

Frequently Asked Questions :

- 1** What is a "Significant Building(s) Remodel?"

It is expected that during an applicant's initial due diligence and after Pre-Application meetings, the proposed project design may be modified in order to qualify for the Site Plan Ministerial process
- 2** Who do I meet with on the Ramona Community Planning Group (RCPG) and Design Review Board (RDRB)?

The contact information for both the Planning Group and Review Board are listed below and available with at the Zoning Counter with the Site Plan application forms
- 3** Who reviews the Site Plan?

The project application and plans are reviewed first by the County of San Diego Department of Planning and Development Services Intake Counter to determine if the project is complete and collect process fees. The application and plans Ramona CPG and DRB
- 4** How are fees calculated?

The County of San Diego fees are determined by the estimated time staff spends per hourly rate to process, review, forward to the RCPG and RDRB, and file. In 2013, this hourly rate is \$125
- 5** What happens if the County Director, RCPG and/or RDRB requests revisions during the "Ready for a decision" step?

If the Director and/or RCPG and/or RDBR deny the application for a specific violation cited in the application, the applicant has 45 days to revise and resubmit the application and plans as outlined in the "Ready to Submit" step. If the RCPG and/or RDBR do not forward a decision within the 45 day County and Community Review period, the Director may proceed to deem the application as approved and grant the permit to the applicant. The applicant always has the right to not choose this 'Ministerial' process and submit a standard County of San Diego Site Plan review procedures found in the County of San Diego Zoning Ordinance Section 7150 - 7199.
- 6** What is a Town Center Form-Based Code?

A Form-Based Code are community character-based land use regulations that define the form and character of the a specific place first, such as a Main Street or the Santa Maria Creek. The control of the property's Land Use supports the specific form of that place and fits with the streets, parks and character of that specific area in Ramona's Town Center.
- 7** Who has to Comply with Ramona Town Center Form-Based Code?

Individual land owners must follow specific development Standards (8200 - 8600), County of San Diego Public Works Department must follow specific Thoroughfare standards (8700) for street and intersection improvements, and County of San Diego Parks and Recreation Department must follow specific Civic Space standards (8800) for public parks improvements.

Contact Information :

County of San Diego
 Planning & Development Services
 Project Planning Manager
 858-694-2960 phone
 800-411-0017 Toll Free
www.sdcounty.ca.gov/pds
 5510 Overland Avenue, Ste. 310
 San Diego, CA 92123

Pre-Application Contact:
 Ramona Community Planning Group
 Ramona Community Library
 1275 Main Street
 Ramona, CA 92065
1st Thursday of each month, 7 PM

Pre-Application Contact:
 Ramona Design Review Board
 Ramona Community Center
 434 Aqua Lane
 Ramona, CA 92065
4th Thursday of each month, 7:30 PM



FlowChart

Ramona Town Center Form-Based Code

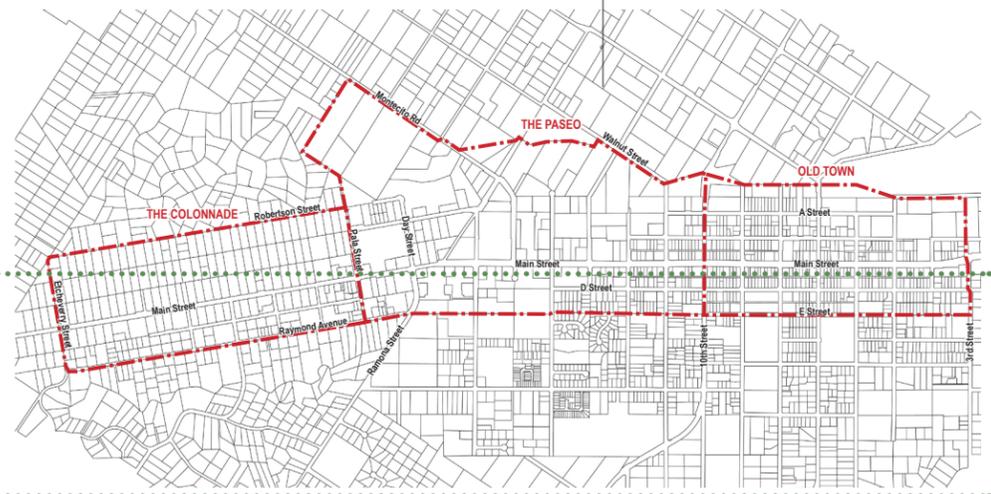
Get a Copy of the Ramona Village Center Form-Based Code at the Zoning Counter.

This process is only for new or amended Land Uses, new Building(s) construction and/or **Significant Building(s) Remodel** (See FAQs on back page). Existing Land Uses and Buildings are allowed to operate "**by Right**" and without a Site Plan review.

Do I need to do this?



Where is the Project located?



Identify the project area's location in the Ramona Village Center Sub-Area (Map 1), Colonnade, Paseo, and Old Town, the proposed project is located within, and; Locate the project's development regulations in the Sub-Area's RM-V Zoning Districts (Map 2) V1-Natural, V2-Rural, V3-Edge, V4-General, V5-Center Tables (§8200-8600)

What can I do and How do I do it?

Identify the existing and proposed Permitted Land Uses (Tables 2.0, 3.0, 4.0, 5.0, 6.0) to determine the necessary development application process, such as "by-Right Ministerial process, Major/Minor Use Permit, and/or Variance process.

How about parking?

Determine the project's Parking Requirements (Tables 2.1/2.2 - 6.1/6.2) per the Land Uses (Table 2.0 - 6.0) and Sub-Area Zoning Districts, and; Calculate if the Lot's Parking Requirements per the proposed Land Use meet requirements within the Sub-Area intent and Development Standards (§8200 - 8600), and; Calculate if the proposed project's Parking Requirements fit within the Lot's RM-V Zoning District development standards. This calculation of Parking Requirements in relationship to the Lot's Development Standards (refer to Lot Layers, Setbacks, and Access) parking area will determine if the proposed development project is in "by-Right" conformance and eligible for a Ministerial process. Determine if the project needs a "Major/Minor Use" permit due to the proposed Land Use and/or a Variance due to Parking Requirement and Lot size constraints, then the project must proceed with a Discretionary process defined by San Diego County Zoning Ordinance section §7150-7199 SITE PLAN REVIEW PROCEDURES.

Key Decision Point

Project Entitlement Approvals through a Discretionary Process

AUTHORITY	ACTIONS	TIME TABLE	ITEM GRANTED
San Diego County Planning Community	See §7200-7249 Administrative Appeal Procedure of the San Diego County Zoning Ordinance	See §7200-7249 Administrative Appeal Procedure of the San Diego County Zoning Ordinance	See §7200-7249 Administrative Appeal Procedure of the San Diego County Zoning Ordinance
		ESTIMATED FEE \$ 1,000	

Pre-Application Meetings with County and Community

AUTHORITY	ACTIONS	TIME TABLE	ITEM GRANTED
1. Department of Planning and Development Services Zoning Intake Staff 2. Ramona Community Planning Group (RCPG) and Design Review Board (RDRB)	-The Planning Department (DPDS) provides guidance for application. -RCPG provides guidance for application \$8100 -RDRB provides guidance for application §8200-8600	45 days of applicant making appointment with DPDS and RCPG	Submit Site Plan Application

Prior to a formal submittal, an applicant is encouraged to arrange a Pre-Application meeting with both the Ramona Planning Group Pre-Application Committee and County DPDS staff in order to clearly understand the Ministerial process.

Ready to submit?

Site Plan Completeness Check

AUTHORITY	ACTIONS	TIME TABLE	ITEM GRANTED
Department of Planning and Development Services	-The Planning Department (DPDS) reviews site plan application and checklist for completeness of -If complete, DPDS forwards the site plan application and checklist to the RCPG for recommendations on §8100, 8700-8800 and RDRB for recommendations on §8200-8600	10 working days after receipt of completed application and fees	DPDS forwards applications and checklists to RCPG and RDRB for step 2 review
		ESTIMATED FEE \$ 2,000	

Once the permitting process for the proposed project is determined by the applicant, the applicant shall submit completed application forms, site plans and fees as required by §8003 to the San Diego County DPDS Zoning Ordinance division to initiate the Ramona Village Center Site Plan conformance process.

Ready for a decision?

Community Planning Group and Design Review Board Review

AUTHORITY	ACTIONS	TIME TABLE	ITEM GRANTED
Ramona Community Planning Group and Design Review Board	-Review of site plan and checklist and recommendation for approval/denial or time extension forwarded to the Director	30 working days of receipt of the application from the Director's office	Recommendation for approval or denial

Attend Community meetings. If no recommendation is forwarded to the Director within 30 working days, the Director may proceed with Step 3 without the recommendation of the Community Board.

PERMIT GRANTED

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