

RAMONA DESIGN REVIEW

RAMONA DESIGN REVIEW BOARD

Thursday, February, 27, 2025 – 7:00 PM

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

FINAL MINUTES

1. CALL TO ORDER

7:02 PM

2. PLEDGE OF ALLEGIANCE

Led by Jonas Dyer

3. DETERMINATION OF QUORUM

Present: Scotty Ensign, Carol Fowler, Rob Lewallen, Bruce Nolan, Joe Sarapachillo, Jonas Dyer, Chris Anderson

Excused Absence: Jim Cooper

Absent: Casey Lynch

4. APPROVAL OF MINUTES (Action)

- a. January 30, 2025

Motion to approve by Rob Lewallen and seconded by Bruce Nolan. **Motion passed 5-0-2-0.**

5. PRESENTATIONS FROM THE FLOOR / NON-AGENDA ITEMS

Opportunity for members of the public to speak to the Group on any subject matter within the Group's jurisdiction that is not on posted agenda.

NONE.

6. APPROVAL OF THE ORDER OF THE AGENDA (Action)

Jonas Dyer moved to move item 8f to 8a and item 8e to 9a. Motion was seconded by Rob Lewallen. **Motion passed 7-0-2-0.**

7. SITE PLAN REVIEW (Action)

- a. None

8. WAIVER REQUESTS (Action)

- a. 2337 Vermont Street (Detached Barn)

Robert Lang

Full plan sets were presented with changes on the setbacks from 12' to 6' noted on the plans.

Original stamped plans were brought to the meeting for reference.

Motion to approve as presented and seconded by Carol Fowler. **Motion passed 7-0-2-0.**

- b. 1668 Main Street, Suite 4D (Wing Stop), Minor Deviation

TBD

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

Jonas Dyer motioned to table to next month and seconded by Carol Folwer. **Motion passed 6-0-2-0.**
Chris Anderson left the room temporarily for this vote.

- c. D & 11th Street (Mixed Use), Site Plan Exemption Phillip Gaitaud
Motion to table by Scotty Ensign and seconded by Rob Lewallen. **Motion passed 6-0-2-0.** Chris Anderson left the room temporarily during this vote.
- d. Rotary Banners Carol Fowler
Civil Service banner program was presented again due to expiration of approval. New encroachment permit application is in process. No changes were made to originally approved banners. Motion to approve by Rob Lewallen and seconded by Bruce Nolan. **Motion passed 7-0-2-0.**
- e. 19280 Highland Valley Road (North Coast Church), Minor Deviation Lauren Welty
Motion to table by Chris Anderson and seconded by Carol Fowler. **Motion passed 7-0-2-0.**
- f. 2337 Vermont Street (Detached Barn) Robert Lang
MOVE TO 8A

9. PRELIMINARY REVIEW

- a. 499 Main Street (Used Car Dealership) Oleg Prokofiev
Plans provided included:
- Plot Plan: fencing type presented is black wrought iron not to exceed 6'.
 - Signage Plan with dimensions and square footage totals. Building frontage is 32 lineal feet and proposed signage is 32 square feet. Letter heights range from 6" to 3".
 - Site Photos
 - Landscaping was presented as maintaining existing trees. No new landscaping was proposed. Board members recommended additional landscaping and rocks.
 - Applicant requested to be on next month's agenda.

10. GROUP BUSINESS (*Possible Action*)

- a. Announcements
Chris Anderson reported on a conversation she had with Andrew Hayes concerning board seating, group bylaws, and governing standing rules. Chris Anderson announced she would forward the email conversation to the Chair for distribution.
- b. Code Compliance Update
1. Proposing a complete ban on feather banners. Motion to approve this change in the RVCFCB made by Carol Fowler and seconded by Jonas Dyer. **Motion passed 6-1-2-0.**
 2. Country Wine and Spirits to be placed on Code Compliance. Motion made by Carol Fowler and seconded by Chris Anderson. **Motion passed 7-0-2-0.**

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

3. Proposing a complete ban on blow up signs with compressors. Motion to approved this change in the RVCFBC made by Carol Fowler and seconded by Rob Lewallen. **Motion passed 7-0-2-0.**
4. Place 2130 Main Street banner sign on Code Compliance. Motion by Chris Anderson and seconded by Joe Sarapachillo. **Motion passed 7-0-2-0.**
- c. Future Agenda Items
 - i. Term Limits, Standing Rules, and A74 Review
 - ii. 7th and D Street to be evaluated for Code Compliance. Equipment storage that looks like a junk yard.
 - iii. 524 Main Street to be evaluated for Code Compliance. Equipment storage, Chain Link Fence with deteriorating fabric, and taco truck with banner sign.
 - iv. Zoo Automotive to be evaluated for Code Compliance.

11. ADJOURNMENT (Action)

Motion to adjourn by Carol Fowler and seconded by Rob Lewallen. **Motion passed 7-0-2-0.**

Next meeting: Thursday, March 27, 2025

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.