



Ramona Village Design Phase III

County of San Diego

Community-Based Transportation Planning
FY 10-11 Grant Cycle
District 11
Grant Award Amount: \$135,000



Project Summary:

This project was a continuation of a project completed October 2009 which replaced traditional zoning designations with a form-based code that incorporates Smart Growth principles. This form-based code was applied to the remainder of the Ramona town center and addressed development of all scales from regional planning to building signage.

Community Outreach

- This project began as a grassroots movement from members in the community.
- Public charrettes were promoted through use of a multimedia campaign that included local newspapers and community publications.
- A multi-day charrette was held to develop the form-based code for the study area with design solutions that evolve from community input.
- An email list was created to notify public of the progress of the ongoing planning process.

Project Outcome

- The final product of the project is the Ramona Village Form-Based Code. The Plan will ultimately benefit the community of Ramona by providing development projects that will enhance the area's community character, provide pedestrian opportunities all while remaining compatible with SR 67 which serves as a major component of the Plan area.
- In December 2012, the Ramona Community Planning Group, Ramona Village Design Committee and Ramona Design Review Board all voted and approved the Plan.

Successes & Next Steps

- The County of San Diego has identified that the County's General Fund will be used to implement the Plan.
- Next steps include a public review of the Plan by property owners, Planning Commission and Board of Supervisors hearings, and continued staff training.
- The form-based code created by this project will be applied to the remainder of the Ramona Town Center addressing development of all scales from regional planning to building signage.