

RAMONA DESIGN REVIEW

Ramona Design Review

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

Thursday- May 25, 2023
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.

Computer: <https://us02web.zoom.us/j/86599878573?pwd=cDh2T1UwNzJtMkNGRTI5L3dUUlk0UT09>

Dial by Phone: +1 669 900 6833 - (San Jose) +1 253 215 8782 US - (Tacoma)

Meeting ID: 865 9987 8573 Pass Code 777240

1. CALL TO ORDER - meeting called to order by Scotty Ensign at 7:04pm
 2. PLEDGE OF ALLEGIANCE - led by Rob Lewallen
 3. DETERMINATION OF QUORUM
Attendees: Chris Anderson, Jim Cooper, Jonas Dyer, Scotty Ensign, Carol Fowler, Lynn Hopewell, and Rob Lewallen
Excused Absence: Migell Acosta
 4. APPROVAL OF MINUTES for RAMONA DESIGN REVIEW - March 30, 2023 - motion to table approval made by Lynn Hopewell as there are still questions regarding the minutes, 2nd by Jonas Dyer. Motion carried 7-0-0-0.
 5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS
Chris Anderson brought up the idea of having oter.ai to assist with minutes. It's an app that allows the meeting to be recorded. Asked that it be put on the agenda for June. When we get to the information it has the information available. Carol Fowler asks does it work for her and does the county accept. Chris said the only thing is they have to disclose at the beginning of meeting that they're being recorded. The cost is \$99/yr for 1200 minutes. Jim Cooper said he's not opposed to that. Chris said point of order can't discuss as it isn't agendized.
 6. ANNOUNCEMENTS
 - a. County Special Teleconferencing Rule Adoption - Motion to Approve for This Meeting
Motion made to approve for this meeting by Lynn Hopewell, 2nd by Rob Lewallen. Motion carried 7-0-0-0.
 - b. Rob shared about a symposium that Sustainable Ramona is having, see handout. (scan and send to members)
- D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.
7. SITE PLAN REVIEW
 - a. John Hedley, 938 D St. ADU John Hedley
John Hedley presented his plan for the ADU. The house was built in 1925 and there was a flood six years ago and the house doesn't have a foundation. John purchased the property in Dec 2021 and upon doing that they gutted the house and found out that it didn't have a foundation so did a complete redo and are adding an ADU. Will have two houses 1-3 bedroom the ADU will be 1,050 square feet and will be 3-bedrooms. Rob Lewallen asked what was there now. John there was an addition not on tax role, believe it's 840 square feet. He shared images of the house. The front is remaining the same with porch and window, behind that they'll add space on the back side of the house. The ADU won't be visible from the road, it'll be same height as the front house. They're keeping the tree and driveway with access to ADU from the alley. Scotty Ensign asked how are they managing the flood issue. John there's an easement with the neighbor of 10' for drainage, it

goes down the alley to 10th Street. Chris Anderson asked what portion will be commercial, John none. Chris asked doesn't it need to be 25% business. Rob believes that they don't need to have a business as it's an existing building. Chris said that was the problem with the 7th St. house as the county said they need to have 25% business. Rob let John know that based on county rules they need to have 25% business. John said they'll not be tearing it down but doing a remodel. Chris said she'd gone to county before and since it's residential don't need 25% business. Carol Fowler asked about Steve Powell's property on D St. and if there was business there. Jonas Dyer said that it'll have 25% business. Chris said that he may have problem with ADU. Scott Chrisman with county shared that the state does laws regarding housing and the state has a new law that supports housing. Carol said we have custom tailored guidelines. John said he'd talked to the County, and they didn't require 25% business. Chris believes that it should be vetted as to the ADU. Carol said that's why we should look at the FBC. Rob said also there may be a maximum as to how much you can do on an existing house. He's not doing that but doesn't know the specifics. Chris if he has 2,000 square feet and then the ADU is 1,000 there may be an issue. Carol asked if he was aware of the FBC. John said the County said he could add the ADU and if he wasn't demolishing the whole structure, he didn't have to have commercial, just get a stamp on the plans. Jonas said it is going to be an improvement. If he came forward with new construction. Chris said it's new construction, since adding the ADU. It's in V-4 of the FBC. Carol as long it's compliant with the FBC and the county is ok with the adding of an ADU. Carol said she agrees with Jonas it's a total improvement. Rob thinks everyone is fine with what he's doing just need County feedback/clarification. John asked what he needs from us. Scotty Ensign said he'd call the County for verification as to adding an ADU. John shared that the exterior colors are Sherwin-Williams Rivers Edge, SW 7571, the trim will be Sherwin-Williams Whitetail, SW 7103 and the roof will be brownish tan composite shingle. Rob said typically we want color samples. John said he emailed that to Scotty. Scotty asked about the fencing. John said they share a wall with a strip mall and there's a wall next to that, on the backside there's a chain link with a gate. Scotty asked about landscaping. John they're keeping what's there and grass. Chris said can't have chain link suggested putting slats in it. John said they can replace the fence. Carol asked about length. John said about 50' wide. John said they can put slats in the fence. Rob said wrought iron is preferred but can-do cedar. John said he'd be fine with a cedar fence.

Motion made by Carol Fowler to approve remodel and addition to main house and new ADU subject to verification by the County of San Diego regarding these improvements that it doesn't trigger 25% commercial, color palate Rivers Edge SW 7517 stucco and trim is Whitetail SW 7103, roof is brown 3-tab composition shingle brown 3-tab is approved and cedar fencing not to exceed 6' to replace any chain link, 2nd by Chris Anderson. Motion carried 7-0-0-0.

- b. Health & Human Services revisions to building at corner of 12th and Main St.
(Presentation Only)

Steve Schmidt

Steve Schmidt and Scott Chrisman here to go over HHS resource center building changes in response to their presentation to the Design Review Board last time. Scott Chrisman is presented pictures and provided history. Will be trying to match the library. Want to provide a comfortable building. Will celebrate community character and will be zero net energy meaning that they'll produce all energy needed. Site plan remains the same. Will pull into 12th St. and go south. The big update since the last presentation is they added signage along three of the four planes, will have gooseneck lighting, there's additional glazing on the far side, awnings over top of windows and added in an extra orangey brown color to break it up, it's like the feature for the library. There's also additional landscape, and they'll have a trellis to break things up. Showed picture of what it'll look like from Main St. Carol Fowler asked about clients. Scott said it'll offer self-sufficiency, child welfare, public health and behavioral health, Steve Schmidt said the building is 7,500 square feet. There's something similar in Fallbrook, Escondido's building is 85,000 square feet, and there are others equally as large. Chris Anderson asked about the service area. Steve said there is a service area defined but they won't turn people away. Rob Lewallen asked about the Main St. elevation, he wondered what the length was on the two 32" and 35". Jim Cooper said if he didn't know anything and didn't see signs, he would think it was a prison building and second section from left was maximum security. The

wall is so austere, with the high windows. It confuses him as they did improvements on three of the four sections and wonders why they didn't get improved. Steve said the reason is that's where restrooms are. Steve was thinking of moving the trellis down there. Jim said almost anything. Carol said likes the idea about moving the trellis, keep it simple. Scotty Ensign said structurally the parapet is probably blocking the air conditioning unit, is there another picture of that. Will it actually block the a/c. Steve said it will from the sidewalk. Chris what's on the top. Steve said it's the address. Rob what will signs say. Scott said Ramona Community Resource Center on right, on the left it says the Nobelist Motive. Rob asked where the solar panels are. Steve said on the roof and that's why the roof slants. Chris let them know that the construction fence is supposed to be 45' from the curb and you can't have construction in that area. Steve said they'll be doing construction in that area. Chris said the fence needs to move. Steve said they can't move as they'll be putting in landscaping. Chris reiterated that the fence needs to be moved and the trees are on the National Registry. Steve said they'll go back to the people at PDS. Steve said that CalTrans fence wasn't 45' from the sidewalk. Chris said that was before the FBC. Asked that they make sure no storage is done, no dumping, it's to preserve the root structure. Steve there's a couple of good-looking trees. Chris said we want to save the trees. Scotty asked if the elevation of the trees will affect solar panels. Scott said no it won't affect the solar.

- c. Automotive Equipment and Parking, 2325 Main St. (Kalbaugh and Rotanzi) TBD
Not in attendance.

8. WAIVER REQUESTS

- a. Banh Mi Pho and Grill Signage, Albertson's Center Cindy Vu
Not in attendance. Scotty Ensign said he'll send another email that they need to come in and if they don't come to the meeting then they'll be reported to code compliance.
- b. AT&T Cell Tower - CCI Highland Valley & Bandy Canyon Polina Mitcheom
Not in attendance. Scotty Ensign said he and Kristi Mansolff discussed and it's an existing cell tower that they're going to add antennas to. Kristi is working on it. Scotty sent Polina Mitcheom an email and will resend and see if he can get a response.
- c. Existing Building - 2742 Mesa Oak Ct Kenneth & Kimberly Bruce
Ken Bruce presented three sets of plans on the building. It was listed on everything else. They started looking at permits for the shop. When he looked at originally didn't realize it didn't have power. Rob Lewallen said it's a 14' high steel bldg. Ken yes 14' and zoning is 12', setback is 50' and it's 33' and the neighbors don't have an issue with it. Chris Anderson asked what triggered him to come to us. Ken said what triggered it is to get it permitted with the County. He went through plan review with the County and the County said they needed to go to zoning and started talking about setbacks. Zoning told him he needed to change color and it's oversized.
Motion to approve as submitted made by Chris Anderson, 2nd by Carol Fowler. Motion carried 7-0-0-0.
- d. Cozy Cubs - 1721 Main St. (Recommendation Letter for Keeping End Caps) Jonas Dyer
Jonas Dyer recused himself from the board as he's presenting. Jonas shared that they are completely approved for Cozy Cubs. Going through process there were two minor deviations, parking lot stripping changed and the parapets on the front. There are three different options on the parapets, one is what was approved in 2022. The county wanted the parapet. Steve Powell and Jonas didn't like it so they created decorative end caps. Rob Lewallen asked where it would be. Jonas said on the front cap. The county did want a letter from DRB saying we approve the changes. Chris Anderson asked about the height, Jonas it's the same as what was approved. Carol asked about roof height with the steeple. Jonas said it's 45.9' and the architectural projection is 8'5.18". Chris asked over the 34'. Jonas said yes. Chris that's over the height. Jonas said that we had approved before.
Motion to approve made by Carol Fowler, 2nd by Chris Anderson. Motion carried 6-0-1-0 (Jonas Dyer recused himself).
- e. Dunkin Donuts Minor Deviation for Existing Menu Board, 1410 Main St. TBD
Not in attendance. Motion to table until June 25, 2023, made by Lynn Hopewell 2nd by Chris Anderson.
Motion carried 7-0-0-0.

f. AT&T Sign Replacement, 1662 Main St.

Not in attendance. Motion to table until June 25, 2023, meeting made by Lynn Hopewell, 2nd by Chris Anderson. 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

Scotty Ensign shared that Barb Roberson has resigned her position.

b. How code compliance issues are reported to Code Compliance.

Scotty Ensign said we need to come up with a process that we follow. One member mentioned a document to say how it would go and it be in the standing rules. The way it was done before was stop at the business, county said not to do that. Brad comes up in middle of month. Jim Cooper said historically in his opinion code compliance was brought to this board, any possible violation was brought to us as a board by anyone, then a couple actions taken, we ask someone to check it out and come to next meeting with facts, and then it was discussed, and a determination was made as to whether to call it into code compliance. Chris Anderson recalls it differently, normally when it was on the agenda that's when we brought up the issue and whoever it was would confirm it was in violation. She used Main St. Coffee as an example. Chris said Barb would confirm and she then added it to the list. Jim doesn't disagree with what Chris said. Lynn Hopewell shared that Barb asked that we send her the information, business name and address, and picture of the violation. Chris said when Jim found a violation he'd speak to the business. When he did it, he never took it to code compliance without DRB discussion. Scotty remembers KD Donuts and we did our due diligence. Chris said we did the same thing with Ransom Bros. Chris said we need a system, and she likes the system that Barb implemented it's a tracking method and got approval by Supervisor Anderson. Rob Lewallen said historically he remembers everyone yelling out code things. Carol Fowler said we can say what we want but what actual process does code compliance is. Need to know what their process is. Carol asked what their responsibility is, when do they put a lien on their title. Scotty said fines don't start for 6 months. Chris said we got the process and they agreed to the process and Barb would send the spreadsheet to Code Compliance. Jim's concern is that a single person looks at a business in town and thinks they're out of compliance and she goes to our representative and it's reported to the county. His concern is that there is no safeguard, if it's a single person reporting, and that representative sends to county we're left in the dark. We don't know how it got on the list. Since the representative isn't identified, we have unchecked people giving reports and don't have anyone vetting it. He's a member of the board and wants the opportunity to report. Chris, normally we would do that. We'd open up the meeting and ask if anyone saw a violation and it would go on the list. Jim said it would go on list and not go to county. Chris said we need to make a policy. Jim doesn't want to be left out of the process for validation. Think the information needs to come to all of us. Jonas Dyer said he think it's important that a unilateral decision is made and that it be cleared up. Thinks if we can agree on verbiage in a letter as a courtesy that we noticed you're out of compliance. Chris said per the County, we're unable to do that. Jonas said we don't work for the county we're an advisory. Chris said we're put on the board by the Board of Supervisors since we're an arm of them they don't want to be open to liability. Rob Lewallen said in 1990 he sent a letter and was shut down by the county. At the beginning of a meeting who has an issue. Rob said it's ok to let businesses know there's a problem then they'll take care of it. Carol said there's a disconnect between businesses and the county. Carol said they need more information at the Chamber of Commerce. Jim asked if there's a general agreement not to look at issues before going to county. We as a board look at every issue. Chris doesn't agree with that, discuss before going on the list. Scotty said bring up the code compliance report and be ready to discuss at the next meeting.

c. Form-Based Code Review - Discussion tabled

d. A-74 Ethics Training

Lynn Hopewell said she'd sent email received from Jessica Turner to members on May 22, 2023, with Ethics Training information.

- e. California Lottery Electric Signage Window Percent Violations (Jim Cooper) - Jim Cooper said there's eight businesses with signs, six in violation with other signs in the same window. Question is do we care. Lynn Hopewell said that if they're still over in the signage then they are over the 25%.
 - f. Moving RDRB meeting to library - Scotty Ensign said to remove from future agendas, as we want to stay at the Community Center.
Motion made to stay at the Community Center by Carol Fowler, 2nd by Jim Cooper. Motion carried 7-0-0-0.
 - g. Lynn Hopewell announcement - Lynn Hopewell let members know that she's having surgery in June and will miss the June and July 2023 meetings. Chris said she'd be willing to take minutes if she's available.
12. ADJOURNMENT - Motion to adjourn made by Lynn Hopewell, 2nd by Jim Cooper. by. Motion carried 7-0-0-0.
Meeting adjourned at 9:10pm.

Next meeting June 29, 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.*