

# RAMONA DESIGN REVIEW

## Ramona Design Review

Thursday- January 29<sup>th</sup> 2015 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona

DRAFT

Minutes

1. CALL TO ORDER - 730pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM -  
Rob L, Scott E, Greg R, Darrel L, Jim C, Dan V----- Excused absences Carol Close , Chris Anderson
4. APPROVAL OF MINUTES from Dec 18<sup>th</sup> 2014 Motion to approve 1<sup>st</sup> Rob L 2<sup>nd</sup> Jim Cooper -- Vote 6-0-0  
Approval of November 2014 Minutes moved to next months meeting.
5. \* PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS (None)
6. ANNOUNCEMENTS -
  - Current Sign Violations Dan V 12<sup>th</sup> and Main internal lit sign (U Haul) / Status on Pending Violations - Greg R will contact County Code Officer on this and other violations.
  - Village Design Update Rob L Introduced Ramona Village Design Members (6) to listen and ask questions regarding New FBC.

*D.R. Board Members - Please go by & have a look at the following projects prior to the meeting.*

7. SITE PLAN REVIEW
  - a. Valley Park Apartments, PDS2014-STP-14-034, 16<sup>th</sup> ST- Casey Malone  
Mr. Malone presented Plans for proposed 62 unit apartment complex on 2.87 acres allowed 2.6 units per acres. (1.5) parking spaces per unit. FBC calls for (1) per unit. Buildings to cover 65% of site. Easement of (10ft) along south side of property to allow for drainage on property. Greg R This project does conform to many areas of the new FBC. Building #2 along 16<sup>th</sup> street has the most visual impact. Proponent said Driveway entrance to be 30ft required by Fire dept. Roof line along 16<sup>th</sup> st needs more undulations . Suggested adding Color changes for a more interesting look. Dan V the length of the buildings is a concern. Jim C walked the property and noticed the need of a lot of fill dirt. Mr. Casey agreed approximately (5000) cubic yards of fill dirt. Greg R We also need Lighting plan and signage plan. Mr. Malone Monument sign to be included in the (6ft) block wall along 16<sup>th</sup> st.  
Motion -- Greg R Motion to table project 2<sup>nd</sup> Rob L vote 6-0-0
  - b..Boulder Ridge Villas PDS2014 TM-5587,1918 Kelly Ave (FBC-V4)- Landscape open space- Mark Brencick  
Presentation with plans for Apartment conversion to condos requirement, for group open space. New landscape area to become part of condos to include Curbs and gutter with sidewalk. Scott recommended stabilized DG and change from Boston ivy to Star Jasmine along east fence line.  
Motion --- Rob L Motion to approve with changes to vines on east fence line and stabilized DG 2<sup>nd</sup> Dan V  
Vote 6-0-0

## 8 WAVER REQUEST

a Albertsons - 1459 Main st - Monument sign changes- Stan Ideker. No show Greg R will contact County Code Enforcement for unapproved non-conforming modifications to the existing monument sign.  
Rob L 1<sup>st</sup> Motion to Deny Sign Jim C 2<sup>nd</sup> vote 6-0-0

b.Sears-220 Rotanzi St (FBC V4) - Signage and lighting modifications -Pat Brady, Matthews Signs  
Presentation from Mr. Brady to increase the size of signage on front of Sears building from 12in to 24in new signage to be manufactured from (3/16 thick veneer material) with approved external light fixtures. Discussion ensued about the size and amount of signage along Main st and Rotanzi st (4 existing locations) Greg R The new signage carries the feel of old Ramona it is the number of signs that does not meet New Form Base Code. Jim c has no problem with proposed signage being flush mounted and painted, but only (2) signs on building .Monument sign not included in presentation.

Motion - Jim C Motion to approve signage as amended with (1) on face of building along Main st and (1) on Rotanzi st tower. Darrel L 2<sup>nd</sup> vote 6-0-0

c. Ramona Family Naturals market (FBC-V4) 325 6<sup>th</sup> st -new signage Steve Powell represented announced Off Agenda

d. Starbucks - 1315 Main st - Revised signage. Tim Seamen

Presentation of changes to menu sign presented last month. There will be a metal controller box on back side of menu board approx 2ft high at allow for computer hard drive. Same finish and color as the menu board enclosure.

Motion Bob L to approve as presented Jim C 2<sup>nd</sup> vote 6-0-0

e. Salerno Winery—17948 HWY 67 replacement signage-Carlos Madrax, Carol Fowler

Property not in FBC refer to Guide Lines. Presentation of proposed signage with (1) Monument sign and (2) directional signs (118sqft total) along HWY 67 frontage. Greg R this looks like (3) monument signs I cannot support. Directional signs will become more confusing with future directional signs from other wineries on same street. Rob L Monument sign is correct size under Guide Lines.

Motion—Jim C Motion to approve as amended .Monument sign only. Turn monument sign perpendicular to road and have two sided sign . 2<sup>nd</sup> Rob L vote 6-0-0

## 9. PRELIMINARY REVIEW

a. Ramona Cross Fit xxx Main st by Etcheverry st -new project- David Ross, John Rumsey  
No Show

## 10. OTHER BUSINESS

a. Protocol for landscape violations/ code enforcement

Greg R to ask County Code Enforcement on how to proceed.

b. . County Discretionary Board training update.

Jim C Information on standing rules regarding training for RDRB Members. Discussion moved to next month.

11. ADJOURNMENT - 10pm Greg R 2<sup>nd</sup> Dan V 6-0-0

\*Opportunity for members of the public to speak to the Ramona Design Review Board on any subject within the group's jurisdiction and that does not appear as an item on this agenda. The group cannot discuss these items except to place them on the next agenda.