

RAMONA DESIGN REVIEW

RAMONA DESIGN REVIEW BOARD

Thursday, September 25, 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: 6:59 PM

Pledge Led By: Joe Sarapachillo

Present: Scotty Ensign, Jonas Dyer, Rob Lewallen, Jim Cooper, Bruce Nolan, Joe Sarapachillo, Casey Lynch

Excused Absence: Chris Anderson

Acting Vice Chair: Rob Lewallen

2. APPROVAL OF MINUTES (Action): August 28, 2025

Motion to approve by Jim Cooper and seconded by Casey Lynch. Motion passed 6-0-1-1.

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. 960 Main Street (Signage & Exterior Painting) – Casey Lynch

- Casey Lynch recused himself for the presentation.
- Items Presented:
 - Site Plan
 - Exterior Paint proposed for Victorian Blue Board and Batten and trim to be replaced as is.
 - Signage proposed with letter height of 9"
 - Total square footage of signage presented totals 14 square feet. Allowed square footage is 25 square feet.
 - Motion to approve by Jonas Dyer and seconded by Bruce Nolan. Motion passed 6-0-1-1.

- b. 1855 Main Street (Grocery Outlet Signage) – Carlos Morales

- Items Presented:
 - Site Plan
 - Signage Plan with letter heights proposed at 36"
 - 111.5 Square feet allowed per the FBC.
 - 219 square feet of signage proposed including the backer board.

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- Signage is internally lit.
- Motion to approve with “Grocery Outlet” as channelized letters without the red backer plate letter height reduced to 24” inches in height and “Bargain Market” reduced to 18” inches in height, “Fresh Produce”, “Meat”, and “Organics” reduced to 12” in height, with the acknowledgment that signage cannot exceed 111.5 square feet, excluding the monument sign as it was previously approved by the DRB by Jonas Dyer and seconded by Bruce Nolan. Motion passed 7-0-0-1.

c. 1735 Main Street, Suite G (Quality RX Compounding Signage) – Roy Diep

- Items Presented:
 - Signage Plan with letter height of 23.5 inches.
 - Motion to approve with “Pharmacy” letter height reduced to 18” in height, allowing the logo as presented, with total signage proposed at 18” tall by 13’ wide, with existing window signage removed, by Rob Lewallen and seconded by Jim Cooper. Motion passed 7-0-0-1.

6. PRELIMINARY REVIEW

- a. None

7. GROUP BUSINESS (*Possible Action*)

a. Announcements

- Jim Cooper: Training. County sent a notice to the Chair that there was required training coming up on 10/3/2025. Concern was that wording was not clear. Clarification on who is required to take this training was discussed.
All members are responsible for responding and taking the training if required.
- **AMENDMENT 11/20/2025:** Cooper stated: “THERE HAS BEEN SOME CONFUSION REGARDING THE TRAINING REQUIREMENTS FOR THE RAMONA DESIGN REVIEW BOARD MEMBERS AS INDICATED IN POLICY A-74. BASED UPON SEVERAL EMAIL EXCHANGES WITH THE COUNTY, ALL BOARD MEMBERS THAT HAVE BEEN APPROVED FOR MEMBERSHIP, FOR THE FIRST TIME, AFTER MAY 24, 2022 MUST RECEIVE THE ORIENTATION TRAINING INDICATED BY THE COUNTY. BOARD MEMBERS THAT MAY HAVE AN APPOINTMENT LETTERS AFTER THIS DATE BUT HAVE BEEN CONTINUOUS MEMBERS BEFORE THAT DATE DO NOT HAVE TO ATTEND THIS TRAINING, ALTHOUGH IT IS SUGGESTED TO BE OF BENEFIT.”
- **Motion to reconsider made by Jonas Dyer and seconded by Bruce Nolan.** Motion passed 6-0-0-0.
- **Motion to amend the minutes with the above mentioned quote from Cooper was motioned by Dyer and seconded by Nolan.** Motion passed 5-0-1-0.

b. Letter of Support for the Archie Moore Post Office

- Motion to approve letter of support by Rob Lewallen and seconded by Jonas Dyer
Motion passed 7-0-0-1.

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c. Seat 4 (Ramona Chamber) Seat Nomination

- Not present. Removed from the agenda per the Chair's prerogative due to no action.

d. Code Compliance Update

- Compiled and previously approved list of existing feather flag violations is being submitted to the County for review. Scotty Ensign, Bruce Nolan, and Rob Lewallen will be in attendance for the zoom call with the County after the 15th of October.

e. Future Agenda Items

- None.

8. ADJOURNMENT (Action)

Motion to adjourn by Jonas Dyer and seconded by Jim Cooper. Motion passed 7-0-0-1.

Next meeting: Thursday, October 30, 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.

is an optional material
Click of
is an optional material
Click of

RANCHO LAND COMPANY
LAND OFFICE
960 MAIN STREET, RAMONA CA
LOT FRONTAGE: 50 FEET
BUILDING FRONTAGE: 25 FEET
RFBC: 1 SQUARE FOOT PER 1 LINEAR FEET = 25 SQUARE FEET
TOTAL PROPOSED SQUARE FOOTAGE OF SIGNAGE: 14 SQUARE FEET

BUILDING COLOR
CHANGE TO
CLASSIC
VICTORIAN BLUE

ADD 2' x 6' METAL
SIGN WITH VINYL
LETTERS

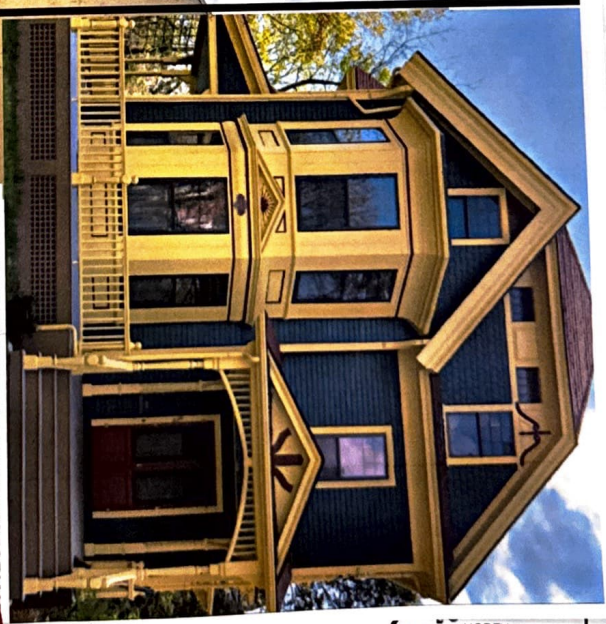
LETTER HEIGHT = 9"
(1/2 SQUARE FEET)

ADD VINYL
LETTERS IN TAN
COLOR
(2 SQUARE FEET)

TAN TRIM TO BE
REFRESHED



DOOR COLOR TO
BE VICTORIA
MAROON



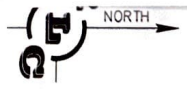
COLORS TO BE SIMILAR TO THE VICTORIAN HOUSE ON NEVADA BOULEVARD
COLORS USED ABOVE
GEORGE CARPENTER HOUSE RECOMMENDED WATER
BROOKLINE VILLAGE BEYTON
1885

REMOVE STRELTITZIA

ADD:
KALANCHOE BLOSSFELDIANA

SEDUM

DELOSPERMA COOPERI



PLAN
HIBIT
DATE: 9/25/2025

REQUEST FOR EXEMPTION FROM SITE PLAN PERMIT PROCESSING REQUIREMENTS FOR "B" SPECIAL AREA REGULATION

Design Review Board: RARONA

Date: 09/25/25

The applicant named below has requested an exemption from the requirement to process a Site Plan Permit, which is normally required for projects subject to Community Design Review. Before the Director can make a final decision on this applicant's request, the Department must consider the recommendation of the applicable design review board. **If the Design Review Board does not issue a recommendation within 45 days of the date above, the Director may act on the applicant's exemption request without board input.**

The Design Review Board shall consider the following circumstances when making a decision on the request for an Site Plan permit exemption:

- a. If it is determined that the nature of a proposed project is such that subjecting it to the Site Plan review process would not materially contribute to the attainment of the community design objectives and guidelines as set forth in the applicable Design Guidelines Manual or that all of the purposes and requirements of the Site Plan have been fulfilled by an existing approved discretionary permit. In making a decision on such a request for exemption from processing a Site Plan Permit, due consideration shall be given to the recommendation of the applicable Community Design Review Board. Such recommendation shall be in writing, signed by the Chairperson or other member of the Review Board who has been authorized by the Review Board to sign Site Plan Permit exemption recommendations, and shall be accompanied by a copy of the project plans (plans shall be stamped and signed by the Chairperson or other member of the Review Board) upon which the recommendation was based. Site Plan Permit exemption requests shall be transmitted by the Director to the Review Board using a form approved by the Director for that purpose. Notwithstanding the above, the Review Board may recommend Site Plan Permit exemptions of entire classes of projects, in which case the Director may exempt projects within these classes without obtaining recommendations from the Review Board on each individual case.
- b. If all of the purposes and requirements of the Site Plan will be fulfilled by a concurrent discretionary permit which will be reviewed by the applicable Community Design Review Board.

No building permit shall be issued for a project for which the Site Plan Permit process requirement has been exempted except pursuant to plans bearing the Director's stamp granting such exemption. No deviation from aspects of such plans pertinent to the Design Guidelines, such as materials, colors, architectural details, landscaping, and site design, shall be permitted without prior recommendation of the appropriate Design Review Board and approval of the Director.

Please schedule this Site Plan Permit exemption request at your next available meeting and notify the applicant of the date, time and place of the meeting. Remind the applicant to bring both sets of the construction drawings submitted for a building permit; the plot plan page of those plans will bear red PDS stamps. Request a third set if you wish to retain a copy for your own records. Also request that the applicant bring to the meeting any other materials (site photos, landscape palette, color board, etc.) that will enable the board to give full consideration to the applicant's exemption request.

Site Plan Permit exemptions cannot be subjected to any conditions (site layout, colors, landscaping, etc.). Site Plan Permit exemptions must either be recommended per the plans as submitted, or a discretionary Site Plan must be recommended if the board determines follow-up conditions must be satisfied.

Upon consideration by the board, apply the appropriate stamp in red on all pages of both sets of plans to recommend either approval or denial of the EXEMPTION request; do NOT use the stamp recommending approval or denial of a Site Plan, since the plans do not constitute a Site Plan application. Stamping the actual building plans will ensure a record of the board's action that cannot become separated or altered prior to the Director's final decision on granting the Site Plan Permit exemption request. Only those stamped plans will be accepted; this form is for your contact information only.

If you have any procedural questions, please contact Debra Frischer at (858) 495-5201 or debra.frischer@sdcounty.ca.gov.

Assessor's Parcel Number(s): 282-130-41-00

Project Address: 1735 Main St #G Ramona Ca 92065

Owner's Name: Roy Diep

E-mail: _____ Phone: _____

Owner's Mailing Address: 1735 Main St #G Ramona Ca 92065

Agent's Name: Sun Coast Sign Cos
(if applicable)

E-mail: Paul@SuncoastSignCos.com Phone: 760 294 6550

Agent's Mailing Address: 930 S Andreasen Dr Escondido Ca 92029

Brief description of the project: Electrical channel letter sign

DESIGNED BY THE DESIGN REVIEW BOARD

NOTE TO CHAIR: If project drawings (plot plans) have been reviewed; please stamp and sign the complete set (all pages), and return to the applicant.

ACTION: ☒ Site Plan Permit Exemption Recommended.
☐ Site Plan Permit Exemption **NOT** Recommended. Site Plan should be required.

MAIL TO: Planning & Development Services
Attn: Dag Bunnemeyer
5510 Overland Ave, Suite 110
San Diego, CA 92123

Meeting Date: 09/25/2025

Signature: 



(760) 394-6550 • info@SunCoastSignPros.com
930 S. Anderson Dr., Ste. M • Escondido, CA 92029
CCL#1123453

DESIGN INTENT

DESIGN INTENT / PERMIT / PRODUCTION

CLIENT:

QUALITY RX & COMPOUND PHARMACY
1736 MAIN ST STE G
RAMONA, CA 92085
(760) 532-6633

OWNER/LANDLORD:

CHUN B. YIM
1840 KEY LARGO RD
VISTA, CA 92081
NANCYJTRAINOR@GMAIL.COM

APPROVALS:

Chun Yim

(Owner/Signage & Production)

LANDLORD APPROVAL / SIGNATURE

DATE

Handwritten signature
Hwy 7807 Diego Ave, 19, 2025 11:07:32 (DT)

CLIENT APPROVAL / SIGNATURE

DATE

Handwritten signature
Paul Thomas

CONTRACTOR/DESIGNER / SIGNATURE

DATE

REVISIONS:

REV No DATE BY

PDS-BUILDING DIVISION

AUG 25 2024

County of San Diego
Plan Check

SCOPE:

- "LOGO" & "PHARMACY" LETTERS FACE LIT STANDARD CHANNEL LETTER SIGN
23.5" H x 179.5" W
3" RETURNS - BLACK
3/4" TRIM - BLACK
- 2X HANLEY 24VDC 60W POWER SUPPLY
3FT WHITE LED CABLES
- LED - GE TETRA TAPE STRIP WHT 6K INDOOR
- DIRECT WALL MOUNT INSTALLATION
- SQUARE FOOTAGE OF LOCATION:
1000 SQ. FT.



PHARMACY

13'
479.5 inches - Length of Sign

18"
22.5 inches

| | | |
|-----------|------------|--------------|
| DATE: | 05/06/2024 | SHEET NUMBER |
| DESIGNER: | T. VELEZ | 02 |
| FILE: | | |

ation

Window Signs to be Removed From



760.294.6550 • info@SunCoastSignsPros.com
930 S Ardmore Dr. Ste M, Escondido, CA 92029
CCL#1123453

DESIGN INTENT

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APPROVALS:

Chun Yim

LANDLORD APPROVAL / SIGNATURE DATE

CLIENT APPROVAL / SIGNATURE DATE

CONTRACTOR/DESIGNER / SIGNATURE DATE

PDS-BUILDING DIVISION REVISIONS:

AUG 25 2025
County of San Diego
Plan Check

SCOPE:

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- DIRECT WALL MOUNT INSTALLATION
- SQUARE FOOTAGE OF LOCATION: 1000 SQ. FT.

| | | |
|-----------|------------|--------------|
| DATE: | 05/06/2024 | SHEET NUMBER |
| DESIGNER: | T. VELEZ | 01 |
| FILE: | | |