

RAMONA DESIGN REVIEW

RAMONA DESIGN REVIEW BOARD

Thursday, July 31, 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

Call to Order at: 7:01 PM

Pledge of Allegiance led by: Bruce Nolan

Present: Scotty Ensign, Chris Anderson (entered at 7:30 PM), Jonas Dyer, Jim Cooper, Bruce Nolan, Casey Lynch

Excused Absence: Rob Lewallen

Absent: Joe Sarapachillo

2. APPROVAL OF MINUTES (Action): June 26, 2025

Motion to approve by Bruce Nolan and seconded by Jim Cooper Motion passed 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.

No presentations from the floor or non-agendized items.

4. SITE PLAN REVIEW (Action)

- a. None

5. WAIVER REQUESTS (Action)

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

Items presented:

- Color Board – See attached presented and approved color board.
- Parking Design Manual
- Form 535
- Site Plan Waiver Form

Motion to approve as presented by Jonas Dyer and seconded by Jim Cooper. Motion passed 5-0-0-3.

- b. 1407 Main Street (Bank of America, Signage) – Kohei Miki

Items presented:

- Signage Plan including dimensions, location, and rendering with 3" Letters proposed.
- Lighting: 6400 Kelvin
- Discussion by members concerning a future shared tenant at this location. Members agreed that a future additional tenant should not lose square footage due to this signage if approved.

Motion to approve by Jim Cooper and seconded by Casey Lynch. Motion passed 5-0-0-3.

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c. 1855 Main Street (Five Below, Signage) – Colin Ford

Items Presented:

Signage Plans with four internally illuminated options:

1. Letter Height: 18"
- 2. Letter Height: 24"**
3. Letter Height: 36"
4. Letter Height: 48"

Discussion began on the form-based code and allowed signage heights. Dyer said he would support Option 3 because it looked the most appropriate with regard to scope and scale. Other members expressed concern of backlash with the community if larger letters than 24" were approved.

Motion to approve Option 2 (at 24" tall) by Chris Anderson and seconded by Bruce Nolan. Motion passed 6-0-0-2.

6. PRELIMINARY REVIEW

- a. None

7. GROUP BUSINESS (*Possible Action*)

- a. Announcements

Scotty Ensign: Stated that he will find the originally approved plans for 1855 Main Street so members could compare with active remodel under construction.

- b. Code Compliance Update

Scotty Ensign and Bruce Nolan met with County Code Compliance for ongoing cases.

- Citation was delivered for the storage yard at 5th and Main.
- Warning letter was sent to Ramona Realty.
- Diamond Massage was issued a citation and fine.
- Request for addresses of Feather signs businesses to be put on code compliance.
Casey Lynch will list flags located in Old Town, Bruce Nolan will list flags located in the Paseo, and Chris Anderson will list flags located in the Colonnade.
- No action on other cases.

- c. Report on findings of A74 rulings.

None. Item to be removed from next agenda.

- d. Election confirmation for Chamber representation Seat #4.

Vincent Ciampoli has been nominated by the Ramona Chamber. He was present at the meeting but sat in the audience since the physical letter has not yet been sent to the board and the BOS has not yet confirmed his seat.

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e. Future Agenda Items

Ramona Eye Care Optometry, 1662 Main Street, Suite B: potential code compliance issue with their non-approved window signage.

Letter of Support for renaming the Post Office the Archie Moore Ramona Post Office

8. ADJOURNMENT (Action)

Motion to adjourn by Jonas Dyer and seconded by Jim Cooper. Motion passed 6-0-0-2.

Next meeting: Thursday, August 28, 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.