

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, August 28, 2025

A. CALL TO ORDER AND ATTENDANCE

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

B. APPROVAL OF MINUTES

Kevin Jasper motioned to approve the July minutes, seconded by Debbie Lokanc and approved 8-0.

C. CONSENT AGENDA

None

D. PUBLIC COMMUNICATION

Resident Scott Pickett spoke about the prevalence of ADUs to raise awareness over the level of oversight the city is providing. Chair Strauss referenced the Board's letter, written a few months earlier, outlining the ask for more restrictions than exist in the city's current policy.

E. ANNOUNCEMENTS

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 – Sandy Mach, Representative LaCava’s office, provided a report

I. MAYOR’S REPORT – Fatima Maciel, Office of Mayor Gloria provided a report

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 – No report

Sarah Shulkin, Office of Assembly Member Assemblymember Tasha Boerner gave a report

L. STATE SENATE REPORT – Matt Rubel, Office of State Senator Catherine Blakespear

No report.

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

No report.

N. INFORMATION AGENDA:

1. Update on the Via De La Valle and El Camino Real Corridor Infrastructure Projects
 - a. AC Overlay Group 2303 (B-23156) – 1.83 lane miles along Via de la Valle, includes curb ramps, push buttons & posts, ADA compliance, pedestrian barricades. Permit is in-hand, project is fully funded, anticipated completion in September 2025
 - b. Water Main Replacement – replacing 250 linear feet of water pipe on Via de la Valle. Contract to be awarded summer 2026, construction to begin Winter 2026, complete in Spring 2027. Fully funded.
 - c. El Camino Real Bridge & Road Widening – Improving El Camino from San Dieguito Rd to Via de la Valle. Estimated at \$57MM, mostly funded through Federal Highway bridge program. Construction to begin in 2026, conclude in 2030
 - i. Timeline increase due to easements and permits. Final easement is with state of CA
 - d. Via de la Valle Pipeline – replacing 3600 feet of water main, adding 3000 feet of

new PVC. Includes a pressure reducing station, water service connection to city pipeline for residents. Construction activities will be phased during times least disruptive to the community. Cost - \$6.3MM, locally funded. Contract to be awarded in March 2026, design begins April 2026, construction from November 2027 until March 2029

O. Action Agenda

None

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Chair Strauss shared a report on the first FireSafe council workshop

Q. CHAIR's REPORT

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at approximately 9:10 PM.

T. NEXT MEETING:

Thursday, September, 2025, 7 pm at the 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.