

CARMEL VALLEY COMMUNITY PLANNING BOARD  
Meeting Minutes  
7 pm, Thursday, April 27, 2023

A. CALL TO ORDER AND ATTENDANCE

Board Member	Representing	Present	Absent	Absence (Board Year)
Jeffery Heden	CV Voting District 1	X		
Barry Schultz, Vice Chair	CV Voting District 2	X		0
VACANT	CV Voting District 3			0
Debbie Lokanc	CV Voting District 4	X		0
Frisco White, Chair	CV Voting District 5	X		0
Breda Nicolas	CV Voting District 6	X		0
VACANT	CV/PHR Business			
Allen Kashani, Secretary	CV/PHR Developer	X		0
VACANT	CV/PHR Property Owner			
VACANT	CV/PHR Property Owner			
Michelle Strauss	PHR D1	X		0
Adam Fox [to be seated at April 2023 meeting]	PHR D2	X		
Vic Wintriss	Fairbanks Country Club/Via de la Valle/North City Subarea 2	X		0

B. CONSENT AGENDA

1. Appointment of Allen Kashani & Dennis Szuberla: Consider Chair’s request to confirm the appointment of Allen Kashani and Dennis Szuberia to fill the position of CV Developer and CV/PHR Property Owner respectively.

•Applicants - Chair

Vice Chair Shultz motioned to approve the consent agenda, seconded by Jeffrey Hedon and unanimously approved (8-0).

C. APPROVAL OF MINUTES

Adam Fox motioned to approve the minutes as corrected, seconded by Debby Lokanc and the minutes were approved (8-0).

D. PUBLIC COMMUNICATION - Speakers are limited to topics not listed. Presentations are limited to 2 minutes or less.

A resident that lives near the Carmel Valley Library noted that every night of the week there is no option to play pickle ball at the Carmel Valley Tennis facility. It was noted that residents have to drive as far as Carlsbad to play pickle ball. The resident noted that he sees grassy areas in Carmel Valley, such as Torrey Hills park and Carmel Valley Recreation Center not being used that would be ideal for pickle ball. Chair White suggested the resident take his suggestions to the Carmel Valley Recreation Council. Karen Billings from the Carmel Valley News identified that there will be pickle ball courts at McGonnigle Park in Pacific Highlands Ranch.

Debbie Lokanc identified that in past virtual board meetings approximately 25-30 people identified opposition to comfort stations at Carmel Knolls and Carmel Grove Parks. However, the City is planning to proceed with the comfort stations. Debbie announced that the Board would like community feedback and the issue is being identified in the newspaper. It was identified during discussion that a comfort station at Carmel Mission Park is not being pursued by the City. Jeffrey Heden noted that he has heard that there has heard about some support for comfort stations. The issue will be put on the Board agenda for next month.

Chris Gada spoke and noted that the City Traffic Engineering Department confirmed Village Loop Road qualifies for bike lanes. However, a parking removal request from the Planning Board is needed. Chris is requesting that the item be added to the next month agenda.

Jason Stall, a resident with an HOA near Via De La Valle identified his constituents have concerns that the condition of Via De La Valle is unsafe for bikes. It was also noted that their residents lose water pressure where each car crosses the waterline.

E. ANNOUNCEMENTS

None.

F. WRITTEN COMMUNICATIONS

None.

G. COMMUNITY PLANNER REPORT - Lesley Henegar, City of San Diego (CV / PHR / Fairbanks CC / Via de la Valle)

Jacob Randals mentioned that next there will be a City agenda to approve the EIR addendum to the El Camino Real bridge widening and additionally El Camino Real pipeline north where a 16” water pipeline is also proposed to be installed. Due to funding using highway bridge program funds, the new completion date is contemplated for April 2028.

H. COUNCIL DISTRICT 1 REPORT – Emily Lynch, Office of Councilmember LaCava

Emily provided a report and identified that a budget townhall is set for Sat May at 10AM at the La Jolla Rec Center. Additionally, a meeting with the community of Carmel Valley is set May 20 10AM at the Carmel Valley Library.

I. MAYOR’S REPORT - Emily Platanesi, Office of Mayor Gloria

Chris White mentioned that he received a three-page report and to contact the Chair if an electronic copy is requested. Some updates that were noted were in regards to street lights, homeless issues, the City budget and the Fire Department.

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

No report.

K. Mark Manning – Office of Assembly Member Brian Maienschein

Lance Whitmond presented and mentioned that Rik Hauptfeld is no longer with Assembly Member Brian Maienschein’s office. Mark Manning was instead introduced as the Board’s new representative from Assemblymember Maienschein’s office. Lance noted that the Assemblymember’s District is now District 76 and that District 77 (Assemblymember Tasha Boerner) covers another part of Carmel Valley north of SR-76. It was mentioned that a Pet Adoption event is being held in Escondido this Saturday from 11AM-1PM and dogs over seven years old are offered at a discount. The Assemblymember was named chair of the judicial committee and the Assemblymember has partnered with Mayor Todd Gloria regarding AB367 regarding Fentanyl, which allows for sentence enhancement up to 3-5 years.

L. STATE SENATE REPORT – Cole Reed, Office of State Senator Toni Atkins

No report.

M. INFORMATION AGENDA:

- 1. PHR Branch Library: Project status update at major points of construction as needed.
  - Applicants - Zina Rummani, City of San Diego

No report.

## N. Action Agenda

1. Officer Elections: No new candidates presented themselves for officer positions. Therefore, if there are no other candidates for consideration, then consider the election of Frisco White, Chair, Barry Shultz, Vice-Chair and Allen Kashani, Secretary.

- Applicants - Frisco White, Chair

Vic Wintriss motioned to approve the election of Frisco White as Chair, Barry Shultz as Vice-Chair and Allen Kashani as Secretary. The motion was seconded by Michelle Strauss and unanimously approved (9-0).

2. Wireless Facility #1076104: Accept the submission of additional information as requested by the board in March to consider application by AT&T to provide a new wireless facility at 13340 Hayford Way, Grace Point Church.

- Applicants - Tara Carmichael, Harold Thomas, MD7

Harold Thomas presented. A 45-foot mono-broadleaf faux three with twelve antennas and nine Remote Radio Heads (RRUs) is proposed behind the parking areas with neighborhood surrounding trees. Harold commented that an emergency response service called *Firstnet Service* is still proposed to be available for Fire Department use when subscribed. The surrounding trees were noted as approximately 35-feet to 40-feet high. Various photo simulations were provided along with a before and after coverage map. It was noted that the applicant is asking for a 10' variance from the 35' height limit.

Jeffrey Heden asked about the inventory of the type of trees on the hillside. The applicant indicated that they decided to use the broadleaf design. During discussion it was identified that the 45-foot limit is necessary to provide the needed coverage.

After discussion, Vic Wintriss motioned to approve the project with Barry Schultz as second, and the motion was approved. (7-2)

3. Equestrian Trails: Consider supporting that the Connecting Trails in the CV Community Plan and the North City Coastal Land Use Plan must be preserved and continually made available to the public for equestrian and pedestrian view shed use.

•Applicants – Jill McCarthy

Jill McCarty presented and explained that a development was approved without the applicant disclosing that a trail existed. Jill provided handouts with findings for the project and noted that the trail has been used for over 40 years. Jill commented that the trail provided public view which should have been protected as required by policy. Jill added that the applicant achieved project approvals with misinformation and now the developer is telling trail users they cannot access the trail. Upon question from Jill, it was noted that the Board would have conditioned requirement to dedicate a trail if the trail was identified at the time of Board review.

Following discussion, it was determined that the Board does not have an action to take on the matter and it was suggested that the applicant contact the Park and Recreation Department to identify options to pursue public dedication of trail.

#### O. SUBCOMMITTEE MEETING REPORTS AND ANNOUNCEMENTS

None.

#### P. CHAIR's REPORT

None.

#### Q. OLD / ONGOING BUSINESS

None.

#### R. ADJOURNMENT

The Board adjourned at approximately 8:40 PM.

#### NEXT MEETING:

Thursday, May 25, 2023, 7 pm Location TBD

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