

RAMONA DESIGN REVIEW BOARD

Thursday, July 30th 2026 – 7:00 PM
Ramona Community Center – 434 Aqua Lane, Ramona, CA 92065

APPROVED MINUTES For July 30th 2026

1. CALL TO ORDER / PLEDGE OF ALLEGIANCE / DETERMINATION OF QUORUM

Called to order at 7:00 pm by acting chair with quorum, present is Joe Sarapochillo, Bruce Nolan, Andrea Gibson, Harry Williamson, Rob Lewallen and Chris Anderson (acting chair) excused absence: Scotty Ensign and Carol Fowler

2. **APPROVAL OF MINUTES (Action):** June 25th 2026 Motion
to approve minutes as presented by Rob Lewallen and second by Andrea Gibson. motion passes
6-0-0-2

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)**
None

5. WAIVER REQUESTS (Action)

- A. Ramona Wine and Spirits Peter Gibo { Contractor}
presents drawings representing signage sized per form-based code as advised in May 28th 2026 meeting, Total signage is 58 Sq feet with 60 feet allowed and 12"+6" bonus letters for distance from Main st. total 18" Motion to approve as presented by Rob Lewallen and second by Andrea Gibson. Motion passes 6-0-0-2

6. PRELIMINARY REVIEW

- A. Drive Thru Coffee House 1512 Main St Steven Pollock presents for 7 Brew
coffee house with preliminary plans. Existing building to be demolished. Two lane drive-thru to be constructed, existing mural to be preserved. The proponent is advised proposed signage and logo is oversized and will need to be adjusted. Complete plans need to be presented including landscaping and lighting

7. GROUP BUSINESS (*Possible Action*)

- A. Standing Rules discussion and revisions / clarify documentation: no action taken, edits from June 25th 2026. meeting will be distributed to members for discussion at a future meeting

- B. Seat #6 Vacancy Posted: Andrea Gibson asks where application can be made for a vacant seat. No action taken, Link for application on website is not available
- C. Code Compliance Update Gonzales Flowers has moved next door - remove from list? Next month's Teams meeting participants? Andrea Gibson, Bruce Nolan and Joe Sarapochillo will sit in on next Teams meeting Max 4
- D. Future Agenda Items
Dates for future meetings are discussed with November 19th and December 17th proposed with no objection from the attending members

8. ADJOURNMENT (Action)

Rob Lewallen moves to adjourn at 7:30 PM. Andrea Gibson second. Motion pass 6-0-0-2

Next meeting: Thursday, August 27th 2026

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.