



CARMEL VALLEY COMMUNITY PLANNING BOARD

7 pm, Thursday, January 22, 2026
Carmel Valley Library, Community Room
3919 Townsgate Dr., San Diego, CA 92130

A G E N D A

- A. CALL TO ORDER AND ATTENDANCE**
- B. APPROVAL OF MINUTES** – October 23, 2025
- C. CONSENT AGENDA**
- D. PUBLIC COMMUNICATION** - Speakers are limited to topics not listed on the agenda. Presentations are limited to 2 minutes or less.
- E. ANNOUNCEMENTS** - San Diego Police Department, Officer John Briggs
- F. WRITTEN COMMUNICATIONS** -
- G. COMMUNITY PLANNER REPORT** - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)
- H. COUNCIL DISTRICT 1 REPORT** – Sandy Mach, Office of Councilmember LaCava
- I. MAYOR'S REPORT** – Fatima Maciel, Office of Mayor Gloria
- J. COUNTY SUPERVISOR'S REPORT** - Jeffrey Yuen, Office of Supervisor Lawson-Remer
- K. STATE ASSEMBLY REPORT** – Tracy Nguyen, Office of State Assemblymember Darshana Patel & Sarah Shulkin, Office of Assemblymember Tasha Boerner
- L. STATE SENATE REPORT** – Diana Kutlow, Office of State Senator Blakespear
- M. US CONGRESS** – Jason Bercovitch, Office of US Congressman Scott Peters
- N. INFORMATION AGENDA:**
- O. ACTION AGENDA:**
 - 1. **PRJ-1140510- KA Carmel Valley Request for an Alcohol CUP and PCN**
The Planning Board will consider a request for an Alcohol CUP and PCN at a newly rebuilt convenience store and gas station at 3060 Carmel Valley Road.
-Leslie Burnside, Core States Group
 - 2. **AT&T Entitlement Renewal for Existing Wireless Communication Facility at 6155 Carmel Valley Road in Pacific Highlands Ranch**
Applicant is requesting the Board's support for renewal of their permits to continue operating at this location.
-Harold Thomas Jr., MD7

3. Land Development Code Item 103

City staff would like us to provide a recommendation on a proposed Land Development Code amendment that would permit medical offices on any lot within the Employment Center Zone in the Carmel Valley Planning Area.

-Megan Covarrubias, Senior Planner, City of San Diego

4. Consideration of the Budgets for the Carmel Valley, Neighborhood 10 and Pacific Highlands Ranch Maintenance Assessment Districts (MAD): The Board will consider the FY27 Budgets for the area MADs

-Jeff Heden, MAD Subcommittee Chair

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

1.	Design and Planning Subcommittee	
2.	CV FBA and PHR FBA Subcommittees	Michelle Strauss
3.	CV MAD Subcommittee	Jeffrey Heden
4.	CV MAD N10 Subcommittee	Jeffrey Heden
5.	PHR MAD Subcommittee	Michelle Strauss
6.	Bylaws, Policies & Procedures Subcommittee	Michelle Strauss
7.	Open Space Subcommittee	VACANT
8.	CPC	Jeff Heden
9.	Livability (Special)	
10.	Transit Subcommittee	VACANT
11.	Los Penasquitos Preserve	Frank Macaulay
12.	San Dieguito River Park JPA CAC	Candice Bowman
13.	Carmel Valley Fire Safe Council (CV-FSC)	Michelle Strauss

Q. CHAIR's REPORT

R. OLD / ONGOING BUSINESS

S. ADJOURNMENT

T. NEXT MEETING:

Thursday, February 26, 2026
Carmel Valley Library, 7 pm

Note: MAD meetings are on the first Tuesday of the month in February, April, June, September, November and December.