

RAMONA DESIGN REVIEW

RAMONA DESIGN REVIEW BOARD

Thursday, October 30, 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: Rob Lewallen, Chris Anderson, Bruce Nolan, Joe Sarapachillo, Jonas Dyer

Absent: Scotty Ensign, Jim Cooper, Casey Lynch

2. APPROVAL OF MINUTES (Action): September 25, 2025

Motion to approve as presented by Rob Lewallen and seconded by Bruce Nolan. Motion passed 4-0-1-0 with Anderson abstaining.

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. 2260 Main Street (The Lipo Lounge, Signage) – LeiLani Vidal

Items Presented:

- Signage plan to replace existing monument sign with updated sign
- Backlit letters connected to existing electrical.
- Proposed letter height does not exceed 9"
- Discussion on if the sign was a monument or a pole sign ensued between members and Dyer. Dyer argued that the existing signage was the tenant's only available signage and that it could be approved as legal non-conforming. Lewallen and Anderson referenced that it could only be approved if the sign was built prior to 1978. Dyer questioned if the board knew for certain that the sign was built after this date and Anderson said that it was. Further discussion ensued on what the tenant could do to get the signage approved. Tenant explained that they already invested in the sign. Lewallen and Anderson suggested rebuilding the sign to meet existing form based code standards.
- Motion to table by Rob Lewallen and seconded by Bruce Nolan. Motion passed 5-0-0-0.

- b. 1077 Main Street (Align Pilates, Signage) – Alexa

- Items Presented:

RAMONA DESIGN REVIEW

1. Monument Signage (letter heights not to exceed 10")
2. Building Signage (letter heights do not exceed 12")
3. Colors: Colonial Revival Tan or EQ; Dark Clove 9183 or EQ.
4. Height of Monument Sign is 5' high and 5' 5" wide.
5. Tenant agreed to later build a block base at the bottom of the monument sign as requested by Lewallen and Anderson.
6. Motion to approve as presented by Jonas Dyer and seconded by Rob Lewallen.
Motion passed 5-0-0-0.

c. 1076 Main Street (7-Eleven, Signage) – TBD

- Not Present

d. 1855 Main Street (Grocery Outlet, Signage) – TBD

- Items Presented:
- Signage plan including letter heights and red backer board painted on the building itself.
- Motion to approve the signage as submitted by Jonas Dyer and seconded by Bruce Nolan. Discussion on the monument sign that was previously approved ensued and Lewallen suggested to amend the motion to include restricting the letter height of the monument not to exceed 12". Amendment was agreed by Jonas Dyer and seconded by Joe Sarapachillo. Motion passed 5-0-0-0.

6. PRELIMINARY REVIEW

- a. None

7. GROUP BUSINESS (*Possible Action*)

- a. Announcements

New homes development coming before the Ramona CPG next month.

- b. Code Compliance Update

Lewallen provided update on feather flag reporting. Businesses on the list include:

- Jiffy Lube, Kashmir Hair Studio, Popeyes Chicken, Cricket Wireless, Wingstop, Sambas Liquor, Vibes Sushi Bar and Grill Restaurant, Jack in the Box, Ebenezer's, Iglesia del Dios Nueve, Food Stand by Mariscos, Wendy's, Fitness at 1225 Main Street, Refillery, Xanthus Center, La Basil Thai Cuisine, Car Wash at B Street, Method Optometry, Anytime Fitness, The Gym, Regina Flores, Ramona Food Clothes & Closet, Lennar Homes, Town & Country Real Estate, Smoking Cannon Brewery, Amber Ramirez Insurance, Maria's Tax Service, Ramona Grange, Ramona Country Bakery, Regina Flores, Pete's BBQ, Circle K, Ramona Café, Food Truck at Reds Whites and Brews, 750 Main Street, Coldwell Banker, Align Pilates & Wellness, Cheers, A1 Car Wash, Hondos Firewood Yard, Boll Weevil, and Cozy Cubs.

- c. Future Agenda Items

None.

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8. ADJOURNMENT (Action)

Motion to adjourn by Chris Anderson and seconded by Rob Lewallen. Motion Passed 5-0-0-0.

Next meeting: Thursday, November 20, 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.