

Neighborhood Advisory Committee Minutes
June 15, 2016 Meeting

The Neighborhood Advisory Committee met on June 15, 2016, in Beckman Hall 214.

PARTICIPANTS

Committee Members

William Crouch
Jeff Frankel
Robert Hitchcock
Dan Jensen
Teri Lepe
Pete Maddox
Sandy Quinn
Mayor Teresa Smith
Tim Virus

Staff and Administration

Dawn Bonker; *Recording Secretary*
Randy Burba
Jack Raubolt
Harold Hewitt

Guests

Jason Gavin, KTG
Sara Lozano, Dudek
Leslie Roseberry, City of Orange

ABSENT

Committee Members

Brian Lochrie
Dennis McCuistion
David Nichols
Jerry Price
Judy Schroeder

Staff and Administration

Alisa Driscoll
Kris Olsen
Daniele Struppa

CALL TO ORDER

Harold Hewitt called the meeting to order at 9 a.m.

DISCUSSIONS

Presentation of Issue Papers:

Jack Raubolt presented two new issue papers summarizing the committee's discussions and recommendations on selected topics. The papers include *Topic #6: Environmental Impact Report (EIR)* and *Topic #7: Undie Run*. [Click here to read the papers.](#)

Sandy Quinn asked for an update on the Undie Run Task Force. Mr. Raubolt said it was meeting on June 29th and is expected to have a report on July 27th. Harold Hewitt advised that input to the task force should be sent to Mr. Raubolt.

Jack Raubolt stated that he had already received some updates from Mr. Frankel on the Undie Run issue paper which would be added before the task force meets.

Updates:

Harold Hewitt updated the committee on the University's planning of new housing at the Villa Park Orchards property on West Palm Avenue. He said the University had received comments from the City of Orange on the initial concept designs. Campus planners have set a date this month to meet with City planners addressing City questions and recommendations. He said construction funding was committed and in hand and the project was still on target for a fall 2019 opening.

Jeff Frankel asked if everyone in the surrounding area had been notified in advance of the required notification. Official noticing is sometimes a little late in the game for residents who'd like to comment on the process earlier, Mr. Frankel said. He said some residents in the area were concerned about the placement of student housing within the neighborhood.

Mr. Hewitt said the University had heard from residents and was aware of concerns. Harold Hewitt asked Jack Raubolt to work with Mr. Kris Olsen to be sure proper notification will be sent to the nearby residents.

William Crouch said when the preliminary review process is completed, the proposed plan will be made available to the City's Design Review Committee and the community.

Mr. Hewitt updated the committee on North Residence Hall project. The plan, under consideration by the University real estate committee, would include demolishing the older 140-bed Davis Hall and replacing it with a larger structure of 540 or more beds. The Real Estate Committee of the Board of Trustees is looking at preliminary plans. He noted that the change from two-story to four-story buildings will likely be a concern to nearby residents, but that it would help the University meet the community's demand for bringing more student housing onto campus and under University supervision.

Bob Hitchcock and Jeff Frankel asked how the displacement of students during the construction process would be timed with the development of the Villa Park Orchard residence project. Both were concerned that students displaced Davis students would turn to community rentals for housing.

Mr. Hewitt said the University would not begin demolition of Davis until the Villa Park Orchard project was ready.

Sandy Quinn asked if the Becket Building on West Palm and its surrounding parking lot couldn't be used for student housing. Mr. Hewitt said the historic building designed by an award-winning architect had recently been restored to its original look and condition. It is being used as offices for faculty and staff temporarily relocated during the University's restoration of the historic core classrooms surrounding Memorial Hall, he said. To add further activity there would be unfeasible, he said.

Mr. Quinn asked if it might be feasible as a long-range plan.

Mr. Frankel suggested that with the Villa Park Orchard project being located so nearby, the addition of student housing at the Becket site could overwhelm the neighborhood.

Tim Virus asked if the north end of the Center for Science and Technology could serve as temporary housing. Mr. Hewitt said plans and funding for its use were well into development.

Mr. Raubolt and Chief Randy Burba updated the committee on the investigation into the theft of a turkey belonging to the FFA program at Orange High School and the two Chapman students arrested in connection with the incident. They said they were waiting for final investigations from the City of Orange Police Department and the office Orange County District Attorney.

Mr. Hitchcock said community outcry was still stirring because the two students were reinstated by their coach onto the men's campus lacrosse team they played for. The coach must be answerable to someone, he said.

Mr. Hewitt said he understood the public sentiment but that the University must wait for the official investigations to be final.

Mr. Frankel asked if formal charges are filed, what disciplinary steps would the University take.

Chief Burba said that would be up to the chief disciplinary officer, Jerry Price, dean of students.

Mr. Quinn reported that he had met with Chapman Student Government President Annabell Liao to get acquainted and discuss neighborhood issues. He said they also discussed the Student Code of Conduct and said that Ms. Liao said few students have time to read the entire document. He suggested she and others create a summarized version that would highlight key elements.

Mr. Raubolt said he and Ms. Liao had reviewed and finalized a tri-fold brochure that student affairs, under direction from Dr. Jerry Price, was preparing for all students when they return in

the fall. Jack Raubolt stated the tri-fold brochure is similar to the suggested format that Mr. Tim Virus had suggested several meetings ago. Mr. Raubolt said copies would be ready in time for the University to distribute at its Community Relations booth at the city's annual 3rd of July Celebration.

Continuation of EIR presentation:

Mr. Hewitt welcomed Sara Lozano to continue the review of the EIR mitigations begun at the May meeting. Ms. Lozano explained the remaining PowerPoint slides ([viewable online here](#)), which primarily addressed transportation.

Mr. Frankel asked if the previous EIR had included mitigations to deal with students parking throughout Old Towne as they increasingly turned to rental housing there. He said he did not think that factor was taken into account because few students lived in rental housing then.

Ms. Lozano said a mitigation measure was included that required Chapman-associated vehicles to be registered with the University.

Chief Burba said his department enforces that mitigation, requiring all who drive to campus to purchase a permit. He acknowledged that when several students live in an Old Towne rental, their vehicles can consume much of the area parking. He said the City had responded by trying to limit the number of street parking permits allowed to student-occupied rentals.

Mr. Frankel said that since the majority of Old Towne street parking is not controlled by a permit system, the problem had crept into areas beyond the permitted streets nearest to campus.

Chief Burba said that if they are parking and driving to campus, his department can require they purchase a campus permit and park there.

Mr. Frankel asked why the category of population had not been discussed in the previous EIR, even though the student cap was increased and the impact of more students realized in increased traffic, etc.

Ms. Lozano and Mr. Hewitt said they couldn't speak to that because they were not part of the process at the time.

Ms. Roseberry suggested it might have been for a number of reasons. She said she would review that section. She added that parking is no longer a consideration of the California Environmental Quality Act that cities are beholden to when preparing EIRs. Parking is a topic that would have to be addressed in another framework, she said.

The community will likely demand such a course of discussion and problem solving, Mr. Frankel said.

Mr. Virus asked how the new Musco Center for the Arts affected classroom seat availability and whether classes were held there.

Mr. Hewitt said it was strictly a performance center and that while student productions would be staged there it did not house classrooms.

Mr. Frankel asked how seat availability relates to student population.

Mr. Hewitt said the University prefers to use the enrollment census conducted each October and considers it the best measure of student population.

Mr. Raubolt asked how conditions that existed when the presented EIR was created get reconsidered in the planned new EIR process.

Ms. Lozano said an accounting and review of the status of those previous environmental mitigations would be conducted. Regarding baseline conditions, the California Environmental Quality Act generally requires existing conditions to be used for baseline considerations. She said there have been some court cases where a different baseline could be used, but that it had to be well-justified.

Mayor Teresa Smith said the current Specific Plan does not include any language reflecting a hand-shake understanding that the University would not purchase properties east of Center Street. Mayor Smith said going forward she would like to see that formalized in the new Specific Plan. Likewise, there is an unwritten understanding that the University will not expand south of Chapman Avenue. She said she would like to see that written into the new Specific Plan, as well.

Similarly, Mr. Frankel said that the Old Towne Preservation Association had asked that the University not purchase additional properties north or south of Palm Avenue.

Mr. Hewitt said hard and fast absolutes could be difficult and could impinge on future problem-solving. He noted that the residential property at the corner of Sycamore Avenue and Shaffer Street had long been a problematic party house. Because it was outside the informally agreed-upon zone of University interest, Hewitt said the University reached out to city leaders about the University's purchase of it when it was available. He proposed that the University fully restore it to its original historic condition, and use it as a residence for Jerry Price, dean of students. Since then party problems in that quadrant have decreased and the neighborhood has benefited from Dean Price's presence. If there were formalized language prohibiting the University from purchasing property east of Center, such an improvement could not have been worked out because the University, which abides by regulations and its commitments, would not have called City officials, and the house most likely would have been sold to investors

Regarding the west side of campus, the University's restoration of homes there has not hurt housing values, he said. Moreover, the University has completely replaced its student tenants in all housing with faculty and staff, introducing more families into the neighborhood.

Mr. Frankel said he did not dispute that. He said there was a perception among Old Towne residents that Chapman was buying up multiple properties and that even the occasional purchase "here and there" will get some pushback in the community.

Mayor Smith agreed that the Sycamore and Shaffer situation had a positive outcome. Nonetheless, she added that there is a perception in the community that Chapman is “gobbling up” properties.

The University has no hidden agenda to buy properties throughout Old Towne, Mr. Hewitt explained. The residences it chooses are in specific areas and very close to campus and are offered as rentals to new faculty, who find the availability of housing to be an attractive draw to Chapman, he said.

Mr. Maddox said student behavior in the community was still the bottom-line issue. He questioned whether there shouldn't be student members placed on the Neighborhood Advisory Committee. He said it might be easier to change their mindset about community expectations if they were involved in the discussions that are influencing party ordinances, etc.

Mr. Raubolt said several student leaders had formed a Student Neighborhood Relations Committee which met regularly. As a guest of that committee, he updates them regularly on the committee's work.

Mr. Frankel said the small handful of students that could be added to the committee would have to have a remarkable connection with the student body at large to have much impact.

Mr. Hewitt said that as several committee members were absent, he thought the topic of committee makeup should be deferred to another time.

Next steps for future meetings of the NAC

Mr. Hewitt opened a conversation about how the committee can systematically plan to deal with the remaining topic issues it identified for itself at its formation. He said the University wanted to take the committee's advice and input so that it could proceed with preparation of its new Specific Plan.

He added that rather than try to develop 100 percent consensus, some discussions will have to conclude with divided opinions.

Mayor Smith she would rather the University, City and community aim for a middle ground together.

Mr. Hewitt said the University remained open to compromise, but he expected that there will still be differences of opinion on the Specific Plan. He asked the committee if he could schedule the remaining topics. He said the University was feeling pressure to proceed with its Specific Plan update.

Both Mayor Smith and Mr. Crouch said the University needn't feel pressured as the existing plan was within the law and not expired.

Mr. Hewitt said he appreciated the clarification.

Planning for the Next Meeting and Adjournment

The committee agreed to cancel the Wednesday, July 6, meeting.

The next meeting will be July 27th. The location, materials and parking permits will be distributed at a later date.

The meeting was adjourned at 10:53 a.m.