

R A M O N A

D E S I G N

R E V I E W

Ramona Design Review
Thursday - August 28, , 2014 - 7:30 P.M.
Ramona Community Center - 434 Aqua Lane - Ramona

DRAFT MINUTES

1. Call to order at 7:37 p.m.

2. Pledge of Allegiance

3. Determination of Quorum :

Present: Evelyn McCormick, Jim Cooper, Carol Close, Dan
Vengler, Darryl Larson

Excused absent: Greg Roberson, Rob Lewallen, Chris
Anderson, Scotty Ensign

4. Approval of minutes from July 31 2014. Minutes not available for
review. Deferred to next meeting

5. Presentation from the floor, non-agenda items: None

6. Announcements

a. Current sign violations / status on pending violations:

The County is pursuing several identified violations by
letter.

Regarding Mike's Liquor, this may be a site for a future
mural, no action required at his time

Several complaints have been received by the Chair regarding the logo signs on the new Tractor Supply building. Research by several members seems to indicate that no logo sign was ever submitted for approval but rather notes indicate that this would be submitted at a later date; not ever done apparently. Discussions centered on the application of the Form Based Code as an answer; agreement was made that the small lettering on the false building fronts were part of the "architecture" as per the Form Based Code but that the large logo signs were not. And no record could be found when they were ever submitted for approval. As it now stands, these are not in compliance with current logo sign guidelines and will have to come into compliance.

b. Village Design Update: These have been approved by the County Supervisors; no further actions needed.

7. Site Plan Reviews -

a. Baskin Robbins/Dunkin Donuts/Remax monument sign.

A presentation was made by Steve Powell, leading to much discussion regarding monuments signs in general and then specifically this one. Motion to approve as made by Dan Vengler, seconded by Jim Cooper. Motion carried 5-0-0-0

b. Albertsons. No one present. Will consider as an agenda item if requested next meeting.

8. Waiver Requests -

a. Stater Brothers - replace current deteriorating sign. The new proposed sign changed letter size, appears to be internally light (in violation of guidelines), and appears to include some word changes. Discussions ensued, recommending retention of the current letter size and maintenance of the current external lighting. The presenter will return after a careful review of the guidelines.

9. Preliminary Reviews -

a. Mountain View Community Church.

They had appeared at the latest Ramona Community Planning Group that suggested that they appear before the Ramona Design review Board. They did review the Ramona Form Based Code although this area is not covered by that document. Comments from the group included the following =

"cold" appearing

No wall deviations to provide visual breakups

Unbroken roof area needs to be broken up

To 'boxy'

Looks like a hospital versus a church

Looks like a prison versus a church

Look at the Ramona Design Review Guidelines

Large unbroken roof line needs to be broken up

Focus on 'softening' the visual aspects of the building

Need landscaping plan

Needs something to break up the 'boxyness'

The proponents understood the group's comments and will return with some changes to reflect these suggestions.

10. Other business -

a. The next meeting will be on September 25, 2014

11. Adjournment - at 8: 46 p.m. with unanimous consent.