

North Village Subcommittee Meeting
Valley Center Community Planning Group (VCCPG)
Agenda

Date: Thursday, November 5, 2015
Time: 6:00 – 8:00
Location: Valley Center Municipal Water District, Board Room

Subcommittee Members:

Ann Quinley (chair), Rich Rudolf, Jon Vick, Jeana Boulos, Deb Hofler, Dennis Sullivan, Don Richards, Mike O'Connor, Chris Stiedmann

AGENDA

1. Roll Call- establish quorum of subcommittee members.
2. Approve minutes of 10/26/2015 meeting
3. Open Forum during which anyone in attendance may speak on any topic **not** on the agenda.

Rite Aid-Cole Grade and Valley Center Road-**PDS2015-STP-15-022; PDS 2015-ER-15-08-021**. The subcommittee wants to consider the Rite Aid project in the context of the general plan and community plan requirements that govern economic viability, community character and maintenance of Valley Center's rural and unique character.

1. Presentation of project (Gary Wynn)
2. Discussion of project issues, including:
 - Rite Aid's impact on the viability of existing commercial in Valley Center, What will be the economic impact of the project on commercial development in Valley Center? How will Valley Center use this additional commercial development and what will be the impact on the existing local drug store?
 - Presentation and discussion of what project will look like when completed with attention to the scale of the development. How compatible will the Rite Aid building, as designed, be with the scale and character of Valley Center? How will its appearance enhance or degrade Valley Center's rural character and sense of place?
 - How will the project, as designed, fit with businesses already clustered there like Grangettos, Armstrong's , the bank and A-1? How can the project reflect the very successful design features of the library with its emphasis on early California farm village?
 - How will the entrance and exit to the project impact traffic flow at a busy intersection?
 - Why is there a need to sell alcohol at Rite Aid? What number of beverage locations are appropriate in Valley Center? At present alcoholic beverage sales sites are planned for three of the four corners of the Valley Center Road and Cole Grade intersection.

- How will project lighting and parking be structured to fit into the community character
- Additional concerns from members. (All)

3. Next North Village subcommittee meeting—Tuesday, November 8 at 6 PM at Community Hall in Room 5.

4. Adjourn Meeting