 and Map 8.

8847 Stormwater Management

- a. Pervious ~~Pavements~~ Paving techniques shall ~~may~~ be allowed ~~used~~ in the first, second and third all Lot Layers (see Table 32.4.d).
- b. Pervious ~~Pavements~~ Paving techniques shall ~~may~~ be used where possible for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be ~~consistent with the guidance in the San Diego County BMP Design Manual~~ limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
- e. ~~Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
- f. ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.~~
- g. ~~Storage facilities shall be allowed in second and the third Lot Layers.~~
- h. ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
- i. ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
- j. ~~Filtration facilities shall be allowed in the second and third Lot Layers.~~
- k. ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).~~
- l. ~~Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.~~

PART EIGHT: 8830 *Public Realm - Civic District*

TABLE 7.0 CIVIC DISTRICT PERMITTED USES

CIVIC	
Green	R
Square	R
Plaza	R
Commercial Plaza	R
Playground	R
Pocket Park	R
Outdoor Auditorium	R
Library	A
Community Center and Facilities	R

TABLE 7.0 CIVIC DISTRICT PERMITTED USES (continued)

COMMUNITY SUPPORT	
Fire Station	R
Police Station	R
Post Office	R
Cemetery	A

R BY RIGHT

A BY EXCEPTION

TABLE 7.1 CIVIC SPACE TYPES

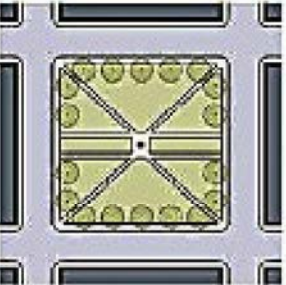
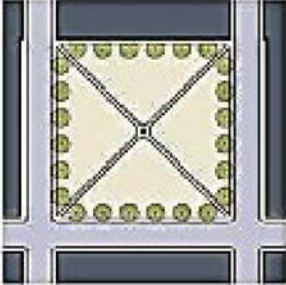
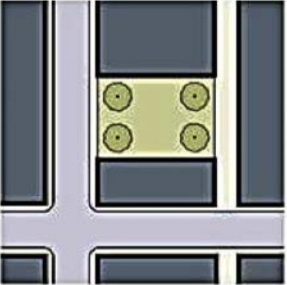
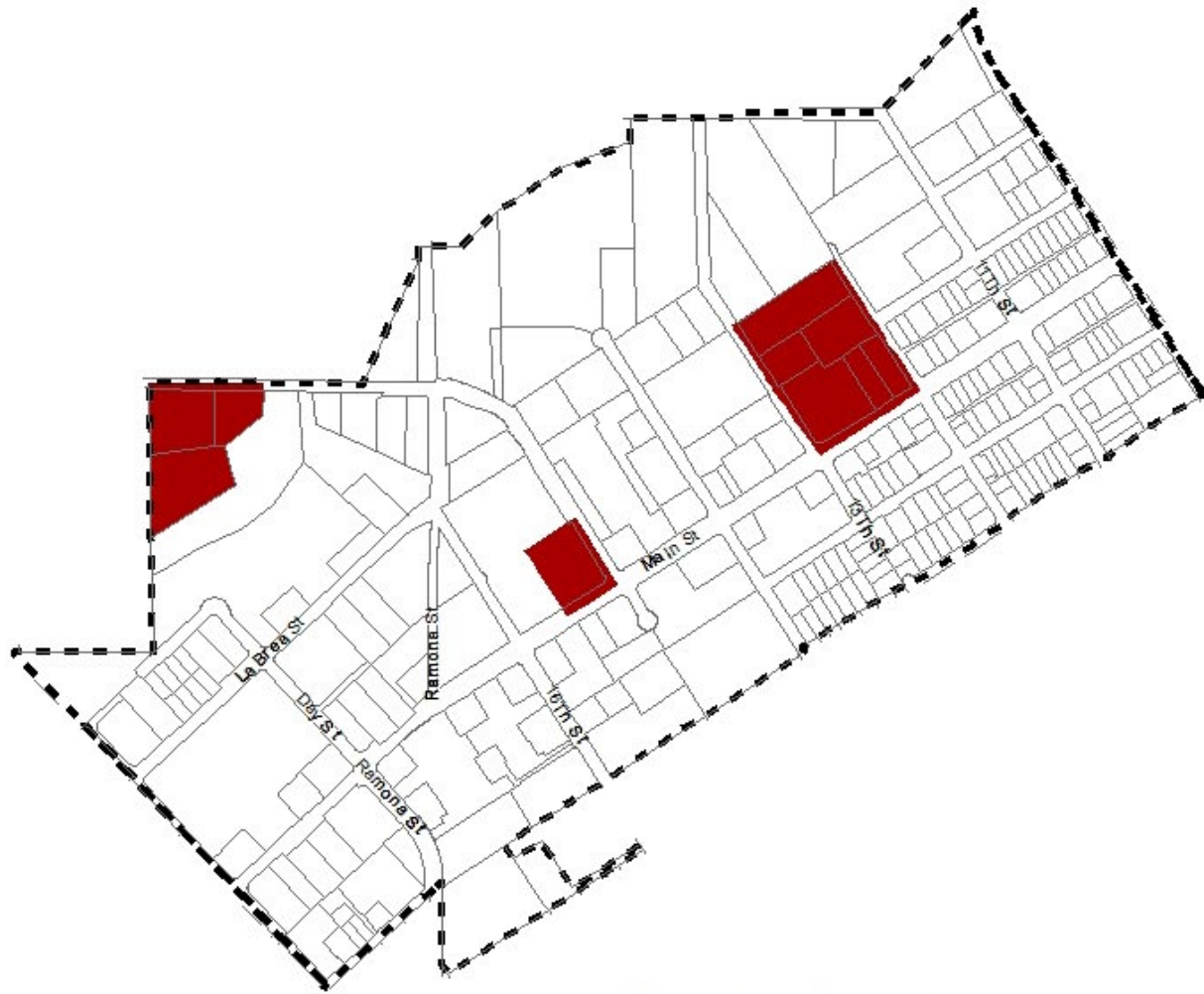
a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, irregular disposition. Sections of a Green may be designed specifically for the recreation of children.		V3 V4 V5
b. Square An Open Space available for unstructured recreation and Civic purposes. A Square is free standing in the block pattern of a community, with Thoroughfares on all sides, and can have Civic, Commercial and Residential design characteristics in response to surrounding context. Landscape consists of formally disposed lawns, paths, and trees.		V3 V4 V5
c. Plaza An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings. Landscape consists primarily of hardscape and trees.		V4 V5

TABLE 7.1 CIVIC SPACE TYPES (continued)

d. Commercial Plaza A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees.		V4 V5
e. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space.		V3 V4 V5
f. Pocket Park An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot.		V3 V4 V5

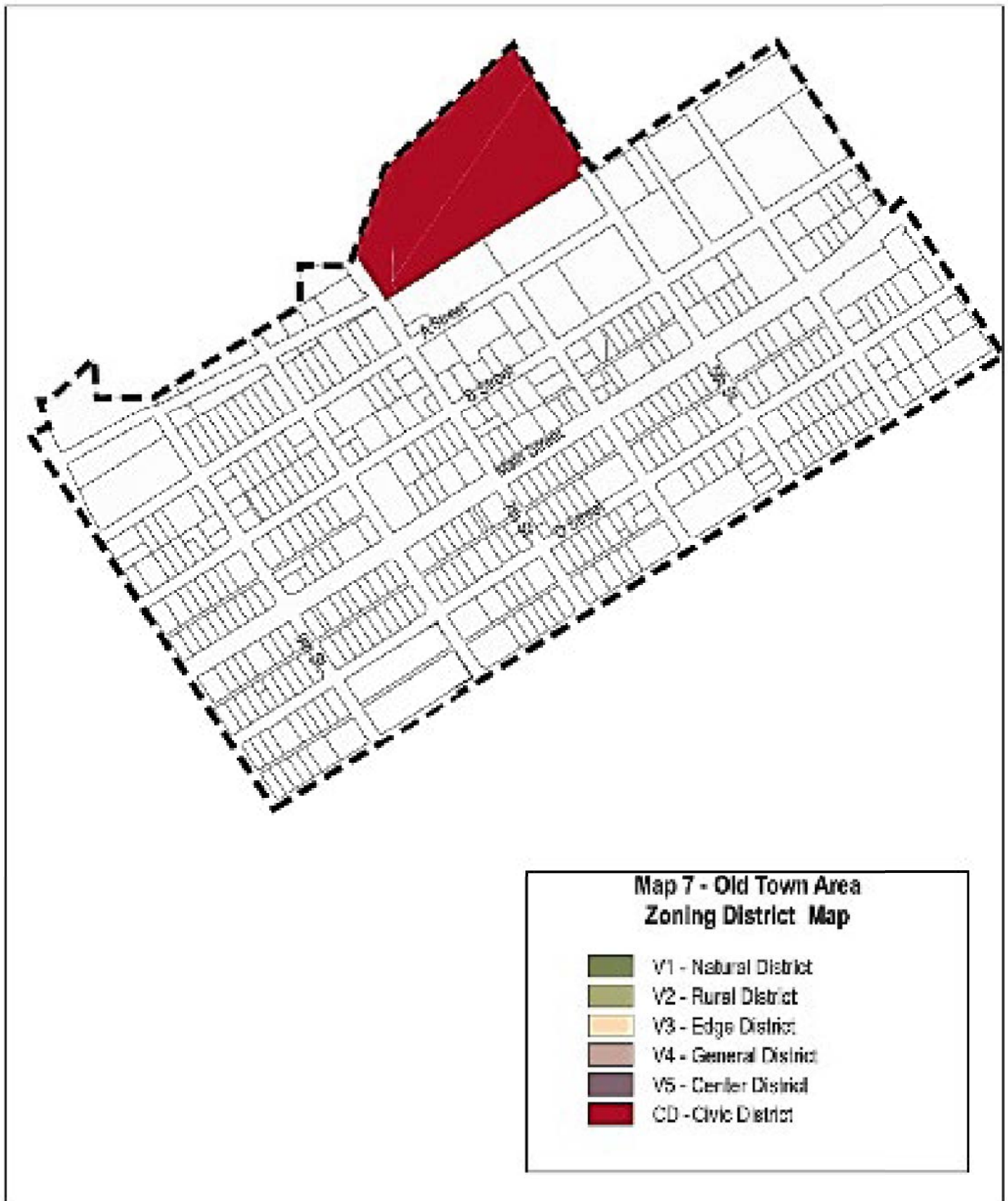
PART EIGHT: 8830 *Public Realm - Civic District*



**Map 6 - Paseo Area
Zoning District Map**

CD - Civic District

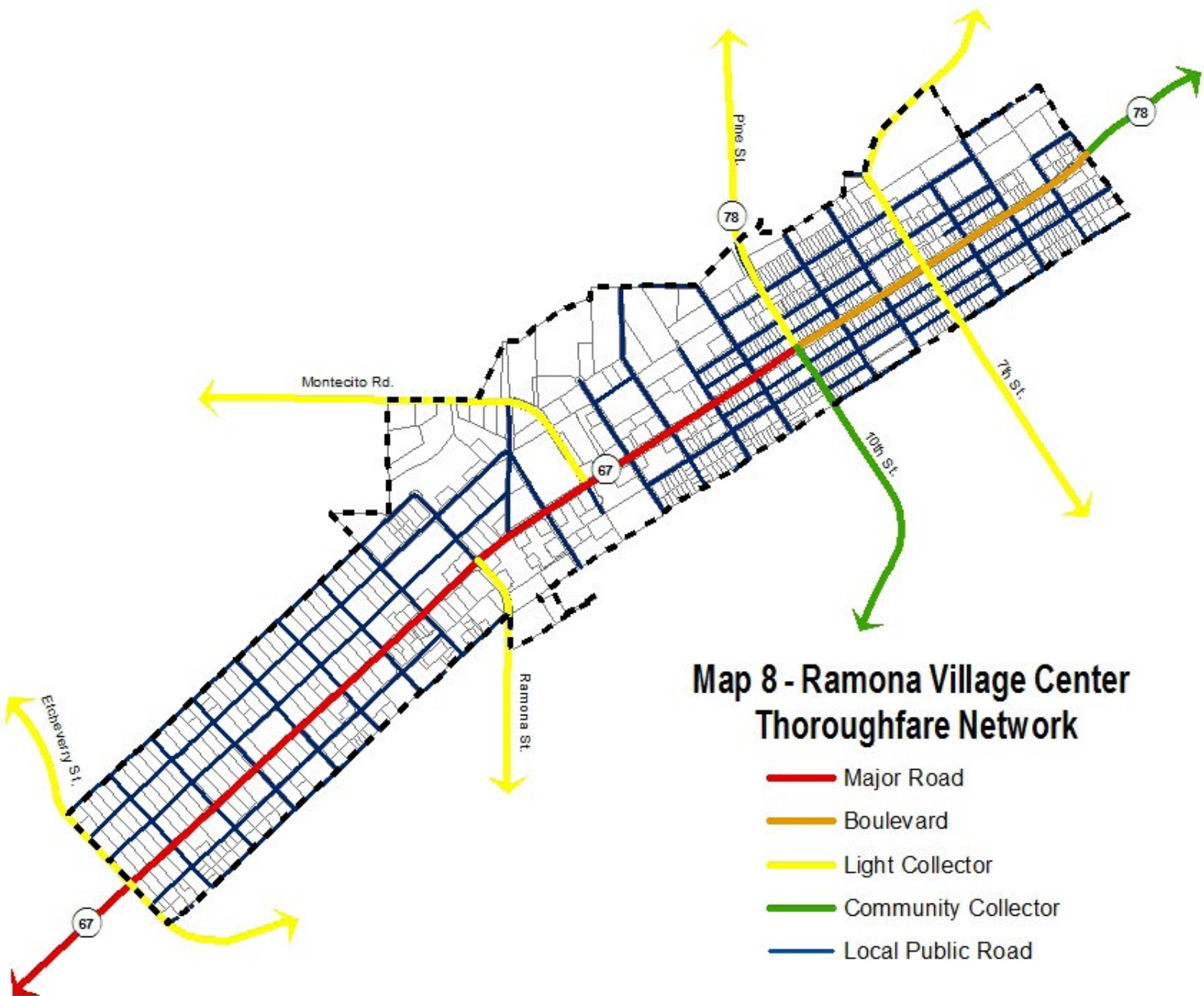
PART EIGHT: 8830 *Public Realm - Civic District*



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PART EIGHT: 8850 *Public Realm - Thoroughfares*

- 8850 Public: Thoroughfare Design Standards
 - Map 8 Thoroughfare Map
- 8851 General Intent
- 8853 Travel Way
- 8855 Public Frontage
- 8857 Private Frontage Improvement Requirements
 - Table 8.0 State Route 67/78
 - Table 8.1 Boulevard (Future Type)
 - Table 8.2 Major Road
 - Table 8.3 Light Collector
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 - Table 8.5 Alley
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 - Table 8.7 Approved Street Tree List
 - Table 8.8 Street Tree Planting Patterns
 - Table 8.9 Street Lights
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 - Table 8.11 Crosswalk Placement



PART EIGHT: 8850 *Public Realm - Thoroughfares*

Public Thoroughfares located within the Ramona Village Center shall be subject to the requirements of this section and managed by County of San Diego Department of Public Works and is intended to coordinate public and private realm planning.

8851 General Intent

- a. Thoroughfares shall be designed according to their classification type as specified within the County of San Diego Public Road Standards in conformance with the General Plan Mobility Element and the Ramona Road Master Plan.
- b. Thoroughfares will consist of Roadway (curb-to-curb) and Public Frontage (property line to curb).
- c. The San Diego County Department of Public Works (DPW) is not responsible for all construction of all public Right-of-Way (ROW) within Thoroughfares. Private development will make Frontage and/or off-site improvements.
- d. Roadways and thoroughfares will be designed to meet roadway safety and operation standards.

8853 Travel Way

- a. DPW will be responsible for the maintenance of the Travel Lanes to include curb and gutter, on-street parking spaces, bike lane facilities, travel lanes and turning lanes within the public ROW.

8855 Public Frontage

- a. Public Frontage for each thoroughfare type shall be designed according to abutting zoning district(s) as specified on Table(s) 8.0.A - 8.6.A.
- b. Public Frontage includes:
 - i. The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure, and Public Furniture;
 - ii. the Walkway provided for pedestrians;
 - iii. and, accommodate for Outdoor Cafe Seating and Sidewalk Cafes per §6158.a.1.i.(a) and §6158.a.2.
- c. For plantings in the Furnishing Zone, permitted species of Street Trees are listed on Table 8.8.
- d. Street Trees on Main Street shall be planted in a formal-spaced Allee pattern as illustrated on Table 8.9. All other Street trees may be planted in a formal or informal pattern. The prescribed Planting Technique, sequence, and spacing of Street Trees is specified for each Thoroughfare type on Table 8.0.C - 8.6.C. The spacing of Street Trees may be adjusted by Exception to accommodate specific site conditions.
- e. When planted, Street Trees shall be a minimum canopy height of eight (8) feet and/or two (2) inches in caliper.
- f. All landscaped requirements shall be in conformance with §86.701 of the County Code and Landscape Design Manual.
- g. A minimum of 25 sq. ft. open soil areas shall be left around each Street Tree, centered at the tree trunk.
- h. A minimum of 25 sq. ft., 5' x 5', of tree grate covered area shall be placed around each Street Tree on Main Street.
- i. Street Lights shall only be allowed along Main Street and at Main Street Intersections (see Table 8.9) to comply with County of San Diego Dark Sky policies.
- j. Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.

8857 Private Frontage Development Improvement requirements

- a. Construction improvements expected by private development (based on 2013 cost estimates for 50-foot wide Lots on avg.):
 - i. Street Trees: One (1) Tree per every 30 linear feet on center (average) or 1 per every 50 linear feet Lot Bay (\$1,000).
 - ii. Public Furniture: 1 Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).
 - iii. Furnishing Zone: 5-15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250)
 - iv. Walkway: 5 - 10 feet wide along the Primary and Secondary Lot Frontage of Lots in RM-V4/V5 (\$7,500).
 - v. Curb/Gutter pan: 1-foot wide for 50 linear feet average Lot width (\$1,250).
 - vi. Bicycle Facilities: 1 facility (bike storage) on any project over 150-feet in length as measured only on Lots abutting Main Street (\$2,500 each).

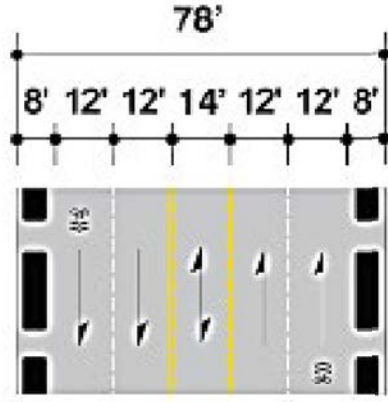
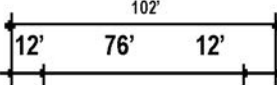
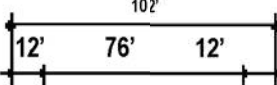
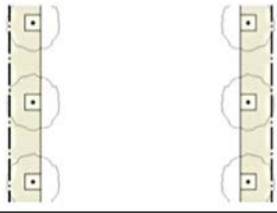
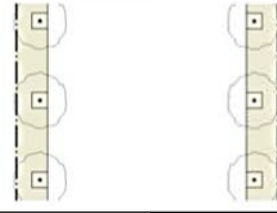
PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.0 THOROUGHFARE TYPES

CALTRANS ROUTE 67 / 78 (107 - 76)			
A. GENERAL		B. ROADWAY (ROAD SURFACING)	
CONTEXT Sub-Area Districts: Colonnade, Paseo, Old Town		SPECIFICATIONS	
SPECIFICATIONS Total R.O.W: 110 - 116 feet Road Surface Width: 61 - 78 feet Public Frontage Width: 10 - 15 feet each side The design of the Public Frontage varies according to the Sub-Area District designation. (see below)		Travel Lanes/Width: 4 / 10 - 11 feet; Bike Sharrows or CycleTracks and/or Parkways optional Yield Turning Lane Width: 12 feet Parking Lanes/Width: 2/8 feet with Head-Out Angled Parking Drainage Type: Curb and Gutter	
C. PUBLIC FRONTAGE (PARKWAY)			
ZONING DISTRICT(S)	V4 V5	V5	V5
DESCRIPTION	Colonnade Main Street that maintains the Eucalyptus Tree colonnade with Parkway.	Paseo Main Street incorporating the widest roadway most recently improved to CALTRANS standards.	Old Town Main Street incorporating the most pedestrian improved CALTRANS roadway segement.
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)			
	* minimum 15' (varies)		
FURNISHING ZONE			
Width	15 feet	9 feet	5 feet
Design	Landscaped Colonnade	Landscaped and Paved	Paved
Planting Technique	36 sq. ft. Tree Pit / Second Row of New Trees	25 sq. ft. Tree Pit with Tree Grate	25 sq. ft. Tree Pit with Tree Grate
Tree Sequence	Single Species	Various Species	Single Species
Primary Tree Species	Eucalyptus Cladocalyx	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing	None	40 ft. o.c. avg. on Main Street Frontage Line	40 ft. o.c. avg. on Main Street Frontage Line
WALKWAY			
Width in ROW	15	8 feet	5 feet
Type	Parkway	Sidewalk (Parkway at Transition Areas)	Sidewalk
PARKING LANE			
Type	Parallel	Parallel	Parallel (and/or future Head-Out parking)

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.1 THOROUGHFARE TYPES

BOULEVARD (102-78) FUTURE VILLAGE CENTER THOROUGHFARE TYPE			
A. GENERAL			
CONTEXT Zoning Districts: V3, V4, V5 (Allowed if a State Highway becomes a County Facility) SPECIFICATIONS Total R.O.W: 106 feet Road Surface Width: 78 feet Public Frontage Width: 12 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)		 (FOR ADVISORY PURPOSES ONLY)	
B. ROADWAY (ROAD SURFACING)			
SPECIFICATIONS Travel Lanes/Width: 4 / 12 feet; 2 with Bike Sharrows Yield Turning Lane Width: 14 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter			
C. PUBLIC FRONTAGE (PARKWAY)			
ZONING DISTRICT	Reserved	V4	V5
DESCRIPTION		Colonnade Main Street county facility that maintains the Eucalyptus Tree colonnade with Parkway.	Paseo and Old Town Main Street county facility that allows for both Commercial and Residential Uses.
			
PUBLIC FRONTAGE ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)			
FURNISHING ZONE			
Width		12 feet	12 feet
Design		Landscaped	Paved
Planting Technique		Continuous Planter	36 sq. ft. Tree Pit
Tree Sequence		Informal, Various Species	Formal, Single Species
Tree Species		See Table 8.8	See Table 8.8
Tree Spacing		30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing		n/a	40 ft. o.c. avg. on Main Street Frontage Line
WALKWAY			
Width in ROW		12 feet	12 feet
Type		Sidewalk or Pathway	Sidewalk (only Pathway in Colonnade)
PARKING LANE			
Type		Parallel	20 feet Head-Out Parking and Parallel

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.2 THOROUGHFARE TYPES (continued)

MAJOR ROAD 4.1.B (84-64)		
A. GENERAL		
CONTEXT Zoning Districts: V4, V5 SPECIFICATIONS Total R.O.W: 84 feet Road Surface Width: 64 feet Public Frontage Width: 10 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)	64' 8' 12' 12' 12' 12' 8'	
B. ROADWAY (ROAD SURFACING)		
SPECIFICATIONS Travel Lanes/Width: 4 / 12 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V4	V5
DESCRIPTION	Less rural streetscape intersecting with Main Street in all Sub-Districts	Less rural streetscape intersecting with Main Street in all Sub-Districts
	84' 10' 64' 10'	84' 10' 64' 10'
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	10 feet	10 feet
Design	Paved between Street Trees	Paved between Street Trees
Planting Technique	36 sq. ft. Tree Pit	36 sq. ft. Tree Pit
Tree Sequence	Single Species	Single Species
Tree Species	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing		
WALKWAY		
Width	10 feet	10 feet
Type	Sidewalk	Sidewalk

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.3 THOROUGHFARE TYPES (continued)

LIGHT COLLECTOR 2.2D (84-54)

A. GENERAL

CONTEXT

Zoning Districts: V2, V3, V4, V5

SPECIFICATIONS

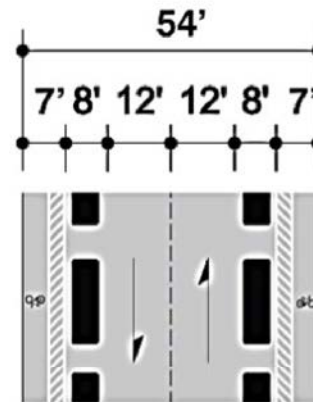
Total R.O.W: 84 feet
 Road Surface Width: 40 - 54 feet
 Public Frontage Width: 22 feet each side

The Public Frontage allows for Sharrows or future Cycle Track to provide connectivity per Ramona Road Master Plan, 2003.

B. ROADWAY (ROAD SURFACING)

SPECIFICATIONS

Travel Lanes/Width: 2 / 12 feet
 Parking Lanes/Width: 2 / 8 feet
 Bicycle Lanes/Width: 2 / 8 feet
 Drainage Type: Curb and Gutter



C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V2	V3	V4	V5
DESCRIPTION	More rural with bike lane	More rural with bike lane	Less rural with bike lane	Intersects with Main Street w/bike lane
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)				
FURNISHING ZONE				
Width	14 feet	14 feet	14 feet	14 feet
Design	Landscaped	Landscaped	Landscaped	Paved between Street Trees
Planting Technique	9 foot wide Planter	9 foot wide Planter	7 foot wide Planter	36 sq. ft Tree Pit
Tree Sequence	Single Species	Single Species	Single Species	Single Species
Permitted Tree Species	See Table 8.8	See Table 8.8	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing	n/a	n/a	At intersection with Main Street	At intersections with Main Street
WALKWAY				
Width	5 feet	5 feet	7 feet	14 feet
Type	Sidewalk or Parkway	Sidewalk or Parkway	Sidewalk	Sidewalk

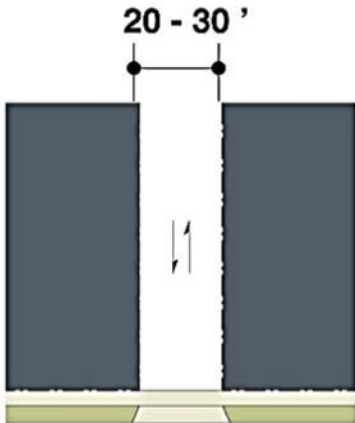
PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.4 THOROUGHFARE TYPES (continued)

COMMUNITY COLLECTOR 2.1E (60-40)		
A. GENERAL		
CONTEXT Zoning Districts: V3, V4, V5 SPECIFICATIONS Total R.O.W: 60 feet Road Surface Width: 40 feet Public Frontage Width: 12 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)		
B. ROADWAY (ROAD SURFACING)		
SPECIFICATIONS Travel Lanes/Width: 2 / 12 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V3 V4	V3 V5
DESCRIPTION	More rural streetscape with landscape planter connecting other Collector streets	Less rural streetscape with tree grates connecting other Collectors streets
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	12 feet	12 feet
Design	Landscaped	Paved between Street Trees
Planting Technique	7 foot wide Planter	36. sq. ft. Tree Pit
Tree Sequence	Various Species	Various Species (T4) Single Species (T5)
Tree Species	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	20-30 ft. o.c. avg.
Lighting Spacing		
WALKWAY		
Width	5 feet	12 feet
Type	Sidewalk	Sidewalk

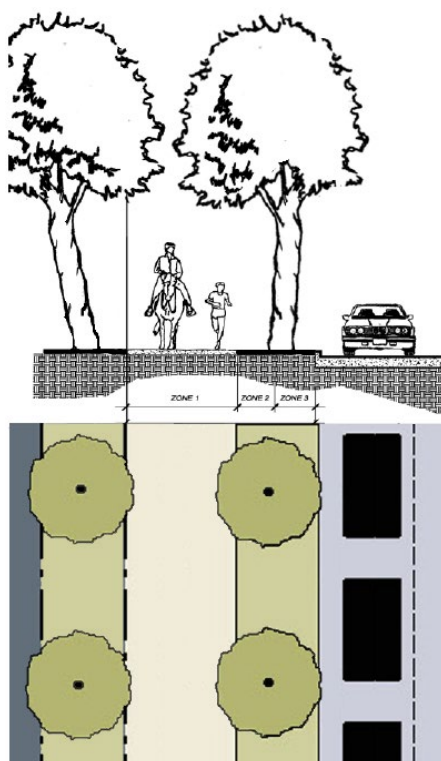
PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.5 THOROUGHFARE TYPES (continued)

ALLEY		
A. GENERAL		
CONTEXT Zoning Districts: V3, V4, V5 SPECIFICATIONS Total R.O.W: 20 - 30 feet Road Surface Width: 20 - 30 feet Public Frontage: none (Second/Third Lot Layers only)	 (FOR ADVISORY PURPOSES ONLY)	
B. ROADWAY (ROAD SURFACING)		
SPECIFICATIONS Travel Lanes/Width: 2 / 10 feet Parking Lanes/Width: n/a Drainage Type: Inverted Crown		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V4	V5
DESCRIPTION	rear service lane paved or decomposed granite surface	rear service lane paved or decomposed granite surface
FURNISHING ZONE		
Width	n/a	n/a
Design	n/a	n/a
Planting Technique	n/a	n/a
Tree Sequence	n/a	n/a
Tree Species	n/a	n/a
Tree Spacing	n/a	n/a
Lighting Spacing	n/a	n/a
WALKWAY		
Width	n/a	n/a
Type	n/a	n/a

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.6 THOROUGHFARE TYPES (continued)

TYPE D- PATHWAY SPECIAL	
A. GENERAL	
CONTEXT Zoning Districts: All	
SPECIFICATIONS Total R.O.W: 15 - 20 feet Parkway Surface Width: 8 - 10 feet Public Frontage: Major Street or CALTRANS Highway	
B. ROADWAY (SURFACING)	
SPECIFICATIONS Surface Materials: Decomposed Granite or Tread Vertical Clearance: 12 feet Drainage Type: Cross Slope Description: Trail type fronting onto the thoroughfare intended for an intense volume of use generally associated with an urban/suburban setting. This parkway provides the widest tread so they may function as both recreation and transportation facilities and will be accessible to all trail users, such as pedestrians, equestrians and bicyclist. A secondary planting zone is located along the private Lot frontage to allow for a new colonnade of eucalyptus to grow and maintain the historic/older colonnade trees. See County Trails Master Plan for more detailed specifications.	
	
(FOR ADVISORY PURPOSES ONLY)	

C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V4	V5
FURNISHING ZONE		
Planting Technique	36 sq. ft. tree pit	36 sq. ft. tree pit
Tree Sequence	various species	various species
Primary Tree Species	Lemon scented gum Sugar gum River red gum	Lemon scented gum Sugar gum River red gum
Tree Spacing	formal	formal
Lighting Spacing	n/a	n/a
fencing	rural, split-rail fencing along ROW 15-feet or greater	rural, split-rail fencing along ROW 15-feet or greater
WALKWAY		
Width	8 - 10 feet	8 - 10 feet
Type	Decomposed granite or natural tread surface material w/binding agent	Decomposed granite or natural tread surface material w/binding agent

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.7 APPROVED STREET TREE LIST (REFERENCE RDRB APPENDIX A - PLANT SELECTION GUIDE)

Species name (Botanical Name)	TREE CANOPY CHARACTERISTICS (NOTE - NO PALM TREES PERMITTED)				
	SHAPE	DENSITY	MATURE HEIGHT (ft)	MATURE DIAMETER (ft)	General
Chinese Pistache (<i>pistachia chinensis</i>)		full	35	35	spectacular red, red-orange fall color; heat, drought and soil tolerance; pest resistant. A near perfect shade tree for one-story buildings.
Black Locust (<i>robinia pseudoacacia</i>)		full	60	40	turns brilliant shades of yellow, orange, red and purple in autumn; prized shade tree in parks, campuses and around residences with space for large trees
Cape Chestnut (<i>calodendron capense</i>)		full	60-90	45-60	peeling bark; leaves persist through fall and early winter; medium to dark green in summer; yellow-brown in fall; roots can heave sidewalks
Camphor Tree (<i>cinnamomum camphora</i>)		full	45-60	45-60	tolerates a variety of soils; tolerates drought, sun, wind, air pollution; resistant to Dutch Elm disease
Jakaranda aka Black Poui (<i>jacaranda acutifolia</i> or <i>jacaranda mimosifolia</i>)		open	30	40	turns brilliant shades of purple in autumn; prized shade tree in parks, campuses and around residences with space for large trees
River Red Gum (<i>eucalyptus camaldulensis</i>)		open	80-120	irregular	massive evergreen tree, weeping habit, spreading crown; exfoliates bark to reveal distinctive mottled, multicolored trunk; trunk may be tan, gray or white
Sugar Gum (<i>eucalyptus cladocalyx</i>)		open	75-200	irregular	straight trunk with steep branches occurring about half way up; each main branch ends with its own little canopy
Lemon-Scented Gum (<i>eucalyptus citriodora</i>)		open	75-200	irregular	highly drought adapted evergreen tree; smooth; pale; uniform bark; white to coppery in summer; conspicuously narrow-leaved crown which smells strongly of lemons
Silk Tree (<i>albizia julibrissin</i>)		open	20-40	40	canopy can become vase shaped.
Peppermint Tree (<i>agonis flexuosa</i>)		full	40-75	30-75	canopy can become vase shaped; dark green in summer; yellow to reddish-purple in fall; peeling trunk bark exfoliates in combinations of grey, green, orange, and brown color
Maidenhair Tree (<i>ginkgo biloba</i>)		full	25-50	25-35	tolerates drought, heat, and poor soils; tolerates moderate drought and moderate wetness; grows slowly in hot and dry climates
Coast Live Oak (<i>Quercus agrifolia</i>)		full	40-75	40-60	adapted to relatively warm, wet winters and dry summers; tolerant of various soil types;
Green Wattle (<i>acacia decurrens</i>)		open	40-50	20-35	dull blue-green in summer, yellow-green in fall; relatively straight trunk and a crown of crooked branches
Strawberry Tree (<i>Arbutus 'Marina'</i>)		full	20-45	20-30	Pendulous pink flowers year-round; red and yellow fruit and peeling red bark
Kurrajong (<i>Brachychiton populneus</i>)		open	30-50	30	blooms in late spring and summer with clusters of small, bell-shaped, white flowers flecked with red on the inside
Western Redbud (<i>Cercis occidentalis</i>)		open	20-25	20-25	Pink to reddish purple flowers are grown on old twigs, branches, and trunks. Flowering occurs in March to May before leaf growth.
Chitalpa (<i>Chitalpa Tashkentensis</i>)		open	20-40	20-40	dry-spell tolerant and fast-growing and blooms between late spring and late fall.
Arizona Ash (<i>Fraxinus velutina</i>)		full	40-50	25	The lustrous, dark green leaflets create a light shade beneath the tree. The leaves turn various shades of red to purple before falling in autumn.

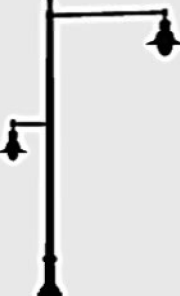
PART EIGHT: 8850 Public Realm - Thoroughfares

<u>Chinese Flame Tree</u> (<i>Koelreuteria bipinnata</i>)		<u>open</u>	<u>20-40</u>	<u>20-40</u>	Yellow flowers in fall are soon followed by hot pink seed pods in autumn.
<u>Crape Myrtle</u> (<i>Lagerstroemia indica</i>)		<u>full</u>	<u>20-30</u>	<u>15-25</u>	A long period of striking summer flower color, attractive fall foliage, and good drought-tolerance.
<u>Sweet Gum</u> (<i>Liquidamber styraciflua</i>)		<u>open</u>	<u>60-75</u>	<u>35-50</u>	The beautifully glossy, star-shaped leaves turn bright red, purple, yellow or orange in the fall and early winter.
<u>Mesa Oak</u> (<i>Quercus engelmannii</i>)		<u>open</u>	<u>40-60</u>	<u>50-75</u>	The bark is thick, furrowed, and light gray-brown. The leaves are leathery, of a blue-green color, and may be flat or wavy, with smooth margins.
<u>Callery Pear</u> (<i>Pyrus calleryana</i>)		<u>full</u>	<u>30-50</u>	<u>20-35</u>	flowers in early spring before the leaves, white with five petals; fruits mature in fall and are small, hard, brown, and almost woody.
<u>Fern Pine</u> (<i>Podocarpus gracilior</i>)		<u>full</u>	<u>30-50</u>	<u>20-40</u>	Soft, graceful, billowy appearance of bright green new growth, dark-green mature leaves, and weeping branch tips.

TABLE 8.8 STREET TREE PLANTING PATTERNS

	FORMAL	INFORMAL
a. Allee Spacing Pattern Street Trees shall be planted in a formal or regularly-spaced Allee pattern. At Commercial Frontages in V5 districts, Street Trees may be planted in an informal or irregularly-spaced Allee pattern to avoid visually obscuring shop front windows and signage.		
	SINGLE	VARIOUS
b. Species Sequence In specified districts, Street Trees shall be planted in either a repeating sequence of one (1) species or Cultivar or sequence of various species or Cultivar to promote planted species diversity.		

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.9 PUBLIC FRONTAGE STREET LIGHTING	
A. PASEO MAIN STREET	SPECIFICATIONS
	"Main Street Standard" Head: Memphis Luminaire or Ameron Standard Pole: 20 foot Tapered Fluted Steel Base: 20" square x 36" high with Ramona Village Logo cast into top ring Lamp Source: High-Pressure Sodium and/or Flourescent Lighting "Fixture Character:" Less Formal Fully Shielded Light 2012 Fixture Each: \$2,000.00 (every 50' o.c.)
B. OLD TOWN MAIN STREET	SPECIFICATIONS
	"Main Street Standard" - Type B Caltrans Standard Head: Ameron International #26CT14 #52A 1901C Pole: 16 foot pole Base: Handhold Opening with Concrete Door Lamp Source: High-Pressure Sodium and/or Flourescent Lighting "Fixture Character:" More Formal Illuminated Lamp 2012 Fixture Cost: \$3,000.00 (every 50' o.c.)
C. MAIN STREET INTERSECTION	SPECIFICATIONS
	"Main Street Intersection Standard" Head: Memphis Utility Series Luminaire Memphis Pedestrian Luminaire Ameron Standard Pole: 16 foot North Yorkshire Pole Base: Handhold Opening with Concrete Door Lamp Source: High-Pressure Sodium Flourescent Lighting "Fixture Character:" Old Town: More Formal Paseo: Less Formal Colonnade: Informal 2012 Fixture Cost: \$3,000.00 (every intersection)

MAIN STREET LIGHTS DESIGN PATTERNS

- Paseo and Old Town Sub-Area Districts shall have Street Lights along each block, every 50 feet on-center (o.c.), and at Intersections (at Ramona St; Montecito Road; 14th St; 10th St; and 7th St).
- The Colonnade Sub-Area District shall only have Street Lights at the Intersections (Hunter Street).

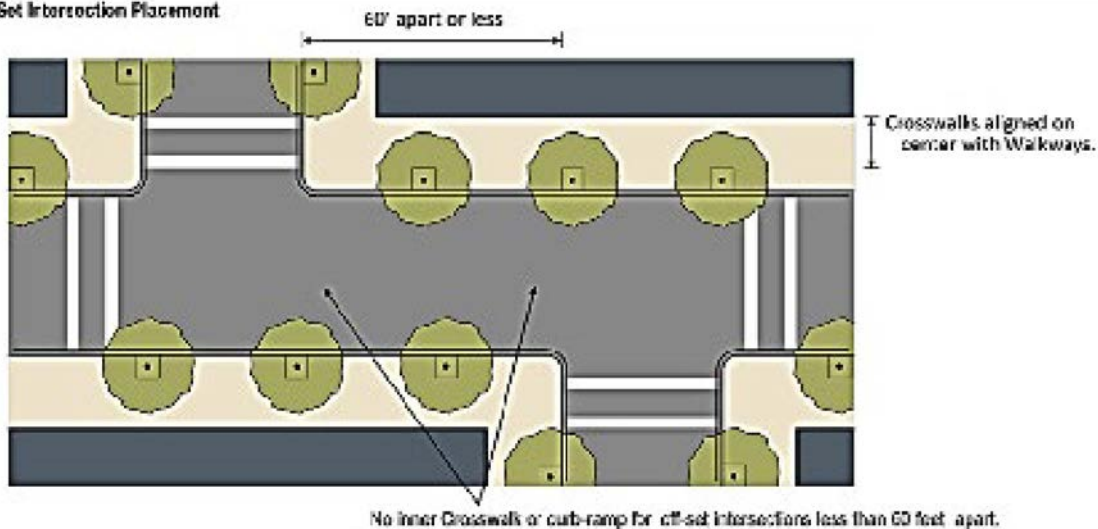
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TABLE 8.10 PEDESTRIAN CROSSINGS

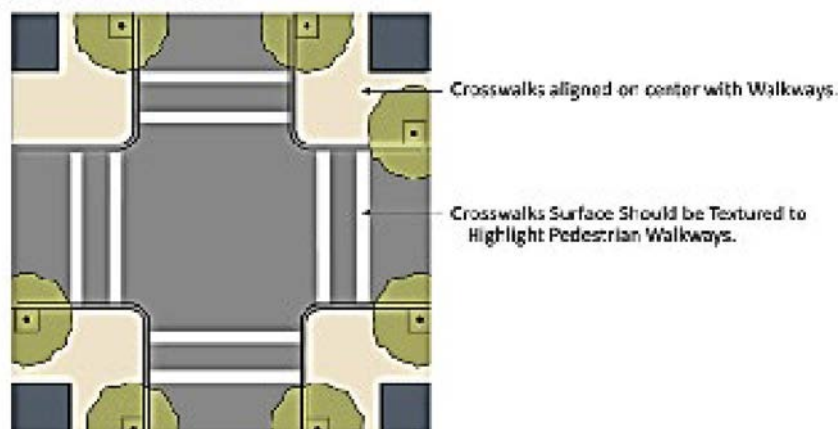
	UNMARKED	MARKED	MARKED
a. Crosswalk Assembly The principle variables are the type, dimension and angle of markings, the intersection type, and marking materials			
Total Width	-	10 feet	10 feet
Stripe Width	-	1 foot	1 foot
Transverse Line Offset	-	10 feet o.c.	-
Longitudinal Line Offset	-	-	3 feet o.c.
Special Locations	-	-	School Zones
Intersection Type	Yield, Stop	Stop, Signal	Stop, Signal
Surface Material	-	Textured	Textured
Zoning District Location	V1 - V3	V4, V5	V5

TABLE 8.11 CROSSWALK PLACEMENT

a. Off-Set Intersection Placement



b. Aligned Intersection Placement



PART EIGHT: 8850 *Public Realm - Thoroughfares*

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PART EIGHT: 8860 *Definitions*

8860 DEFINITIONS

PART EIGHT: 8860 *Definitions*

A

Accessory Dwelling Unit:	<u>Is an Outbuilding of the Primary Building, and includes Second Dwelling Unit and/or Guest Living Quarters</u> as defined pursuant to the requirements of Zoning Ordinance (ZO) of §6156.
Address Sign:	A sign, generally applied to a building wall, that displays a building's address.
Agricultural Services:	A Land Use generally defined in PERMITTED USE Tables in this Section, as defined pursuant to the requirements of ZO Land Use Regulations as both 'Limited' and 'General' Agricultural Uses.
Allee:	A regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.
Alley:	A narrow service access to the rear of more urban buildings providing service areas, parking access, and utility easements. Alleys surfaces should accommodate for trucks, dumpsters, and drainage.
Animal Regulations:	Apply to the keeping of animals as defined pursuant to the requirements of ZO §3000 and §3120.
Apex:	The highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.
Arcade:	A Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade of the First Story remains at the Frontage Line.
Attic:	The interior part of a building contained within a pitched roof structure.
Avenue:	A Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between within a Tower Center, and usually equipped with a landscape median.
Awning Sign:	Lettering applied directly on the Valance or other vertical portion of an awning.

B

Band Sign:	A sign that is attached flat on the exterior front, rear or side wall of any building or other structure. (Syn: wall-mounted sign, fascia sign)
Bicycle Lane:	A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.
Bicycle Route:	A Thoroughfare suitable for the shared use of bicycles and automobiles moving at slow speeds.
Bio-retention Swale:	Mimic the filtration properties of natural vegetation, planted tracks located adjacent to paved roads or other impervious areas that produce stormwater sheet flow.
Blade Sign:	A sign mounted on the building Facade, projecting at a 90-degree angle. (Syn: projecting sign).
Block:	An aggregate land area circumscribed by Thoroughfares.
Block Face:	The aggregate of all Primary Frontage Lines, or alternatively the building Facades, on one side of a Block.
By Right:	Characterizing an entitlement that complies with the regulations of this Section and is permitted and processed administratively, without a public hearing.

C

Canopy:	The extent of the outer layer of leaves of an individual tree or group of trees.
Civic:	The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, religious, and municipal parking.
Civic Art:	See Public Art.
Civic Building:	A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the Development Authority. A Civic Building is owned by a municipal or governmental body.
Civic Space:	An outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, size, landscaping and surrounding buildings.
Civic Sub-District:	Designation for public sites dedicated for Civic Buildings and/or Civic Space.
Clearance:	The height above the walkway, or other surface if specified, of the bottom edge of an element.
Commercial:	The term collectively defining workplace, Office, Retail, and Lodging Uses.
Commercial Street:	A local urban Thoroughfare of low speed and capacity primarily fronted by Commercial building Uses.
Commercial Unit:	An enclosed indoor space providing complete, independent facilities for one Commercial business.
Common Yard:	A planted Private Frontage wherein the Facade is set back from the Frontage Line. The yard is visually continuous with adjacent yards.

PART EIGHT: 8860 *Definitions*

Concrete Paver Block:	Cast or pressed concrete pavers are solid blocks set on a surface with joints that leave open spaces between units.
Coordinated Frontage:	A condition where the landscape and paving of Public Frontage and Private Frontage are coordinated as a single, coherent design.
Cottage Business:	Non-Retail Commercial enterprises located either within a Primary Building or in an Outbuilding.
Courtyard:	The placement of a building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.
Crosswalk:	A path across the vehicular lands of a Thoroughfare distinctly indicated for pedestrian crossing by lines or other surface markings or by change in surface material.
Crushed Gravel/Stone:	Any non-bound and/or natural aggregate material spread over soil and used for paving.
Cultivar:	A cultivated variety of Street Tree; deliberately selected for its desirable physical characteristics.
Curb:	the raised edge of the vehicular pavement used to channel storm water to incorporated drainage.

D

Detention Basin:	Commonly known as a dry pond to store stormwater after a rainfall, but remain dry all other times.
Drive:	A Thoroughfare along the boundary between a developed and a natural condition, usually along a waterfront or a Park. One side has the Public Frontage characteristics of a Thoroughfare, while the other has the qualities of a Road or a parkway.
Driveway:	A vehicular lane within a Lot, often leading to a garage.
Duplex:	A building with two (2) side by side units on a Lot.
Dwelling:	Any building or portion thereof that is designated for residential Use.

E

Edgeyard:	The placement of a building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides.
Effective Turning Radius:	The measurement of the turning radius at a corner taking parked cars into account.
Elevation:	An exterior wall of a building not along a Frontage Line. (see Facade)
Encroach:	To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

F

Facade:	The exterior wall of any building oriented toward or set along a Frontage Line. (see Elevation)
Facade Alignment:	The orientation of the Facade in relation to the Primary Frontage Line of a Lot.
Fenestration:	The design and placement of windows on a building.
Fenestration Calculation:	Required Fenestration shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the story of a building under calculation.
Floor:	A habitable level within a building, excluding an Attic or raised basement. See 'Story.'
Frontage:	The area between a building Facade and the vehicular lanes of a Thoroughfare, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
Frontage Line:	A Lot line border the Public Frontage and where minimum Lot Width is measured. Facades facing Frontage lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.
Focal Point:	The visual termination of a long stretch of Main Street. The point of termination should be an architecturally significant building reflection of Ramona's Sub-Area community character.

G

Gallery:	An attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.
Grassed Cellular Plastic:	Comprised of manufactured plastic lattices that may be filled with aggregate for planting materials that stormwater percolates through and into the soil below.

PART EIGHT: 8860 *Definitions*

Grated Tree Well: Incorporating street trees into sidewalks to collect and store stormwater runoff and assist with infiltration.
 Gymnasium Facility: An indoor and/or shaded outdoor facility that provides organized recreational space and administrative space for both commercial and non-commercial ownership.

L

Landscaped Tree Well: Trees have exposed soil to receive water to collect and store runoff and assist in infiltration of stormwater in parking lots and on sidewalks.
 Layer: A range of depth of a Lot within which certain elements are permitted.
 Lightwell: A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.
 Liner Building: A building specifically designed to mask a Parking Structure from a Frontage.
 Live-Work: A Mixed-Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity.
 Lodging: Premises available for daily and weekly renting of bedrooms.
 Lot: A parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by
 Lot Line: The boundary that legally and geometrically demarcates a Lot.
 Lot Width: The length of the Primary Frontage Line of a Lot.

M

Main Civic Space: The primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.
 Main Street: A Commercial Thoroughfare type intended for the aggregation of Commercial buildings on the abutting Lots.
 Main Street Frontage: A Zoning District designation that strictly prohibits residential building frontages from fronting along the entirety of Main Street (RM-V4 / RM-V5).
 Marquee: A structural feature of a building that provides shelter and sign space.
 Meeting Hall: A building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of ten (10) square feet per projected dwelling unit within the Pedestrian Shed in which it is located.
 Message Board: A sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.
 Mulch: A protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.
 Murals: A painting or other work of art executed directly on a wall for Civic Art purposes.

N

Nameplate: A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

O

Office: A building with an entire floor used primary for providing leasable workplace and working space primarily for administrative and managerial workers.
 Open Space: Land intended to remain undeveloped; it may be used for Civic Space.
 Outbuilding: A building usually located toward the rear of the same Lot as a Primary Building such as a garage, carport, or workshop and may include an Accessory Unit, as defined pursuant to the requirements of Zoning Ordinance (ZO) of §6156.
 Outdoor Display Case: A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

PART EIGHT: 8860 *Definitions*

P

Parking Space:	A space functionally able to contain an average sized automobile, approximately 9 feet wide by 18 feet long.
Parking Structure:	A building containing one or more Stories of parking above grade.
Passage:	A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.
Pathway:	Non-motorized, multi-use soft-surfaced facilities of decomposed granite, located within a parkway or at the edge of a public road right of way intended to serve as transportation and recreation purposes for pedestrians, equestrians and bicyclists.
Paver:	A masonry block of various material and/or size.
Pervious Asphalt:	An open aggregate bound with a black solid or semisolid substance distilled from a petroleum byproduct to allow water to flow through.
Pervious Concrete:	Consisting of cement (usually Portland) aggregate (usually gravel), water and admixtures made with an
Planter:	A three (3) foot deep recessed soil bed provided for the planting of Street Trees and kept open to air and water flow through landscaping or permeable Pavers.
Playground:	An Open Space designed and equipped for the recreation of children.
Plaza:	A Civic space type designed for Civic purposes and Commercial activities in the more urban Sub-Districts, generally paved, spatially defined by buildings, and internal to or part of a Block.
Pocket Park:	A Civic Space type of limited size available for unstructured recreation and may be designed as a playground; normally located internal to a Block.
Primary Building:	The main building on a Lot.
Primary Frontage:	The Private Frontage designed to bear the address and Principal Entrance(s) of a building.
Principal Entrance:	The main point(s) of access for pedestrians into a building or unit within a building.
Private Frontage:	The area of a private Lot between the Facade of a building and the Public Frontage (see First Layer). To be measured from the Property Line.
Public Art:	Works of art in any media that have been planned and executed with a specific intention of being sited or staged in the physical public realm usually outside and accessible to all, such as the Mural program.
Public Frontage:	The area between the edge of the vehicular lanes of a Thoroughfare and the Frontage Line of private Lots and Civic Spaces.
Public Furniture:	Equipment owned and/or provided by the Village of Ramona for the comfort or convenience of pedestrians.
Public Infrastructure:	Installations needed for the functioning of human settlements, including but not limited to transportation and communications systems, and water and power lines.
Public Lighting:	A type of Public Infrastructure necessary for the illumination of Public Frontages and Thoroughfare intersections.
Purification Biotope:	Artificially created ecosystem or habitat that is homogenous with local environmental conditions to facilitate the growth of specific plants and animals.

R

Rain Garden:	Man-made or natural depression that temporarily retains stormwater that is planted with specific vegetation to filter water before it percolates back into the ground.
Rearyard:	The placement of a building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking.
Religious Assembly:	A facility operated by a religious organization for worship, or the promotion of religious activities with a maximum capacity in the assembly area of more than 50 people.
Retention Basin:	Designed to hold the same level of water at all times and resembles a pond.
Rowhouse:	A single or multi-unit building that shares a party wall with another of the same type and a Facade along 100% of the Frontage Line.

PART EIGHT: 8860 *Definitions*

S

Setback:	The area of Lot measured from a Lot Line to the nearest permissible location of a Primary Building, Secondary Building, or Outbuilding, excluding Encroachments.
Shared Parking:	An accounting for parking spaces that are available to more than one Function.
Shared Use:	Multiple Uses within the same building, consolidated vertically and/or horizontally into a single structure.
Sharrows:	A symbol painted on the Travel Lane to demarcate routes to guide both cyclist and automobiles to 'share' the lane.
Sidewalk:	A type of Walkway paved with concrete or Pavers.
Sidewalk Sign:	A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)
Sideyard:	the placement of a building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.
Signage:	Any commercial or public display sign that has a business or product name, logo or trademark.
Square:	a Civic Space designed for unstructured recreation and Civic purposes, circumscribed by Thoroughfares, spatially defined by building Frontages, and consisting of Paths and/or Sidewalks, lawn and trees, formally disposed.
Stabilization Mat:	A tightly woven grid of plastic cells manufactured in large rolls and generally a thin material covered with soil or lawn.
Stoop:	An exterior stair and landing leading to an elevated first Story of a building.
Stormwater Facility:	Any facility, improvement, development, or property made for controlling storm water quantity and quality.
Story:	A habitable level within a building, excluding an Attic or raised basement. See 'Floor.'
Stone/Rip Rap Channel:	Drainage ditches that contain large rocks to slow the flow of stormwater.
Streetscreen:	A freestanding wall or landscape screen built along the Frontage Line, or coplanar with the Facade. Streetscreens mask a parking lot from a Thoroughfare, provide privacy to a sideyard, and/or strengthen the spatial definition of the public realm. Accompanied structures include trellis, landscape screen, stone or masonry wall.
Street Tree:	A canopy tree planted within the furnishing zone of the public frontage as an element of a thoroughfare assembly.
Substantial Modification:	Alteration to a building, excluding the interior, that is valued at more than 50% of the market value of the entire building.

T

Tandem Parking:	A parking configuration of two (2) spaces stacked one in front of and the other behind in a garage or driveway.
Terminated Vista:	A location at the axial conclusion of a Thoroughfare. A building located at a visual termination point.
Thoroughfare:	A way for use by pedestrian and vehicular traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and Public Frontage.
Traffic Calming:	Main Street intersections should emphasize slow speeds and the management of conflicts through appropriate traffic controls and improved visibility. Such strategies include lane narrowing, on-street parking, sidewalk bulb-outs, and surface variations and textures.
Trail:	A multi-purpose pathway traversing the countryside or along a corridor/thoroughfare. Trails should connect directly with the sidewalk network linking Main Street to the region. Classification include Class I through Class III per County Standards.
Transect:	A cross-section of the environment showing a range of different habitats. The Transect of human habitat types used in this Code is divided into six Transect Districts. These districts describe the physical form and character of a place, according to the form and intensity of its land use and Urbanism.
Tree, Canopy:	A woody plant with an expected mature height of thirty feet or more.
Tree, Ornamental:	A woody plant with an expected mature height of thirty feet or less.

PART EIGHT: 8860 *Definitions*

V

Valance: The portion of an awning that hangs perpendicular to the Sidewalk.

Variance: A grant of relief from the requirements of this Section in deviation from the regulations and standards prescribed to permit construction that would otherwise be prohibited.

Vegetative

Purification Bed: Treats and stores a moderate amount of stormwater with a combination of plan material, sand filtration, and cycling water through a the media purifies the water in the bed.

Vegetative Swale: Open and very shallow man-made depressions that filter and collect runoff to treat small quantities of stormwater.

W

Walkway: The section of the Public Frontage dedicated exclusively to pedestrian activity.

Window Sign: A sign placed or painted on the interior of a Shopfront window or the window of a business door.

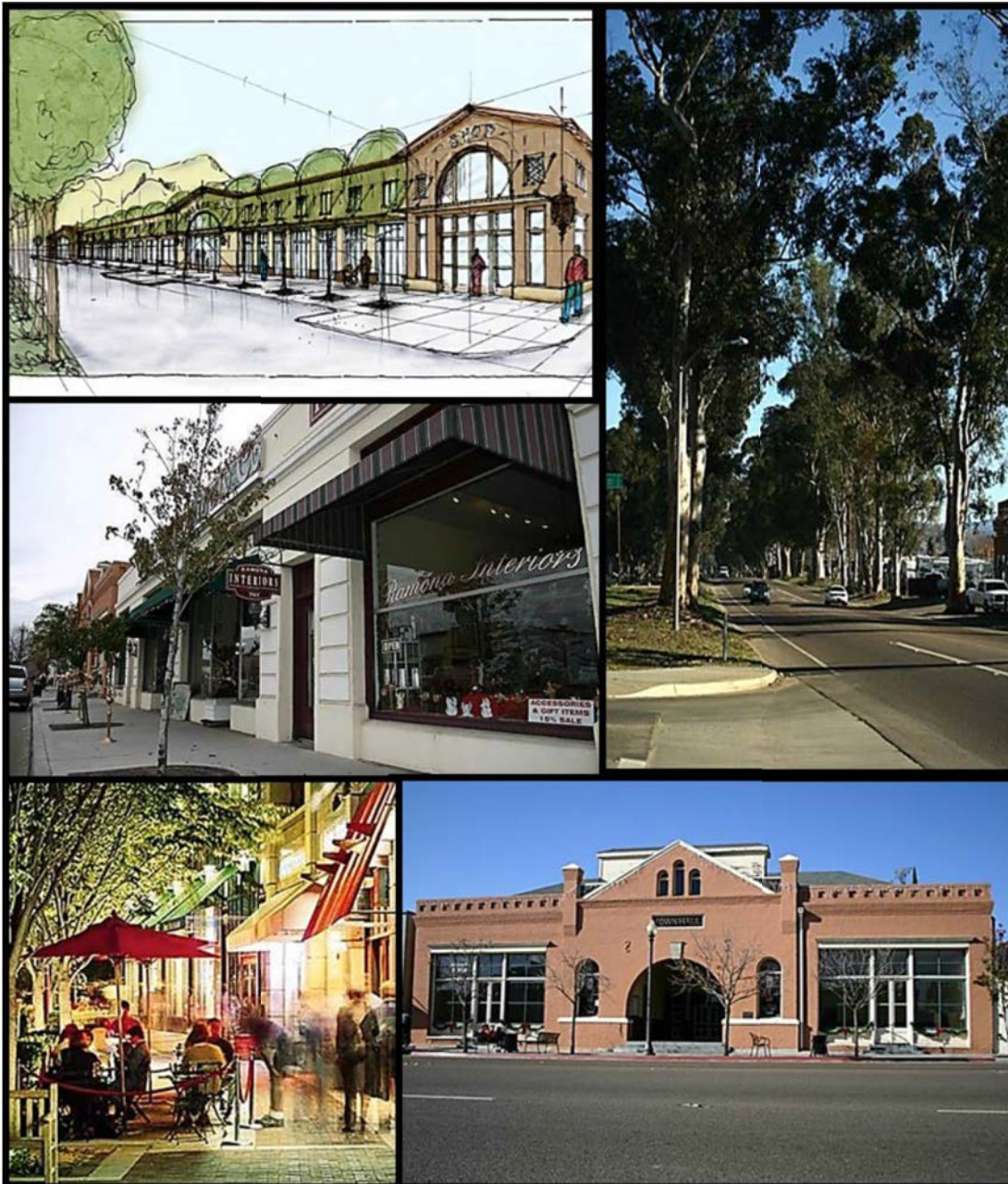
Z

Zoning Map: The official map or maps that are part of the zoning ordinance and delineate the boundaries of individual Districts and Sub-Areas. See Regulating Plan, Old Town, Paseo, and Colonnade Sub-Areas, and RM-V Districts.

**Attachment D – Ramona Village Form Based
Code - Clean Copy**

Ramona Village Center Form-Based Code

January 2019 - Revised Draft (Clean)



PART EIGHT: 8700 *Ramona Village Center Regulations*

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PART EIGHT: 8700 *Ramona Village Center Regulations*

Ramona Village Center Regulations | June 2018 Revised Draft

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Ramona Village Design Committee Members

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ADOPTED: County Board of Supervisors
July 30th, 2014 (2)

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 - TABLE 8.6 TYPE D SPECIAL PATHWAY
 - TABLE 8.7 APPROVED STREET TREE LIST
 - TABLE 8.8 STREET TREE PLANNING PATTERN
 - TABLE 8.9 STREET LIGHTS
 - TABLE 8.10 RESERVED
 - TABLE 8.11 PEDESTRIAN CROSSING

8860 Definitions

PART EIGHT: 8700 *Ramona Village Center Regulations*

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PART EIGHT: 8700 *Ramona Village Center Regulations*

8700 General Administration and Process

8701 General Provisions

8702 Permitted Uses Determine Plan Process

8703 Site Plan Permit Requirements

8704 Site Plan Permit Process Exemptions

8705 Exceptions

8706 Sequence to Entitlement Determination

8708 Site Plan Review Checklist Exception Process

Map 1 Village Center Sub-Area

Map 2 Village Center Zoning District Map

PART EIGHT: 8700 *Ramona Village Center Regulations***8701 General Provisions**

The Ramona Village Center Regulations apply to the area identified in the Ramona Community Plan as the Village Center and are intended to preserve and promote the character of Ramona while creating a balanced automobile, bicycling, and pedestrian friendly environment for residents, business owners and visitors. These regulations are also intended to encourage the continuation and growth of the established equestrian and agricultural character of Ramona while promoting the economic development of the Ramona Village Center. The following General Provisions shall apply to the Ramona Village Center Regulations:

- a. Where the provisions of a section of the San Diego County Zoning Ordinance (ZO) are in conflict with the requirements of this section, or is not mentioned in these sections, including non-conforming uses, then the ZO shall apply.
- b. The diagrams and illustrations within this Section, unless specifically noted as advisory, are considered regulatory in nature and are legally binding.
- c. The definition of a term in this Section and Definitions Section 8860 shall take precedence over definitions of the same term elsewhere in the ZO. If the term is not defined in these Sections, the ZO is the precedent.
- d. The term shall denote a specific requirement, while the term should is intended to be a primary consideration incorporated into plans or accompanied with a clear rationale as to why its standards or specifics were not followed.
- e. The Ramona Village Center regulations will complete periodical reviews to provide on-going clarification and address Code discrepancies discovered during implementation of the Ramona Village Center regulations.
- f. Where provisions of a section of the San Diego Best Management Practice Design Manual (BMP) are in conflict with requirements of this section, then the BMP Design Manual shall apply.

8702 Permitted Uses Determine Site Plan Process

- a. A Site Plan permit is necessary to determine ZO conformance for San Diego County Department of Public Works to construct public thoroughfares, Department of General Services, and Department of Parks and Recreation to construct public Civic Spaces within the Ramona Village Center.
- b. A Site Plan permit is necessary to entitle new Land Uses on private Lots, owned by private land owner(s) or representatives of land owner(s), through either a ministerial or a discretionary review process within the Ramona Village Center.
- c. A Ministerial Site Plan permit is necessary to determine Design Standard conformance for any new building construction, Lot Subdivision, and/or a significant remodel 120 square feet or more of an existing building.
- d. The Site Plan process, "by Right," "Administrative Permit," and/or "Major/Minor Use Permit," is determined by the proposed single or combination of Land Uses listed on Tables 2.0, 3.0, 4.0, 5.0 and 6.0 PERMITTED USE TYPES.
- e. Permitted Uses for Lots and buildings are listed on Table(s) 2.0 - 6.0 PERMITTED USE TYPES.
 - i. Uses permitted "by Right" are permitted without the requirement for a discretionary use permit.
 - ii. Uses permitted "by Administrative Permit" require the submission and approval of a Administrative Permit application subject to the regulations of §7050-7099 ADMINISTRATIVE PERMIT PROCEDURE of the ZO.
 - iii. Uses permitted "by Minor Use Permit" require the submission and approval of a Minor Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the ZO.
 - iv. Uses permitted "by Major Use Permit" require the submission and approval of a Major Use Permit application subject to the regulations of §7350-7399 USE PERMIT PROCEDURE of the ZO.

8703 Site Plan Permit Requirements

- a. A Building permit shall not be issued for development or redevelopment on a private lot prior to the submittal and approval of a Site Plan, in compliance with the standards of this Section and subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO unless an Exception to the site plan is granted.
- b. A Site plan submitted under this Section shall be prepared by the land owner or a representative of the land owner, and shall be approved administratively by the County of San Diego Planning and Development Services (PDS) Director subject to the regulations of §5750-5799 COMMUNITY DESIGN REVIEW AREA REGULATIONS and the §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO.
 - i. One (1) Site Plan submittal map shall include the proposed Lots and Building(s) to-scale and centered in plan view with all surrounding property lines, easements, thoroughfares, building footprints, and primary building frontages that illustrate primary building entrances for 300 feet.

PART EIGHT: 8700 Ramona Village Center Regulations

- ii. One (1) Site Plan submittal map shall include a to-scale colored elevation graphic and color boards illustrating the primary building frontage of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site.
- iii. One (1) Site Plan submittal map shall include a to-scale and detailed Landscape Plans of the subject property with its adjacent existing building frontages for 150 feet along all sides of the proposed building and site. Landscape plans shall include stormwater management measures.
- d. An existing building that does not conform to the provisions of this Section is considered non-conforming and may be continued in such Land Use until a structural modification, remodel or change of more than 120 square feet and/or Site Plan Permit is requested, at which time the provisions of this Section shall apply.

8704 Site Plan Permit Exceptions

The Director under any of the following circumstances may grant an Exemption from the Site Plan Permit requirement of §8702:

- a. Existing Permit Exemption. All of the purposes and requirements of the Site Plan permit process have been fulfilled by an existing approved discretionary permit.
- b. Concurrent Permit Exemption. All of the purposes and requirements of the Site Plan permit process will be fulfilled by a concurrent discretionary permit which will be reviewed by the Ramona Design Review Board (RDRB).
- c. Minor Project Exemption. The Director determines that a proposed project is minor in nature, as defined in §5757(a)(3), and §7156(b) of the ZO, and that subjecting it to the Site Plan review process would not materially contribute to the attainment of the community design objectives and guidelines as set forth in this Section.
- d. Design Review Checklist Exemption. The Director determines that the project complies with the standards set forth in the Design Review Checklist. In making a decision on such Site Plan permit exemption, pursuant to ZO Section 5757(a)(4), due consideration shall be given to the recommendation of the RDRB. Such recommendation shall be in writing, signed by the Chairperson and shall be accompanied by a copy of the Ramona Village Center Form Based Code Checklist and stamped project plans upon which the recommendation was based.
- e. A request for a Site Plan permit(s) exemption based on compliance with subsection §8704(d) shall be transmitted by the Director to the RDRB. If the Director does not receive an RDRB recommendation within 45 working days, such as an approval, denial, or reasonable time extension request, following the RDRB's initial application submission the Director may make a decision without the RCPG's recommendation.
- f. No building permit shall be issued for a project for which the Site Plan permit exemption has been granted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans, beyond the allowances of §7609 of the ZO. Minor Deviations pertinent to the Ramona Village Center Regulations, such as materials, colors, architectural details, landscaping, stormwater design, and site design, shall be permitted without prior recommendation of the appropriate RCPG, RDRB, and approval of the Director.
- g. Signage procedure requirements shall be exempt from a Minor Deviation §7609 of the ZO.
- h. Outdoor Patios, Condominium Conversions that do not change property lines, and Tenant Improvements of existing buildings proposing less than 120 square feet of structure modification, remodel or change are exempt from Site Plan Permits requirements.

8705 Exceptions

An Exception to the requirements of this Section may be granted in the following manner:

- a. A request for Exception shall only be permitted as specifically indicated in this Section.
- b. An exception to the requirements of this section may only be processed in conjunction with a Site Plan permit subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO as part of the Site Plan permit application, the applicant shall provide the following:
 - i. Specific Exception(s) requested to include a citation from this Section as to why the Exception is being sought.
 - ii. Maps, text, drawings, and/or statistical data related to the requested Exception(s).
- c. No Exception shall be approved unless the PDS finds the approval would:
 - i. be consistent with §8711 General Intent and §8715, 8717, and 8719 Sub-Districts Intent(s).
 - ii. be consistent with the goals, objectives, and policies of the Ramon Community Plan.
 - iii. and be consistent with the goals, objectives, and policies of the San Diego County General Plan.
- d. Any decision regarding an approval or denial of Exception shall state, in writing, the reasons for the approval or denial.
- e. If the Planning Director denies any requested Exception, the applicant may appeal the decision to the Planning Commission

PART EIGHT: 8700 Ramona Village Center Regulations

subject to the regulations of §7200-7249 ADMINISTRATIVE APPEAL PROCEDURE of the ZO.

8706 Pre-Submittal Sequence to Determine Private Development Application Entitlement Process

The following steps are general steps for a potential applicant to following prior to applying for a development permit in the Ramona Village Center (RM-V) Area:

- a. The Site Plan application process is only for new or amended Land Uses and related new Building(s) construction and/or Significant Building(s) Remodel (§8702.c.). Existing Land Uses and Buildings are allowed to operate “by Right” and without Site Plan review (§8702.d.).
- b. Identify the project area’s location in the Ramona Village Center Sub-Area(s) (Map 1), Colonnade, Paseo, and Old Town (§8170), the proposed project is located within, and;
- c. Locate the project’s development regulations in the Sub-Area(s) RM-V Zoning Districts (Map 2) V1-Natural, V2-Rural, V3-Edge, V4-General, V5-Center: Tables (§8730-8810), and;
- d. Identify the existing and proposed Permitted Land Uses (Tables 2.0, 3.0, 4.0, 5.0, 6.0) to determine the necessary development application process, such as “by-Right” Ministerial process, Major/Minor Use Permit, and/or Variance process. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- e. Determine the project’s Parking Requirements (Tables 2.1/2.2 - 6.1/6.2) per the Land Uses (Table 2.0 - 6.0) and Sub-Area Zoning Districts, and;
- f. Calculate if the Lot’s Parking Requirements per the proposed Land Use meet requirements within the Sub-Area intent and Development Standards (§8730 - 8810), and;
- g. Calculate if the proposed project’s Parking Requirements fit within the Lot’s RM-V Zoning District development standards. This calculation of Parking Requirements in relationship to the Lot’s Development Standards (refer to Lot Layers, Setbacks, and Access) parking area will determine if the proposed development project is in conformance and eligible for a Design Review Checklist Exemption decision-making process.
- h. Determine if the project needs an “Administrative Permit” or “Major/Minor” permit due to the proposed Land Use and/or an Exception determination to Parking Requirement in relationship to the Lot size constraints, then the project must proceed with a Discretionary process defined by ZO section §7150-7199 SITE PLAN REVIEW PROCEDURES. This is a key decision point for the applicant prior to submission of a formal Site Plan process application.
- i. Prior to a formal submittal, an applicant is highly encouraged to arrange a Preliminary Review meeting with the RCPG to review Sub-Area requirements (reviewing §8100 only and §8700 - 8800 if a County entity is making an application), RDRB (reviewing §8200 - 8600 only), and County PDS staff (entire code) in order to clearly understand expectations for new projects in Ramona’s Village Center.
- j. It is expected that during an applicant’s initial due diligence and after Pre-Application meetings, the proposed project design may be modified in order to qualify for the Site Plan Ministerial process, and;
- k. Review and calculate the Thoroughfare (Map 8) §8850 to understand the public frontage improvement requirements, such as street trees, street lights, sidewalks, landscape strip, and bike facilities that will apply to the project’s development impact fees as required by San Diego County Public Works, and;
- l. Once the permitting process for the propose project is determined by the applicant, the applicant shall submit completed application forms, plans and fees as required by §8703 to the San Diego County PDS ZO division to initiate the Ramona Village Center Site Plan process.

8708 Design Review Checklist Exemption Process

STEP ONE PRE-APPLICATION MEETING: Initial project review with County and Community is recommended.

Authority:

1. Department of Planning and Development Services (PDS) Zoning Intake Staff
2. RCPG and RDRB

Actions

1. The Planning and Department (PDS) provides guidance for application.
2. RCPG and its Sub-Committees provides guidance for application Preliminary Review.
3. RDRB provides guidance for application design conformance recommendations.

Timetable: 30 days of applicant making appointment with PDS and RCPG and RDRB.

PART EIGHT: 8700 Ramona Village Center Regulations

STEP TWO: Site Application Submittal.

Authority: Department of Planning and Development Services.

Actions:

1. The Planning Department (PDS) reviews site plan application and checklist for completeness of;
2. If complete, PDS forwards the site plan application and checklist to the RCPG for recommendations on §8700, and RDRB for recommendations on §8700-8850.

Timetable: 10 working days after receipt of completed application and fees.

Items Granted: PDS forwards applications and checklists to RCPG and RDRB for Step 3 Review.

STEP THREE: RCPG and RDRB.

Authority: RCPG and RDRB.

Actions: Review of site plan(s), checklist(s) with recommendations for approval/denial or time extension forwarded to the Director

Timetable:

1. 45 working days of receipt of the application from the PDS.
2. If no recommendation is forwarded to the Director within 45 working days, the Director may proceed with Step 3 without the recommendation of the Community Board.

Item Granted: Recommendations for approval or denial.

STEP FOUR: Final Site Plan Review

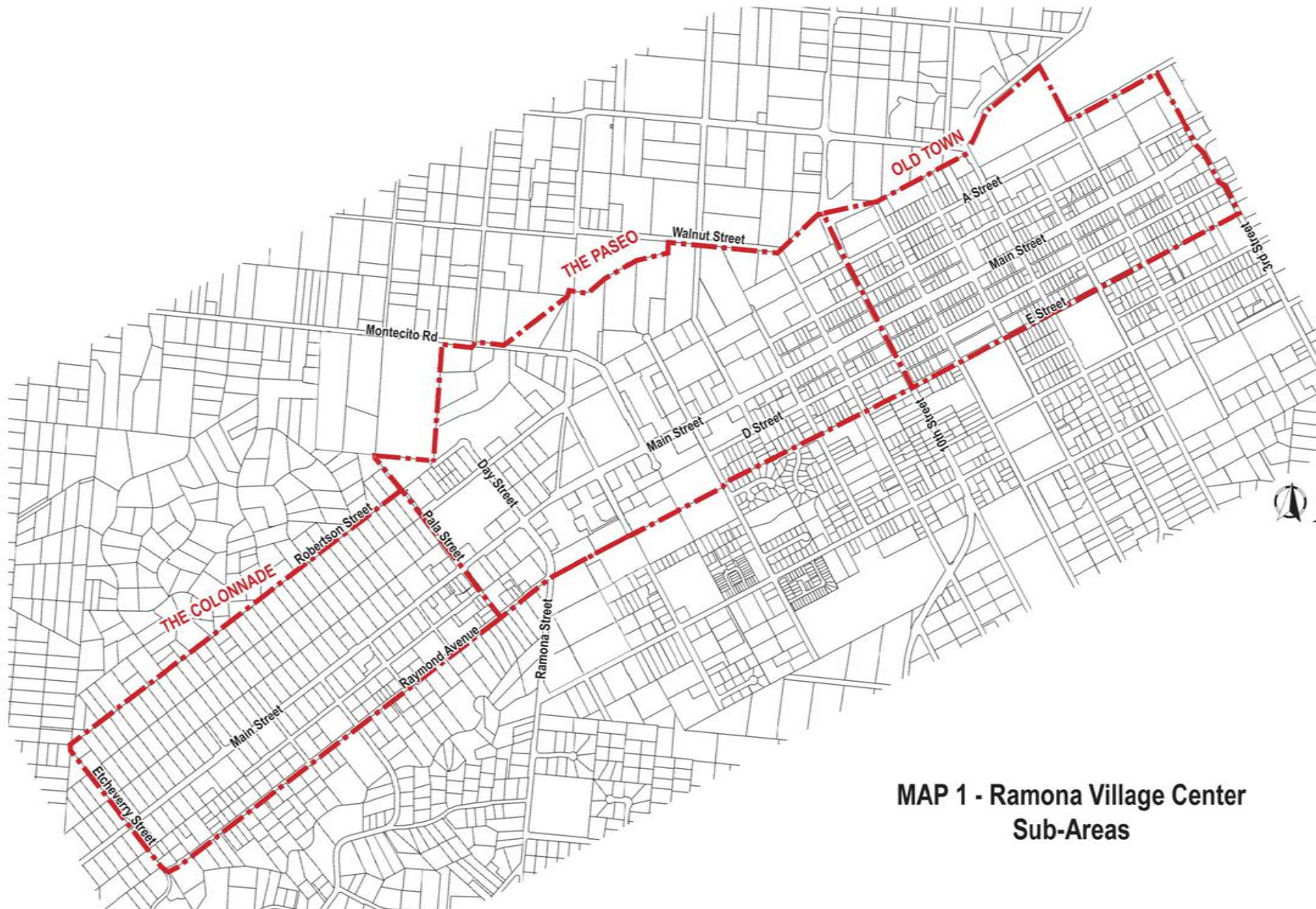
Authority: PDS

Actions:

1. The Director shall consider any report and recommendation from the RCPG and RDRB.
2. Director shall consider site plan application subject to the regulations of §7150-7199 SITE PLAN REVIEW PROCEDURES of the ZO
3. After review the Director may:
 - i. Approve the site plan
 - ii. Require changes or modifications for approval
 - iii. Deny the ministerial site plan which then requires discretionary review

Timetable: 30 working days. Required changes or modifications shall be re-submitted to Planning Director within 30 working days.

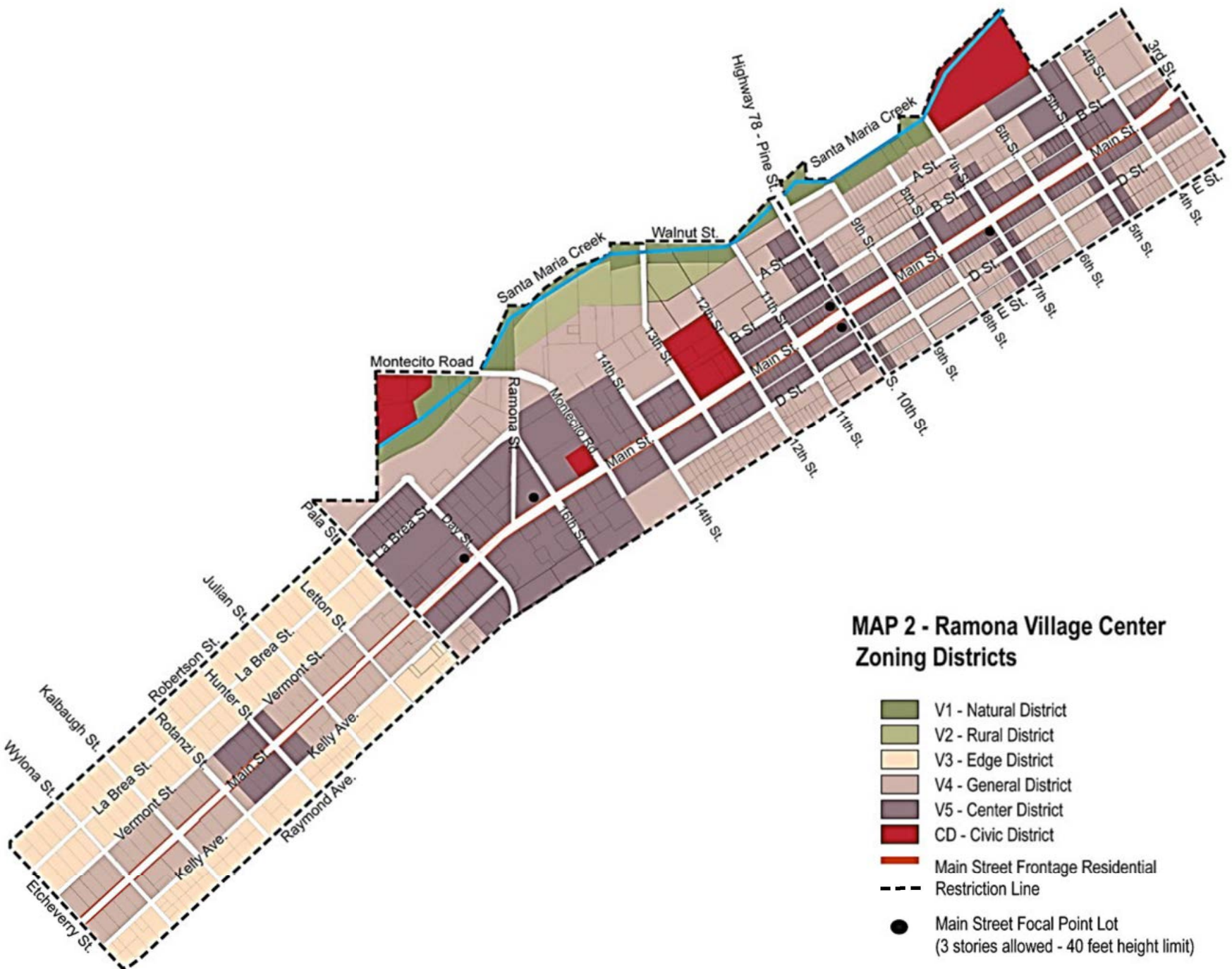
Items Granted: Grant or Deny a Ministerial, Site Plan, Use or Building Permit. A Design Review Checklist approval cannot be appealed.



MAP 1 - Ramona Village Center
Sub-Areas



PROJECT AREA
Scale 1" = 1000'



PART EIGHT: 8700 *Ramona Village Center Regulations*

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PART EIGHT: 8710 *Sub-Area General Standards*

8710 Sub-Area General Standards

8711 General Intent

8713 Sub-Areas

Map 3 - Colonnade Zoning District Map

8715 Colonnade Sub-Area Intent

Table 1.0 Colonnade Design Standards - Access

Table 1.1 Colonnade Design Standards - Buildings

Map 4 Paseo Zoning District Map

8717 Paseo Sub-Area Intent

Table 1.2 Paseo Design Standards - Access

Table 1.3 Paseo Design Standards - Buildings

Map 5 Old Town Zoning District Map

8719 Old Town Sub-Area Intent

Table 1.4 Old Town Design Standards - Access

Table 1.5 Old Town Design Standards - Buildings

8720 Zoning District

8721 Lots in Multiple Zoning Districts

Table 1.6 Zoning Districts Illustrated

8723 Lot

Table 1.7 Lot Layer Summary

8725 Building Placement

Table 1.8 Building Placement on the Lot

8727 Building Height

Table 1.9 Building Height Illustrated

8729 Private Frontages

Table 1.10 Private Frontages

PART EIGHT: 8710 *Sub-Area General Standards*

8711 General Intent

- a. Regulations on land and buildings equitably balance the rights of individual property owners and the interests of the community as a whole.
- b. Ramona Village Center design standards for Sub-Areas, RM-Zone Districts, Thoroughfares and Civic Spaces are coordinated to establish distinctive physical environments at the scale of the lot, block, street, and neighborhood.
- c. Distinct physical environments provide meaningful choices in living, working, shopping and recreating for citizens with differing physical, social, and emotional needs.
- d. Ramona RM-Zone Districts control physical development at the scale of the lot, coordinating the form and intensity.
- e. Access to daily needs within close proximity to dwellings is provided by permitting a mixture of land uses within each Ramona Village Center Sub-Area and individual buildings so that residents may choose to live, work, shop, and recreate within walking distance of their home.
- f. Thoroughfares contribute to the health, safety, and general welfare of citizens. Design conflicts between vehicular and pedestrian movement shall be decided in favor of both pedestrians and equestrians.
- g. Coordinate a network of inter-connected trails and pathways for pedestrians, equestrians, bikers, and hikers throughout the greater Ramona region and Village Center. A connected network of Trails and pathways along Santa Maria Creek and within existing and new streets is of great interest to the community as a whole.

8713 Sub-Areas

- a. The following Sub-Areas are established under the provisions of this Section:
 - i. The Colonnade is centered on Main Street between Etcheverry Street and Pala Street. The name references the colonnade of tall Eucalyptus trees along Main Street that creates the character defining experience of arriving in Ramona. The development pattern in this area is newer to the area with freestanding rural buildings that are commercial along Main Street with single-family residences to the north and south of Main Street. Etcheverry Street is planned to accommodate for a trail and/or pathway.
 - ii. The Paseo is located at the 'bend' of the road along Main Street between Pala Street and Highway 78/10th Street to the east. The Paseo is a reference to the need for connectivity between the established neighborhoods to the south and Santa Maria Creek to the north. It is intended to be the Civic core to include the Post Office, Sheriff Station, Courts, Library and parks. Also intended to be the Commercial core, the private development pattern in this area consists of both freestanding and attached commercial centers and under-developed lots located along Main Street. Attached multi-family housing units are to be located along Main Street. All new development proposals should demonstrate consideration for positive influences of the neighboring properties and made a diligent effort to build within the Paseo towards historical Main Street patterns existing in the Old Town Sub-Area. Note that Montecito Road, 14th Street, 13th Street/Maple Street, 10th Street/Pine, Walnut Street and the Santa Maria Creek Greenway are planned to accommodate for a trail and/or pathway.
 - iii. The Old Town is centered on Main Street between 10th Street and 3rd Street to the east. Historically, Ramona Town Center's oldest buildings are designated Historic or are eligible for designation on the National Register of Historic Places. Old Town was built with a traditional development pattern of interconnected blocks and streets with museums, Town Hall, and attached shops along Main Street. Freestanding and attached mixed-use residential building are located to the north and south of Main Street. Collier County Park is the area's oldest park and the Old Town has a respectable and memorable role in the history and development of San Diego County. This history is recorded in many of the built structures still remaining from Ramona's early years. New development should recognize, respect, preserve and be compatible with existing significant built elements of Ramona's history. Main Street, 10th Street, 7th Street, Main Street, 3rd Street and the Santa Maria Creek Greenway are all planned to accommodate for a trail and/or pathway.

PART EIGHT: 8710 Sub-Area General Standards



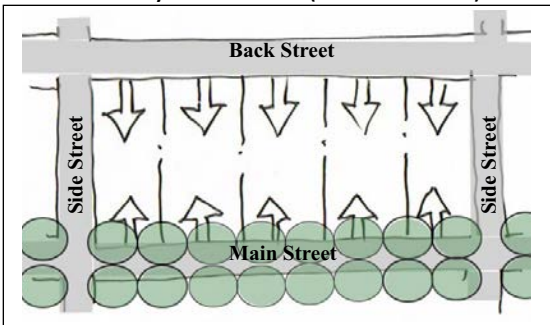
8715 Colonnade Sub-Area Intent

- a. The Colonnade Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- b. New development will assist in under-planting suitable replacement trees to assure that a tree canopy is maintained.
- c. The Colonnade Sub-Area development regulations are intended to maintain its current more rural detached building development patterns with commercial buildings along Main Street surrounded by single-family residential housing.
- d. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Frontage types to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723).
- e. The Colonnade building height is limited to two (2) stories and 35 feet maximum height.
- f. The Colonnade Public Frontage intention:
 - i. A Type D Special Pathway is set back from Main Street in order to preserve the colonnade of eucalyptus trees along Highway 67 that allows for equestrian, biking and pedestrian access. Etchevery Street is proposed as a pathway per the Ramona Community Trails and Pathways Plan.
 - ii. Only the RM-V5 area shall allow vehicles parked curbside on Main Street for adequate pedestrian movement.
 - iii. Curb cuts should be eliminated and minimized to 1 per block in order to allow the continuity of the eucalyptus trees
 - iv. Common Easement should be coordinated to provide access for building in order to maintain the colonnade, such as shared parking facilities and access lanes between mid-block parcels.
- g. All trails, pathways, parking areas and open spaces should allow for permeable surfaces.
- h. Public Art should be allowed on all private and public buildings and spaces.
- i. Development or rebuilding of one or two family dwelling on a single Lot and associated accessory structures located in the RM-V3 are exempted from the provision of the Ramona Village Center Plan (§8703)

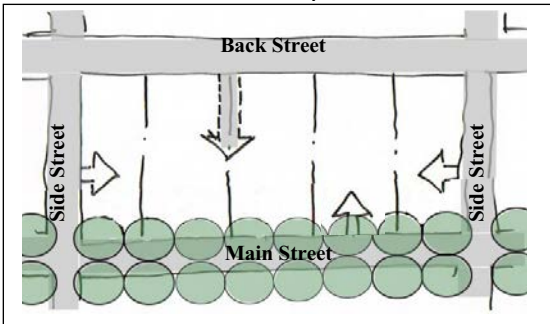
PART EIGHT: 8710 Sub-Area General Standards

TABLE 1.0 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

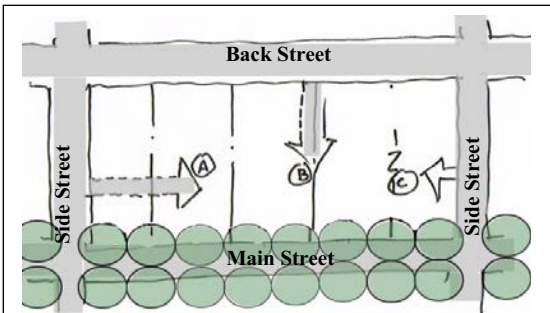
a. Access: Lot by Lot - Undesired (Current Condition)



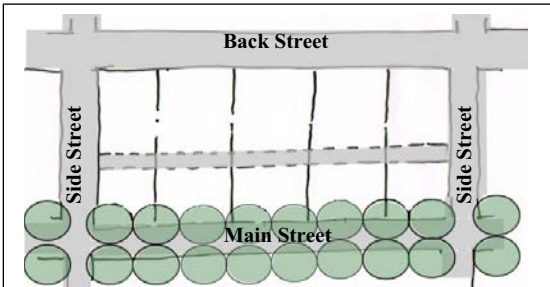
b. Access: Side and Shared - Acceptable



c. Access: Combination - Desired (Limit Main St. Driveways)



d. Access: Common Easement (Alley) - Preferred



e. Main Street Shared Access Diagram Illustration in the Colonnade Sub-Area (for advisory purposes)

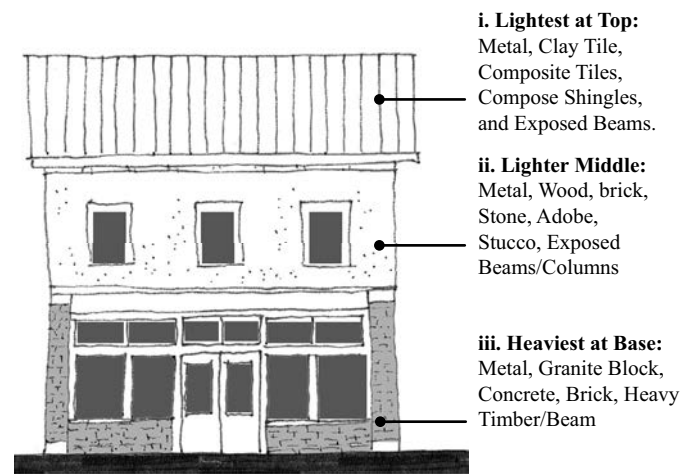


f. Main Street Shared Access Site Plan for the Colonnade Sub-Area (for advisory purposes)

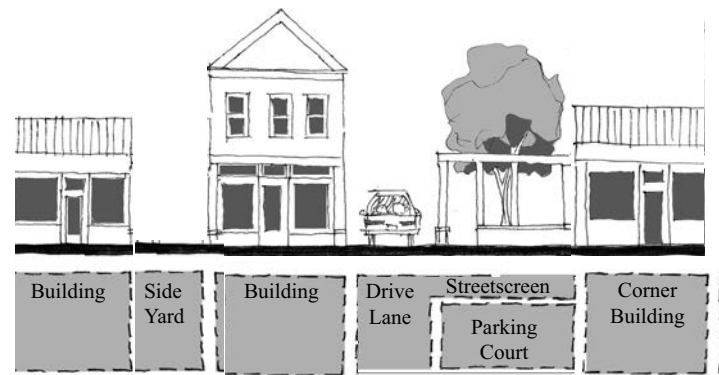


TABLE 1.1 COLONNADE SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. Building Character and Materials

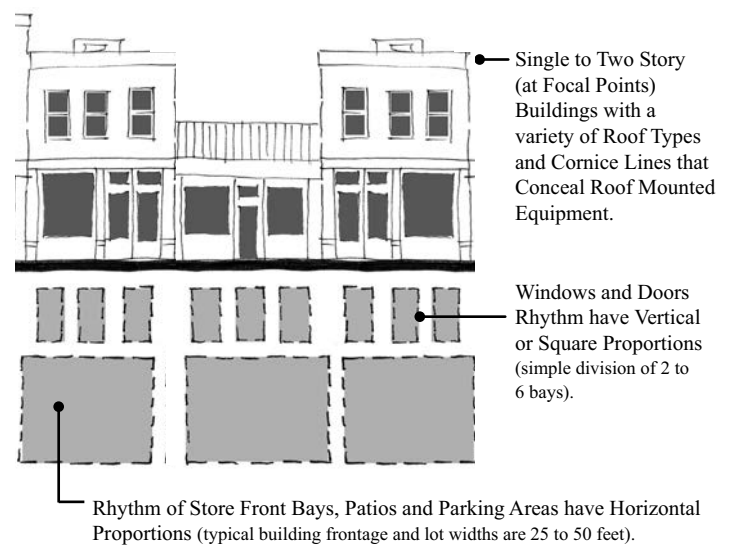


b. Main Street Shared Parking Court and Freestanding Rural Building Access Patterns

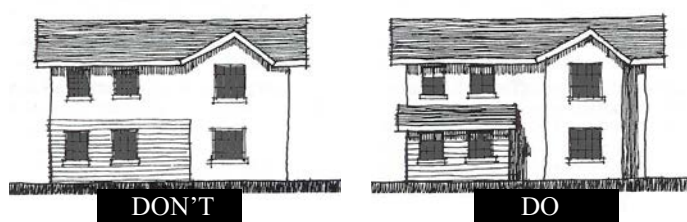


Organize buildings and opens spaces between them to create detached rural buildings, outdoor spaces, transitions between indoors and outdoors, and focal points. This pattern will provide clear lanes for automobile and pedestrian access while minimizing the number of curb openings onto Main Street.

c. Building Patterns

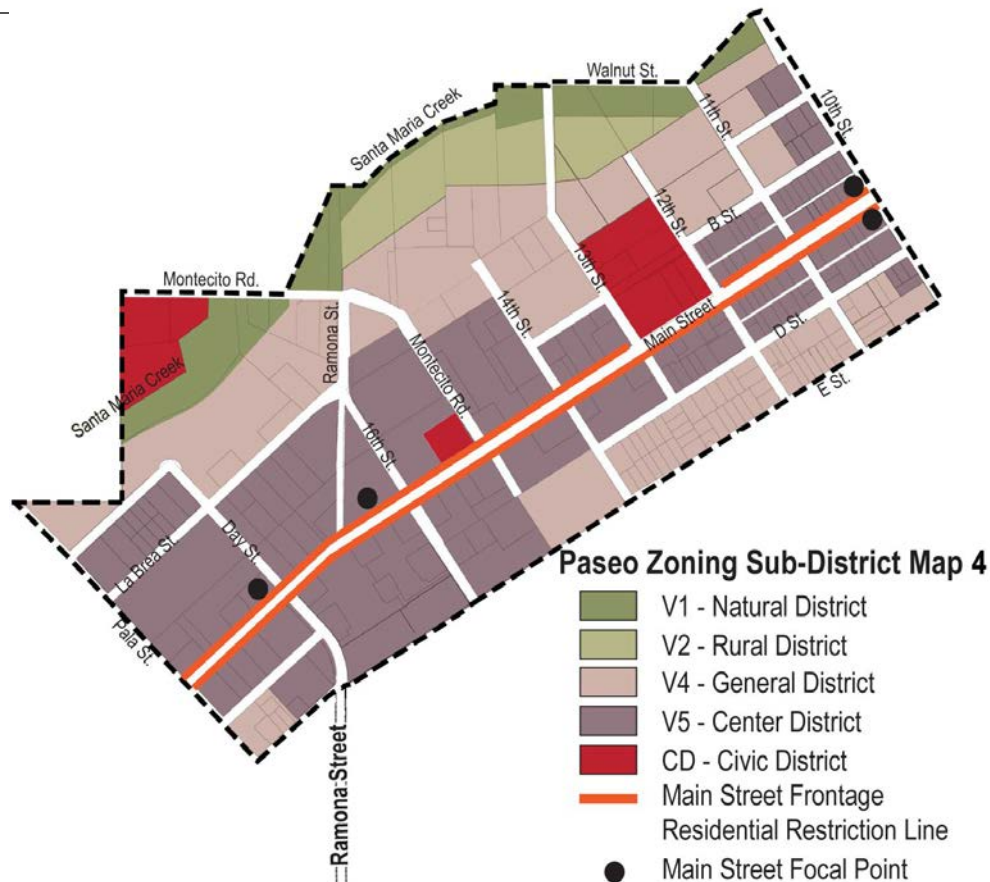


d. Detail of Building Materials



Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.

PART EIGHT: 8710 Sub-Area General Standards

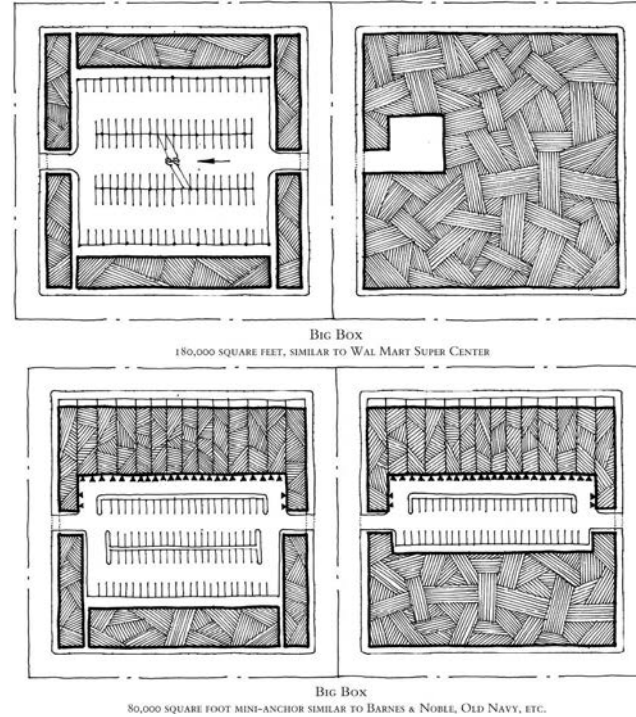
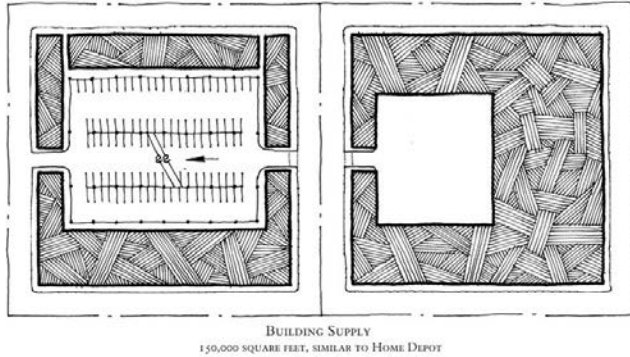
**8717 Paseo Sub-Area Intent**

- a. The Paseo Sub-Area shall preserve Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to protect trees.
- b. The Paseo is intended to be the main development area in the Village Center.
- c. The Paseo is intended to link the Santa Maria Creek Greenway with Main Street and surrounding neighborhoods through new parks (see Public - Civic Standards), streetscapes, and trails (see Public - Thoroughfare Standards).
- d. With each new development, the current conventional suburban development pattern (commercial strip centers behind parking lots) is intended to transition into a contemporary Main Street with development patterns and character similar to the Old Town Sub-Area (attached multi-story buildings fronting onto Main Street).
- e. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses building entrances to front onto Main Street. All Residential Unit entries must be accessed from the second and third Lot Layer (§8723).
- f. The Main Street Focal Point is intended to allow for three (3) stories and 45-foot height limit at those specific Lots located on important Focal Point on Main Street. Everywhere else is limited to two (2) stories and 35 feet maximum height.
- g. Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- h. Paseo Public Frontage intention:
 - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
 - ii. The sidewalks should be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in the public frontage Furnishing Zone.
 - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
 - iv. Streetlights and Signage to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- i. A shared parking facility should be incorporated into large-scaled, over 15 acres, private development plans.
- j. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet along the Main Street Frontage Residential Restriction Line.
- k. Allow for permeable surfaces in all parking area in combination with trees to perform as storm water facilities.
- l. Public Art shall be allowed on all private and public buildings and spaces.

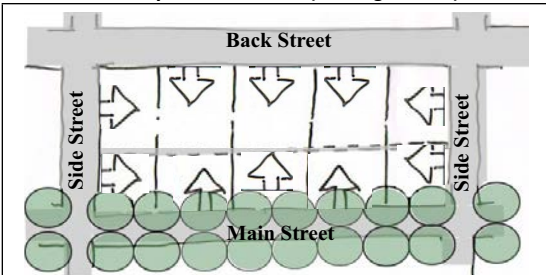
TABLE 1.2 PASSEO SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

a. Main Street Big Box Development Access Patterns (for Advisory Purposes)

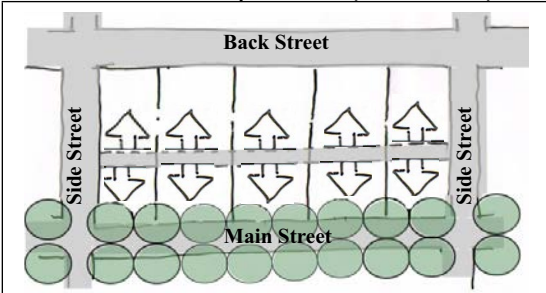
The Paseo area has the most potential for Big Box and Large-Format Retail development and redevelopment of existing Commercial Strip Centers. Due to the existing block and parcel pattern on a grid, these block diagrams illustrate, for advisory purposes only, standard Big Box formats patterns, access, and block structure. (Images by Steve Mouzon)



b. Access: Lot by Lot - Undesired (Existing Pattern)



c. Access: Rear Lane/Alley - Preferred (Future Pattern)



d. Main Street Block Access Elevations

i. Looking Toward Main Street Frontage



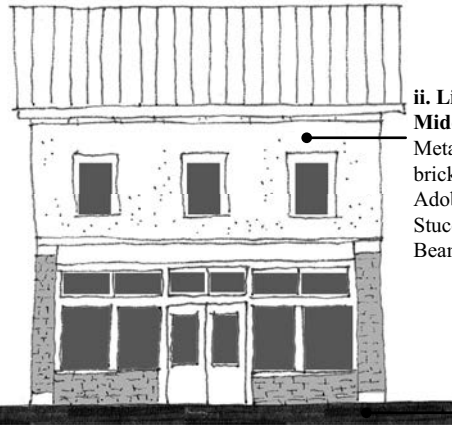
ii. Looking Toward Side Street Frontage



TABLE 1.3 PASO SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. Building Character, Materials, and Pattern

i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.



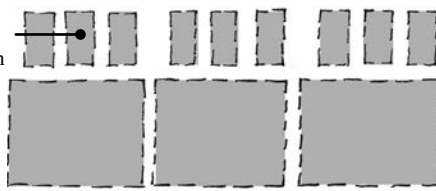
ii. Lighter Middle: Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns

iii. Heaviest at Base: Metal, Granite Block, Concrete, Brick, and Heavy Timber/Beam

Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.

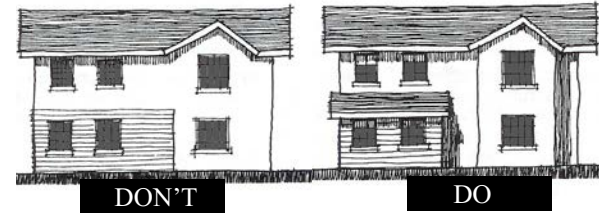


Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).



Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

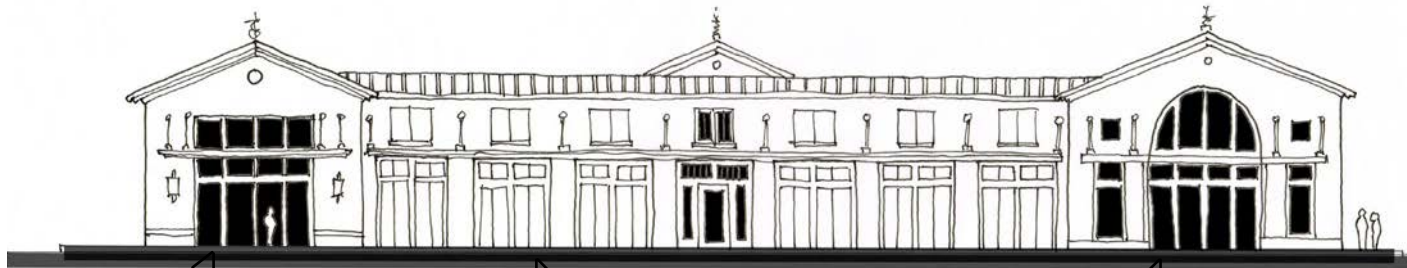
b. Detail of Building Materials



Changing materials at corners make front materials look pasted-on. Heavier, more basic or more unadorned materials should occur below a horizontal joint, such as rough stone below brick or brick below wood siding. Traditional buildings become lighter and more adorned as they approach the sky. Vertical joints between different materials should occur only at inside corners except in rare instances that are appropriate to the building style. Material changes at outside corners are unnatural. This gives the entire building an aura of cheapness and shall not be permitted.

c. Big Box or Large-Format Retail Building Character and Pattern

Ramona is a historical town with a distinctive sense of character, which is usually at odds with standard large-format retail practices of a building program of planned obsolescence and in-ability to reuse the new building for other uses, therefore they are frequently abandoned after 10 years or so. The town of Ramona requires new Big Box development proposals demonstrate that it has considered the positive influences of the neighboring historic properties and made a diligent effort to maintain and enhance historical Main Street patterns located in the Old Town Sub-Area. The Big Box building character shall balance the parking needs, due to being a regional shopping attraction, with other mobility needs, such as walking, biking, and transit. The buildings should front onto Ramona's Main Street in order to maintain the continuity of Main Street Village Center character.



Primary building entrances shall be detailed and designed as a focal point of the front elevation.

Maintain rhythm of Main Street storefront bays (divided by 2 to 6 bays). Building frontages have a minimum width of 25 feet and a maximum of 50 feet, measured at the Frontage Line with the average lot width being 50 feet wide.

Primary storefront entry shall front onto Main Street either mid-building or at corners.

PART EIGHT: 8710 Sub-Area General Standards



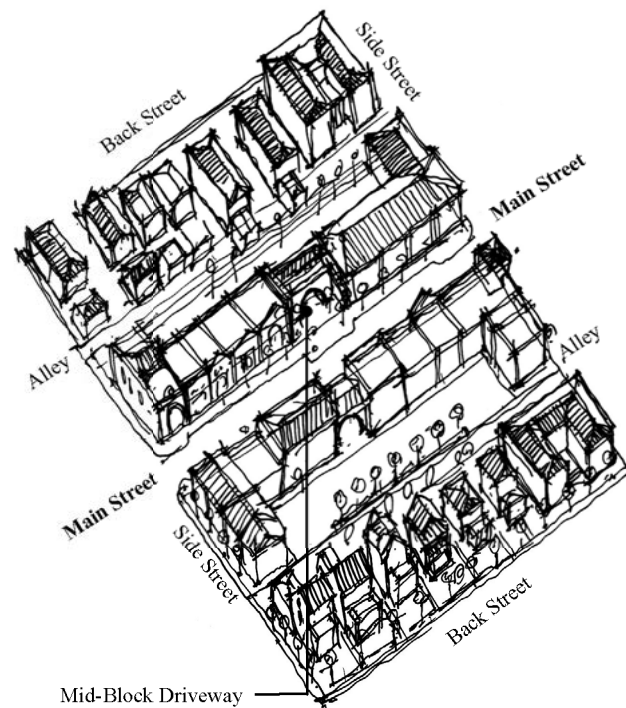
8719 Old Town Sub-Area Intent

- a. The Old Town Sub-Area shall preserve its grand row of mature Eucalyptus trees located within and on each side of the State of California Highway 67 Right-of-Way. Direct Highway access shall be limited to maintain tree colonnade.
- a. The Old Town Sub-Area is the historic center of Ramona and is intended to be preserved as a historically significant place as well as a commercially viable Village Center.
- b. The Old Town is intended to connect to Main Street and surrounding neighborhoods and Santa Maria Creek Greenway, Ramona Community Park and Collier County Park.
- c. With each new development, the current traditional development pattern (building fronting the street with parking in the rear of the Lot) shall be respected in order to preserve Main Street and the existing character of Old Town Ramona.
- d. The Main Street Frontage Residential Restriction Line is intended to only allow for Commercial Uses to front onto Main Street. All Residential Unit entries shall be accessed from the second and third Lot Layers (§8723).
- e. The Main Street Focal Point arrow is intended to allow for (3) stories and 45 feet maximum height limit at specific Lots located at key places along Main Street. Everywhere else is limited to (2) stories and 35 feet maximum height.
- f. The Santa Maria Creek 100 year Flood Plain is defined by Zoning District RM-V1.
- g. Old Town Public Frontage intention:
 - i. Sidewalks should be contiguous with the street to aid access to and from vehicles parked at curbside.
 - ii. The sidewalks shall be sufficiently wide to allow for adequate pedestrian movement and allow for street furniture in public frontage Furnishing Zone.
 - iii. Curb cuts should be eliminated and minimized to allow the continuity of the flow along the sidewalk.
 - iv. Streetlights and Signage should be designated to maintain its current low-key and respectful character of simple decorative poles with shielded lights per RM-V5 Design Standards graphics (§8741 and Table 2.7)
- h. A Shared parking facilities should be incorporated into an Old Town Main Street Management program.
- i. Shared Civic Spaces (§8749 and Table 2.9) shall be incorporated into every new private development plan that exceed 75 linear feet of linear length along the Main Street Frontage Line (§8723.a.).
- j. Allow for permeable surfaces in all parking area in combination with trees to perform as storm water facilities.
- k. Public Art shall be allowed on all private and public buildings and spaces.

PART EIGHT: 8710 Sub-Area General Standards

TABLE 1.4 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - ACCESS PATTERNS

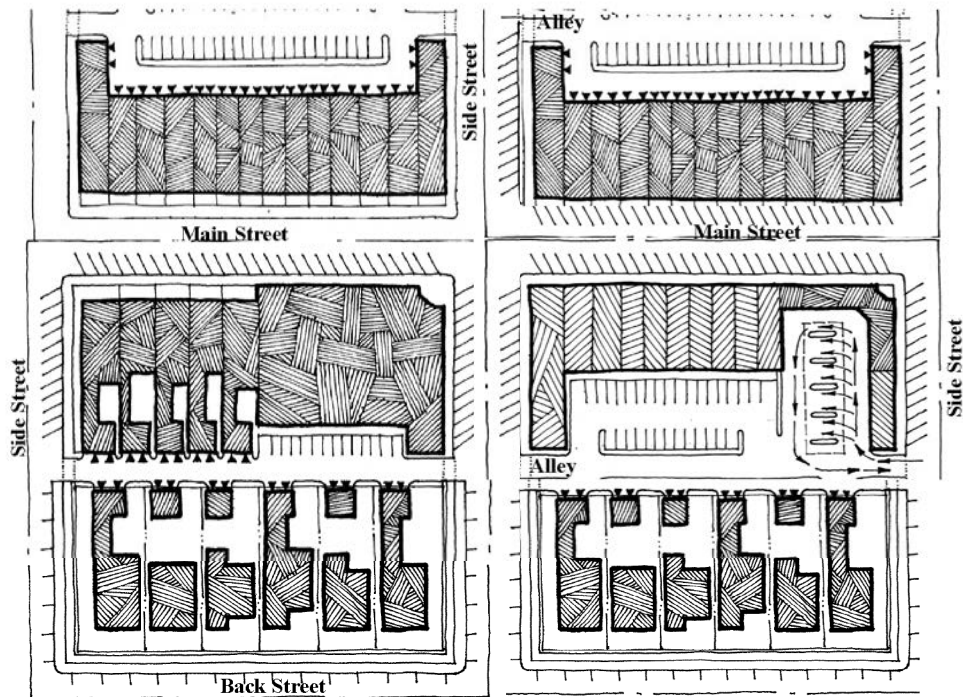
b. Main Street Block Access Patterns Diagram



Public Thoroughfare Access:

These design standards and related Public Thoroughfare (Section 8800) with Private Development (Sections 8200-8600) provide guidance for the development of improvement projects on facilities typically classified as high-speed, limited access Arterials, Collectors, Major Roads and local streets. By applying these standards in transportation planning and in the design of roadway improvement and maintenance projects in Ramona's Village Center that support compact development, with a variety of Land Uses that support automobiles, pedestrians, and bicyclist.

a. Main Street Shared Parking Areas and Access Patterns



Shared Public Parking Lots:

Coordinated signage and Main Street Management Program will direct visitors to common public parking lots in rear allies. Rear alley parking areas will alleviate the need for On-Street parking to provide for all parking needs. Coordinated signage will expedite the time necessary to find parking.

Drive Thru Service:

Use the mid-block alley at corner Lots to access gas stations, fast food, and other drive-thru establishments. Traffic and curb-cut conflicts are lessened at mid-block alleys and crossing, but are increased at corners curb cuts. Coordinated signage should be used to direct drivers to drive thru lanes.

TABLE 1.5 OLD TOWN SUB-AREA GENERAL DESIGN STANDARDS - BUILDINGS

a. General Building Character, Materials and Pattern

i. Lightest at Top: Metal, Clay Tile, Composite Tiles, Composite Shingles, and Exposed Beams.

ii. Lighter Middle: Metal, Wood, brick, Stone, Adobe, Stucco, Exposed Beams/Columns

iii. Heaviest at Base: Metal, Granite Block, Concrete, Brick, Heavy Timber/Beam

Single to Two Story (at Focal Points) Buildings with a variety of Roof Types and Cornice Lines that Conceal Roof Mounted Equipment.

Windows and Doors Rhythm have Vertical or Square Proportions (simple division of 2 to 6 bays).

Rhythm of Store Front Bays, Patios and Parking Areas have Horizontal Proportions (typical building frontage and lot widths are 25 to 50 feet).

b. Detail of Building Materials

Veranda

Loggia or Gallery

Exterior spaces of most buildings in Old Town Sub-Area can should be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias within Private Lots and Galleries along Public Frontages.

c. Historical Preservation

Old Town Ramona has several buildings that represent a century of architecture. The old Grange Hall, the Town Hall and adjacent commercial buildings join blocks of modest cottages and homes in the Village Center that exhibit historic significance. The details, bulk, scale and building form of these buildings provide the measurements for the design standards that exhibit the character of Ramona. Old Town should be considered for placement on the National Historic District registry. Ramona's history is recorded in many of the built structures still remaining. To what degree a building should be retained is dependent on one of three (3) categories:

- 1) an already Designated Historic site/building;
- 2) a site/building suspected of being a significant part of Ramona or our nation's history should research to establish the validity of the site's historical role, then contact County of San Diego Historical Site Board staff and voluntarily nominate the site for Historical Registry if it so merits. Finally, incorporate the site and its qualities into new improvements per San Diego County Zoning Ordinance Division §5700, and;
- 3) a site that does not qualify as a Historical Site but exhibits a good deal of the character of a period that can contribute to Ramona's historic continuity. All older buildings which retain much of their original design character should be retained and should have all alterations and additions done per compatibility standards outlined in Zoning Ordinance §5718 as well as the Secretary of the Interior's "Standards for Rehabilitation and Guidelines for Historic Buildings" publish by the U.S. Department of the Interior. Finally, all new buildings which are built on to or adjacent to older buildings of substantial historic character should be designed to be respectful of the older buildings, while not mimicking the older buildings. New structures should consider the compatibility of details, materials, textures, colors and landscape features.

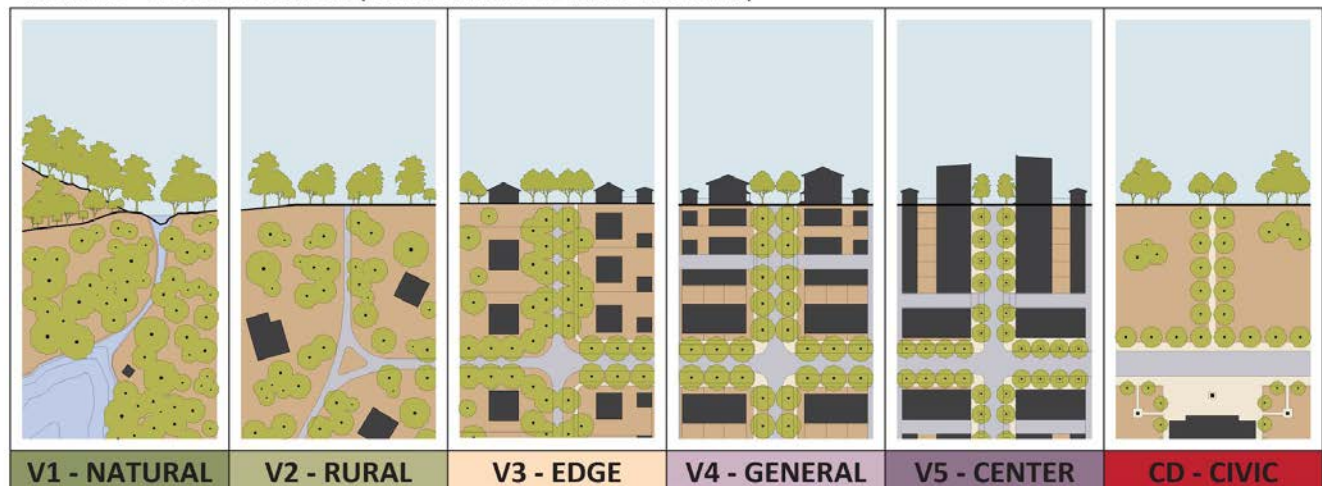


PART EIGHT: 8710 *Sub-Area General Standards*

8720 Zoning Districts

- a. The following Districts are established under the provisions of this Section:
- The Natural Zoning District (RM-V1) consists of land subject to the Santa Maria Creek Master Plan and is intended to approximate a open, undeveloped condition to be reserved as Natural Space.
 - The Rural Zoning District (RM-V2) consists of mostly undeveloped or agricultural land with little spatial definition of outdoor spaces, if any.
 - The Edge Zoning District (RM-V3) consists of lightly developed land that is primarily rural residential, equestrian, and agricultural in character, where deep setbacks and limited Lot coverage creates only a minimal level of spatial definition of outdoor spaces.
 - The General Zoning District (RM-V4) consists of moderately developed land that is generally residential in character, but permits an appropriate level of Shared-uses. Moderate setbacks and Lot coverage by new buildings creates an increased sense of more formal spatial definition.
 - The Center Zoning District (RM-V5) consists of the most developed land and establishes a Main Street sense of place. Shallow setbacks, high Lot coverage and multi-story buildings create a very formal spatial definition.
 - The Civic Zoning District (RM- CD) consists of open spaces and public buildings dedicated to arts, culture, education, recreation, local government, and/or municipal parking Uses that serve as necessary components of any community.

TABLE 1.6 ZONING DISTRICTS (FROM NATURE TO VILLAGE CENTER)



8721 Lots in Multiple Zoning Districts

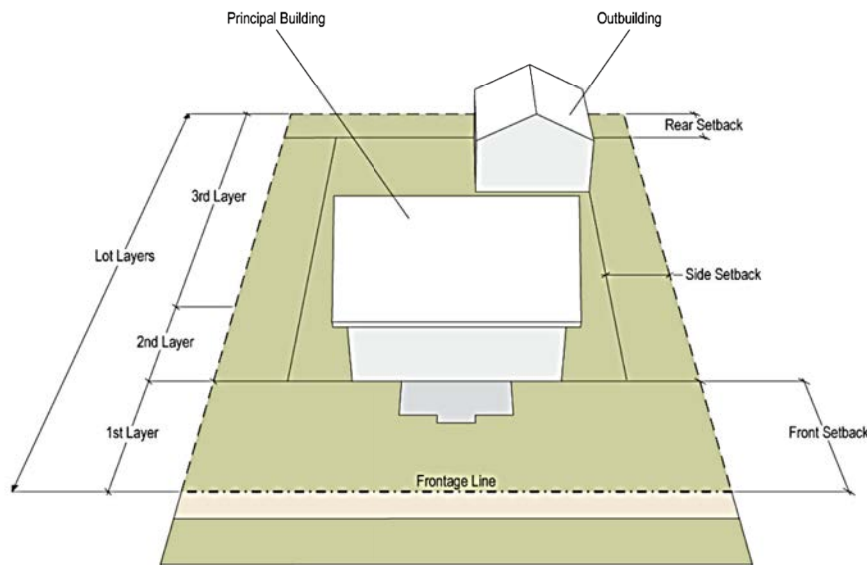
- a. Where a legal lot has split zoning, the regulations for each separate district shall apply. Where an individual building is bisected by a split zone line within a legal lot, the more restrictive Use Regulations shall apply.

PART EIGHT: 8710 Sub-Area General Standards

8723 Lot

- a. Lot Lines abutting a Thoroughfare shall be known as a Frontage Line as per Table 1.7.
- b. Frontage Setbacks are measured from Property Lines, and not measured from Public Right-of-Way Center line(s).
- c. Lots with multiple Lot Lines abutting a Thoroughfare shall designate one Frontage Line as a Primary Frontage Line, with all remaining Frontage Lines designated as Secondary Frontage Line(s).
- d. Lot Width shall be calculated as the length of the Primary Frontage Line of a Lot, measured from side Lot Line to side Lot Line. (See Summary Tables for each RMV-Zone)
- e. Where multiple Lots are aggregated under single ownership, the side Setbacks between assembled Lots may be eliminated.
- f. Lots shall be regulated according to three horizontal Layers as shown on Table 1.4 and according to the following guidelines:
 - i. First Layer: The area of a Lot from any Frontage Line to the Facade of the Primary Building.
 - ii. Second Layer: The area of a Lot set behind the first Layer to a depth of 20 feet.
 - iii. Third Layer: The area of a Lot set behind the second Layer and extending to the rear Lot Line.

TABLE 1.7 LOT LAYER SUMMARY



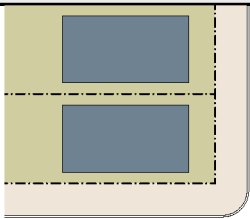
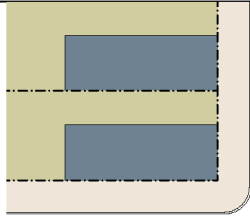
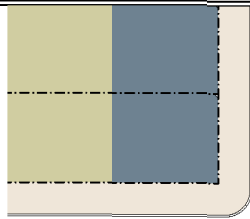
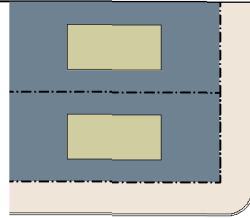
Primary Frontage Line	A Lot line bordering the primary access from the Public Frontage along a thoroughfare.
Secondary Frontage Line	Corner Lots have more than one Frontage Line. One Frontage Line is designated the Primary Frontage Line and all remaining Frontage Lines are designated as Secondary Frontage Lines.
Lot Width	The length of the Primary Frontage Line of a Lot.
First Layer	The area of a Lot from the Frontage Line to the Facade of the Principal Building.
Second Layer	The area of a Lot set behind the 1st Layer to a depth of 20 feet in all V-Zones.
Third Layer	The area of a Lot set behind the 2nd Layer and extending to the rear Lot Line.
Primary Front Setback	The area of a Lot measured from the Primary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Secondary Front Setback	The area of a Lot measured from the Secondary Frontage Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Side Setback	The area of a Lot measured from any side Lot Line to the nearest permissible location of a Principal Building, excluding Encroachments.
Rear Setback	The area of a Lot measured from a rear Lot Line to the nearest permissible location of a Principal Building or Outbuilding, excluding Encroachments.
Primary Building	The main building on a Lot.
Outbuilding	A building located toward the rear of a Lot such as a garage, carport, or workshop and may include an Accessory Unit.

PART EIGHT: 8710 Sub-Area General Standards

8725 Building Placement

- Front, Side and Rear Setbacks control the spatial enclosure of Thoroughfares and Civic Spaces, and are coordinated by district according to 8711 Intent.
- Buildings shall be positioned within the designated setbacks of their Lots to create Freestanding Rural Building(s) or Attached Compact Building(s) as indicated for each district as generally illustrated on Table 1.7, 1.8 and 1.9.
- Primary Building Facades shall be built parallel to the Frontage Line of a Lot in order to ensure buildings face the street.
- Lot coverage by buildings and impermeable surfaces shall be regulated as a percentage of each Lots area.
- Primary Building Facades shall be built out along a minimum percentage of a Lot's Width, as specified for each Zoning District as a Facade Build-out abutting the Primary Frontage thoroughfare.

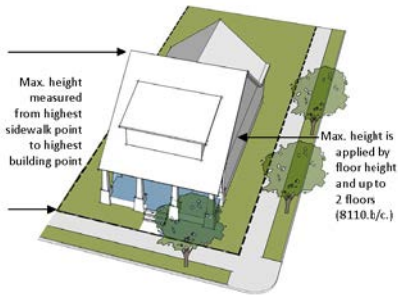
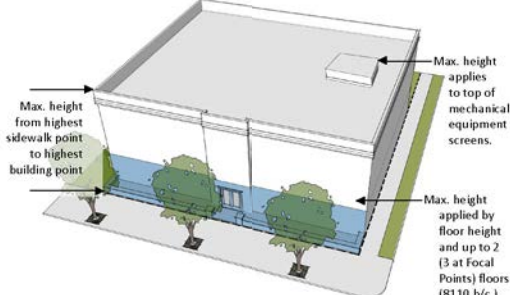
TABLE 1.8 BUILDING PLACEMENT ON THE LOT

a. Freestanding Rural Buildings (Detached) Defined by their open space (yard) with Porches, Common Yards, and Terrace frontages (see Table 1.6), the Colonnade Sub-Area exemplifies this pattern. All of RM-V1, RM-V2, RM-V3 and a majority of RM-V4 with less in RM-V5 will include detached buildings. Residential, commercial and horizontal mixed use buildings use this building and yard type.	
i. Edgeyard: The placement of a Primary Building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides. The Primary Frontage Line is along the Thoroughfare.	 V1 V2 V3 V4
ii. Sideyard: The placement of a Primary Building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.	 V3 V4 V5
b. Compact Buildings (Attached) Defined by their various shop front, entry planter, and stoop frontages with the yard in the rear or mid Lot. The Old Town Sub-Area Main Street exemplifies this pattern. Rowhouses, stacked flats, commercial buildings and vertical mixed use building use this building type. The majority of Ramona is limited to 2 floors and 35 height with 3 floor buildings allowed on Focal Points lots.	
i. Rearyard: The placement of a Primary Building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking in its commercial form.	 V4 V5
ii. Courtyard: The placement of a Primary Building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.	 V4 V5

8727 Building Height

- Permitted building heights shall be measured in number of Stories (Floors) and maximum height.
- Stories may not exceed 16 feet in maximum height from ground floor to upper floor.
- Upper Stories may not exceed 14 feet in maximum height on upper floor to upper floor.
- Maximum height limit is 35 feet. Except on five (5) Lots located in the RM-V5 Zoning District within the Paseo and Old Town Sub-Areas identified be a Focal Point to allow 3 floors and 45 feet maximum height limit (see Map 4 and 5).
- Height is measured by the vertical distance from the adjoining sidewalk average to the highest point of a flat roof or the maximum height of the highest gable of a pitched or hipped roof. Mechanical equipment shall be screened from sidewalk view.
- Purposely-built steeples, masts, belfries, clock towers, water tanks and windmills only shall not exceed a maximum 45 feet height limit, and/or not to exceed 35% of the maximum building height.

TABLE 1.9 BUILDING HEIGHT DEFINITION ILLUSTRATED

a. Freestanding Rural Building (Detached) Height: Maximum height shall be 35 feet and 2 floors without exception. The max. height includes all roof ridges, parapets, and rooftop mechanical equipment screen.		b. Compact Building (Attached) Height: The Maximum height shall be 35 feet and 2 floors (Exception: Focal Point lots shall be 45 feet and 3 floors, see Map 2). The max. height(s) include all roof ridges, parapets and rooftop mechanical equipment screens.	

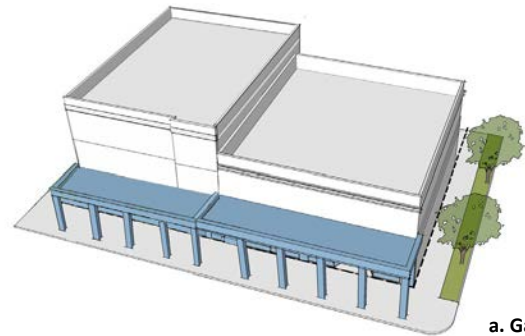
PART EIGHT: 8710 Sub-Area General Standards

8729 Private Frontages

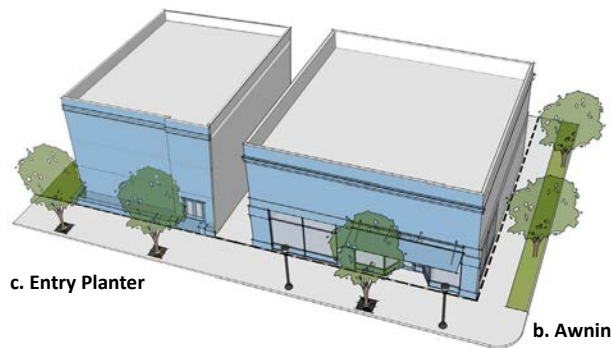
- a. Building Encroachments are permitted to extend into the First Lot Layer of any Lot by a specific percentage as indicated for each Zoning District per each Zoning District's Public Encroachment Tables.

TABLE 1.10 PUBLIC ENCROACHMENTS & PRIVATE FRONTAGES

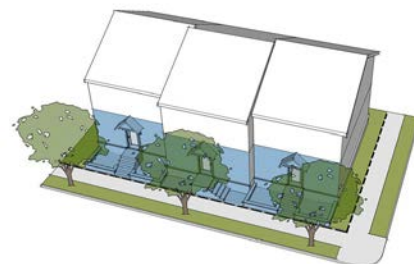
	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE
a. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building facade to overlap the Sidewalk. Accessible to Attached Buildings				
b. Awning: a window covering attached to an exterior wall of a building to shade a shopfront display window. Accessible to Attached Buildings.				
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of a Principal Entrance of a building. Accessible to both Attached and Freestanding Buildings.				
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building and primarily to access Attached Residential Uses. Accessible to Attached Buildings.				
e. Terrace: an elevated, paved patio, porch or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.				
f. Porch: a roof covered raised platform at the entrance to a building with a common yard buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Bldgs.				
g. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk. Accessible to Freestanding Buildings.				



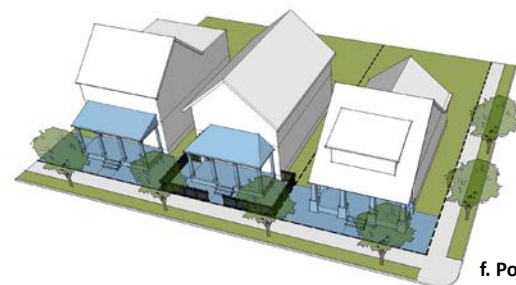
a. Gallery



b. Awning



d. Stoop



f. Porch



g. Common Yard

PART EIGHT: 8710 *Sub-Area General Standards*

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PART EIGHT: 8730 RM-V5 Center District

8730 RM-V5 Center Development Standards

8731 Lot

8732 Building and Land Use

Table 2.0 Permitted Uses

8733 Parking and Storage

Table 2.1 Required Parking Spaces

Table 2.2 Shared Parking Multiplier

Table 2.3 Parking Placement Standards

8734 Building placement

8735 Building Height

8737 Landscape

8739 Stormwater Management

Table 2.4 RM-V5 Summary Table

8740 Private Frontages

Table 2.5 Encroachment Specifications

8741 Design Standards

Table 2.6 Design Standards Illustrated

8743 Signage

Table 2.7 Sign Standards

8745 Lighting

8747 Fence

Table 2.8 Fencing Standards

8749 Shared Civic Space

Table 2.9 Shared Civic Space

PART EIGHT: 8370 RM-V5 Center District

Lots located within the RM-V5 - Center District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 2.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8731). These Public Frontage Requirements are located in §8850 Public Thoroughfares Design Standards. Cross reference the following RM-V5 Sub-Section requirements with the previous list Sub-Area Sections - Colonnade, Paseo, Old Town - conformance requirements. Note that the sub-sections below are listed in an iterative succession to assist in determining if the project is in compliance with this RM-V5 Center District development standard requirements.

8731 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8732 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V5 are listed on Table 2.0.
- b. Buildings may combine up to three (3) Uses.
- c. Building Frontage Storefront Bay widths shall be divided into patterns of minimum of 25-feet and maximum 50-feet widths.
- d. Residential Uses, and related Private Frontages and Encroachments, are not allowed within the first Story on a Lot abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Core Zoning Map, Old Town, Paseo, and Colonnade Sub-Area Zoning Maps.
- e. Wireless Telecommunication Facilities and tower are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.0 PERMITTED USES

RESIDENTIAL	V5
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	M
Mobile Home Residential	
OFFICE	V5
Professional Office Space (Class A)	R
COMMERCIAL	V5
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	m
Veterinary (Small Animals)	m
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	m
Sales/Rentals (Heavy Equipment)	m
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	R
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V5
Convenience Sales and Service	R
Cottage Industries	R
Restaurant and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	R
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	R
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	m
Transient Habitation	
Campground	
Lodging	R
Resort	
Wholesale Storage and Distribution	
Mini-Warehouse	
Light	A
Heavy	

INDUSTRIAL	V5
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V5
Horticulture	
Cultivation	R
Storage	
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V5
Mining and Processing	
Site Preparation	M
CIVIC	V5
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	R
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PART EIGHT: 8730 RM-V5 Center District

8733 Parking and Storage

- a. All parking and garages shall be located in the third Lot Layer as illustrated on Table 2.4.D.
- b. Vehicular entrances to parking lots, garages and structures shall be no wider than twenty-four (24) feet at the Lot Frontage.
- c. Open parking areas shall be masked from view at the Public Frontage by a Building, Fence, Landscape and/or Streetscreens.
- d. Pedestrian exits from all parking areas accessing a non-residential building use, should exit towards the Lot Frontage Line(s).
- e. The minimum number of parking spaces required for each Use is specified on Table 2.1 Parking requirements shall only be adjusted as specifically indicated in this Section.
- f. Commercial Uses under 3,000 square feet in the Old Town Sub-Area shall be exempt from all parking space requirements.
- g. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- h. For Lots with more than one Use (i.e. Shared-Uses), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table 2.2.
- i. Determination of required parking for Use combinations not listed on Table 2.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8700.
- j. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 2.2.
- k. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- l. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 2.4.D Parking and Storage Diagram.
- m. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with exclusion of Agriculture Equipment Storage Uses.
- n. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 2.1 V5 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	
3+ Bedroom Dwelling	2.0 / dwelling
1, 2 Bedroom Dwellings, Studio Units, and Second Dwelling Units	1.0 / dwelling
Multi-family guest parking	0.2 / dwelling
Automotive and Equipment	2.5 / 1000 sq. ft.
Business Equipment and Sales Services	2.5 / 1000 sq. ft.
Medical Services	2.0 / 1000 sq. ft.
Participant Sports and Recreation	1.0 / 5 users total occupancy
Spectator Sport and Recreation	not applicable
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 400 sq. ft.
CIVIC	1.0 / 5 users total occupancy
Clinical Services	1.5 / employee; 1.0 / exam room
Community Recreation	1.0 / 5 users total occupancy
Child Care (and small schools)	1.0 / 400 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 5 users total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Educational Facilities	1.0 / employee; 10 visitor spaces
Other and Charitable	1.0 employee; 0.5 / students
Religious Assembly (More than 50 guests)	1.0 / 4 users total occupancy
OFFICE (CLASS A)	3.0 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	not applicable

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (Includes Restaurants and Retail)

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

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TABLE 2.2 SHARED-USE PARKING MULTIPLIER

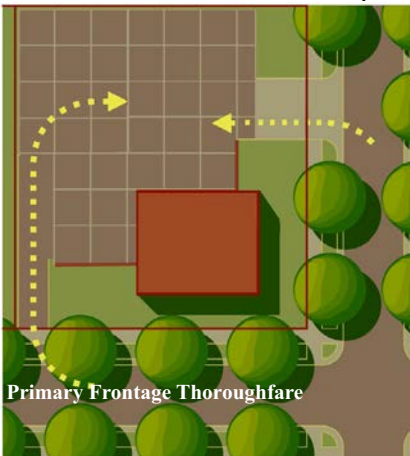
USE #1	USE #2	MULTIPLIER	Example of Shared Parking Calculation: - Determine V5 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces - Upper Floor Residential Units (2) 2 Spaces per Unit = 4 Parking Spaces - Total Number of Parking Spaces Required = 10 - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70-percent - Multiply 10 x .70 = 7 (rounded up to the nearest number) - Minimum Number of Parking Spaces is 7 per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Restaurant and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging and Office (Class A)	75%	
RESIDENTIAL	+ Administrative & Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Restaurant & Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 2.3 PARKING PLACEMENT STANDARDS (ADVISORY)

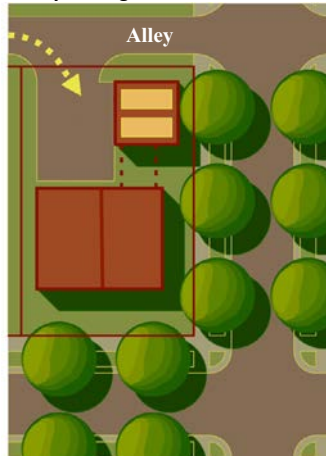
a. Parking Placement on a Lot Standards (Diagrams are Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist. See 2.4.D for Placement.

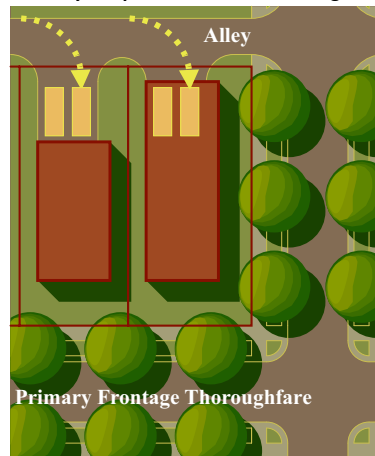
i. Front and Side/Second and Third Lot Layer



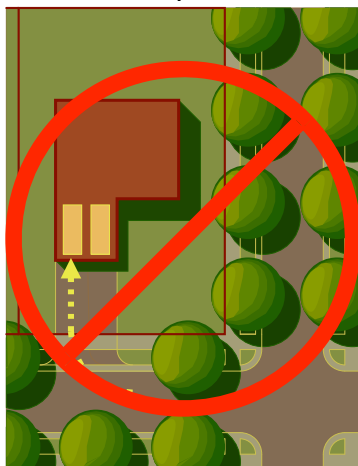
ii. Alley Parking w/Mixed Use



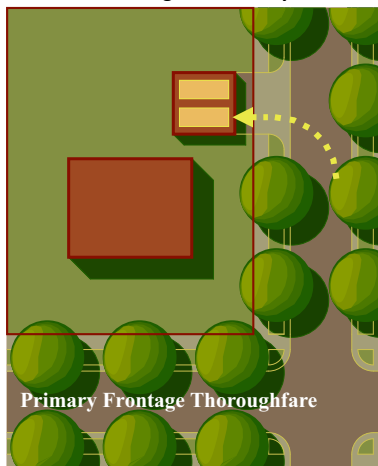
iii. Alley/Carport and Within Building



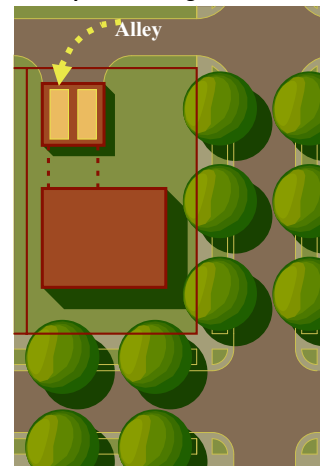
iv. Front/First Lot Layer



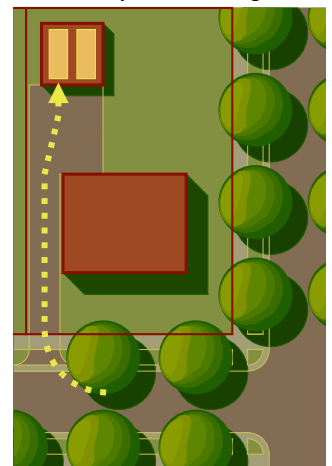
v. Side/Outbuilding Third Lot Layer



vi. Alley/Outbuilding



vii. Third Layer/Outbuilding



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8734 Building Placement

- a. Lot coverage by buildings and impermeable surfaces shall be a maximum of 80-percent for (1) Lot area.
- b. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 70-percent for two (2) combined Lot areas, and 60-percent for three combined Lot areas.
- c. Facade Build-Out of Primary Building shall be a minimum of 80-percent of the Lot's width at the Front Setback.
- d. The Principle Entrance of any Primary Building shall be oriented towards the Primary Frontage Line.
- e. In the Colonnade Sub-District only, the Principal Entrance of any Building should be oriented towards Main Street within the first and second Lot Layer.
- f. The habitable living area of an Accessory Unit within an Outbuilding shall not exceed 576-square feet.
- g. In the Colonnade Sub-District only, the side setback shall be minimum of 15-feet and maximum 30-feet.
- h. Where Eucalyptus trees are planted along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8735 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height, except on Lots identified as Focal Points on the Paseo and Old Town Sub-Area Maps that may be up to three (3) floors and 45-feet (see Table 2.4.A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 2.4.A).

8737 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference 8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- b. Privately owned but publicly accessible spaces (i.e: Shared Civic Space) provided internal to any Lot shall be designed per the Civic Space type characteristics outlined in Table 2.9. a-e.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall integrate §8739 Stormwater management techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Regulatory Ordinance §86.701 Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapirolepis, Ribes, and Rhus species.

8739 Stormwater Management

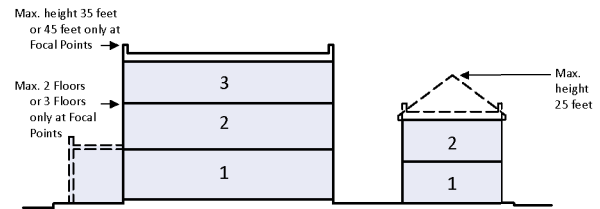
- a. Pervious Pavements may be used in all Lot Layers (see Table 2.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- e. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- f. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

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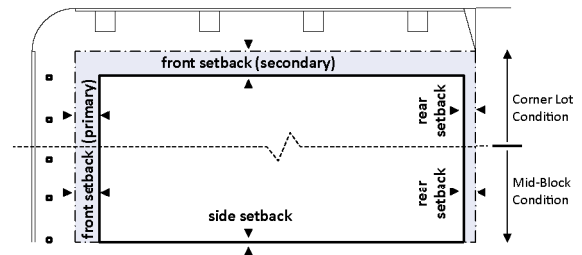
TABLE 2.4 RM-V5 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Buildings	permitted
Attached Compact Buildings	permitted
LOT OCCUPATION	
Lot Coverage (Per Single Lot)	80% max.
Facade Buildout at Primary Front Setback	80% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	(15 ft. min. 45 ft. max 8734.h) 0 ft. min 15 ft. max.
Secondary Front Setback	0 ft. min. 15 ft. max.
Side Setback	(15 ft. min. 8734.g) 0 ft. min. 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max. / 3 max. 45 feet max. at Focal Points only
Outbuilding	2 max. 25 feet
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.
PARKING LOCATION	
2nd Layer	not permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	not permitted
3rd Layer	permitted

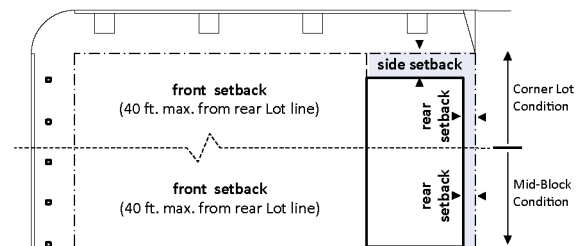
A. BUILDING HEIGHT DIAGRAM



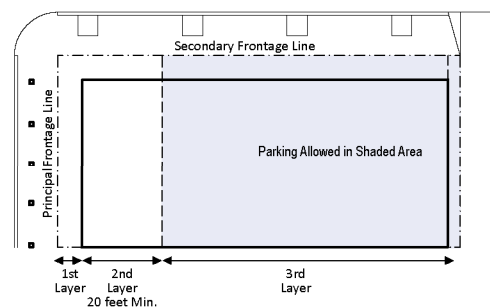
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

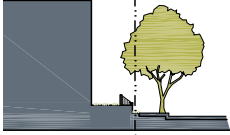
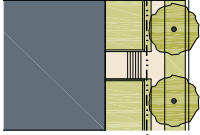
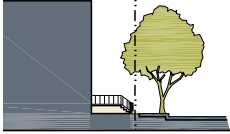
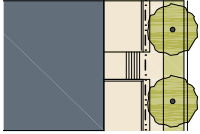
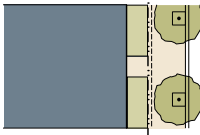
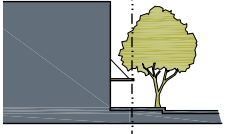
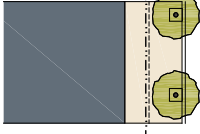
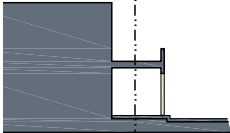
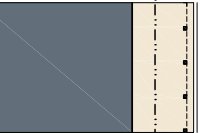


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8740 Private Frontages

- a. Buildings shall be setback in relation to the boundaries of their Lots as specified on Table 1.7.
- b. Open Porches, Common Yards, Stoops, Terraces, Entry Planters, Balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer 100-percent of its depth, as specified on Table 2.5.
- c. Awnings, Arcades, and Galleries may Encroach within the Public Sidewalk Frontage 100-percent of its depth and shall clear the Sidewalk vertically by at least eight (8) feet as specified on Table 2.5.
- d. A first Story Lodging Use shall be raised a minimum of three (3) feet from the average grade of the Sidewalk. First Story Lodging primary access is not allowed on a Lot with a Main Street Frontage Line designation.
- e. Buildings with a first Story Commercial Use shall have a zero-step Principal Entrance, and the work quarters of Home Businesses shall not be visible from the Main Street Public Frontage.
- f. Loading docks and service areas shall be permitted on Secondary Frontages by Exception §8705.
- g. Existing Buildings with a ground floor Commercial Use may use the first Lot Layer for outdoor seating and dining.
- h. Any building on the north side of Main Street in Old Town (§8719) shall have a window covering, such as a Gallery, Awning or window hood attached to the south facing exterior wall of its Primary Frontage (Table 2.5.c-e) within the first Lot Layer.

TABLE 2.5 RM-V5 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Minimum Height / Depth
a. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					100%	not permitted	not applicable
b. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					100%	not permitted	not applicable
c. Entry Planter: a raised or at grade vegetative planter at one or both sides of the Principal Entrance of a building.					100%	to within 6 ft. of the Curb	3 ft. height max. 2 ft. depth min.
d. Awning: a window covering attached to an exterior wall of a building. Required on south facing walls on Main Street in Old Town.					100%	to within 2 ft. of the Curb	8 ft. clearance 8 ft. depth
e. Gallery: an attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.					100%	to within 2 ft. of the Curb	8 ft. clearance 8 ft. depth

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- 8741 Building Design Standards (From Building Base to Roof)
- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding, or stucco as illustrated on Table(s) 1.1, 1.3, and 1.5 and follow this general pattern:
 - i. Building wall materials shall be combined on each Facade horizontally with the heavier materials placed below lighter materials, with the lightest material on top.
 - b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Painted building colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
 - c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building, and follow this general pattern.
 - i. Doorways without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
 - d. All window openings, including Porches, Galleries, and Arcades, shall be square or vertical in proportion, excluding Shop Front windows for Commercial Uses (Table 2.6 a) and follow this general patterns:
 - i. All ground floor Facades shall be glazed with clear glass no less than 30-percent of the first Story.
 - ii. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70-percent of the first Story.
 - iii. Openings above the first Story shall not exceed 50-percent of the total building wall area, with each Facade being calculated independently.
 - iv. Windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
 - v. The open window transom area on a Store Front is not included in the front Window Fenestration calculation.
 - e. Shutters, if present, shall be exactly 1/2 the width of the window they cover and shall be operational. Shutters shall be constructed of wood, or engineered wood, and may be paneled or louvered.
 - f. Streetscreens should be used to clearly define a Lot's un-built space (parking area or civic space) fronting onto a Primary Thoroughfare, and follow these general patterns (see Table 2.8.h):
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. In the absence of building Facade along any part of a Frontage Line, Streetscreens shall be built along the same vertical plane as the Facade. Streetscreens should maintain the Building Frontage bay rhythm and pattern.
 - iii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. Streetscreens should be of similar design as adjacent hedge or fencing, see Table 2.7.
 - g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias and shall be constructed of wood or metal and be visibly supported by brackets.
 - h. Each Buildings shall have gable, hip, shed or flat roofs and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Building with flat or rear sloping shed roofs shall have a simple front parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
 - i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area Map shall be subject to the following additional requirements:
 - i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion), as illustrated on Table(s) 1.1, 1.3, and 1.5.
 - ii. Buildings wider than 50-feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roofline into segments as illustrated on Table 1.1.c.
 - iii. Principal Entrances for Buildings with no Front yard Setback shall be recessed 24-inches minimum.

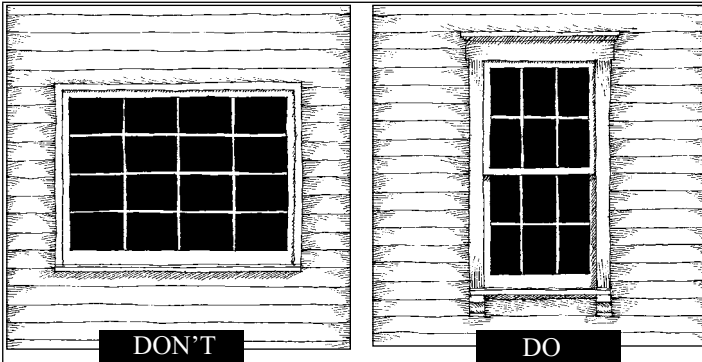
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- iv. Buildings at corner Lot locations shall include a vertical feature or architectural expression of a type and character that calls attention to the corner as prominent location.
- v. Fenestration patterns on upper Facade areas shall be aligned vertically and horizontally to establish a balanced symmetry in design as illustrated on Table 2.6.a.
- vi. Fenestration patterns of upper Facade areas shall honor the rhythm and pattern of the same elements on neighboring buildings as illustrated on Table(s) 1.1, 1.3, and 1.5.

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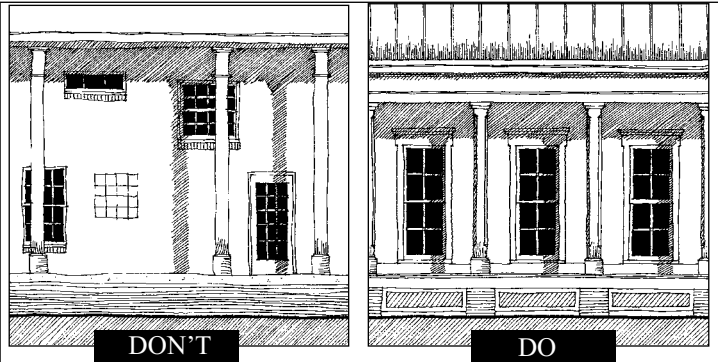
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED

a. Window Proportions (8209.e)



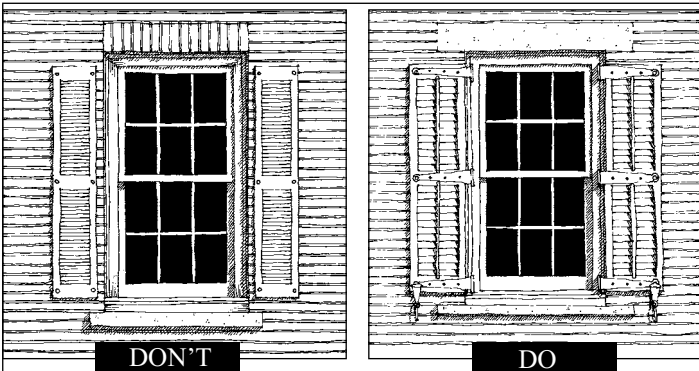
Windows should be vertically proportioned or square. Square, round or semi-circular windows are sometimes used high on a wall or on a roof. Don't use horizontally proportioned windows as they look unnatural. Do use vertical windows and the many design possibilities they present in relationship to building bay width and rhythm.

b. Windows Placement and Principal Entrance (8209.c/.e)



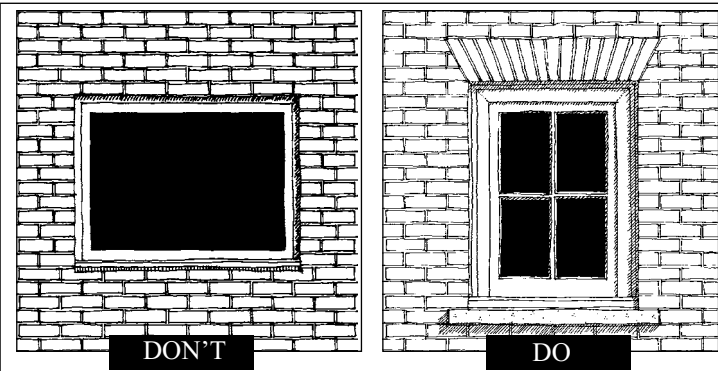
The traditional architecture of Old Town usually arranges openings in a regular pattern. Don't use irregular openings that may reflect interior layouts, but are confusing. Do use a regular pattern for doors and windows. Allow for details, such as frames and casings to call attention to the door as the main point of access for pedestrians into the building.

c. Window Shutter Details (8209.f)



Shutters should be exactly half the width of the sash they are covering in order to appear to serve their historical function of protecting windows from high winds. Don't use narrow shutters that are obviously fake. Do use shutters that work. All shutters should be installed with hinges and dogs. Shutters should be louvered, paneled, or constructed of boards as appropriate to the style of the building.

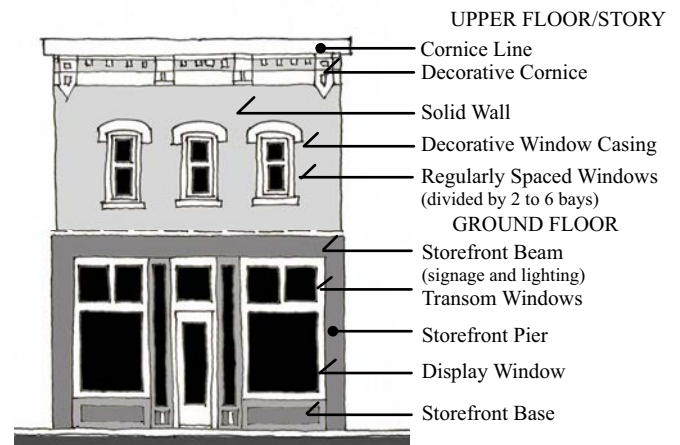
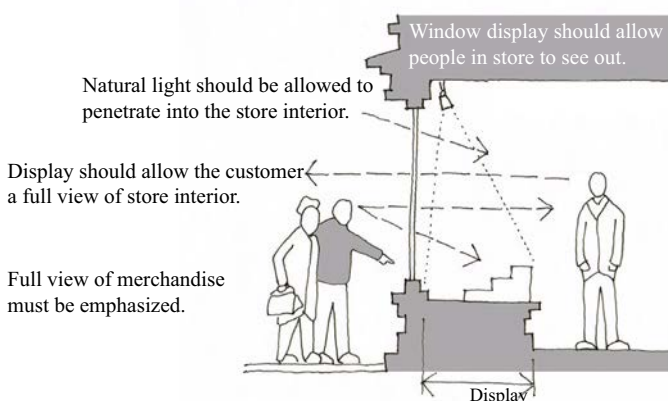
d. Window Opening (8209.e)



Masonry veneer walls should be detailed exactly like masonry bearing walls, especially at openings. Masonry veneers should be detailed as if they were structural masonry walls. Don't use openings that make the brick look like wallpaper. Do detail a window or door as a proper masonry opening with proper lintels and arches that hold weight. Windows without exterior shading shall be recessed from the facade plane two (2) inches in depth for every one (1) foot in height.

e. Main Street Display Window Building Elements (8209.e.ii)

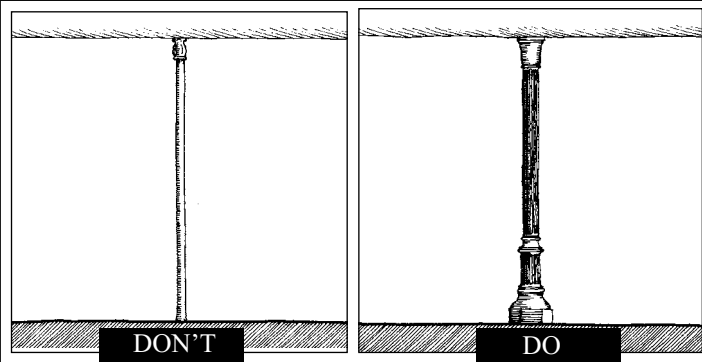
f. Main Street Building Elements (Advisory)



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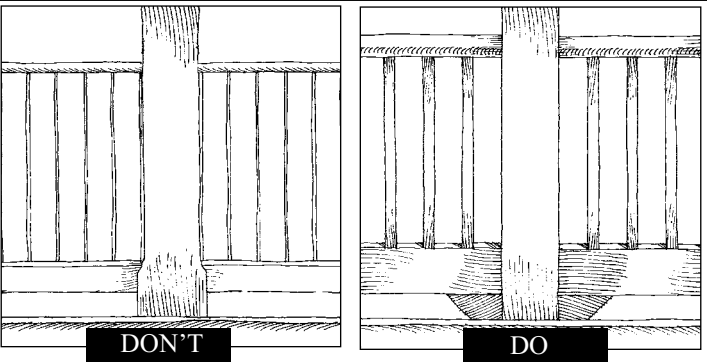
TABLE 2.6 RM-V5 RAMONA VILLAGE CENTER DESIGN STANDARDS ILLUSTRATED (CONTINUED)

g. Metal Columns (Advisory)



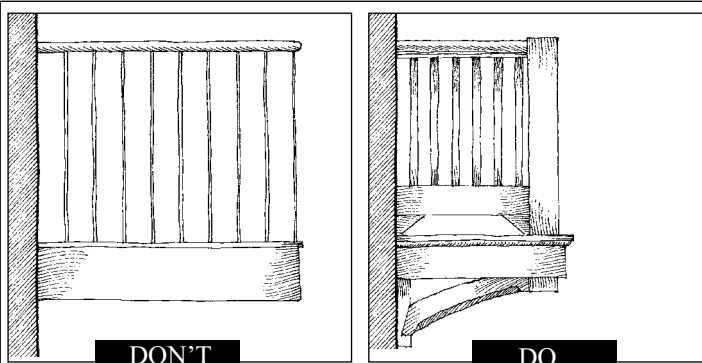
Ramona has historically used the simple vernacular columns that are less ornate steel with a simple cast capital and base. Do not use an overly ornate, classical column or an overly simple and cheap metal pole without capitals and a base. Overly ornate and overly simple are out of character with Ramona. Main Street architectural details are rustic and more vernacular than classical in their character.

h. Wood Railing (Advisory)



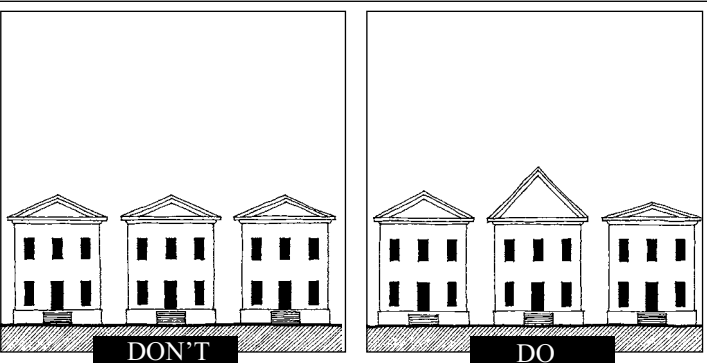
Ramona has historically used a well-proportioned wood railing composed of a standard contoured top rail, 1-1/4" square balusters, and a vertical 2 x 4 or 2 x 6 bottom rail with double chamfered top for draining. Do not use a heavier, more refined wood railing nor a cheap, too-simple railing. These extremes are out of character with the more rustic Ramona architectural detail character.

i. Balcony Brackets (8209.g)



Railing shall have both top and bottom rails clearing the floor. Balusters shall be centered on the rails and spaced no more than 4 inches apart. Balconies shall project no less than 3 feet from the face of the building and shall be visually supported by brackets. Balconies that are too deep or and unsupported by brackets appear threatening to fall down to those passing underneath.

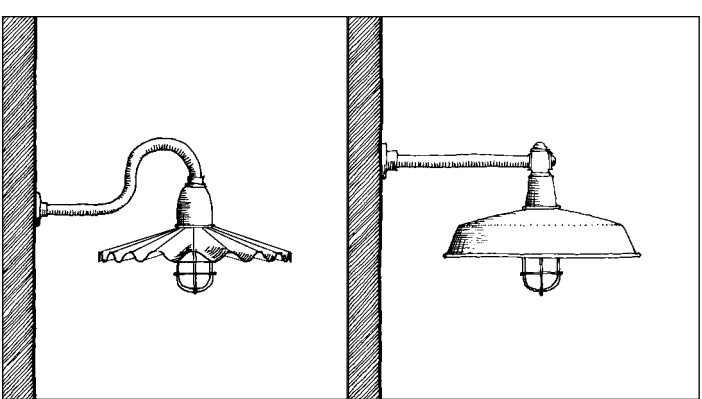
j. Roof Pitch and Slope Pattern (8209.h)



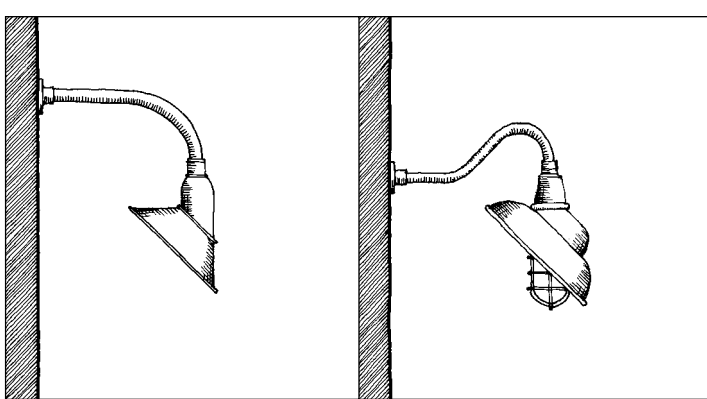
Ramona has historically used Frame Vernacular, California Bungalow and American Mercantile building types with a variety of roof shapes and slopes. Do not use a consistent slope along the entire street block face. All primary roof slopes should fall within a range of no greater than 20% and no less than 80% of the neighboring roof slopes. Flat roofs on Main Street are acceptable. Do maintain a regular and vertical opening (windows and entrances) pattern.

k. Exterior Lighting Fixtures (8211)

The **rippled and dome reflector lights** throws light straight down onto the building. A wide reflector opening throws light wider so fewer are required. These lights must be raised higher than the sign. These respect Dark Sky goals.



The large and small **angled reflector lights** throws light primarily back toward the building. A wide reflector opening throws light wider so fewer are required. Angle degrees may vary between 15 and 75 degrees.



PART EIGHT: 8730 RM-V5 Center District

8743 Signage

- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 2.7 and shall be limited to five (5) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 2.7b) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704.
- c. One (1.0) square foot of signage area per every one (1.0) linear feet of Principle Building Frontage or Bay. If on a corner lot, the applicant shall choose which frontage is its primary frontage. Additional signage area may be granted for signs that contribute to the Building Design Standards rural town center quality found in §8741.
- d. Signage shall not exceed 120-square feet per total Primary Building, if the building size qualifies.
- e. The only signage area allowed within the second and third Lot Layer, and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. Address Signs shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. Awning Signage shall be limited to no more than 70-percent of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed 15-inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) Band Sign limited to 70-percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. Blade Signs shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) Blade Sign shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- k. Marquees are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) Nameplate per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) Window Sign per window area shall not exceed 25-percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, Window Sign may be neon lit and in conformance with Table 2.7.f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. Monument Signs for multiple tenants are allowed to be up to eight (8) feet wide and six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 48 square feet max. (Table 2.7.j). Single tenant Monument Signs are allowed to be up six (6) feet wide and five (5) feet tall, including the base or pedestal, and shall not exceed up to 30-square feet max.
- t. Outdoor Menu Boards for Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall, unless screened or not visible from the right-of-way, then an Exception may be considered.
- u. Gas Station pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.

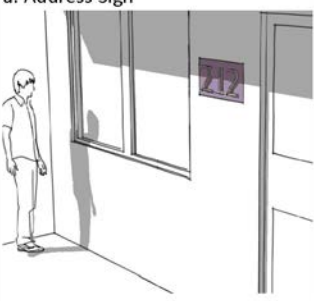
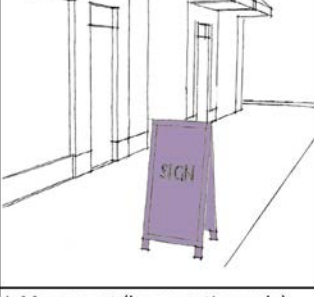
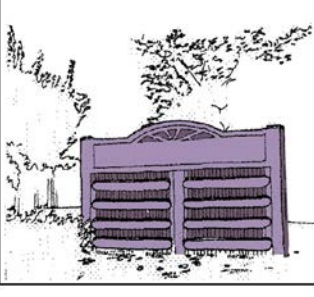
PART EIGHT: 8200 RM-V5 Center District

- v. Temporary Signage, such as Banners, Feathers are allowed to be four (4) feet wide by six (6) feet tall and allowed by exception through the RDRB. The sign shall be limited to one (1) Special Event annually and 45-day display time frame.
- w. Murals are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. Logos may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. h) Logos shall attribute to the total allotted signage.
- y. The use of any 'Blow Up' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. Internal Directional signs are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

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TABLE 2.7 RM-V5 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4.5 ft min Apex Not Applicable Letter Height 8 in max Other allowed on upper floor(s)	b. Nameplate Sign		Quantity 1 per address Area 2 sf max Width 18 in max Height 18 in max Depth / Projection 3 in max From Sidewalk Clearance 4 ft max Apex 7 ft max Letter Height 8 in max Other allowed on upper floor(s)
c. Outdoor Display Case		Quantity 1 per address Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max From Sidewalk Clearance 4 ft max Apex 42 in max Letter Height 6 in min, 10 in max Other allowed on upper floors, Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign		Quantity 1 per Facade, 2 max Area 6 sq ft Width 4 ft max Height 4 ft max Depth / Projection 4 ft max From Sidewalk Clearance 8 ft min Apex upper storefront beam and/or bottom of upper floor windows Letter Height 10 in max Other business name and logo only. Not allowed on upper floors
e. Band Sign		Quantity 1, 2 for corner building Area 1 sq ft max for every linear ft of Building Facade Width between upper storefront beam max to upper transom or display window. Height 3 ft max Depth / Projection Not Applicable - No illuminated letters From Sidewalk Clearance 10 feet min Apex upper storefront beam Letter Height 6 in min, 12 in max Other business name and logo only. Allowed on streetscreens (See Table 2.8.h)	f. Window Sign		Quantity 1 per window every 12.5 linear feet max Area 25% of glass max Width varies Height varies Depth / Projection on or behind glass From Sidewalk Clearance 4 ft max Apex bottom of transom or beam Letter Height 10 in max Other allowed on upper floors
g. Awning Sign		Quantity 1 per window Area only on Valance Width width of Awning Height upper storefront beam max Depth / Projection 4 ft min From Sidewalk Clearance 8 ft max Apex bottom of upper floor windows Letter Height 6 in min, 10 in max Valance 15 in max Other business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign		Quantity 1 per business Area 7.583 sf max Width 26 in max Height 42 in max Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 42 in max Letter Height 10 in max Other not allowed on upper floors
i. Marquee (by exception only)		Quantity 1 per business Area Not Applicable Width width of entrance + 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max From Sidewalk Clearance 10 feet min Apex bottom of upper floor windows Letter Height 12 in min, 18 in max Other Only allowed by exception in Old Town. not allowed on upper floors	j. Monument (by exception only)		Quantity 1 per business Area 24 sq ft max Width 72 in max Height 48 in max Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 48 in max Letter Height 10 in max Other Base or pedestal shall not exceed 18-inches in height. Not allowed on upper floor(s)

PART EIGHT: 8730 RM-V5 Center District

8745 Lighting

- a. Privately owned but publicly accessible spaces internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 2.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of bollards or fixtures should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.
- g. The Store Front Beam is the ideal location for awnings, signage and lighting elements illustrated on Table 2.6.k.

8747 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 2.8 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post Hedges shall be Setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal, and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter
- d. Streetscreens are required for screening parking areas from thoroughfares. Specific designs shall be incorporated along the Primary Frontage Line and should follow these general patterns as illustrated on Table 2.8.h and §8741.f:
 - i. Streetscreens shall be located along the Primary and Secondary Frontage Lines.
 - ii. Streetscreens should continue the vertical and horizontal planes of the adjacent Building Facade(s)
 - iii. Streetscreens shall have openings no larger than necessary to allow automobile and pedestrian access.

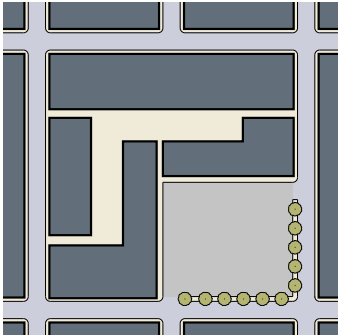
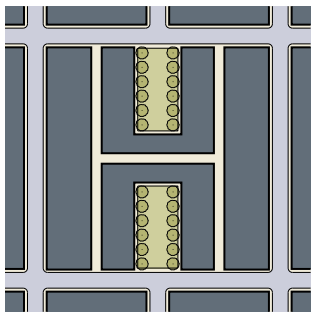
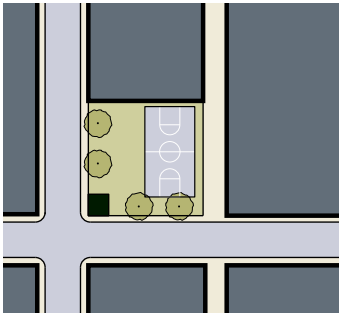
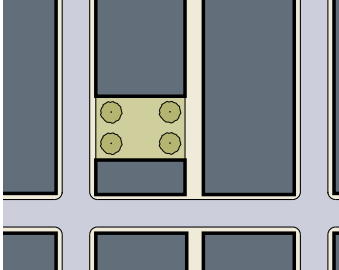
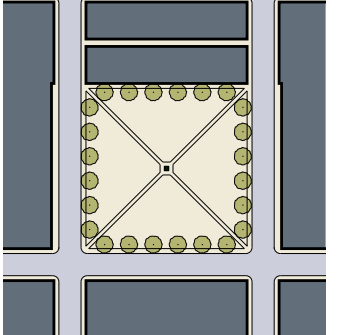
PART EIGHT: 8730 RM-V5 Center District

8749 Shared Civic Space

- a. Measured from Main Street Frontage, all new development exceeding 150 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 2.9 and shall be 2,000 square feet minimum.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and/or second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 2.9 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- d. Shared Civic Spaces designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- e. These spaces may be combined with Stormwater Management facilities (§8739), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- f. Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on their buildings and within the Lot that may be viewed by the public.
- g. Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of three (3) trees for every 1000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- h. Shared Civic Space Landscape shall directly reference Landscape Standards §8737.
- i. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- j. Shrubs should be medium-sized, low-creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Pittosposu, Photinia, Pyracantha, Rapiolepis, Ribes and Rhus species.

PART EIGHT: 8730 RM-V5 Center District

TABLE 2.9 RM-V5 SHARED CIVIC SPACE TYPES

a. Commercial Plaza A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees. Minimum 2000 sq ft in area.		b. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way private Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. This space may be combined with the Storm Water Storage Retention Basin Facility. Minimum 1000 sq ft.	
c. Playground An Open Space available for recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. 1000 sf ft minimum space may be combined with the Storm Water Storage Retention Basin Facility. Importantly, this type of Playground is open to the public and access is not limited to entry via the Building Frontage.			
d. Court An Open Space available for unstructured recreation. A Court provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. A minimum of 100 sf ft in total area along secondary frontages. These spaces work well for adults in conjunction with a Playground for children in the same project area.			
e. Plaza An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings and Primary Thoroughfares. Landscape consists primarily of Hardscape and is a minimum 2000 sq ft.			

PART EIGHT: 8300 *RM-V4 - General District*

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PART EIGHT: 8750 RM-V4 - General District

8750 RM-V4 General District Development Standards

8751 Lot

8752 Building and Land Use

Table 3.0 Permitted Uses

8753 Parking and Storage

Table 3.1 Required Parking Spaces

Table 3.2 Shared Use Parking Multiplier

Table 3.3 Parking Placement Standards

8754 Building Placement

8755 Building Height

8757 Design Standards

8759 Landscape

8760 Stormwater Management

Table 3.4 RM-V3 Summary Table

8761 Private Frontages

Table 3.5 Encroachment Specifications

8763 Signage

Table 3.6 Sign Standards

8765 Lighting

8767 Fencing

Table 3.7 Fencing Standards

8769 Shared Civic Space Types

Table 3.8 Civic Space Types

PART EIGHT: 8750 RM-V4 - General District

Lots located within the RM-V4 - General District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 3.5). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (8771). These Public Frontage Requirements are located in §8857 Public Realm - Thoroughfares.

8751 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50-feet measured at the Frontage Line along the Primary Thoroughfare.

8752 Building and Land Use

- a. Permitted Uses for Lots designated as RM-V4 are listed on Table 3.0.
- b. A Primary Building may share up to two (2) Uses.
- c. Lots designated as RM-V4 abutting the Main Street Frontage Residential Restriction Line, as shown on the Ramona Village Center Zoning Map, Paso and Colonnade Sub-Area Maps, shall be subject to the following requirements:
 - i. The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial, and/or Agricultural Uses (Table 3.0) and all Residential entrances shall not be allowed to front onto Main Street.
 - ii. The first Lot Layer's ground floor Story shall be restricted to Commercial, Industrial, and/or Agricultural Uses (Table 3.0) and all Residential entrances shall not be allowed to front onto Main Street.
- d. The work quarters of Home Businesses shall be not be visible from the Public Frontage Line.
- e. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego ZO §6980 excepting §6985 and §6986 and shall not exceed a height of 35-feet.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.0 PERMITTED USES

RESIDENTIAL	V4
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	
OFFICE	V4
Professional Office Space (Class A)	
COMMERCIAL	V4
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	R
Animal Sales and Services	
Auctioning	
Grooming	R
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	m
Parking	R
Repairs (Heavy Equipment)	m
Repairs (Light Equipment)	R
Sales/Rentals (Heavy Equipment)	R
Sales/Rentals (Farm Equipment)	R
Sales/Rentals (Light Equipment)	R
Building Maintenance Services	m
Business Equipment and Sales Services	R
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	R

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V4
Convenience Sales and Service	R
Cottage Industries	R
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	R
Financial, Insurance and Real Estate	R
Funeral and Internment Services	
Cremating / Interning	M
Undertaking	A
Gasoline Sales	R
Laundry Services	R
Medical Services	R
Participant Sports and Recreation	
Indoor	R
Outdoor	m
Personal Services, General	R
Recycling Collection / Processing Facility	A
Repair Services, Consumer	R
Research Services (Cottage Industry)	A
Retail Sales	
General	R
Specialty	R
Scrap Operations	
Spectator Sport and Entertainment	
Limited	R
General (Private Gymnasium)	M
Swap Meets (not to exceed 5,000 sf)	M
Transient Habitation	
Campground	
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	A
Light	A
Heavy	M

INDUSTRIAL	V4
Custom Manufacturing	m
General Industrial	m
AGRICULTURAL	V4
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	
General	
Support	
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	
EXTRACTIVE	V4
Mining and Processing	
Sire Preparation	M
CIVIC	V4
Administrative Services	R
Ambulance Services	R
Emergency Shelter	R
Clinic Services	R
Community Recreation	m
Cultural Exhibits and Library Services	R
Child Care Center	R
Essential Services	R
Fire Protection Services	R
Group Care	R
Law Enforcement Services	R
Lodge, Fraternal and Civic Assembly	R
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	R
Small Schools (50 or fewer students)	R

PART EIGHT: 8750 RM-V4 - General District

8753 Parking and Storage

- a. All parking areas and garages shall be located in the second and third Lot Layer as illustrated on Table 3.4.D.
- b. Driveways shall be no wider than 12 feet in the first Lot Layer.
- c. The minimum number of parking spaces required for each Use is specified on Table 3.1. Parking requirements shall only be adjusted as specifically indicated in this Section.
- d. The minimum number of parking spaces required for each Use shall be calculated as the sum of the actual parking provided on-site, within the Lot.
- e. For Lots with more than one Use (i.e. Shared-Use), the total number of parking spaces required may be adjusted by multiplying the total number of parking spaces required for all Uses as indicated on Table 3.2.
- f. Determination of required parking for Use combinations not listed on Table 3.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. The Shared-Use Parking multiplier may be used to reduce the total number of parking spaces required for combinations of Uses listed on Table 3.2.
- h. Shared-Use Parking calculations shall be rounded up to a whole number and two (2) Uses shall use the highest multiplier percentage.
- i. Outdoor Storage. Loading and Service Areas shall be located in the second and third Lot Layers on Table 3.4.D Parking and Storage Diagram.
- j. Outdoor Storage shall be completely enclosed by a minimum six (6) feet to maximum eight (8) fence covered by a solid or opaque material, with the exclusion of Agricultural Equipment Storage Uses.
- k. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 3.1 V4 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	
3+ Bedroom Dwelling	2.0 / dwelling
2 Bedroom Dwellings	1.5 / dwelling
1, Bedroom Dwellings, Studio Units, and Second Dwelling Units	1.0 / dwelling
Multi-family guest parking	0.2 / dwelling
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 4 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	4.0 / 1000 sq. ft.
Transient Habitation	1.0 / 2 guest room
Wholesale Storage and Distribution	1.0 / 500 sq. ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Religious Assembly (More than 50 guests)	1.0 / 4 total occupancy
OFFICE (CLASS A)	3.5 / 1000 sq. ft.
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1 / 300 sq. ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail)

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.2 SHARED-USE PARKING MULTIPLIER

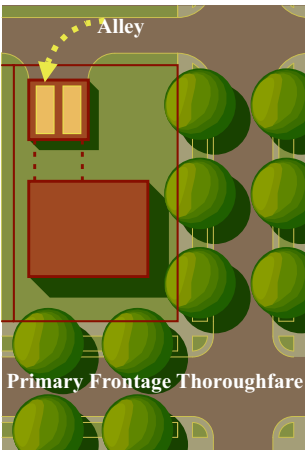
USE #1	USE #2	MULTIPLIER	Example of Shared Parking Calculation: - Determine V5 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq. ft.: 3.5 Spaces per 1,000 sq. ft. = 7 Parking Spaces - Upper Floor Residential Units (2): 2 Spaces per Unit = 4 Parking Spaces - Total Number of Parking Spaces Required = 11 - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70-percent - Multiply 11 x .70 = 8 (rounded up to the nearest number) - Minimum Number of Parking Spaces is 8 per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 3.3 PARKING PLACEMENT STANDARDS (ADVISORY)

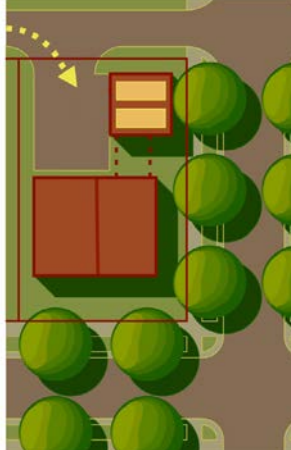
a. Parking Placement on the Lot Standards (Diagrams are Advisory)

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

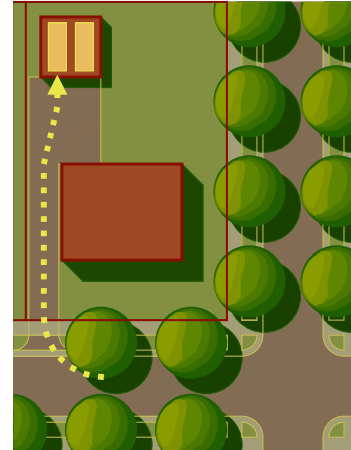
i. Alley/Outbuilding



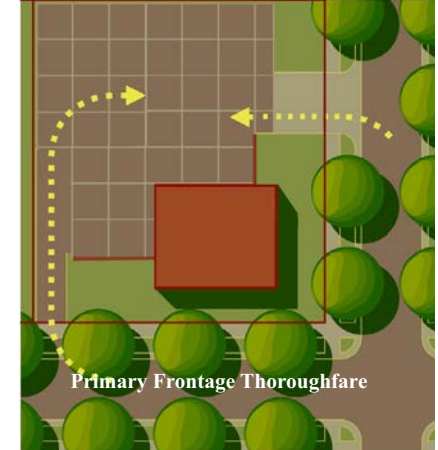
ii. Alley Parking w/ Mixed Use



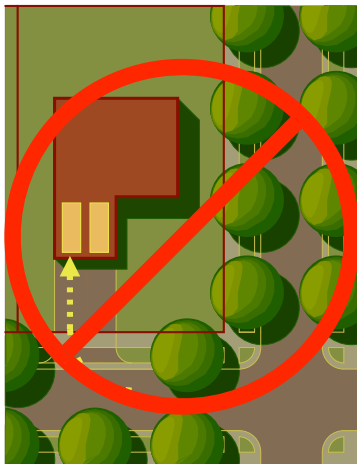
iii. Front/Third Lot Layer



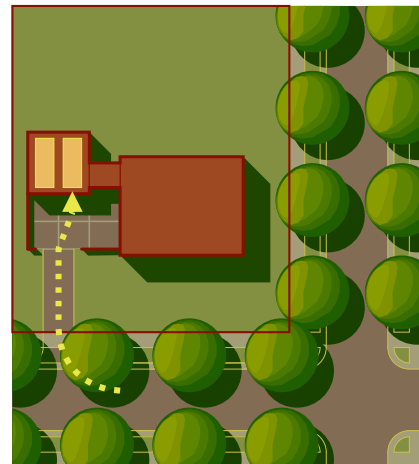
iv. Front and Side/Second and Third Lot Layer



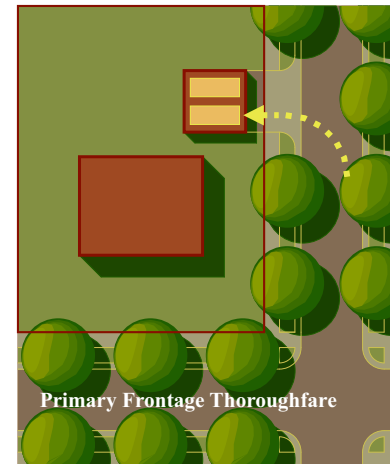
v. Front/First Lot Layer



vi. Front/Second Lot Layer



vii. Side/Outbuilding



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8754 Building Placement

- a. Primary Buildings and Outbuildings may be built on each Lot (see Table 3.4B).
- b. Buildings shall be Setback in relation to the boundaries of their Lots as specified on Table 3.4B
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building and/or an Attached Compact Building. (see Table 1.8).
- d. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 70-percent of one (1) Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 60-percent for two (2) combined Lot areas, and 50-percent for three combined Lot areas.
- f. Facade Build-out of Primary Building shall be a minimum of 60 percent of the Lot's width at the Front Setback.
- g. The Principle Entrance of any Primary Building shall be oriented towards the Frontage Line.
- h. Where Eucalyptus trees are planted along Main Street, the primary front yard setback shall be a minimum 15-feet and a maximum of 45-feet, by exception through the RDRB.

8755 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 3.4A).
- b. The maximum height of an Outbuilding shall be two (2) floors and 25-feet maximum height (see Table 3.4A).

8757 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct property should have its paint-able elements painted different colors from any other property on either side of the block on which they are located, or if on a corner, also painted different from properties immediately across the street. Paint colors should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes. Note: Ramona Design Review Board recommends referencing Sherwin-Williams Historic Collection Classical, Arts & Crafts, and Victorian exterior palette.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall not be used.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
- d. Doorways and windows without exterior shading shall be recessed from the plane of the Facade or Elevation of a building two (2) inches in depth for every one (1) foot in height.
- e. All ground floor Facades shall be glazed with clear glass no less than 30-percent of the first Story, and follow this pattern:
 - i. Buildings with a first floor Commercial Use shall be glazed with clear glass no less than 70-percent of the first Story.
 - ii. Openings above the first Story shall not exceed 50-percent of the total building wall area, with each Facade being calculated independently.
- f. Streetscreens should be used to clearly define a Lot's un-built space (parking or civic space) fronting onto a Primary Thoroughfare, and follow this general pattern:
 - i. Streetscreens shall be of a similar design to the Facade of buildings they abut.
 - ii. Streetscreens shall be between three and a half (3.5) and six (6) feet in height. The Streetscreen should be of similar design as adjacent hedge or fencing, see Table 3.7.
- g. Upper floors shall be enhanced by outdoor living spaces such as balconies, verandas, patios and loggias.
- h. Buildings shall have gable, hip, shed or flat roofs, and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Buildings with flat or rear sloping shed roofs shall have a simple parapet a minimum of 42-inches high.
 - iv. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares and Primary Frontage.
 - v. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.
- i. Lots with a Main Street Frontage Residential Restriction Line designation, as shown on the Ramona Village Center Zoning District Map (Map 2), and the Colonnade (Map 3) Sub-Area shall be subject to the following additional requirements:

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- i. Buildings wider than 50-feet shall have their Facades divided into equally proportional bays between 12.5-feet to 25-feet to 37.5-feet to 50-feet in width (or of a similar rational proportion).
- ii. Buildings wider than 50 feet shall utilize a combination of simple or articulated parapets, alternating eaves or cornice line projections, or multiple front gables to break up the roof line into segments as outline in §8757.i.ii.
- iii. Buildings at corner lot locations shall include a vertical feature or architectural articulation of a type and character that calls attention to the corner as a prominent location.

8759 Landscape (On-Site Private Lot Landscaping - For Public Frontage Landscaping Reference §8850)

- a. The first Lot Layer shall have a hardscaped surface treatment with a uniform material, color and pattern.
- b. Privately owned but publicly accessible spaces (i.e.: Shared Civic Space) provided internal to any private Lot shall be designed per the Civic Space type characteristics outlined in Table 3.8.a-e.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.6 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall integrate §8760 Stormwater management techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Refer to County Zoning Ordinance §86.701 and Landscape Design Manual.
- g. Shrubs should be of medium sized, low creeping variety and shall include Calliandra, Ceanothus, Grevillea species, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapirolepis, Ribes, and Rhus species.

8760 Stormwater Management

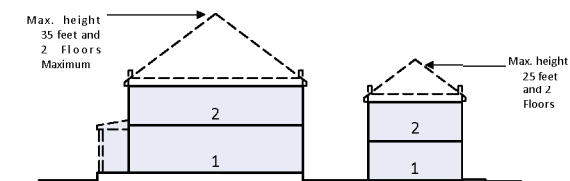
- a. PPervious Pavements may be used in all Lot Layers (see Table 3.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual
- e. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- f. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8750 RM-V4 - General District

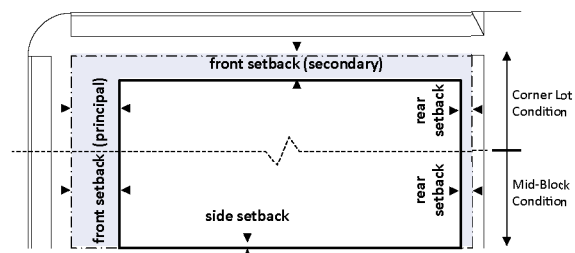
TABLE 3.4 RM-V4 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	permitted
LOT OCCUPATION	
Lot Coverage	70%
Facade Buildout at Primary Front Setback	60% min.
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	(15 ft. min. 45 ft. max 8735.i) 2 ft. min 15 ft. max.
Secondary Front Setback	2 ft. min. 15 ft. max.
Side Setback	(15 ft. min. 8754. h) 0 ft. min 24 ft. max.
Rear Setback	3 ft. min.
OUTBUILDING SETBACKS	
Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 25 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	100% max.
Stoop or Terrace	100% max.
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	100% max.
iii. Encroachment Depths	
Porch	not permitted
Gallery	10 ft. min.
Arcade	12 ft. min.
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
2nd Layer	permitted
3rd Layer	permitted

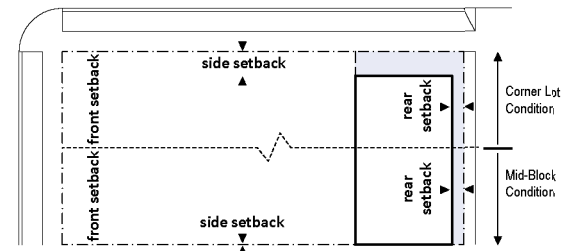
A. BUILDING HEIGHT DIAGRAM



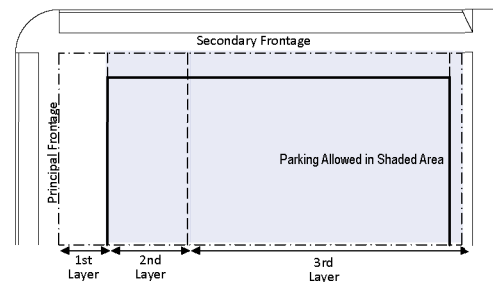
B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



D. PARKING AND STORAGE LOCATION DIAGRAM

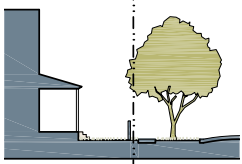
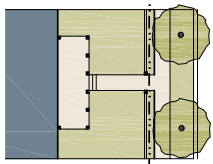
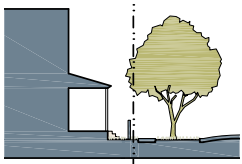
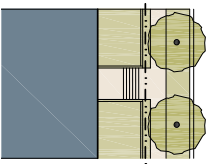
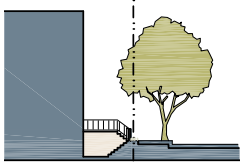
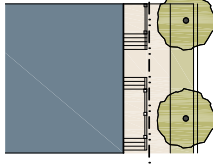
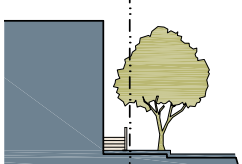
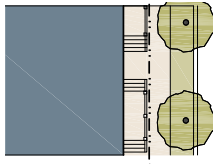
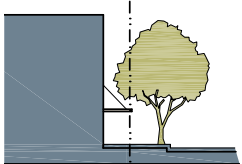
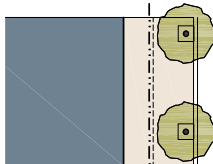


PART EIGHT: 8750 RM-V4 - General District

8761 Private Frontages

- a. Open Porches, Common Yards, Stoops, Terraces, Balconies and bay windows may Encroach within the first Lot Layer 50% of its depth.
- b. Awnings may Encroach within the Public Sidewalk.
- c. All Frontages shall be in conformance with Table 3.5.

TABLE 3.5 RM-V4 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	3 ft. height max. 8 ft depth min.
b. Porch: a roof covered, raised platform at the entrance to a building					80% max	not permitted	not applicable
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					80% min	not permitted	not applicable
d. Stoop: an exterior stair and landing leading to an elevated first Story of a building.					80% min	not permitted	3 ft. height max. 5 ft. depth min.
e. Awning: a window covering attached to an exterior wall of a building.					80% min	to within 2 ft. of the Curb	8 ft. clearance 0 ft height max 8 ft. depth

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8763 Signage

- a. Applicable to New Buildings and Existing Buildings with improvements adding 120-square feet or more of new construction, permitted signage types shall conform to the specifications of Table 3.6 and shall be limited to three (3) sign types per each lot along the Primary Frontage in the first Lot Layer (See Table 3.4D) for location identification purposes.
- b. Existing signage review or signage not listed in this sub-section shall conform with the Form Based Code and follow the design review process §8704 .
- c. One (1) of the three (3) allowed signs must be either an Address Sign (Table 3.6.a) or a Nameplate Sign (Table 3.6.b) for location purposes. 0.75-square foot of signage area per every one (1) linear feet of Principle Building Frontage or Bay. A maximum of 90-square feet of total signage is allowed with buildings of 120-lineal feet of frontage or longer per Lot on both the ground floor and upper floors in first and second Lot Layers. If on a corner Lot, the applicant shall choose which frontage is its primary frontage.
- d. Per every 50-feet of Principal Building Frontage on both the ground and upper floors in first and second Lot Layers, allows a maximum of 37.5 square feet, not to exceed 90-square feet.
- e. The only signage area allowed within the third Lot Layer and/or on Outbuildings are either one (1) Address or Nameplate Sign.
- f. Address Signs shall be limited to two (2) square feet total area and made easily visible through colors or materials that contrast with their background and shall be attached to the Principal Entrance of each unit they identify. Address sign(s) may be attached to off-site mailbox(s) by Exception to preserve the historic bucket mailbox character of the Colonnade.
- g. Awning Signage shall be limited to no more than 70-percent of the Valance of the awning or the vertical portion of a dome awning. The height of the Valance shall not exceed 15-inches. Awning Signs shall contain only the business name, logo, and/or street address. Awning Signs may encroach into the Public Sidewalk Frontage.
- h. One (1) Band Sign limited to 70-percent of the width of the Building Facade shall be permitted for each building with a Commercial Use. Information shall consist of the name and/or logo of the business and allowed on streetscreens.
- i. Blade Signs shall be permitted only for Commercial Uses that have a Principal Entrance on the ground floor.
- j. One (1) Blade Sign shall be permitted only for each business if the Facade is no more than five (5) feet setback from the Principal Frontage Line. Blade Signs may encroach into the Public Sidewalk Frontage up to four (4) feet, shall clear the Sidewalk by at least eight (8) feet in height, and shall not encroach above the bottom of any second Story windows. Blade Signs shall be limited to the name and/or logo of the business.
- k. Marquees are allowed by Exception only in the Old Town Sub Area, and shall be only located above the Principal Entrance of a building, and shall provide a minimum clearance of ten (10) feet, and may encroach into the Public Sidewalk Frontage to within two (2) feet of the Curb. Message Boards shall be permitted as part of Marquees.
- l. One (1) Nameplate per address limited to two (2) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to a building wall within ten (10) feet of a Principal Entrance.
- m. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.
- n. One (1) freestanding, double-sided, temporary Sidewalk Sign may be placed within the public Frontage for each business. Sidewalk Signs shall be removed at the close of business each day.
- o. One (1) Window Sign per window area shall not exceed 25-percent of the glass (See Table 2.7.f.), and shall contribute to the overall signage allotment. Window Signs shall not interfere with the ability of pedestrians and public safety personnel to see through windows into premises and view of product displays. Window signs may list services and/or products sold on the premises, and/or provide contact information, operating hours and other messages.
- p. Signage shall be externally illuminated, Window Sign may be neon lit and in conformance with Table 2.7.f.
- q. No signs are allowed above the highest portion of the building and no digital signs are allowed.
- r. Signage that is painted, and/or routed and/or sandblasted on metal and/or on the building facade shall be allowed a letter height of 18-inches maximum, unless set back more than 100-feet from the street frontage, then a letter height of 24-inches shall be permitted. All other letter heights shall conform with Table 2.7 letter height(s).
- s. Monument Signs for multiple tenants are allowed to be up to eight (8) feet wide and six (6) feet tall, excluding a base or pedestal up to 18-inches tall, and shall not exceed up to 48 square feet max. (Table 2.7.j). Single tenant Monument Signs are allowed to be up six (6) feet wide and five (5) feet tall, including the base or pedestal, and shall not exceed up to 30-square feet max.
- t. Outdoor Menu Boards for Drive-Thru service are limited to two (2) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall, unless screened or not visible from the right-of-way, then an Exception may be considered.
- u. Gas Station pricing are limited to one (1) per Lot and allowed to be up to five (5) feet wide by five (5) feet tall, not exceeding six (6) feet tall. Letter height shall be allowed a maximum letter height of 12-inches tall. No internal illumination other than letters and numbers shall be permitted.

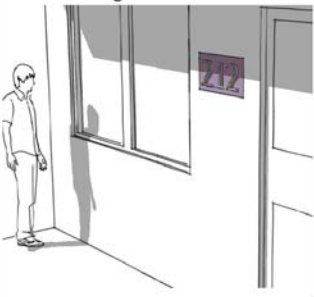
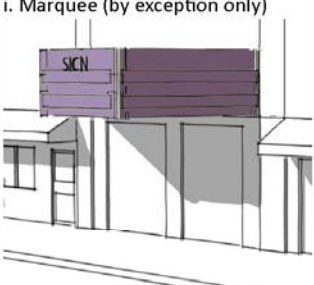
PART EIGHT: 8300 RM-V4 - *General District*

- v. Temporary Signage, such as Banners, Feathers are allowed to be four (4) feet wide by six (6) feet tall and allowed by exception through the RDRB. The sign shall be limited to one (1) Special Event annually and 45-day display time frame.
- w. Murals are considered Public Art and are exempt from signage requirements and allowed by Exception.
- x. Logos may be allowed on Architectural enhancements, such as on Streetscreens (see Table 2.8. h) Logos shall attribute to the total allotted signage.
- y. The use of any 'Blow Up' signs with compressors, 'Hot Air Balloon' signs, and Spotlights (rotating or fixed) is not allowed.
- z. Internal Directional signs are limited to a maximum of three (3) per Lot and allowed to be a maximum of two (2) square feet.

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TABLE 3.6 RM-V4 SIGN STANDARDS

(GRAPHICS ARE ADVISORY)

SPECIFICATIONS		SPECIFICATIONS	
a. Address Sign 	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4.5 ft min Apex Not Applicable Letter Height 8 in max Other allowed on upper floor(s)	b. Nameplate Sign 	Quantity 1 per address Area 2 sf max Width 18 in max Height 18 in max Depth / Projection 3 in max From Sidewalk Clearance 4 ft max Apex 7 ft max Letter Height 8 in max Other allowed on upper floor(s)
c. Outdoor Display Case 	Quantity 1 per address Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max From Sidewalk Clearance 4 ft max Apex 42 in max Letter Height 6 in min, 10 in max Other allowed on upper floors. Allowed on streetscreens (see Table 2.8.h)	d. Blade Sign 	Quantity 1 per Facade, 2 max Area 6 sq ft Width 4 ft max Height 4 ft max Depth / Projection 4 ft max From Sidewalk Clearance 8 ft min Apex upper storefront beam and/or bottom of upper floor windows Letter Height 10 in max Other business name and logo only. Not allowed on upper floors
e. Band Sign 	Quantity 1, 2 for corner building Area 1 sq ft max for every linear ft of Building Facade Width between upper storefront beam max to upper transom or display window. Height 3 ft max Depth / Projection Not Applicable - No illuminated letters From Sidewalk Clearance 10 feet min Apex upper storefront beam Letter Height 6 in min, 12 in max Other business name and logo only. Allowed on Streetscreens (See Table 2.8.h)	f. Window Sign 	Quantity 1 per window every 12.5 linear feet max Area 25% of glass max Width varies Height varies Depth / Projection on or behind glass From Sidewalk Clearance 4 ft max Apex bottom of transom or beam Letter Height 10 in max Other allowed on upper floors
g. Awning Sign 	Quantity 1 per window Area only on Valance Width width of Awning Height upper storefront beam max Depth / Projection 4 ft min From Sidewalk Clearance 8 ft max Apex bottom of upper floor windows Letter Height 6 in min, 10 in max Valance 15 in max Other business name and logo allowed on valance only. Not allowed on upper floor(s)	h. Sidewalk Sign 	Quantity 1 per business Area 7.583 sf max Width 26 in max Height 42 in max Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 42 in max Letter Height 10 in max Other not allowed on upper floors
i. Marquee (by exception only) 	Quantity 1 per business Area Not Applicable Width width of entrance + 4' o.c. Height 50% Story height max Depth / Projection 4 ft min, 10 ft max From Sidewalk Clearance 10 feet min Apex bottom of upper floor windows Letter Height 12 in min, 18 in max Other Only allowed by exception in Old Town. Not allowed on upper floors	j. Monument (by exception only) 	Quantity 1 per business Area 24 sq ft max Width 72 in max Height 48 in max Depth / Projection not applicable From Sidewalk Clearance not applicable Apex 48 in max Letter Height 10 in max Other Base or pedestal shall not exceed 18-inches in height. only allowed by exception only in Paseo and Colonnade Sub-District(s). Not allowed on upper floor(s)

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8765 Lighting

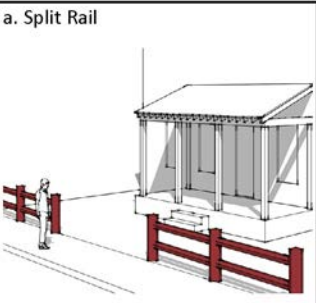
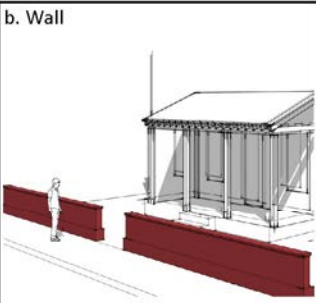
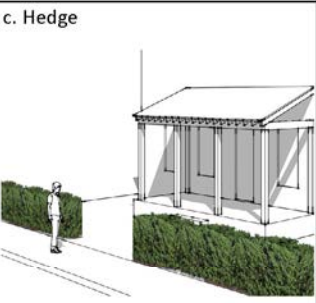
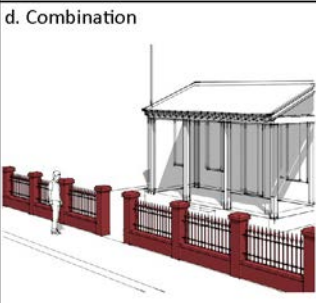
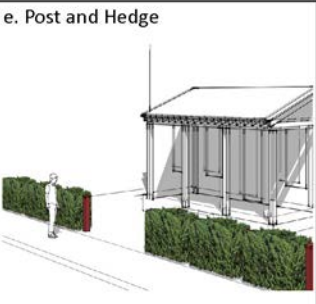
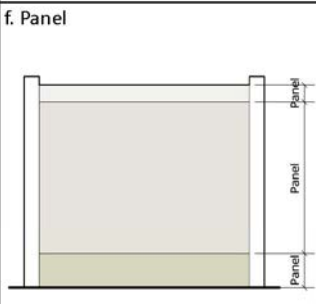
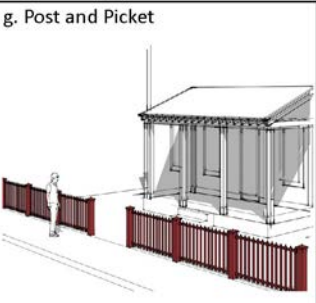
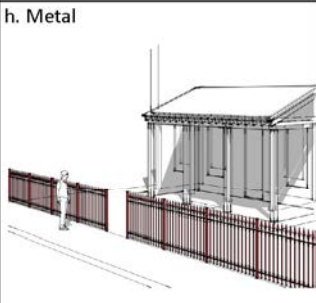
- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8767 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 3.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

PART EIGHT: 8750 RM-V4 - General District

TABLE 3.7 RM-V4 FENCING STANDARDS

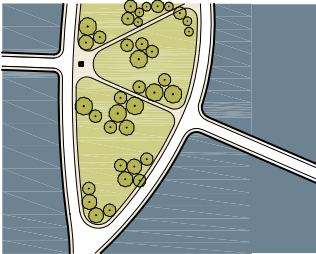
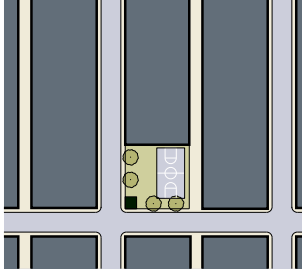
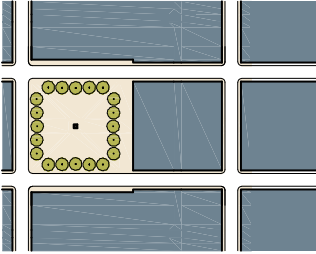
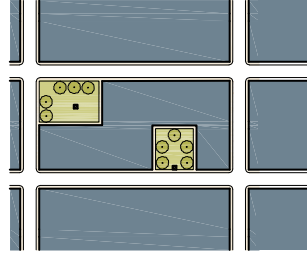
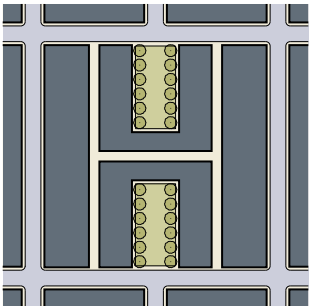
SPECIFICATIONS				SPECIFICATIONS			
a. Split Rail		Materials	wood or concrete	b. Wall		Materials	stone, brick, stucco, block
			paint, stain or natural				paint or none
c. Hedge		Finish	0" or 18" for landscape	d. Combination		Finish	0" or 18" for landscape
			3 ft. min. - 6 ft. max.				3 ft. min or 6 ft. max
e. Post and Hedge		Setback	primary and secondary front setbacks	f. Panel		Setback	primary and secondary front setbacks
			all setbacks				all setbacks
g. Post and Picket		Height	3 ft. min. - 6 ft. max.	h. Metal		Height	3 ft. min. to 6 ft. max.
			all setbacks				side and rear setbacks
		Location	all setbacks			Location	side and rear setbacks
		Picket Spacing	≤ 2.5 times width of picket			Picket Spacing	≤ 2.5 times width of picket

PART EIGHT: 8750 RM-V4 - General District

8769 Shared Civic Space

- a. Measured from Main Street Frontage Line (in Colonnade Sub-Area only), all new development exceeding 300 feet in length shall include at least one (1) Shared Civic Space type as generally described on Table 3.8.
- b. Privately owned, but publicly accessible, Shared Civic Space shall be located in the first and second Lot Layer.
- c. Shared Civic Space types diagrammed on Table 3.8 are provided for illustrative purposes only, specific designs shall be prepared in accordance with the characteristics and description of each type listed.
- d. Shared Civic Space designed as a Plaza shall have a minimum of 25% of its perimeter fronting onto a Thoroughfare.
- e. These spaces may be combined with Stormwater Management facilities (8760), such as Retention Basins, pool/fountain, Cisterns, Landscaped and Grated Tree Wells.
- f. Allow for individual building owners to install Civic Art, such as Murals, sculpture building ornament and curiosity items on Buildings and within the Lot that may be viewed by the public.
- g. Shared Civic Space areas shall be more than 2000 square feet minimum and shall be shaded by Canopy Trees at a rate of six (6) trees per every 2,000 square feet of total area. See Table 8.7 for Canopy Tree species and characteristics.
- h. Shared Civic Space landscape shall directly reference Landscape Standards §8759.

TABLE 3.8 RM-V4 CIVIC SPACE TYPES (ADVISORY)

a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, naturalistically disposed. Sections of a Green may be designed specifically for the recreation of children. Minimum 5-acres.		b. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space. Minimum 1,000 sq. ft.	
c. Court A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. Access to abutting residential Lots is from a sidewalk that circumnavigates a central landscaped area. Landscape consists of lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.		d. Pocket Park An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot. Minimum 1,000 sq. ft.	
e. Close A semi-public Open Space available for unstructured recreation by those occupying the adjacent buildings. A Close is circumnavigated by a one-way Thoroughfare with parking on one side. Landscape includes lawn and trees, formally disposed. May include ornamental species. Minimum 1,000 sq. ft.			

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PART EIGHT: 8770 RM-V3 Edge District

8770 RM-V3 Edge District Development Standards

8771 Lot

8772 Building and Land Use

Table 4.0 Permitted Uses

8773 Parking and Storage

Table 4.1 Required Parking Spaces

Table 4.2 Shared Parking Multiplier

Table 4.3 Parking Placement Standards

8775 Building Placement

8777 Building Height

8779 Design Standards

8780 Landscape

8781 Stormwater Management

Table 4.4 RM-V3 Summary Table

8783 Private Frontages

Table 4.5 Encroachment Specifications

8785 Signage

Table 4.6 Sign Standards

8787 Lighting

8789 Fencing

Table 4.7 Fencing Standards

PART EIGHT: 8770 RM-V3 Edge District

Lots located within the RM-V3 - Edge District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 4.5). The construction improvement requirements (sidewalk, landscape furnishing, street trees, etc) and fees are based upon Lot Widths (§8771). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8771 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8772 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Buildings (see Table 1.7).
- b. Lots designated as RM-V3 on the Ramona Village Core Zoning Map or the Colonnade Area Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to Use categories on Table 4.0 only.
- c. Wireless Telecommunication Facilities and Towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and shall not exceed a height of 35 feet.

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.0 PERMITTED USES

RESIDENTIAL	V3
Accessory Dwelling Unit	R
Family Residential	R
Farm Labor Camps	
Group Residential	m
Mobile Home Residential	M
OFFICE	V3
Professional Office Space (Class A)	
COMMERCIAL	V3
Administrative and Professional Service	R
Agricultural and Horticultural Sales	
Agricultural Sales	R
Horticultural Sales	R
Agricultural Services	A
Animal Sales and Services	
Auctioning	
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	m
Fleet Storage	
Parking	R
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	R
Communication Services	R
Construction Sales and Personal Service	M

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V3
Convenience Sales and Service	R
Cottage Industries	m
Eating and Drinking Establishment	R
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	R
Recycling Collection / Processing Facility	M
Repair Services, Consumer	R
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	m
Lodging	R
Resort	m
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

INDUSTRIAL	V3
Custom Manufacturing	M
General Industrial	M
AGRICULTURAL	V3
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	m
Support	m
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V3
Mining and Processing	
Sire Preparation	M
CIVIC	V3
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities (non-commercial)	m
Small Schools (50 or fewer students)	R

PART EIGHT: 8770 RM-V3 Edge District

8773 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 4.1.
- b. Driveways shall be no wider than 18 feet in the first Lot Layer.
- c. Open parking areas shall be located in the second and third Lot Layers (See Table 4.3). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- e. For Lots with more than one Use (i.e. Shared Uses), the total number of parking spaces required may be adjusted downward using the parking occupancy calculation of Table 4.2.
- f. Determination of required parking for Use combinations not listed on Table 4.1 shall be approved on a case-by-case basis through the Site Plan process as referenced in §8705.b.
- g. Outdoor Storage shall be located in the second and third Lot Layers on Table 4.4.D Parking and Storage Diagram.
- h. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fences.
- i. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 4.1 V3 REQUIRED VEHICULAR PARKING SPACES

RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf and Secondary Dwelling Units	1.0 / dwelling
Guest and Visitors	0.5 / dwelling
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail).

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

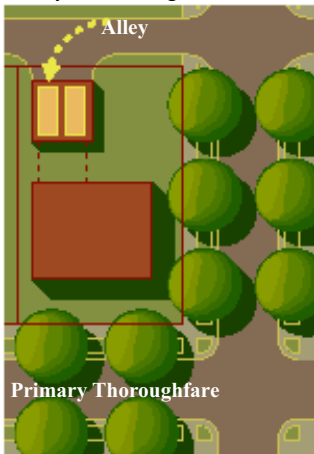
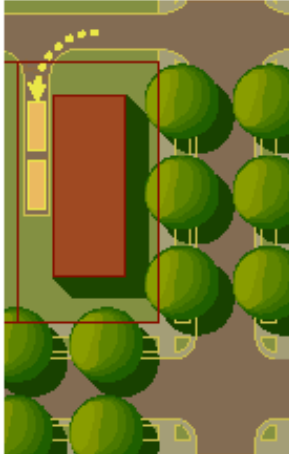
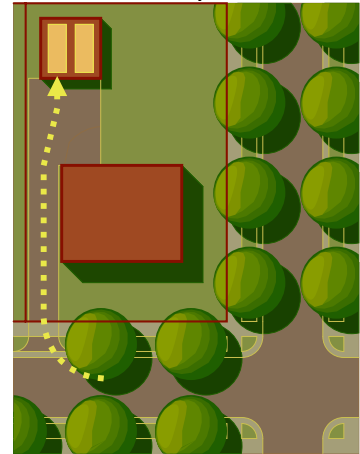
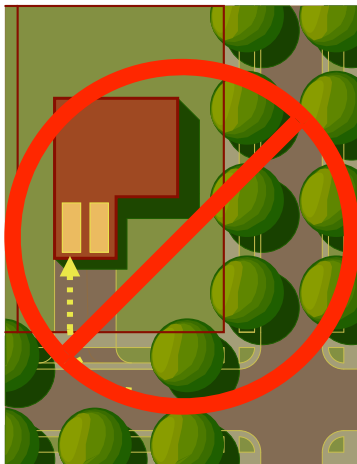
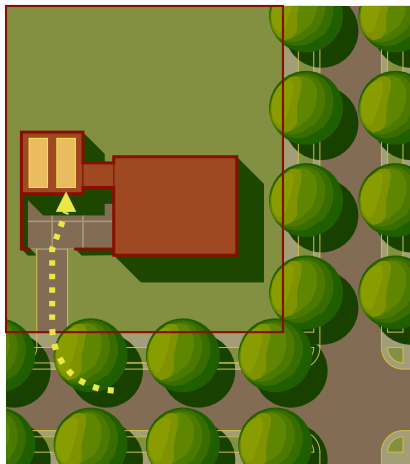
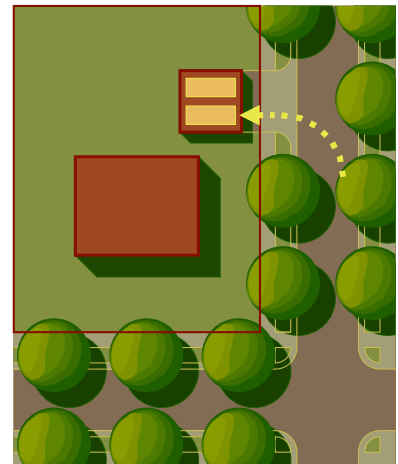
PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.2 SHARED-USE PARKING MULTIPLIER

USE #1	USE #2	MULTIPLIER	Example of Share Parking Calculation: - Determine V3 Building(s) Land Uses per each Lot: - Ground Floor Professional Services 2,000 sq. ft.: 3 Spaces per 1000 sq. ft. = 6 Parking Spaces - Upper Floor Residential Units (2): 2 Spaces per Unit = 6 Parking Spaces - Total Number of Parking Spaces Required = 16 - Shared Parking Multiplier for Residential Use plus Professional Services (a typical office) = 70% - Multiply 16 x .70 = 12 (rounded up to the nearest number) - Minimum Number of Parking Spaces is 12 per Lot. The rationale for Shared Parking is that during the day, when the Professionals Services is in use and needing parking spaces, the residences above will not be in use. This need is reversed after business hours when residents come home. Therefore, two parking spaces are shared on-site. In addition, each lot fronts a street that has on-street parking spaces. These spaces act as overflow and guest parking areas. Shared Parking Multiplier is the minimum amount of parking required and an owner may build above this minimum requirement.
RESIDENTIAL	+ Convenience Sales and Service + Eating and Drinking Establishment + Food and Beverage Retail Sales + Laundry Services + Personal Services, General + Repair Services, Consumer + Retail Sales (all types)	80%	
RESIDENTIAL	+ Lodging	75%	
RESIDENTIAL	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	70%	
Convenience Sales and Service Eating and Drinking Establishment Food and Beverage Retail Sales Laundry Services Personal Services, General Repair Services, Consumer Retail Sales (all types)	+ Administrative and Professional Service + Business Support Services + Financial, Insurance and Real Estate + Medical Services + Research Services	80%	

TABLE 4.3 PARKING PLACEMENT STANDARDS (ADVISORY)**a. Parking Placement on the Lot Standards**

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

i. Alley/Outbuilding**ii. Alley/Park Beside****iii. Front/Third Lot Layer****iv. Front/First Lot Layer****v. Front/Second Lot Layer****vi. Side/Outbuilding**

PART EIGHT: 8770 RM-V3 Edge District

8775 Building Placement

- a. One (1) Primary Building and one (1) Outbuilding may be built on each Lot (see Table 4.4.B).
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 4.4.B.
- c. Primary Buildings may be positioned within the required Setbacks of a Lot to create a Freestanding Rural Building (see Table 1.8.a).
- d. Lot coverage by Buildings and impermeable surfaces shall be a maximum of 60% of the Lot area.
- e. Lot coverage by Buildings and impermeable surfaces on combined or multiple Lots shall be a maximum of 50% for two (2) combined Lot areas, and 40% for three combined Lot areas.
- f. Facade Build-out of Primary Building Facades shall be a minimum of 40% of the Lot's width at the Front Setback.
- g. The Principal Entrance of any Primary Building shall be oriented towards a Frontage Line.

8777 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height (see Table 4.4.A).
- b. The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height (see Table 4.4.A).

8779 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly reflective colors, except on rooftops, shall be highly discouraged.
- c. Principal Entrances shall be designed and detailed to call attention to the doorway as the main point of access for pedestrians into the building.
- d. All Facades shall be glazed with clear glass no less than 30% of the first Story, and follow these general patterns:
 - i. Buildings with a ground floor Commercial Use shall be glazed with clear glass no less than 70% of the first Story.
 - ii. Openings above the first Story shall not exceed 50% of the total building wall area, with each Facade being calculated independently.
- e. Buildings shall have a gable, hip, shed or flat roofs, and follow these general patterns for each:
 - i. Finish material for any sloped roof shall be limited to clay tile, concrete tile, composition shingles, or standing seam or corrugated metal.
 - ii. Enclosed eaves of sloped roofs shall project from the walls to create deep overhangs that shade the building.
 - iii. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
 - iv. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8780 Landscape

- a. The first Lot Layer should not be paved, with exclusion of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.
- c. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.7 for Canopy Tree species and characteristics.
- d. Parking and landscaped areas shall utilize §8781 Stormwater paving, channelling, storage, and filtration techniques.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

PART EIGHT: 8770 RM-V3 Edge District

8781 Stormwater Management

- a. Pervious Paving techniques shall be allowed in the first, second and third Lot Layers (See Table 4.4.D).
- b. Pervious Paving techniques shall be used where possible for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- d. Channelling facilities shall be allowed in the first, second and third Lot Layers.
- e. Channelling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.
- f. Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale, and Drainage Ditch.
- g. Storage facilities shall be allowed in the second and third Lot Layers.
- h. Storage facilities should collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.
- i. Storage facilities shall be limited to Irrigation Ponds and/or Retention Basin with sloping bank and/or fence and Creek.
- j. Filtration techniques shall be allowed in the second and third Lot Layers.
- k. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- l. Filtration facilities shall be limited to Filtration Pond, Natural Landscape, Surface Landscape, Purification Biotope, Bio-Retention Swale, Rain Garden, constructed wetlands, and Green Roof(s).

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.4 RM-V3 SUMMARY TABLE

BUILDING PLACEMENT

Freestanding Rural Building	permitted
Attached Compact Building	not permitted

LOT OCCUPATION

Lot Coverage	60% max.
Facade Buildout at Primary Front Setback	40% min.

PRINCIPAL BUILDING SETBACKS

Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	3 ft. min.

OUTBUILDING SETBACKS

Front Setback	40 ft. max. from rear
Side Setback	0 ft. or 3 ft. at corner
Rear Setback	3 ft. min.

BUILDING HEIGHT (FLOORS/FEET)

Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 35 feet max.

ENCROACHMENTS

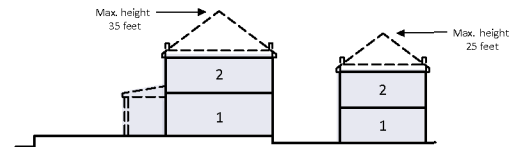
i. Within Setback Encroachments	
Open Porch	50% max.
Balcony and/or Bay Window	25% max.
Stoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft. min.
Gallery	not permitted
Arcade	not permitted

PARKING LOCATION

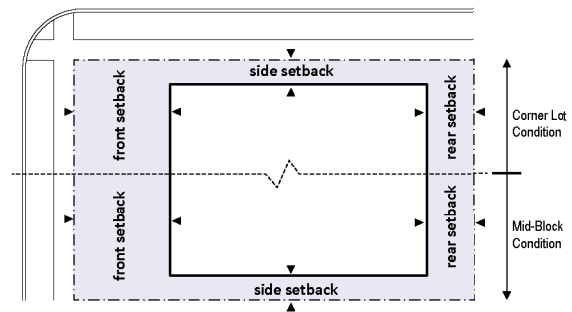
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3rd Layer	permitted

STORAGE LOCATION

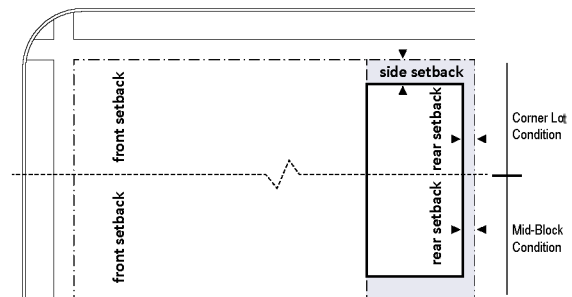
1st Layer	permitted
3rd Layer	permitted
3rd Layer	permitted



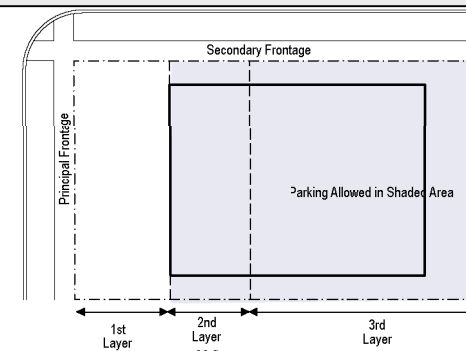
A. BUILDING HEIGHT DIAGRAM



B. PRINCIPAL BUILDING PLACEMENT DIAGRAM



C. OUTBUILDING PLACEMENT DIAGRAM



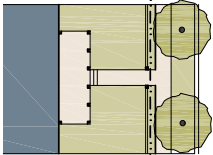
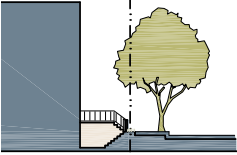
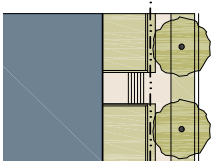
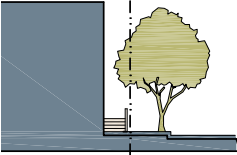
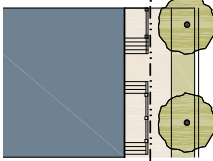
D. PARKING AND STORAGE LOCATION DIAGRAM

PART EIGHT: 8770 RM-V3 Edge District

8783 Private Frontages

- a. Open Porches may Encroach the within first Lot Layer 50% of its depth as specified on Table 4.5.
- b. Balconies and bay windows may Encroach within the first Lot Layer 25% of its depth except that Balconies on Porch roofs shall Encroach the same depth as the Porch.

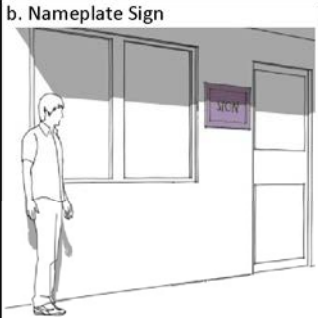
TABLE 4.5 RM-V3 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Porch: a roof covered, raised platform at the entrance to a building.					50% min	not permitted	8 ft. depth min.
b. Dooryard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					80% max	not permitted	not applicable
c. Terrace: an elevated, paved patio or veranda at the entrance to a building. This type is suitable for first floor Commercial Uses as outdoor seating space.					80% max	not permitted	not applicable

PART EIGHT: 8770 RM-V3 Edge District**8785 Signage**

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Outdoor Display Cases shall be permitted for all Commercial (Retail, Lodging, and Office) Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (Table 1.7).
- b. Signage shall be designed according to Table 4.6.
- c. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox and may be attached to an off-site mailbox by Exception in order to preserve the historic bucket mailbox character of the Colonnade.
- d. One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of any building with a Commercial Use.
- e. Outdoor Display Cases shall not exceed six (6) square feet and shall not be internally illuminated.

TABLE 4.6 RM-V3 SIGN STANDARDS**(GRAPHICS ARE ADVISORY)**

SPECIFICATIONS		SPECIFICATIONS	
a. Address Sign 	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Sidewalk Clearance 4.5 ft min Apex Not Applicable Letter Height 12 in max	b. Nameplate Sign 	Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max Clearance 4 ft max Apex 7 ft max Letter Height 12 max
c. Outdoor Display Case 	Quantity 1 per address Area 6 sf max Width 3.5 ft max Height 3.5 ft max Depth / Projection 5 in max Clearance 4 ft max Apex 42 in max Letter Height 12 in max		

PART EIGHT: 8770 RM-V3 Edge District

8787 Lighting

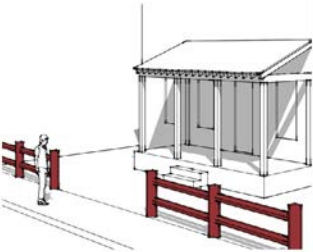
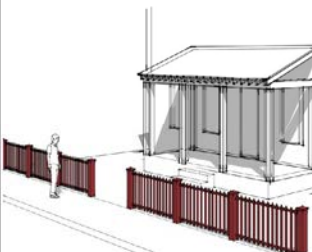
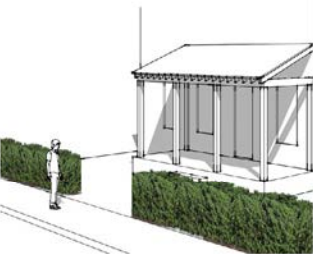
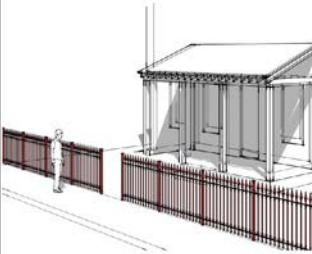
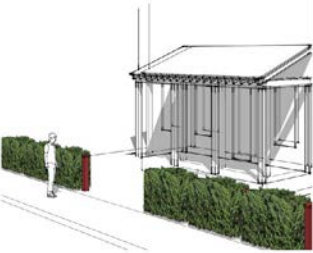
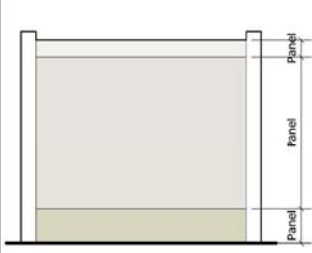
- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. Overhead lighting shall be a maximum height of 15 feet above the surface in parking areas and 12 feet elsewhere.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8789 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 4.7 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with post hedges shall be setback 18 inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

PART EIGHT: 8770 RM-V3 Edge District

TABLE 4.7 RM-V3 FENCING STANDARDS

SPECIFICATIONS				SPECIFICATIONS			
a. Split Rail		Materials Finish Setback Height Location	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. max. primary and secondary front setbacks	b. Post and Picket		Materials Finish Setback Height Location Picket Spacing	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. min. to 6 ft. max. primary and secondary front setbacks ≤2.5 times width of picket
c. Hedge		Materials Finish Setback Height Location Plant Type	landscape natural 18" from edge of curb 3 ft. min. to 6 ft. max. all setbacks evergreen	d. Metal		Materials Finish Setback Height Location	aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft. min. to 6 ft. max. all setbacks
e. Hedge and Post		Materials Finish Setback Height Location Plant Type	landscape and wood paint, stain or natural 18" from edge of curb 3 ft. min and 6 ft. max. all setbacks evergreen	f. Panel		Materials Finish Setback Height Location	wood or vinyl paint or stain 0" or 18" for landscape 3 ft. min. to 6 ft. max. side and rear setbacks

PART EIGHT: 8790 RM-V2 Rural District

8790 RM-V2 Rural District Development Standards

8791 Lot

8792 Building and Land Use

Table 5.0 Permitted Uses

8793 Parking and Storage

Table 5.1 Required Parking Spaces

Table 5.2 Parking Placement Standards

8795 Building placement

8797 Building Height

8799 Building Design Standards

8800 Landscape

8801 Stormwater Management

Table 5.3 RM-V2 Summary Table

8803 Private Frontages

Table 5.4 Encroachment Specifications

8805 Signage

Table 5.5 Sign Standards

8807 Lighting

8809 Fencing

Table 5.6 Fencing Standards

PART EIGHT: 8790 RM-V2 Rural District

Lots located within the RM-V2 - Rural District shall be subject to the requirements of this section.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to constructed within the Thoroughfare Right-of-Way (See Table 5.4). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8811). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8791 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary Thoroughfare.

8792 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Building. (see Table 1.7)
- b. Lots designated as RM-V2 on the Ramona Village Core Zoning Map shall be restricted to the following requirements
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 5.0 only.
 - ii. The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).
- c. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated bu the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

PART EIGHT: 8790 RM-V2 Rural District

TABLE 5.0 PERMITTED USES

RESIDENTIAL	V2
Accessory Apartment	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
OFFICE	V2
Professional Office Space (Class A)	
COMMERCIAL	V2
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

□ NOT ALLOWED

COMMERCIAL (continued)	V2
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	m
Outdoor Dining (encroaching into ROW)	m
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	m
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	m
Participant Sports and Recreation	
Indoor	m
Outdoor	M
Personal Services, General	m
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	m
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	m
Light	
Heavy	

INDUSTRIAL	V2
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V2
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V2
Mining and Processing	
Sire Preparation	M
CIVIC	V2
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	m
Small Schools (50 or fewer students)	m

PART EIGHT: 8790 RM-V2 Rural District

8793 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 5.1.
- b. Driveways shall be no wider than 24 feet in the first Lot Layer.
- c. Open parking areas shall be located in the second and third Lot Layers (See Table 5.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- e. Shared-Use Parking multiplier is not applicable in V2.
- f. Outdoor Storage shall be located in the second and third Lot Layers on Table 5.3.D Parking and Storage Diagram.
- g. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.
- h. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor displays shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 5.1 V2 REQUIRED VEHICULAR PARKING SPACES

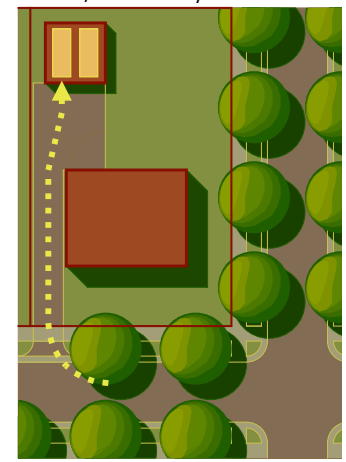
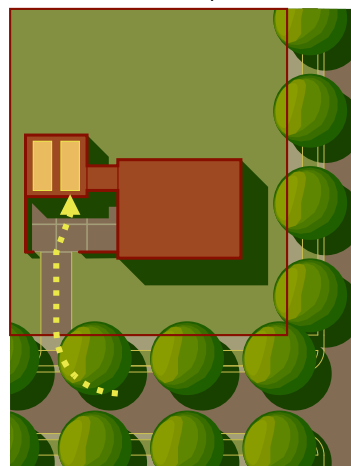
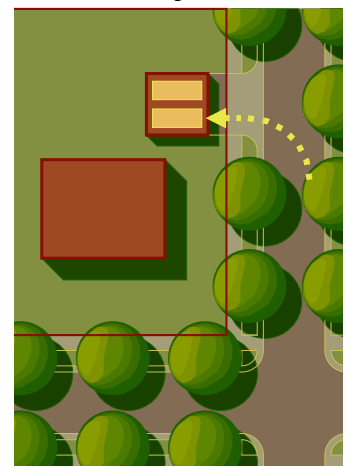
RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf + ADU's	1.0 / dwelling
Apartment Complex / Condo Guests	0.5 / dwelling
COMMERCIALⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq. ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq. ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq. ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq. ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space (includes Restaurants and Retail).

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

TABLE 5.2 PARKING PLACEMENT STANDARDS**a. Parking Standards Diagrams (Advisory)**

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

i. Front/First Lot Layer**ii. Front/Third Lot Layer****iii. Front/Second Lot Layer****iv. Side/Outbuilding**

PART EIGHT: 8790 RM-V2 Rural District

8795 Building Placement

- a. Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 5.3.B.
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building. (see Table 1.8.a)

8797 Building Height

- a. The maximum height of a Primary Building shall be two (2) Floors and 35-Feet maximum height (see Table 5.3.A).
- b. The maximum height of all Outbuildings shall be two (2) Floors and 25-Feet maximum height (see Table 5.3).

8799 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.
- c. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontage.
- d. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8800 Landscape

- a. The first Lot Layer should not be paved, with exception of Driveways as specified in §8705(a) and walkways, leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to the natural character of Santa Maria Creek.
- c. Parking and landscaped areas shall utilize §8801 stormwater paving, channelling, storage, and filtration techniques.
- d. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- e. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosposum, Pyracantha, and Ribes species.

8801 Stormwater Management

- a. Pervious Paving techniques should be used where possible for Driveways, Parking Lots and Patios.
- b. Pervious Paving materials shall be limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.
- c. Channelling techniques shall be allowed and used to direct stormwater primarily into storage and filtration areas.
- d. Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale, and Drainage Ditch.
- e. Storage facilities should collect water through an interconnection of paving, channels and filtration systems to naturally deliver stormwater to the Santa Maria Creek Greenway.
- f. Storage facilities shall be limited to Irrigation Pond and/or Retention Basin with sloping bank and/or fence, and Creek.
- g. Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).
- h. Filtration facilities shall be limited to Purification Biotope, Vegetative Purification Bed, Bio-Retention Swale, Rain Garden, and Green Roofs(s).

PART EIGHT: 8790 RM-V2 Rural District**TABLE 5.3 RM-V2 SUMMARY TABLE****BUILDING PLACEMENT**

Freestanding Rural Building	permitted
Attached Compact Building	not permitted

LOT OCCUPATION

Lot Coverage	50%
Facade Buildout at Primary Front Setback	not applicable

PRINCIPAL BUILDING SETBACKS

Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	96 ft min.

OUTBUILDING SETBACKS

Front Setback	24 ft min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.

BUILDING HEIGHT (FLOORS/FEET)

Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 25 feet max.

ENCROACHMENTS

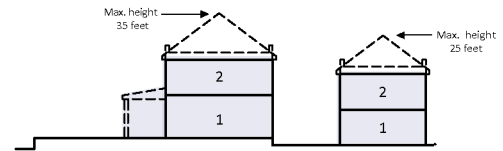
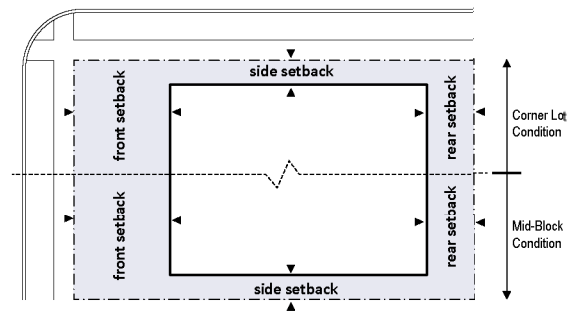
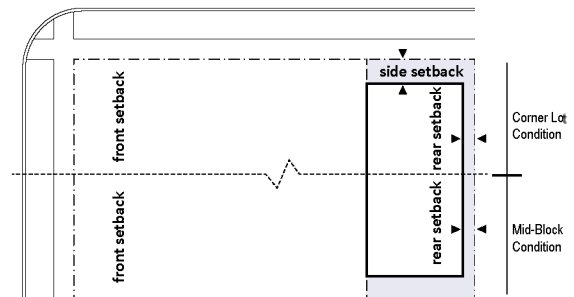
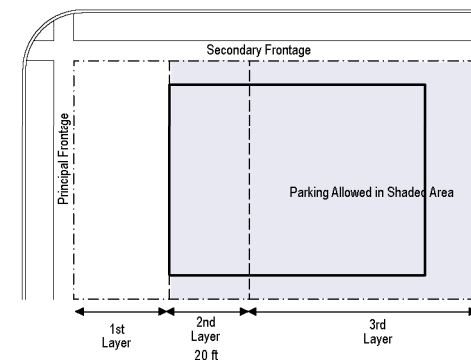
i. Within Setback Encroachments	
<i>Open Porch</i>	not permitted
<i>Balcony and/or Bay Window</i>	not permitted
<i>Stoop or Terrace</i>	not permitted
ii. Public Sidewalk Encroachments	
<i>Awning, Gallery, or Arcade</i>	not permitted
iii. Encroachment Depths	
<i>Porch</i>	8 ft min.
<i>Gallery</i>	not permitted
<i>Arcade</i>	not permitted

PARKING LOCATION

2nd Layer	permitted
3rd Layer	permitted

STORAGE LOCATION

1st Layer	not permitted
2nd Layer	permitted
3rd Layer	permitted

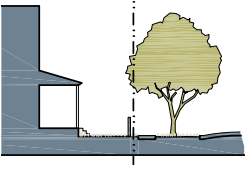
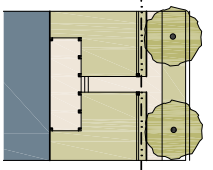
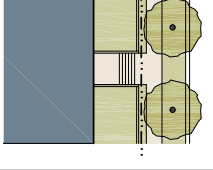
**A. BUILDING HEIGHT DIAGRAM****B. PRINCIPAL BUILDING PLACEMENT DIAGRAM****C. OUTBUILDING PLACEMENT DIAGRAM****D. PARKING AND STORAGE LOCATION DIAGRAM**

PART EIGHT: 8790 RM-V2 Rural District

8803 Private Frontages

- a. Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 5.4.

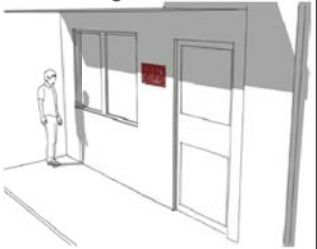
TABLE 5.4 RM-V2 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50% max	not permitted	8 ft. depth min.
b. Porch: a roof covered, raised platform at the entrance to a building.					80% max	not permitted	not applicable

PART EIGHT: 8790 RM-V2 Rural District**8805 Signage**

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses and limited to two (2) sign types per each Lot along the Primary Frontage in the first Lot Layer (see Table 1.7).
- b. Signage shall be designed according to Table 5.5.
- c. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.
- d. One (1) Nameplate per address limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principal Entrance of a building with a Shared Uses and shall not be internally illuminated.
- e. One single or double-post sign for each Commercial Use shall be permitted, provided that the sign is set back at least six (6) linear feet from the Frontage Line, does not exceed six (6) square feet in area, excluding posts, and does not exceed six (6) feet in height, including posts, as measured from the ground at the sign location.

TABLE 5.5 RM-V2 SIGN STANDARDS (GRAPHICS)**(GRAPHICS ARE ADVISORY)**

SPECIFICATIONS		SPECIFICATIONS	
a. Address Sign	 Quantity: 1 per address Area: 2 sf max Width: 24 in max Height: 12 in max Depth / Projection: 3 in max From Ground Clearance: 4.5 ft min Apex: Not Applicable Letter Height: 12 in max.	b. Nameplate Sign	 Quantity: 1 per address Area: 2 sf max Width: 24 in max Height: 12 in max Depth / Projection: 3 in max From Ground Clearance: 4 ft max Apex: 7 ft max Letter Height: 12 in max

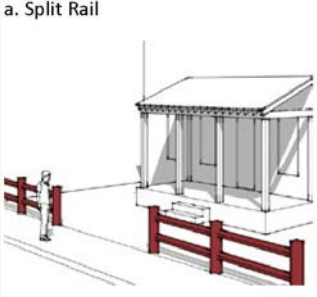
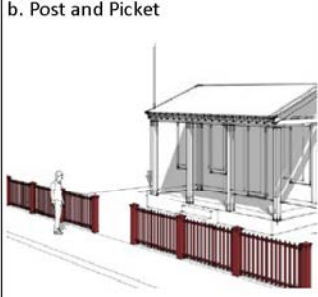
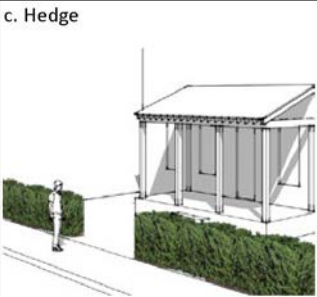
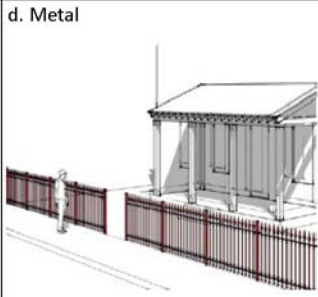
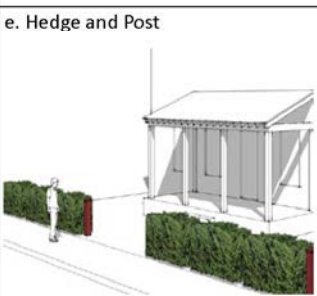
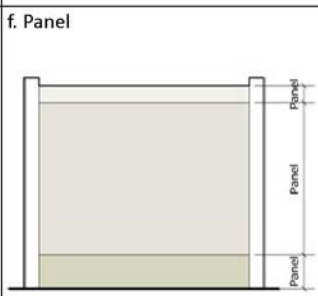
8807 Lighting

- a. Lighting shall be oriented to maintain the natural Dark Sky character within rural Ramona.
- b. No lighting level measured at the building Frontage Line shall not exceed 1.0 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaires, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise, human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

PART EIGHT: 8790 RM-V2 Rural District**8809 Fencing**

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 5.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or landscaped with Post hedges shall be Setback 18-inches from Property Line.
 - ii. Split Rail, Post, Stone and Brick may be painted or have a natural finish.
 - iii. Picket, Metal and Stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

TABLE 5.6 RM-V2 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail 	Materials Finish Setback Height Location	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. max. primary and secondary front setbacks	b. Post and Picket 	Materials Finish Setback Height Location Picket Spacing	wood or concrete paint, stain or natural 0" or 18" for landscape 3 ft. min. to 6 ft. max. primary and secondary front setbacks ≤2.5 times width of picket
c. Hedge 	Materials Finish Setback Height Location Plant Type	landscape natural 18" from edge of curb 3 ft. min. to 6 ft. max. all setbacks evergreen	d. Metal 	Materials Finish Setback Height Location	aluminum or wrought iron powder coat or paint 0" or 18" for landscape 3 ft. min. to 6 ft. max. all setbacks
e. Hedge and Post 	Materials Finish Setback Height Location Plant Type	landscape and wood paint, stain or natural 18" from edge of curb 3 ft. min and 6 ft. max. all setbacks evergreen	f. Panel 	Materials Finish Setback Height Location	wood or vinyl paint or stain 0" or 18" for landscape 3 ft. min. to 6 ft. max. side and rear setbacks

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PART EIGHT: 8810 RM-V1 Natural District

8810 RM-V1 Natural District Development Standards

8810 Lot

8812 Building and Land Use

Table 6.0 Permitted Uses

8813 Parking and Storage

Table 6.1 Required Parking Spaces

Table 6.2 Parking Placement Standards

8815 Building Placement

8817 Building Height

8819 Design Standards

8820 Landscape

8821 Stormwater Management

Table 6.3 RM-V1 Summary Table

8823 Private Frontages

Table 6.4 Encroachment Specifications

8825 Signage

Table 6.5 Sign Standards

8827 Lighting

8829 Fencing

Table 6.6 Fencing Standards

PART EIGHT: 8810 RM-V1 Natural District

Lots located within the RM-V1 Natural District shall be subject to the requirements of this section and the Resource Protection Ordinance (RPO) §86.601 et seq. as these areas include sections of the Santa Maria Creek Greenway, Floodway, and Floodplain. Lots located within the RM-V1 should also be subject to the Ramona Community Trails and Pathways Plans to provide trail easements for the Santa Maria Creek Greenway.

ATTENTION PRIVATE DEVELOPERS: Public Frontage Improvements are required to be constructed within the Thoroughfare Right-of-Way (See Table 1.7). The construction improvement requirements (sidewalk, landscape, furnishing, street trees, etc) and fees are based upon Lot Widths (§8811). These Public Frontage requirements are located in §8857 Public Realm - Thoroughfares.

8811 Lot

- a. Subdivisions of existing Lots and new combinations of Lots shall have a minimum width of 50 feet measured at the Frontage Line along the Primary thoroughfare.

8812 Building and Land Use

- a. Primary Buildings may be positioned within the required Setbacks of a Lot to create Freestanding Rural Building (see Table 1.5).
- b. Outbuilding size shall comply with §6156 of the County of San Diego Zoning Ordinance. Outbuilding location may be positioned consistent with the Outbuilding setbacks described in Table 6.3.
- c. Lots designated as RM-V1 on the Ramona Village Core Zoning Map shall be restricted to the following requirements:
 - i. Lots and buildings shall be restricted to combining two (2) Permitted Use categories on Table 6.0 only.
 - ii. The number of dwellings on each Lot is restricted to a Single Dwelling Unit within the Primary Building and an Accessory Dwelling Unit either within the Primary Building or in an Outbuilding (see Table 1.7).
- d. Wireless Telecommunication Facilities and towers are categorized as Minor Impact Utilities and are regulated by the County of San Diego Zoning §6980 excepting §6985 and §6986 and shall not exceed a height of 35 feet.

PART EIGHT: 8810 RM-V1 Natural District

TABLE 6.0 PERMITTED USES

RESIDENTIAL	V1
Accessory Dwelling Unit Apartment	R
Family Residential	R
Farm Labor Camps	M
Group Residential	M
Mobile Home Residential	M
OFFICE	V1
Professional Office Space (Class A)	
COMMERCIAL	V1
Administrative and Professional Service	
Agricultural and Horticultural Sales	
Agricultural Sales	M
Horticultural Sales	M
Agricultural Services	
Animal Sales and Services	
Auctioning	M
Grooming	
Stockyards	
Veterinary (Large Animals)	R
Veterinary (Small Animals)	R
Automotive and Equipment	
Cleaning	
Fleet Storage	
Parking	
Repairs (Heavy Equipment)	
Repairs (Light Equipment)	
Sales/Rentals (Heavy Equipment)	
Sales/Rentals (Farm Equipment)	
Sales/Rentals (Light Equipment)	
Building Maintenance Services	
Business Equipment and Sales Services	
Business Support Services	
Communication Services	
Construction Sales and Personal Service	

R by RIGHT

A BY ADMINISTRATIVE PERMIT

m by MINOR USE PERMIT

M by MAJOR USE PERMIT

☐ NOT ALLOWED

COMMERCIAL (continued)	V1
Convenience Sales and Service	
Cottage Industries	m
Eating and Drinking Establishment	
Outdoor Dining (encroaching into ROW)	
Food and Beverage Retail Sales	
Financial, Insurance and Real Estate	
Funeral and Internment Services	
Cremating / Interning	
Undertaking	
Gasoline Sales	
Laundry Services	
Medical Services	
Participant Sports and Recreation	
Indoor	
Outdoor	M
Personal Services, General	
Recycling Collection / Processing Facility	M
Repair Services, Consumer	
Research Services (Cottage Industry)	
Retail Sales	
General	
Specialty	
Scrap Operations	
Spectator Sport and Entertainment	
Limited	
General (Private Gymnasium)	
Swap Meets (not to exceed 5,000 sf)	
Transient Habitation	
Campground	M
Lodging	
Resort	M
Wholesale Storage and Distribution	
Mini-Warehouse	M
Light	
Heavy	

INDUSTRIAL	V1
Custom Manufacturing	
General Industrial	
AGRICULTURAL	V1
Horticulture	
Cultivation	R
Storage	R
Tree Crops	R
Row and Field Crops	R
Packaging and Processing	
Limited	R
General	M
Support	M
Winery	M
Small Winery	A
Boutique Winery	R
Wholesale Limited Winery	R
Agricultural Equipment Storage	M
EXTRACTIVE	V1
Mining and Processing	
Sire Preparation	M
CIVIC	V1
Administrative Services	M
Ambulance Services	M
Emergency Shelter	R
Clinic Services	M
Community Recreation	M
Cultural Exhibits and Library Services	M
Child Care Center	M
Essential Services	R
Fire Protection Services	R
Group Care	M
Law Enforcement Services	m
Lodge, Fraternal and Civic Assembly	M
Major Impact Services and Utilities	M
Minor Impact Utilities	m
Parking Services	M
Postal Services	M
Religious Services and Assembly	M
Gymnasium Facilities	M
Small Schools (50 or fewer students)	m

PART EIGHT: 8810 RM-V1 Natural District

8813 Parking and Storage

- a. The required number of parking spaces per general Land Use are as specified on Table 6.1.
- b. Driveways shall be no wider than 24 feet in the first Lot Layer.
- c. Open parking areas shall be located in the second and third Lot Layers (See Table 6.3.D). Driveways, drop-offs and unpaved parking areas may be located in the first Lot Layer.
- d. Garages shall be located in the second and third Lot Layer except that side or rear entry types may be allowed in the second Lot Layer by Exception.
- e. Shared-Use Parking multiplier is not applicable in V1.
- f. Outdoor Storage shall be located in the second and third Lot Layers on Table 6.3.D Parking and Storage Diagram.
- g. Outdoor Storage shall be enclosed by a minimum six (6) feet and maximum eight (8) opaque fence.
- h. Outdoor display areas shall temporarily exhibit merchandise during business hours only. Permanent Outdoor display shall be allowed on a case-by-case basis through the Site Plan process as referenced in §8705.b.

TABLE 6.1 V1 REQUIRED VEHICULAR PARKING SPACES

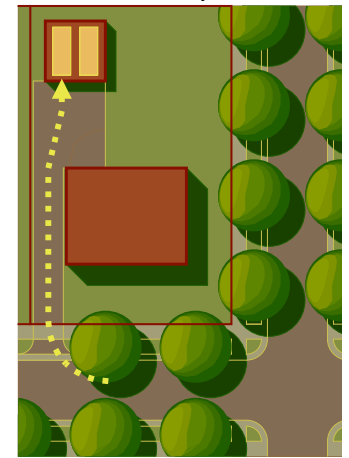
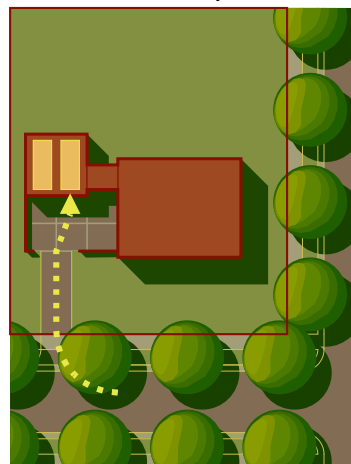
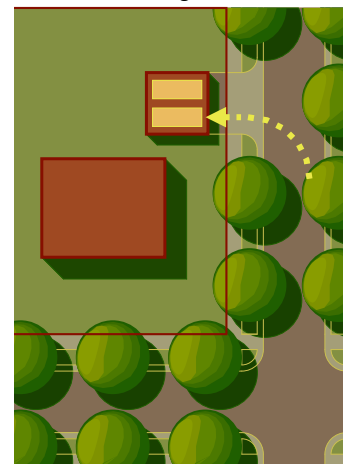
RESIDENTIAL	2.0 / dwelling
Studio Units <600 sf + 2 nd Dwelling Units	1.0 / dwelling
Guest and Visitor	0.5 / dwelling
COMMERCIAL ⁱ	4.0 / 1000 sq. ft.
Automotive and Equipment	3.0 / 1000 sq. ft.
Business Equipment and Sales Services	3.0 / 1000 sq. ft.
Medical Services	1.75 / bed capacity
Participant Sports and Recreation	1.0 / 3 total occupancy
Spectator Sport and Recreation	1.0 / 3 total occupancy
Swap Meets	6.0 / 1000 sq. ft.
Transient Habitation	1.0 / guest room
Wholesale Storage and Distribution	1.0 / 300 sq ft.
CIVIC	1.0 / 4 total occupancy
Clinical Services	1.0 / employee ; 1.0 / exam room
Community Recreation	1.0 / 4 total occupancy
Child Care (and small schools)	1.0 / 300 sq ft.
Group Care	1.0 / 4 beds
Lodge, Fraternal or Civic Assembly	1.0 / 4 total occupancy
Major Impact Services and Utilities ⁱⁱ	-
Elementary	1.0 / 300 sq ft. ; 1.0 / employee
Other and Charitable	1.0 / employee ; 1.0 / 2 students
Religious Assembly	1.0 / 4 total occupancy
OFFICE (CLASS A)	not applicable
INDUSTRIAL, AGRICULTURAL, EXTRACTIVE	1.0 / 300 sq ft.

ⁱ Square footage shall be calculated as Gross Leasable Floor Space.

ⁱⁱ Auditoriums part of educational institutions in the Major Impact Services and Utilities use category shall provide parking spaces according to the regulations for Spectator Sport and Recreation uses in addition to the parking requirement for employees, students, visitors and square footage when required.

TABLE 6.2 PARKING PLACEMENT STANDARDS**a. Parking Standards Diagrams (Advisory)**

These standards only regulate parking on private Lots. These on-site parking standards represent methods that do not allow cars to dominate the faces of buildings. Alleys or rear lanes shall be used for vehicular access. Street frontage may be used for access only at lots where alleys or lanes do not exist.

i. Front/First Lot Layer**ii. Front/Third Lot Layer****iii. Front/Second Lot Layer****iv. Side/Outbuilding**

PART EIGHT: 8810 RM-V1 Natural District

8815 Building Placement

- a. Lot coverage by buildings and impermeable surfaces shall be a maximum of 50% of the Lot area.
- b. Buildings shall be Setback in relation to the boundaries of their Lot as specified on Table 6.3.
- c. Primary Buildings shall be positioned within the required Setbacks of a Lot to create an a Freestanding Rural Building

8817 Building Height

- a. The maximum height of a Primary Building shall be two (2) floors and 35-feet maximum height.
- b. The maximum height of all Outbuildings shall be two (2) floors and 25-feet maximum height.

8819 Building Design Standards (From Building Base to Roof)

- a. The exterior finish material on all Facades shall be limited to brick, adobe, native stone, tinted and textured concrete, wood siding or stucco.
- b. The color palette for each distinct building should follow this general pattern:
 - i. Materials-based color palette derived from the natural color of the building materials used to construct the building envelopes.
 - ii. Soil-based colors are a subset of materials-based colors and result from using earth as a building material.
 - iii. Bright or highly-reflective colors, except on rooftops, shall be highly discouraged.
- c. Roof mounted equipment shall be setback and screened from view from adjacent thoroughfares Primary Frontages.
- d. Where solar panels are attached to buildings they shall be integrated into the architectural design of the building.

8820 Landscape

- a. The first Lot Layer may not be paved, with the exception of Driveways as specified in §8705(b) and walkways leading to Principal Entrances.
- b. Privately owned but publicly accessible spaces provided internal to any Lot shall be designed as a landscaped that relates to natural character of Santa Maria Creek.
- c. Parking and landscaped areas shall ~~utilize~~ integrate §8821 Stormwater ~~management~~ paving, channelling, storage, and filtration techniques.
- d. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- e. Shrubs should be of medium sized, low creeping variety and shall include Ceanothus, Juniperus, Mahonia, Ornamental grasses, Pittosporum, Pyracantha, and Ribes species.

8821 Stormwater Management

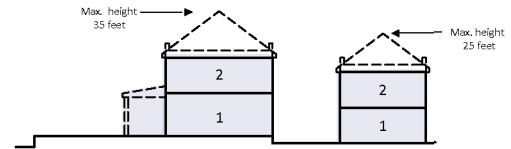
- a. ~~Pervious Pavements Paving techniques shall may be allowed used in the first, second and third all Lot Layers (see Table 4.4.d).~~
- b. ~~Pervious Pavements Paving techniques shall may be used where possible for Driveways, Parking Lots and Patios.~~
- c. ~~Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual limited to Crushed Stone or Gravel, Concrete Pavers, Grassed Cellular Concrete, Paving Blocks or set upon Pervious Asphalt or Pervious Concrete.~~
- d. ~~Channelling facilities shall be allowed in the first, second and third Lot Layer.~~
- e. ~~Channelling techniques shall be allowed and used to direct storm water primarily into storage and filtration areas. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.~~
- f. ~~Channelling materials shall be limited to Natural Creek, Terracing, Vegetative Swale and Drainage Ditch.~~
- g. ~~Storage facilities shall be allowed the second and third Lot Layers.~~
- h. ~~Storage facilities shall be allowed to collect water through an interconnection of paving, channels and filtration systems to naturally deliver storm water to the Santa Maria Creek Greenway.~~
- i. ~~Storage facilities shall be limited to Irrigation Ponds and/or Retention Basins with sloping bank and/or fence and Creek.~~
- j. ~~Filtration techniques shall be allowed the second and third Lot Layers.~~
- k. ~~Filtration techniques should produce unpolluted water using natural Paving, Channeling and Storage system(s).~~
- l. ~~Filtration facilities Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including shall be limited to Purification Biotope, Vegetation Purification Bed, Bio-Retention Swale, Tree Wells, Impervious Area Dispersion, Rain Garden and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.~~

PART EIGHT: 8810 RM-V1 Natural District

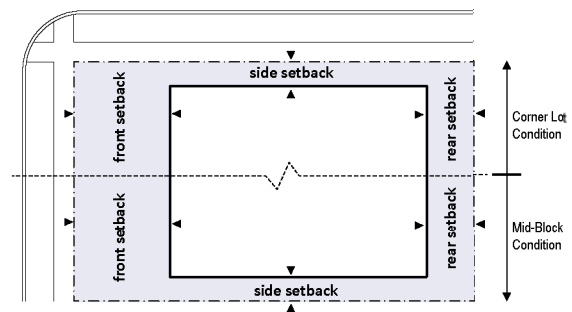
TABLE 6.3 RM-V1 SUMMARY TABLE

BUILDING PLACEMENT	
Freestanding Rural Building	permitted
Attached Compact Building	not permitted
LOT OCCUPATION	
Lot Coverage	50%
Facade Buildout at Primary Front Setback	not applicable
PRINCIPAL BUILDING SETBACKS	
Primary Front Setback	24 ft. min.
Secondary Front Setback	12 ft. min.
Side Setback	12 ft. min.
Rear Setback	96 ft min.
OUTBUILDING SETBACKS	
Front Setback	24 ft min.
Side Setback	12 ft. min.
Rear Setback	12 ft. min.
BUILDING HEIGHT (FLOORS/FEET)	
Principal Building	2 max. 35 feet max.
Outbuilding	2 max. 25 feet max.
ENCROACHMENTS	
i. Within Setback Encroachments	
Open Porch	not permitted
Balcony and/or Bay Window	not permitted
Stoop or Terrace	not permitted
ii. Public Sidewalk Encroachments	
Awning, Gallery, or Arcade	not permitted
iii. Encroachment Depths	
Porch	8 ft min.
Gallery	not permitted
Arcade	not permitted
PARKING LOCATION	
2nd Layer	permitted
3rd Layer	permitted
STORAGE LOCATION	
1st Layer	permitted
2nd Layer	permitted
3rd Layer	permitted

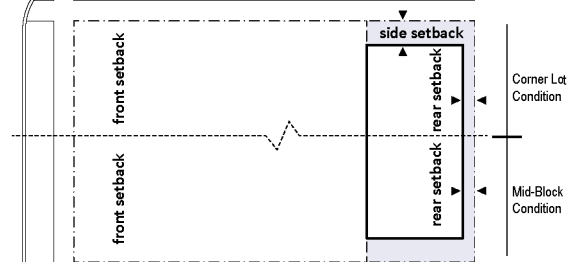
BUILDING HEIGHT DIAGRAM



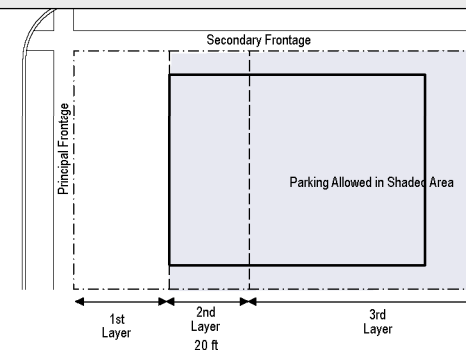
PRINCIPAL BUILDING PLACEMENT DIAGRAM



OUTBUILDING PLACEMENT DIAGRAM



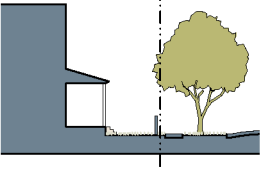
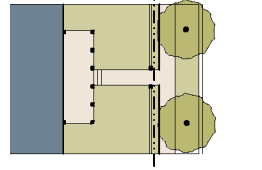
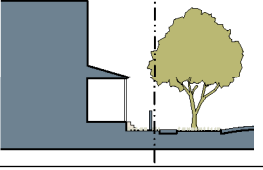
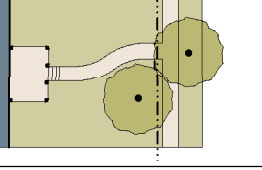
PARKING AND STORAGE LOCATION DIAGRAM



PART EIGHT: 8810 RM-V1 Natural District**8823 Private Frontages**

- a. Porch, Common yards, balconies, bay windows, and roof overhangs may Encroach within the first Lot Layer as specified on Table 6.4.

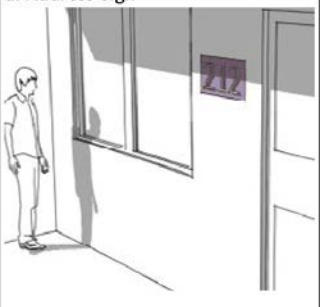
TABLE 6.4 RM-V1 ENCROACHMENT SPECIFICATIONS

	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	LOT LINE PRIVATE FRONTAGE	R.O.W. PUBLIC FRONTAGE	Within Setback Encroachment (1st Layer)	Public Sidewalk Encroachment	Height / Depth
a. Common Yard: an elevated front yard extending to the Frontage Line, buffering it from pedestrian activity of the Sidewalk.					50%	not permitted	8 ft. depth
b. Porch: a roof covered, raised platform at the entrance to a building.					100%	not permitted	not applicable

8825 Signage

- a. Address Signs shall be permitted for all Uses. Nameplate Signs and Post Signs shall be permitted for all non-Residential Uses as identified in Table 6.5.
- b. Address Signs shall be made easily visible through the use of colors or materials that contrast with their background and shall be attached to the Facade or Principal Entrance of the unit they identify. Address signs may be attached to a mailbox.
- c. Signage shall be designed according to Table 6.5 and not exceed more than five (5) square feet per Lot.
- d. Address Signs shall be made attached to an off-site mailbox by Exception (maintaining Ramona's mailbox bucket character).
- e. One (1) Nameplate Sign per address and limited to three (3) square feet and consisting of either a panel or individual letters applied to a building wall, may be attached to the Facade within ten (10) feet of a Principle Entrances of any building with a Commercial Use

TABLE 6.5 RM-V1 SIGN STANDARDS**(GRAPHICS ARE ADVISORY)**

SPECIFICATIONS			SPECIFICATIONS		
a. Address Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Ground Clearance 4.5 ft min Apex Not Applicable Letter Height 12 in max	b. Nameplate Sign		Quantity 1 per address Area 2 sf max Width 24 in max Height 12 in max Depth / Projection 3 in max From Ground Clearance 4 ft max Apex 7 ft max Letter Height 12 in max

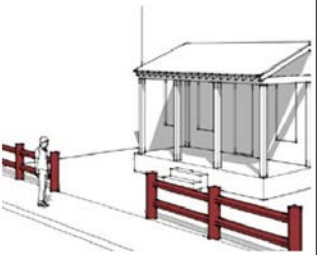
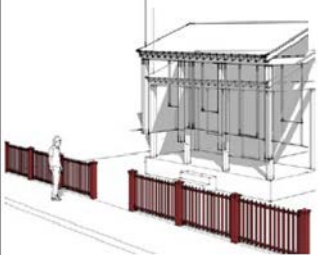
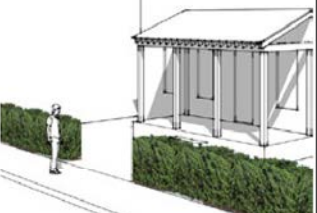
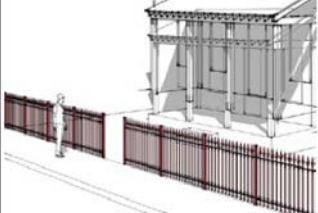
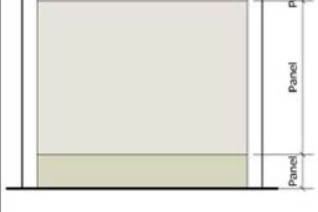
PART EIGHT: 8810 RM-V1 Natural District**8827 Lighting**

- a. Lighting shall be oriented to maintain the natural Dark Sky character within the Santa Maria Creek.
- b. No lighting level measured at the building Frontage Line shall exceed 0.5 foot-candle level.
- c. All lighting shall use full cutoff - fully shielded - luminaries, and no lighting shall escape the horizontal plane.
- d. No overhead lighting shall be allowed.
- e. Along walkways, low-level lighting in the form of a bollard or fixture should be mounted on low-rise human-scaled posts.
- f. All lighting shall, at a minimum, comply with County Zoning Ordinance §6322 and County Code §51.200.

8829 Fencing

- a. Fencing shall be located on Primary Frontages, Secondary Frontages, and shared Lot Lines.
- b. Fencing types diagrammed on Table 6.6 are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- c. Fencing materials shall be subject to the following requirements:
 - i. Landscaped or Landscaped with post hedges shall be setback 18-inches from property line.
 - ii. Split Rail, Post, stone and brick may be painted or have a natural finish.
 - iii. Picket, metal and stucco fencing materials should have a painted finish.
 - iv. All Fencing shall not exceed eight (8) feet in height.
 - v. Combined Fencing materials shall have heavier materials below the upper lighter materials.
 - vi. Chain Link fencing is only allowed with a vinyl coating and only along the rear yard perimeter.

TABLE 6.6 RM-V1 FENCING STANDARDS

SPECIFICATIONS			SPECIFICATIONS		
a. Split Rail		Materials	wood or concrete	b. Post and Picket	
		Finish	paint, stain or natural		
c. Hedge		Setback	0" or 18" for landscape	d. Metal	
		Height	3 ft. max.		
e. Hedge and Post		Location	primary and secondary front setbacks	f. Panel	
		Plant Type	evergreen		
		Materials	wood or concrete		
		Finish	paint, stain or natural		
		Setback	0" or 18" for landscape		
		Height	3 ft. min. to 6 ft. max.		
		Location	primary and secondary front setbacks		
		Picket Spacing	≤2.5 times width of picket		
		Materials	landscape		
		Finish	natural		
		Setback	18" from edge of curb		
		Height	3 ft. min. to 6 ft. max.		
		Location	all setbacks		
		Plant Type	evergreen		
		Materials	aluminum or wrought iron		
		Finish	powder coat or paint		
		Setback	0" or 18" for landscape		
		Height	3 ft. min. to 6 ft. max.		
		Location	all setbacks		
		Materials	wood or vinyl		
		Finish	paint or stain		
		Setback	0" or 18" for landscape		
		Height	3 ft. min. to 6 ft. max.		
		Location	side and rear setbacks		

PART EIGHT: 8830 *Public Realm - Civic District*

- 8830 Public Realm: Civic District Design Standards
- 8831 Building Form and Land use
- 8835 Signage
- 8837 Parking
- 8840 Landscape
- 8843 Lighting
- 8845 Civic Space
- 8847 Stormwater Management
 - Table 7.0 Civic District Permitted uses
 - Table 7.1 civic district types
 - Map 6 - Paseo Civic district
 - Map 7 - Old Town Civic District

PART EIGHT: 8830 *Public Realm - Civic District*

Lots located within the CD - Civic District and /or require privately owned but publicly accessible space (Shared Civic Space) shall be subject to the requirements of this section.

8831 Building Form and Land Use

- a. Permitted Uses for Lots designated as CD are listed on Table 7.0.

8835 Signage

- a. Signage that is painted on the facade and/or routed or sandblasted into metal and/or wood shall be allowed.
- b. All other signage in Civic Spaces shall be allowed by Exception.

8837 Parking

- a. One (1) parking space per 2,000 sq ft of Civic Space.

8840 Landscape

- a. Pervious Paving materials should be used where possible for Civic Spaces, Driveways, and Parking Lots.
- b. Parking areas with ten (10) or more parking spaces shall be shaded by Canopy Trees at a rate of one (1) tree for every ten (10) parking spaces. See Table 8.8 for Canopy Tree species and characteristics.
- c. Parking and landscaped areas shall utilize §8847 stormwater paving, channelling, storage and filtration techniques.
- d. Privately owned but publically accessible spaces (i.e. Shared Civic Space) provided internal to any private Lot shall be designed per Civic Space type characteristics outlined in Table 3.8.a-e.
- e. Shrub massing shall be located beneath trees rather than ornamental ground covers with all planting beds organically mulched at least 2-inches in depth and Drip irrigation must be installed for ground cover area less than 8-feet wide.
- f. Shrubs should be of medium size, low creeping variety and shall include Calliandra, Ceanothus, Grevillea noellii, Lantana, Juniperus, Mahonia, Nerium oleander, Ornamental grasses, Pittosporum, Photinia, Pyracantha, Rapiolopsis, Ribes, and Rhus species.

8843 Lighting

- a. Privately owned but publicly accessible spaces provided internal to any private Lot shall be designed to maintain the natural Dark Sky character of Ramona.
- b. No lighting level measured at the building Frontage Line shall exceed 1.0 foot-candle level.

8845 Civic Space

- a. Civic Spaces shall be designed as generally described on Table 7.1 and are provided for illustrative purposes only; specific designs shall be prepared in accordance to the descriptions for each type.
- b. Civic Space types shall be determined to be appropriate according to the highest abutting RM-V District as indicated on Maps 7 and Map 8.

8847 Stormwater Management

- a. Pervious Pavements may be used in all Lot Layers (see Table 2.4.d).
- b. Pervious Pavements may be used for Driveways, Parking Lots and Patios.
- c. Pervious Paving materials shall be consistent with the guidance in the San Diego County BMP Design Manual.
- d. Stormwater conveyance shall be designed to compliment the landscaping plan for the site, and to prevent nuisance conditions on the site or adjacent properties.
- f. Site designs should incorporate, as applicable and feasible, the Green Infrastructure techniques and Site Design BMP Requirements of the County LID Handbook and BMP Manual, including, Tree Wells, Impervious Area Dispersion, and Green Roof(s), Permeable Pavements, Rain Barrels, and Amended Soil.

PART EIGHT: 8830 *Public Realm - Civic District*

TABLE 7.0 CIVIC DISTRICT PERMITTED USES

CIVIC	
Green	R
Square	R
Plaza	R
Commercial Plaza	R
Playground	R
Pocket Park	R
Outdoor Auditorium	R
Library	A
Community Center and Facilities	R

TABLE 7.0 CIVIC DISTRICT PERMITTED USES (continued)

COMMUNITY SUPPORT	
Fire Station	R
Police Station	R
Post Office	R
Cemetery	A

R BY RIGHT

A BY EXCEPTION

TABLE 7.1 CIVIC SPACE TYPES

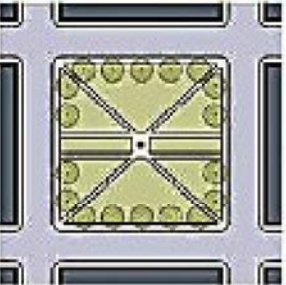
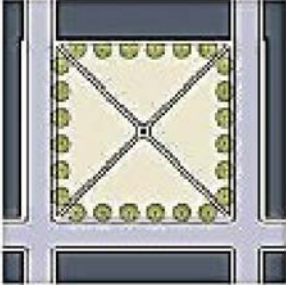
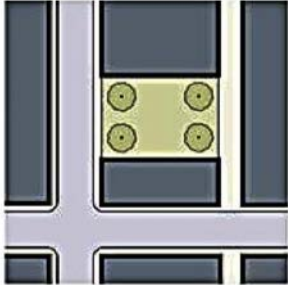
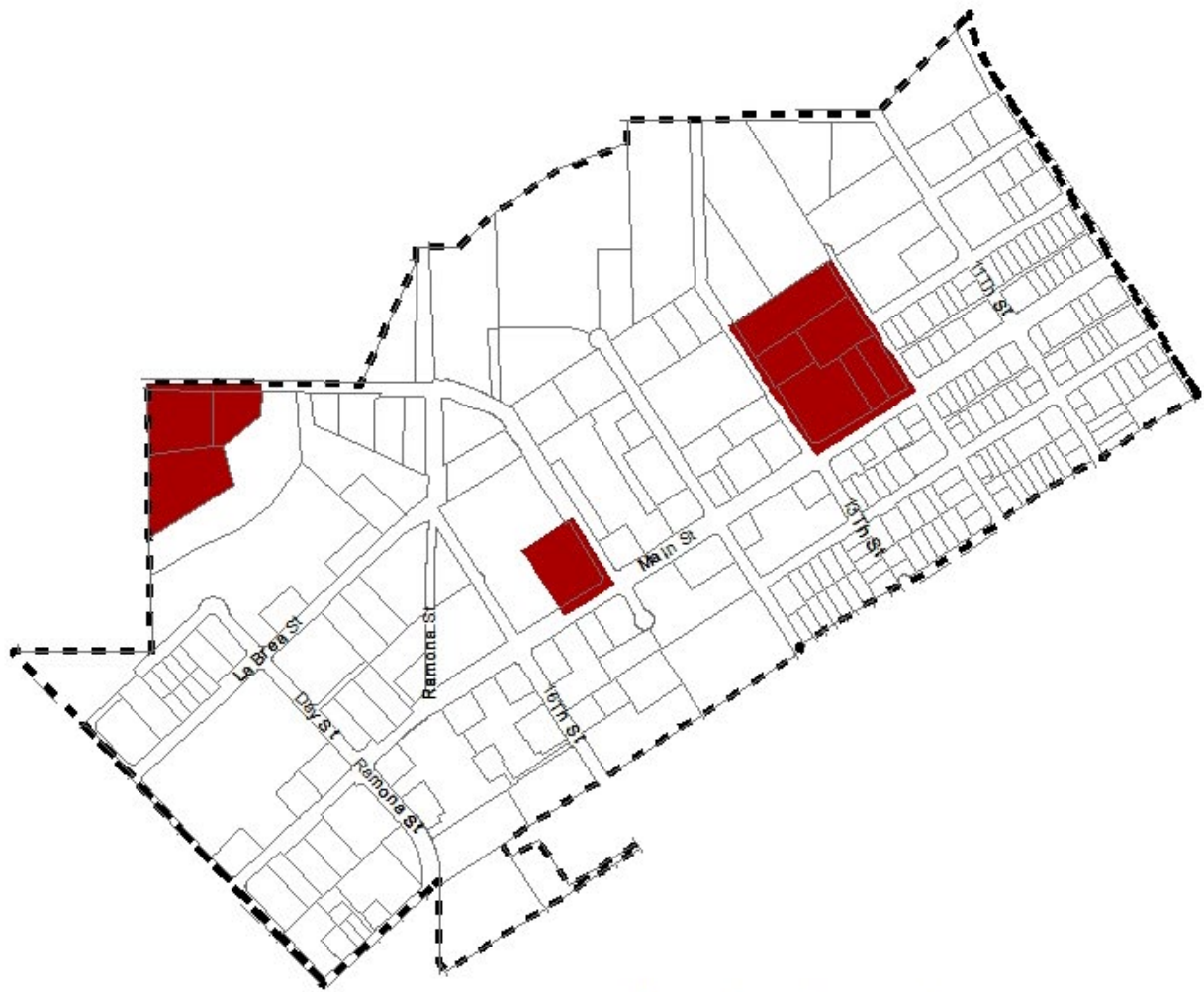
a. Green An Open Space, available for unstructured recreation. A Green may be spatially defined by landscaping rather than building Frontages. Its landscape shall consist of lawn and trees, irregular disposition. Sections of a Green may be designed specifically for the recreation of children.		V3 V4 V5
b. Square An Open Space available for unstructured recreation and Civic purposes. A Square is free standing in the block pattern of a community, with Thoroughfares on all sides, and can have Civic, Commercial and Residential design characteristics in response to surrounding context. Landscape consists of formally disposed lawns, paths, and trees.		V3 V4 V5
c. Plaza An Open Space available for unstructured recreation and Civic purposes. Plazas are designed as part of a Block/Lot or located internal to a Block/Lot and spatially defined by surrounding buildings. Landscape consists primarily of hardscape and trees.		V4 V5

TABLE 7.1 CIVIC SPACE TYPES (continued)

d. Commercial Plaza A multi-purpose Open Space available for Civic purposes, Commercial activities and as flex parking space. The parking area is designed as a Plaza using permeable paving materials. A Commercial Plaza should be separated from adjacent Thoroughfares and spatially defined by a landscaped buffer including Street Trees.		V4 V5
e. Playground An Open Space available for unstructured recreation. A Playground provides play space for children and may be designed as stand alone spaces or a part of another Civic Space.		V3 V4 V5
f. Pocket Park An Open Space available for unstructured recreation. A pocket park provides greenery and a place to sit outdoors for adults and is typically located within a Block/Lot.		V3 V4 V5

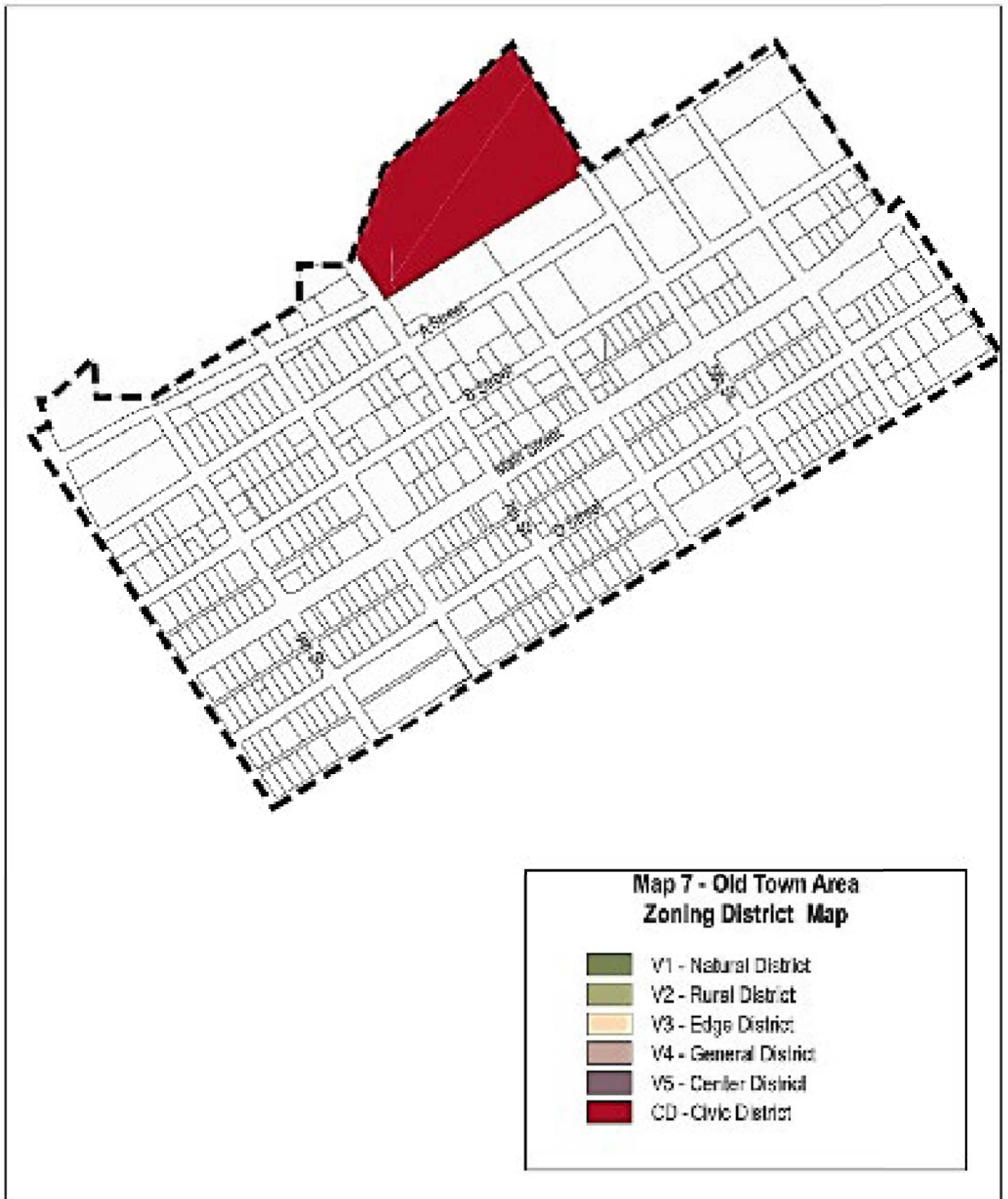
PART EIGHT: 8830 *Public Realm - Civic District*



**Map 6 - Paseo Area
Zoning District Map**

 CD - Civic District

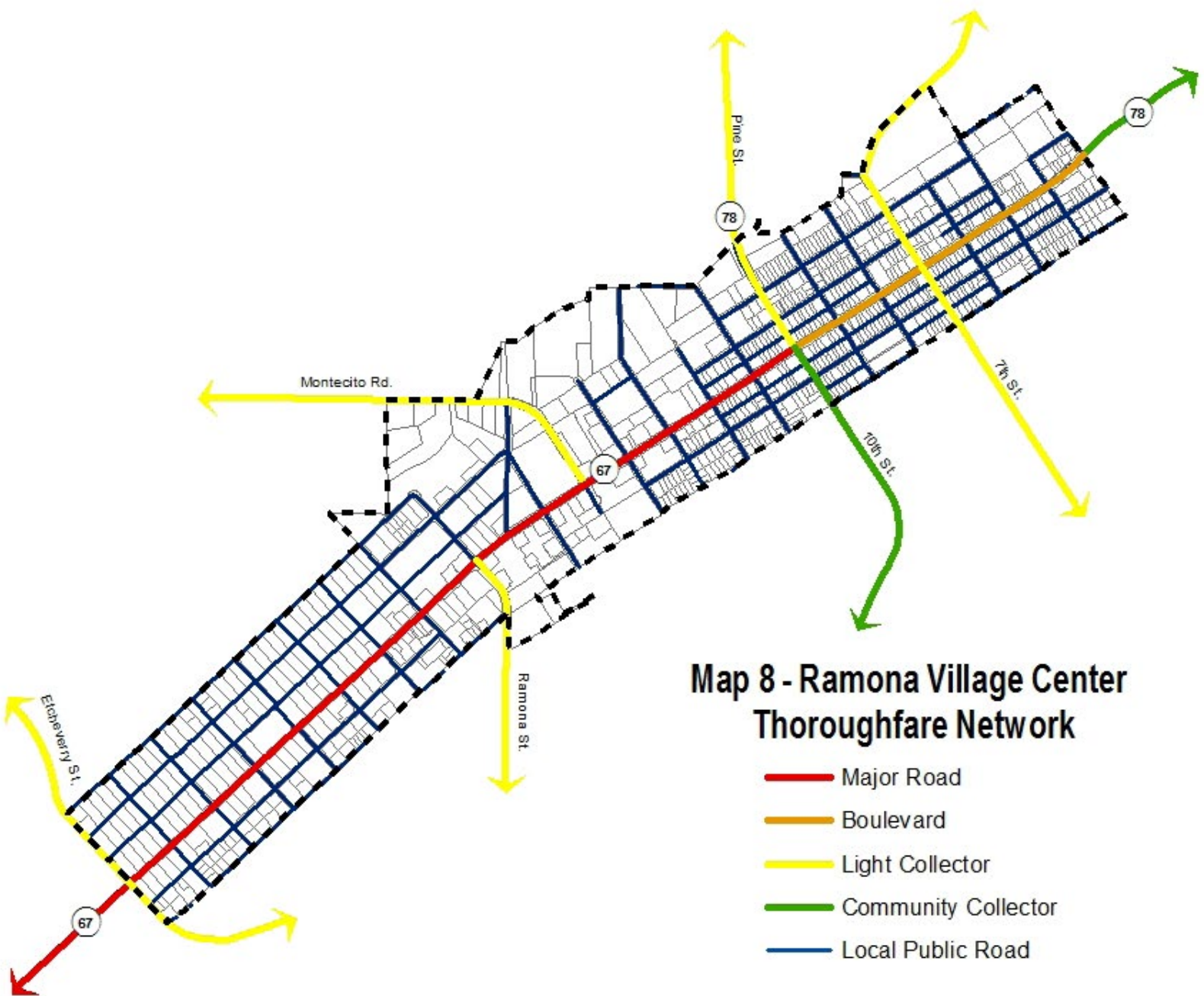
PART EIGHT: 8830 *Public Realm - Civic District*



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PART EIGHT: 8850 *Public Realm - Thoroughfares*

- 8850 Public: Thoroughfare Design Standards
 - Map 8 Thoroughfare Map
- 8851 General Intent
- 8853 Travel Way
- 8855 Public Frontage
- 8857 Private Frontage Improvement Requirements
 - Table 8.0 State Route 67/78
 - Table 8.1 Boulevard (Future Type)
 - Table 8.2 Major Road
 - Table 8.3 Light Collector
 - Table 8.4 Community collector
 - Table 8.5 Alley
 - Table 8.6 Type D Pathway Special
 - Table 8.7 Approved Street Tree List
 - Table 8.8 Street Tree Planting Patterns
 - Table 8.9 Street Lights
 - Table 8.10 Pedestrian Crossings
 - Table 8.11 Crosswalk Placement



PART EIGHT: 8850 *Public Realm - Thoroughfares*

Public Thoroughfares located within the Ramona Village Center shall be subject to the requirements of this section and managed by County of San Diego Department of Public Works and is intended to coordinate public and private realm planning.

8851 General Intent

- a. Thoroughfares shall be designed according to their classification type as specified within the County of San Diego Public Road Standards in conformance with the General Plan Mobility Element and the Ramona Road Master Plan.
- b. Thoroughfares will consist of Roadway (curb-to-curb) and Public Frontage (property line to curb).
- c. The San Diego County Department of Public Works (DPW) is not responsible for all construction of all public Right-of-Way (ROW) within Thoroughfares. Private development will make Frontage and/or off-site improvements.
- d. Roadways and thoroughfares will be designed to meet roadway safety and operation standards.

8853 Travel Way

- a. DPW will be responsible for the maintenance of the Travel Lanes to include curb and gutter, on-street parking spaces, bike lane facilities, travel lanes and turning lanes within the public ROW.

8855 Public Frontage

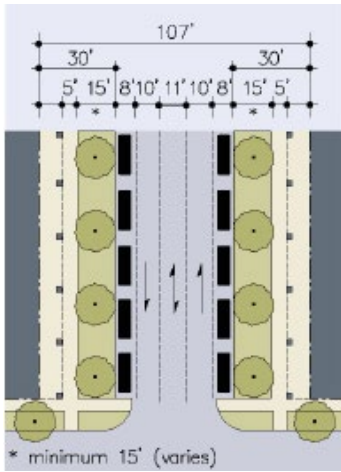
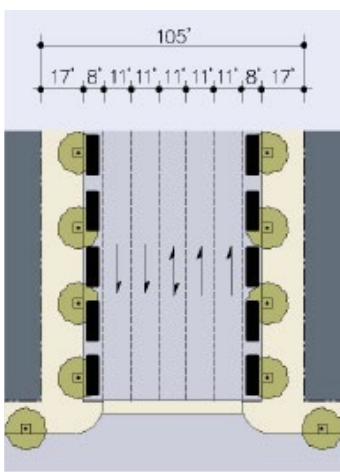
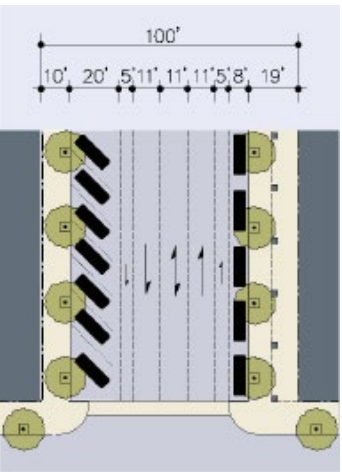
- a. Public Frontage for each thoroughfare type shall be designed according to abutting zoning district(s) as specified on Table(s) 8.0.A - 8.6.A.
- b. Public Frontage includes:
 - i. The Furnishing Zone provided to accommodate Street Trees, Public Infrastructure, and Public Furniture;
 - ii. the Walkway provided for pedestrians;
 - iii. and, accommodate for Outdoor Cafe Seating and Sidewalk Cafes per §6158.a.1.i.(a) and §6158.a.2.
- c. For plantings in the Furnishing Zone, permitted species of Street Trees are listed on Table 8.8.
- d. Street Trees on Main Street shall be planted in a formal-spaced Allee pattern as illustrated on Table 8.9. All other Street trees may be planted in a formal or informal pattern. The prescribed Planting Technique, sequence, and spacing of Street Trees is specified for each Thoroughfare type on Table 8.0.C - 8.6.C. The spacing of Street Trees may be adjusted by Exception to accommodate specific site conditions.
- e. When planted, Street Trees shall be a minimum canopy height of eight (8) feet and/or two (2) inches in caliper.
- f. All landscaped requirements shall be in conformance with §86.701 of the County Code and Landscape Design Manual.
- g. A minimum of 25 sq. ft. open soil areas shall be left around each Street Tree, centered at the tree trunk.
- h. A minimum of 25 sq. ft., 5' x 5', of tree grate covered area shall be placed around each Street Tree on Main Street.
- i. Street Lights shall only be allowed along Main Street and at Main Street Intersections (see Table 8.9) to comply with County of San Diego Dark Sky policies.
- j. Public hitching posts, for equestrian activities, shall be allowed on all public Pathways.

8857 Private Frontage Development Improvement requirements

- a. Construction improvements expected by private development (based on 2013 cost estimates for 50-foot wide Lots on avg.):
 - i. Street Trees: One (1) Tree per every 30 linear feet on center (average) or 1 per every 50 linear feet Lot Bay (\$1,000).
 - ii. Public Furniture: 1 Street Light every 50-feet on center only on Lots abutting Main Street Frontage Line (\$3,500).
 - iii. Furnishing Zone: 5-15 feet wide (10-feet on average) Landscape, ground cover and shrubs (\$1,250)
 - iv. Walkway: 5 - 10 feet wide along the Primary and Secondary Lot Frontage of Lots in RM-V4/V5 (\$7,500).
 - v. Curb/Gutter pan: 1-foot wide for 50 linear feet average Lot width (\$1,250).
 - vi. Bicycle Facilities: 1 facility (bike storage) on any project over 150-feet in length as measured only on Lots abutting Main Street (\$2,500 each).

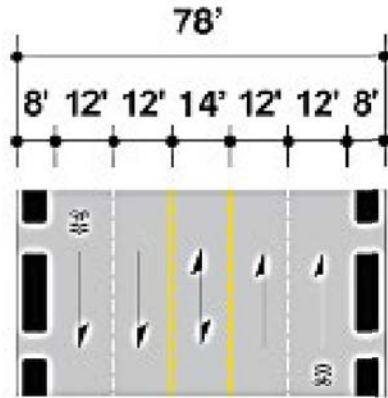
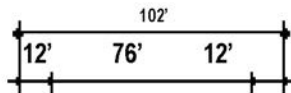
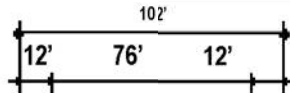
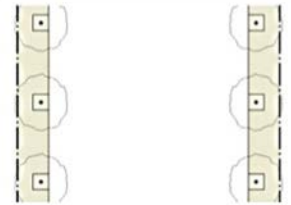
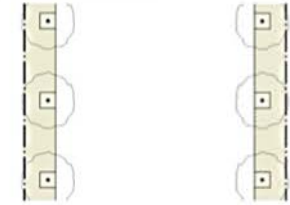
PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.0 THOROUGHFARE TYPES

CALTRANS ROUTE 67 / 78 (107 - 76)				
A. GENERAL		B. ROADWAY (ROAD SURFACING)		
CONTEXT Sub-Area Districts: Colonnade, Paseo, Old Town		SPECIFICATIONS		
SPECIFICATIONS Total R.O.W: 110 - 116 feet Road Surface Width: 61 - 78 feet Public Frontage Width: 10 - 15 feet each side The design of the Public Frontage varies according to the Sub-Area District designation. (see below)		Travel Lanes/Width: 4 / 10 - 11 feet; Bike Sharrows or CycleTracks and/or Parkways optional Yield Turning Lane Width: 12 feet Parking Lanes/Width: 2/8 feet with Head-Out Angled Parking Drainage Type: Curb and Gutter		
C. PUBLIC FRONTAGE (PARKWAY)				
ZONING DISTRICT(S)	V4 V5	V5	V5	
DESCRIPTION	Colonnade Main Street that maintains the Eucalyptus Tree colonnade with Parkway.	Paseo Main Street incorporating the widest roadway most recently improved to CALTRANS standards.	Old Town Main Street incorporating the most pedestrian improved CALTRANS roadway segement.	
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)				
	FURNISHING ZONE			
	Width	15 feet	9 feet	5 feet
	Design	Landscaped Colonnade	Landscaped and Paved	Paved
	Planting Technique	36 sq. ft. Tree Pit / Second Row of New Trees	25 sq. ft. Tree Pit with Tree Grate	25 sq. ft. Tree Pit with Tree Grate
Tree Sequence	Single Species	Various Species	Single Species	
Primary Tree Species	Eucalyptus Cladocalyx	See Table 8.8	See Table 8.8	
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	
Lighting Spacing	None	40 ft. o.c. avg. on Main Street Frontage Line	40 ft. o.c. avg. on Main Street Frontage Line	
WALKWAY				
Width in ROW	15	8 feet	5 feet	
Type	Parkway	Sidewalk (Parkway at Transition Areas)	Sidewalk	
PARKING LANE				
Type	Parallel	Parallel	Parallel (and/or future Head-Out parking)	

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.1 THOROUGHFARE TYPES

BOULEVARD (102-78) FUTURE VILLAGE CENTER THOROUGHFARE TYPE			
A. GENERAL			
CONTEXT Zoning Districts: V3, V4, V5 (Allowed if a State Highway becomes a County Facility)		 (FOR ADVISORY PURPOSES ONLY)	
SPECIFICATIONS Total R.O.W: 106 feet Road Surface Width: 78 feet Public Frontage Width: 12 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)			
B. ROADWAY (ROAD SURFACING)			
SPECIFICATIONS Travel Lanes/Width: 4 / 12 feet; 2 with Bike Sharrows Yield Turning Lane Width: 14 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter			
C. PUBLIC FRONTAGE (PARKWAY)			
ZONING DISTRICT	Reserved	V4	V5
DESCRIPTION		Colonnade Main Street county facility that maintains the Eucalyptus Tree colonnade with Parkway.	Paseo and Old Town Main Street county facility that allows for both Commercial and Residential Uses.
			
PUBLIC FRONTAGE ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)			
FURNISHING ZONE			
Width		12 feet	12 feet
Design		Landscaped	Paved
Planting Technique		Continuous Planter	36 sq. ft. Tree Pit
Tree Sequence		Informal, Various Species	Formal, Single Species
Tree Species		See Table 8.8	See Table 8.8
Tree Spacing		30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing		n/a	40 ft. o.c. avg. on Main Street Frontage Line
WALKWAY			
Width in ROW		12 feet	12 feet
Type		Sidewalk or Pathway	Sidewalk (only Pathway in Colonnade)
PARKING LANE			
Type		Parallel	20 feet Head-Out Parking and Parallel

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.2 THOROUGHFARE TYPES (continued)

MAJOR ROAD 4.1.B (84-64)		
A. GENERAL		
CONTEXT Zoning Districts: V4, V5 SPECIFICATIONS Total R.O.W: 84 feet Road Surface Width: 64 feet Public Frontage Width: 10 feet each side The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)	64' 8' 12' 12' 12' 12' 8'	
B. ROADWAY (ROAD SURFACING)		
SPECIFICATIONS Travel Lanes/Width: 4 / 12 feet Parking Lanes/Width: 2 / 8 feet Drainage Type: Curb and Gutter		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V4	V5
DESCRIPTION	Less rural streetscape intersecting with Main Street in all Sub-Districts	Less rural streetscape intersecting with Main Street in all Sub-Districts
	84' 10' 64' 10'	84' 10' 64' 10'
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	10 feet	10 feet
Design	Paved between Street Trees	Paved between Street Trees
Planting Technique	36 sq. ft. Tree Pit	36 sq. ft. Tree Pit
Tree Sequence	Single Species	Single Species
Tree Species	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing		
WALKWAY		
Width	10 feet	10 feet
Type	Sidewalk	Sidewalk

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.3 THOROUGHFARE TYPES (continued)

LIGHT COLLECTOR 2.2D (84-54)

A. GENERAL

CONTEXT

Zoning Districts: V2, V3, V4, V5

SPECIFICATIONS

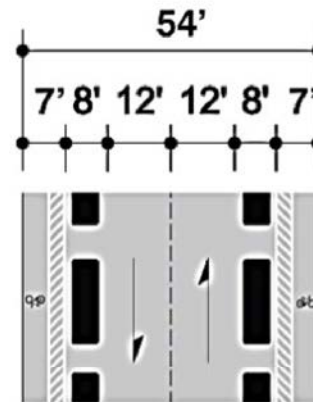
Total R.O.W: 84 feet
 Road Surface Width: 40 - 54 feet
 Public Frontage Width: 22 feet each side

The Public Frontage allows for Sharrows or future Cycle Track to provide connectivity per Ramona Road Master Plan, 2003.

B. ROADWAY (ROAD SURFACING)

SPECIFICATIONS

Travel Lanes/Width: 2 / 12 feet
 Parking Lanes/Width: 2 / 8 feet
 Bicycle Lanes/Width: 2 / 8 feet
 Drainage Type: Curb and Gutter



C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V2	V3	V4	V5
DESCRIPTION	More rural with bike lane	More rural with bike lane	Less rural with bike lane	Intersects with Main Street w/bike lane
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)				
FURNISHING ZONE				
Width	14 feet	14 feet	14 feet	14 feet
Design	Landscaped	Landscaped	Landscaped	Paved between Street Trees
Planting Technique	9 foot wide Planter	9 foot wide Planter	7 foot wide Planter	36 sq. ft Tree Pit
Tree Sequence	Single Species	Single Species	Single Species	Single Species
Permitted Tree Species	See Table 8.8	See Table 8.8	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.	30 ft. o.c. avg.
Lighting Spacing	n/a	n/a	At intersection with Main Street	At intersections with Main Street
WALKWAY				
Width	5 feet	5 feet	7 feet	14 feet
Type	Sidewalk or Parkway	Sidewalk or Parkway	Sidewalk	Sidewalk

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.4 THOROUGHFARE TYPES (continued)

COMMUNITY COLLECTOR 2.1E (60-40)

A. GENERAL

CONTEXT

Zoning Districts: V3, V4, V5

SPECIFICATIONS

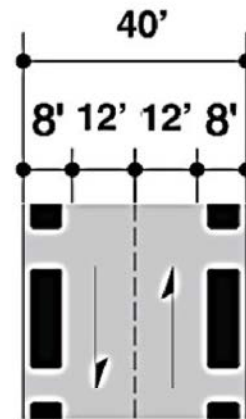
Total R.O.W: 60 feet
 Road Surface Width: 40 feet
 Public Frontage Width: 12 feet each side

The design of the Public Frontage varies according to the Zoning District designation of abutting lots. (see below)

B. ROADWAY (ROAD SURFACING)

SPECIFICATIONS

Travel Lanes/Width: 2 / 12 feet
 Parking Lanes/Width: 2 / 8 feet
 Drainage Type: Curb and Gutter



C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V3 V4	V3 V5
DESCRIPTION	More rural streetscape with landscape planter connecting other Collector streets	Less rural streetscape with tree grates connecting other Collectors streets
ILLUSTRATION (FOR ADVISORY PURPOSES ONLY)		
FURNISHING ZONE		
Width	12 feet	12 feet
Design	Landscaped	Paved between Street Trees
Planting Technique	7 foot wide Planter	36. sq. ft. Tree Pit
Tree Sequence	Various Species	Various Species (T4) Single Species (T5)
Tree Species	See Table 8.8	See Table 8.8
Tree Spacing	30 ft. o.c. avg.	20-30 ft. o.c. avg.
Lighting Spacing		
WALKWAY		
Width	5 feet	12 feet
Type	Sidewalk	Sidewalk

PART EIGHT: 8850 *Public Realm - Thoroughfares*

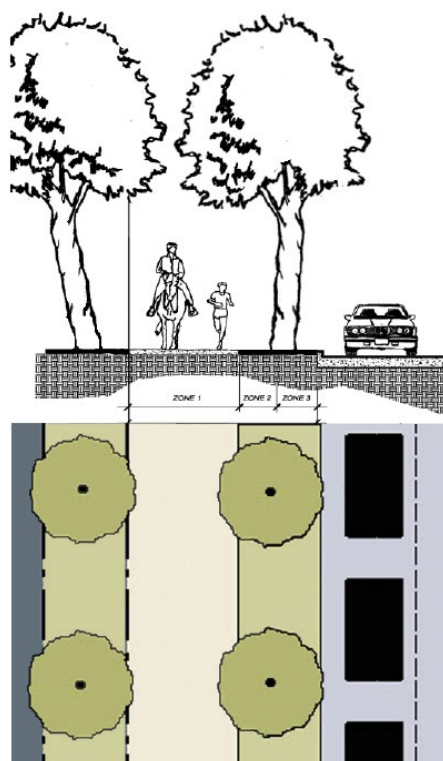
TABLE 8.5 THOROUGHFARE TYPES (continued)

ALLEY		
A. GENERAL		
CONTEXT Zoning Districts: V3, V4, V5 SPECIFICATIONS Total R.O.W: 20 - 30 feet Road Surface Width: 20 - 30 feet Public Frontage: none (Second/Third Lot Layers only)	20 - 30 '  (FOR ADVISORY PURPOSES ONLY)	
B. ROADWAY (ROAD SURFACING)		
SPECIFICATIONS Travel Lanes/Width: 2 / 10 feet Parking Lanes/Width: n/a Drainage Type: Inverted Crown		
C. PUBLIC FRONTAGE (PARKWAY)		
TRANSECT ZONE	V4	V5
DESCRIPTION	rear service lane paved or decomposed granite surface	rear service lane paved or decomposed granite surface
FURNISHING ZONE		
Width	n/a	n/a
Design	n/a	n/a
Planting Technique	n/a	n/a
Tree Sequence	n/a	n/a
Tree Species	n/a	n/a
Tree Spacing	n/a	n/a
Lighting Spacing	n/a	n/a
WALKWAY		
Width	n/a	n/a
Type	n/a	n/a

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.6 THOROUGHFARE TYPES (continued)

TYPE D- PATHWAY SPECIAL	
A. GENERAL	
CONTEXT Zoning Districts: All	
SPECIFICATIONS Total R.O.W: 15 - 20 feet Parkway Surface Width: 8 - 10 feet Public Frontage: Major Street or CALTRANS Highway	
B. ROADWAY (SURFACING)	
SPECIFICATIONS Surface Materials: Decomposed Granite or Tread Vertical Clearance: 12 feet Drainage Type: Cross Slope Description: Trail type fronting onto the thoroughfare intended for an intense volume of use generally associated with an urban/suburban setting. This parkway provides the widest tread so they may function as both recreation and transportation facilities and will be accessible to all trail users, such as pedestrians, equestrians and bicyclist. A secondary planting zone is located along the private Lot frontage to allow for a new colonnade of eucalyptus to grow and maintain the historic/older colonnade trees. See County Trails Master Plan for more detailed specifications.	



(FOR ADVISORY PURPOSES ONLY)

C. PUBLIC FRONTAGE (PARKWAY)

TRANSECT ZONE	V4	V5
FURNISHING ZONE		
Planting Technique	36 sq. ft. tree pit	36 sq. ft. tree pit
Tree Sequence	various species	various species
Primary Tree Species	Lemon scented gum Sugar gum River red gum	Lemon scented gum Sugar gum River red gum
Tree Spacing	formal	formal
Lighting Spacing	n/a	n/a
fencing	rural, split-rail fencing along ROW 15-feet or greater	rural, split-rail fencing along ROW 15-feet or greater
WALKWAY		
Width	8 - 10 feet	8 - 10 feet
Type	Decomposed granite or natural tread surface material w/binding agent	Decomposed granite or natural tread surface material w/binding agent

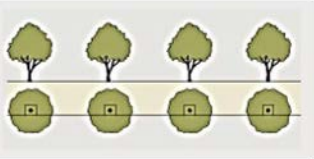
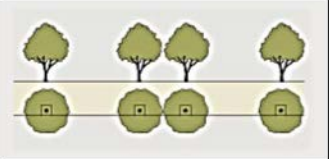
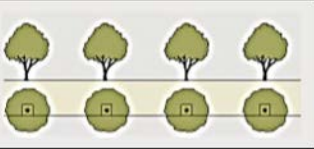
PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.7 APPROVED STREET TREE LIST (REFERENCE RDRB APPENDIX A - PLANT SELECTION GUIDE)

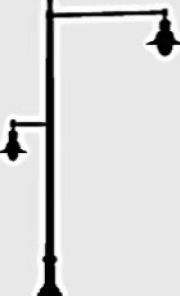
Species name (Botanical Name)	TREE CANOPY CHARACTERISTICS (NOTE - NO PALM TREES PERMITTED)				
	SHAPE	DENSITY	MATURE HEIGHT (ft)	MATURE DIAMETER (ft)	General
Chinese Pistache (<i>pistachia chinensis</i>)		full	35	35	Spectacular red, red-orange fall color; heat, drought and soil tolerance; pest resistant. A near perfect shade tree for one-story buildings.
Black Locust (<i>robinia pseudoacacia</i>)		full	60	40	Turns brilliant shades of yellow, orange, red and purple in autumn; prized shade tree in parks, campuses and around residences with space for large trees.
Camphor Tree (<i>cinnamomum camphora</i>)		full	45-60	45-60	Tolerates a variety of soils; tolerates drought, sun, wind, air pollution; resistant to Dutch Elm disease.
River Red Gum (<i>eucalyptus camaldulensis</i>)		open	80-120	irregular	Massive evergreen tree, weeping habit, spreading crown; exfoliates bark to reveal distinctive mottled, multicolored trunk; trunk may be tan, gray or white.
Sugar Gum (<i>eucalyptus cladocalyx</i>)		open	75-200	irregular	Straight trunk with steep branches occurring about half way up; each main branch ends with its own little canopy.
Silk Tree (<i>albizia julibrissin</i>)		open	20-40	40	Canopy can become vase shaped.
Coast Live Oak (<i>Quercus agrifolia</i>)		full	40-75	40-60	Adapted to relatively warm, wet winters and dry summers; tolerant of various soil types.
Strawberry Tree (<i>Arbutus 'Marina'</i>)		full	20-45	20-30	Pendulous pink flowers year-round; red and yellow fruit and peeling red bark.
Kurrajong (<i>Brachychiton populneus</i>)		open	30-50	30	Blooms in late spring and summer with clusters of small, bell-shaped, white flowers flecked with red on the inside.
Western Redbud (<i>Cercis occidentalis</i>)		open	20-25	20-25	Pink to reddish purple flowers are grown on old twigs, branches, and trunks. Flowering occurs in March to May before leaf growth.
Chitalpa (<i>Chitalpa Tashkentensis</i>)		open	20-40	20-40	Dry-spell tolerant and fast-growing and blooms between late spring and late fall.
Arizona Ash (<i>Fraxinus velutina</i>)		full	40-50	25	The lustrous, dark green leaflets create a light shade beneath the tree. The leaves turn various shades of red to purple before falling in autumn.
Chinese Flame Tree (<i>Koelreuteria bipinnata</i>)		open	20-40	20-40	Yellow flowers in fall are soon followed by hot pink seed pods in autumn.
Crape Myrtle (<i>Lagerstroemia indica</i>)		full	20-30	15-25	A long period of striking summer flower color, attractive fall foliage, and good drought-tolerance.
Sweet Gum (<i>Liquidamber styraciflua</i>)		open	60-75	35-50	The beautifully glossy, star-shaped leaves turn bright red, purple, yellow or orange in the fall and early winter.
Mesa Oak (<i>Quercus engelmannii</i>)		open	40-60	50-75	The bark is thick, furrowed, and light gray-brown. The leaves are leathery, of a blue-green color, and may be flat or wavy, with smooth margins.
Callery Pear (<i>Pyrus calleryana</i>)		full	30-50	20-35	Flowers in early spring before the leaves, white with five petals; fruits mature in fall and are small, hard, brown, and almost woody.
Fern Pine (<i>Podocarpus gracilior</i>)		full	30-50	20-40	Soft, graceful, billowy appearance of bright green new growth, dark-green mature leaves, and weeping branch tips.

PART EIGHT: 8850 Public Realm - Thoroughfares

TABLE 8.8 STREET TREE PLANTING PATTERNS

	FORMAL	INFORMAL
a. Allee Spacing Pattern Street Trees shall be planted in a formal or regularly-spaced Allee pattern. At Commercial Frontages in V5 districts, Street Trees may be planted in an informal or irregularly-spaced Allee pattern to avoid visually obscuring shop front windows and signage.		
	SINGLE	VARIOUS
b. Species Sequence In specified districts, Street Trees shall be planted in either a repeating sequence of one (1) species or Cultivar or sequence of various species or Cultivar to promote planted species diversity.		

PART EIGHT: 8850 *Public Realm - Thoroughfares*

TABLE 8.9 PUBLIC FRONTAGE STREET LIGHTING	
A. PASEO MAIN STREET	SPECIFICATIONS
	"Main Street Standard" Head: Memphis Luminaire or Ameron Standard Pole: 20 foot Tapered Fluted Steel Base: 20" square x 36" high with Ramona Village Logo cast into top ring Lamp Source: High-Pressure Sodium and/or Flourescent Lighting "Fixture Character:" Less Formal Fully Shielded Light 2012 Fixture Each: \$2,000.00 (every 50' o.c.)
B. OLD TOWN MAIN STREET	SPECIFICATIONS
	"Main Street Standard" - Type B Caltrans Standard Head: Ameron International #26CT14 #52A 1901C Pole: 16 foot pole Base: Handhold Opening with Concrete Door Lamp Source: High-Pressure Sodium and/or Flourescent Lighting "Fixture Character:" More Formal Illuminated Lamp 2012 Fixture Cost: \$3,000.00 (every 50' o.c.)
C. MAIN STREET INTERSECTION	SPECIFICATIONS
	"Main Street Intersection Standard" Head: Memphis Utility Series Luminaire Memphis Pedestrian Luminaire Ameron Standard Pole: 16 foot North Yorkshire Pole Base: Handhold Opening with Concrete Door Lamp Source: High-Pressure Sodium Flourescent Lighting "Fixture Character:" Old Town: More Formal Paseo: Less Formal Colonnade: Informal 2012 Fixture Cost: \$3,000.00 (every intersection)

MAIN STREET LIGHTS DESIGN PATTERNS

- Paseo and Old Town Sub-Area Districts shall have Street Lights along each block, every 50 feet on-center (o.c.), and at Intersections (at Ramona St; Montecito Road; 14th St; 10th St; and 7th St).
- The Colonnade Sub-Area District shall only have Street Lights at the Intersections (Hunter Street).

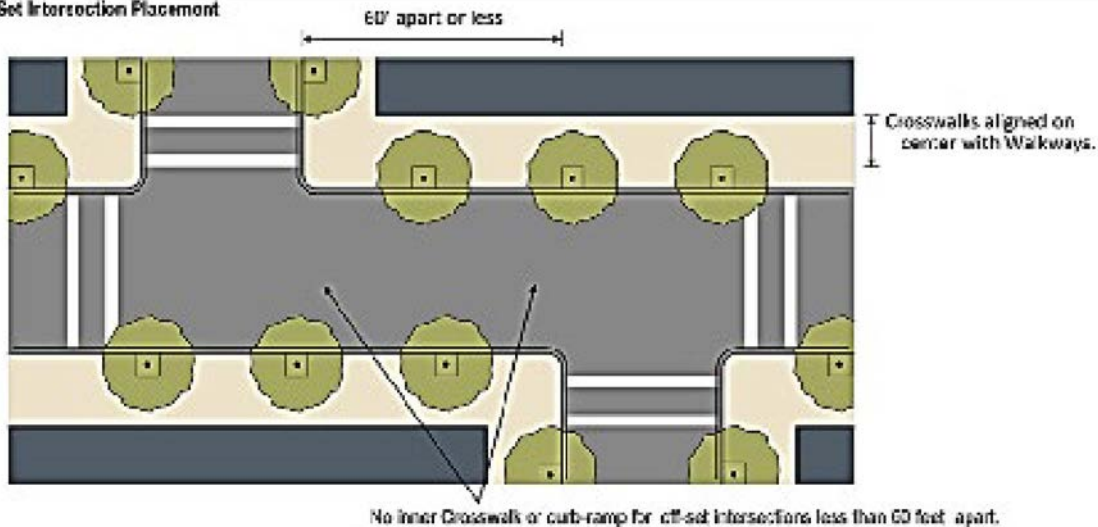
PART EIGHT: 8800 *Public Realm - Thoroughfares*

TABLE 8.10 PEDESTRIAN CROSSINGS

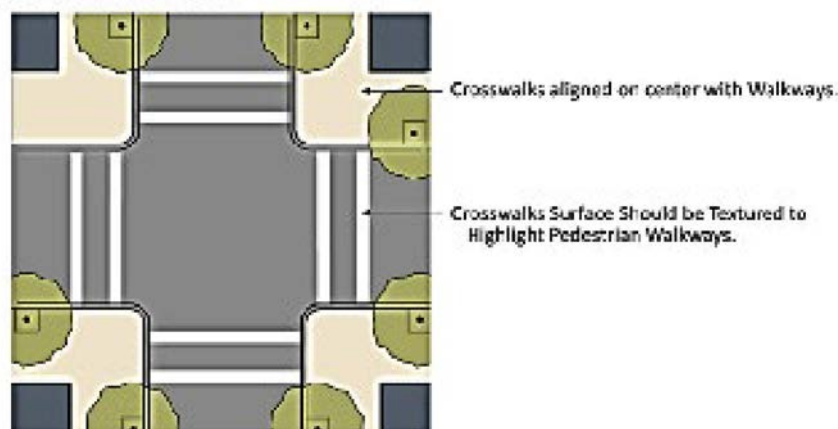
	UNMARKED	MARKED	MARKED
a. Crosswalk Assembly The principle variables are the type, dimension and angle of markings, the intersection type, and marking materials			
Total Width	-	10 feet	10 feet
Stripe Width	-	1 foot	1 foot
Transverse Line Offset	-	10 feet o.c.	-
Longitudinal Line Offset	-	-	3 feet o.c.
Special Locations	-	-	School Zones
Intersection Type	Yield, Stop	Stop, Signal	Stop, Signal
Surface Material	-	Textured	Textured
Zoning District Location	V1 - V3	V4, V5	V5

TABLE 8.11 CROSSWALK PLACEMENT

a. Off-Set Intersection Placement



b. Aligned Intersection Placement



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PART EIGHT: 8860 *Definitions*

8860 DEFINITIONS

PART EIGHT: 8860 *Definitions*

A

Accessory Dwelling Unit:	Is an Outbuilding of the Primary Building, and includes Guest Living Quarters as defined pursuant to the requirements of Zoning Ordinance (ZO) of §6156.
Address Sign:	A sign, generally applied to a building wall, that displays a building's address.
Agricultural Services:	A Land Use generally defined in PERMITTED USE Tables in this Section, as defined pursuant to the requirements of ZO Land Use Regulations as both 'Limited' and 'General' Agricultural Uses.
Allee:	A regularly spaced and aligned row of trees usually planted along a Thoroughfare or Path.
Alley:	A narrow service access to the rear of more urban buildings providing service areas, parking access, and utility easements. Alleys surfaces should accommodate for trucks, dumpsters, and drainage.
Animal Regulations:	Apply to the keeping of animals as defined pursuant to the requirements of ZO §3000 and §3120.
Apex:	The highest point of a sign as measured from the point on the ground where its structure is located, or, if no sign structure is present, from the point on the ground directly below the sign itself.
Arcade:	A Private Frontage conventional for Retail use wherein the Facade is a colonnade supporting habitable space that overlaps the Sidewalk, while the Facade of the First Story remains at the Frontage Line.
Attic:	The interior part of a building contained within a pitched roof structure.
Avenue:	A Thoroughfare of high vehicular capacity and low to moderate speed, acting as a short distance connector between within a Tower Center, and usually equipped with a landscape median.
Awning Sign:	Lettering applied directly on the Valance or other vertical portion of an awning.

B

Band Sign:	A sign that is attached flat on the exterior front, rear or side wall of any building or other structure. (Syn: wall-mounted sign, fascia sign)
Bicycle Lane:	A dedicated lane for cycling within a moderate-speed vehicular Thoroughfare, demarcated by striping.
Bicycle Route:	A Thoroughfare suitable for the shared use of bicycles and automobiles moving at slow speeds.
Bio-retention Swale:	Mimic the filtration properties of natural vegetation, planted tracks located adjacent to paved roads or other impervious areas that produce stormwater sheet flow.
Blade Sign:	A sign mounted on the building Facade, projecting at a 90-degree angle. (Syn: projecting sign).
Block:	An aggregate land area circumscribed by Thoroughfares.
Block Face:	The aggregate of all Primary Frontage Lines, or alternatively the building Facades, on one side of a Block.
By Right:	Characterizing an entitlement that complies with the regulations of this Section and is permitted and processed administratively, without a public hearing.

C

Canopy:	The extent of the outer layer of leaves of an individual tree or group of trees.
Civic:	The term defining not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, religious, and municipal parking.
Civic Art:	See Public Art.
Civic Building:	A building operated by not-for-profit organizations dedicated to arts, culture, education, recreation, government, transit, and municipal parking, or for use approved by the Development Authority. A Civic Building is owned by a municipal or governmental body.
Civic Space:	An outdoor area permanently dedicated for public use. Civic Space types are defined by the combination of certain physical constants including the relationships among their intended use, size, landscaping and surrounding buildings.
Civic Sub-District:	Designation for public sites dedicated for Civic Buildings and/or Civic Space.
Clearance:	The height above the walkway, or other surface if specified, of the bottom edge of an element.
Commercial:	The term collectively defining workplace, Office, Retail, and Lodging Uses.
Commercial Street:	A local urban Thoroughfare of low speed and capacity primarily fronted by Commercial building Uses.
Commercial Unit:	An enclosed indoor space providing complete, independent facilities for one Commercial business.
Common Yard:	A planted Private Frontage wherein the Facade is set back from the Frontage Line. The yard is visually continuous with adjacent yards.

PART EIGHT: 8860 *Definitions*

Concrete Paver Block:	Cast or pressed concrete pavers are solid blocks set on a surface with joints that leave open spaces between units.
Coordinated Frontage:	A condition where the landscape and paving of Public Frontage and Private Frontage are coordinated as a single, coherent design.
Cottage Business:	Non-Retail Commercial enterprises located either within a Primary Building or in an Outbuilding.
Courtyard:	The placement of a building within the boundaries of its Lot to create a private Courtyard, while internally defining one or more private patios.
Crosswalk:	A path across the vehicular lands of a Thoroughfare distinctly indicated for pedestrian crossing by lines or other surface markings or by change in surface material.
Crushed Gravel/Stone:	Any non-bound and/or natural aggregate material spread over soil and used for paving.
Cultivar:	A cultivated variety of Street Tree; deliberately selected for its desirable physical characteristics.
Curb:	the raised edge of the vehicular pavement used to channel storm water to incorporated drainage.

D

Detention Basin:	Commonly known as a dry pond to store stormwater after a rainfall, but remain dry all other times.
Drive:	A Thoroughfare along the boundary between a developed and a natural condition, usually along a waterfront or a Park. One side has the Public Frontage characteristics of a Thoroughfare, while the other has the qualities of a Road or a parkway.
Driveway:	A vehicular lane within a Lot, often leading to a garage.
Duplex:	A building with two (2) side by side units on a Lot.
Dwelling:	Any building or portion thereof that is designated for residential Use.

E

Edgeyard:	The placement of a building within the boundaries of its Lot to create an Edgeyard around the building, with Setbacks on all sides.
Effective Turning Radius:	The measurement of the turning radius at a corner taking parked cars into account.
Elevation:	An exterior wall of a building not along a Frontage Line. (see Facade)
Encroach:	To break the plane of a vertical or horizontal regulatory limit with a structural element, so that it extends into a Setback, into the Public Frontage, or above a height limit.

F

Facade:	The exterior wall of any building oriented toward or set along a Frontage Line. (see Elevation)
Facade Alignment:	The orientation of the Facade in relation to the Primary Frontage Line of a Lot.
Fenestration:	The design and placement of windows on a building.
Fenestration Calculation:	Required Fenestration shall be calculated as the total combined area of window glazing (lights or panes within each window's casing) divided by the total area of the facade for the story of a building under calculation.
Floor:	A habitable level within a building, excluding an Attic or raised basement. See 'Story.'
Frontage:	The area between a building Facade and the vehicular lanes of a Thoroughfare, inclusive of its built and planted components. Frontage is divided into Private Frontage and Public Frontage.
Frontage Line:	A Lot line border the Public Frontage and where minimum Lot Width is measured. Facades facing Frontage lines define the public realm and are therefore more regulated than the Elevations facing other Lot Lines.
Focal Point:	The visual termination of a long stretch of Main Street. The point of termination should be an architecturally significant building reflection of Ramona's Sub-Area community character.

G

Gallery:	An attached cantilevered shed or a lightweight colonnade extending from a building Facade to overlap the Sidewalk.
Grassed Cellular Plastic:	Comprised of manufactured plastic lattices that may be filled with aggregate for planting materials that stormwater percolates through and into the soil below.

PART EIGHT: 8860 *Definitions*

Grated Tree Well:	Incorporating street trees into sidewalks to collect and store stormwater runoff and assist with infiltration.
Gymnasium Facility:	An indoor and/or shaded outdoor facility that provides organized recreational space and administrative space for both commercial and non-commercial ownership.

L

Landscaped Tree Well:	Trees have exposed soil to receive water to collect and store runoff and assist in infiltration of stormwater in parking lots and on sidewalks.
Layer:	A range of depth of a Lot within which certain elements are permitted.
Lightwell:	A Private Frontage type that is a below-grade entrance or recess designed to allow light into basements.
Liner Building:	A building specifically designed to mask a Parking Structure from a Frontage.
Live-Work:	A Mixed-Use unit consisting of a Commercial and Residential Use. The Commercial Use may be anywhere in the unit. It is intended to be occupied by a business operator who lives in the same structure that contains the Commercial activity.
Lodging:	Premises available for daily and weekly renting of bedrooms.
Lot:	A parcel of land accommodating a building or buildings of unified design. The size of a Lot is controlled by
Lot Line:	The boundary that legally and geometrically demarcates a Lot.
Lot Width:	The length of the Primary Frontage Line of a Lot.

M

Main Civic Space:	The primary outdoor gathering place for a community. The Main Civic Space is often, but not always, associated with an important Civic Building.
Main Street:	A Commercial Thoroughfare type intended for the aggregation of Commercial buildings on the abutting Lots.
Main Street Frontage:	A Zoning District designation that strictly prohibits residential building frontages from fronting along the entirety of Main Street (RM-V4 / RM-V5).
Marquee:	A structural feature of a building that provides shelter and sign space.
Meeting Hall:	A building available for gatherings, including conferences, that accommodates at least one room equivalent to a minimum of ten (10) square feet per projected dwelling unit within the Pedestrian Shed in which it is located.
Message Board:	A sign with changeable text. Non-electronic Message Boards typically consist of letters attached to a surface within a transparent display case. Electronic Message Boards typically have a fixed or changing message composed of a series of lights.
Mulch:	A protective covering consisting of organic materials customarily used in landscaping and placed around plants to retain soil moisture, retard erosion, shield roots from freezing, and inhibit weed growth.
Murals:	A painting or other work of art executed directly on a wall for Civic Art purposes.

N

Nameplate:	A sign consisting of either a panel or individual letters applied to a building, listing the names of businesses or building tenants.

O

Office	A building with an entire floor used primary for providing leasable workplace and working space primarily for administrative and managerial workers.
Open Space:	Land intended to remain undeveloped; it may be used for Civic Space.
Outbuilding:	A building usually located toward the rear of the same Lot as a Primary Building such as a garage, carport, or workshop and may include an Accessory Unit, as defined pursuant to the requirements of Zoning Ordinance (ZO) of §6156.
Outdoor Display Case:	A sign consisting of a lockable metal or wood framed cabinet with a transparent window or windows, mounted onto a building wall or freestanding support. It allows the contents, such as menus or maps, to be maintained and kept current.

PART EIGHT: 8860 *Definitions*

P

Parking Space:	A space functionally able to contain an average sized automobile, approximately 9 feet wide by 18 feet long.
Parking Structure:	A building containing one or more Stories of parking above grade.
Passage:	A pedestrian connector, open or roofed, that passes between buildings to provide shortcuts through long Blocks and connect rear parking areas to Frontages.
Pathway:	Non-motorized, multi-use soft-surfaced facilities of decomposed granite, located within a parkway or at the edge of a public road right of way intended to serve as transportation and recreation purposes for pedestrians, equestrians and bicyclists.
Paver:	A masonry block of various material and/or size.
Pervious Asphalt:	An open aggregate bound with a black solid or semisolid substance distilled from a petroleum byproduct to allow water to flow through.
Pervious Concrete:	Consisting of cement (usually Portland) aggregate (usually gravel), water and admixtures made with an
Planter:	A three (3) foot deep recessed soil bed provided for the planting of Street Trees and kept open to air and water flow through landscaping or permeable Pavers.
Playground:	An Open Space designed and equipped for the recreation of children.
Plaza:	A Civic space type designed for Civic purposes and Commercial activities in the more urban Sub-Districts, generally paved, spatially defined by buildings, and internal to or part of a Block.
Pocket Park:	A Civic Space type of limited size available for unstructured recreation and may be designed as a playground; normally located internal to a Block.
Primary Building:	The main building on a Lot.
Primary Frontage:	The Private Frontage designed to bear the address and Principal Entrance(s) of a building.
Principal Entrance:	The main point(s) of access for pedestrians into a building or unit within a building.
Private Frontage:	The area of a private Lot between the Facade of a building and the Public Frontage (see First Layer). To be measured from the Property Line.
Public Art:	Works of art in any media that have been planned and executed with a specific intention of being sited or staged in the physical public realm usually outside and accessible to all, such as the Mural program.
Public Frontage:	The area between the edge of the vehicular lanes of a Thoroughfare and the Frontage Line of private Lots and Civic Spaces.
Public Furniture:	Equipment owned and/or provided by the Village of Ramona for the comfort or convenience of pedestrians.
Public Infrastructure:	Installations needed for the functioning of human settlements, including but not limited to transportation and communications systems, and water and power lines.
Public Lighting:	A type of Public Infrastructure necessary for the illumination of Public Frontages and Thoroughfare intersections.
Purification Biotope:	Artificially created ecosystem or habitat that is homogenous with local environmental conditions to facilitate the growth of specific plants and animals.

R

Rain Garden:	Man-made or natural depression that temporarily retains stormwater that is planted with specific vegetation to filter water before it percolates back into the ground.
Rearyard:	The placement of a building within the boundaries of its Lot to create a Rearyard, leaving the rear of the Lot as private space or available for dedicated parking.
Religious Assembly:	A facility operated by a religious organization for worship, or the promotion of religious activities with a maximum capacity in the assembly area of more than 50 people.
Retention Basin:	Designed to hold the same level of water at all times and resembles a pond.
Rowhouse:	A single or multi-unit building that shares a party wall with another of the same type and a Facade along 100% of the Frontage Line.

PART EIGHT: 8860 *Definitions*

S

Setback:	The area of Lot measured from a Lot Line to the nearest permissible location of a Primary Building, Secondary Building, or Outbuilding, excluding Encroachments.
Shared Parking:	An accounting for parking spaces that are available to more than one Function.
Shared Use:	Multiple Uses within the same building, consolidated vertically and/or horizontally into a single structure.
Sharrows:	A symbol painted on the Travel Lane to demarcate routes to guide both cyclist and automobiles to 'share' the lane.
Sidewalk:	A type of Walkway paved with concrete or Pavers.
Sidewalk Sign:	A movable freestanding sign that is typically double-sided, placed at the entrance to a business to attract pedestrians. (Var: sandwich board, A-frame sign.)
Sideyard:	the placement of a building within the boundaries of its Lot to create a private Sideyard, with a Setback to one side.
Signage:	Any commercial or public display sign that has a business or product name, logo or trademark.
Square:	a Civic Space designed for unstructured recreation and Civic purposes, circumscribed by Thoroughfares, spatially defined by building Frontages, and consisting of Paths and/or Sidewalks, lawn and trees, formally disposed.
Stabilization Mat:	A tightly woven grid of plastic cells manufactured in large rolls and generally a thin material covered with soil or lawn.
Stoop:	An exterior stair and landing leading to an elevated first Story of a building.
Stormwater Facility:	Any facility, improvement, development, or property made for controlling storm water quantity and quality.
Story:	A habitable level within a building, excluding an Attic or raised basement. See 'Floor.'
Stone/Rip Rap Channel:	Drainage ditches that contain large rocks to slow the flow of stormwater.
Streetscreen:	A freestanding wall or landscape screen built along the Frontage Line, or coplanar with the Facade. Streetscreens mask a parking lot from a Thoroughfare, provide privacy to a sideyard, and/or strengthen the spatial definition of the public realm. Accompanied structures include trellis, landscape screen, stone or masonry wall.
Street Tree:	A canopy tree planted within the furnishing zone of the public frontage as an element of a thoroughfare assembly.
Substantial Modification:	Alteration to a building, excluding the interior, that is valued at more than 50% of the market value of the entire building.

T

Tandem Parking:	A parking configuration of two (2) spaces stacked one in front of and the other behind in a garage or driveway.
Terminated Vista:	A location at the axial conclusion of a Thoroughfare. A building located at a visual termination point.
Thoroughfare:	A way for use by pedestrian and vehicular traffic and to provide access to Lots and Open Spaces, consisting of Vehicular Lanes and Public Frontage.
Traffic Calming:	Main Street intersections should emphasize slow speeds and the management of conflicts through appropriate traffic controls and improved visibility. Such strategies include lane narrowing, on-street parking, sidewalk bulb-outs, and surface variations and textures.
Trail:	A multi-purpose pathway traversing the countryside or along a corridor/thoroughfare. Trails should connect directly with the sidewalk network linking Main Street to the region. Classification include Class I through Class III per County Standards.
Transect:	A cross-section of the environment showing a range of different habitats. The Transect of human habitat types used in this Code is divided into six Transect Districts. These districts describe the physical form and character of a place, according to the form and intensity of its land use and Urbanism.
Tree, Canopy:	A woody plant with an expected mature height of thirty feet or more.
Tree, Ornamental:	A woody plant with an expected mature height of thirty feet or less.

PART EIGHT: 8860 *Definitions*

V

Valance: The portion of an awning that hangs perpendicular to the Sidewalk.

Variance: A grant of relief from the requirements of this Section in deviation from the regulations and standards prescribed to permit construction that would otherwise be prohibited.

Vegetative

Purification Bed: Treats and stores a moderate amount of stormwater with a combination of plan material, sand filtration, and cycling water through a the media purifies the water in the bed.

Vegetative Swale: Open and very shallow man-made depressions that filter and collect runoff to treat small quantities of stormwater.

W

Walkway: The section of the Public Frontage dedicated exclusively to pedestrian activity.

Window Sign: A sign placed or painted on the interior of a Shopfront window or the window of a business door.

Z

Zoning Map: The official map or maps that are part of the zoning ordinance and delineate the boundaries of individual Districts and Sub-Areas. See Regulating Plan, Old Town, Paseo, and Colonnade Sub-Areas, and RM-V Districts.

Attachment E – Environmental Documentation



County of San Diego

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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

January 11, 2019

AN ADDENDUM TO THE PREVIOUSLY CERTIFIED ENVIRONMENTAL IMPACT REPORT FOR THE 2011 GENERAL PLAN UPDATE

FOR PURPOSES OF CONSIDERATION OF RAMONA VILLAGE FORM BASED CODE UPDATE POD-17-001/REZ-18-005

CEQA Guidelines, Section 15164 (a) states that an Addendum to a previously certified EIR may be prepared if some changes or additions are necessary but none of the conditions described in Section 15162 or 15163 calling for the preparation of subsequent or supplemental EIR have occurred.

CEQA Guidelines Section 15164 applies to the Ramona Village Form Based Code Update (POD-17-001/REZ-18-005). CEQA Guidelines Section 15164 allows an addendum to a previously certified environmental document to be prepared if some changes or additions are necessary but none of the conditions described in CEQA Guidelines Section 15162 calling for preparation of a subsequent EIR have occurred. The County of San Diego certified a Final EIR for General Plan Update. The Final EIR for the General Plan Update is hereby amended by this Addendum and the Environmental Review Update Checklist for the Ramona Village Form Based Code Update (PD-17-001/REZ-18-005) as described below.

Location: The proposed project encompasses approximately 695 acres in Ramona, within unincorporated San Diego County. The Ramona Village Form Based Code area is located along Main Street, between Etchverry Street and 3rd Street.

Background: The Final EIR for The General Plan Update was certified by the County of San Diego on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural And Paleontological Resources; 6) Geology And Soils; 7) Hazards and Hazardous Materials; 8) Hydrology and Water Quality; 9) Land Use and Planning; 10) Mineral Resources; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation and Traffic; 16) Utilities and Service Systems, and 17) Climate Change.

On July 30, 2014, the Board of Supervisors approved the Form Based Code for the Alpine Core and Ramona Village (POD11-010/POD11-012/REZ14-002), with an Addendum to the Final EIR for the County General Plan Update.

The Project proposes the first update to the Ramona Village Form Based Code (RVFBC), which was approved in 2014. The RVFBC implements the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area. A Form Based Code (FBC) for the Ramona Village Center is required under the Ramona Community Plan (Goal LU4.1). The RVFBC is authorized by the Goals and Policies of the County of San Diego General Plan adopted by the Board of Supervisors on August 3, 2011.

Changes in the project and impacts:

The proposed update to the RVFBC includes the items directed by the Board, and requested changes from the RCPG and is divided into three components: a) application of residential zoning density; b) RVFBC boundary expansion; and c) clean-up and clarifications as summarized below.

a) Application of Residential Zoning Density

During the creation of the RVFBC, residential zoning density (14.5 dwelling units per acre) was applied to properties along Main Street. Today's actions include the application residential zoning density to properties off Main Street. A density of 7.26-dwelling units per acre is proposed for 162-properties totaling approximately 50-acres.

b) RVFBC Boundary Expansion

The Hagey Property is a six parcel, 20-acre site located on the east side of Ramona Street, south of the RVFBC boundary. Currently the properties are zoned Single Family Residential and Residential Urban. Today's actions propose adding two of the six parcels into the RVFBC, consistent with the RCPG recommendation. The inclusion of the two parcels would allow mixed uses (e.g., residential and commercial).

c) Clean-Up and Clarifications

Clean-up and clarification to the RVFBC document include correcting inconsistencies in the RVFBC, including typographical errors, incorrect references, missing information, and the need to clarify or revise certain policies in the document as summarized below:

- Review Process: Minor edits to correct and improve the general administration and review process, while promoting the streamlining of projects.
- Tree Preservation: Updates to the existing requirements in the RVFBC sub-areas to protect and preserve mature Eucalyptus trees located on Main Street.
- Commercial Signage: Modifications to signage regulations to account for new types of signage which were not identified in the RVBC document, and creates new size requirements by zoning district.

- Stormwater: Corrections to inconsistencies in stormwater regulations to better align with County Best Management Practices (BMPs), and to allow for greater flexibility on smaller village sized parcels.
- Lighting: Modifications to lighting regulation to have all new lighting face down, to minimize light pollution.
- Residential Parking: Modifications to the residential parking standards to increase the number of required parking spaces for residential units.

The proposed project would not result in any new significant environmental impacts or substantially worsen or increase the severity of impacts already identified in General Plan Update EIR, based on the analysis provided in this Environmental Review Update Checklist. There are no substantial changes with respect to the circumstances under which the proposed project is undertaken that require major revisions of the Final EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the Final EIR was certified that show significant effects or more severe effects than those analyzed in the Final EIR.

Finding: The previous Final EIR for the 2011 General Plan Update, as amended by this Addendum and the Environmental Review Update Checklist may be used to fulfill the environmental review requirements of the Ramona Form Based Code Update (PD-17-001/REZ-18-005). Because the changes to the project meet the conditions for the application of CEQA Guidelines Section 15164, preparation of a subsequent or supplemental EIR is not required.



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KATHLEEN A. FLANNERY
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January 11, 2019

Environmental Review Update Checklist Form For projects with Previously Approved Environmental Documents

FOR PURPOSES OF CONSIDERATION OF Ramona Village Form Based Code Update POD-17-001/REZ-18-005

The California Environmental Quality Act (CEQA) Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted Negative Declaration (ND) or a previously certified environmental impact report (EIR) covering the project for which a subsequent discretionary action is required. This Environmental Review Update Checklist Form has been prepared in accordance with CEQA Guidelines Section 15164(e) to explain the rationale for determining whether any additional environmental documentation is needed for the Ramona Village Form Based Code Update (POD 17-001/REZ-18-005).

1. Background on the previously certified EIR:
A Program EIR for the County's General Plan Update, Environmental Review Number 02-ZA-00, State Clearing House Number 2002111067, was certified by the Board of Supervisors on August 3, 2011. The certified Program EIR evaluated potentially significant effects for the following environmental areas of potential concern: 1) Aesthetics; 2) Agricultural Resources; 3) Air Quality; 4) Biological Resources; 5) Cultural And Paleontological Resources; 6) Geology And Soils; 7) Hazards and Hazardous Materials; 8) Hydrology and Water Quality; 9) Land Use and Planning; 10) Mineral Resources; 11) Noise; 12) Population and Housing; 13) Public Services; 14) Recreation; 15) Transportation and Traffic; 16) Utilities and Service Systems, and 17) Climate Change.

Of these seventeen environmental subject areas, it was determined that only Geology/Soils and Population/Housing would not involve potentially significant impacts. The remaining environmental issues evaluated included impacts that would be significant and unavoidable with the exception of the following four subject areas in which all impacts would be mitigated below a level of significance: Cultural and Paleontological Resources, Land Use and Planning, Recreation, and Climate Change. For those areas in which environmental impacts will remain significant and unavoidable, even with the implementation of mitigation measures, overriding considerations exist which make the impacts acceptable.

On July 30, 2014, the Board of Supervisors approved the Form Based Code for the Alpine Core and Ramona Village (POD11-010/POD11-012/REZ14-002), with an Addendum to the Final EIR for the County General Plan Update. The Final EIR for the County General Plan Update and the Addendum for Form Based Code (RVFBC) described above are on file at the offices of the County Department of Planning & Development Services. The Addendum for the proposed RVFBC Update is also on file with PDS.

2. Lead agency name and address:

County of San Diego

a. Timothy Vertino, Land Use / Environmental Planner:

b. 858-495-5468

c. timothy.vertino@sdcounty.ca.gov

3. Project applicant's name and address:

County of San Diego

a. Timothy Vertino, Land Use / Environmental Planner:

b. 858-495-5468

c. timothy.vertino@sdcounty.ca.gov

4. Project Description:

The Ramona Village Form Based Code (RVFBC) project area is centered along State Route (SR) 67 (Main Street), which serves as the main commercial corridor for the community. The RVFBC boundary extends from Etchevery Road to the west, 3rd Avenue to the east, the Santa Maria Creek to the north, and Raymond Avenue and E Street to the south, encompassing approximately 690 acres. Properties along Main Street consist of a variety of commercial uses that mainly serve residential and agricultural areas within the surrounding community. Civic uses (e.g., library, post office) are also located along this corridor

The RVFBC is authorized by the Goals and Policies of the County of San Diego General Plan adopted by the Board of Supervisors on August 3, 2011. The location and densities of land uses, as depicted in Chapter 3 – Land Use Element of the General Plan, are based on an analysis of development constraints such as road access, available water/sewer services, topography, significant habitats, groundwater resources, hazards, and accessibility to emergency fire protection services. Within these constraints, the core concept for the County's development directs future growth to areas where existing or planned infrastructure and services can support growth and locations within or adjacent to existing communities. The General Plan Update identified village type densities and intensities within RVFBC. The Form Based Code is consistent with the General Plan land use designations.

The RVFBC serves as a stand-alone regulatory document and is incorporated into the zoning ordinance as a separate chapter. Like the zoning ordinance, the RVFBC includes provisions on allowed uses, setbacks, height. The RVFBC also includes provisions for landscape design, architectural requirements, and roadway/trail improvements. The RVFBC requires discretionary permits for some proposed uses which because of their nature would be deemed so intensive to require additional community level review and analysis. In some instances, even by-right uses would be required to obtain a discretionary Site Plan Review Permit. This would take place when a project is proposed on lands that contain environmental resources.

The Ramona Community Plan provides a framework for addressing the critical issues and concerns that are unique to a community and are not reflected in the broader policies of the Land Use Element of the County's General Plan. These goals and policies are designed to provide more precise guidance regarding the character, land uses, and densities within each community planning area. The Ramona Community Plan was amended in conjunction with the 2011 adoption of the General Plan. The RVFBC implements the following goals and policies of the Ramona Community Plan (Section 1.4: Areas of Change: Development Infill and Intensification):

Goal LU 4.1 Enable a Ramona Village plan for the downtown area to build towards a walkable and economically viable Main Street and town center.

Policy LU 4.1.1 Provide Ramona specific custom tailored zoning through a Form-Based or Place-Based or Context-sensitive Code technique for the areas in the Village and Village Core Land Use Categories.

Policy LU 4.1.2 Identify, coordinate and plan for the Ramona Village Design Committee Ramona Design Review Board and Ramona Community Planning Group.

5. Does the project for which a subsequent discretionary action is now proposed differ in any way from the previously approved project?

YES
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NO
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The proposed update to the RVFBC includes the items directed by the Board, and requested changes from the RCPG and is divided into three components: a) application of residential zoning density; b) RVFBC boundary expansion; and c) clean-up and clarifications as summarized below.

a) Application of Residential Zoning Density

During the creation of the RVFBC, residential zoning density (14.5 dwelling units per acre) was applied to properties along Main Street. Today's actions include the application residential zoning density to properties off Main Street. A density of 7.26-dwelling units per acre is proposed for 162-properties totaling approximately 50-acres.

b) RVFBC Boundary Expansion

The Hagey Property is a six parcel, 20-acre site located on the east side of Ramona Street, south of the RVFBC boundary. Currently the properties are zoned Single Family Residential and Residential Urban. Today's actions propose adding two of the six parcels into the RVFBC, consistent with the RCPG recommendation. The inclusion of the two parcels would allow mixed uses (e.g., residential and commercial).

c) Clean-Up and Clarifications

Clean-up and clarification to the RVFBC document include correcting inconsistencies in the RVFBC, including typographical errors, incorrect references, missing information, and the need to clarify or revise certain policies in the document as summarized below:

- Review Process: Minor edits to correct and improve the general administration and review process, while promoting the streamlining of projects.
- Tree Preservation: Updates to the existing requirements in the RVFBC sub-areas to protect and preserve mature Eucalyptus trees located on Main Street.
- Commercial Signage: Modifications to signage regulations to account for new types of signage which were not identified in the RVBC document, and creates new size requirements by zoning district.
- Stormwater: Corrections to inconsistencies in stormwater regulations to better align with County Best Management Practices (BMPs), and to allow for greater flexibility on smaller village sized parcels.
- Lighting: Modifications to lighting regulation to have all new lighting face down, to minimize light pollution.
- Residential Parking: Modifications to the residential parking standards to increase the number of required parking spaces for residential units.

As explained in this Addendum, none of the proposed changes require major revisions of the General Plan Update 2011 EIR due to new significant effects or the substantial increase in the severity of previously identified effects. There are no substantial changes with respect to the circumstances under which the Project is undertaken that require major revisions of the EIR due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects. Likewise, there is no new information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the EIR was certified that show significant effects or more severe effects than those analyzed in the EIR.

6. **SUBJECT AREAS DETERMINED TO HAVE NEW OR SUBSTANTIALLY MORE SEVERE SIGNIFICANT ENVIRONMENTAL EFFECTS COMPARED TO THOSE IDENTIFIED IN THE PREVIOUS ND OR EIR.** The subject areas checked below were determined to be new significant environmental effects or to be previously identified effects that have a substantial increase in severity either due to a change in project, change in circumstances or new information of substantial importance, as indicated by the checklist and discussion on the following pages.

☒ NONE

☐ Aesthetics

☐ Agriculture and Forest Resources

☐ Air Quality

☐ Biological Resources

☐ Cultural Resources

☐ Geology & Soils

☐ Greenhouse Gas Emissions

☐ Hazards & Hazardous Materials

☐ Hydrology & Water Quality

- ☐ Land Use & Planning
- ☐ Population & Housing
- ☐ Transportation/Traffic

- ☐ Mineral Resources
- ☐ Public Services
- ☐ Utilities & Service
Systems

- ☐ Noise
- ☐ Recreation
- ☐ Mandatory Findings of
Significance

DETERMINATION:

On the basis of this analysis, Planning & Development Services has determined that:

- ☒ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, the previously adopted ND or previously certified EIR is adequate without modification.
- ☐ No substantial changes are proposed in the project and there are no substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous EIR or ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Also, there is no "new information of substantial importance" as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, because the project is a residential project in conformance with, and pursuant to, a Specific Plan with an EIR completed after January 1, 1980, the project is exempt pursuant to CEQA Guidelines Section 15182.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). However all new significant environmental effects or a substantial increase in severity of previously identified significant effects are clearly avoidable through the incorporation of mitigation measures agreed to by the project applicant. Therefore, a SUBSEQUENT ND is required.
- ☐ Substantial changes are proposed in the project or there are substantial changes in the circumstances under which the project will be undertaken that will require major revisions to the previous ND or EIR due to the involvement of significant new environmental effects or a substantial increase in the severity of previously identified significant effects. Or, there is "new information of substantial importance," as that term is used in CEQA Guidelines Section 15162(a)(3). Therefore, a SUBSEQUENT or SUPPLEMENTAL EIR is required.

Signature

Timothy Vertino

Printed Name

Date

**Land Use / Environmental
Planner**

Title

INTRODUCTION

CEQA Guidelines Sections 15162 through 15164 set forth the criteria for determining the appropriate additional environmental documentation, if any, to be completed when there is a previously adopted ND or a previously certified EIR for the project.

CEQA Guidelines, Section 15162(a) and 15163 state that when an ND has been adopted or an EIR certified for a project, no Subsequent or Supplemental EIR or Subsequent Negative Declaration shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in light of the whole public record, one or more of the following:

1. Substantial changes are proposed in the project which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
2. Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or Negative Declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects.
3. New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the Negative Declaration was adopted, shows any of the following:
 - a. The project will have one or more significant effects not discussed in the previous EIR or Negative Declaration; or
 - b. Significant effects previously examined will be substantially more severe than shown in the previously adopted Negative Declaration or previously certified EIR; or
 - c. Mitigation measures or alternatives previously found not to be feasible would in fact be feasible, and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or
 - d. Mitigation measures or alternatives which are considerably different from those analyzed in the previous Negative Declaration or EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

CEQA Guidelines, Section 15164(a) states that the lead agency or responsible agency shall prepare an Addendum to a previously certified EIR if some changes or additions are necessary but none of the conditions described in Section 15162 calling for preparation of a Subsequent or Supplemental EIR have occurred.

CEQA Guidelines, Section 15164(b) states that an Addendum to a previously adopted Negative Declaration may be prepared if only minor technical changes or additions are necessary.

If the factors listed in CEQA Guidelines Sections 15162, 15163, or 15164 have not occurred or are not met, no changes to the previously certified EIR or previously adopted ND are necessary.

The following responses detail any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that may cause one or more effects to environmental resources. The responses support the "Determination," above, as to the type of environmental documentation required, if any.

ENVIRONMENTAL REVIEW UPDATE CHECKLIST

I. AESTHETICS – Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetic resources including: scenic vistas; scenic resources including, but not limited to, trees, rock outcroppings, or historic buildings within a state scenic highway; existing visual character or quality of the site and its surroundings; or day or nighttime views in the area?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The proposed text changes include updates to the project review process, parking standards, accessory dwelling units, stormwater management, signage standards, approved tree list, and corrections to general errors and inconsistencies. The RVFBC Update would implement the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to aesthetics analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to aesthetics.

II. AGRICULTURE AND FORESTRY RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources including: conversion of Prime Farmland, Unique Farmland, or Farmland of Statewide Importance to a non-agricultural use, conflicts with existing zoning for agricultural use or Williamson Act contract, or conversion of forest land (as defined in Public Resources Code section 12220(g)), timberland (as defined by Public Resources Code section 4526), or timberland zoned Timberland Production (as defined by Government Code section 51104(g))?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The RVFBC area is located within the Village Core area of downtown Ramona and would not result in impacts to agricultural or forestry resources. The project area consists of mostly developed property interspersed with vacant sites. The size and location of vacant properties within the project area are not conducive to intensive agricultural use due to their proximity to existing commercial and higher density residential uses.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to agriculture or forestry resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to agriculture or forestry resources.

III. AIR QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality including: conflicts with or obstruction of implementation of the San Diego Regional Air Quality Strategy (RAQS) or applicable portions of the State Implementation Plan (SIP); violation of any air quality standard or substantial contribution to an existing or projected air quality violation; a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard; exposure of sensitive receptors to substantial pollutant concentrations; or creation of objectionable odors affecting a substantial number of people?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The zoning density updates would be consistent with the existing General Plan land use designations.

Since the General Plan Update 2011 was certified, the County adopted a Climate Action Plan (CAP) on February 14, 2018. The CAP included an air quality component that relied on the existing land use assumptions within the General Plan. Therefore, projects that do not change the land use intensity of the General Plan, which was used to develop the Regional Air Quality Strategy (RAQS) and the and State Implementation Plan (SIP) are considered consistent with the CAP. If a discretionary project is compliant with the land use of the General Plan and entails a specific development, such as residential housing, then that project is required to implement all feasible air quality measures contained within the CAP Checklist.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to air quality analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to air quality.

IV. BIOLOGICAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is

undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources including: adverse effects on any sensitive natural community (including riparian habitat) or species identified as a candidate, sensitive, or special status species in a local or regional plan, policy, or regulation, or by the California Department of Fish and Wildlife or U.S. Fish and Wildlife Service; adverse effects to federally protected wetlands as defined by Section 404 of the Clean Water Act; interference with the movement of any native resident or migratory fish or wildlife species or with wildlife corridors, or impeding the use of native wildlife nursery sites; and/or conflicts with the provisions of any adopted Habitat Conservation Plan, Natural Communities Conservation Plan, or other approved local, regional or state habitat conservation plan, policies or ordinances?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed zoning density correction is being focused on Paseo and Old Town sub-areas only, avoiding environmentally sensitive areas which are mostly located within the Colonnade sub-area. There are several properties that have been identified with vernal pools within the Paseo and Old Town areas, however these properties are not proposed to change zoning density. Future development of properties would be subject to the "B" Design Review Special Area Designator which would require review to determine if sensitive biological resources exist on a parcel. Therefore, future discretionary actions would require site-specific environmental review for parcels containing sensitive resources. The RVFBC area is located within the boundaries of the draft Multiple Species Conservation Program (MSCP) North County Plan, which is currently in progress.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to biological resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to biological resources.

V. CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources including: causing a change in the significance of a historical or archaeological resource as defined in State CEQA Guidelines Section 15064.5; destroying a unique paleontological resource or site or unique geologic feature; and/or disturbing any human remains, including those interred outside of formal cemeteries?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to cultural resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to cultural resources.

VI. GEOLOGY AND SOILS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from geology and soils including: exposure of people or structures to potential substantial adverse effects, including the risk of loss, injury, or death involving rupture of a known earthquake fault, seismic-related ground failure, including liquefaction, strong seismic ground shaking, or landslides; result in substantial soil erosion or the loss of topsoil; produce unstable geological conditions that will result in adverse impacts resulting from landslides, lateral spreading, subsidence, liquefaction or collapse; being located on expansive soil creating substantial risks to life or property; and/or having soils incapable of adequately supporting the use of septic tanks or alternative wastewater disposal systems where sewers are not available for the disposal of wastewater?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

Future development within the boundaries of the RVFBC would be required to comply with federal, state, and local building standards and regulations, as well as geotechnical reconnaissance reports and investigations, where required by the County. All construction activities would be required to comply with the CBC and the County Grading Ordinance, both of which would ensure implementation of appropriate measures during grading and construction activities to reduce soil erosion. The County's Grading Ordinance also requires all clearing and grading to be carried out with dust control measures. In addition, all future development projects would be required to comply with all applicable federal, state, and local regulations related to septic tanks and waste water disposal, including County Department of Environmental Health standards, to ensure that soils are capable of supporting the use of septic tanks or alternative waste water disposal systems.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to geology and soils analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to geology and soils.

VII. GREENHOUSE GAS EMISSIONS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects related to environmental effects associated with greenhouse gas emissions or compliance

with applicable plans, policies or regulations adopted for the purpose of reducing greenhouse gas emissions?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

Since the GPU EIR was certified, the County adopted a Climate Action Plan (CAP) on February 14, 2018. The CAP included an inventory of greenhouse gas (GHG) emissions that relied on the existing land use assumptions within the General Plan. Therefore, projects that do not change the land use intensity of the General Plan are considered consistent with the CAP. If a discretionary project is compliant with the land use of the General Plan and entails a specific development, such as residential housing, then that project is required to implement all feasible GHG reduction measures contained within the CAP Checklist.

The General Plan Update 2011 contemplated village type densities and intensities within the project area. The project would implement the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area.

Because the project complies with the existing land use densities and because future discretionary projects proposing actual development would be required to comply with the CAP Checklist, there is no new information of substantial importance that would cause environmental impacts to GHG emissions.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to greenhouse gas emissions analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to greenhouse gas emissions.

VIII. HAZARDS AND HAZARDOUS MATERIALS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from hazards and hazardous materials including: creation of a significant hazard to the public or the environment through the routine transport, storage, use, or disposal of hazardous materials or wastes; creation of a significant hazard to the public or the environment through reasonably foreseeable upset and accident conditions involving the release of hazardous materials into the environment; production of hazardous emissions or handling hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school; location on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 creating a hazard to the public or the environment; location within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport; within the vicinity of a private airstrip resulting in a safety hazard for people residing or working in the project area; impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan; and/or exposure of

people or structures to a significant risk of loss, injury or death involving wildland fires, including where wildlands are adjacent to urbanized areas or where residences are intermixed with wildlands?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

On August 19, 2013 the San Diego County Regional Airport Authority determined that the Ramona Village Form Based Code was consistent with the adopted Ramona Airport ALUCP. The FBC update proposes zoning density updates on sites located within Airport Area 2. The proposed FBC updated has been reviewed for consistency with the Ramona ALUCP and it has been determined consistent by County staff. Therefore, the project would result in the same impacts associated with hazards and hazardous materials including emergency response operations, evacuation plans, and wildland fire hazards.

Any future development of properties within the RVFBC area would be required to comply with all applicable federal, state, and local regulations pertaining to the transportation, use, and disposal of hazardous materials.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hazards and hazardous materials analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to hazards and hazardous materials.

IX. HYDROLOGY AND WATER QUALITY -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality including: violation of any waste discharge requirements; an increase in any listed pollutant to an impaired water body listed under section 303(d) of the Clean Water Act ; cause or contribute to an exceedance of applicable surface or groundwater receiving water quality objectives or degradation of beneficial uses; substantially deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit in aquifer volume or a lowering of the local groundwater table level; substantially alter the existing drainage pattern of the site or area in a manner which would result in substantial erosion, siltation or flooding on- or off-site; create or contribute runoff water which would exceed the capacity of existing or planned storm water drainage systems; provide substantial additional sources of polluted runoff; place housing or other structures which would impede or redirect flood flows within a 100-year flood hazard area as mapped on a federal Flood Hazard Boundary or Flood Insurance Rate Map or other flood hazard delineation map, including County Floodplain Maps; expose people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam; and/or inundation by seiche, tsunami, or mudflow?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The proposed text changes include text revisions to Stormwater Management, consistent with the San Diego County BMP Design Manual.

Since certification of the Final EIR for the County General Plan in 2011, there has been a change in circumstances regarding municipal stormwater regulations. The San Diego Regional Water Quality Control Board (SDRWQCB) issued a new Municipal Stormwater Permit under the National Pollutant Discharge Elimination System (NPDES) on discharges from municipal separate storm water sewer systems (MS4). The new MS4 Permit was adopted by the Regional Board on May 8, 2013 and amended on November 18, 2015. Any permit application within the Ramona Village Form Based Code area will be evaluated on a case by case basis for subjectivity to the 2013 MS4 Permit and the 2016 San Diego County BMP Design Manual.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to hydrology and water quality analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to hydrology and water quality.

X. LAND USE AND PLANNING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning including: physically dividing an established community; and/or conflicts with any applicable land use plan, policy, or regulation of an agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update does not propose any changes to General Plan land use designations, and all proposed changes are consistent with the goals and policies of the General Plan.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to land use and planning analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to land use and planning.

XI. MINERAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to

mineral resources including: the loss of availability of a known mineral resource that would be of value to the region and the residents of the state; and/or loss of locally-important mineral resource recovery site delineated on a local general plan, specific plan or other land use plan?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to mineral resources analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to mineral resources.

XII. NOISE -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects from noise including: exposure of persons to or generation of noise levels in excess of standards established in the local general plan or noise ordinance, or applicable standards of other agencies; exposure of persons to or generation of excessive groundborne vibration or groundborne noise levels; a substantial permanent increase in ambient noise levels in the project vicinity above levels existing without the project; a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project; for projects located within an airport land use plan or, where such a plan has not been adopted, within two miles of a public airport or public use airport, or for projects within the vicinity of a private airstrip, would the project expose people residing or working in the project area to excessive noise levels?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

When compared to the General Plan EIR, the RVFBC would result in the same overall densities and intensity of allowed uses, and thus would result resulting in similar associated with excessive noise levels, excessive ground borne vibration, permanent and temporary increases in ambient noise levels, excessive noise exposure from airports and construction noise as those analyzed in the General Plan Update EIR.

On August 19, 2013 the San Diego County Regional Airport Authority determined that the Ramona Village Form Based Code was consistent with the adopted Ramona Airport ALUCP. The FBC update proposes zoning density updates on sites located within Airport Area 2. The

proposed FBC updated has been reviewed for consistency with the Ramona ALUCP and it has been determined consistent by County staff.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant noise effects analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more noise effects.

XIII. POPULATION AND HOUSING -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more effects to population and housing including displacing substantial numbers of existing housing or people, necessitating the construction of replacement housing elsewhere?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The General Plan Update 2011 contemplated village type densities and intensities within the project area. The project would implement the goals and policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area. The area is served by existing infrastructure (water, sewer, fire facilities and public roads).

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant population and housing effects analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more population and housing effects.

XIV. PUBLIC SERVICES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in one or more substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities or the need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the following public services: fire protection, police protection, schools, parks, or other public facilities?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to public services analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to public services.

XV. RECREATION -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in an increase in the use of existing neighborhood and regional parks or other recreational facilities such that substantial physical deterioration of the facility would occur or be accelerated; or that include recreational facilities or require the construction or expansion of recreational facilities which might have an adverse physical effect on the environment?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations.

The GPU EIR contemplated the same overall densities and intensity of allowed uses within the RVFBC area. The proposed RVFBC Update would implement the policies of the General Plan and Ramona Community Plan with regulations and standards consistent with community character of the Ramona Community Planning Area. The RVFBC would not add any additional density beyond that analyzed in the General Plan Update EIR, therefore, the proposed project would not exacerbate the need for new or expanded recreation facilities. As such, implementation of the proposed project would result in similar impacts to recreational facilities.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to recreation analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to recreation.

XVI. TRANSPORTATION/TRAFFIC -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to transportation/traffic including: an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system; exceedance, either individually or cumulatively, of a level of service standard established by the county congestion management agency for designated roads or highways; a change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks; substantial increase in hazards due to a design feature (e.g., sharp curves or dangerous intersections) or incompatible uses (e.g., farm equipment); inadequate emergency access; inadequate parking capacity; and/or a conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)?

YES
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NO
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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations.

Consistent with the General Plan and Ramona Community Plan, the RVFBC Update would encourage compact development within the existing Ramona Village area which is already served by roadway infrastructure. Many areas within the Main Street/SR67 corridor are designed for commercial use. The RVFBC Update would allow greater possibilities for mixed-use development which would allow residential use in conjunction with commercial operations, thus placing residential uses in closer proximity to employment centers, civic uses, and transit. Additionally, mixed-use development would support more walkable communities since opportunities to place residential uses near commercial and offices uses, employment centers and civic uses would likely reduce vehicle trips. Therefore, the proposed RVFBC would not result in increased transportation/traffic impacts as compared to the impacts analyzed in the General Plan Update EIR.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to transportation/traffic analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to transportation/traffic.

XVII. TRIBAL CULTURAL RESOURCES -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause one or more effects to tribal cultural resources including: causing a change in the significance of a tribal cultural resource as defined in Public Resource Code §21074?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document.

Since the General Plan Update EIR was certified, there has been a change in circumstances. Assembly Bill 52 (AB-52) became effective on July 1, 2015. AB-52 requires that tribal cultural resources (TCRs) be evaluated under CEQA. However, AB-52 consultation does not apply in this case because the environmental document is not a Negative Declaration, Mitigated Negative Declaration or Environmental Impact Report. A records search of the Sacred Lands File by the Native American Heritage Commission for the potential area of effect was completed with negative results. Therefore, the RVFBC Update does not propose any changes that cause any new, significant environmental effects to tribal cultural resources.

XVIII. UTILITIES AND SERVICE SYSTEMS -- Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that cause effects to utilities and service systems including: exceedance of wastewater treatment requirements of the

applicable Regional Water Quality Control Board; require or result in the construction of new water or wastewater treatment facilities, new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects; require new or expanded entitlements to water supplies or new water resources to serve the project; result in a determination by the wastewater treatment provider, which serves or may serve the project that it has adequate capacity to serve the project's projected demand in addition to the provider's existing commitments; be served by a landfill with sufficient permitted capacity to accommodate the project's solid waste disposal needs; and/or noncompliance with federal, state, and local statutes and regulations related to solid waste?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations, thus, the proposed RVFBC Update would not result in increased impacts to utilities and service systems beyond that analyzed in the General Plan Update EIR.

The proposed RVFBC Update would not result in substantial changes that cause any new significant environmental effects or a substantial increase in the severity of previously identified significant effects to utilities and service systems analyzed in the General Plan Update 2011 EIR. There are no changes in circumstances under which the RVFBC Update is undertaken and/or "new information of substantial importance" that cause one or more effects to utilities and service systems.

XIX. MANDATORY FINDINGS OF SIGNIFICANCE: Since the previous EIR was certified or previous ND was adopted, are there any changes in the project, changes in circumstances under which the project is undertaken and/or "new information of substantial importance" that result in any mandatory finding of significance listed below?

Does the project degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal or eliminate important examples of the major periods of California history or prehistory?

Does the project have impacts that are individually limited, but cumulatively considerable? ("Cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects)?

Does the project have environmental effects, which will cause substantial adverse effects on human beings, either directly or indirectly?

YES

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NO

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The proposed update to the Ramona Village Form Based Code (RVFBC) includes inclusion of two additional properties into the RVFBC boundary, zoning density updates, and text changes to the FBC document. The project does not propose any changes to General Plan land use designations.

As described in this Addendum, there are no changes in the project, changes in circumstances under which the project is undertaken and/or “new information of substantial importance” that result in any of the mandatory findings of significance. The proposed actions would not result in additional impacts that were not previously analyzed in the General Plan Update 2011 EIR.

XX. ATTACHMENTS

- A Ramona Village Form Based Code Project Area
- B Application of Residential Density Map

XXI. REFERENCES USED IN THE COMPLETION OF THE ENVIRONMENTAL REVIEW UPDATE CHECKLIST FORM

California Environmental Quality Act, 2018 CEQA Guidelines

California Public Resources Code, CPRC, Sections 40000-41956

Climate Action Plan Checklist

County Code of Regulatory Ordinances, Title 3, Division 5, Chapter 3

County of San Diego General Plan, adopted August 3, 2011

County of San Diego General Plan Final EIR, certified August 3, 2011.

County of San Diego Addendum to the General Plan Final EIR for the Alpine Core and Ramona Form Based Code dated April 10, 2014.

County of San Diego. Resource Protection Ordinance, Article II (16-17). October 10, 1991.

County of San Diego Watershed Protection, Stormwater Management, and Discharge Control Ordinance (WPO) (Ordinance Nos. 9424 and 9426, County Codes §§ 67801 et seq.)

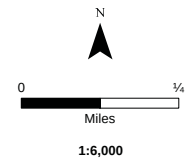
County of San Diego Zoning Ordinance

Uniform Fire Code, Article 9 and Appendix II-A, Section 16

Water Quality Control Plan for the San Diego Basin (9), California Regional Water Quality Control Board, San Diego Region

 Form Based
Code Boundary

 Parcels to
be Added



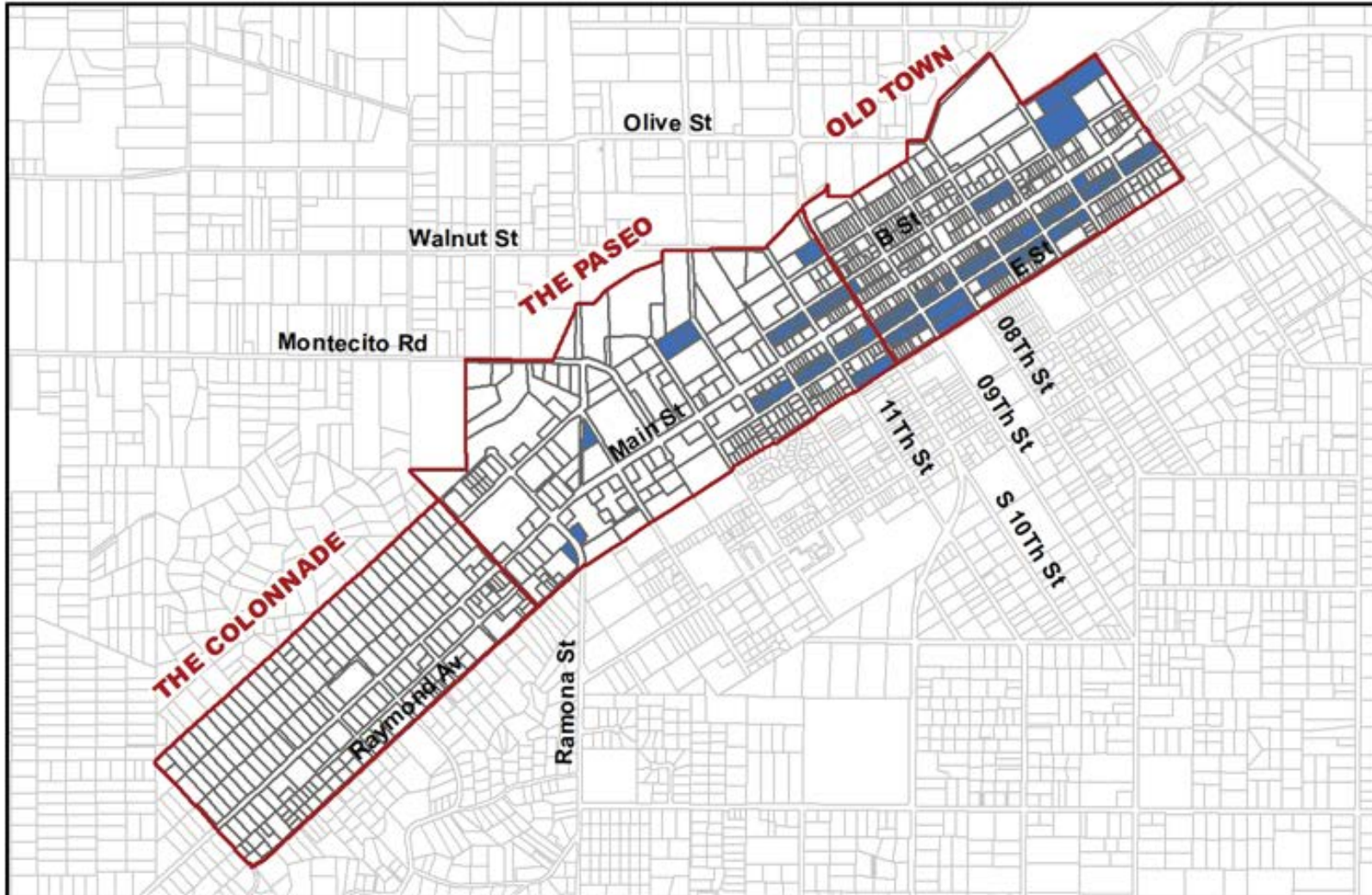
County of San Diego
Planning and Development Services
Land Use & Environmental Group
Geographic Information Service

LUFGIS
LAND USE & ENVIRONMENTAL
GEOGRAPHIC INFORMATION SERVICE

SDGIS
SOUTH DAKOTA
GEOGRAPHIC INFORMATION SERVICE

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County of San Diego



Zoning Designations

Ramona Village Zoning Density

- Ramona Village Center Sub-Areas
- 7.26 du/ac

Location Map



0 750 1,500
Feet



**Attachment F – Ramona Community Planning
Group Minutes**

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

A regular meeting of the Ramona Community Planning Group (RCPG) was held August 3, 2017, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance:	Jim Cooper	Scotty Ensign	Frank Lucio (Arr 7:20)
	Casey Lynch	Kristi Mansolf	Donna Myers
	Elio Noyas	David Ross	Dan Scherer
	Paul Stykel	Dan Summers	Richard Tomlinson (Arr 7:10)

Members Absent: Torry Brean, Chris Holloway, Rick Terrazas

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice Chair was absent, and no one acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 7-6-17

MOTION: TO APPROVE THE MINUTES OF JULY 6, 2017, AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Jim Cooper, the motion **passed 10-0-0-0-5**, with Torry Brean, Chris Holloway, Frank Lucio, Rick Terrazas and Richard Tomlinson absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that the Caesar Cell Site (at the junction of the Old Julian Highway and SR 78) will be going to hearing on August 4.

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 – No Speakers

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Chris Holloway, Frank Lucio, Rick Terrazas absent.

ITEM 7: ACTION ITEMS:

- 7-A: Ramona Village Design Committee Report. Review proposed changes to the Form Based Code, including text revisions, and side street mixed use density. Village Design and the Design Review Board will be in Attendance and this Portion of the Meeting will be Conducted as a Joint Meeting. Inclusion of the Hagey Property (adjacent to Stater Bros) into the Village Plan Form Based Code Area will be reviewed by the RCPG in September.**

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Rob Lewallen, representing the Village Design Committee and the Ramona Design Review Board, said that Dawn Perfect, Ron Rodolff, Carol Fowler, Jim Robinson, Paul Stykel, Jim Cooper and Steve Powell were all present representing the Village Design Committee; and Rex Gammon, Scotty Ensign, Chris Anderson and Jim Cooper were all present representing the Ramona Design Review Board. It was established that there was a quorum of both committees. Tim Vertino and Noah Alvey were in attendance from the County.

Mr. Lewallen said that the Form Based Code was approved in July of 2014. The process began in approximately 2008, and most of the members of the Village Design Committee joined the CUDA Subcommittee after it was adopted so they could be involved with the Form Based Code implementation as projects worked their way through the pipeline. The items before the RCPG this evening are in 3 parts: 1) text changes; 2) density (mixed use will be considered); and 3) inclusion of the Hagey property into the Form Based Code Area.

Information on the text and calculation changes were contained in handouts for Sections 8700, 8730 (V5, page 32) and 8750 (V4, page 50). Village Design and the Design Review Board had passed these changes at their meeting. Other approved draft changes include a 120 square foot or less site plan review exemption in the Form Based Code Area, and an exemption for condominium conversions as long as property lines do not change. For signage, text changes include the measurements of menu boards and gas pricing signs. Two menu boards will be allowed at a maximum of 5 feet wide by 5 feet tall, not to exceed 6 feet in height. An exception may be granted if screened from the street. One gas pricing sign will be allowed with the same maximum measurement (5 feet wide by 5 feet tall – not to exceed 6 feet). Letters can be no higher than 12 inches.

Mr. Stykel said mobile signs are not covered.

Mr. Vertino said there are no mobile signs in the Form Based Code, but there are mobile signs in the Zoning Ordinance. If there are more text changes, they will go out for review.

MOTION: TO APPROVE THE TEXT AND CALCULATION CHANGES AS SUBMITTED IN ALL 3 SECTIONS: SECTIONS 8700, 8730 AND 8750.

Upon motion made by Scotty Ensign and seconded by Paul Stykel, the motion **passed 11-0-0-0-4**, with Torry Brean, Chris Holloway, Frank Lucio, Rick Terrazas absent.

There was discussion on establishing density on side streets that had not been addressed in the past. Mr. Lewallen said that when the Form Based Code was adopted, establishing density on A, B, D and E streets was overlooked. Other areas where density needs to be established is parts of Kelly and Raymond, and Vermont and La Brea. These areas now are 100 percent commercial, but the intent was for them to be mixed use.

Chris Anderson discussed Land Use Policy LU 1.2.7 that limited residential development to 7.3 dwelling units per acre. We didn't want the density bonus. Residential development was not to exceed 7.3 dwelling units per acre, unless the property was developed according to the Ramona Village Design Plan.

Mr. Alvey said the Form Based Code conforms to the General Plan.

Ms. Anderson said the plan was to limit residential development in the Ramona Town Center to 7.3 dwelling units per acre, then it became unless developed according to the Village Design Plan, deed restricted senior or affordable housing. In the 1980's Ramona had received enough of its fair share of the growth. The 16th Street apartments were allowed. Higher density is allowed for senior and low income residential.

Mr. Lewallen said Ramona had 1,154 apartments developed in the 1980's.

Ms. Anderson remembers the cherettes where there were several meetings to address land density, including in the floodplain and floodway. The land was considered parcel by parcel so density could be established as not all of the land was usable. The plan for the area was parcel based then it went to density based and density was moved to the rest of the parcel. So far no one at the County has been able to find evidence of these meetings. She would like to see this information before densities are established.

MOTION: TO APPROVE A DENSITY OF 7.3 IN THE 2 BLOCKS SOUTH OF MAIN IN THE OLD TOWN DISTRICT (A, B, D & E STREETS), AND IN THE BLOCKS OF VERMONT, KELLY, LA BREA AND RAYMOND IN THE PASEO DISTRICT.

Upon motion made by Casey Lynch and seconded by Scotty Ensign, the motion was ultimately tabled with a vote of 12-0-0-0-3, and Torry Brean, Chris Holloway and Rick Terrazas absent.

7-B: (Mt. Woodson Parking Ad Hoc Subcommittee Item) Mt. Woodson Parking Issue Research Presentation and Discussion

Mr. Lynch gave the subcommittee report. There was a meeting with Supervisor Jacob on July 13 that multiple agencies attended regarding the Mt. Woodson parking issue. At the meeting Bryan Woods attended with Jeff Gan who is representing Jerry Taylor. Mr. Taylor owns an 84 acre parcel at the base of Mt. Woodson and he is willing to work with the County to help with the parking lot for Mt. Woodson. Two meetings are set up to walk the Taylor property. One meeting/tour will be on September 19 with Supervisor Jacob, CAL FIRE and a couple of RCPG members.

At the meeting July 13, there was discussion on a helicopter landing area on one of the County owned parcels that will limit parking. A City representative was going to go back to the Mayor and look into dedication of the existing Mt. Woodson hiking area, as there was discussion at the meeting of the first dedication in 1934 and the second dedication 60 years later.

Kevin Wallace and Steve Powell were recommended to be added to the subcommittee at the meeting.

7-C: (CUDA and Transportation/Trails Subcommittee Item) Requesting informational feedback from various groups during the due-diligence phase on a proposed commercial development located at 1703 Main Street in Ramona, previously known as Rags to Riches. (WoodcrestRev)

Steve Powell presented the project proposal. The previous owner of Rags to Riches received a letter to do weed abatement on the property. When he started doing the work, local citizens interested in vernal pools called in the wildlife agencies to stop the work. The owner had to pay \$75,000 to get out of the problem. Truck tires cause depressions that could be subject to Federal protocol and create a vernal pool.

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The property is 2 legal parcels. There is a 2,000 square foot building on 1 parcel and nothing on the other parcel. Mr. Powell is requesting a letter of support to clean up the property, or else the end result will be to not develop the property. He is working with Supervisor Jacob's office and other legislators. The Form Based Code goes by the wayside if this property can't be developed.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler spoke as the Chair of Economic Development for the Chamber of Commerce. On June 4, 2013, there was an article published in a local newspaper that said the property is a hazard. Twenty acres of vernal pool mitigation bank would be required to mitigate the property. It takes 5 years to set up an endowment if something is started tomorrow. She would like to see mitigation in the grasslands for this property.

Mr. Powell said that regarding the protocol survey for vernal pools – if it is not a wet year, the opportunity to do a vernal pool study will get pushed down the road. No mitigation is available. Restoration has to be done, then an endowment set up.

Mr. Stykel said the CUDA subcommittee came up with a letter to support redevelopment.

Mr. Powell said this would be the only opportunity to redevelop the property.

Mr. Lynch asked if there was mitigation required for the Paseo Village Townhomes project?

Mr. Powell said the land was totally disturbed.

Mr. Stykel will work to refine the letter of support for redevelopment of the property with Dawn Perfect.

MOTION: TO SEND A LETTER SUPPORTING THE 1703 MAIN STREET REDEVELOPMENT AND INCLUDE SENDING THE GENERALIZED LETTER TO SUPERVISOR DIANNE JACOB.

Upon motion made by Paul Stykel and seconded by Elio Noyas, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

7-D: (CUDA Subcommittee Item) Waiver request for a single family dwelling with attached garage and covered porch, located at 1652 Gam Lane. D2 Special Area Regulation applies, relating to riding and hiking trails/development close to floodway (Freeman Construction)

Mr. Freeman presented the project. The 4-acre property on Gam Lane abuts the school. The request is to put a single family dwelling with attached garage and covered porch on the property. There is a flowage easement that runs across the property which they will totally be avoiding. A vernal pool study was done incorrectly on the property in the past. He had a \$20,000 study completed to show there are no vernal pools on the property.

MOTION: TO APPROVE THE PROJECT AS PRESENTED TO INCLUDE APPROVAL OF THE SITE PLAN WAIVER.

Upon motion made by Dan Summers and seconded by Frank Lucio, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

- 7-E: (Transportation/Trails Subcommittee Item) TM 5250TE, Montecito Ranch Time Extension. Approved Project Requesting a Time Extension. Project is 417 homes on approximately 900 acres**

Chris Brown made the presentation on the project time extension. Basically nothing has changed. The lots and trails are the same. The map will expire soon, and more time is needed to process the project. The usual length of a time extension for a project from the County is 6 years. He thinks the time extension will go to the Planning Commission in the next 3 months. As far as sewer for the project, originally the project was going to have its own wastewater treatment facility as the RMWD was going to charge something like \$30 million for the project to connect. Since then they have worked out a dedication for sewer and the project will be on RMWD sewer.

MOTION: TO APPROVE THE MONTECITO RANCH TIME EXTENSION AS PRESENTED FOR 6 YEARS.

Upon motion made by Casey Lynch and seconded by Paul Stykel, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

- 7-F: (Transportation/Trails Subcommittee Item) Concerns regarding a large boulder seen on the hillside above Hwy 67 opposite Rock House Road.**

Mr. Summers presented the item. After the boulders fell from above SR 78 onto SR 78, he became more concerned with 4 individual sets of boulders hanging off the cliff over SR 67. He would like to get an engineer's opinion on how stable the boulders are hanging over the road. He requested the RCPG to write a letter to Caltrans asking for an opinion on the boulders. Mr. Summer said that a drone took the photos he was presenting to send to Caltrans. He thinks the property is privately owned and he can't get in touch with the property owner.

MOTION: TO SEND A LETTER TO CALTRANS ASKING THEM TO ASSESS THE POTENTIAL THREAT OF THE ROCKS AS IDENTIFIED IN THE ATTACHMENT AS PRESENTED AT THE MEETING AUGUST 3, 2017.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 10-0-1-1-3**, with Paul Stykel abstaining, Kristi Mansolf stepping down, and Torry Brean, Chris Holloway and Rick Terrazas absent.

- 7-G: (Transportation/Trails Subcommittee Item) Review and update, for possible RCPG action, the 2014 Ramona Community Planning Group Capital Improvement Road Priority List.**

Mr. Cooper said the Transportation/Trails Subcommittee is not done with its deliberations on the road priority list. There are 24 roads and they have reviewed 11. The rest of the roads will be taken on at the next subcommittee meeting. Mr. Cooper said he would be preparing information to assist the RCPG with review of the road list, and he asked that it be sent out to the RCPG members as it became available.

Speaker: Carole Fowler, Ramona Resident

Ms. Fowler has concerns with actions taken at the Transportation/Trails Subcommittee meeting. The subcommittee is discussing removing significant projects from the list. The Dye Road Bypass

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and Ramona Street Extension may be removed, and some of the projects have already had money spent on them. She feels the group is unable to do long-term planning and not represent the community at large. She asked that CUDA review the Dye and Ramona Streets removal from the CIP list. *Comment by Jim Cooper on 9-7-17 – CUDA does not include these areas.*

7-H: (Ad Hoc Subcommittee for Median Barrier) Median Barrier between Cloudy Moon Drive and Rockhouse Road – Discussion on Supporting Correspondence from RCPG on this Issue

Mr. Brean was absent and the item was tabled.

MOTION: TO TABLE.

Upon motion made by Dan Scherer and seconded by Scotty Ensign, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

7-I: (Parks Subcommittee Item) Monitor/Review Wellfield Park Plans, Soccer Field Plans and Horseshoe and Disc Golf Course Plans

Mr. Lynch said there are issues with the programming of the horseshoe pit. There are also issues with Wellfield Park. The County wants the RMWD plan to address the structures in the floodplain. A meeting is planned on August 9 to discuss Wellfield Park. Structures in the floodplain need to be offset.

When asked if there was a backup plan, Mr. Lynch said they will work with the Ramona Trails Association to come up with a long term plan. The disc golf is more impacted due to its proposed location. The horseshoe pit is on the fringe of the floodplain. Once they start moving forward, they will involve a reknowned expert to help design the facility.

7-J: (South Subcommittee Project) Update on Warnock Solar Facility Landscaping – Maintenance work and replanting to be done by end of May.

Mr. Noyas said he had been in contact with the County to discuss the lack of progress with the landscaping on the Warnock Solar Facility. Mr. Kahler was going to follow up with the owner.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Report of Quarterly Chair Meeting at the County 7-15-17

The Chair was not able to attend the meeting.

8-B: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review Board report. The Board sent a letter to County Code Enforcement on sign infractions. Code Enforcement has done nothing for 6 months on Ramona sign infractions. The Design Review Board will continue to pursue this issue with the County.

There were 2 waiver requests before the Board. There will be a new sign for All Star Physical Therapy. The letters will be 18 inches facing Main Street and 12 inch letters on 14th. Dominoes became Knight Mattress and Furniture. Signage was discussed and the letters will be 18 inches facing Main Street and 12 inch letters along 12th Street. The proposed color of the letters was a shade of blue, but the Design Review Board recommended a bronze color.

The Aldi Market came for a preliminary review. There were few issue with the signs, and they will be working on signs with the Design Review Board. There are few changes proposed for the roofline. They will be following the Form Based Code and will be coming back in the future to present monument signs.

The Form Based Code was discussed (*see item 7-A for more information*).

8-C: Discussion Items (Possible Action)

8-C-1: Concerns from Members – *None*

8-C-2: Future Agenda Item Requests

Ms. Mansolf said both CUDA and West had subcommittee business for September, and the Community Center will be closed on the Monday before the next meeting when CUDA would be meeting. After some discussion it was decided both West and CUDA will meet on Wednesday, August 30, with CUDA meeting at 6:30 and West meeting at 7:00.

8-C-3: Addition and Confirmation of New/Continuing Subcommittee Members

Mr. Lynch brought forward Steve Powell and Kevin Wallace to add as members to the Mt Woodson Ad Hoc Committee.

Mr. Stykel brought forward Lauren Schulte to add as a member to the CUDA Subcommittee. Mr. Lockyer was removed from the CUDA Subcommittee.

MOTION: TO ADD TO THE MT WOODSON AD HOC SUBCOMMITTEE STEVE POWELL AND KEVIN WALLACE. TO ADD TO THE CUDA SUBCOMMITTEE LAUREN SCHULTE AND REMOVE GARY LOCKYER.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

8-C-4: Standing Rule Changes

Ms. Mansolf had incorporated the Standing Rules changes that were discussed at the last meeting into a draft copy of the Standing Rules, and the draft was presented to the RCPG for review.

MOTION: TO APPROVE THE STANDING RULES CHANGES AS PRESENTED.

Upon motion made by Donna Myers and seconded by Paul Stykel, the motion **passed 12-0-0-0-3**, with Torry Brean, Chris Holloway and Rick Terrazas absent.

8-D: Meeting Updates

8-D-1: Board of Supervisor and Planning Commission Meetings – *No Information Was Brought Forward*

8-D-2: Future Group Meeting Dates – Next RCPG Meeting to be 9-7-17 at the Ramona Community Library, 7 p.m.

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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 #5: 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.

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MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held November 2, 2017, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance:	Torry Brean	Jim Cooper	Chris Holloway (Arr 7:20)
	Frank Lucio	Casey Lynch	Kristi Mansolf
	Donna Myers	Elio Noyas	David Ross
	Dan Scherer	Paul Stykel	Dan Summers
	Richard Tomlinson		

Members Absent: Scotty Ensign, absent, and Rick Terrazas, resigned.

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 10-5-17

MOTION: TO APPROVE THE MINUTES OF THE 10-5-17 MEETING AS PRESENTED.

Upon motion made by Jim Cooper and seconded by Paul Stykel, the motion **passed 11-0-1-0-3**, with Casey Lynch abstaining, Scotty Ensign and Chris Holloway absent, and Rick Terrazas resigned.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced that Michael Khoury from DPW will attend the December 7, 2017, RCPG meeting to discuss the Ramona Street Extension with the RCPG, as requested. He would also like to present another project – a sidewalk project along D Street, from 12th to 13th Street, to the RCPG. Ms. Mansolf told Mr. Khoury that he may be asked to attend the Transportation/Trails Subcommittee meeting to present the project, prior to the RCPG meeting.

Mr. Cooper said that if Mr. Khoury was going to attend the Transportation/Trails Subcommittee meeting, he would like to put the Ramona Street Extension project on the Transportation/Trails Subcommittee agenda for discussion.

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: Danae Cummings, Senator Joel Anderson's Office, El Cajon

Ms. Cummings invited the RCPG members to attend Senator Anderson's final Holiday Legislative Open House on December 12, from 6:00 to 8:00 p.m. at Toyota of El Cajon. RCPG members wanting to attend can RSVP on the Senator's website.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA AS PRESENTED.

Upon motion made by Torry Brean and seconded by Casey Lynch, the motion **passed 12-0-0-0-3**, with Scotty Ensign and Chris Holloway absent, and Rick Terrazas resigned.

ITEM 7: ACTION ITEMS:

7-A: Presentation of Project for 'RICC – Caltrans Parcel Project' Caltrans Parking Lot Improvement Project 250 feet east of the intersection of Maple and Olive (Project Plans Reviewed by Transportation/Trails and CUDA Subcommittees)

Tom Fincher of County Facilities Management presented the project. The County has worked out an arrangement with Caltrans to acquire the Caltrans' property on the corner of 12th and Main. The County will pave the parking lot at the intersection of Maple and Olive, in Ramona, for Caltrans. In addition to paving the parking lot at the intersection of Maple and Olive for Caltrans, the County will also be paving a parking lot in Julian for Caltrans as part of the arrangement. The County will then acquire the land at the corner of 12th and Main to complete the RICC project.

Mr. Cooper said the project went through the Transportation/Trails Subcommittee, and it was approved as submitted.

MOTION: TO APPROVE AS SUBMITTED.

Upon motion made by Jim Cooper and seconded by Donna Myers, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

7-B: This Portion of the Meeting will be Conducted as a Joint Meeting with the Ramona Village Design Committee and the Ramona Design Review Board.

7-B-1: Form Based Code Text Changes (continued from August)

Rob Lewallen called the Design Review Board to order. Present were Rob Lewallen, Rex Gamon, Darryl Larson, Barb Roberson, Jim Cooper and Scotty Ensign. Mr. Lewallen also called the Village Design Committee to order. Present were Rob Lewallen, Carol Fowler, Bob Stooddy, Paul Stykel, Torry Brean, Steve Powell, Jim Cooper, Ron Rodolph and Dawn Perfect. Quorums were present of both groups.

Mr. Lewallen presented the additional text changes that have been added since August:

August – Elliott Pond only

September – Consistency with Zoning Ordinance, and Best Management Practices (BMP – stormwater), added accessory dwelling units by right, Temporary signs by exception, directional signs added, errors in FBC cleaned up, approved tree list updated, definitions cleaned up.

October – Stormwater regulations consistent with BMP (allow smaller parcels to be more feasible for development), Eucalyptus tree setback, minimum commercial requirement off Main (25-2)

Regarding the eucalyptus trees along Main Street, the front yard setback will be changed to a 45 foot maximum setback with a minimum setback of 15 feet. This will be added to the Paseo area, too. The Ramona Tree Trust hired a horticulturalist for information on impacts caused by the construction of Kahoots on those eucalyptus trees, and this was their recommendation. There are 3

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options for the eucalyptus trees as presented in a handout from the County. If there are no eucalyptus trees, there is a zero foot setback.

MOTION: TO APPROVE THE TEXT CHANGES AS SUBMITTED.

Upon motion made by Jim Cooper and seconded by Paul Stykel, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

7-B-2: Residential Density Additions (continued from August)

Mr. Lewallen said that at one time the commercial in Ramona did not extend past Etcheverry. Then new commercial development went in north and south of Main Street. In 2014 the County left off residential density on several streets, and all had zero density, so they were commercial lots only.

This is a clean up item. There is 7.3 dwelling unit per acre on these properties with 25 percent commercial. If the properties off of A Street to the north of the creek are in the floodplain, development would have to be clustered. The Colonnade is not part of this area (there are no parcels in it), as it is a heavily residential area. Land zoned 14.3 dwelling units per acre continue to have 25 percent commercial. There is no change on the Main Street portion.

MOTION: TO APPROVE THIS CLEANUP ADJUSTMENT FOR ALL OF THE “BLUE” PARCELS ON THE “ZERO DENSITY ‘BLUE’ MAP” TO HAVE A DENSITY OF 7.3 DUA, AS ORIGINALLY INTENDED. THESE MIXED USE AREAS ARE PROPOSED TO HAVE A MINIMUM 25 PERCENT COMMERCIAL REQUIREMENT – UP TO 100 PERCENT COMMERCIAL – NO MINIMUM RESIDENTIAL REQUIREMENT.

Upon motion made by Torry Brean and seconded by Casey Lynch, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

(Mr. Holloway left the meeting for approximately 20 minutes and was back before the vote was taken on Item 7-B-3.)

7-B-3: Elliott Pond property potential mixed use development incorporating into the Village Form Based Code

Mr. Lewallen said the southernmost portion of Mr. Hagey’s property is RS4, residential zoning. He wants to have the northernmost portion of the property to be V4, Commercial, with a requirement of a minimum of 20 percent commercial, based on the overall building interiors. Mr. Hagey wants the 2 parcels closest to Stater Bros. to go into the Form Based Code area, but not the other 4 parcels. Both the Design Review Board and the Village Design Committee voted to approve adding the 2 parcels into the Form Based Code area.

Speaker: Carol Fowler, Ramona Resident

Ms. Fowler said she would like to see a Town Square by Elliott Pond. She would like Ramona to have a Farmer’s Market.

Speaker: Gaye Miller, Ramona Resident

Ms. Miller is in favor of the project. She would like to see the Elliott Pond property become a Town Square and a place for people to gather.

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Mr. Hagey said he has a joint venture partner. He wants people to keep giving him ideas. Mr. Hagey showed a rendering of the Town Square from 2009.

Speaker: Jim Chagala, Consultant

Mr. Chagala is a planning consultant, and he agrees with the decisions of the Design Review Board and the Village Design Committee. He feels an anchor is needed for the Town Square project. Mr. Chagala said Mr. Hagey's rendering is dated, but the Town Square could look like the rendering, with commercial by the Town Square and the rest as residential.

Speaker: David Glassford, Ramona Resident

Mr. Glassford said he has concerns with the disposition of the rest of the property. He would like a guarantee the remaining 4 parcels won't be changed and added to the Form Based Code area as the project goes through the pipeline. He also has concerns with Parker Lane being impacted because it borders the property.

Speaker: Bill Stevens, Ramona Resident

Mr. Stevens lives in the area by Elliott Pond, and he does not want commercial development by his residence.

Mr. Lynch asked what the current zoning is on the remainder of the parcels?

Mr. Lewallen said it was RS 4. No change of zoning is proposed.

Mr. Tomlinson asked why this property would be 20 percent commercial, rather than 25 percent commercial, when all the other properties are 25 percent?

Ms. Fowler said the lot is small.

Mr. Powell said the property concept went from residential to big box to residential. It may be hard to get a commitment from an investor without an anchor.

Mr. Lynch asked about restricting the residential component of the remaining 4 lots?

Mr. Lewallen said it would have to come about as a zone change. It could be part of a future update.

Ms. Perfect asked if the line for commercial is at F Street? What type of building will be adjacent to Parker Lane?

Mr. Hagey said that these questions would best be answered by Bob Burch of Burch Construction. Mr. Hagey likes the idea of a restaurant by Elliott Pond.

Ms. Perfect asked if the commercial development will back up to Parker Lane? Will the remaining lots be ¼ acre lots with one house per lot? Will it be clustered?

Mr. Hagey said the houses could be clustered. There will be 3 levels of housing – apartments, town homes and homes. It was going to be 43,000 feet of commercial. There could be a 6,000 square

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foot minimum lot size – now there is a 10,000 square foot for a minimum lot size. If there will be open space as part of the project, the lot size could go to 6,000 square feet.

Speaker: Pete Reinagle, Ramona Resident

Mr. Reinagle did not wish to speak, but wanted to voice his opposition to the project.

Speaker: Cathy Fitz, Ramona Resident

Ms. Fitz said she doesn't want the property to be all commercial. There is nothing to hold Mr. Hagey to planning for residential on the remaining 4 parcels.

The Chair asked the RCPG members to share their thoughts about adding the parcels into the Form Based Code Area.

Mr. Cooper said he was against the project for awhile. The inclusion of the 2 lots into the Form Based Code area could be an asset to the community. He supports adding the 2 lots into the Form Based Code area. He feels something positive will be created.

Mr. Lucio said he agrees with what has been said. He feels Mr. Hagey has a vision.

Mr. Noyas said he likes the idea of wanting to limit the rest of the project.

Mr. Summers doesn't want to give an exception to a rule – he feels the project is beautiful.

Mr. Ross said he is okay with the 20 percent commercial and he supports the project as proposed.

Mr. Lynch said there is a lot of commercial land in town. A lot of properties could be a town square. He doesn't want to see the 4 remaining parcels converted to commercial.

Mr. Brean supports the 20 percent unique parcel custom zoning. He likes the water feature aspect of the project.

Ms. Mansolf said she could support the 2 parcels going into the Form Based Code if the neighbors to the project can support it, and she is concerned with the future development of the remaining 4 parcels. She is glad a big box store is not being considered. That may have worked if there were existing apartments in the area, adjacent to the project – but not with an established, existing neighborhood there.

Mr. Stykel said he would like to see the project get on with construction and move forward.

Ms. Myers asked the neighbors to the project if they could live with the 2 parcels having mixed use zoning.

Mr. Glasford, speaking for the neighbors, said they could.

Ms. Myers said she could support 25 percent commercial.

(Mr. Holloway returned to the meeting at approximately 8:40 p.m.)

The Chair asked Mr. Hagey how many homes could be on the property with the current zoning?

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Mr. Hagey said about 140 homes could be built.

The Chair thought the town square and residential mix could be beneficial to the community.

There was some discussion on a sunset clause being applied for the project. Mr. Vertino said he will have to look into the details of the sunset clause and whether or not it can be applied for the project.

MOTION: TO APPROVE THE TAX ACCESSOR'S PARCELS APN 3282-261-06-00; AND 282-261-62-00 ON THE ELLIOTT POND SITE INTO V4 ZONING WITH A 20 PERCENT COMMERCIAL MINIMUM REQUIREMENT BASED ON THE OVERALL BUILDING INTERIORS. THE PROPERTY OWNER WILL HAVE THE OPTION TO EXTEND THE V4 ZONING FOR AN ADDITIONAL YEAR COMMENCING ON APPROVAL OF THE FORM BASED CODE UPDATE BY THE SAN DIEGO COUNTY BOARD OF SUPERVISORS IN 2018. THE OWNER CAN EXTEND THE OPTION ANNUALLY FOR UP TO 4 YEARS.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 12-1-0-0-2**, with Richard Tomlinson voting no, Scotty Ensign absent and Rick Terrazas resigned.

7-C: (Transportation/Trails Subcommittee Item) Discussion on Possible Solutions at SR 67 and Via Penasco where Drivers Use Northbound Shoulder on SR 67 for a Passing Lane

Mr. Cooper said that he would like to include Jackie Miller's request for signs for Via Penasco to restrict passing, and Robin Maxson's request to have the residential area off of Highway 67 between Cloudy Moon Drive and Mussey Grade Road considered to be a rural neighborhood with a speed limit of 45 mph, 1 agenda item. They are related items and are within close proximity of each other. The Transportation/Trails Subcommittee would like both parties to do more research and to get evidence, such as letters from residents in the affected area, and bring it to the Transportation/Trails Subcommittee meeting. This item will remain on the agenda for December.

7-D: (Transportation/Trails Subcommittee Item) Review the Highway 67 neighborhood's request for a reduced speed limit due to ongoing safety concerns -- Combined with Item 7-C

7-E: (Transportation/Trails Subcommittee Item) 13th and Main Street Intersection – Review of intersection before it becomes a major roadway

Mr. Cooper said he thought last month a Transportation/Trails Subcommittee member wanted this item on the agenda for this month, but that wasn't the case, so he is withdrawing the item.

7-F: (Transportation/Trails Subcommittee Item) Review of Ramona Resurfacing List

Mr. Cooper said he would like to form an Ad Hoc Committee to review the Ramona Resurfacing List. He would like the Ad Hoc Committee to be comprised of Dawn Perfect, David Stone, both who volunteered to serve on this committee, and himself.

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MOTION: TO FORM AN AD HOC COMMITTEE OF DAWN PERFECT, DAVID STONE AND JIM COOPER, WITHIN THE TRANSPORTATION/TRAILS SUBCOMMITTEE, TO REVIEW THE RAMONA RESURFACING LIST.

Upon motion made by Dan Scherer and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

7-G: (Parks Subcommittee Item) Discussion of changes to 2 Wellfield Park projects: design of impervious metal roof over horseshoe pits, electrical, Conex box and address the stormwater, and changes to the soccer field lighting

Mr. Lynch gave the Parks Subcommittee report. The disc golf course is ready to go.

The horseshoe pits need additional funds to cover the design of a steel roof structure to cover the competition pits, and electrical improvements. A motion was made and passed to request the RCPG to assign an additional \$76,685 in PLDO funds to cover the design services necessary to include a steel roof structure to cover the competition pits and the addition of a the Conex box and electrical services, not previously covered in the design budget for the project.

MOTION: TO ASSIGN AN ADDITIONAL \$76,685 IN PLDO FUNDS TO COVER THE DESIGN SERVICES NECESSARY TO INCLUDE A STEEL ROOF STRUCTURE TO COVER THE COMPETITION PITS AND THE ADDITION OF A CONEX BOX AND ELECTRICAL SERVICES NOT PREVIOUSLY COVERED IN THE DESIGN BUDGET FOR THE PROJECT.

Upon motion made by Torry Brean and seconded by Jim Cooper, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

Mr. Lynch said Wellfield Park is in a drainage area, and a drainage study and stormwater management plan needs to be done before the further improvements can be made in the drainage. PLDO doesn't usually apply to areas in a drainage.

Mr. Cooper said the LED scoreboard and soccer field are located in the floodplain. Is this acceptable usage in the drainage area?

Mr. Lynch said the application process says that parks improvements in a drainage area are excluded from PLDO.

The Chair said the amphitheater projected was eliminated due to the need for an EIR.

Ms. Myers asked why the RMWD doesn't do the study?

Mr. Cooper said it is our responsibility because PLDO is a platform.

Mr. Lynch said Wellfield Park is the only outdoor park in Ramona, so it is important for the community to take it on.

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MOTION: TO SEND PARKS LETTER REQUESTING CLARIFICATION OF THE USE OF PLDO FUNDS.

Upon motion made by Jim Cooper and seconded by Richard Tomlinson, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

7-H: (Parks Subcommittee Item) Review updated PLDO Status Report

Mr. Lynch said an additional \$70,292 in PLDO funds were received in September, 2017, leaving an unencumbered balance of \$220,091 with the amounts previously encumbered and the skate park amount deducted.

7-I: (South Subcommittee Project) Update on Warnock Solar Facility Landscaping – Maintenance work and replanting to be done by end of May, 2017.

Mr. Noyas said there is nothing new on the Warnock Solar Facility, and he requested the item not be on the December RCPG agenda.

Speaker: Lynn Hopewell, Ramona Resident

Ms. Hopewell said the pathway is very overgrown at the Warnock Solar Facility, and needs to be maintained.

Ms. Mansolf said she had inquired once about getting the pathway maintained, and the work was done. She will make another inquiry.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: Pursuant to the Vacancy of RCPG Seat #6, Vacated by Rick Terrazas Effective 9-6-17, the RCPG Will Take a Vote to Recommend a Replacement. The RCPG will Hear from Interested Parties in Filling the Seat prior to Voting.

Four Ramona Residents expressed interest in applying for Seat #6, vacated by Rick Terrazas. They filled out the application for Planning and Sponsor Group member, and the applications had been reviewed by the County. The applicants were Alphonse Virgilio, Rex Gamon, Lynn Hopewell and Robin Maxson. Each applicant was invited to say a few words about why they wanted to serve the community.

Mr. Virgilio said that for his work in civil engineering, he worked for many different federal, county and municipal agencies doing all types of public works engineering and related projects throughout his career. He has lived in Ramona since 1983. He has a unique perspective of how the town has changed over the years and he would like to serve the community on the RCPG.

Mr. Gamon has lived in Ramona since 1987. He has worked as a contractor in the past and still works part time as a consultant. He currently serves on the Ramona Design Review Board and the SDCE Water Resources and Budget Committees. Mr. Gamon spends most of his time now on his community and he would like to serve the community on the RCPG.

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Ms. Hopewell is a native Ramonan. She works for the Poway Unified School District and currently serves on the Transportation/Trails Subcommittee. She would like to be more involved in how the community is growing in the future, and would like to serve the community on the RCPG.

Ms. Maxson is retired from a management position with Anthem Blue Cross/Blue Shield. She is a 15 year Ramona resident and has served on the West Subcommittee for about 8 years. Ms. Maxson has been working on improving safety along SR 67. She actively participates in other groups and organizations in the community, and would like to serve the community on the RCPG.

Voting Record, First Vote:

Torry Brean	<i>Robin Maxson</i>
Jim Cooper	<i>Robin Maxson</i>
Scotty Ensign	<i>Absent</i>
Chris Holloway	<i>Robin Maxson</i>
Frank Lucio	<i>Robin Maxson</i>
Casey Lynch	<i>Rex Gamon</i>
Kristi Mansolf	<i>Robin Maxson</i>
Donny Myers	<i>Lynn Hopewell</i>
Elio Noyas	<i>Robin Maxson</i>
David Ross	<i>Rex Gamon</i>
Dan Scherer	<i>Lynn Hopewell</i>
Paul Stykel	<i>Rex Gamon</i>
Dan Summers	<i>Rex Gamon</i>
Rick Terrazas	<i>Resigned</i>
Richard Tomlinson	<i>Robin Maxson</i>

Robin Maxson received 7 votes, Rex Gamon received 4 votes, and Lynn Hopewell received 2 votes.

Mr. Virgilio said he would drop out of the race. Mr. Gamon and Ms. Hopewell said they were going to drop out of the race, too.

There was some discussion on having a second vote since 3 candidates dropped out. Ms. Mansolf said the County said the candidate had to receive 8 votes to be confirmed as the new member.

Voting Record, Second Vote:

Torry Brean	<i>Robin Maxson</i>
Jim Cooper	<i>Robin Maxson</i>
Scotty Ensign	<i>Absent</i>
Chris Holloway	<i>Robin Maxson</i>
Frank Lucio	<i>Robin Maxson</i>
Casey Lynch	<i>Robin Maxson</i>
Kristi Mansolf	<i>Robin Maxson</i>
Donny Myers	<i>Did not vote – abstain</i>
Elio Noyas	<i>Robin Maxson</i>
David Ross	<i>Robin Maxson</i>
Dan Scherer	<i>Robin Maxson</i>
Paul Stykel	<i>Did not vote – abstain</i>
Dan Summers	<i>Robin Maxson</i>

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Rick Terrazas
Richard Tomlinson

Resigned
Robin Maxson

Robin Maxson received 11 votes, Donna Myers and Paul Stykel abstained (2), Scotty Ensign was absent and Rick Terrazas resigned (2).

(Mr. Stykel left at 9)

Ms. Mansolf said she would forward the results of the vote to the County to get the process started. Ms. Maxson will need to be appointed by the Board of Supervisors and take the online training before she can be officially seated. She will need to take the in-person training, when it becomes available.

8-B: Discussion of having a meeting with Senator Joel Anderson to discuss Issues important to the community

Ms. Mansolf had been contacted by Senator Joel Anderson's office to see if there were any issues of importance to the community the RCPG would want to discuss with the Senator. If so, the Senator would have a forum in Ramona. The ladies announcing Senator Anderson's Open House at the beginning of the meeting were unaware of the request by another person in their office and felt concerns could also be voiced at the Open House. However, the young man who contacted Ms. Mansolf still wanted to know if we wanted a forum with the Senator.

At this time, no one had topics they felt were concerns to the community that they wished to discuss.

8-C: Honorary Bridge Naming Policy, to go before Board of Supervisors Late 2017 Or Early 2018

Mr. Cooper said he would like this item to go to the next Transportation/Trails Subcommittee meeting.

MOTION: TO TABLE THIS ITEM UNTIL IT HAS GONE TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE MEETING.

Upon motion made by Dan Scherer and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Scotty Ensign absent and Rick Terrazas resigned.

8-D: Report from Quarterly Chairs meeting 10-14-17

The Chair was unable to attend the October 14, 2017, meeting, and there was no report.

8-E: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

In Mr. Ensign's absence, Mr. Cooper gave the Design Review Board report. The cell tower on the Christiansen Amusement property was capped at 50 feet by the Design Review Board. The proponent for the project wanted an additional 10 feet, so the project was seen again. The tower would be above the rooftops and the Design Review Board did not want it at 60 feet. Three new mural ideas were presented. One would be Mt. Woodson on the Ramona Fitness building.

8-F: Discussion Items (Possible Action)

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8-F-1: Concerns from Members

Mr. Lucio said that people have contacted him about the landscaping at the Ramona Post Office. The grass is dying and it doesn't look like the landscaping is being maintained.

As the Federal Government has jurisdiction over the building and its surroundings, there was a question about whether or not anything could be done.

It was recommended the item go to CUDA for review.

8-F-2: Future Agenda Item Requests

Mr. Lynch said the Mt. Woodson ad hoc Committee will not be meeting for awhile as both the owner of the 84 acres by Mt. Woodson, that could be used for a parking lot, and the County who wants to buy the property, are getting appraisals. Once the matter is settled, the Committee will meet again.

8-F-3: Addition and Confirmation of New/Continuing Subcommittee Members – *No New Members Were Brought Forward*

8-G: Meeting Updates

8-G-1: Board of Supervisor and Planning Commission Meetings – *No Announcements Were Made*

8-G-2: Future Group Meeting Dates – Next RCPG Meeting to be 12-7-17 at the Ramona Community Library, 7 p.m.

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 #5: 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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MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held March 1, 2018, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Brean, Vice-Chair)

In Attendance:	Torry Brean	Scotty Ensign	Frank Lucio
	Kristi Mansolf	Robin Joy Maxson	Donna Myers
	Elio Noyas	David Ross	Dan Summers
	Richard Tomlinson		

Members Absent: Jim Cooper, Chris Holloway, Casey Lynch, Paul Stykel and Dan Scherer

Torry Brean, RCPG Vice-Chair, acted as Chair of the meeting, Scotty Ensign, RCPG Member, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 2-1-18

MOTION: TO APPROVE THE MINUTES FOR THE MEETING OF FEBRUARY 1, 2018.

Upon motion made by Frank Lucio and seconded by Elio Noyas, the motion **passed 9-0-1-0-5**, with Donna Myers abstaining, and Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced the Highland Trails Wireless project, Major Use Permit, will be going to hearing for approval.

Ms. Mansolf received a response from Caltrans on the Via Penasco passing-on –the-shoulder issue the RCPG wrote a letter on after the last meeting. A copy of the letter was included in the meeting information packet members received. Caltrans will be installing signs prior to the curve in both directions cautioning motorists about there being no passing on the shoulder. There will also be a sign installed warning of limited site distance when heading south in that area.

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: Ken Brennecke

Mr. Brennecke wanted to respond to DPW’s comments on the Ramona Street Extension from when they made the recent presentation at the RCPG meeting. First, all easements have not been acquired. Right of way east of the midline is not yet acquired and additional easements for large cuts going beyond the 30 foot easement on either side of the road are yet to be acquired. Landowners on the east side have nothing in their grant deeds about the road segment. Second, all

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affected landowners have not been talked with, nor have the concerns of those that have been talked with been rectified. This is over 10 years and 4 plans/proposals. Third, DPW said the road would be ADA compliant; however, each plan has not been ADA compliant, and it seems impossible to achieve a 5 percent ADA slope due to the smooth transitions required to integrate the proposed segment with the existing intersections. Fourth, DPW said it was feasible, but it can't be unless they ignore their own building standards. Their designs have failed to consistently meet their own standards.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Scotty Ensign and seconded by Frank Lucio, the motion **passed 10-0-0-0-5**, with Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

ITEM 7: ACTION ITEMS:

7-A: (Transportation/Trails Subcommittee Item) Review of 13th Street Bridge Project at 30 percent Design Completion. Update from County Staff and Discussion (James Bolz, County of San Diego)

Mr. Bolz is a new project manager at DPW. He presented the 13th Street Bridge project. He has been working with Caltrans on the bridge. They are moving into 70 percent design, and are projecting the design will be completed in May. The elevation of the bridge will be raised because the bridge is in the 100 year floodplain. One hundred percent completion is projected for October and the project will undergo third party review until February, 2019. The date anticipated to begin construction is January, 2020, with completion anticipated for January, 2021.

The project design cost \$860,000 and right of way will cost \$150,000. The project will cost 10 million, with construction costs of \$8.8 million. There will be a 10 foot equestrian trail on the east side of the bridge separated by a concrete barrier from the road. Stabilized DG will be used. There will be 2, 12 foot travel lanes, and a 6 foot sidewalk on the west side of the bridge. Trails can be connected south to north to east. The Maple Street side of the road will be dropped to 8 feet. There will be limited grading under the bridge, some silt will be removed, and the clearance under the bridge will be 10 to 12 feet.

Mr. Brean asked about having a trail under the bridge?

Mr. Bolz will look into the possibility of having a trail under the bridge. But if a trail cannot go under the bridge, people will be able to up and down over the bridge.

Mr. Ensign asked how much clearing there would be on each side of the creek?

Mr. Tomlinson said that from looking at the map, there would be about 40 feet of clearing from the bridge on each side.

Mr. Summers asked if the unpaved stretch of road between the south end of the bridge and the Ramona Library will be paved, and Mr. Bolz responded that it would be paved

Mr. Brean asked about a public art opportunity for the bridge?

Mr. Bolz said it may be possible to continue the theme of the Ramona Community Library to the bridge.

7-B: To Reconsider the motion from 11-2-17 on the Hagey property: “To approve the tax assessor’s parcels APN 282-261-06-00; and 282-261-62-00 on the Elliott Pond site into V4 zoning with a 20 percent commercial minimum requirement based on the overall building interiors. The property owner will have the option to extend the V4 zoning for an additional year commencing on approval of supervisors in 2018. The owner can extend the option annually for up to 4 years” New information will be presented regarding the Sunset Clause item and percentage of Minimum Commercial Adjustments, and then a new vote will be taken. Additional final changes to the Form Based Code text and Side Street Mixed Use Density will also be reviewed.

Mr. Tomlinson stepped down at the beginning of the item. He had procedural concerns with reconsidering the motion, and was concerned that people who had come to the meeting and spoken against the project in the past – because they were concerned with the whole property going into the Form Based Code Area – may not be aware of the reconsideration and that a new vote would be taken.

Mr. Lewallen said the reason for the reconsideration was due to new information received after the vote on the Form Based Code item on November 2 – that the County would not allow a Sunset Clause, and the Minimum Commercial Requirement had to be 25 percent like the rest of town – 20 percent would not be allowed. The same 2 parcels of the Hagey property will still be included in the Form Based Code, as in the original motion. The changes, as presented, have been approved by the Design Review Board and the Village Design Committee.

Mr. Vertino from the County was in attendance. He said the planned timeline at this point was that the Form Based Code updates would go to the Planning Commission in approximately 2 months, and to the Board of Supervisors in 3 months. Then the changes would be incorporated into the Form Based Code.

MOTION: TO RECONSIDER THE MOTION FROM NOVEMBER 2, 2017, ON THE HAGEY PROPERTY: “TO APPROVE THE TAX ASSESSOR’S PARCELS APN 282-261-06-00; AND 282-261-62-00 ON THE ELLIOTT POND SITE INTO V4 ZONING WITH A 20 PERCENT COMMERCIAL MINIMUM REQUIREMENT BASED ON THE OVERALL BUILDING INTERIORS. THE PROPERTY WILL HAVE THE OPTION TO EXTEND THE V4 ZONING FOR AN ADDITIONAL YEAR COMMENCING ON APPROVAL OF SUPERVISORS IN 2018. THE OWNER CAN EXTEND THE OPTION ANNUALLY FOR UP TO 4 YEARS.

Upon motion made by Scotty Ensign and seconded by Kristi Mansolf, the motion **passed 8-0-1-1-5**, with Donna Myers abstaining, Richard Tomlinson stepping down, and Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

MOTION: TO MODIFY THE MOTION FROM NOVEMBER 2, 2017, TO READ: TO APPROVE THE TAX ASSESSOR’S PARCELS APN 282-261-06-00; AND 282-261-62-00 INTO THE FORM BASED CODE V4 ZONING.

Upon motion made by Torry Brean and seconded by Scotty Ensign, the motion **passed 8-1-0-1-5**, with Donna Myers voting no, Richard Tomlinson stepping down and Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

MOTION: TO APPROVE THE FORM BASED TEXT CHANGES AS PRESENTED:

- 1. WHEN A PROJECT BRINGS IN THEIR SIGN PACKAGE AFTER A SITE PLAN HAS PREVIOUSLY BEEN APPROVED – THE SIGNS SHALL BE REVIEWED AS A SIGN WAIVER, RATHER THAN A SITE PLAN MINOR DEVIATION;**
- 2. V4 SIGNAGE LANGUAGE AND TABLE 3.6/SECTION 8763, PAGE 58 – SHALL BE ADJUSTED TO REFLECT THE SAME LANGUAGE AND GRAPHICS AS V5 SIGNAGE LANGUAGE, AND TABLE 2.7, PAGES 43 AND 44.; AND**
- 3. LIGHTING LANGUAGE SHALL BE THE SAME FOR V1 (SECTION 8827), V2 (SECTION 8807), V3 (SECTION 8787), AND V5 (SECTION 8745), AS IT IS FOR V4 (SECTION 8765) REGARDING THE STATEMENT, “NO LIGHT SHALL ESCAPE THE HORIZONTAL PLANE.”**

Upon motion made by Scotty Ensign and seconded by Kristi Mansolf, the motion **passed 8-0-1-1-5**, with Donna Myers abstaining, Richard Tomlinson stepping down, and Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

- 7-C: (CUDA Subcommittee Item) Site Plan Waiver Request at 1236 Main St. Project Description is to remodel the existing medical building into a senior/child day care on the first floor, and offices on the second floor.**

Mr. Monetta presented the project. They want to take the existing medical building at 1236 Main Street and turn it into something the community can use. Daycare for children and seniors is planned. The whole downstairs will be used by both seniors and children. The upstairs will be offices. They wanted to build apartments, but the cost didn't justify the expense. The owners have owned the building for 20 years.

Mr. Ensign gave the Design Review Board report. The project has had its second iteration. The architecture of the building and courtyard wall fits in with the character of Ramona. The plans look fantastic. The Design Review Board approved the project unanimously.

Mr. Monetta said construction is scheduled to start in May or June if the County approves the project.

MOTION: TO APPROVE THE PROJECT AS PRESENTED.

Upon motion made by Richard Tomlinson and seconded by Dan Summers, the motion **passed 10-0-0-0-5**, with Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

- 7-D: (Transportation/Trails Subcommittee Item) Review of Ramona Resurfacing list by Ad Hoc Committee to now include the greater study identified by the County letter dated November 7, 2017 and entitled: PRIORITIZATION REQUEST FOR ROADWAY PAVEMENT MAINTENANCE IN THE RAMONA COMMUNITY PLANNING GROUP (CPG) AREA**

Mr. Summers gave the Transportation/Trails Subcommittee report. On October 5 the County sent the Road Resurfacing list to the RCPG. An Ad Hoc Committee of the Transportation/Trails Subcommittee reviewed all of the roads on the list. The Ad Hoc Committee came up with 2 recommended changes – the first was to delete Bassett Way from Spangler Peak Road to the end, since there are no cracks or tar repairs and the road is in good overall condition. The second change was to add Scarbery Road from Arena Way to the end of the cul-de-sac as it is integral to the other Scarbery roads and it is cracked and in need of tar repair. After the Transportation/Trails Subcommittee reviewed the list prepared by the Ad Hoc Committee, a letter was prepared with attachments showing road resurfacing priorities. Mr Summers asked for the RCPG to support the letter and attachments prepared to send to the County.

MOTION: TO SEND THE LETTER PRESENTED AS IS WITH ATTACHMENTS A AND B.

Upon motion made by Dan Summers and seconded by Robin Joy Maxson, the motion **passed 10-0-0-0-5**, with Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

7-E: (Transportation/Trails Subcommittee Item) Discussion of Highway 67 in Poway and Lakeside

Mr. Summers gave the Transportation/Trails Subcommittee report. There has been some negative comments to Mr. Cooper about Highway 67 south of Cloudy Moon to Poway Road, which falls more under the City of Poway influence. Right now the improvements to Highway 67 won't be addressed until 2050. Ramona has outgrown Highway 67. The Trump administration is doing infrastructure projects all over the US. There was discussion at Transportation/Trails about having a summit, bringing in developers, first responders, Ramona Chamber, City of Poway, etc. and petitioning Trump for funding. Let's see if Supervisor Jacob will participate and chair a summit. Put on the agenda for next month for Transportation/Trails to create a letter to send to Supervisor Jacob. Transportation/Trails will do the background work.

Ms. Mansolf said that she gave Mr. Cooper the information from the last summit -- outline, purpose & intent, attendees, etc., for his reference.

7-F: Discussion on Proposed Tree Removals by DPW Vegetation Management Division – Trees are in the Road Right of Way: 2 dead trees to be removed on Lilac, and 1 dead tree on Ramona St; 2 trees on D St are causing damage to a property owner water lines; trees on 8th, 9th and D St are causing sidewalk damage and will be removed when sidewalk repairs are Planned – No Discussion

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign gave the Design Review Board report. There is a new Albertson's sign – it took 4 years to get an acceptable Albertson's sign. For Code Enforcement, there are 4 individuals and an officer assigned to our area. writing citations for sign violations. Albertson's is off the list and Mike's Liquor is next. Rubios is requesting a permit, and the Design Review Board may try to get the existing lighting changed. The yellow signs at D'Carlos have been removed. The car wash on the edge of town is in violation. The Design Review Board also looked at the text updates for the Form

Based Code. In the V5 area of the Form Based Code, areas will be left open for murals. There have been extensive changes to the NCHS project. The trash enclosure has been moved back onto the property. There will be some minor changes to the parking lot. The vote on the Senior Day Care project was unanimous. O'Reilly is considering building their own building at Hunter and Highway 67. From Main Street the back of the building will be visible, just like Kahoots.

8-B: Discussion Items (Possible Action) - None

8-B-1: Concerns from Members

Mr. Ross has concerns about the junk yards along Main St. He would like to see Code Enforcement attend our meetings. He recommended putting together a priority list.

Mr. Ensign said he will bring up the antique vehicles parked along Main Street to the Design Review Board.

8-B-2: Future Agenda Item Requests

Mr. Summer has concerns about the letters written to Caltrans by the RCPG in August (about the boulders hanging over Highway 67 between Cloudy Moon Drive and Rockhouse Road) and October (a request for a median barrier in the same location). We have not received a response to those letters yet. He would like to put writing a follow up letter to Caltrans on the next agenda.

Ms. Mansolf said the Chair had called a representative from Caltrans to follow up on the median barrier issue. He received a message back that accident reports from the CHP for the curve between Cloudy Moon Drive and Rockhouse Road have been requested, and a response would be forthcoming in the near future.

8-B-3: Addition and Confirmation of New/Continuing Subcommittee Members

MOTION: TO ADD CASEY LYNCH TO THE TRANSPORTATION/TRAILS SUBCOMMITTEE.

Upon motion made by Kristi Mansolf and seconded by Elio Noyas, the motion **passed 10-0-0-5**, with Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

MOTION: TO CONFIRM THE FOLLOWING EXISTING SUBCOMMITTEE MEMBERS FOR 2018:

EAST: FRANK LUCIO, CHAIR; JIM COOPER, GREG HARPER

PARKS: CASEY LYNCH, CHAIR; JIM COOPER, DAWN PERFECT, DWIGHT WEBSTER

SOUTH: ELIO NOYAS, CHAIR; KEN BRENNECKE, JIM COOPER, GEORGE EASTWOOD, ROCHELLE HANCOCK, MARK HUTTON, THOMAS LEVIN, MIKE WORKMAN

TRANSPORTATION/TRAILS: JIM COOPER, CHAIR; KEN BRENNECKE, LYNN HOPEWELL, CASEY LYNCH, DAWN PERFECT, DAN SUMMERS, CHERYL WEGNER

WEST: KRISTI MANSOLF, CHAIR; JIM COOPER, CASEY LYNCH, ROBIN JOY MAXSON

CUDA: MEMBERSHIP NOT DETERMINED YET

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Upon motion made by Kristi Mansolf and seconded by Scotty Ensign, the motion **passed 10-0-0-0-5**, with Jim Cooper, Chris Holloway, Casey Lynch, Dan Scherer and Paul Stykel absent.

8-B-4: New Procedures from the County regarding Payment of RPRA for Subcommittee Meetings

Ms. Mansolf said the County will not pay for the room rentals for subcommittee meetings in the future if there is no agenda and no minutes – they need them both to pay the bill. If there is no quorum at a subcommittee meeting, there must be minutes reflecting there was no quorum.

8-C: Meeting Updates

8-C-1: Board of Supervisor and Planning Commission Meetings: Board of Supervisors Heard the County Climate Action on 2-14-18
Information on the County Action Plan is Available at:
<http://www.sandiegocounty.gov/content/sdc/pds/advance/climateactionplan.html.html>

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 4-5-18 at the Ramona Community Library, 7 p.m.

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 #5: 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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MINUTES OF A MEETING OF THE
RAMONA COMMUNITY PLANNING GROUP

A regular meeting of the Ramona Community Planning Group (RCPG) was held July 5, 2018, at 7:00 p.m., at the Ramona Community Library, 1275 Main Street, Ramona, California.

ITEM 1: Pledge of Allegiance

ITEM 2: ROLL CALL (Scherer, Chair)

In Attendance:	Torry Brean	Jim Cooper	Scotty Ensign
	Chris Holloway	Kristi Mansolf	Robin Joy Maxson
	Donna Myers	Elio Noyas	David Ross
	Dan Scherer	Paul Stykel	Dan Summers
	Richard Tomlinson		

Members Absent: Frank Lucio, Casey Lynch

Dan Scherer, RCPG Chair, acted as Chair of the meeting, Torry Brean, RCPG Vice-Chair, acted as Vice-Chair of the meeting, and Kristi Mansolf, RCPG Secretary, acted as Secretary of the meeting.

ITEM 3: APPROVAL OF THE MINUTES FOR THE MEETING OF 6-7-18

MOTION: TO APPROVE THE MINUTES OF THE MEETING 6-7-18 AS PRESENTED.

Upon motion made by Scotty Ensign and seconded by Paul Stykel, the motion **passed 13-0-0-0-2**, with Frank Lucio and Casey Lynch absent.

ITEM 4: Announcements and Correspondence Received

Ms. Mansolf announced Caltrans received the RCPG letter regarding the street light request at 16th Street and they are investigating it.

The Traffic Engineering Office initiated a new service request based on recent testimony at the Traffic Advisory Committee (TAC) meeting for Elm and Haverford. Service Request staff are working on it and will respond in the near future.

Parks actions (PLDO) taken at the Board of Supervisors meeting on June 27 are included in RCPG members' packets.

Proof of neighbor notification of the Sprint cell site, the South Subcommittee project last month, is also included in RCPG members' packets.

Mr. Cooper asked if anyone went to the Parks Board of Supervisors meeting on June 27? He encouraged members to attend meetings on Ramona's behalf.

Mr. Cooper announced the results of the Elm and Poplar site distance investigation from the County Traffic Engineering Office, and he read the letter sent by the County on this issue.

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: Donna Myers, Ramona Resident

Ms. Myers spoke about the Ramona Street Extension. She attended meetings in the past when the Ramona Street Extension project was on the agenda. The Ramona Street Extension has been on the books since the 1800’s. Road plan 1 and 2 were recklessly bad. She feels the road is pro-growth. She wanted to serve on the Transportation/Trails Subcommittee but was denied. She feels there is bias regarding the Ramona Street Extension project on the RCPG.

Speaker: Vicki Simmons, Ramona Resident

Ms. Simmons said that her son, Chase Simmons, was a soldier home on leave from the Army, when he was traveling down Highway 67 and was hit by a semi truck pulling a trailer. It took his life and he passed away on March 2, 2017. Chase went to Ramona High and he was a Behavioral Specialist that worked with soldiers with PTSD. She wants to carry on his legacy. She sent a letter to Supervisor Jacob, and Supervisor Jacob had been following what had happened to Chase, too. She had suggested the bridge naming for Chase – she mentioned that it was a new program. Ms. Simmons also has been in contact with County Traffic Engineering about the bridge naming. She would like Chase to be the first recipient to have a bridge named after him, and requested to be on the next RCPG agenda.

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

MOTION: TO APPROVE THE ORDER OF THE AGENDA.

Upon motion made by Jim Cooper and seconded by David Ross, the motion **passed 13-0-0-0-2**, with Frank Lucio and Casey Lynch absent.

ITEM 7: ACTION ITEMS:

7-A: To reconsider the motion from November 2, 2017: “Motion: To approve this cleanup adjustment for all of the “Blue” parcels on the “Zero Density ‘Blue’ Map” to have a density of 7.3 dupa, as originally intended. These mixed use areas are proposed to have a minimum 25 percent commercial requirement – up to 100 percent commercial – no minimum residential requirement.” The motion passed 13-0-0-0-2, with Scotty Ensign absent and Rick Terrazas resigned.

1). Density discussion and revote: Inconsistencies were discovered for select properties between the 7.3 dupa community vote and the County General Plan.

2). Minimum commercial threshold discussion. Discuss the community recommended commercial thresholds -minimum 50% on Main Street and 25% off Main Street. Change from the “Blue” map previously voted on is available at:

<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/2017%20Ramona%20Form%20Based%20Code/Ramona-density.pdf>

Mr. Lardy represented the County on the Form Based Code item. The County is refining the residential densities of the Form Based Code and the minimum commercial requirements, and

removing inconsistencies that have been discovered throughout the Form Based Code process to date. The residential densities and minimum commercial requirements that were voted on November 2, 2017, need to be revised to be consistent with what is allowed. He asked the RCPG to reconsider their motion on this issue from November 2, 2017. He brought a new map that showed the changes that needed to be made for the plan to be consistent with the General Plan.

MOTION: TO RECONSIDER THE MOTION FROM NOVEMBER 2, 2017: “TO APPROVE THIS CLEANUP ADJUSTMENT FOR ALL OF THE “BLUE” PARCELS ON THE “ZERO DENSITY ‘BLUE’ MAP” TO HAVE A DENSITY OF 7.3 DUPA, AS ORIGINALLY INTENDED. THESE MIXED USE AREAS ARE PROPOSED TO HAVE A MINIMUM 25 PERCENT COMMERCIAL REQUIREMENT – UP TO 100 PERCENT COMMERCIAL – NO MINIMUM RESIDENTIAL REQUIREMENT.

Upon motion made by Richard Tomlinson and seconded by Kristi Mansolf, **passed 13-0-0-0-2**, with Frank Lucio and Casey Lynch absent.

Mr. Lardy said if the 7.3 DUPA density was applied across the board, the Ramona plan would be consistent with the General Plan. The minimum commercial requirement needs to be 50 percent on Main Street and 25 percent mandatory commercial for side street commercial.

MOTION: TO KEEP 50 PERCENT MINIMUM COMMERCIAL ON MAIN AND 25 PERCENT MANDATORY COMMERCIAL ON SIDE STREET COMMERCIAL.

Upon motion made by Scotty Ensign and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Frank Lucio and Casey Lynch absent.

7-B: MUP 18-013, Lavender and Olive (L&O), 633 Montecito Way, 5.016 Acres. The project applicant is proposing to develop a wedding event center based around an equestrian theme. This would require the processing of a Major Use Permit. The facility will be available to rent seven (7) days a week with operating hours from 10am to 10pm, with a maximum capacity of 225 people, including employees and subcontracted staff. The main entrance to the facility will be located on Montecito Way with secondary ingress/egress being accessed from Montecito Road. Woodcrest REV

Lauren Schulte presented the Lavender and Olive project. Five acres within Copper Meadows will be used as a wedding and event venue. The property has had a boundary adjustment for the wedding event portion. Parking has been relocated to accommodate this purpose. The event portion of the property will have an equestrian theme. They are getting rid of the pool. They will also be seeking a waiver of the undergrounding of utilities and plan to leave the poles over head.

Ms. Maxson said that when the West Subcommittee looked at the project, fire truck access and ADA compliance were presented. There was discussion on the dark sky policy, a concern over the number of cars for that area, and a concern over noise carrying off of the property. The West Subcommittee was told a decibel test was done to evaluate the level of noise going off of the property.

Ms. Mansolf said the West Subcommittee also heard that there won't be sewer for the project. The existing septic design is for a home. PDS will determine the requirements. The owners want to be able to have 225 people on the site. There will be 121 parking spaces. Grading will be balanced.

Hours of operation will be 10 am to 10 pm, 7 days a week. The main entrance will be on Montecito Way with a secondary access off of Montecito Road. As part of the project they will have a bed and breakfast (B&B) using 7 vintage trailers, 7 additional trailers, and some B&B rooms for a total of 20 spaces. The house will remain, and the structure will be converted into a bridal cottage. Parking will be dg. There will be a gravel paved turnaround for the Fire Department. A holding tank will be trucked in. They are required to have one holding tank. The owners will have 3 holding tanks. There will be an IOD along the project frontage if the road is ever approved. Then there will be a dg trail to the ultimate width of the right of way. They talked about the space the events would be held in and how events would be handled in inclement weather. The West Subcommittee made a motion to approve the project, but the motion did not pass as 1 member was absent and 1 member voted no.

Mr. Cooper said Transportation/Trails received an informal presentation on the project, and no action was taken.

Ms. Mansolf said the County sent the project out for action, which is why she had sent out all of the maps and documentation received by the County for RCPG members to review.

Mr. Cooper said he would like to see the project at the next Transportation/Trails Subcommittee meeting.

Mr. Summers said he had a concern about the neighbors being impacted.

Mr. Tomlinson said that Montecito Way is a very narrow road. He had concerns over dust from the project. He knows someone in the area who also has this concern relating to the project. Montecito Way is only 12 feet wide. 121 cars can create a lot of dust.

Ms. Schulte said there will be no offsite improvements. The driving area will be paved with gravel which should help cut down on the dust. No buildings will be added. The project is mostly landscaping improvements.

Mr. Summers said that the horses can cause dirt/dust.

No action taken.

7-C: STP 06-024, Minor Deviation request for re-designed signs for the CVS at 1810 Main Street (APN 282-150-40-00). The property is subject to D and D5 Special Area Designators and will require a minor deviation from the existing site plan STP 06-024

Lyndsee Veltre represented the project, which is to update the CVS signs on Main Street at Ramona Street.

Mr. Ensign gave the Design Review Report. At the Design Review Board meeting, there was 136 square feet of signage, and only 120 square feet of signage is allowed.

Ms. Veltre said that since the Design Review Board meeting, she has reduced the signs to 118.66 square feet, as per the Ramona Design Review Board request.

MOTION: TO APPROVE THE SIGNAGE WITH THE LETTER HEIGHT NOT TO EXCEED 28-1/4 INCHES AND THE TOTAL SIGNAGE SQUARE FOOTAGE NOT TO EXCEED 120 SQUARE FEET.

Upon motion made by Torry Brean and seconded by Robin Maxson, the motion **passed 13-0-0-0-2**, with Frank Lucio and Casey Lynch absent.

7-D: MUP 88-075M8 Spring Wagon ATC Wireless Facility The permit is a minor deviation in connection with a minor use permit for an unmanned telecommunications facility. The existing monopole is 84-feet in height and adjacent to other monopoles that are not subject to amortization due to them being regional communications facility for essential services. AIC Sequoia LLC proposes to modify the existing telecommunication facility by painting the existing monopole. 18303 Spring Wagon Road / Vista Ramona Road

Jill Cleveland represented the project. The project was built in 1988 and does not conform to the current code. Older cell sites have to be updated to conform to the Wireless Telecommunications Ordinance, which calls for stealthed facilities. Verizon is on the tower now.

Angelica Truong, the County planner for the project, said that if left unstealthed, the tower would blend in better with the other existing towers, which are for emergency services and do not have to conform to the camouflaging rules of amortization. The back drop will be up against the blue sky.

Mr. Noyas gave the South Subcommittee report. The South Subcommittee wanted to see the site remain as is, except they wanted it to be painted blue to blend in better with the sky.

MOTION: THAT THE TOWER AND ANY EQUIPMENT, OLD AND NEW BE PAINTED LIGHT BLUE TO BLEND IN WITH THE SKY AS BEST AS POSSIBLE AND TO AVOID ANY MORE RECOGNITION TO WHAT IS EXISTING.

Upon motion made by Elio Noyas and seconded by Torry Brean, the motion **passed 13-0-0-0-2**, with Frank Lucio and Casey Lynch absent.

(Mr. Holloway left at 8:05)

7-E: Consideration of Writing a Letter of Support for the National Register of Historic Places, Ramona Main Street Colonnade Historic Application; such letter to be sent to the Office of Historic Preservation by the deadline of 15 days prior to the hearing on August 3, 2018 in Sacramento.

Diane Conklin began the presentation by introducing herself as a 501(c)3 volunteer of the Ramona Tree Trust. The nonprofit has replanted 80 trees of the original Ramona Main Street Colonnade and hand watered them to get them started. They have applied for entry in the National Register of Historic Places. Should the RCPG choose to support the Colonnade application, a letter would be needed by July 12 to send to the Office of Historic Preservation. In the Colonnade, 226 trees are 108 years old. The trees are all in Caltrans right of way, and Caltrans has been overseeing preservation of the trees.

Chris Anderson, of the Ramona Tree Trust, reiterated that the Colonnade is not on private property, but in the Caltrans right of way. The Ramona Tree Trust has replenished trees that have died or

been removed. The Colonnade makes an impression on visitors when they enter the town. She is passionate about preservation of the Colonnade.

(Mr. Holloway left at 8:05 pm)

Sue Wade, of the Ramona Tree Trust, said the application process started in 2007. A GIS expert GPS'd every tree. The process was redone in 2012. The application process has taken 10 years to complete. She is an archeologist and an historian. The Colonnade is a resource given to us by the pioneers of Ramona. They wanted a welcoming aspect to the community.

Mr. Summers asked, if the Colonnade is entered into the National Register of Historic Places, what is the long term impact on the trees?

Ms. Wade said that nothing will change – right now an encroachment permit is required to remove a tree. There is a mechanism for community input.

Mr. Stykel said he thinks it creates a burden on Caltrans if a tree is removed.

Ms. Anderson said Jiffy Lube had to have their driveway positioned between the trees. No more curb cuts were allowed. There is no federal prosecution. Everything is done under Caltrans.

Ms. Maxson said that a lot of work has gone into the application and it is very well done. She asked if Caltrans administered the trust?

Ms. Conklin said she administers the trust through a 501(c)3 charity. Sufficient funds were paid in Ramona. For every tree that gets cut down, they get \$10,000. One tree is worth 100 trees. They work with Caltrans. The Trust was originated by Caltrans. Larry Fagot, a Caltrans employee, got it started. The Ramona Tree Trust took over planting and maintaining the trees. They don't do anything outside of Caltrans. The money for the trees is Federal money that goes to Caltrans. The Ramona Tree Trust wants the Federal designation because the Colonnade is a rare resource in the state. It will heighten protection for the trees and allow for community input. Public safety won't be precluded.

Mr. Tomlinson said the trees seem protected now. The only change would be the historic review process. He does not believe a landscape type of resource needs recognition.

Ms. Wade said that there are 2 colonnades in California on the National Register. Many of the colonnades planted, years ago when settlers/pioneers moved into towns in California, have been destroyed.

Mr. Summers said he loves the trees and he would be proud of adding the historical designation.

MOTION: TO SEND A LETTER TO THE STATE HISTORIC PRESERVATION OFFICE IN FAVOR OF LISTING THE RAMONA MAIN STREET COLONNADE ON THE NATIONAL REGISTER.

Upon motion made by Dan Scherer and seconded by Dan Summers, the motion **passed 10-2-0-0-3**, with Paul Stykel and Richard Tomlinson voting no, and Chris Holloway, Frank Lucio and Casey Lynch absent.

7-F: County request to remove some pine trees on the east side of 14th street between E St. and La Haina St. RCPG consent needed for tree removal in order for the sidewalk repairs to be put in the upcoming contract

Mr. Cooper said the subcommittee did not see why the trees needed to be removed.

Ms. Mansolf received an email from the County that day summarizing the need for the tree removal: 'We are preparing for the 2018/2019 sidewalk contract. The sidewalks in question would be replaced in 2019, we just start the process now. If possible we try to just cut the roots of trees pushing the sidewalks, however these trees are too close to the sidewalk to cut the roots without the possibility of the trees dying. Please let me know if there is any more information you need.' She had asked the County Vegetation Management office for more information after seeing the Transportation/Trails Subcommittee did not take any action on the item.

Mr. Cooper said he would like the County to attend the next meeting and make a presentation on this issue.

7-G: Discussion of substantial increase in road noise brought about by installation of rumble strips at Quail Rock along SR-67. Consideration of sending correspondence to Caltrans to correct this issue

Mr. Cooper said the person who brought this item to the attention of the Transportation/Trails Subcommittee, did not attend the meeting. Mr. Cooper sat by the road in the area for a period of time and did not notice an unreasonable amount of noise. Occasionally someone would cross the rumble strip. No action was taken.

7-H: Discussion of additional routes, Keyser Road, Equestrian Trail and/or Royal Vista, connecting Hanson Lane to Warnock to alleviate traffic congestion in the vicinity of Hanson Lane. Consideration of requesting the County to do a GPA so that a feasibility study can be done in the future

Mr. Cooper said Casey Lynch is the lead on this item. The plan is for it to go to the next Transportation/Trails Subcommittee meeting. More information is needed by the subcommittee.

There were six speakers on the project. The Chair said each speaker would have 3 minutes.

Speaker: Cathy Liles, Ramona Resident

Ms. Liles bought her property because Royal Vista was a private road. People park all over the street now that the school is there, picking up their kids from school. There is now mailbox vandalism. She doesn't feel they should have to put up with all of these recent challenges and would like to see money spent to make a parking lot for the school so people don't have to park by Royal Vista to pick up their kids.

Speaker: Yvonne Slater-Grigas, Ramona Resident

Ms. Slater-Grigas said there is no gate now on Royal Vista. People stop on the road. They expected it to be a private road. She doesn't want more traffic and vandalism.

Speaker: David Adams, Ramona Resident

Mr. Adams said they maintain the little dirt road (Royal Vista). It is 1 car width wide. The distance using Royal Vista is 4 or 5 times what it is to go around. It was very quiet before the school. Now people whiz around the tight corners and miss the turns.

Speaker: John Ecclesine, Ramona Resident

Mr. Ecclesine is a 35 year Ramona resident. There used to be a gate on Royal Vista. It was never meant to be a through road. The gate was damaged by everyone. People didn't want to have to drive around. If the Ramona Street Extension was in place, there would not be a problem. The Boundary School site went in and people are in a hurry. The gate is laying on the ground.

Speaker Linda Ecclesine, Ramona Resident

Ms. Ecclesine said she has been there since 1979. They knew of the Ramona Street Extension when they moved onto their property. There are 90 degree turns on Royal Vista and fences, just like on Warnock and Ramona Street. She was assured the road would stay private when they bought the property. Everyone loves quiet on their property. She asked that the RCPG carefully consider this item before making a decision.

Speaker: Cindi Zeyle, Ramona Resident

Ms. Zeyle said that Royal Vista is entirely on private property, and it would have to be purchased to become a public road.

Kevin Blaha wished to register his opposition to Royal Vista being considered as a Circulation Element road, but did not wish to speak.

This item will be on the August 2, 2018, RCPG agenda and July 24, 2018, Transportation/Trails Subcommittee agenda.

7-I: Ramona Transportation Summit: Development of Summit Objectives

There was discussion and action taken at the Transportation & Trails Subcommittee that there be a recommendation to the RCPG to 'create an AdHoc committee to pursue a meeting with Duncan Hunter with a goal of exploring all opportunities for the earliest resolution of all Hwy 67 traffic concerns using the newly created Presidents Federal Highway Update Program.'

MOTION: TO CREATE AN AD HOC COMMITTEE FOR THE TRANSPORTATION SUMMIT WITH DAN SUMMERS, COMMITTEE CHAIR, AND MEMBERS TORRY BREAN, ROBIN JOY MAXSON AND DAWN PERFECT.

Upon motion made by Dan Scherer and seconded by Paul Stykel, the motion **passed 12-0-0-0-3**, with Chris Holloway, Frank Lucio and Casey Lynch absent.

7-J: Warnock Solar Project Landscaping Update

Mr. Noyas has been in contact with the County regarding the Code Enforcement violation that was filed for the lack of maintenance on the Warnock solar project landscaping.

Ms. Myers said there was a fire in the solar field and the weeds under the solar panels were burning.

MOTION: TO CREATE AN AD HOC COMMITTEE FOR THE WARNOCK SOLAR FACILITY, WITH ELIO NOYAS AND SCOTTY ENSIGN.

The Chair made the appointments.

7-K: Park Storm Water Discussion: RPRA MUP Permit Review – *Parks meeting canceled*

7-L: Wellfield Park Projects: Construction Progress – *Parks meeting canceled*

7-M: Botanical garden north of Royal Vista. Presentation by Ken Brennecke

Mr. Brennecke presented a proposal for a botanical garden on a 10 acre parcel he owns, southwest of the corner of Boundary Avenue and Ramona Street, and north of Royal Vista and about 1 mile from Main Street. Mr. Brennecke currently operates Bamboo International Growers. He has been integrally involved in other similar types of endeavors over the years. He feels the proposed site is perfect for a botanical garden as it is at the summit of a hill with acceptable temperature extremes, with water and a substantial amount of topsoil. He would like to create plant research facilities, as part of the botanical garden, which would include a herbarium, tissue culture facilities, a nursery and greenhouses complemented by a library and computer/internet accessibility. He would like the garden to include public plant displays.

His next step would be to form a nonprofit to coordinate fundraising, which could be from \$10 million to \$25 million to fully endow the project with employees and free admission for youths. He plans to present his proposal to the Ramona Chamber of Commerce and the Ramona Garden Club within the next few months..

He asked that the Ramona Street Extension project be put on the agenda for consideration in the near future for removal from the CIP list and that the botanical garden be supported.

7-N: Report from Traffic Advisory Committee Meeting 6-8-18 by Jim Cooper, where Elm and Haverford were on the agenda

Mr. Cooper attended the TAC meeting, when Elm and Haverford were on the agenda, and he spoke about the accidents that have been occurring on these roads. There is concern with excess speed over the limits. He was able to discuss his concerns at the meeting and he feels his comments will be taken into consideration.

Mr. Cooper talked about the value of going to meetings at the County and encouraged RCPG members to attend County meetings.

7-O: Report by Jim Cooper on the Draft Active Transportation Plan (ATP). Public Review Ends 7-13-18 Available at:
www.sandiegocounty.gov/pds/advance/ActiveTransportationPlan.html

The County would not provide a copy of the ATP to Mr. Cooper for review prior to the meeting on the ATP. Ms. Mansolf got permission from the County to make 1 color copy of the large document for Mr. Cooper, and it cost over \$380.00. Mr. Cooper reviewed the plans prior to the meeting, but when he attended the meeting, discussion was focused on 3 maps showing bike lanes and trails. The public comment period ends July 13, but the subcommittee wanted to see the date extended to August 13, 2018. They would like the 3 charts/maps put in the Ramona Community Library with a

drop box for comments before the next meeting, and they would also like, if possible, for the Ramona Sentinel to write an article on the project with a request for public comments.

The Board of Supervisors asked County staff to come up with a plan for bicycles and pedestrians throughout the County. Mr. Cooper said that he is sometimes behind a bike on the Old Julian Highway, which is very narrow, and the bike will be in the travel lane. He will wait until he can pass safely, but he doesn't feel this is a safe situation. Mr. Cooper said the Portland Study was done and it showed less than 1 percent interviewed would ride a bike, and less than 7 percent would occasionally ride a bike.

MOTION: TO SEND A LETTER TO THE COUNTY REQUESTING TO MOVE THE DATE OF THE DEADLINE FOR PUBLIC INPUT FROM JULY 13, 2018, TO AUGUST 13, 2018; AND TO DISPLAY THE MAPS WITH A DROP BOX FOR COMMENTS AT THE RAMONA LIBRARY.

Upon motion made by Jim Cooper and seconded by Robin Joy Maxson, the motion **passed 12-0-0-0-3**, with Chris Holloway, Frank Lucio and Casey Lynch absent.

7-P: Emergency Evacuation Route through the Grasslands

The Transportation/Trails Subcommittee needed to do more research before moving forward on this item, so there was no discussion.

7-Q: County Climate Action Plan was adopted by the County Board of Supervisors on 2-14-18, Climate Action is Available at:
<https://www.sandiegocounty.gov/pds/advance/climateactionplan.html>
County is requesting comments on a draft Scope of Work for the Comparative Analysis. Comments due 6-16-18

The County requesting comments on a draft Scope of Work for the Comparative Analysis for the County Climate Action Plan was announced.

ITEM 8: GROUP BUSINESS (Possible Action)

8-A: DESIGN REVIEW REPORT (Ensign) – Update on Projects Reviewed

Mr. Ensign said that Mike's Liquor and A-1 Car Wash are still pending. California Firewood is moving. The Iron Pony Training Post was approved. Two more utility boxes were painted. CVS signage was reviewed.

8-B: Discussion Items (Possible Action)

8-B-1: Concerns from Members

Mr. Cooper said there was a concern expressed by Transportation/Trails Subcommittee members due to having heard the Barona Mesa HOA is limiting trails.

8-B-2: Future Agenda Item Requests – *None brought forward*

8-B-3: Addition and Confirmation of New/Continuing Subcommittee Members

MOTION: TO ADD LAUREN SCHULTE TO THE CUDA SUBCOMMITTEE.

Upon motion made by Dan Scherer and seconded by Torry Brean, the motion **passed 12-0-0-0-3**, with Chris Holloway, Frank Lucio and Casey Lynch absent.

8-B-4: County Ruling on Agenda Item Question from 6-7-18

The ruling from the County had been sent out to all RCPG members, and it was determined that because the item in question was on the RCPG agenda, the Transportation/Trails portion of the project could have been discussed, and subcommittees did not need to be listed on the agenda for agenda items.

8-B-5: Old Business

Three items of old business were brought up: the request for a median barrier between Cloudy Moon Drive and Rockhouse Road, the boulders above the highway in this same area (west side of the road), and Mt. Woodson parking. The Chair will follow up with Caltrans on the first 2 issues. For the third issue, it was mentioned that acquisition of the property is still being worked on.

8-C: Meeting Updates

8-C-1: Board of Supervisors, Planning Commission and TAC Meetings – No additional information brought forward

8-C-2: Future Group Meeting Dates – Next RCPG Meeting to be 8-2-18 at the Ramona Community Library, 7 p.m.

8-C-3: The filing period for the November election for RCPG members is from July 16 – August 10, 2018

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 #5: 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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