

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, January 23, 2024

A. CALL TO ORDER AND ATTENDANCE

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

B. APPROVAL OF MINUTES

Jeffrey Heden motioned to approve the minutes, seconded by Debbie Lokanc and the motion passed with Jason Stahl abstaining (7-0-1).

C. CONSENT AGENDA

None.

D. PUBLIC COMMUNICATION

A resident from the public expressed concerns about smoke and fumes coming from a ceramics facility in Carmel Valley – namely toxicity from silica and lead. They also expressed concern of traffic, mosquito breeding and home invasions.

E. ANNOUNCEMENTS

None

E1. San Diego Police Department (SDPD)

Officer Briggs from SDPD provided a report.

During discussion about motor officers, it was mentioned that there are 32 schools for two motor officers to police, and that the model for assigning staff is call based. It was also noted that in June SDPD is expected to lose approximately 150 police officers.

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. MAYOR'S REPORT – Fatima Maciel, Office of Mayor Gloria

No report.

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

Joaquin Quintero provided a report. Joaquin reported that AC Overlay Group #2402 regarding an asphalt overlay on Del Mar Heights from Lansdale to El Camino Real, and Half Mile Drive; and AC Overlay Group #2403 addressing parts of Via De La Valle are both slated to start in Spring. Joaquin also noted that the Mayor has released the 5-year budget outlook. For FY 2026 there is a \$258M projected deficit. Joaquin also mentioned that on Thursday, February 6 between 6-8PM at the Carmel Valley Library the City is hosting a Fire Safe Council Workshop to identify how to harden homes for fires.

Michelle asked if Joaquin could ask Leslie Henegar to visit the Board at the next meeting for an update on the Lin property.

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

No report.

K. STATE ASSEMBLY REPORT – Gonzalo Rocha-Vanquez, Office of Assembly Member Darshana Patel

Gonzalo provided a report and noted that the State budget is balanced and spoke about the Assemblymember's areas of interest.

L. STATE SENATE REPORT – Diana Kutlow, Office of State Senator Catherine Blakespear

Diana provided a report. New bills can be introduced between now and February 21, though there is a 35 bill limit. Diana noted that the Senator Blakespear is a chair of the environmental committee.

M. US CONGRESS – Liane Barkhordar, Office of US Congressman Scott Peters

Liane provided a report.

N. INFORMATION AGENDA:

None.

O. Action Agenda

1. **Consideration of the City's recommendation to increase the speed limit on eastbound Carmel Valley Road, between Lopelia Meadows Place and Clarkview Lane from 45 mph to 50 mph:** The City recently surveyed this road segment and found that this stretch necessitates a speed limit increase and must be raised in order to remain radar enforceable. They have asked the Planning Board to weigh in on the issue.

Applicant: Chair, Carmel Valley Community Planning Board

The City recently did a speed survey and came to the determination that the speed limit needs to be increased to from 45mph to 50mph in order to allow for radar enforcement. Jeffrey Heden added that the vehicle code has a State statute requiring that every 7-years the City must measure the speeds and base the speed limit at the 85th percentile prevailing speed. Chair Strauss added that from a PHR perspective there are reservations about pedestrian and bike safety, and didn't like the message that a posted speed increase sends. Concerns were expressed by others about raising the speed limit when there is no enforcement, and that increasing the speed limit feels counter intuitive.

Officer Briggs identified that a recent traffic study regarding Carmel Valley Road between Lopellia and Clarkview was conducted to determine prevailing speeds, and it was noted that increasing the posted speed limit from 45 mph to 50mph to match the City's recommendation would help SDPD enforce speeding.

Jason mentioned his safety concerns as a bicyclist that frequents this stretch and pointed out that there is a lack of speed enforcement in the area. Several on the Board felt that if the speeds aren't being enforced now because of limited PD manpower, it didn't seem likely that there would be a change in that regard.

After discussion, Adam motioned to reject the City's recommendation to increase the speed limit to 50 mph and leave the speed at 45 mph based on safety concerns in the community; and to voice concerns to State representatives to change California Vehicle

Code Section 40802 which may not give consideration to areas with many schools and bike routes, seconded by Jason Stahl and unanimously approved. (7-1-0)

2. **Consideration of the Budgets for the Carmel Valley, Neighborhood 10 and Pacific Highlands Ranch Maintenance Assessment Districts (MAD):** The Board will consider the FY26 Budgets for the area MADs

Applicant: Jeffrey Heden, Chair of the MAD Subcommittee

After discussion, Jeffrey Heden motioned to advise the City that the Board approves the three MAD budgets as submitted by City MAD staff, seconded by Kevin Jasper and unanimously approved (8-0-0).

Jeffrey also motioned to ask the City to ask City MAD staff and associated City staff to prepare, implement and maintain a comprehensive Condition Assessment document for each of the three MADs so that all MAD hard assets (reparable and/or replaceable assets) can be listed and located by street address and offset left or right of the curb, and said hard assets evaluated in person every 24 months to determine their existing condition and remaining useful life so that their replacement can be anticipated and properly planned for and included in future MAD budgets. Seconded by Adam Fox and unanimously approved (8-0-0).

3. **El Camino Real Assisted Living Project:** This item was recently heard at the San Diego Planning Commission and approved without any discussion or inclusion of the Carmel Valley Community Planning Board's conditions for the project. The CVCPB will discuss this issue and will consider potential follow-up actions.

Applicant: Chair, Carmel Valley Community Planning Board

Chair Strauss expressed concern about City not incorporating any of the Board's condition requests for the project. Adam Fox voiced that his expectation is that the Councilmember would be an automatic 'no' if the community's feedback was not addressed. Joaquin recommended submitting the concern during hearing public comment.

Jeffrey Heden spoke about concerns about the traffic study and expressed concerns about lack of investigation for stopping sight distance given El Camino Real's steep road grade, road curvature and super-elevation. Chair Strauss suggested that Jeffrey's comments could be provided to Council Member La Cava in advance.

Adam Fox suggested that the Councilmember reach out to the applicant to review the Board's requests that weren't addressed and give the applicant the opportunity to address the issues. Joaquin responded that there may be a preference to ask questions on the dais.

Matthew Cunningham identified that he felt during the Board's hearing of the project his voice was not heard including concerns regarding intersection traffic safety from combined projects. Matthew added that the applicant agreed to return to the Board which

didn't happen. Matthew also added that the traffic study should be updated and Matthew additionally voiced concerns about fire risk including trees between the projects.

Another resident from Stallions Crossing voiced concerns about traffic safety, traffic studies done during a pandemic, circulation, ingress and egress and lack of engagement.

After discussion, Jeffrey Heden motioned to direct the chair to write a letter to the Councilmember reiterating the conditions requested by the Board and the request that the Council does not approve the project until the Board's conditions for approval are met, including the condition that the applicant return to the Board to explain how the conditions are addressed, seconded by Kevin Jasper and unanimously approved (8-0-0)

4. **Fire Preparedness:** Consider the creation of a Fire Safe Committee in an effort to evaluate current conditions and better prepare Carmel Valley, Pacific Highlands Ranch and the surrounding communities in the event of a major wildfire.

Applicant: Chair, Carmel Valley Community Planning Board

Chair Strauss introduced the item and talked about how it was the right time to start identifying a committee. Joaquin mentioned the idea of forming a fire safe committee. It was mentioned that the Torrey Pines Planning Board has a committee, and that the Del Mar Mesa Planning Board also mentioned interest in creating one in their community. Chair Strauss would be happy to coordinate initially. It was noted that the County can come to meetings to identify how to better prepare homes.

After discussion, Jason Stahl motioned to create of a Fire Safe Committee in an effort to evaluate current conditions and better prepare Carmel Valley, Pacific Highlands Ranch and the surrounding communities in the event of a major wildfire, seconded by Jeffrey Heden and unanimously approved (8-0-0). Chair Strauss asked Board members and the public to send an email to the Chair if they are interested in getting involved.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

No report.

Q. CHAIR's REPORT

Chair Strauss noted that we do need planning board representatives for Districts 5 and 6.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at approximately 9:45 PM.

T. NEXT MEETING:

Thursday, February 27, 2024, 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.