

R A M O N A  
D E S I G N  
R E V I E W

Ramona Design Review  
Thursday - March 28, 2013 - 7:30 P.M.  
Ramona Community Center - 434 Aqua Lane - Ramona

MINUTES

1. Call to order - 7:42 P.M.
2. Pledge of Allegiance
3. Determination of Quorum :  
Present: McCormick, Roberson, Close, Cooper, Lewallen  
Excused Absence: Klinger  
Unexcused Absence: Vengler, Kilpatrick  
Present but not yet seated: Anderson
4. Approval of minutes from February 28, 2013. Motion to approve:  
Lewallen, Seconded McCormick. Approved 4-0-1 (Roberson  
abstained)
5. Presentation from the floor, non-agenda items: None
6. Announcements
  - a. Current sign violations / status on pending violations:  
  
Jim Cooper announced his resignation from being the code  
enforcement coordinator due to his involvement with other  
activities. He indicated that there was one 'pass-off'  
activities that will need follow-up -

Continue efforts to get the County Code Enforcement office, Mr. Saul Valdez to attend a meeting of the Design Review Board to discuss the overall coordination between this Board and his activities; to also get information on his follow-up on the six businesses that were identified in December regarding excess signs in windows.

b. Other sign problems mentioned during the meeting by members that will need follow-up:

1. A new sign at the corner of Magnolia and Hwy 78 for ROLLINGSKINZ
2. The new internally light sign for Mia Ranchita (next to Jack-in-the Box
3. An internally light sign at ARCO
4. A new big sign off Wildcat Canyon Road

b. Village Design Update. No meeting in recent past but a meeting is scheduled for early next month.

7. Site Plan Reviews: None

8. Waiver Requests:

a. Signage - 1350 Main Street. No one appeared for this item.

b. CATT Farm Supply - Additional retail activities. M. Deskovitch made a presentation requesting support for the additional use of the rear of his building on Main Street to position trailers for sale. This County Permit will support this ability for title transfers with the DMV. Motion to approve by Lewallen, seconded by Roberson. Approved by 5-0-0

9. Preliminary Reviews:

a. Mr. Mario Turner (AMCAL) and his team made a detailed conceptual presentation for a projected affordable housing project

on Roberts Street behind the current K MART location. 4.2 of the available 8 acres would be developed with the remainder to stay as open space. The build-out would be 60 units of 2-3 bedrooms within the 15 units per acre guideline focusing on families with incomes ranging from \$24-\$48K annually. Much time was spend on discussions of the overall objectives of fitting the architecture into the rural Ramona style. Notes were taken and they will make another presentation when they have incorporated suggestions into an actual concept plan.

The flowing points were made by members:

- Retain community character
- No Palm Trees
- Bright accent colors
- Good preliminary site plan
- Capture roof rain water
- Some steep pitched roofs for accent
- Include ability in future to connect green space with community walkways
- take care with second story heights and pitched roofs
- consider club house in the 'red barn' style per the presented photo suggestion
- modular differences in buildings
- DG walkways/ split rail fences
- Rolled curbs
- Like mullion windows
- Check out McWhorter house at Highland Valley and Hwy 67
- Frost proof plants
- Pre-plumb for solar/electric cars?
- Dementional shingles

## 10. Other business

- a. Update on code enforcement - see above announcents
- b. The efforts to have an Ad Hoc committee review the variances between the County Draft checklist and the current RDRB Guidelines was not successful. A list of the first dozen or so were distributed via email but no actions were taken. The Board agreed that this needed to be done and the members

agreed to bring these two documents to the next meeting so that discussions could begin on the identified variances.

c. A copy of the RDRB Standing Rules with proposed changes to bring them into compliance with the County Policy I-1 was shared via email before this meeting. This will be reviewed by the membership and discussed at the next meeting.

d. Dennis Sprong, RCPG member, asked during the last RCPG meeting whether the newly painted yellow on the Old Town Antique store was within the RDRB guidelines? Discussions ensued with the final RDRB consensus being that it is too bright and they would like to see it changed to a more muted color.

11. Adjournment: Motion to adjourn by Close, seconded by Roberson. Motion carried 5-0-0. Adjourned at 9:15

Next Meeting is scheduled for April 26, 2013