

CARMEL VALLEY COMMUNITY PLANNING BOARD
Meeting Minutes
7 pm, Thursday, October 23, 2025

A. CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Absences (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		2
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	2
VACANT	CV/PHR Property Owner			
VACANT	CV/PHR Property Owner			
Michelle Strauss, Chair	PHR D1		X	1
Adam Fox, Secretary	PHR D2		X	1
Jason Stahl	Fairbanks Country Club/Via de la Valle/North City Subarea 2		X	1

B. APPROVAL OF MINUTES

Kevin Jasper motioned to approve the August minutes, seconded by Frank Macaulay and approved 6-0.

C. CONSENT AGENDA

None.

D. PUBLIC COMMUNICATION

None.

E. ANNOUNCEMENTS

Adrienne Peterson, Branch Manager, San Diego Public Library, Pacific Highlands Branch. Ms. Peterson introduced herself and mentioned her plans to alternate attending our board meeting with the Pacific Highlands Ranch librarian. She made herself available for questions and stated that the branch is celebrating a one-year anniversary on November 3.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT –

None.

H. COUNCIL DISTRICT 1 REPORT – Sandy Mach, Representative LaCava's office, provided a report, including:

- Parks and Rec town hall on programming. For District 1 it is planned for 3 Dec at 6-7:30.
- Described new city ordinance regarding rights of citizens when confronted by federal agents.
- The City Council's consideration of terminating the 1983 grant deed that involves the Surf Cup's soccer activities is coming to City Council on Monday October 27, 2025. Sandy did not know if the impacted Fairbanks Ranch neighborhoods have been notified that this item was coming before City Council at their October 27 meeting.
- Discussions:
 - There have been delays in the installation of comfort stations. Will provide more info to the council.
 - Ballot measures have been presented to the Rules Committee regarding a proposed short-term vacation rental tax.
 - Office is still reviewing the language of the Surf Cup item.

I. MAYOR'S REPORT – Fatima Maciel, Office of Mayor Gloria – No report.

J. COUNTY SUPERVISOR'S REPORT – Jeffrey Yuen, Office of Supervisor Lawson-Remer – No report.

K. STATE ASSEMBLY REPORT –

Tracy Nguyen, Office of State Assemblymember Darshana Patel – No report.

Sarah Shulkin, Office of Assemblymember Tasha Boerner – Provided a written 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 – Provided a written report.

N. INFORMATION AGENDA:

Jeff Heden mentioned that the City of San Diego Engineering and Capital Project Department released their Request for Proposals (RFP) in mid-October (Project B- 22015) for the Design-Build of the new 16-inch PVC water pipeline in Via de la Valle from San Andres to Santa Fe Downs. This new water pipeline will replace the existing, leaking 24-inch steel cylinder water

pipeline buried in Via de la Valle and currently serving the gated community of San Fe Downs on the north side of Via de la Valle. This new pipeline will connect to the 16-inch PVC water pipeline being installed with the El Camino Real Road Widening and Bridge Replacement Project. The proposals from interested contractors on this RFP for Project B-22015 are due by November 19, 2025.

O. Action Agenda

1. City of San Diego Proposed Land Development Code Changes

The City of San Diego's Planning Department is in the process of updating the Land Development Code. The Board discussed a short list of selected proposed changes offered by city staff. The action item involved authorizing the Chair to submit a letter indicating the board's concerns and/or opposition to selected revisions.

The Board reviewed and discussed the list, focusing on items that were deemed most impactful: 3, 5, 39, 43, 49, 57, 60, 61, 63, 76, 105.

Jeff Heden made a motion which was seconded by Kevin Jasper to direct Chair Strauss to write a letter to the City Planning staff and Council President LaCava presenting our opposition to four proposed items:

- 39, Definitions – downgrading the requirements to be considered a Major Transit Stop, to include the intersection of two major roads with bus stops;
- 43, Residential Subdivisions – Allow for the ministerial approval of up to 10 dwelling units and on vacant lots of 1.5 acres or less in Single Dwelling Unit Zones, provided that the land is not within a High or Very High Fire Hazard Severity Zone;
- 57, Affordable Housing Regulations – Remove the Parking Requirements for Affordable Housing in Transit Priority Areas (TPAs).
- 60, Multi-Dwelling Unit Regulations for Single Family Zones – Streamlining the approval process by eliminating the consideration of the proposed project's impacts on the physical environment as a reason to deny a project. In addition this revision proposed for eliminating the requirement for developers to provide street trees.

The letter should also state our opposition to allowing ministerial approvals of higher density projects in single family zones in lieu of discretionary approvals, and our opposition to the targeting of higher resource areas such as CV and PHR.

The motions passed 6-0.

Debbie Lokanc noted that we should be concerned about the name change items too as this may result in the potential for re-allocation of funds to different areas.

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

Joint (CV, CV#10 and PHR) MAD Meeting: Jeff Heden: Meeting on the first Tuesday of November and will discuss the budgets.

San Dieguito River Park CAC - Candice Bowman: Explained that the Surf Cup Deed issue is very important and that the removal of the deed restrictions will likely lead to intensification of use.

Q. CHAIR's REPORT

None.

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at approximately 8:15 PM.

T. NEXT MEETING:

Thursday, January 22, 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.