

RAMONA DESIGN REVIEW

Ramona Design Review

FINAL Meeting Minutes for
October 27, 2022

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

*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 7:00pm
2. PLEDGE OF ALLEGIANCE - led by Rob Lewallen
3. DETERMINATION OF QUORUM
Attendees: Chris Anderson, Migell Acosta, Jim Cooper, Scotty Ensign, Lynn Hopewell, and Rob Lewallen
Excused Absences: Barb Roberson
Unexcused Absences: Carol Fowler and Rick King
4. APPROVAL OF MINUTES - Sept 29, 2022 - motion to approve minutes as presented made by Rob Lewallen, 2nd by Migell Acosta. Motion carried 5-0-1-3 (Chris Anderson abstained and Carol Fowler, Rick King and Barb Roberson absent).
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - None
6. ANNOUNCEMENTS
 - County Special Teleconferencing Rule Adoption - Motion to Approve for This Meeting - motion to approve teleconferencing for this meeting made Lynn Hopewell, 2nd by Rob Lewallen. Motion carried 6-0-0-3 (Carol Fowler, Rick King and Barb Roberson absent).
Lynn Hopewell reminded group that this option will run out in February 2023 unless renewed by the County.
 - Status on Pending Sign Violations - moved to Other Business, 10a.

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

7. SITE PLAN REVIEW

- a. Frosted Faces, 1448 Pine St. exterior changes to previously approved plans Andrew Smisek
Andrew Smisek and Kelly Smisek spoke to this. Andrew presented the plans showing the changes that they are going to do. Plan went to County for plan check and the County made changes. They changed the outside of the building from stone to stucco to match existing structure, moved a vent and a window to a different place. Scotty asked about the block fence. Andrew said they had to have a trash area that was ADA accessible, so they had to create a separate garbage area. Rob asked where the trash was at. Andrew showed him on the plans where the trash would be. They also had to create a new parking spot. Rob asked about landscaping. Kelly said there will be no landscaping.

Motion made by Rob Lewallen to approve as submitted, 2nd by Chris Anderson. Motion carried 6-0-0-3 (Carol Fowler, Rick King and Barb Roberson absent).

- b. Hotel Project mid-block between Letton St and Julian St information only Loren Schultz
Pulled per request of applicant.

8. WAIVER REQUESTS

- a. Paleteria Mexican, 1925 Main St. code compliance issue Maria Malfavon
Scotty Ensign said store front is 21'. Maria Malfavon said the sign was added by the previous owner. So, she didn't know what the rules are. A couple of the letters are 13 $\frac{1}{4}$ " and little letters are 10 $\frac{1}{2}$ ". Scotty said it's a little over the size. Asked if their logo is included. Rob asked if there's a sign in the door. Maria said they don't have a sign in the door. It's just a paper sign. Owners said it was temporary. Rob said they still needed it to be included in the square footage. Rob said they can have one a-frame sign that has to go in every night. Scotty asked about lighting, it's individual letters. Rob said he noticed the lights were off. Maria said lights wouldn't be lit at night. Scotty said there are some options. What type of lighting. Maria didn't know. Scotty said LED. Maria said yes. Scotty suggested they get a dimmer, and it will reduce the intensity. Rob, on letters, they can go to 18" if they're 100' back from road. Scotty said they're 84.4" from street. Scotty let them know only 25% of windows can have sign.

Motion made to approve as submitted by Chris Anderson, 2nd by Jim Cooper. Motion carried 6-0-0-3 (Carol Fowler, Rick King and Barb Roberson absent)

- b. Ransom Brothers, 1441 Main St. new Signage on building and monument sign Russell Armstrong
David Mc Calvin spoke to this item. Scotty Ensign said it's a special request that Scotty asked for. David shared that basically the original art work was approved but it wasn't approved by Ace. Ace rejected what was approved by the permit. Ace sent them new art work that was initially approved and that's where we're at now. What we have now is how it should have been done originally. Scotty let him know that he has the original submittal and what was approved by us. Then they said they made a mistake and they wanted to change the design. So, they've been going back and forth on it. Scotty asked why does it say white letters on proposal, but it shows black on the plan? David said what he has it's white, with LED lights. It's black during the day and turns white at night. Rob asked if they're illuminated. David said yes, they are. Rob asked what's the store frontage. Scotty said frontage is 100', and asked David if he agreed. David said he agreed. Rob this is V5 and it's 75 square feet of signage so it's ok. Scotty worked with members on the DRB team, so they brought the size down. Scotty said we have the store front and monument sign to consider. The monument sign wasn't originally submitted. Rob is concerned about the size of the "A" as it's 133% of what's allowed. What size are the "C" and "A"? David said he can figure it out, his guess it'd be 21". Scotty said were 500-600 ft from curb. Rob said if we allow them what about others. Chris Anderson said the logo for Dunkin Donuts is the same. David said the Ace is a logo. Chris said she's ok with the size of the "A" and how it flows. Much better than what we saw last time. Rob is concerned about the signs on the carts with plants. Scotty said they get 100 square feet for signage. Rob said he has a problem as the monument sign has to be part of the signage total. Rob is trying to get the square footage, and that the 13 square feet plus has to be included in the square footage. Rob believes that signage on plant cart needs to be included on signage square footage. Chris and others disagreed. Chris said other signs say to use other door. Rob said he's looking at stuff away from window. If it's 4' from window it's counted if it's 5' it's not included. Chris and Jim Cooper believe it's not counted. Scotty asked if Rob believes we're over the 100' allowable. Rob wants to see the total signage on the plan. Jim said it would require a modification of the motion.

Motion made by Chris Anderson to approve store signage as submitted with both store front signage, at approximately 73 square feet for signage on front, and monument sign will be at approximately 14 square feet, 2nd by Jim Cooper. Motion carried 5-1-0-3 (Rob Lewallen voted no, Carol Fowler, Rick King and Barb Roberson absent).

c. Rise +Shine, 1664 Main St. new signage

Chelsea Schoeni

Chris Anderson asked what the frontage is? No answer. Chelsea showed what she's proposing, she's new at this, so not sure if it can be considered. Scotty Ensign gave her parameters; letters are to be 12" high. Scotty what are they proposing for letter height. Chelsea said they're close to 16" letters. Building frontage is 18', so that gives them 18 square feet to use for signage. Rob Lewallen said the signage is 15 square feet. Scotty said he thinks the "R" was going to be 12" and believes it is. Rob said the "S" and "H" are about 16" and that Tropical Pineapple took up whole frontage. Scotty said the sunray logo is substantially higher, is it her logo? Chelsea said yes, it's the logo. Scotty said the "S" and "H" of the word "shine" are 16". Chris Anderson asked if they're going to be illuminated and will she have LED lights for lighting. Chelsea said no lighting as she'll be closing before she needs to have a light. Rob said she could install later. Chris also suggested a rope light. Scotty said there's two window signs how big are they. Chelsea said they're approximately 24" x 36" each. Scotty so it's an additional 12 square feet. So, they have 28 square feet of signage to work with. Chris asked if we count the logo or just height of letters. Rob said logo can be as high as you want. Chris is asking about square footage and the logo is separate. Rob said you can subtract the negative space, so it's really not 16 square feet. Chris said she's maxed with the signage she's requesting without window signs. Rob said the fact that it's not big block letters. Chelsea wants to put a message on the bottom of the window that says, "thank you for supporting small business and veteran owned". Jim showed where the 12" line is. Rob said the sign is probably 15'. Jim suggested reducing size by 5%. Obviously, she wants the size, but what if she removed one of the Rise and Shine decals from the door. Rob so this one as it is which are 35% higher than what's allowed, but if you had just one decal using negative space you might be within square footage. Migell Acosta asked how Jim devised midline. Thinks he should split it between 2 dotted lines. Jim said if you split it, you can get it that way. Jim amended what he said. Rob so 13 ½" and 16 ½" for letter sign. Rob said if you use entire 16 square feet there's 3 square feet of negative space. Scotty said would anyone have a problem with the gratitude included in signage footage. All said they had no problem with it.

Motion made by Chris Anderson to approve as submitted with the "R" being approximately 13 ½" and the "S" and "H" being approximately 16" and one decal on the store front window of approximately 6 square feet and with a ""thank you for supporting small business and veteran owned" in small letters, with the logo going between the "I" and end of "E" with the height being 24" total, currently not illuminated if illumination occurs in future they come back for approval, 2nd by Jim Cooper. Motion carried 6-0-0-3 (Carol Fowler, Rick King and Barb Roberson absent).

9. PRELIMINARY REVIEW - None

10. OTHER BUSINESS

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

Lynn Hopewell asked that this be tabled until Barb Roberson returns at the next meeting. Scotty Ensign asked about the seatrain container behind Main Street Coffee. Chris Anderson said they've removed the seatrain and have put in a big shed instead. The fencing in the front there isn't allowed either. Chris told them know they needed to come to the Design Review Board. Migell brought up the lack of landscaping at KFC. Scotty said we don't have any teeth on that. We can mention it to Code Compliance, but Scotty asked Code Compliance if there's anything we can do? Code Compliance said no. If we had verbiage in the motion when it came to the DRB initially then we'd have something to stand on. Scotty is willing to put Jack-in-the-Box on the code compliance list since they have sticks of fire in there landscaping. Migell asked if we saw the shop to the right of Paletteria and the signage they have. Rob said it's the old Blondies. Scotty asked if Migell wanted it included in Code Compliance list. Migell said yes. Scotty said for Migell to send information to Barb Roberson based on the table that she created.

b. Moving RDRB meeting to library

Migell Acosta only has half of the information about this. The County library published a new policy and there is no fee for using the rooms. Migell will check to see if the room is available for our meeting dates. Scotty said it's shut down right now due to the election.

c. Reappointment of seat #1 Rob Lewallen, seat #2 Lynn Hopewell, and seat #9 Scotty Ensign

Jim Cooper said we fall under rule A74 and that he'd sent each of us copy of the rule. The rule states: Membership on a County committee shall be limited to two consecutive terms. For the purpose of this limitation, a term shall include any appointments to fill a vacancy for one-half or more of a term. Members of a committee whose terms have expired shall continue to serve until such time as they are either replaced or reappointed. When he first came across it 8-9 years ago, he brought it up here, Rob said they would get waivers and they said they knew and every time a request had the language that everyone was serving more than 2+ years. Rob asked if we need to contact Joel Anderson. Jim said he's not sure if Joel's staff knows about this.

11. ADJOURNMENT - motion to adjourn made by Migell Acosta, 2nd by Chris Anderson. Motion carried 6-0-0-3 (Carol Fowler, Rick King and Barb Roberson absent). Meeting adjourned at 8:25pm.

Next meeting November 17, 2022

**Opportunity for members of the public to speak to the Ramona Design Review Board on any subject within the group's jurisdiction and that does not appear as an item on this agenda. The group cannot discuss these items except to place them on the next agenda.*