



## Minutes for Tuesday, June 3, 2025

Normal Heights Community Center/Zoom  
4649 Hawley Blvd

### Attendees:

X = in attendance

X	Paul Coogan (C)		Kenny Patrick	X	Emilie Colwell
X	Allan Harjala (VC)	X	Dan Soderberg	X	Jacob Koopman (P)
X	Sami Burrows (S)	X	Eydie Kaufman		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 6:05 and read the opening reflection. Then Paul gave a brief overview of the meeting procedure.

### Community Attendees

Estimate: 8 zoom participants, 10 attendees in person.

### Non-Agenda Public Comment

- Comment regarding Rock N Roll Marathon's success. The audience member enjoyed the road closure on Adams for pedestrian activities. They suggested a temporary road closure on Mountain View Dr. for a pedestrian-friendly event.
- Ramie: has participated in 2 block parties during her time in Normal Heights. The first time they blocked off the street, the second time they did not. Second the suggestion for a temporary road closure to host an event or block party.
- Request from Zoom attendee to consult neighbors before any road closure takes place
- Susan from NH Fire Safe Council - There will be two NH Fire Safe Council events. Sunday June 29th 12 - 4pm there will be a DIY work party including trimming plants and clearing green waste with owner permission. On Monday June 30th 6 - 8pm 5100 block of 34th st there will be a second event, potentially a sunset toast.
- Jake: there has been no activity behind the mock building in the past month and children in the park have been getting behind the fence.
- Sarah Al-Agha: the demolition is scheduled for mid-June. Asks for communication about folks getting behind the fence so that they can secure the area.
- Sami: There was a tagging incident on her building.

## Presentations

### **Upcoming Construction Project - Gregory Enzweller**

There is an **upcoming construction project at 3585 Adams Avenue** across the Street from the “cloud” building, and right next to bica cafe which **calls for an 18-unit, mixed-use building**. The project calls for one or two retail spaces on the ground floor, two-story parking in the basement for tenants, simple landscaping, and 3 additional floors of residential apartments. The owner is seeking 4 additional units in addition to the 14 units guaranteed to the project, for a total of 18 units. The units are significantly larger than required by the “complete communities” program.

Regarding fit with the community: The project’s four-story building will have a plaster finish with metal and glass also incorporated. This is notably different from the one or two story adobe homes classic to Normal Heights. However, the project is designed not to stand out significantly

Request from audience for a green roof that is not currently planned for in the project. This would require additional costs.

Concerns regarding fire safety: They are working with consultants to ensure fire safety. The project will get its water from the city. Water pressure is a concern but this is a concern throughout Normal Heights due to aging neighborhood infrastructure.

Construction staging: the civil engineer does a traffic control study to determine how to direct traffic during construction and for delivery of materials. Request to tarp all materials.

**All units will be market-rate, and there will be no designated affordable units.**

## Actions/Decisions

### **May Minutes approved**

Allan 1st, Sami 2nd

Abstain: Eydie, Emilie

Yes: Paul, Frances, Julia, Dan, Nancy, Jacob, Madison, Mark

### **Sierra voted onto the board**

Sierra Lives on Felton St. and grew up in Spring Valley and has lived in Normal Heights for 2 years. She has a desire to give back to the community she loves.

Julia 1st, Sami 2nd

unanimously voted in

## Reports/Updates

### Elected Representatives

#### *Fatima - Mayor's Office*

- There has been an updated report released regarding the budget. **On June 6 at 9am there will be a meeting to discuss the budget** and on June 10 the final vote for the budget will take place.
- **There is a proposed amendment to the Bonus ADU program: a unit cap at 4-7 units in high fire hazard areas or areas with only one ingress/egress**
- The city is streamlining the funding accountability process for community parking districts, who must use their funds appropriately
- Question on ICE Raid in Southpark: the city attorney cannot take action on this event. The city has had conversations with Homeland Security regarding this event.
- People have **until June 9 to submit a protest to the increased trash fees**

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

- **Ward Canyon storefront building is scheduled to be demolished in mid-June** due to contracting delays. The area is fenced off and being monitored for trash and graffiti
- The proposed budget does include cuts to libraries, recreation areas, and other community spaces including fire rings. Submit a comment to the city or attend the June 6 city meeting to protest these cuts.
- **Tourism Worker Fair Pay Ordinance would raise the minimum wage for workers in the tourism industry to \$25/hour.** Leave a comment in support at [sdd9/info/raisethewage](https://sdd9.info/raisethewage)

### Standing Committees

#### *Historic Preservation - Frances & Dan*

**Frances:** Asks the Community Planning Group to draft a letter in opposition to the “preservation and progress” initiative, which would weaken protections for historic places throughout San Diego including Normal Heights. SOHO also advocates for adaptive reuse of historic spaces. Makes an informal motion to ask the Save Our Heritage Organization (SOHO) to come and speak at the NHCPG regarding adaptive reuse and historic preservation.

**Dan:** Less than 10% of our built environment can be considered potentially historic. Advocates for “hands-off” in those areas, and for the incorporation of historic structures in development. John Moores, who built PetCo Park in cooperation with SOHO, saved 11 of 12 historic buildings planned for demolition in the project. These historic buildings are now iconic aspects of PetCo Park and enhance its construction.

Subcommittee formed to draft the proposed letter including: Dan, Frances, and Julia. The drafted letter will be included in the meeting agenda

#### *Chair Report - Paul*

- Free training from the Urban Institute on June 12 on community planning that serves lunch.
- There is a planned forum with the fire marshalls to update the fire hazard map. Contact Susan from the Fire Safety council for details.
- The CPG had their annual election

- Bonus ADU Reform Update discussed with CPC to close loopholes where developers can build huge things in areas where they shouldn't.
- Rite Aid is closing, it is owned by a family trust & their plans for the area are unknown

### ***Adams "Community Recreation Advisory Group" - Nancy***

Discussed the budget cuts for the Rec Center. If the hours are cut, some of the rec center programming will also be cut particularly on evenings and weekends. This includes the little league and community ceramics classes.

### ***State Rep***

The State Budget constitutional deadline is approaching. October 12 is the last day for the governor to sign or veto bills. Today the senate passed 8 bills in the budget packet.

The annual backpack giveaway will be July 12 at Kipp Adelante Academy. They will be giving away 500 backpacks and there will be 20 community partners there as well.

Audience voices ABA 4 opposition because of impact on charter schools. This would impact her ability to homeschool her son. Encourages the senator to oppose ABA 4.

### ***Community Garden***

There is ongoing work to kill weeds on site to prep for the garden.

### ***Mid-City Community Plan Update - Emilie***

The next Mid-City Community Plan Update meeting is June 25 where they will be wrapping up the existing conditions report

### ***Historical Property Review Report – Dan Soderberg***

Consider 3137 Collier, a bungalow, for historic property designation

### ***Utility Undergrounding & Street Lighting MAD - Frances***

Frances has formed an informal committee regarding utility undergrounding. Please reach out if you are interested in joining

Sections of Normal Heights are eligible for acorn decorative lights. There are also plans for utility undergrounding in block 3DD of the maintenance assessment district of Normal Heights. There will not be another public meeting until 2026. SDGE is in process on their design. Construction is anticipated to begin after 2026. There is a survey available for community input regarding the location of the utility boxes, which will still be visible and above ground once utilities are undergrounded. Please reach out for the link to the survey.

### ***Traffic Calming - Allan (on behalf of Brian)***

The committee requested a speed trailer from the police department. They put out a data collecting speed sign. The sign collected traffic data for 8 days recording over 5400 vehicles. The data collected is summarized below.

- 56% of vehicles drove over speed limit

- 5% of vehicles drove 10 miles over the speed limit
- 2% of vehicles were recorded at speeds over 40mph
- Average speed of vehicles: 26 mph
- Top recorded speed: 69 mph

Paul suggests utilizing a speed trailer where Mtn View & 35th merge. Reach out to the subcommittee if you have ideas on where else to put a speed trailer in the neighborhood.

**Adjournment**

Paul called the meeting to adjournment at 8:50pm.