

RAMONA DESIGN REVIEW

Ramona Design Review

Thursday- June 29, 2017 - 7:30 P.M.

Ramona Community Center - 434 Aqua Lane - Ramona
Final Minutes

1. CALL TO ORDER - 7:32 Pm
2. PLEDGE OF ALLEGIANCE
3. DETERMINATION OF QUORUM - Members present Cris Anderson, Scott Ensign, Darryl Larson, Rob Lewallen, Rex Gammon , Jim Cooper Excused absences - Dan Vengler, Eric Guether , Evelyn McCormick Resigning
4. APPROVAL OF MINUTES - May 25, 2017 Motion to approve by Jim Cooper and 2nd By Darryl Larson vote 4-0-2-0 Rob Lewallen and Rex Gammon abstain
5. * PRESENTATIONS FROM THE FLOOR, NON-AGENDA ITEMS None
6. ANNOUNCEMENTS -
 - Current Sign Violations / Status on Pending Violations Rex Gammon spoke to Petes BBQ HWY 78 and Main st regarding sign allowance they are willing to remove 2 of the back lit signs. Resurrected Rustic has done nothing he promised. -Albertsons / Mike's Liquor / Rubio's / A-1 A letter from Cassi Palmer dated June 24 2017 regarding the follow up RDRB is requesting from the County on ongoing violations. She requested more information from Rob Lewallen after the July 5th 2017
 - Village Design Update - Text Changes to FBC - move to item 10.a.
7. SITE PLAN REVIEW
 - a.
8. WAIVER REQUESTS
 - a. Sign Change - Adobe Animal Hospital - 218 Etcheverry St. - George Adams / Anthony Avila Presentation from George Adams regarding changing rock monument sign by adding NVCA logo (National Veterinary Centers of America) Changing Existing Bronze colored letters to White including Logo. Members discussed the size of total signage with logo , and not changing Bronze letters to white. Mr Adams agreed to table till next month to redesign signage.
Motion to table till next month by Jim Cooper and 2nd by Rex Gammon vote 6-0-0-0
 - b. Minor Deviation - Monument Signage Re-facing - Arco - 1015 Main St. - Eddie Vidales Presentation on existing Monument sign(legal non conforming) on corner of HWY 78 and Main street. County told ARCO that the construction that is in progress does not warrant signage changes. Discussion in sued regarding size and color of 18in high letters blue ARCO and 13in white AM /PM existing signs with the P being 17 ¼ in Existing letter size does not meet FBC. The new Gas prices to become digital and to be smaller than existing. Cris Anderson said the existing size of 18in was not an issue for her. Rex mention the white AM/PM could be opaque, blacked out and thought the blue

ARCO was expectable. Rob Lewallen wanted signage to be reduced to 12in max letter height.

Motion to approve as submitted in lue making AM/PM sign opaque and leaving blue 18in ARCO sign as is with new smaller than existing digital gas prices sign. By Jim Copper and 2nd by Rex Gammon vote 5-1-0-0 with Rob Lewallen voting No.

9. PRELIMINARY REVIEW

a. Jack-In-The-Box - Remodel & Exterior Changes - 1056 Main Street - Jim McGrath

Presentation by Jason Berge regarding changes to existing Jack in the Box. Proposal was for a 400sqft extension to front of building expanding dining area, exterior remodel including entrance upgrades, tile to upper portion of complete building ,window changes, Color changes and signage changes. Conversation ensued regarding this project needs a Site Plan for the changes requested, all members agreed. Comments from Daryl Larson proposed menu boards are to large. Pole sign to be removed. FBC includes outside dining this new remodel removes out side dining . enough parking spaces is not resolved.

They will come back for another pre-lim next month.

10. OTHER BUSINESS

a. Village Plan Form Based Code Annual Update Text Changes, Mixed Use Density

Tim Vertino and Noah Alvey from County was present to discuss changes to update FBC

Cris Anderson asked were did the 5ft x5ft menu boards measurement came from , what data was used? Rob responded that the new digital menu boards were 3ft x5ft . Gas pricing has a minimum 6in mandate height in place and is not a part of total sign allowance. The proposed Mixed use Density conversation brought up question from Cris Anderson regarding the having enough room on some of the lots to accommodate building size and all necessary needs for parking, landscaping etc, required by the County Building Dept to fit mixed use on some lots which could devalue the owners land. Rex Gammon would like the abbreviation zo to be changed to zone ordnance in new FBC. Mr. Alvey took notes to look into that.

Jim Cooper strongly reminded RDRB that any changes to FBC must be published for review for the public before enacted. All subcommittee meetings have a responsibility to the people of Ramona to be located in and public place and openly announced as to their agenda.

Next Village Design Meeting July 24th

b. Replacement board member - Evelyn McKormick's seat. No applicants present

11. ADJOURNMENT - Next meeting July 27, 2017