

RAMONA DESIGN REVIEW

Ramona Design Review

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

FINAL Meeting Minutes for
September 29, 2022

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

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Meeting ID: 865 9987 8573 Pass Code: 777240

- COVID PREVENTION - A mask is recommended for this meeting

1. CALL TO ORDER - meeting called to order by Scotty Ensign at 7:01pm
2. PLEDGE OF ALLEGIANCE - led by Jim Cooper
3. DETERMINATION OF QUORUM -
Attendees: Migell Acosta, Jim Cooper, Scotty Ensign, Carol Fowler, Lynn Hopewell, Rick King, Rob Lewallen and Barb Roberson (via telephone)
Excused Absences - Chris Anderson
4. APPROVAL OF MINUTES - August 25, 2022 - motion to approve minutes as presented made by Rob Lewallen, 2nd by Rick King. Motion carried 8-0-0.
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - None
6. ANNOUNCEMENTS
 - County Special Teleconferencing Rule Adoption - Motion to approve for this meeting made by Lynn Hopewell, 2nd by Rob Lewallen. Motion carried 8-0-0.
 - Status on Pending Sign Violations - See below under Code Compliance Report

D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.

7. SITE PLAN REVIEW

- a. Minor Deviation - 1550 Main - McDonalds - Lobby Exp & Access Changes - RETURN Robert Preece
Robert Preece presented McDonald's changes. Scotty Ensign asked what changed. Robert said nothing since the last meeting. Robert briefed group on what has taken place to now for those not in attendance at last meeting. Bringing up to standards of other, McDonald's. Kitchen is larger than it used to be. Maintaining design of what was there previously. The look of building isn't changing, slight deviation is to open it up more and add additional windows in front. They are cleaning up corner and adding a bypass lane in the front. There will be a bit of landscaping along the front, there will be seating outside. Not much change from last time. Bypass allows you to go either left or right, will have decorative trees to soften area up. Presented the floor plan so members could see difference from previous building. Carol Fowler asked about truncated dome. Robert said it's intent is to warn drivers. Presented elevation on all sides. Doing a larger access wall and extensive glass along front. Lynn Hopewell mentioned that the McDonald's on the front of the plan wasn't allowable. Scotty asked if we could include in our motion that the name wasn't to appear. Barb

Roberson asked which were current. Robert said color were existing and the black and white is what's going to be. Robert asked if there were any questions from others. Rob Lewallen asked about signage, no change on monument sign. Robert said no change in signage. Barb said it appears that the code-colored area where one set of plans showed no driveway out front. Barb thought we went to great lengths that we didn't want cars to go through that area. Scotty said it was already approved by the Ramona Community Planning Group (RCPG) so we could approve the questions. Robert the last time, the biggest topic was the additional bypass lane. Whether the lane needs to be removed or remain or make driveway a one-way entrance. They were fine with one way/two-way entry but want the bypass. Ultimately CUDA approved the plan with the 2-lane driveway to enter. Took to RCPG and put in front of them making parking side one way, curb cut would be entry only. They got more negative feedback about making it one way. The reason they're coming back to Design Review Board (DRB) they're bringing back same site plan, with feedback from RCPG. Only thing they've done is softening landscaping as per DRB request. Scotty said western red bud and crepe myrtle are approved for Main St. it'll give us some color and they're drought tolerant. Robert said they don't have a density to them so you'll be able to still see inside the restaurant. Scotty last month spoke about coming out of driveway and trying to make a left turn onto Main St. he checked it out and there's a pork chop there so cars are unable to make a left out of McDonald's. Scotty doesn't have a problem with the driveway now. Scotty asked about flag pole. Robert said the flag pole will shift back to be near planter, about 5'. Scotty a member of the planning group asked why we're dealing with traffic. The reason we're dealing with traffic is due to the design change and his concern was all the traffic. Rick King said since you can only make a right turn, what do they gain by adding the driveway. Robert said the idea is that they can pull through and wait for their order. It gives them two ways to get out. Rick said if they're keeping it two way, they run more risk by letting drivers come out through the pass through. Barb said now that she's learned more about landscaping, the internally light sign for Verizon was blocked. Barb was concerned that people wouldn't be able to see the Verizon sign. Scotty said the plants wouldn't affect people seeing Verizon. Barb said she's driven into McDonald's and has to wait for an order, and she's pulled to the right and doesn't see a problem with that. If she pulls up through the drive and chooses not to go out to Main St, why would she use the bypass to then turn right. Doesn't see purpose in making such a visual change since the pork chop doesn't allow a left turn. Carol Fowler said say you're going into Jack in the Box, instead of going out you go to 7/11 they can go across in front of Jack in the Box and go to 7/11. Barb if she chooses the bypass and she wants to go onto Main St. she can't go left, can only go right. Robert said the majority of people that will be using the bypass won't be going right. The bypass is more for people who want to recirculate around McDonald's. They're going by the feedback of all. What they're hearing is leaving it two-way. Barb said the time wait is minor, vs. the visual affect by having the barrier there. Robert said they can do a left and another left and have the food brought out. They're pushing to have it, so crew isn't running across driveways. Rick said with all the new equipment shouldn't that make it, so people don't have to wait. Jim Cooper said obviously his voice is coming in late. But we had an issue with CVS with them facing oncoming traffic a row of shrubs were put in so that headlights wouldn't be facing people driving down Main St. With the new driveway having nothing blocking the headlights. Scotty said there's no palm trees on Main St. Scotty would like to see that palm tree removed. Jim makes a good point about needing shrubs. Put shrubs in along the corridor to block headlights from McDonald's to Main St. At the driveway there's sticks on fire and it's poisonous. Scotty recommends that the sticks of fire are removed. Rob let Robert know that each board has an equal amount of weight, as we're coming from two different directions.

Motion made by Carol Fowler to approve as presented but that they need to address putting in a hedge on property frontage that's 4' high minimum and goes from curb to curb to address headlights shining into cars driving east on Main St., removal of palm tree and all succulents, 2nd by Jim Cooper. Motion carried 6-2-0. (Rick King and Barb Roberson opposed).

8. WAIVER REQUESTS - None

9. PRELIMINARY REVIEW - None

10. OTHER BUSINESS

a. Code Compliance Report and Pending Sign Violations - Barb Roberson

Barb left a voice mail message for Cameron didn't respond timely. She sent another email including Conor McGee. They have opened new cases for the five new cases that were opened in August. They've sent notices to property owners about the violations. Now in the 30-day response area. The businesses are Julian St. and Hwy 67, most of the stuff has been cleared but there remain things, new Mexican restaurant Palateria 100% Mexican, appears signs are temporary, Main Street Coffee has an unapproved storage container, Kentucky Fried Chicken the pole that held the bucket and Cricket signage at Ramona St. and Main St. and the concrete fencing at Tractor Supply. Rob Lewallen asked to confirm that the bucket is gone. Lynn said yes, it's gone. Carol Fowler asked if we approved Vintage Vibes. Rob said that we approved. Barb didn't think we had. Barb said Vintage Vibe hasn't come to us yet. Notices went out in early September for the five businesses. Conor said they look forward to having an additional planner to keep DRB updated. Carol, suggested making sure that Vintage Vibe, hasn't been approved. Rob asked if there was any news about Mike's Liquor. Barb said nothing since she and Rob spoke to them. Will need to keep pushing for them too.

Pending sign violations - had intended to include the small yellow stand selling flowers on Main St., once one is removed, she'll add that one. Palentinea, frontage is 22' wall to wall, the signage is 15.6 with just the letters, and there's a logo as well. Rob asked letter size. Scotty said some letters are 13" and others are 6/8". Carol said who's going to measure, need to be business friendly, not worth doing anything about it. Scotty said it looks good and it's a well-made sign. She needs a sign off from us for code compliance. Barb said at one time she had window and sandwich signs, and she had no information on her allowable signage. Scotty said put her on the agenda for October. Scotty said currently signage is 15.5'.

Scotty shared that he'd spoken to Jack In The Box about the succulents they have. The assistant manager took pictures, and nothing has been done. Carol suggested writing a letter to the corporate office. Carol will provide the address for the corporate office.

b. Moving RDRB to library

Scotty asked Migell Acosta to address. Migell offered that the Ramona library offers a better venue as we don't have to move tables and chairs and there's Wi-Fi and it's in their mission to support unincorporated areas. Scotty said we had a discussion months ago. Scotty the message board will remain at the Senior Center. Jim raised the question about whether there's a cost for the two sites, he has no preference. The county funds the planning group to use the room and that there's a charge. Migell said he can provide a guideline that shows we aren't charged. Jim wants to confirm whether there's a charge or not. Confirm there's no conflict. Migell will look into that.

c. Term renewal of three board seats - Scotty Ensign, Lynn Hopewell, and Rob Lewallen. Lynn to check with Jessica Turner about what's needed to renew board seats. Scotty said in the past Dianne Jacob would send a reminder to update our seats. Do we want to intersect. Rob asked if Joel Anderson is still our supervisor. Jim said yes. Rob said maybe Joel Anderson's staff aren't aware of it. Jim said the County has guidelines regarding our committee. Beyond two terms. Carol will call Greg, Joel's advisor and let him know that we're having an issue and how do we move forward with the renewal.

Motion made by Jim Cooper to confirm the selection of Scotty Ensign, Lynn Hopewell, and Rob Lewallen for the Ramona Design Review Board. Motion carried 8-0-0.

11. ADJOURNMENT - motion to adjourn made by Carol Fowler, 2nd by Lynn Hopewell. Meeting adjourned at 8:26pm.

Next meeting October 27, 2022