

2366 Main St, Ramona – Property Notes

Zoning & Land Use

- Zoning: RM-V4 (General District) – under the Ramona Form-Based Code. - Permitted uses (with Site Plan approval): • Automotive Sales/Rentals (Light Equipment) • Automotive Repairs (Light Equipment) • Sales/Rentals (Heavy Equipment) • Other residential, office, commercial, civic, agricultural, and light industrial uses - Mixed-use permitted – minimum 50% of frontage must remain commercial if combining residential + commercial.

Special Area Designators

- B – Community Design Review Area - D / D5 – Design Review Regulations - C – Airport Land Use Compatibility Area • May require Overflight Agreement, Avigation Easement, or FAA notice - Impact: No building permit or discretionary approval issued until a Site Plan (or waiver) is approved.

Development Standards

- Site Plan required (or waiver) per Zoning Ordinance §5756. - Public frontage improvements required – sidewalks, street trees, landscaping, furnishings, etc. - Design review includes site planning, architecture, signage, and lighting to ensure compatibility with surrounding area.

Financing Note

There is an assumable loan option available for approximately \$800,000, subject to buyer qualification and approval.

Additional Notes

- Located within the Ramona Village Center – Ramona Community Plan applies. - Strong potential for automotive and light equipment sales uses. - Contact for zoning or entitlement inquiries: Dag Bunnemeyer – Planning & Development Services (PDS) Email: dag.bunnemeyer@sdcounty.ca.gov

Reference

Ramona Form-Based Code (see Page 51+ for RM-V4 permitted uses):

<https://www.sandiegocounty.gov/content/dam/sdc/pds/advance/village/ramonaformbasedcodedoc.pdf>