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**RAMONA DESIGN REVIEW BOARD**

Thursday, October 24, 2024 – 7:00 PM

Ramona Community Center – 434 Aqua Lane, Ramona, CA 92065

**FINAL MINUTES**

**1. CALL TO ORDER**

*07:01 PM*

**2. PLEDGE OF ALLEGIANCE**

*Led by Casey Lynch.*

**3. DETERMINATION OF QUORUM**

*PRESENT: Scotty Ensign, Chris Anderson, Carol Fowler, Rob Lewallen, Jonas Dyer*

*OPINION ONLY: Casey Lynch*

*EXCUSED ABSENCE: Jim Cooper*

*Motion made by Jonas Dyer to move Agenda Item 9b. to the top of the agenda due to the presenter's time constraints. Motion seconded by Chris Anderson. Motion passed 5-0-0-1.*

**4. APPROVAL OF MINUTES**

- a. August 30, 2024

*Motion made by Carol Fowler to approve the minutes and seconded by Chris Anderson. Motion passed 5-0-0-1.*

**5. PRESENTATIONS FROM THE FLOOR / NON-AGENDA ITEMS**

*None.*

**6. ANNOUNCEMENTS**

*None.*

*Design Review Board Members should conduct an in-person site visit at the following projects:*

**7. SITE PLAN REVIEW**

- a. 1025 Main Street (Del Taco)

John Dodson

*Dodson presented plans for the Del Taco remodel. Board discussion focused on signage with regard to letter height and total square footage.*

*Discussion on letter height maximums per the form based code commenced with Dyer questioning the 12-inch maximum. Anderson and Lewallen said the 12" maximum is a standard practice and that the code was supposed to cite it.*

*The board communicated they would be agreeable to approving the signage under some conditions. Conditions included: Reducing total signage square footage to plus or minus 30 square*

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*feet in accordance with the code; externally or halo lit signage, removing lettering from mural, allow for 22-inch letters on the “D” and “T” and 12-inches on the remaining letters.*

*Motion made by Carol Fowler to table and seconded by Chris Anderson. Motion passed 5-0-0-1.*

**8. WAIVER REQUESTS**

- a. 1520 Main Street (*Ramona American Jiu Jitsu*), Signage Jason Swanton  
*Swanton presented signage plans to the board with a picture of the window signage that met the requirements of the 25% maximum and letter heights did not exceed what the RVCFCB requires.*

*Motion made by Rob Lewallen to approve as presented and seconded by Chris Anderson. Motion approved 5-0-0-1.*

- b. 203 Rotanzi Street (*Manufactured Home*) Kim Martin  
*Kim Martin presented a manufactured home with a full planning set including elevations, colors, and windows that were in conformance with the RVCFCB. The board was favorable towards the project.*

*Motion made by Jonas Dyer to approve as presented and seconded by Carol Fowler. Motion passed 5-0-0-1.*

**9. PRELIMINARY REVIEW**

- a. 1342 Main Street (*Dollar Tree*), Signage Mariana McGrain  
*McGrain presented a detailed signage plan showing two signage options with differing letter heights. Option 1 was shown at 24-inches, internally illuminated, channelized letters and Option 2 was shown at 34-inches, internally illuminated, channelized letters.*  
*Lewallen and Anderson stated that letter height could go at maximum to 12-inch but that a fifty percent bonus could be approved since the building was set back more than 100-feet from the street, bringing maximum letter height to 18-inches.*  
*Discussion on letter height maximums per the form based code commenced. McGrain challenged that the 12-inch maximum is not stated or clear in the code. Dyer referenced section “r” in the RM-V5 district signage code as reason to allow 24-inches because of the “and/or” language. Ensign, Lewallen, and Anderson were not in agreement with Dyer. Fowler communicated her support of 24-inch letters since it would be consistent with existing signage in the center.*  
*Discussion moved to signage illumination. Lewallen stated that internally illuminated signage was limited to 12-inches to 18-inches. Lewallen explained that 24-inch letters could be allowed if the signage were halo-lit or externally illuminated.*  
*McGrain expressed frustration with the differing interpretations and the way in which the code is written.*  
*The board advised bringing two options back following the preliminary review. Lewallen said he could not support 24-inch internally illuminated signage. Fowler and Dyer communicated support for 24-inch internally illuminated letters.*

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*McGrain announced she would return at December's meeting to present two final options, one with external or halo-lit signage and one with internally illuminated to remain consistent with the center.*

- b. 1721 Main Street (Children's Paradise), Project Update Steve Powell  
*Jonas Dyer recused himself from voting because he is employed by Steve Powell and is the working project manager for this project.*

*Steve Powell presented a revised plan for a previously approved daycare and preschool project under the name Cozy Cubs, now Children's Paradise. Powell shared minor tenant plan modifications, including additional enhanced landscape, additional outdoor play area, minor adjustments to the classroom windows and ceiling height. Members were excited to see the project moving forward again.*

*Carol Fowler and other members voiced their unanimous support for the minor changes and the project as a whole. No motion was made, presentation was for a project update and informational purposes only.*

## **10. GROUP BUSINESS (Possible Action)**

- a. Code Compliance Update  
*No code compliance cases were discussed, however, discussion on feather signs throughout the town and the potential to add language to the code that prohibits feather signs due to site distance was mentioned.*
- b. Nomination for Seat #3  
*Bruce Nolan presented to the board. Nolan was nominated by Jonas Dyer and seconded by Carol Fowler. Motion passed 5-0-0-1.*

*Chris Anderson disclosed that although she did not know Nolan, her husband works at the district with him and wanted to the board to know there was not a conflict of interest. The board agreed that this was not a conflict of interest but appreciated the disclosure.*

- c. I1 Policy and A74 Policy Discussion  
*Motion to table by Rob Lewallen and seconded by Carol Fowler. Motion passed 5-0-0-1.*

## **11. ADJOURNMENT**

*Motion to adjourn by Chris Anderson and seconded by Jonas Dyer. Motion passed 5-0-0-1.*

**Next meeting: Thursday, November 21, 2024**

*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.*