



Minutes for Tuesday, May 6, 2025

Normal Heights Community Center/Zoom
4649 Hawley Blvd

Attendees:

X = in attendance

X	Paul Coogan (C)	X	Kenny Patrick		Emilie Colwell
X	Allan Harjala (VC)	X	Dan Soderberg		Jacob Koopman (P)
X	Sami Burrows (S)	X	Eydie Kaufman	X	Brian Adams
X	Frances Prichett (T)	X	Nancy Lawler	X*	Madison Stevens
X	Julia Corbett		Scott Kessler (AABA)	X	Mark Lawler

*Denotes Virtual Attendance

Paul called the meeting to order at 6:15 and read the opening reflection. Then Paul gave a brief overview of the meeting procedure.

Community Attendees

Estimate: 7 zoom participants, 8 attendees in person.

Non-Agenda Public Comment

- Susan from NH Fire Safe Council - There will be two NH Fire Safe Council events. Sunday June 29th 12 - 4pm there will be a work party including trimming plants and clearing green waste with owner permission. A second event will be held for the same purpose Monday June 30th 6 - 8pm.
- Dan Soderberg - discusses preservation of historic curb stamps when sidewalks are replaced.

Presentations

ADU Bonus Program Reform Update

There are several proposed updates to the Accessory Dwelling Unit (ADU) Bonus Program submitted to the city by the Community Planners Commission (CPC). These proposed updates include requiring setbacks, limiting density, requiring open space, requiring parking, including additional fire safety elements in high fire hazard zones, prioritizing affordability, and restricting short-term rentals. Notably, these amendments would not impact the construction of ADUs, just the construction of multi-unit bonus ADUs. The CPC has outlined some concerns regarding density in high fire hazard zones without additional infrastructure to protect from fires. The CPC has also recommended prioritization of Bonus ADUs that rent at prices affordable to folks at lower income levels (30%, 60% Area Median Income) and that rents are maintained at affordable rates for 55 years. Currently the Bonus ADU program only requires units to rent at 110% Area Median Income for 15 years to qualify for the program.

Actions/Decisions

February Minutes approved

Dan 1st, Brian 2nd

Yes: Dan, Frances, Julia, Allen, Brian, Mark, Nancy, Sami

Abstain: Eydie, Paul, Nancy, Madison

March minutes approved

Dan 1st, Allen 2nd

Yes: Nancy, Kenny, Dan, Frances, Julia, Paul, Allen, Brian, Sami

Abstain: Eydie, Mark, Madison

April minutes approved

Kenny 1st, Dan 2nd

Yes: Mark, Nancy, Kenny, Dan, Frances, Julia, Paul, Allen, Brian, Sami

Abstain: Eydie, Madison

Reports/Updates

Elected Representatives

Sara Al-Agha from District 9 Councilmember Sean Elo-Rivera's office

- The mayor released the fiscal year 2025 budget online and a revised version will be released before May 15. A budget town hall will be held on May 16th at 6pm.
- The demolition of the mock building is to begin imminently. The demolition is expected to be complete in mid-to-late June
- Utilities Undergrounding Program "Block 3DD" will replace or install 163 curb ramps and underground electrical, telephone, and broadband services. Preliminary meetings by the transportation department have been held. Pre-construction meetings will not occur until next year.
- Suggestion from Gary on zoom to close 39th St. where it meets Adams Ave to create additional parking and calm traffic. Request to preserve trees at Ward Canyon park near the mock building.
- Request from Fire Safe Council for water tank in canyons (very high fire risk zone) behind bonus ADUs for fire safety

Mayor's Office – written statement

Mayor Todd Gloria released the preliminary draft budget for FY 2026, addressing a projected \$258 million deficit due to declining sales tax, lower franchise fees, and increased pension costs. The proposal aims to maintain public safety, homelessness services, housing efforts, and infrastructure repairs while minimizing service reductions. **Key Revenue measures** include increasing parking meter/citation fees, cannabis taxes, and the voter-approved residential trash collection fee. There will be **major investments** in the police department, fire department, homeless services, and infrastructure. **Service reductions** will include limiting library hours and services, cutting rec center hours, and seasonal closure of select park restrooms. Budget Review Committee hearings will take place on May 5 - 9, and a revised budget will be released on May 14, 2025.

Standing Committees

Chair Report - Paul

Community Planners' Committee (CPC) meeting took place and they mainly discussed the trash fee update. No major points to report.

El Cajon Boulevard Business Improvement Association – Gary Weber

Encourages NHCPG to include El Cajon business district in its meetings and to think critically about what kind of development we would like to see in this area. Details changes to neighborhoods including a new Sprouts, market-rate apartment developments, affordable housing developments, and reduction in parking.

Adams “Community Recreation Advisory Group”

The Normal Heights Recreation center will only be open 40 hours a week due to city budget cuts. This will impact weekend events which pay fees to the rec center

Historical Property Review Report – Dan Soderberg

Discussed the preservation of historic curb stamps when sidewalks are replaced.

Utility Undergrounding & Street Lighting MAD - Frances

The city is undergrounding the northeast corner of Normal Heights first. A map is available online. Notably, although utilities will be “undergrounded” 20% of equipment will still be above ground. 440 properties and 52 street lights will be affected. There will not be another meeting until May 2026. There is a survey available for individuals in this block about how they would like utility equipment to look and where they would like it to be. Frances recommends that these “boxes” are placed on individuals’ property rather than the sidewalk and encourages people to walk around Talmadge, where utilities have already been undergrounded. The project is anticipated to take 36 - 54 months to complete.

The majority of participants in the lighting survey expressed an interest in special acorn lights and the creation of a special maintenance district.

Traffic Calming - Brian Adams

Has communicated with the city regarding traffic calming measures. Asked for feedback regarding next steps.

Community Engagement - Sami

Interested in getting real-estate style signs that guide people to the NHCPG on the day of the meeting with the help of Kenny. Planning to create a new half-sheet informational on the NHCPG.

Treasury - Frances

\$332.46 available in funds

Adjournment

Paul called the meeting to adjournment at 8:01.