

Valley Center Community Planning Group

North Village Subcommittee

01/30/17

30 January 2017 / 6:00 PM / ROOM 5-Valley Center Community Hall

ATTENDEES

Subcommittee Members Present: Ann Quinley, Rich Rudolf, Jeana, Boulos, Jon Vick, Dennis Sullivan, Chris Stiedemann, Don Richards, Steve Hutchinson

AGENDA

Establish Quorum

Open Forum

1. Jon Vick- update on Parks & Rec and possible purchase of VC Water District Land across the street from Community Hall.

Agenda Items

- Rite Aid- Chris Pioto
- ARCO Project

NOTES

- Open forum: Jon Vick- VC parks and rec has option to acquire the property from VC Water district (31 acres) where it is currently a surplus. It is across the street from the community hall. Trying to reduce what is being spent on Star Valley Park and use a portion of it for the property on Lilac. Judy Green- if you purchase the 31 acres across the street would you leave it for equestrian purposes? Vick-please come to the Park and Rec meeting to discuss this.
- Agenda Items- Quinley- I believe that the North Village subcommittee and the Design review board should schedule a joint meeting because there are many items on which we need to agree. I don't think we should approve any projects without first making sure we are in agreement with the Design Review Board. Tonight we should just spend a good chunk of time talking about the remaining issues on the table.

- Quinley- With reference to the traffic study: I am uncertain where you get the numbers for people coming in and out, where it affects the preschool, etc. If you can talk about the traffic study, Chris, that would be great.
- Pioto- With regard to the Preschool, we've talked to the owner several times and discussed the operations, the design. The entrances are separate but we have to put the entrance at the farthest point of the Rite Aid property by county requirement and that puts it closer to the preschool. That shouldn't be an issue. The hours are different so that also helps. The business (RiteAid) generally operates according market demand. Generally open from 8am to 8pm. Pharmacy typically closes about 2 hrs before store closes. The Traffic study is third party study and we have no say in it. There are engineering handbooks that they go off of that indicate what the use is and what best accommodates. Takes averages for what other additional business and stores operate.
- Quinley- I was interested because it said you would average 446 average trips and that didn't seem like enough traffic.
- Pioto- they are looking at the viability of the market as a whole and not just base it on the traffic.
- Quinley- at one point you were intending to have alcohol, is that still your intention? And is it agreeable to the preschool?
- Pioto- Yes, we will sell alcohol and the preschool is agreeable to it.
- Judy Greene- I have big concerns when there are many places in the center of town that sell alcohol.
- Kevin Smith- Does the planning group has any discretion in alcohol permitting? I believe that it is controlled by the ABC so we don't have much say.
- Rudolf- but the ABC representative came to the planning group on another project and they asked us for input.
- Quinley- Let's discuss this for a moment.
- Hutchinson- We have about 8 locations that sell alcohol. Recent ones were added along the main road. I feel like the community already has way too many available.
- Greene- We also have transients living in between places that sell alcohol.
- Richards- We can't limit a business from selling alcohol.
- Boulos- I agree with Richards, I don't think this will affect where people are buying the alcohol.
- Pioto- Once you reach a threshold in a census tract, ABC will limit licenses. When dealing with another community where there are concerns where alcohol is being sold, you can work things out, put in mechanisms and limit that. This store is trying to bring parents in with their kids to buy prescriptions, other necessities, so they don't want to ruin that.
- Rudolf- there is a split between different types of census tracts. We already have the casinos where people are coming and going under the influence and so with this we'd be exacerbating that and we don't need to add more but I can see the economic aspect of this as well.
- Hutchinson- With the Walgreen and Rite Aid merger, are they closing stores?
- Pioto- This is another evolution of the marketplace. This deal was signed and documented after the merger was made and vetted by both. Both groups have hired third party attorneys to make sure this doesn't violate anything with the FDC, so we're good to go. They have staff in place, this is just a consolidation and a shift

and it's ok. We control the building and the development and so we've made sure everything is good. They have all the staff and people in place and it seems like a better company than before.

- Richards- It seemed like with the last meeting the issue we had was the size of the footprint and if you meet all the Design Guidelines, the building would be restricted to about 8,000 sqft.
- Pieto- The issue we're having with the building is the location of the entrances and getting the trucks through. This is probably the 30th site plan we've gone through. This is the smallest the tenant can actually do, and they're actually excited about this. Because it's such a busy location we have to leave the corner open. Talked about adding site walls, landscaping, etc.
- Quinley- most of the issues that are still outstanding have to do with the landscaping, parking, etc.
- Pieto- because issue we've had is the casinos because traffic volumes have gone up and so the county has changed the setback requirements in terms of landscaping.
- Quinley- The Corner Skillet that is currently on your site only has entrances and exits on Cole Grade, why can't that set up stay?
- Pieto- that building sits on a third of the site and people usually go down the wrong directions when you have entrances and exits like that.
- Quinley- It seems to me that traffic in Valley Center is going to be so confounded that you're not going to want to drive downtown.
- Pieto- I wish you luck. I've heard that the casinos are going through some changes and adding rooms so that will increase traffic.
- Audience member in Neon Yellow: How is this all going to work on a two lane road?
- Pieto- We have to do improvements on the front portion of Cole Grade Rd. Trucks are coming in off the Valley Center entrance, not Cole Grade, and we have a program that shows that the trucks can legally make these turns.
- Quinley- Can I exit to the left from Cole Grade Rd?
- Pieto- yes, you can. Only right turns from Valley Center Rd entrance. Trucks will only come once a week. Around the holidays it will come more often. A lot of the times the loading will be done early in the morning or late in the evening.
- Rudolf- seems like most of your issues are with the design review guidelines. Are our guidelines so off from what the county has set up or are they stupid for wanting building up on the street to make it more walkable and pedestrian friendly. Are we the only ones asking for these?
- Pieto- There are a few inconsistencies with the guidelines. We didn't seek this site out, the tenants came to us with this. And most of our projects are challenging. The design guidelines are more of a guideline. But most of these issues are because we were consistent with the guidelines but the county kept changing things and making requirements which are making it difficult to meet both. An additional ten feet of taking on the county part makes or breaks the difference. The landscaping has been a key component. The 20 feet landscaping is a big buffer and this is a big building on a small site.
- Pieto- it's important for us to make sure the project is viable. We get into the minutiae, but the county will come in with different requirements and so we've made changes. Currently the tenant is happy with the current building size and the parking size.

- Greene- why not put it on another location?
- Pieto- that's a great question, a complicated one but a great one. This is a complicated and expensive project. Most projects are already in construction at 18 months. This is where the tenant wanted it.
- Chagala- Chris, are you preparing a revised plot plan?
- Pieto- I was going to see if there were any other requirements before making a decision tonight.
- Quinley- I believe we would like this to fit within the community as much as possible and stay within the design guidelines. We want this community to be lovely. I'd like the community to feel that we did a good job.
- Pieto- This project is unique. It is a custom building. The building can't go down in size because it won't be economically viable for the tenant.
- Vick- I think the situation is pretty simple. We want our design guidelines to be met and won't approve anything that doesn't comply with our design guidelines. To strip away everything that makes it nice just isn't acceptable.
- Pieto- we went through an exercise a short while ago and every plan we've had has something that is an issue.
- Quinley- there's always been a sentiment that this project is too big for the lot it's on.
- Pieto- There's a lot of stuff that's being discussed along this main corridor. Once the actual project is approved by the tenant and is moving through, then you're going to see issues coming up. A lot of the plans are going to change and shift from what they currently are and they are going to become like this project.
- Rudolf- why don't we put this off until we meet with the design review board since most of what we're studying has to do with the design review board.
- Audience member- don't see how that many parking place can fit in that area, can't you eliminate part of the parking spaces.
- Pieto- there is a requirement from the tenant because they believe that they will need all of the parking spaces.
- Quinley- I would like to talk about the sewer, is there a temporary sewer being put in until you connect?
- Pieto- this will be planned for a long term sewer connection, but would do septic in the meantime. We need to see when the time table is with the water district.
- Chagala- I think the sewer is coming along and we believe it is 6 or 7 months away and that we should be able to use it immediately.
- Pieto- We have explored the septic as a backup. We have to set up the site and make sure we can connect to the sewer so we'd have to plan around it. We wouldn't do a leach field here we would pump it. We believe that the sewer will get there before we finish construction.
- Vick- are you planning to leave the existing oak trees around the perimeter?
- Pieto- I'd have to look at the plans but I believe at this time, at least one of them will have to go. We want to verify, the issue is the mass grading on the site.
- Vick- we'd like to see all those oak trees saved because it takes a long time to grow them to where they are now.

- Pieto- I think the site wall is a standard design requirement from the county because it is abutting another property.
- Quinley- the next time we meet can you make a traffic presentation?
- Pieto- absolutely
- Hutchinson- There was the issue of the ultimate VC Rd widening, has that been resolved.
- Pieto- I think so, to the best of my knowledge, yes. But I need to ask the county.
- Male audience member- What about a comment made in an earlier meeting by Deb Hofler about a store that was under 11,000 sq ft that Rite Aid built?
- Pieto- That's something that Rite Aid took over and that they moved out of. When you have a full operating store that are paying all the improvements they can't go small. The smallest we currently have is 14,000 sq ft.
- Richards- would it be possible before our next meeting, if we took into consideration all the guidelines what would the footprint be, look like? If you could put a picture down.
- Pieto- This building and architecture, you can technically accomplish what you want to accomplish in 10 ft of landscaping as you would in 20 ft of landscaping. What are you getting in that area, what's the overall benefit?
- Pieto- These retailers are seeing a lot of demand with these locations that want a variety of services.
- Quinley- let me summarize where we are. Gary Wynn said you were planning another submission within the month. So I'm seeing two more meeting before we make a recommendation to the planning group. One would be with the design review board and the other would be to discuss the items we asked for.
- Pieto- that's fine, all I ask is that we get to a vote whether it is a denial or an approval, we just need a vote.
- Richards- ask the county project manager to be at the design review board meeting so that we can get questions answered and come to a vote.
- How long is the lease, do you know?
- Pieto- it is a long term lease and commitment to the community, but I can't get into any specific terms.
- Quinley- we will try to get this on the March agenda for the planning group meeting. We will not be discussing ARCO this evening and so the meeting is adjourned.

ACTION ITEMS

1. **Set up meeting with Design Review Board and County Representative**
2. **Set up follow up meeting of just the North Village Subcommittee to vote and make a recommendation for the Planning Group, anticipate Rite Aid to be on the March 2017 Planning Group Agenda.**