

**Neighborhood Advisory Committee Minutes  
October 25, 2016 Meeting**

The Neighborhood Advisory Committee met on Tuesday, October 25, 2016, in Argyros Forum 209C.

**PARTICIPANTS**

Committee Members:

Brian Lochrie  
Jeff Frankel  
Robert Hitchcock  
Dan Jensen  
Teri Lepe  
Annabell Liao  
Pete Maddox  
Capt. Dave Nichols  
Judy Schroeder  
Sandy Quinn  
Mayor Teresa Smith  
Tim Virus

Absent:

William Crouch  
Dennis McCuistion

Staff and Administration:

Dawn Bonker, *Recording Secretary*  
Randy Burba  
Alisa Driscoll  
Harold Hewitt  
Kris Olsen  
Glenn Pfeiffer  
Jerry Price  
Jack Raubolt

**CALL TO ORDER**

Jack Raubolt called the meeting to order at 9:05 a.m.

Mr. Raubolt introduced Glenn Pfeiffer, Chapman University's interim provost, who now fills the Neighborhood Advisory Committee seat vacated by President Daniele Struppa, who resigned upon his inauguration as president. Mr. Pfeiffer said he welcomes the opportunity to serve on the

committee and noted that his student advisory board listed neighbor relations as a top concern, so he looked forward to contributing to the committee's work.

## **Discussions**

### **Update on disturbance calls**

Capt. David Nichols with the City of Orange Police Department reported that calls for service by city police to loud parties were down considerably. Since Oct. 1 police have responded to just one unruly and excessively noisy party involving Chapman University students. That call resulted in citations issued to six student party hosts. Such citations require court appearance, he said.

Capt. Nichols noted that city officers continue to make other calls and liaison visits to student addresses that are the subject of general complaints. Some visits are related to parties, but many typically involve things like late evening conversations in outdoor areas or yard maintenance. Together, with Chapman Public Safety Officers, they make visits to explain the need for nighttime quiet hours in a residential area. Students have all been quite receptive to making requested changes, he said.

Likewise, he said they have been responsive to requests to attend to other city codes related to yard maintenance and trash can storage. The heightened awareness and enforcement of such code issues has also spread to non-student houses as well, he said.

Brian Lochrie asked Jerry Price if those six students had been fined. Mr. Price said the reports and hearings for those most recent citations had not yet been processed by his office, but he noted that since last spring 10 other students had been fined by the University for similar violations.

Sandy Quinn expressed appreciation to the City and University for the efforts and resulting improvements. He said board members of the Old Towne Preservation Association (OTPA) had also noticed a downward trend in disturbances.

Judy Schroeder asked Capt. Nichols if City officers had any sense of whether the parties were Greek life related, or general student parties. He said their impression was that they were general parties.

Chief Randy Burba said there is no official Greek life housing. When his department receives names of students who have been cited by the City and forwards that information to Student Affairs, they have the ability to check for Greek affiliation. Many Greek life communities move from year to year, he said.

Jerry Price said a few chapters stay in place when graduating members leave and the next cohort takes over the lease and that the University is aware of those locations.

## **Center for Science and Technology Update**

Construction of the Center for Science and Technology is slightly ahead of schedule, Kris Olsen said. The framing is expected to be complete by mid-January, followed by installation of two layers of “skin,” or double-wall construction, he said. The steel is from the Herrick Corporation’s San Bernardino manufacturing plant, an environmental plus since it minimized shipment and transport. The building is on target to open in the fall of 2018, he said.

## **Student-Neighbor Mixer**

Annabell Liao, president of the Student Government Association (SGA), announced that the SGA and other student groups had set Saturday, Nov. 12, from 11 a.m. to 1 p.m., for a community mixer in the Aitken Arts Plaza. Live musical performances and a food truck are among the plans. In addition, a raffle will benefit a local animal services organization.

Jeff Frankel asked how the event would be publicized. Ms. Liao said flyers, mailed postcards, person-to-person invitations and announcements on community websites were planned. A PDF of the publicity flyer will be forwarded to committee members.

## **Process for Neighborhood Complaints about Parking**

Mr. Raubolt explained how his office responds to parking complaints related to Chapman students, faculty and staff. Complaints come to either the Office of Community Relations or the Department of Public Safety. As much as possible, both request that complaints include license plate numbers or other identifying information.

From there, Public Safety runs the plate identification through the Department of Motor Vehicles to determine if it belongs to someone from the Chapman community. If it is, then the driver is notified that they are in violation of the University policy that all those commuting to campus by car purchase a parking permit or be subject to University sanctions.

Increasingly, many students that are the focus of complaints are neighborhood residents, so they are not in violation of city code or Chapman policy, but are parking near their residences.

Mr. Frankel asked if the University encourages students to park in front of their own homes. Chief Burba said that the University does, but that like other residents of Old Towne whose homes do not include driveways, the students are vying for curb space.

Chief Burba added that one of the shuttle stops between the DMAC parking structure and the main campus had been eliminated in an effort to shorten the route and make parking at the DMAC more attractive. Later in the semester he expects to have enough data to see if ridership is up. Mr. Raubolt reported anecdotally that more students, staff and faculty appear to be parking there already.

## **Data Sharing Task Force**

Mr. Raubolt reported that meetings with City of Orange officials and police had made it clear that there were many areas where they could share some data helpful to each in a variety of areas. In response a Data Sharing Task Force was formed. It meets again in November and he expects to have more updates following that meeting.

## **Recap of Inauguration and Homecoming Week**

Mr. Raubolt said his office received no complaints about the extra activity associated with the inauguration events related to the installation of President Struppa and Homecoming Weekend. He said he even received appreciative comments about the low-noise type of fireworks used. He thanked committee members for their attendance and participation in the planning committee.

Mr. Quinn said his impression was that residents had greatly enjoyed the occasion. He praised the University for including community members on the planning committee.

Mayor Teresa Smith thanked the University for its hospitality, open-door policy and community events. She said she was impressed by the life, culture and diversity of the campus during her visits during the week.

## **Residence Halls and Panther Village Property Update**

Kris Olsen reported that progress on the planned residence hall at the Villa Park Orchards (VPO) site had met with hurdles that could delay its opening by a year and slow efforts to house more students on campus.

In June 2016 Chapman University received comments for the VPO project submittal, many of them being significant. In early August, Mr. Olsen said that the project team submitted responses to the comments, later that month the project team met with the City Planning to walk them thru all the comment responses. On October 3<sup>rd</sup>, the city reissued the comment list, many of them still not resolved plus additional comments, again many of them being of significant concern, Mr. Olsen said.

A path to resolution on most the comments have been established through meetings with City Planning, with the notable exception that the final determination on the project design is to be made by the Planning Commission, instead of the Community Development Director. Mr. Olsen said that this appears to be a reversal of the City design approval process over the last 14 years. He said the Planning Commission approval process was not built into the timeline and would delay the creation of construction documents and plan check. Consequently, the residence hall opening would be delayed until fall of 2020, rather than its planned 2019 fall semester opening, he said.

Delays to the Villa Park Orchard project would also domino into a delay of new housing to replace the old Davis Student Apartments, known as the North Residence Hall Project, he said. Mr. Olsen said the University pushed back on the Planning Commission approval process

requirement and respectfully disagreed that this process was required under the guidelines of the University's approved Specific Plan.

Mr. Frankel asked what reason had been given for the additional review. Mr. Olsen said the City had mistakenly believed the University preferred a Planning Commission review, then indicated it was a legal requirement. But when official notification was received in writing, Mr. Olsen said the complexity of the project was cited as the reason.

A meeting between the University and the City Manager, the City Attorney, the Community Development Director and others was scheduled for October 26th and Mr. Olsen said the University was hopeful that an agreement could be reached that would allow the Villa Park Orchard plan to proceed through the same approval process as other projects, which still includes EIR review.

Regarding the city-owned property adjacent to the off-campus Panther Village, Mr. Olsen said the property had been officially listed by the City Council as surplus property. The University had indicated its strong interest in bidding on the property once the time period had passed for other public agencies to consider the property. Mr. Raubolt added that he had also communicated that interest in emails to city officials and there had been no resistance.

Mr. Quinn asked if there had been any resistance from the city toward the University's interest.

Mr. Olsen said there had not been. Mr. Olsen also noted that at the present time he knew of only one other identified interest, which was the owner of an adjacent mobile home park. Mr. Olsen added, though, that there can be the possibility of an unknown developer partnering with the mobile home park in an effort to develop a larger project, using the park for road access.

In follow up questions to Mr. Olsen's report, Robert Hitchcock asked about the nature of the City comments on the Villa Park Orchards property.

Mr. Olsen said there were about 65 comments and that they varied widely from challenges to the historic analysis report to parking lot landscaping.

Mr. Frankel asked about parking for VPO.

Mr. Olsen said that additional parking combined with the existing availability at DMAC would be adequate. Mr. Price also noted that additional parking will soon be forthcoming at the new science center.

Mayor Smith asked if thorough ground soil sampling had been done on the VPO property to detect industrial residues.

Mr. Olsen said samples had been drawn from all over the property and under existing foundations and the reports were relatively clean, with some residual contamination at the south end of the property nearest the former Anaconda site. A pilot vapor extraction project is already in place operated in conjunction with the Orange County Health Care Agency and the Regional

Water Quality Control board. He said the end of the pilot program ends in January and they are optimistic that the site will be clean to residential levels at that time. He underscored that the University would never place residence halls on the site otherwise.

Mayor Smith said she was surprised and concerned by the news that the City was requesting that VPO undergo Planning Commission review. She said she would inquire into it to see what the hurdle might be. She emphasized, though, that City staff and the City Council is obligated to review development projects in the city without discrimination, preference or special treatment.

Harold Hewitt said in a telephone conversation City officials had indicated that the source of the concern came from the City Attorney's office.

Asked for clarification on the proposed North Residence Hall, University officials said the current apartments house 140. Conceptual plans for a replacement residence hall could house upwards of 640 students. The University had purchased all but one property on Everett Street, which backs up to the apartments, in a long-range plan to create a buffer of faculty housing adjacent the larger residence hall. Parking would be built underground to minimize the building's height.

Mayor Smith asked the committee to share thoughts about the housing plans thus far.

Mr. Hitchcock said he and others interested in more student housing should be concerned given the potential for delayed construction on VPO and North Residence Halls.

Mr. Frankel asked Mr. Olsen if his impression that most of the comments could be resolved.

Mr. Olsen said that he believed most could be ironed out and that City planners liked the project, but that the potential for delay was the greatest concern.

Mr. Quinn said that in general he thought the VPO project was a good one and was hopeful that the comments could be resolved. He asked if the University had considered repurposing its West Palm property for student housing and moving the support activities there to other areas.

Mr. Frankel noted the property was within the historic district and development of new buildings would impact the district and still need extra attention.

Mr. Quinn suggested that a creative approach, particular regarding the non-historic buildings there, could be pursued.

Mr. Hewitt said for the meantime the University is focusing its effort to purchase the adjacent Panther Village property. It's possible that the University would build a high-density structure on that property and then replace the former low-rise hotel that now houses Panther Village with a similar structure. Combined, they would significantly expand student housing, he said.

Mayor Smith added that she hoped everyone appreciated that the VPO was being preserved. She hoped the committee did not overlook the collaborative effort by the University and City to preserve it.

Mr. Hewitt added that the Killefer School project was in the hands of a private developer and has no comment on the proposed plans. However, if it fell through, the University is next in line for bidding eligibility on the property. If it came to the University, a low-impact academic unit would most likely be placed there, he said.

Mr. Frankel said the Old Towne Preservation Association would prefer a low-impact use, but that they would wait and see how the current proposal proceeded.

### **Issue Papers**

Mr. Raubolt reported that three issue papers were still open, including Parking, Student Housing and University Growth. He invited the committee members to email him with any additional input on the topics.

Mr. Lochrie said he felt the University goal of housing 50 percent of its students was too low. The OTPA goal of 65 percent is still too low, Lochrie said. His preference was to see it at 80 percent.

Mr. Frankel clarified that the OTPA considered 65 percent to be a minimal goal.

Judy Schroeder shared information about an upcoming exhibition of watercolors by artist Gerald Brommer at her gallery and studio. A reception is planned there Nov. 13.

### **Adjournment**

Mr. Raubolt reminded the committee that it would next meet on Tuesday, Nov. 29, and adjourned the meeting at 10:30 a.m.