

# RAMONA DESIGN REVIEW

## RAMONA DESIGN REVIEW BOARD

Thursday, December, 19, 2024 – 7:00 PM

Ramona Community Center – 434 Aqua Lane, Ramona, CA 92065

### DRAFT MINUTES

#### 1. CALL TO ORDER

7:01 PM

#### 2. PLEDGE OF ALLEGIANCE

Led By: Bruce Nolan

#### 3. DETERMINATION OF QUORUM

Scotty Ensign, Chris Anderson, Carol Fowler, Jim Cooper, Rob Lewallen, Casey Lynch, Bruce Nolan, Jonas Dyer

#### 4. APPROVAL OF MINUTES

a. November 21, 2024

Motion to approve by Rob Lewallen and seconded by Chris Anderson. Motion passed 8-0-0-0.

#### 5. PRESENTATIONS FROM THE FLOOR / NON-AGENDA ITEMS

#### 6. ANNOUNCEMENTS

*Design Review Board Members should conduct an in-person site visit at the following projects:*

#### 7. SITE PLAN REVIEW – NONE

#### 8. WAIVER REQUESTS

a. 1801 Main Street (Starbucks), Minor Deviation

Douglas Couper

- Plan sets included: Colors/Materials Exhibit, Site Plan, Landscape, Elevations, etc. provided.
- Discussion on the single ingress/egress was brought up as a potential concern due to two ingress/egress existing at the site. Members informed the applicant that the Fire Department may make comment on this and to be prepared in that scenario. Comment was made on the lack of signage calculations and the applicant was informed that they would have to come back to approve their signage. The Landscape plan was complimented by the board as appropriate and an improvement to what is existing with a request to help or replace the failing pine tree facing Day Street.

# R A M O N A D E S I G N R E V I E W

- Motion to approve the minor deviation as submitted with the exception of the lighting and signage to be returned at a later date made by Carol Fowler and seconded by Jonas Dyer. **Motion Failed 3-5-0-0 with Scotty Ensign, Chris Anderson, Casey Lynch, Rob Lewallen, and Bruce Nolan voting no.**
  - Motion to table the item made by Rob Lewallen and Seconded by Jim Cooper. **Motion failed 3-5-0-0 with Casey Lynch, Jonas D, Carol Fowler voting no.**
  - Motion to have the proponent return in the future with a complete package including lighting and signage for approval made by Chris Anderson and seconded by Scotty Ensign. **Motion passed 7-1-0-0 with Carol Fowler voting no.**
- b. 668 Main Street (Rachel's) Rachel Ludwig
- Presented items included: Building elevations, details, and signage calculations.
  - Discussion: building frontage is approximately 28 lineal feet, allowing a total of approximately 28 square feet of signage. The applicant is using approximately 12 square feet of this allotment.
  - Motion to approve as presented including the fabric awning, building colors, wrought iron fencing, temporary banner, and signage by Casey Lynch and seconded by Carol Fowler. **Motion passed 8-0-0-0.**
- c. D & 11<sup>th</sup> Street (Commercial Building), Site Plan Exemption Phillip Gaitaud
- Applicant presented and requested the board approved his building placement and design of the project. Board directed him to return at a future meeting with the required plan sets for review of the proposed project.
  - Motion made to table by Chris Anderson and seconded by Casey Lynch. **Motion passed 8-0-0-0.**

## 9. PRELIMINARY REVIEW

- a. NONE

## 10. GROUP BUSINESS (*Possible Action*)

- a. Seat #2 is vacant and is open for applications  
Joseph Sarapochillo presented for Seat #2. Joseph Sarapochillo was nominated by Jonas Dyer and seconded by Carol Fowler. **Nomination passed 8-0-0-0.**
- b. Seat #1, Seat #5, Seat #6, and Seat #8 have exceeded their two-consecutive terms and are open for applications per Policy A-74. Until volunteers come forward, these seats will continue to be held by the sitting members in accordance with Policy A-74.
- c. Code Compliance Update  
Discussion to add Country Wine and Spirits to the list due to oversized, unapproved signage. Carol Fowler volunteered to reach out to the owner prior to this occurring.
- d. Discussion of Policy A-74
- e. Future Agenda Items

R A M O N A  
D E S I G N  
R E V I E W

**11. ADJOURNMENT**

Motion to adjourn by Scotty Ensign and seconded by Chris Anderson. Motion passed 8-0-0-0.

Next meeting: Thursday, January 30, 2024

*Members of the public may speak to the Ramona Design Review Board on any subject within the board's jurisdiction, however, if said subject is not included on this agenda, the board may not discuss that item.*