

RAMONA DESIGN REVIEW

RAMONA DESIGN REVIEW BOARD

Thursday, June 26, 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: Scotty Ensign, Chris Anderson, Jim Cooper, Bruce Nolan, Joe Sarapachillo, Jonas Dyer

Excused Absence: Rob Lewallen, Casey Lynch

2. APPROVAL OF MINUTES (Action): May 29, 2025

Motion to approve to approve by Chris Anderson and seconded by Bruce Nolan. Motion passes 5-0-0-3.

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. None

5. WAIVER REQUESTS (Action)

- a. 773 Main Street (Ramona Food & Clothes Closet), Signage – Cammie Morgan

Items Presented:

Signage details including letter height and main street lineal frontage within compliance of the Ramona Village Form Based Code.

Motion to approve as presented by Jonas Dyer and seconded by Chris Anderson. Motion passed 6-0-0-2.

- b. 680 Main Street (Main Street Coffee, Fencing) – Shawna Reckling

Items Presented:

Fence and bar top changes from wood panels to powder coated aluminum.

Motion to approve as presented by Jonas Dyer and seconded by Bruce Nolan. Motion passed 6-0-0-2.

- c. D & 11th Street (Mixed Use) – Phillip Gaitaud

Not Present. Motion to table to the July meeting by Jonas Dyer and seconded by Chris Anderson.

Motion passed 6-0-0-2.

6. PRELIMINARY REVIEW

- a. None

7. GROUP BUSINESS (Possible Action)

- a. Announcements

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Jim Cooper: Latest A74 was reviewed and current approved edition of 2022. Cooper wanted members to be aware of the latest revision in case of any changes.

Jonas Dyer: The Lofts, located at 327 D Street, is proceeding with final exterior color coats and interior finishes underway. Dyer invited members of the board to come and tour the job site to see a previously approved project actively completing construction.

Chris Anderson: Concern about confirming attendance via email. Discussion about calendar invites, or other ways to ensure members communicate properly before the meeting, at least a week prior being ideal.

Members brought up concern regarding the Member Roster report and some inconsistencies with active terms. The roster is not accurate to what the Board of Supervisors has approved and needs to be updated accordingly.

b. Code Compliance Update

No response from the County on scheduling a zoom call to review existing code compliance cases.

South East corner of 5th and Main Street adjacent to 524 Main Street, APN believed to be 281-352-01. Motion to add to the code compliance list by Chris Anderson and seconded Jim Cooper. Motion passed 6-0-0-2.

Motion to add all feather flags to code compliance list due to line of sight issues and violation to the Ramona Village Form Based Code by Chris Anderson and seconded by Jim Cooper. Motion passed 6-0-0-2.

c. Crosswalk Proposition at 5th Street and Main Street

Discussion on a better crosswalk proposed at 6th Street and Main Street. Chris Anderson and Jim Cooper addressed. Motion to oppose the crosswalk at 5th and Main Street with a strong letter of support to reinstate the to previously removed crosswalk at 6th and Main by Chris Anderson and seconded by Bruce Nolan. Motion passed 6-0-0-2.

d. Standing Rules Corrections

Members present agreed that the Standing Rules are okay as ratified.

e. Future Agenda Items

- i. Report on findings of A74 rulings.
- ii. Election confirmation for Chamber representation Seat #4.
- iii. Ramona Station, 1855 Main Street (Signage)

8. ADJOURNMENT (Action)

Motion to adjourn by Chris Anderson and seconded by Jim Cooper. Motion passed 6-0-0-2.

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Next meeting: Thursday, July 31, 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.