

CARMEL VALLEY COMMUNITY PLANNING BOARD

Meeting Minutes

7 pm, Thursday, September 24, 2026

A. CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Absence (Board Year)
Jeffrey Heden, Vice Chair	CV Voting District 1	X		0
	CV Voting District 2			0
Tyler Loman	CV Voting District 3	X		4
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		4
VACANT	CV/PHR Property Owner			
VACANT	CV/PHR Property Owner			
Michelle Strauss, Chair	PHR D1	X		1
Adam Fox, Secretary	PHR D2	X		3
Jason Stahl	Fairbanks Country Club/Via de la Valle/North City Subarea 2	X		2

B. APPROVAL OF MINUTES

Jeffrey Heden motioned to approve the minutes for the July meeting, as corrected. Debbie Lokanc seconded. Motion passes [6-0-2].

C. CONSENT AGENDA

None

D. PUBLIC COMMUNICATION: None

- Jordan Einbeinder, provided an overview of unsafe areas in the bike lanes on Carmel Valley Road between Hwy 56 and Del Mar Heights Road and requested calming measures.
- Kevin Hainley presented an update on a street light change and noted numerous other broken street lights in the area.
- Justin Moody - running for school board - introduced himself
- A resident made a comment about a weed that should be removed
- Pat James spoke to address unsafe parking on Kibbings Road

E. ANNOUNCEMENTS

- Captain Tavanion, SDPD Northwest Division, introduced our new division Lieutenant and provided the following updates:
 - House parties for teenagers arranged through housesharing apps
 - Elder abuse scams
 - Added another officer, able to re-open front counter
- Lieutenant Matt Botkin introduced himself
- Officer Briggs, San Diego Police Department gave a report, noting the following:
 - Trunk or Treat coming up at One Paseo

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 and noted the following:

- Bid awarded for the El Camino bridge project. Beginning in December and continuing through 2031.
- Carmel Del Mar park expected to open November 2026. Still a couple punchlist items to complete
- Sorrento Valley stormwater channel clearing has begun.
- Chair Strauss asked Sandy to follow up on whether a project had started to complete the bike path on Carmel Valley Road
- Chair Strauss and Jeffrey Heden asked for an update on the El Camino Real Widening project

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

J. COUNTY SUPERVISOR’S REPORT – Malachi Bielecki, Office of Supervisor Lawson-Remer, gave the following updates

- County charter reform
- HR1 cuts impacting the county
- Tijuana Sewage cleanup - the supervisor is pushing the next stage of the cleanup process
- E-bikes - fatality in Pacific Beach. Doing another safety course. Pursuing litigation that are misleadingly selling motorcycles as e-bikes

K. STATE ASSEMBLY REPORT – Tracy Nguyen, Office of State Assemblymember Darshana Patel, gave the following update:

- Currently in recess
- Two of the assemblymember’s education bills have been signed

- Shared a number of budget wins, primarily around food services across the district
- Scamstoppers event

L. STATE SENATE REPORT – Diana Kutlow, Senator Blakespear’s office, provided a report and gave the following updates

- Update on events throughout the district
- 17 of the Senator’s bills went before the Governor, including banning nitrous oxide sales, plastic recycling transparency, library cards for youth 16+, budget bill which included the Solana Center for Environmental Innovation, Scripps Institution of Oceanography, Big Brothers / Big Sisters of San Diego)

M. US CONGRESS – Anya Rodriguez, Office of US Congressman Scott Peters: No report.

N. INFORMATION AGENDA: None

O. ACTION AGENDA

1. Villa Costa Vista - PRJ-1127838: Camille D’Ambrosio, Latitude 33
 - Camille D’Ambrosio presented the project for 7 single family homes
 - Resident Sol Allen spoke against the project
 - Resident Andrew Wilson spoke against the project
 - Resident Mark Eshoo spoke against the project
 - Resident Kevin Munkholm spoke against the project.
 - Resident Bill Kuntz spoke on the project neither for nor against
 - Applicant noted that there will be a hammerhead for fire safety
 - Applicant noted that there would be limited parking
 - Multiple board members noted that the board does not have enough information to offer a recommendation - environmental documents, fire department approval, detail on ingress/egress from Marcasel & Old Carmel Valley Rd, who is going to maintain the MHPA area? What is the timeline for approval and start of construction?
 - Jeffrey Heden asked whether a cul de sac could be accommodated
 - Multiple members questioned who would handle brush management, given the city is not taking that on
 - No action was taken by the board - more information is needed before the board can make a decision

P. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

- Jeff Heden reported that MAD meetings are moving to the first Tuesday of each month at Noon at the Carmel Valley Library
- Michelle provided an update on the Fire Safe Council noting that we formed a collaborative with other nearby councils. The group met with “Canyonlands” to help

identify projects, for example brush on roadsides and in canyons that should be cleared.
Working on a Community Wildfire Protection Plan for the area

- Candace Bowman - SDRP JPA - provided an update on the two lawsuits impacting the Surf fields.

Q. CHAIR's REPORT

R. OLD / ONGOING BUSINESS

None.

S. ADJOURNMENT

The Board adjourned at approximately 9:10 PM.

T. NEXT MEETING:

October 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.