

Ramona Village Center Form-Based Code

March 2018 - Revised Draft



PART EIGHT: 8700 *Ramona Village Center Regulations*

[THIS PAGE LEFT INTENTIONALLY BLANK]

PART EIGHT: 8700 *Ramona Village Center Regulations*

Ramona Village Center Regulations | March 2018 Revised Draft

Acknowledgements

County of San Diego

Honorable Supervisor Dianne Jacob - District 2

Department of Planning and Development Services Director Mark Wardlaw

California Department of Transportation

This Plan was made possible through the Caltrans Transportation Planning Grant Program

Ramona Village Design Committee Members

Rob Lewallen	Chair Design Review Board
Carol Fowler	Vice Chair Chamber of Commerce
Torry Brean	Secretary Community Planning Group
Greg Roberson	Design Review Board
Dawn Perfect	Ramona Unified School Board / Citizen Representative
Ron Rodolff	Chamber of Commerce
Bob Stoodly	Ramona Unified School Board
Steve Powell	Member at Large
Paul Stykel	Community Planning Group
Jim Robinson	Municipal Water District Board of Directors (former)
Jim Cooper	Community Planning Group

Ramona Community Planning Group Members

Jim Piva, Chairman

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

Consultant Team

Howard Blackson	Project Manager - PlaceMakers
Geoff Dyer	Urban Design Professional - PlaceMakers
Nathan Norris	Implementation Expert - PlaceMakers
Steve Price	Illustrator - Urban Advantage
Leo Casas	Architect - Braulio Casas Architect
AJ Remen	Charrette Coordinator

ADOPTED: County Board of Supervisors

July 30th, 2014 (2)

PART EIGHT: 8700 *Ramona Village Center Regulations*

TABLE OF CONTENTS

8700 General Administration and Process

8701	GENERAL PROVISIONS
8702	PERMITTED USES DETERMINE PLAN PROCESS
8703	SITE PLAN PERMIT REQUIREMENTS
8704	SITE PLAN PERMIT PROCESS EXCEPTIONS
8705	EXCEPTIONS
8706	SEQUENCE OF ENTITLEMENT DETERMINATION
8708	SITE PLAN DESIGN REVIEW CHECKLIST PROCESS
	MAP 1 VILLAGE CENTER SUB-AREAS
	MAP 2 VILLAGE CENTER ZONING DISTRICT MAP

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 STNDS - ACCESS
	TABLE 1.1 COLONNADE DESIGN STNDS - BUILDINGS
	MAP 4 - PASEO ZONING DISTRICT MAP
8717	PASEO SUB-AREA INTENT
	TABLE 1.2 PASEO DESIGN STNDS - ACCESS
	TABLE 1.3 PASEO DESIGN STNDS - BUILDINGS
	MAP 5 - OLD TOWN ZONING DISTRICT MAP
8719	OLD TOWN SUB-AREA INTENT
	TABLE 1.4 OLD TOWN DESIGN STNDS - ACCESS
	TABLE 1.5 OLD TOWN DESIGN STNDS - 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

8730 RM-V5 Center Zoning District

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	FENCING
	TABLE 2.8 FENCING STANDARDS
8749	SHARED CIVIC SPACE
	TABLE 2.9 SHARED CIVIC SPACE

8750 RM-V4 General Zoning District

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 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 STANDARD
8765	LIGHTING
8312	FENCING
	TABLE 3.8 FENCING STANDARDS
8769	
	TABLE 3.8 SHARED CIVIC SPACE

8770 RM-V3 Edge Zoning District

8772	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: 8700 *Ramona Village Center Regulations*

8790 RM-V2 Rural Zoning District

- 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 DESIGN STANDARDS
- 8800 LANDSCAPE
- 8801 STORMWATER MANAGEMENT
 - TABLE 5.3 RM-V1 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

8810 RM-V1 Natural Zoning District

- 8811 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

8830 Public: Civic 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

8850 Public: Thoroughfare Design Standards

- 8851 GENERAL INTENT
 - MAP 8 THOROUGHFARE MAP
- 8853 TRAVEL WAY
- 8855 PUBLIC FRONTAGE
- 8857 PRIVATE FRONTAGE IMPROVEMENT REQUIREMENTS
 - TABLE 8.0 STATE ROUTE 67/78
 - TABLE 8.1 BOULEVARD
 - TABLE 8.2 MAJOR ROAD
 - TABLE 8.3 LIGHT COLLECTOR
 - TABLE 8.4 COMMUNITY COLLECTOR
 - TABLE 8.5 ALLEY
 - 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*

[THIS PAGE LEFT INTENTIONALLY BLANK]

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 Design 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, ~~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 period 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, as directed by the Board of Supervisors in 2014.
- 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 ~~more than 500-120 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

PART EIGHT: 8700 Ramona Village Center Regulations

PROCEDURES of the ~~San Diego County Zoning Ordinance 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.
 - 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. Condominium conversions that do not change property lines, are exempt from this process.
- c. 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).
- d. 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.
- e. 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.
- f. 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.
- g. 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.
- h. Signage procedure requirements shall be exempt from §7609 of the ZO.
- i. Outdoor Patios, Condominium Conversions, 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).

PART EIGHT: 8700 Ramona Village Center Regulations

- c. No Exception shall be approved unless the DPDS 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 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 §87008100,
§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

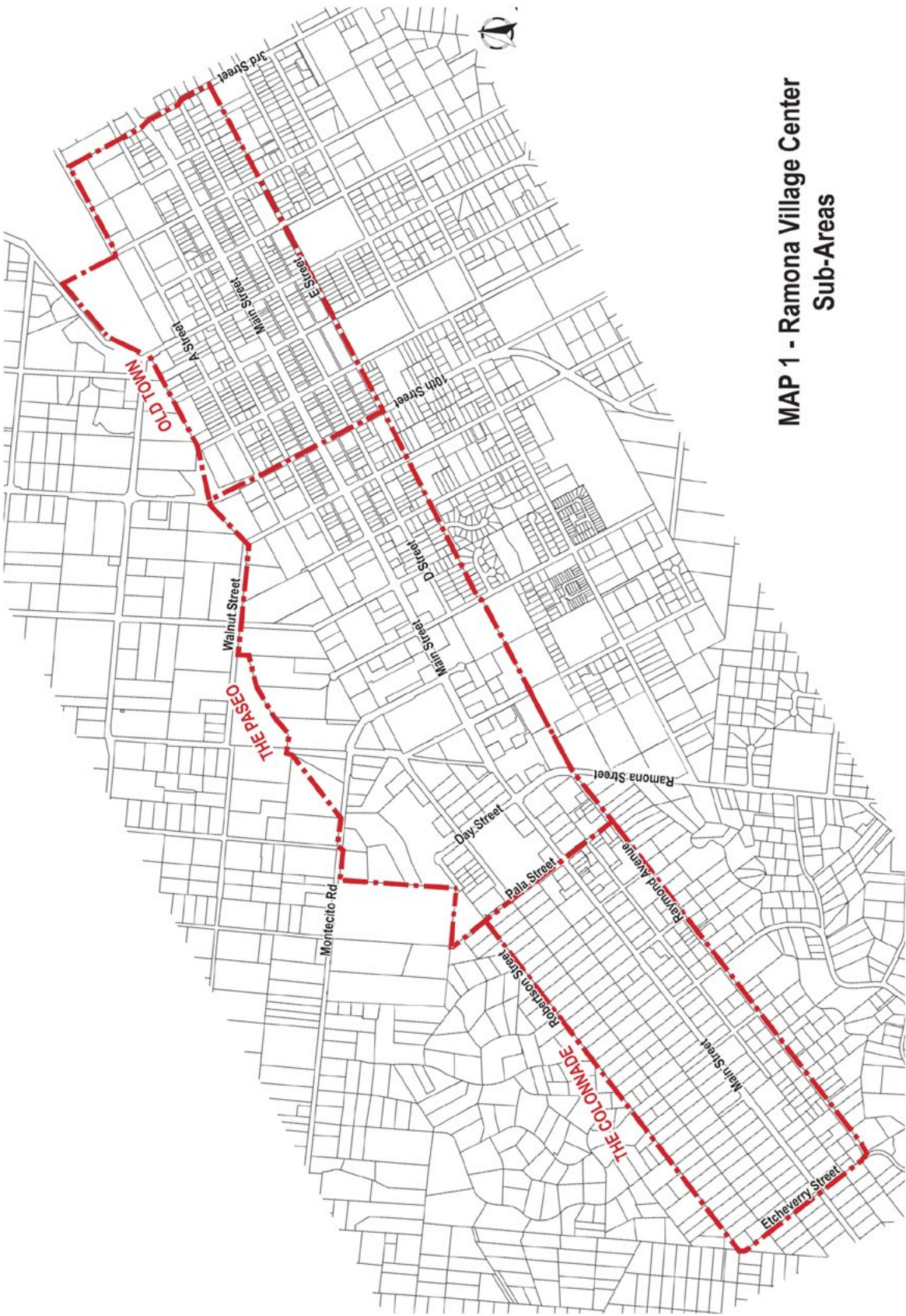
Authority: Planning and Development Services

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.

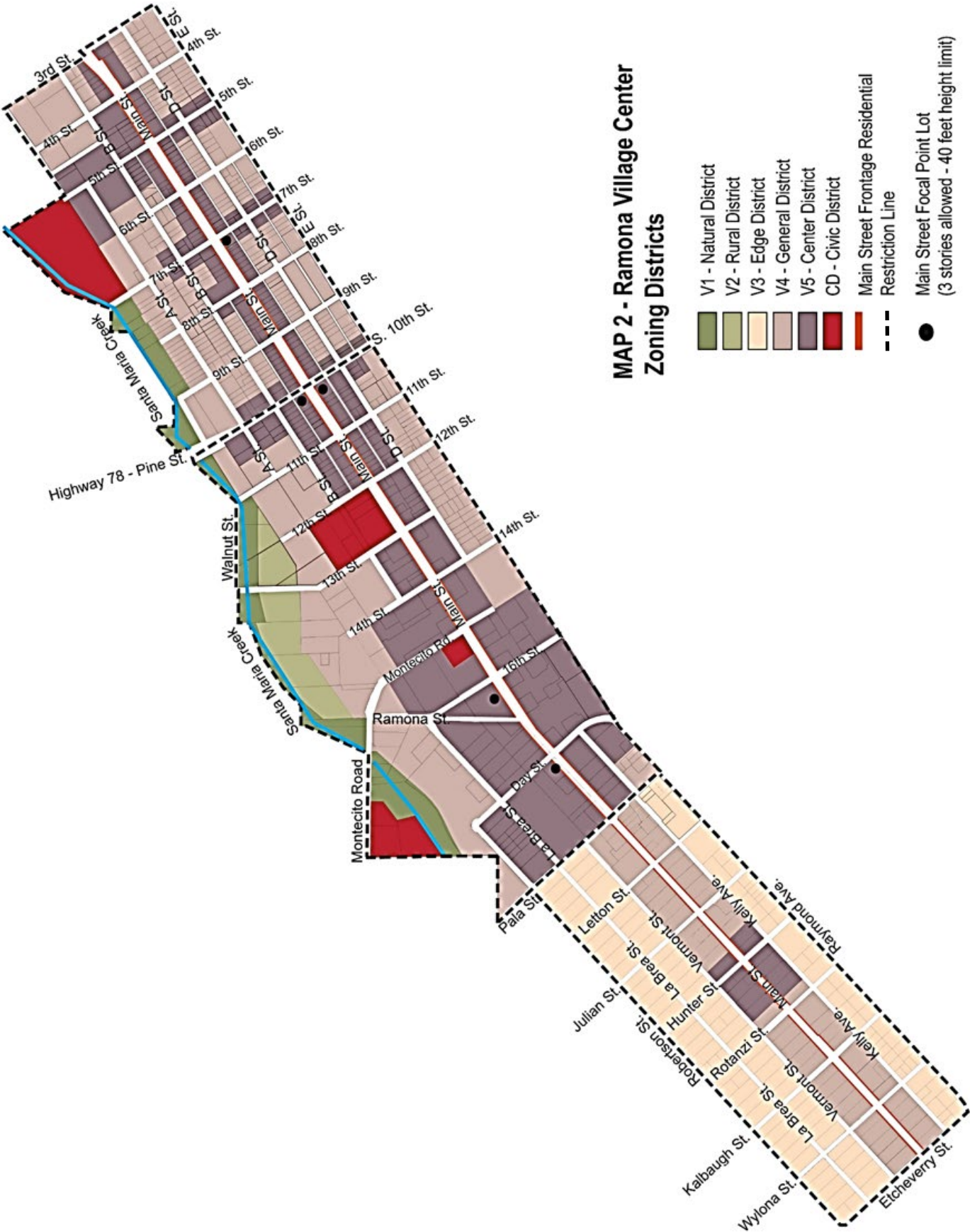


MAP 1 - Ramona Village Center
Sub-Areas



PROJECT AREA
Scale 1" = 1000'

PART EIGHT: 8700 Ramona Village Center Regulations



[PAGE LEFT INTENTIONALLY BLANK]