

RAMONA DESIGN REVIEW

RAMONA DESIGN REVIEW BOARD

Thursday, March, 27, 2025 – 7:00 PM

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

FINAL MINUTES

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / DETERMINATION OF QUORUM

Present: Chris Anderson, Jim Cooper, Bruce Nolan, Rob Lewallen, Jonas Dyer

Excused Absences: Scotty Ensign, Carol Fowler, Casey Lynch, Joe Sarapachillo

2. APPROVAL OF MINUTES (Action): January 30, 2025

Motion by Rob L and seconded by Bruce N. Approved 4-1-0-4.

3. 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.

4. SITE PLAN REVIEW (Action)

- a. 1743 Main Street (Calliber Collision)

Megan Beruman

Motion to move after Section 5 to allow time to show up to the meeting made by Jonas Dyer and seconded by Bruce Nolan. Approved 5-0-0-0.

5. WAIVER REQUESTS (Action)

- a. 19280 Highland Valley Road (North Coast Church), Minor Deviation

Lauren Welty

Tabled. Motion to table by Jonas Dyer and seconded by Jim Cooper. Approved 5-0-0-4.

- b. 499 Main Street (Used Car Dealership)

Oleg Prokofiev

Motion to move after item H. made by Rob Lewallen and seconded by Jim Cooper. Approved 5-0-0-4.

- c. 1674 Main Street (Wells Fargo), Signage

Steve Therriault

Presented items included internally illuminated, 18" letters. Motion to approve as presented by Jim Cooper and seconded by Rob Lewallen. Approved 5-0-0-4.

- d. 1743 Main Street (Calliber Collision), Signage

Megan Beruman

Item merged with item 4a. as moved after Section 5.

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

Robert Cain

Presented items included signage plans with 18" tall letters, internally illuminated, and a temporary banner complying with the RVCFCB. Motion to approve as presented by Jonas Dyer and seconded by Rob Lewallen. Approved 5-0-0-4.

- f. 1407 Main Street (Bank of America ATM)

Abtar Singh

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Presented items included site plan, floor plan, elevations, and a photo survey. Signage to be approved under separate application. Motion to approve as presented by Jim Cooper and seconded by Jonas Dyer. Approved 5-0-0-4.

- g. 1855 Main Street (Five Below), Signage TBD
Motion to move to 7e. by Jim Cooper and seconded by Rob Lewallen. Motion approved 5-0-0-4.
- h. D & 11th Street (Mixed Use), Site Plan Exemption Phillip Gaitaud
No show. Motion to remove from agenda by Jim Cooper. and seconded by Rob Lewallen . Motion approved 5-0-04.

6. PRELIMINARY REVIEW

- a. None

7. GROUP BUSINESS (*Possible Action*)

- a. Announcements
- b. Code Compliance Update
 - Mike's Liquor:** Continuing of penalties, no progress.
 - Gonzalez Flowers:** Ongoing communication barrier. Some portions of the stand have been removed.
 - ADMA:** Officially off the list.
 - 5th and Main:** No action on chain link and covered storage due to an in-process site plan with the County
 - i. 7th and D Street to be evaluated for Code Compliance.
Motion to table to next meeting by Jonas Dyer and seconded by Jim Cooper. Approved 5-0-0-4.
 - ii. 524 Main Street to be evaluated for Code Compliance.
Motion to place onto the Code Compliance list by Jonas Dyer and seconded by Jim Cooper. Approved 5-0-0-4.
 - iii. Zoo Automotive to be evaluated for Code Compliance.
Motion to table by Jonas Dyer and seconded by Jim Cooper. Approved 5-0-0-4.
- c. Term Limits, Standing Rules, and A74 Review
Chair spoke with Andrew Hayes with Joel Anderson's office and got input from County Counsel. Counsel confirmed that board members have 3-year terms. Counsel confirmed that the board was in compliance with the A74 and the standing rules. Term limits are not in violation.

Motion to review the standing rules and make comment by next meeting. Motion made by Rob L and seconded by Jim Cooper. Motion approved 5-0-0-4.
- d. Future Agenda Items
None.

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ITEMS MOVED TO THE BOTTOM OF THE AGENDA DID NOT SHOW UP:

Caliber Collision: Motion to table by Jonas Dyer and seconded by Jim Cooper. Approved 5-0-0-4.

Five Below: Motion to table by Jonas Dyer and seconded by Jim Cooper. Approved 5-0-0-4.

Used Car Dealership: Motion to table by Rob Lewallen and seconded by Jim Cooper. Approved 5-0-0-4.

8. ADJOURNMENT (Action)

Motion to adjourn by Jim Cooper and seconded by Rob L. Motion approved 5-0-04.

Next meeting: Thursday, April 24, 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.