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RAMONA DESIGN REVIEW BOARD

Thursday, November 20, 2025 – 7:00 PM

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

Approved Minutes for 11-20-2025

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / DETERMINATION OF QUORUM
Chris Anderson, Rob Lewallen, Jim Cooper, Casey Lynch, Bruce Nolan, Jonas Dyer.

Excused Absence:

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

Motion to approve with modifications and seconded. Motion passed 5-1-0-0.

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.

4. SITE PLAN REVIEW (Action)

a. Tenth Street (Housing Development, INFORMATION ONLY) – Matt Esquivel

- Site Plan
- Colored Elevations (3 architectural styles)
- Floor Plans
- Preliminary Landscape Plan
- Color Sheet

b. Discussion:

- Dyer thanked the developer for being present as an informational presentation only project outside the Form Based Code's jurisdiction. Lewallen corrected Dyer stating that units exceeding 7.3 units within the Ramona area are within the Design Review Board review.
- Anderson complimented the color pallet, roofing design, and lighting.
- Board was largely favorable towards the proposed development.

5. WAIVER REQUESTS (Action)

a. 169 Hunter Street (Detached Storage Shed) – Cha Moua

- Items Presented:
 1. Site Plan
 2. Elevations
- Motion to approve as presented by Rob Lewallen and seconded by Casey Lynch. Motion passed 6-0-0-0.

b. 2260 Main Street (Multi-Tenant Signage) – LeiLani Vidal

- Items Presented:
 1. Exhibit of existing conditions and proposed multi-tenant signage with additional block base built to bring monument signage into conformance.

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2. Signage Details (letter heights not to exceed 10" on the monument sign)
- Motion to approve to approve by Jonas Dyer and seconded by Bruce Nolan. Motion Passed 6-0-0-0.

6. PRELIMINARY REVIEW

- a. None

7. GROUP BUSINESS (*Possible Action*)

- a. Administrative Process (Discussion)

- Cooper had concerns about training requirements with the County of San Diego for Board Members. Cooper discussed during the September meeting that County training minutes did not reflect his comments properly. Dyer motioned to amend the September minutes to reflect Cooper's comments. Motoin passed and the September minutes will be resent to the County with the agreed amendments.
- Anderson requested that Colors, Signage details, Specific names of Plants, and other site details always be included in the minutes.

- b. Announcements

- Dyer announced the end of his appointed term, January 2026, for his representative seat for the Ramona Community Planning Group on the Ramona Design Review Board. Dyer stated his gratitude for his time serving with the board and his desire to see a new volunteer take his seat in the near future.
- Lynch has applied for the open RMWD seat and announced his potential resignation from the Design Review Board if he is elected.

- c. Code Compliance Update

- Lewallen updated the list of businesses that have feather flags. No action has been taken by the County as of yet.

- d. Future Agenda Items

None.

8. ADJOURNMENT (Action)

Motion to adjourn by Anderson and seconded by Rob Lewallen. Motion passed 6-0-0-0.

Next meeting: Thursday, December 18, 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.