

RAMONA DESIGN REVIEW

Ramona Design Review and Town Center Subcommittee Joint Meeting (2 items) FINAL Meeting Minutes for January 25, 2024

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

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>

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Meeting ID: 865 9987 8573 Pass Code 777240

1. CALL TO ORDER - meeting called to order by Scotty Ensign at 7:02pm
 2. PLEDGE OF ALLEGIANCE - led by Chris Anderson
 3. DETERMINATION OF QUORUM -
Attendees: Migell Acosta, Chris Anderson, Jim Cooper, Jonas Dyer, Scotty Ensign, Carol Fowler, Lynn Hopewell
Rob Lewallen and Peter San Nicholas
 4. APPROVAL OF MINUTES for RAMONA DESIGN REVIEW -
 - a. October 26, 2023 - amend vote made at the November 30, 2023, (The change should reflect the hotel rooms for the Ramona Boutique Hotel will be 101 rooms not 300 rooms, to the removal of the statement that the average hotel is around 300 rooms. 2nd Chris, moved 8-0-1-0 (who abstained)
 - b. November 30, 2023 - Motion made by Scotty Ensign to change the vote for ADMA to 4-1-0-0 (Scotty Ensign no), 2nd by Lynn Hopewell. Motion carried 7-0-0-2 (Chris Anderson and Rob Lewallen).
 5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS - None
 6. ANNOUNCEMENTS
 - a. County Special Teleconferencing Rule Adoption - Motion to Approve for This Meeting
Scotty Ensign shared e-mail from County regarding this topic. Motion made to approve by Chris Anderson, 2nd by Rob Lewallen. Rob. Motion carried 9-0-0-0.
- D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.*
7. SITE PLAN REVIEW
 - a. RAMCO, 2525 Main St.
 - ***NOTE: The Ramona Town Center Subcommittee of the Ramona Community Planning Group will be joining the DRB for a joint meeting on this agenda item- Subcommittee Chair - Andrew Simmons - Town Center will take action after the DRB Action on the item.***

Allen Dueber presented for his client Mr. Daniel. Want to put convenience store behind canopy and install gas pumps. Requesting approval of amendment for the site plan. The cover page has the convenience store between existing car wash and canopy, showing where the canopy and store would be along with existing car wash. The design challenge was putting a 1500 square foot convenience store between carwash and pumps. Providing handicapped parking closest to the front door of the convenience store, plenty of space to maneuver, allowing for RV maneuvering on existing lot. Next to handicap parking is propane tank refill and dump station. Chris Anderson said they're calling it the proposed gas station,

but it's really the store. Allen, yes. The pumps were previously removed and will be going back in. Will be serviced by convenience store. Steve Powell asked if it has an existing dump station. Allen, yes. Proposing double door entrance, two display shelves for chips, etc. Cooler area for soft drinks, etc. with cash wrap at the entrance. Steve asked whether RVs would be able to pull into the back area. Allen said there's an area for them. There was extensive discussion by Town Center about the allowable space for this to happen.

Chris asked how long the building is in the back? Allen said the building is 54' long x 33' wide, including canopy. Chris asked don't we have a rule for over 50'. Rob Lewallen said yes, there needs to be relief. Chris can do some relief, with change in plan. Allen with change of plan have the canopy and wedge shape circle feature on the front it's enough relief. Chris is talking about the back of the building; she has no issue with the front. Allen there's 1' overhang at the rear have change of plan there. Chris needs it to be vertical. Allen said he's asking for a change of plan vertically. Chris said if you look at Tractor Supply or Aldi it gives it some relief. Allen asked if she's talking about the back of the building. Chris acknowledged, yes. Allen asked how big doesn't want it to impinge on parking spaces. Would we need to agree on that. Chris said we would need to see it. Migell Acosta asked about landscaping? Allen said yes there will be landscaping. Scotty Ensign said we need a landscape plan. Lynn Hopewell asked Allen about colors. Allen provided paint colors for signage Behr White 52U and Behr Pimento, p180-6d, limited on values that he received from Lynn Hopewell. The sign will be on the building and canopy. Chris asked about the total square footage of signage on property. We need it broken down how many square feet on canopy on each side, on pole sign, on building. Allen showed the sign. Rob said can't have pole signs at all, only monument signs. Allen said would convert to monument sign. Rob said the monument sign is 5' high from ground. Allen said he understands from what he read in the Form Based Code. Scotty said we need complete measurements shown on the site plan, only have signage on two sides of canopy, no lettering is larger than 12" tall. Chris asked is the frontage of the building same as back. Allen yes 54'. Chris said based on that they're way over on the signage. Will need to show us the signage. Chris clarified that it includes all signage. Rob gas pricing doesn't fall into signage allotment. Chris let him know when he comes back needs to have total signage square footage. Rob let Allen know we need a signage summary too. Scotty asked about lighting. Allen said there's existing lighting on overhang but doesn't show lighting for building. Rob shared that there are six or seven businesses that have extreme lighting that shines in your eyes when driving down road, and this location is one of those businesses. Chris let him know he has to calculate signage on any outside equipment like a cooler/ice area. Rob said for the monument sign count footage on one side. Rob let him know convenience stores put things in the windows but can only cover 25% of windows. The chain link fence bordering the property was discussed. Allen thought chain link was grandfathered in. Chris said that it wasn't. Scotty in review asked Town Center if they had anything else. Casey Lynch spoke to what they need to see. Chris shared that what we look at is the visual aspect. Rob asked if they'd talked to the fire department about 28'. Allen said no but fire department has more restrictive turning radius. Rob, be aware that the chain link fence is illegal as chain link isn't allowed on Main St. and is an issue. Lynn shared that they need to provide the plants that will be put in.

Motion made to table by Rob Lewallen, 2nd by Jim Cooper. Motion carried 9-0-0-0.

b. Rachels Restaurant, 1520 Main St.

Rachel Ludwig

Rachel presented her project and showed plans. The only thing changing on building is a front and back patio. The outside will change color. Scotty Ensign said there's two different styles of roofing, it's wood with shingles. Scotty said the roof is going from a flat to gable roof line. Chris Anderson asked about front length. Rachel thinks it's 30' long. Chris asked about signage. Rachel the sign is going in the middle of the patio. Lynn Hopewell asked about signage size. Rachel said the sign will be plastic with metal. Scotty asked about lighting. Rachel said letters will be internally lite. Sign colors are black and white, no color examples

available. Chris asked about the color of the building. Rachel said the color of the building will be Glidden PPPG1001-5 Dover Gray Satin, keeping white trim. Chris asked about the white color. Rachel believes it's a bright white. Rob asked if there's a border or is it just as it appears. Rachel said it's as it appears. The fence around patio is 3' wrought iron, in the back will be chain link with a cover over it. Migell Acosta asked about the handicapped parking. Rachel said the handicapped parking was moved and there will be another handicapped parking area. Scotty let her know she could take the parking lot side of the building area for signage square footage. Scotty the monument sign will be in front of patio. Scotty asked about lighting. Rachel said they're not changing any lighting, except on the inside, and there are existing lights that shine down, like sconces. There will be string lights outside under the patio cover. Scotty asked about landscaping. Rachel not adding any. Peter San Nicholas asked if that was the only design for the canopy. Rachel said that's what she wanted. Scotty asked if the asphalt shingles are the same color as tiles. Rachel said no it'll be black/charcoal shingle, no example shown. Scotty asked if she planned to have any plants on the outside. Rachel said no plants. Steve Powell spoke to the design and mixing different gable styles together and maybe having a different design. Steve suggested a walkway so there's a separation. Scotty said he likes the separation opportunity.

Motion made by Carol Fowler to table based on a more conforming outdoor seating area to conform to the existing roof/building, and present colors of building and roof, 2nd by Chris Anderson. Motion carried 3-6-0-0. (Scotty Ensign, Rob Lewallen and Peter San Nicolas voted no).

Motion made by Rob Lewallen to approve as submitted with screening at back of gable shall have a vertical element screening the mansard so can't see different roof lines, 2nd by Jim Cooper. Motion carried 6-3-0-0 with Chris Anderson, Carol Fowler and Lynn Hopewell voting no.

Discussion: Chris doesn't have enough information yet doesn't really know colors, wants more detail on gable as she can't visually see it. Chris asked about the pole sign. Rob said if it was a permitted remodel, we could address the pole sign.

Motion carried 6-3-0-0 (Chris Anderson, Carol Fowler and Lynn Hopewell voted no).

8. WAIVER REQUESTS

a. AT&T, 1662 Main St., Signage

Peter Lapsiwala

Peter Lapsiwala presented and said they're replacing existing signs. Has two wall signs and are putting up two new signs. They have the trade mark logo, both signs are about 18 square feet. Rob Lewallen asked what the linear footage is of the frontage. Peter said it's 20' of frontage. Scotty Ensign said he'd measured it from the curb it's 104', which gives him an allowance of a 50% bonus, so letter height is 18". Peter sign height is 18" and globe is 30". Scotty, said on page 3 there's a printing error. Scotty asked if there's signs on the back. Peter said yes. Scotty asked about total square footage of both signs. Rob said 20'. Jonas said would calculate logo separate. Peter the logo is smaller than it was before. Chris asked if the rendering is the same. Peter said look at Page 2. Chris the ball is 30" and the AT&T letters are 18" it doesn't appear that way. Peter said the letters are 18". Rob the globe measures 4.921 square feet. Chris if you had a letter, it could only be 18". Rob 4.929 square feet for globe since it's a logo. Jim Cooper asked if the current globes are the same size as the proposed globes. Peter, the globe is smaller. Will be lighted internally. Jonas said they should be judged by the side measurement of the building. Scotty said they can't take the side of the building into consideration. Scotty measured the frontage of the business and it's 26 linear feet of frontage. Scotty said it's 96' to north corner of space from curb if you go to the center, it's over 100'. So, they'd get a total square footage of 26 square feet allowable for signage. Jonas believes they're within the allotted square footage for signage. Chris asked if Jonas took out negative space. Rob said what we've said in the past and it's in a rectangle and have to take the whole thing. Rob asked about the sign on the back door. Peter said it shows the suite number. Rob, it's not an advertisement. Peter said it's for the fire department identification.

Motion made to approve as presented by Carol Fowler, 2nd by Jonas Dyer. Motion carried 9-0-0-0.

9. PRELIMINARY REVIEW - None

10. OTHER BUSINESS

- a. Discussion regarding moving meeting to the Ramona Library Miguel Acosta
Scotty Ensign shared that the library is closed for seven weeks. Jim Cooper and Rob Lewallen thought we'd voted on this. Motion made by Jim Cooper to remain at the Community/Senior Center, 2nd by Chris Anderson. Motion carried 9-1-0-0 (Migell Acosta no).
- b. Code Compliance Report and Status on Pending Sign Violations Scotty Ensign
Lynn Hopewell shared Vicky's reply to her request about contacting business owners directly vs. reporting to code compliance. Scotty Ensign said this has been an issue and we wanted to make sure where we stood and wanted document from the county regarding this. It's up to us to take pictures of a violation, and the violation will be brought to a meeting for discussion and then the group will determine if it goes on the report. Lynn Hopewell said that members can send her the information and she'll add to the document that would go before the board and send it to code compliance. Rob was told that a business was going to be brought up to code compliance and they removed the illegal banners after he spoke to them. Rob believes if we talk about a potential business that appears to be out of compliance if someone knows the people, he believes we can give them another month or so if deemed out of compliance and let them come back with a presentation. Chris Anderson shared that back in 2006 she got threats and the county said exactly what Rob said. The County doesn't cover us if we're adversely responded to when we speak to a business regarding code compliance issues. Casey Lynch said the danger lies in that. Jim Cooper said acknowledge that you're putting yourself at risk. Carol Fowler said there was a negative response to the Sentinel article regarding ADMA.

Scotty gave a summary of what took place at the December Code Compliance meeting with the county. Said that three people will be on the call, i.e. Scotty, Lynn and Rob and we could have one additional member on the call. The next meeting is about new pending violations and an update on existing violations. Scotty shared about Gonzales flower stand and shared that Migell Acosta's wife has volunteered to translate the discussion with the business owner with Brad Hernandez, Migell and his wife.

Rob said we're down to five violations and need five more. Carol asked why do we need another five. Rob said it's the limit that the county put on us.

- c. Code Compliance Case, 1530 Main St., ADMA Jonas Dyer
Motion made to table by Chris Anderson until February 29th meeting, 2nd by Lynn Hopewell. Motion carried 9-3-0-0 (Jim Cooper, Rob Lewallen and Peter San Nicolas no).
- d. Special Meeting Request (topic of discussion is signage and letter height per the Jonas Dyer
Ramona Form-Based Code)
Jonas shared power point presentation for a special meeting using the 1855 Main St. building as an example. Jonas announced that the references he would be using were from the Ramona Village Center Form-Based Code (RVCFBC). Jonas listed the primary references as: Page 43, Item r, and Page 45, Item e, on Table 2.7. Chris Anderson asked who he's representing. Jonas clarified that he is not representing anyone or any business but himself as a concerned member of the board. Jonas stated that the RVCFBC does not limit the letter height to a 12" maximum and said that there was no citation in the code that supported this minimum. Jonas stated that the 1855 Main St. Center is 355' from the face of the curb. The section of code Jonas focused on was Section 8730 of the RM-V5 District, pages 43 and 45. Band signs show a "10' minimum", while marquee signs on Table 2.7, Item i show a 12" minimum and an allowed 18" maximum. Jonas noted that marquee signs project outward and are better visualized from vehicular and pedestrian traffic. He shared the table he created to present his supporting evidence from the RVCFBC. Jonas shared Exhibits D through E from his PowerPoint presentation illustrating a projection of what 18" would look like

355 feet from the face of curb based on the existing "Available" sign who's contact numbers measured 18" in height on the building now, according to Jonas' presentation and on-site measurements. Jonas said he calculated this by measuring the height of the horizontal siding, which measured 5" with a 1" gap between each lap. The "Available" contact numbers covered approximately three (3) horizontal slats, totaling 18" as a reference to letter height. Jonas used RBVFC page 43, Item r to extrapolate on the 6" bonus that is granted to businesses whose façade exceed 100' from the face of curb. Jonas suggested that if a business could be granted an additional 6" bonus or a percentage bonus for every 100' beyond the face of curb. For the case of 1855 Main Street, this would total a maximum of 36" (or 3') letter height by a fixed basis or 40.5" using a percentage calculation. Jonas justified the percentage based on the maximum allowed per page 43, Item r, of the RVCFC, where 18" is allowed at maximum, but 24" is allowed past 100'. The increase from 18" to 24" is an approximate 33% bonus. Jonas restated that he does not see where the letter height is capped at 12", as it has been enforced in the past, and suggested that this evidence is reason to allow higher letter heights in cases like 1855 Main St. Jonas asked Rob Lewallen to justify 12" as a maximum in the RM-V5 district per the RVCFC. Chris Anderson said it's 24". Jonas said it's 18" by right per the RVCFC page 43, Item r. Rob said five members of Village Design were here and we need to think about our intent to have signs at 3 or 4' high, there's several places in the Form Based Code where there are exceptions if there's a reason to go above the allowable. We have allowed bigger letters like Big 5, and the 99 Cent Store. Jonas' response was that Table 2.7 on Page 45 has "typos" and is not reliable and therefore, Page 45, Item r, is what should be referenced. Jonas reiterated the marquee sign, which he argued was closest to the "band sign", allowed for 12" minimum and 18" maximum which was verified by Page 43, Item r of the RVCFC. Casey Lynch thinks it's talking about two different scenarios it's talking about painted routed under "R", any time a code says shall. Allowed and permitted, allowed doesn't need permission, permitted must come and get permission. Band sign is for zero set back from road, limited to 10" and 12" letters. Believes the error in the Form Based Code needs to have very specific design standards entered for this. More specific about shall, "will be 18", will be white/black/ gray. Rob said go back over two things, all letters were to be 12" maximum, some of them say 10", if you're back more than 100' can go to 18", the bonus is if it enhances the character of Ramona, it can be 18-24" letters. Have never had a national chain that's been that. Rob told Jonas that if we interpret legally it says, and or can be anything and run with that. Rob said then it needs to be adjusted. Jonas told Rob that while he understood and respected "intent", that decision could not be based on intent, but had to be based on what was and is written. Rob said when the Form Based Code was put together wanted an annual update and we still haven't had that take place; Page 45 has always been confusing. Jonas reiterated that Table 2.7 on Page 45, Item e had "typos" and was rendered useless as a reference. Jonas further stated that it is only fair to rely on Page 43, Item r, which he argued was not unclear but specific on allowance. Chris said 12" letters is what we always talked about, however we have to add something so it's not so loose, if they have 100 linear feet and they don't have anything else on it can have something larger if they're an anchor store. Would have to adjust square footage due to the size. Liked percentage idea and asked him to work on that. Carol Fowler said it's for things that are over 100' set back. Casey said add in a logo specific guide. Steve Powell said for the most part everything is 100' or less, but the 100,000 square feet of Kmart. Carol, we are having a Form Based Code (FBC) meeting her on Feb 21 at 6pm and need to address this at that time. Jim Cooper said doesn't think it's a special meeting issue, historically we used common sense and believes we'll apply common sense in the future. Trust the board to have common sense. It's an issue for the review of the FBC. Would caution the review to not handcuff us. Scotty said drive by Ransom Bros, Albertson and their letters are 18". Casey there's a process for design exceptions. Jonas is not talking about FBC committee. Ramona Station said 18" is the max. Moving to make an onsite meeting and meet with developer so we can see what it looks like. Rob said the intent of consultants, county and this group was that the signs aren't well read from the road, that's what the monument sign is for.

Jonas moved to have an on-site meeting at the 1855 Main St. location, with an option to invite the developer to attend, so we as a board could evaluate on-site illustrated letter heights to better visualize the reality of letter heights, 2nd by Carol Fowler.

Discussion: Jim would be interested in who told him about this, not from the county or a single board member. Doesn't put any credibility unless they appear to this group.

Motion failed 2-7-0-0 (Jonas Dyer and Carol Fowler yes, all others no)

e. A-74 Training Information (when is the due date for completion?)

Motion to table made by Lynn Hopewell, 2nd by Carol Fowler. Motion carried 9-0-0-0.

11. ADJOURNMENT - motion to adjourn made by Lynn Hopewell, 2nd by Chris Anderson. Motion carried 9-0-0-0.

Meeting adjourned at 9:30pm.

Next meeting February 29, 2024

**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.*