

**Neighborhood Advisory Committee Minutes**  
**March 30, 2016 Meeting**

The Neighborhood Advisory Committee met on March 30, 2016, in Argyros Forum 209C.

**PARTICIPANTS**

**COMMITTEE:**

William Crouch  
Jeff Frankel  
Robert Hitchcock  
Dan Jensen  
Teri Lepe  
Pete Maddox  
Dennis McCuistion  
Sandy Quinn  
Judy Schroeder  
Teresa Smith  
Tim Virus

*Absent:*

Robert Baca  
Brian Lochrie

**ADMINISTRATION & STAFF:**

Dawn Bonker, *Recording Secretary*  
Alisa Driscoll  
Harold Hewitt, Jr.  
Jerry Price  
Jack Raubolt  
Daniele Struppa

*Absent:*

Kris Olsen

*Guests:*

Randy Burba

**CALL TO ORDER**

Chancellor Daniele Struppa called the meeting to order at 9:05 a.m.

## **DISCUSSIONS**

### **Review of Issue Paper on Party Houses**

Jack Raubolt reported that a draft of Recommendations to the City Manager for Consideration by City Council - Reduce number of party houses had been prepared by the sub-committee tasked with summarizing the main committee's conversations on that topic. He asked Bill Crouch to present the report to the committee members.

Mr. Crouch gave an overview, first noting that in the future the City of Orange will look at the possibility of establishing floor plan and parking standards that could effectively preserve the traditional character of neighborhoods comprised of single-family residences. The sub-committee underscored the importance that such ordinances be carefully written and enforceable.

The paper identified several opportunities, including the potential of deputizing Chapman University Public Safety officers to be first responders to party complaint calls. The paper also called on the University to increase the amount of education and information it provides new students about appropriate rental opportunities and options. Mr. Crouch noted that a much stronger party ordinance aimed at deterring disruptive parties had already received a first-reading approval from the City of Orange City Council. Two more readings are required. Student fines in the \$400 to \$800 range are imposed via the University's student billing statements. Among the questions still to be resolved was whether the University could require students to live in approved/appropriate rentals, Mr. Crouch said. (The Recommendations to the City Manager for Consideration by City Council - Reduce number of party houses can be read it its entirety online.)

Jeff Frankel, who was a member of the subcommittee, said there were some critics of the new party ordinance, but said that most residents are overwhelmingly in favor of it.

Mayor Teresa Smith added that there were several students in attendance at the previous City Council meeting when the ordinance was discussed. Mayor Smith said their input was well received. She added that the City will need the University's help in communicating to students how it would work, as there were some misinterpretations of it circulating among the student body.

Harold Hewitt suggested that a meeting with students and the committee be planned to help clear up misconceptions that exist about the revised ordinance, as well as the role of the Neighborhood Advisory Committee. Daniele Struppa suggested that he and the mayor co-author an op-ed article discussing those topics and submit it for consideration to *The Panther* newspaper.

Judy Schroeder said real estate agents should be made aware that there is a move toward limiting the adaptation of single-family homes into student group dwellings. Ms. Schroeder said some properties are advertised to investors as being ideal multiple-student dwellings.

Chancellor Struppa asked Jerry Price how many students had been required to attend Good Neighbor classes as a result of receiving a warning or fine regarding a disturbance. Mr. Price said 29 students had attended. Four students had been fined for repeat offenses for a total of \$1,700.

Tim Virus asked if the spring Undie Run could be rerouted away from the downtown Plaza Park.

Randy Burba, Chapman's Chief of Public Safety, said the Undie Run was not a University-sanctioned event, but that the University supported the City of Orange Police Department approach of blocking the residential streets with patrol cars so that the run was controlled in as short a distance as possible down Glassell to the park and back.

Mr. Raubolt said that he had also formed a Neighbor Relations Taskforce made up of members of the University community. That taskforce is also looking at many issues, including the Undie Run. He said he is looking forward to having positive activities and events forthcoming from that group.

Mayor Smith added that she wanted all parties to remember that the work of writing and enforcing an ordinance must be done carefully, with attention paid to constitutional and civil rights, as well as state laws.

The sub-committee's document, Recommendations to the City Manager for Consideration by City Council - Reduce number of party houses was unanimously approved and will be forwarded to the City Manager's office.

Sandy Quinn asked if there was a constitutional lawyer at the Dale E. Fowler School of Law who might be willing to write an op-ed article about the constitutionality of the party ordinance and similar regulations. Chancellor Struppa said he would ask.

### **Review of Issue Papers on Student Housing and University Growth**

Chancellor Struppa asked the committee to first consider the Student Housing Issue Paper. He said the draft Issue Paper identified the University's goal of having 50 percent of its students in campus housing, even with projected growth and enrollment expansion. At this time that is a realistic goal, and a significant improvement over the present 36 percent now housed in campus facilities, he said. He acknowledged that some committee members had hoped for more, but that such numbers were not feasible. He proposed that the committee acknowledge that in the Issue Report.

Jeff Frankel said that the Old Towne Preservation Association is opposed to any future student growth. Mr. Frankel said that it was the association's position that the University had reached a "saturation point" regarding enrollment. The short-term enrollment growth of 300 to 400 already authorized within the guidelines of the University's existing city-approved Specific Plan will be difficult enough on Old Towne infrastructure, he said. Significant new growth beyond that would be over the top, he said. He said impacts from recent growth had not been well mitigated by the University and asked how that would change with new growth.

Chancellor Struppa said the meetings' purpose was to discuss solutions that would mitigate those impacts. He said he hoped the community would acknowledge the University's efforts and goodwill. He added that a reciprocal approach was needed, otherwise the University would find itself in the position of only making concessions without concern for its needs.

Mr. Frankel responded that the University has not developed enough campus housing and that the enrollment growth is impacting the character of the neighborhood.

Chancellor Struppa said the growth is gradual and will continue to be mitigated.

Mr. Frankel said the 50 percent goal was too low and that many in the community shared that view. He said housing and enrollment growth was key. The addition of Panther Village on West Chapman Avenue was a minor expansion compared to the University's housing need, he said. Chancellor Struppa said the University could not add student housing without concessions on enrollment growth.

Mr. Frankel said the University created its own problems by adding enrollment it wasn't prepared to house. Even if enrollment remained static, he said the University's impacts on the neighborhoods is still a problem. He said he was not talking about parties, which was not particularly the Old Towne Preservation Association's chief interest. He said traffic, noise and congestion were adversely impacting Old Towne. Based on the last Environmental Impact Report prepared for the existing Specific Plan, those issues were not being mitigated, he said.

Chancellor Struppa acknowledged that the entire city, as well as the neighborhoods surrounding the University, had undergone change in recent years.

Mr. Frankel said the unique challenge of that in Old Towne Orange is that some solutions – such as street widening – are not possible in the historic district. He said Chapman had prioritized academic buildings, rather than residential halls, forcing students into the historic neighborhoods.

Mayor Smith said that she thought the 50 percent goal was not enough, but that it was a good start. She said the new Specific Plan will have to address plans for new student housing. She added that one of the early battles fought by the Old Towne Preservation Association was its successful effort to reduce the size of Argyros Forum, a classroom and meeting building on the east side of campus. She added that Old Towne has continually changed throughout the years, from her childhood to now. She said the University is part of the vitality and economic growth that is putting the city on the map and making it a desirable place for many companies to locate.

Robert Hitchcock suggested it might be more impactful if the University focused its 50 percent goal only on freshmen and sophomores. Upperclassmen tend to be more mature and busier with jobs and internships, and thus are a better fit for independent living in and around Old Towne, Mr. Hitchcock said. Additionally, parents might be less inclined to buy housing near campus if it meant their student would only benefit for two years, he said. It would also show the University's good intentions, he said.

Chancellor Struppa said it was an idea he would have to present to the Board of Trustees.

Ms. Schroeder said she was disappointed by the turn in the conversation and the suggestion that concessions were needed to move forward. She said she joined the committee because she was concerned about the fabric of the community. While it might have been a “sleepy” area, Old Towne was made up of families who have lived there for generations who cherish the community. If more and more homes are available to the university then families are unable to purchase in the area. And if the students are living in the neighborhoods in rental homes or those purchased by their parents, then those also are not open to the families whose members are PTA parents, Little League coaches, etc. She hopes the work of the committee can be beneficial to both the university and the larger community by working together.

Jeff Frankel said it was his impression that students were only in the city for a short period of time and did not realize those traditions.

Pete Maddox suggested that students needed to be part of the discussions and work of the Neighborhood Advisory Committee. It would help the student community connect with the city traditions and history and bring them into the process of finding solutions to neighborhood concerns.

Chancellor Struppa said that the majority of students do appreciate the uniqueness of Orange. He added that the University’s location in a picturesque and walkable town center is one of the features the University points out to prospective students.

Harold Hewitt asked the committee if it would be helpful to bring in a neutral third party to review the key points of the Environmental Impact Report prepared for the existing Specific Plan. The presenter would not be a University representative, he said.

Mr. Frankel welcomed that idea. He said he believed it was time to focus more of the Neighborhood Advisory Committee’s attention on the topics of student enrollment and housing and campus construction, rather than parties.

Chancellor Struppa said he was grateful for the frank discussions about the party houses because they helped frame solutions that are already having a measurable impact. He added that he was somewhat puzzled by the impression among some that the University was separate from the community. Many of the University’s employees and families live throughout Orange, including Old Towne, and are an overall benefit to the community. The new Musco Center for the Arts will be a hub where residents can enjoy a variety of events, he said.

Mr. Frankel said he didn’t dispute that the University had enriched the community in many ways, but that the impacts of its growth had also been felt. They need to be mitigated or resolved in a way that’s acceptable to the nearby residents and businesses, he said. The future Environmental Impact Report is going to have to address what’s occurred, as well as what might be proposed, he said.

Mr. Quinn said the University recently had been much more proactive in its relations with the community and he was pleased with the direction. He asked if there was any new information

regarding the availability of the city-owned property north of Panther Village off West Chapman Avenue.

Bill Crouch said the city was in the process of obtaining engineering reports regarding the best placement of a water well on the property. That use and those reports were a condition of the property transfer from the state to the City. From there the City will determine how much of the space might be available for sale and other uses.

Mayor Smith shared that the property was at one time the site of her grandfather's 10-acre citrus ranch.

### **Planning for April 20 Meeting**

For the next meeting Mr. Raubolt asked Mr. Price to plan for a group of students to attend and participate. He said he would talk to Chancellor Struppa and Mr. Hewitt about having someone present on the Environmental Impact Report. Mr. Crouch said he would help with that effort suggesting that we could use the independent consultant the City used to create Environmental Impact Report.

The meeting was adjourned at 10:30 a.m.