

# RAMONA DESIGN REVIEW

## Ramona Design Review

FINAL Meeting Minutes for  
January 26, 2023

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 Chris Anderson at 7:02 pm
2. PLEDGE OF ALLEGIANCE - led by Carol Fowler
3. DETERMINATION OF QUORUM  
Attendees: Chris Anderson, Jim Cooper, Jason Dyer, Carol Fowler, Lynn Hopewell, Rob Lewallen, Rick King, and Barb Roberson  
Excused Absence: Migell Acosta
4. APPROVAL OF THE AGENDA - Motion made by Lynn Hopewell to move Item 7c after 10b, 2<sup>nd</sup> by Rob Lewallen. Motion carried 7-0-0-0.
5. APPROVAL OF MINUTES for RAMONA DESIGN REVIEW - November 17, 2022 - motion to approve as presented made by Rob Lewallen, 2<sup>nd</sup> by Jim Cooper. Motion carried 6-0-0-2 (Chris Anderson and Rick King abstained).
6. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - NONE  
*\*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.*
7. ANNOUNCEMENTS
  - A. County Special Teleconferencing Rule Adoption - Motion to Approve for This Meeting - motion made by Jim Cooper, 2<sup>nd</sup> by Rob Lewallen. Lynn Hopewell let group know that at the Ramona Planning Group meeting on 1/12/23 Robin Joy Maxson shared that Zoom or Teleconferencing meetings would end as of 2/28/23. Rob shared that Jessica Turner said that it can still take place if it's been occurring. If a member is sick, they could attend by either Zoom or teleconference. Motion carried 7-0-0-0.

- B. County, engage [sandiegocounty.gov/civic-engagement-through-boards-and-commissions](http://sandiegocounty.gov/civic-engagement-through-boards-and-commissions) input requested. Scotty Ensign shared that it was an email that came out for input on the item, engagement in the community, what they can do better at the county level.
- C. New member Jonas Dyer will be occupying seat 9 as the representative to Ramona Community Planning Group (RCPG) moved to 10c per vote on Item 4.
- D. Rob asked if anyone needed a copy of the Form-Based Code (FBC). Carol Fowler said she'd like to see it reviewed. Jim Cooper asked would she like to see a subcommittee to do this. Carol said it'd be interesting to see what's changed or needs to be updated. Carol spoke about the Vehicle Miles Travelled (VMT) and impact of 25% residential when building new structures. Will be made an agenda item for next month. Under other business. Rob said use village design group as well.

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

## 7. SITE PLAN REVIEW

None

## 8. WAIVER REQUESTS

- A. Painting of Large "R" on water district Tank ID5 on top of Woods Hill Ln. side facing the Town of Ramona  
RMWD Erica Wolski  
Not in attendance.  
Motion made to move 8a after 8b by Rob Lewallen, 2<sup>nd</sup> by Jim Cooper. Motion carried 7-0-0-0.  
Component not at meeting at time of 8b. Motion to move after 10b by Rob Lewallen, 2<sup>nd</sup> by Carol Fowler. 7-0-0-0. Scotty Ensign shared that Erica Wolski is looking for a painter, not in a hurry but wanted it on the agenda. There is no rush on it.
- B. New Signage 801 Main St. Charlotte Jenson  
Don and Charlotte Jenson in attendance.  
Charlotte Jenson said they've moved into 801 Main St. and are working to improve it as a new addition to Old Town. Want a sign approved saying Antique Corner. Not making a change to the sign, just want to update it. They have permission of Michelle Fisher to do this. Chris Anderson asked if she had a copy of what they want to do? Don Jenson said they want to do a new sign. Chris let him know it's still a new sign. Chris asked about frontage square feet. Don said it's 60 feet. Chris they're feet 40' of frontage. Don sign is 36' x 3'. Chris asked if Charlotte was the only one presenting. Charlotte said no one else is coming. Chris let Charlotte and Don know that the others that are part of this request would need to attend. Don wants to know where it states that. Chris explained that it's their specific space not the entire space, which is their frontage and that they all shared they want to do this. Don so it has to come back next month. Chris, yes, it would be done next month. Don, just want to make a new sign. Chris, they need to come back with collective group with information. Scotty provided them with frontage and others would need to attend. Charlotte said the other person signed the document showing they agreed with the concept. Chris let Charlotte and Don know that we can't accept a signature the person needs to attend. If the letters are the correct size and follows the guidelines. Don said the one they prepared for tonight shows all that. It's just the old sign. Charlotte doesn't want to change the material. Chris said the sign may have been up, but not approved. Need to know what the product is. Jim Cooper said there's a flag sign and asked what they're going to do with that sign. Chris any and all signage for any business is counted as signage, i.e., if they have something that has their name and someone else has a sign it has to be included in total signage. Jim said he'd have a problem with a single sign, due to if the other tenant left than the square footage would then be too much. Rick King asked could a notation be made that if the tenant

moved, then the sign would come down and be replaced. Rob said he wants them to be ready for the meeting next month. They're in the V5 area, they get 1 square foot of signage for every 1 linear foot. They have 30 linear feet, so they can have 30 feet of signage. Also, they can cover only 25% of the window with signs, but they'd also be counted as signage. And the letters could only be 12" in height. Chris said away to get around that would be to paint the letters on the building. Rob shared there's a bonus for signage in Old Town.

Motion made to table till February meeting by Lynn Hopewell. 2<sup>nd</sup> by Rob Lewallen. Motion carried 7-0-0-0.

#### 9. PRELIMINARY REVIEW

None

#### 10. OTHER BUSINESS

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

Barb shared that she's not handing out an updated spreadsheet as the last report was just before the 11/17/22 meeting. It was sent to us by Brent and there were a lot of errors in the sheet, she believes the information he had was inadequate. Barb didn't take any action with Code Compliance (CC). However, on 1/18/23 she sent an email to Connor McGee asking for an update and that she was prepared to send him updates. Wanted to make sure he was our contact. She received no contact. On Monday 1/23/23 Barb called and got no response, she called again on 1/24/23 and didn't receive a call back. She contacted Maggie Sleeper with Joel Anderson's office 1 ½ hours later and explained why she wanted an in-person meeting. Barb, Chris Anderson, and Rob Lewallen will be meeting with Maggie on Friday, February 3, 2023, and will have a summary for us of that meeting. Barb received a message from Maggie stating, "To move things along more expeditiously, my suggestion is that the DRB send Supervisor Anderson some questions they would like answered which we can refer to the CAO for a formal response. We have found this to be the most successful way to escalate issues within the County to get a resolution". Today Barb received a message from Conor McGee at 11:54am., she opened the updated spreadsheet, and it was just the spreadsheet that Brent used which was inadequate. She noticed something this time that was different, anytime something was resolved she hid it. When she looked at it today, someone had actually deleted them from the spreadsheet. The reason she doesn't have a spreadsheet is she has to go back and reinsert items that were deleted. She left a message for Conor after reviewing the spreadsheet and asked how he'd like her to communicate with him about fixing the items that were deleted or incorrect. Maggie sent her an email asking that Barb ask the group questions to see what we'd like discussed. Barb's reading in there that our issue with Code Compliance is the same issues other groups are having. Barb asked if we had any specific questions for Joel Anderson's Chief of Staff to send her an email or contact her. Chris Anderson clarified we can't go outside this meeting since it's called a daisy chain meeting and would go against the Brown Act. Jim Cooper said one of the addresses we gave them on Hwy 67 was about the home of the radio people and they went to home and saw no violations and we were trying to get them to look at parking lot, have we ever changed the address on that concern. Barb said no since parcel goes with address. Jim said when we do the Code Compliance concerns we need to be specific in language since we didn't say it's parking lot in back of address. The concern we've had is understanding where they were as far as their actions taken on issues we raised. Barb said originally, we got case numbers, etc. but that deteriorated. This will be one of the ones she lets Conor know that's not closed, it's actually being used as storage. Barb shared that Rick King will be taking pictures of that location as there are neon signs and the large sign is in the easement. Jim said that Code Compliance is not giving us a detail report of actions taken on our items. If they have questions, they need to let us know. Jim said we should request prompt

notification when there's a change in representation. Every time there's a change, we lose 60-90 days. Jim shared that in the past when there's a new representative, they came up here and talked to us about what they can or can't do for us. There's been some discussions about how valid the Form-Based Code (FBC) is, that's a subcurrent he's concerned about. If they say they're not going to uphold what's in the FBC. Barb said he's right that the call she and Rob had with them they kept calling it "guidelines" vs. rules. Jim said we may not want to push that question. Rob said it's also the issue with other Design Review Boards and their guidelines. Carol Fowler said it better be followed due to the work done on the FBC and the update. Jim doesn't believe Code Compliance and Joel Anderson understand it, the FBC. Carol we're not the only ones with a FBC, Alpine is having the same issue. Rob our FBC is Ramona specific. Rob said we used to have a category for current sign violations, it's probably with Code Compliance. This evening he noticed the bright lights at different businesses that shine directly into the eyes of people driving along Main St., it's 8 to 10 businesses. He would like to spend some time and drive thru at night and note which businesses have the lights. Barb brought up the Post Office parking lot sign and said it appears brighter. Rob brought up Kahoots. Jim said on the status sheet for one business it shows warnings but would like to see when fines are done. At what point does the County begin to apply concrete pressure. Barb gave update regarding the citation status for Mark Lockyer's strip mall, Mike's Liquor, etc. Code Compliance issued citation months ago regarding the signage. Mark objected and an appeal hearing occurred. Mark lost the appeal, and effective December, 2022 Mark was notified, but all indications are the financial citations have not continued. In effect all parties know he's not in compliance, but Mark is apparently not being fined.

b. Moving RDRB meeting to library

Jim Cooper said here we have to be out at 9pm, but at the library we can stay longer. Asked what's cost to use the Senior Center.

Motion to table till February 23, 2023, meeting made by Rob Lewallen, 2<sup>nd</sup> by Carol Fowler. Motion carried 7-0-0-0.

c. New member Jonas Dyer will be occupying Seat 9 as the representative to Ramona Community Planning Group (RCPG) moved here from Item 4 per vote.

Chris Anderson said Jonas will be Seat 9 and report our meeting information to the RCPG. Motion made to accept Jonas Dyer to the Design Review Board by Jim Cooper, 2<sup>nd</sup> by Carol Fowler. Motion carried 7-0-0-1 (Barb Roberson abstained).

Rick King said that as of tonight he'll be resigning his Seat 5. Interviewing of candidates will be put on the February 23, 2023, agenda. Lynn Hopewell will notify Jessica Turner and Sentinel will be notified.

d. Item 8A was tabled to here to give proponent time to attend. No one appeared. Motion made to table until the February 23, 2023, meeting by Rob Lewallen, 2<sup>nd</sup> by Carol Fowler. Motion carried 7-0-0-0.

e. Put Chair election on February 23, 2023, agenda.

11. ADJOURNMENT - motion to adjourn made by Carol Fowler, 2<sup>nd</sup> by Rob Lewallen Motion carried 7-0-0-0. Meeting adjourned at 8:20pm.

Next meeting February 23, 2023