

# RAMONA DESIGN REVIEW

## Ramona Design Review

Thursday- March 30, 2023 - 7:00 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona

~~VIRTUAL Meeting on ZOOM~~ available - IN-PERSON MEETING

### FINAL Meeting Minutes

*COVID PREVENTION - A mask is recommended for this 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

1. CALL TO ORDER - Meeting called to order by Migell Acosta at 7:03pm
2. PLEDGE OF ALLEGIANCE - led by Migell Acosta
3. DETERMINATION OF QUORUM - Migell Acosta, Jim Cooper, Jonas Dyer, Carol Fowler, Lynn Hopewell, and Rob Lewallen  
Excused Absences - Chris Anderson and Barb Roberson  
CUDA - Carol Fowler, Rob Lewallen, Dawn Perfect, Steve Powell, and Andrew Simmons
4. APPROVAL OF MINUTES for RAMONA DESIGN REVIEW - February 26, 2023 - Motion to approve minutes as submitted made by Carol Fowler, 2<sup>nd</sup> by Rob Lewallen. Jim Cooper stated he did not receive the minutes. Motion carried 5-0-0-1 (Jim Cooper abstained)
5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - None
6. ANNOUNCEMENTS
  - a. County Special Teleconferencing Rule Adoption - Motion to Approve for This Meeting - Motion made by Lynn Hopewell, 2<sup>nd</sup> by Rob Lewallen. Motion carried 6-0-0-0.
  - b. Housing Blueprint Survey - Scotty Ensign said it's a document that he sent to Lynn Hopewell that the County wants feedback on.  
Motion to table made by Carol Fowler, 2<sup>nd</sup> by Jim Cooper. Motion carried 6-0-0-0.
- D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.
7. SITE PLAN REVIEW

**NOTE:** The CUDA/Ramona Town Center Subcommittee of the Ramona Community Planning Group will be joining the DRB for a joint meeting on the next agenda item. Subcommittee Chair - Andrew Simmons - CUDA/Ramona Town Center will take action after the DRB Action on each item.

- a. Paseo Norte Apartments, 13<sup>th</sup> and Walnut Streets John Sugden  
John Sugden and Peter Armstrong presented. They are here to present the senior housing project that will be on 13<sup>th</sup> St. behind Ramona Library. John said originally the County had a Request for Proposal (RFP) for the rec site. The site was selected for affordable housing. There will be open space, a public park, and PACE center. Another goal required by the County is to start the first dedicated section of the Santa Maria Creek Greenway. There will be 85 one bedroom, and 15 two-bedroom apartments. There will be a recreation center, property manager on site, a community room, kitchen, and laundry. Four acres will be an active and passive area, with a park. Another component is a central paseo that will connect the park and rest of center. John showed different elevations of the building. Carol Fowler asked if it's two stories.

John said yes. Lynn Hopewell asked since it's two stories will there be an elevator. John said yes. Carol asked who the developer is. John said it's Wakeland. Carol asked how they got density. John said it's classified under senior group housing since it has a kitchen. Rob Lewallen asked if it is V4? John said southern portion of site is all V4, park space is V1 and V2. Steve Powell, Ramona Town Center member, asked since there wasn't density how did they get 100 units. John under senior group housing it's allowed. Steve said it doesn't have a density. What happens if you want 1,000 units. John the density came from the County's RFP. Steve asked how many parking spaces there would be. John said there's a total of 117 parking spaces. Sill Thomas presented as well. Migell Acosta asked about parking, right now. John said it's still going through and should wrap up in August. There're a couple trouble areas that they're working through. What's possible, they can maintain as drawn or need to redraw. Steve said is that due to an environmental issue, vernal pools. John said yes. Carol said this whole block before was supposed to have a library, and senior center, but on the back half we were thinking of doing a skate park to make it inter-generation. John said there's another parcel between them and library, and that the County is looking at putting a skate park there. Rob asked did he say it comes out V4 residential so requires permit. How many acres. John said 7.86 acres, building on roughly 3 acres. Steve asked about what appears to be tennis courts. John said they're pickleball courts. Steve asked will that be for the public use as well. John said it'll be open to public. Steve asked what other amenities will be available. John said a walking trail, going through flood control as to what they can do. Dawn Perfect notices parking near and will it be parking for public. John said yes. Dawn asked if the entrance comes from 13<sup>th</sup> St. and 12<sup>th</sup> St. John said access is only from 13<sup>th</sup> St. with fire access off 12<sup>th</sup> St. Both Dawn and Carol said so no access off 12<sup>th</sup> St. John for now no access. Dawn asked how the structures fit in with others that are planned. John said they don't have that now but can create what it'll all look like. Dawn shared that it was supposed to be all one campus. The vision was from Main St. that we'd be able to see through the campus to the greenbelt. Which won't happen now. John said he can't speak to what happens between library and center. Dawn asked what happens if they can't make parking. John if they can't put in parking the parking area will go away. They'll have to reduce size of clinic which will reduce what's available. Carol asked will they have to mitigate for the parking area and if so where to. John said they'd buy credits or buy open space. Dawn asked so there is a senior center. John said originally there was a senior center and clinic. The senior center will be in the complex and open to the public. Dawn asked how big the center would be. John said a couple 1,000 feet. Dawn asked so it won't have public meal service. John wasn't sure they could accommodate kitchen space. Rob said it appears there are several aspects in the works, is this preliminary. John said yes preliminary. Rob said it was placed under site plan vs. preliminary where it should have gone. Rob has some unanswered questions, so can't give an approval for work at this time. Jonas Dyer asked about landscaping as it shows palm trees which aren't allowed, it appears to be inside as well. Carol said she doesn't mind inside palms like at the Chamber of Commerce building. John said the perimeter would have palm trees. Scotty Ensign shared that they'd be 40' tall. Dawn asked if on 13<sup>th</sup> St. will there be sidewalk, curb, gutter and bike lanes. John said sidewalk, curb, and gutter but no bike lanes. The right of way will be changing, and they're waiting for that. Dawn said there are other subcommittees that they'll need to present their plan to. Carol said she looks forward to the end result. Dawn asked does the housing go to the end of 12<sup>th</sup> St. John yes to the end of cul-de-sac, with a fire lane. Migell Acosta asked if the community center will be open to public. If I'm a senior visiting Ramona but don't live here, it won't have signage that would let people know about. How will it be advertised. John said he thinks there's things they can do to architecture to have people want to use. Steve asked where the entrance would be. John showed the entrance area. Steve asked what the shape of the PACE building is. Rob asked so he doesn't have any elevations with them. John no. Jim Cooper said that means the senior Meals on Wheels would stay in the current location. Dawn said that appears to be the case. Jim as he recalled the current senior center was to be lifted into the new facility and the current facility would be closed. Dawn with the facility being planned now, doesn't meet needs of the current senior center as they are today. Would Meals on Wheels then provide meals to residents. Jim as he recalls the life of this whole unit is about done. Dawn believes that and thinks the property would be used for more community use. John said they are in contact with them, senior center staff. Dawn asked will this bring competition to the

current senior center. John doesn't think they'll compete. Dawn asked does each unit have kitchens. John yes. Carol if she remembers on the corner that was supposed to be the senior center. That parcel was to be the senior center not the back section, the parcel on 12<sup>th</sup> and Main. Dawn, so the PACE center what is it and how does it serve the community. John the center is open to the general community, mostly Medicare and MediCal. Dawn asked if they'll have a Dr. on site. John will have Dr. but they may not be there every day. The space will have exam rooms, x-ray, meeting rooms and a lab. Dawn how is it different from the building across the street. John said the urgent care across street is open 24/7. Dawn said it's not open 24/7. John similar, asked Peter to speak. Peter Armstrong, the program is a different way for people to access health care vs. going to a primary care physician. It's a compliment to Medicare and medical, it's for frail elderly, but for the medical care through PACE they'd have to live in an institutional setting. It would offer complimentary services, which a number of their residents may need. Their provider right now would be St. Paul's. So instead of going to a primary for a referral, you'd go to the PACE clinic and that's where you'd receive treatments. Would provide medicine, physical therapy, and a lunch program. Carol asked if it's considered assisted living. Peter no it's independent. Carol so no nurses on staff. Peter would have nurses and the program would be available to residents as well. It's a special federal designation for people who qualify for the program. Carol asked is it low-income housing. John said yes. Steve asked about the low-income part is it 60%. Peter so the intermediate income is \$90,000, these are mostly going to be single households, a single person who needs medical assistance, would expect the income threshold to be \$60,000 per year. Could provide exact percentage if we'd like. Working with county so that some units may have Section 8 vouchers. Carol asked if it would qualify for the assisted living waiver program. Rob asked when they might have some of the unanswered questions done. John when the CEQA is done, July/August and will come before us at that time.

Motion to table made until further information is provided by Carol Fowler, 2<sup>nd</sup> by Jim Cooper. Motion carried 6-0-0-0.

CUDA/Ramona Town Center - motion made by Dawn Perfect that they come back when his plans are more fully developed, and to make sure that they are seen by Trails and Transportation and parks as well, 2<sup>nd</sup> by Andrew Simmons. Motion carried 5-0-0-0-2.

b. Raymond Ave. Apartments

Jonas Dyer

Jonas recused himself as he's the presenter. Jonas shared the information, proposing 6 detached single-family apartments, to live like single family homes. The square footage is just under 600 and comes with a single car garage at 345 square feet. Steve Powell said it's technically an apartment project but lives like a single family, it has a front and back yard, it's a bedroom and den with a one car garage. Intended for a couple, whether senior or young couple. There will also be on-site parking. Rob are they all 600 square feet. Steve, yes. Jonas shared the landscape plan, knows there's cactus but it will be removed. The front will have Chinese Pistache, fruitless olives and Desert Palo Verde trees. Rob Lewallen asked what the parcel size was. Jonas said it was just under a half-acre, 0.41 to be exact. Steve said that total footprint square footage, including the garage is just under 1,000 square feet with covered patios in front and back. Jonas showed that the project will have rocks, showed example, pavers will be Belgard permeable, between planters will be decomposed granite, the fence will be around interior units, simulated wood vinyl. Can work with greens and grays. Jim Cooper asked about the price range. Jonas said they didn't have that information as yet. Jim asked they're rentals. Steve said they will be rentals. Showed the elevations, put brick façade on the front. Rob are they 4x8 sheets of plywood. Jonas said they're going to be stucco. Rob said, so they're stripe strike joints. Steve said it's real brick, like from Norman area. The strips will run flush with the brick and run deep, it's all real materials. There's six different units, they will alternate colors. The doors will be a different color for each. All window trim will be black. Steve it'll be a low pitch roof. They will all have solar, standing seam metal roof. Jim asked where the water drainage is. Steve the project is designed as a non-priority project. It'll be pervious brick.

Motion to approve as submitted with landscape changes made by Rob Lewallen, 2<sup>nd</sup> by Carol Fowler. Motion carried 5-0-0-0.

## 8. WAIVER REQUESTS

- a. Antique Corner/Iron Pony, New Signage, 801 Main St. Charlotte Jensen (Antique Corner and Cheryl Van Dyne (Iron Pony)

Charlotte Jensen said they have a big sign which will now be two signs as there are two businesses there. The old CarQuest sign will be divided in two with each business having 30 linear feet. They have the dimensions. They will be side-by-side divided evenly, and said the measurements are in the package. Rob said it looks like they're allowed 30 square feet and looks like they're proposing 22 square feet. Will they have other signs. Charlotte just temporary ones. Rob said be aware that any window signs are part of that 30 square feet, and they'd need to bring in for approval. Motion to approve as presented by Carol Fowler, 2<sup>nd</sup> Jim Cooper. Motion carried 6-0-0-0.

Iron Pony presented by Cheryl Van Dyne - Basically same concept as Antique Corner. On page three of the document they talk about two proposals, they want two signs, each are 7.91 square feet, it's perpendicular to the building. They're looking for approval on the two signs. The perpendicular sign is two sided, the total square footage is 15.82 square feet. That would give them additional signage which they'll take into account. Have temporary signage and it'll come down when permanent signs are done. Cheryl asked about the "antique" feather flags. Rob said those can only be put out once a year for 45 days. Rob said they have to be approved first. Rob shared that they can put up one sandwich board, but has to be brought in at night. Motion to approve made by Carol Fowler, 2<sup>nd</sup> by Jim Cooper. Motion carried 6-0-0-0.

- b. Estates Dental, 1175 Main St. Sharon Brilliant and Nick Interlandi

Nick Interlandi presented. The first page is a wall sign, they have a frontage of 54.5 feet and the proposed signage is 25 square feet with 12" letters, conventional letters on composite attached to wall. They have an existing monument sign and will be adding composite panels. It'll have a stucco finish and cover cap as well. Door graphics are less than 25% of glass, the method of installation and parcel map information shared. Also, plot plan. Carol Fowler asked if there will be any lighting. Nick said no these are not illuminated. Rob said if it was a single tenant then they would get the footage. If there's a second tenant, then they'd get the balance of signage. Carol said that it would be at the discretion of the owner, they could put something on top as well. Rob said they have the monument sign and the sign on the front of building. Rob asked about sign. Nick said it's 4' x 6'. Rob the next tenant could go on the monument sign as well. Carol said if the next tenant wants a sign on face and monument, depending on what they want. Rob the other tenant would only get 8.5 square feet. Sharon Brilliant said it's an owner tenant situation, at this time not planning on having another tenant. Jonas asked about square footage of the second unit. Nick said it's 910 square feet. Sharon said they may have a little bit of lighting. Rob said if they don't have it ready now will have to bring it back to us. Believes it spoke to that, can't have internally lighted, probably will have gooseneck lighting. Carol said can show signage and come back for lighting. Rob for landscaping, have a plan drawn up for landscaping on front. Nick said their landscape architect used the Panda Express landscaping to work from. It's all native plants, pictures available. Rob asked Scotty Ensign with landscape experience to review. Scotty said specimens are approved by the Form-Based Code and are all really good plants. Motion to approve both signage and landscaping as presented but come back when they decide on lighting made by Jonas Dyer, 2<sup>nd</sup> by Carol Fowler. Motion carried 6-0-0-0.

- c. Food and Clothes Closet Signage, 773 Main St. Cammie Morgan and Bob Krysak

Bob Krysak presented signage. They are rebranding and celebrating their 40<sup>th</sup> anniversary, new signage will be same size as current signage. There will be a temporary banner for the 40<sup>th</sup> anniversary. Jonas Dyer asked if it's a new paint job. Bob said what he sees is a mural. Jim Cooper wanted to know the background to changing the sign. Cammie Morgan said people call it RFCC more than Ramona Food and Clothes Closet so they're going to that. Motion to approve as presented made by Jim Cooper, 2<sup>nd</sup> by Jonas Dyer. Motion carried 6-0-0-0.

d. Banh Mi Pho and Grill Signage, Albertson's Center

Cindy Vu

Proponent not in attendance.

Motion to move "f" in front of "e" by Jim Cooper, 2<sup>nd</sup> Jonas Dyer. Motion carried 6-0-0-0.

e. KD Donuts, 1433 Main St. (Code Compliance)

Jim Cooper recused himself from board as he's the speaker. Was a member of the board last month and saw item 24 under violations of code compliance and it bothered him on the surface, since he's been buying donuts there since mid-90's. Didn't understand why it was on the form, when he looked at other items about 98% of them have been brought to the board first. Everyone's input had been evaluated, and a motion was made to include on list. In this case it didn't happen, a single member said there's a violation. Barb Roberson rather than bringing to the board sent information to Code Compliance. It was called into the county as unapproved, disapproved, building signage, that's his first bit of concern because as a member of the board he didn't have the opportunity to address. Called into county on 2/15/23 date, with a deadline of 2/21, and 3/21 which is before the next Design Review Board meeting. Two things bothered him, it was fast tracked to county and county fast tracked it. Jim spoke to Barb regarding this, and asked how it came to her attention. Barb told Jim a board member called and let her know of the violations, she then called it into county. Per Jim historically we'd bring it to the board and then have it voted on. Jim requested the member's name. Barb said she'd call that person and see if she could refer. Jim spoke to the property owner and said he's tracking it for process asked if he had all violation information, they sent him a copy. The violation spoke to window and sign violations. Asked for contact for lottery sign in window and received that. He called lottery San Diego representative and said we're looking at signage in KD Donuts, asked if they know that if it exceeds 25% of window it's a violation. Individual said they don't have to worry about that. Jim, then took pictures of KD Donuts and shared with group. He went down and took pictures and spoke to Christina, KD Donuts owner. Told property owner to call county and get an extension on the deadline. He parked his truck outside KD Donuts, where are we are, we're over a 100' off Main St., this board has been very liberal with signage issues on and off Main St., second thing talking to Tony Newman who opened KD Donuts in 1984, the name hasn't changed owner has. Now we're dealing with grandfather issues. Issues with 100' set back and grandfather issue. What's authorization for signage, it's in the corner so according to the Form-Based Code (FBC) they can have 62' of signage. He measured the top sign, KD and Donut and other signs including lottery sign. The lottery sign doesn't exceed 25% of the window surface. In the mean time Christina removed signage on left window and they were gone easily. He went and measured all the signs and added them up, and they didn't reach 64', so no sign limit is being exceeded. The top sign is grandfathered in, it's a wooden sign that's been routed out, and FBC allows 18'. What caused this to happen, doesn't believe we were being fair as a board or to the people we represent. Would like to get this item off the document, he's brought to us all the facts, totality of the signs. Wants it off the document and shoulders of business owner. Jim counted the number of electric lottery signs in Ramona and there are nine, three of them exceed 25% of the window that they're in. His plan is to bring that to the next board meeting. Rob said it's not just lotto signs, there's several signs that exceed. Jim understands that but what he's talking about is KD Donuts. Wants it removed from agenda. Rob asked was all the signage counted and does it meet the 25% of signage on windows. Jim said yes. Rob asked what frontage is along front. Jim 23', side is 60'. Weakness about FBC it says frontage, with this building they have a side section, and it's not how we applied that option. Rob said as a center have always taken the store front. Jim said it just says the corner. Rob said that's what we've done with stand-alone. It's always been the frontage. Rob asked about signage square footage. Jim didn't have that. Jonas Dyer said he thinks there's a way to approach this list, feels going after them seems. Migell Acosta said he thinks Barb needs to be here for that discussion. Rob said it has been that we have prioritized. Carol Fowler said her issue is that if you see a sign violation bring it up in the meeting, the best thing to do is to visit them and hand them the few pages from the FBC and at least make the attempt for them to make the changes. Rob said we'd voted not to do due to a confrontation. Could send via mail, or email. Jim in this case if a member said there was an issue with signage being over 25%, he could have said something. Rob would like us to start saying that again, and if someone knows the owner go talk to the owner. But we had decided to not do that. He'd like to continue

speaking to the owner. Scotty Ensign said Page 5, Paragraph 6 of Jim's document states that these above actual business-related signs thus reach a total of about 32.365sf of signage with a frontage of 21' but the side frontage of 62.5'. If you take side measurement the signage is under. Rob, we've never done that before.

Motion to remove item from Code Compliance list made by Jonas Dyer, 2<sup>nd</sup> by Carol Fowler.

Motion carried 5-0-1-0. (Jim abstained)

- f. Noise variance on Old Julian, SDG&E Trenching to Install Electrical Conduit

Missy Miller

Proponent not in attendance.

## 9. PRELIMINARY REVIEW

## 10. OTHER BUSINESS

- a. Form-Based Code Review

Jonas Dyer asked are we working in tandem with the planning group on this. Rob understands what he said. Was originally setup to do an annual review but the first one took four years, it was adjusted and adopted by the Board of Supervisors in 2019. Original was done in 2014.

Motion to table made by Lynn Hopewell, 2<sup>nd</sup> by Rob Lewallen, Motion carried 6-0-0-0.

- b. Discussion regarding Vehicle Miles Travelled (VMT)

Jim Cooper shared that he attended the presentation by the County in Fallbrook. one item was the tax, Fallbrook shares common interest, and they had specific questions. The VMT is not on the 2025 SANDAG bill and it will be put on in 2029. Jim said Fallbrook was very concerned about mileage tax and were told specifically that it wouldn't be on the 2025 plan.

- c. A-74 Ethics Training

Jim Cooper shared that when he was a dual member of the Ramona Community Planning Group and DRB as a member had to go to training annually and turn in Form 700, attend policy training and take a state mandated ethics training. He specifically asked the legal individuals if DRB needed to go through training and shared that with Rob. DRB is separate. For DRB, at this time DRB members aren't required to take the A-74 training or furnish Form 700. As of 2018 we weren't having to do that. Scotty Ensign said he received information on that and asked Lynn Hopewell if she'd shared that. She hadn't so Scotty would send out later to members.

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

Motion to table made by Lynn Hopewell as Barb Roberson is absent, 2<sup>nd</sup> by Rob Lewallen. Rob did share information that Barb sent to him regarding meeting with Code Compliance. Rob, sent out to members so they can read document.

Add to next agenda how is priority indicated to Code Compliance, anyone who gets added through the board, discuss issue of board members communicating directly with businesses out of compliance. Migell Acosta had two points regarding this they are 1) prioritizing the list - issues about how to decide and 2) whether or not, and under what circumstances do we as members reach out to businesses to make them aware of non-compliance.

Jonas brought up the Design Review Board document checklist, took the longest of any of the forms he dealt with. Is there anything we can do to have this form updated. Rob said it's county budget. Carol said or make it part of FBC. If it needs to be updated, we can do that.

- e. Moving RDRB meeting to library

Motion to table till next meeting made by Lynn Hopewell, 2<sup>nd</sup> by Jonas Dyer. Motion carried 6-0-0-

12. ADJOURNMENT - Motion to adjourn meeting made by Lynn Hopewell, 2<sup>nd</sup> by Jim Cooper.

Motion carried 6-0-0-0. Meeting adjourned at 9:04pm.

Next meeting April 27, 2023

*\*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.*