

CARMEL VALLEY COMMUNITY PLANNING BOARD  
Meeting Minutes  
7 pm, Thursday, January 25, 2024

A. CALL TO ORDER AND ATTENDANCE

It was noted that Michelle Strauss is conducting her first meeting as Chair. Frisco White will leave the Board in March after 23 years of service. After roll call, Michelle asked new appointed members Frank Macaulay and Kevin Jasper to take their seats on the Board as new members.

Board Member	Representing	Present	Absent	Absence (Board Year)
Frank Macaulay	CV Voting District 1	X		
Barry Schultz, Vice Chair	CV Voting District 2	X		2
Jeffrey Heden	CV Voting District 3	X		
Debbie Lokanc	CV Voting District 4	X		1
Frisco White	CV Voting District 5	X		0
Breda Nicolas	CV Voting District 6	X		0
VACANT	CV/PHR Business			
Allen Kashani, Secretary	CV/PHR Developer		X	1
Lin Li	CV/PHR Property Owner	X		
Kevin Jasper	CV/PHR Property Owner	X		
Michelle Strauss, Chair	PHR D1	X		0
Adam Fox	PHR D2	X		1
Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2		X	3

B. APPROVAL OF MINUTES

Jeffrey Heden motioned to approve the October 2023 minutes, seconded by Barry Schultz, and the motion unanimously passed (7-0-0).

C. CONSENT AGENDA

Jeffrey Heden motioned to approve of the Carmel Valley, PHR and Neighborhood 10 MAD budgets, seconded by Barry Schultz and the motion unanimously passed (7-0-0).

D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed. Presentations are limited to 2 minutes or less.

Jason Stahl, resident of Via De La Valle area requested updates and timelines to projects ongoing or future in the area. Jason reached out to Councilmember Joe La Cava’s office and indicated that he has not received a response. Now he is concerned about cars with for sale signs parked along San Andres. There are no sidewalks or crosswalks for residents and he would like to get feedback on what can be done to improve the area. Joaquin requested an email on the matter and he will look into it.

E. ANNOUNCEMENTS

New member Kevin Jasper introduced himself and indicated that he has resided in Carmel Valley for 30 years, lives on Kibbings Road and is a retired realtor for multifamily housing, mortgage banker and an attorney. Frank Macaulay also introduced himself as a 20-year resident of Carmel Valley, who raised 4 children in the community and has seniors at Canyon Crest Academy.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)

No report.

H. COUNCIL DISTRICT 1 REPORT – Joaquin Quintero, Office of Councilmember LaCava

Joaquin identified that the City has been working on the budget and will go over the priorities at a future Board meeting. Debbie Lokanc asked about a deteriorated intersection at Carmel Grove and Carmel Creek that is highly used by an elementary school. Joaquin responded indicating that the intersection won’t be improved until 2025. Joaquin also identified that he will bring details on laws for cars sitting over 72 hours and violations.

Joaquin noted that Joe La Cava will speak at the Carmel Valley library February 7, 2024 at 6:30PM and will take questions from the community and feedback on concerns.

Jeffrey Heden asked about construction along the El Camino Real project and Joaquin identified that he will get back to Jeff with details. Jeff Heden also asked about the status of pickle ball courts at the Carmel Valley Recreation Center. It was noted that it should be Park & Recreation Center funds that control the pickle ball courts. There have been meetings and a private company is involved in the discussion.

Michelle inquired about the widening along El Camino Real and noted that the PHR library project is looking good and nearing completion.

I. MAYOR'S REPORT - Emily Platanesi, Office of Mayor Gloria

No report.

J. COUNTY SUPERVISOR'S REPORT – Office of Supervisor Lawson-Remer

No report.

K. STATE ASSEMBLY REPORT – Mark Manning, Office of Assembly Member Brian Maienschein

No report.

L1. STATE SENATE REPORT – Cole Reed, Office of State Senator Toni Atkins

No report.

L2. STATE SENATE REPORT – Aurora Livingston, Office of State Senator Catherine Blakespear

No report.

M. US CONGRESS – Priscilla Huang, Office of US Congressman Scott Peters

No report.

N. INFORMATION AGENDA:

1. Craven Ridge Way Traffic Light: Review the city's progress of the motion approved by the board on January 28, 2016, to remove said lighting.

- Applicants – Chair

It was noted that the Craven Ridge Way traffic light had been requested to be removed by the Board in 2016, and that the City indicated the traffic signal cannot be removed since the signal is used for pedestrian access. Barry Schultz requested that Joaquin obtain a written response from City staff further explaining why the signal will not be removed and identifying why it took so long to respond to the request from 2016. Joaquin will reach out to the Transportation Department, and he will also inquire about the light we requested on same street further down Carmel Country Road.

## O. Action Agenda

1. Appointment: Consider the search and/or appointment of a new CVCPB representative to the Los Penasquitos Canyon Preserve Citizens Advisory Committee. This seat was held for many years by Anne Harvey.

- Applicants – Chair

Anne Harvey spoke and requested a replacement appointment to take over her role on the Los Penasquitos Canyon Preserve Citizens Advisory Committee (LPCP CAC). Anne indicated that she has held the position for many years and suggests continued representation by the Board. The LPCP CAC meets every other month on the third Thursday at the Penasquitos Canyon adobe ranch house. Frank Macaulay agreed to take over for Anne and will contact her for details. A motion for acceptance of Frank was motioned by Frisco White, seconded by Barry Schultz and unanimously approved (9-0-0).

2. FBA Fund Transfer: Consider the Time Limited Designation of a portion of the uncommitted or other CV FBA (FKA) funds for the benefit of assisting in the construction cost to complete Village Loop Road in PHR.

- Applicants – Chair

It was noted that Pacific Highlands Ranch (PHR) may not have the funds to cover the cost to complete Village Loop Road in Pacific Highlands Ranch, but the Carmel Valley FBA may have funding to help the disparity. The Board discussed funding of the road and consideration of a loan from the Carmel Valley FBA funds to complete the road. During discussion it was noted that the Board would first like to see how much the City is contributing for the road. Questions were asked on how to detail the funding, and possible terms of the loan with City input. Frisco White also mentioned during discussion that there is an FBA manual to show where funds came from. It was also noted that the Lin family still owns the property where the road is planned.

After discussion it was requested that Joaquin provide the Board an accounting of the funds for the road, identification of what the FBA is going to fund and what the City is going fund before the Board considers a loan from Carmel Valley FBA. Barry Schultz identified that he would like to know reconciliation of the funding is a priority for the City before the Board further discusses loan of FBA funds.

3. Vacate: Vacate the CV/PHR Property Owner seat held by Dennis Svuberia, who has not attended any meetings since his appointment.

- Applicants – Chair

Dennis's seat was vacated.

4. Appointment: Confirm the Chair's appointment of Kevin Jasper to fill the vacated CV/PHR Property Owner seat till such time as a resident of the area seeks election or appointment.
  - Applicants – Chair

Kevin Jasper was appointed to the seat.

5. Appointment: Confirm the Chair's appointment of Frank Macaulay to fill CV 1 seat temporarily filled by Jeffrey Heden. Appoint Jeffrey Heden to temporarily fill the vacant CV 3 seat till such time as a resident of the area seeks election or appointment.
  - Applicants – Chair

ITEMS 3, 4 AND 5 WERE TAKEN AS ONE MOTION TO APPROVE  
Motion by Adam Fox, Second by Jeff Heden  
7-0 vote

Frank Macaulay was appointed to the CV1 seat. Jeffrey Heden was appointed to temporarily fill the vacant CV 3 seat till such time as a resident of the area seeks election or appointment.

6. Wireless Facility #1076104: Consider application by AT&T to provide a new wireless facility at 13340 Hayford Way, Grace Point Church to correct a noticing error.
  - Applicants - Tara Carmichael, Harold Thomas, MD7

Harold originally sought approval at the April 2023 meeting and returned to the Board for action due a need to follow noticing procedures. Harold is continuing to seek to provide coverage for PHR coverage along Del Mar Heights Rd with a 45' mono leaf faux tree wireless facility at the site. The facility would provide AT&T First Net for emergency responders who subscribe to the program. Views before and after were presented. Frisco White commented that yellow is noticed on the map, and asked is it possible that the applicant may place more in the future to show the better coverage. Adam Fox asked for proof that the neighbors have been notified. Harold said that they are required to notify the neighbors within 500 feet. Harold was not sure if feedback was received and was not certain of the wording included on the mailer that was sent out in June. It was noted that the Board approved the project back in April 2023. Frisco identified that the neighborhood may not have been properly notified and would have had the opportunity to send comments or attend the meeting tonight to voice any concerns. Jeff Heden requested that the applicant share the flyer at the next meeting for action on the item. After discussion it was determined that the applicant should return to the board after verification of the notice to neighboring homes. Frisco White motioned to continue this item in order to make sure the community was notified, Debbie seconded and the motion unanimously passed (9-0-0).

7. Bylaws: Consider approval of the new Operating Procedures for City Council Recognition of the Carmel Valley Community Planning Board FKA the bylaws.

•Applicants – Chair

It was noted that Frisco White has been working on the bylaws and it needed to be presented by December 2023. Frisco filed the application, but it is very detailed and we are hoping the City will continue to recognize the Board to be an effective planning board in the meantime. Kevin Jasper motioned to approve the new bylaws, seconded by Jeffrey Heden and unanimously approved (9-0-0).

It was noted that Jeffrey will take over for Barry Shultz’s role on the CPC.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Jeffrey Heden noted that the MAD budget went up 5% at the yearly budget meeting.

Kevin Jasper indicated that he is looking for more information on the Livability Committee.

Q. CHAIR’S REPORT

Board elections will be held in March.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at approximately 9:30 PM.

T. NEXT MEETING:

Thursday, February 22, 2023, 7 pm Location Carmel Valley Library

Note: MAD meetings are on the first Tuesday of the month in February, April, June, September, November, and December at the Carmel Valley Recreation Center 4:30PM.