

Neighborhood Advisory Committee Minutes
April 20, 2016 Meeting

The Neighborhood Advisory Committee met on April 20, 2016, in Argyros Forum 212.

PARTICIPANTS

COMMITTEE:

Robert Baca, *Orange Barrio Historical Society*
Jeff Frankel, *Old Towne Preservation Association*
Robert Hitchcock, *Old Towne Preservation Association*
Dan Jensen, *Jensen Associates*
Brian Lochrie, *Communications LAB*
Pete Maddox, *Orange Chamber of Commerce*
Dennis McCuiston, *Orange Unified School District*
Teresa Smith, *Mayor, City of Orange*
Sandy Quinn, *Old Towne Preservation Association*
Judy Schroeder, *Schroeder Studio*
Tim Virus, *TAIT & Associates, Inc.*

ABSENT:

Teri Lepe, *Orange Barrio Historical Society*
William Crouch, *Community Development Director, City of Orange*

ADMINISTRATION & STAFF:

Dawn Bonker, *Recording Secretary*
Harold Hewitt, *Executive Vice President and Chief Operating Officer*
Jack Raubolt, *Vice President of Community Relations*
Daniele Struppa, *Chancellor*
Randy Burba, *Chief of Public Safety for Chapman*

GUESTS:

Sarah Lozano, *CEQA/NEPA Planner with Dudek*
Ken Ryan, *Planning Principal with KTG*
Thom Ryan, *Senior Project Manager with Dudek*
Jerry Price, *Vice Chancellor for Student Affairs, Chapman University*
Leslie Roseberry, *Planning Manager for the City of Orange*

CALL TO ORDER

Mr. Raubolt called the meeting to order at 9:10.

DISCUSSIONS

Public Safety Update

Mr. Raubolt asked Chief Burba to briefly review his department's procedures for follow-up liaison visits. The chief said that University officers respond after the City of Orange PD notifies them and requests assistance. University officers collect names of students involved, which are forwarded to the Dean of Students for disciplinary proceedings. If litter and trash are evident, the address is added to the University's clean up list for the following morning. In addition, University officers follow up in person, often in concert with City officers. In that visit they discuss with students the repercussions, citations and fees their misconduct will incur. In addition, they educate the students on the appropriate ways to live in a residential community and strategies they can use to avoid further complaint calls. The face-to-face conversations with students are having positive results as more students become acquainted with community expectations, Chief Burba said.

Environmental Impact Report Process

Mr. Raubolt asked Ken Ryan of KTG Y to review the process for creating an Environmental Impact Report (EIR), a request made by the committee at its previous meeting.

Mr. Ryan introduced himself and his colleagues, who would be presenting, but first noted that KTG Y had worked with the University and the City to create the existing Specific Plan, and its related EIR, which was certified in 2004. He added that about 10 years is the typical lifespan of a Specific Plan. He introduced Sarah Lozano, who reviewed the EIR process.

Ms. Lozano said she was a specialist in preparing EIRs for universities and that she had been in the early phases of working on the EIR for Chapman's proposed Specific Plan. She explained that she had been working with the City of Orange and had been involved in the scoping meetings held in May of 2015.

She explained that EIRs were a requirement of the California Environmental Quality Act (CEQA), a law that requires state and local agencies to identify the significant environmental impacts of their actions and to avoid or mitigate those impacts, if feasible. California's law is modeled after the similar federal law, the National Environmental Policy Act (NEPA), but that CEQA is stricter, she said.

The process to create an EIR includes 10 steps, she said, including:

- Prepare initial study, a step typically managed by a city planning department, sometimes with outside assistance.
- Prepare and distribute public notice for 30 days to allow input from community and other affected agencies.
- Conduct a scoping meeting, which is public and open for community comment.

- Prepare a draft EIR. This is done by an outside environmental planning firm that evaluates and reviews numerous issues related to the proposed project, from aesthetics and noise to traffic and geologic impacts.
- Make the draft EIR available for public review for 45 days. Typically comments must be written.
- Hold a public meeting on draft EIR. (optional)
- Prepare the final EIR.
- Review planners' responses to all comments on the EIR that were submitted in writing during review period.
- Hold a public hearing. Decision by City Council.
- File notice of final EIR, which sets out a 30-day statute of limitations on legal challenge to the EIR.

Harold Hewitt thanked Ms. Lozano for her presentation. He said it was valuable because the process was new to some of the committee members. He added that the EIR consultants work for the agencies that hire them, in this case the City of Orange, but their fees are paid by the land owner proposing development, in this case Chapman University. Mr. Hewitt said cities don't permit applicants to choose the EIR consultant, but Leslie Roseberry, Planning Manager for the City of Orange, clarified Orange does allow applicants to choose the EIR consultant as long as the firm meets City standards.

Mr. Hewitt said the next step was to review with the committee the 2004 Specific Plan and EIR and bring forth a summary of the mitigations spelled out in the EIR at that time. He said Ken Ryan and Thom Ryan will return to the May meeting for that discussion. He said the 2004 EIR is on the University website and that the link will be sent to all the committee members.

Judy Schroder asked how the 45-day review period was publicized.

Ms. Lozano said cities manage that process somewhat differently, but typically notices are mailed to nearby residents and the draft EIR is made available online to reduce the expense of producing paper copies.

Ms. Roseberry added that in the past the City of Orange had also made copies of such documents available on CDs for a nominal fee, usually about \$10. She said a copy is always available for review at City Hall and at local libraries. Most likely a copy would also be available at Chapman University's library, as well, she said. In addition to mailed notices, she said the city would also use its Facebook page and other media to alert residents to the 45-day comment period.

Ms. Schroder asked what area would receive mailed notices.

Ms. Roseberry said the requirement is to notify property owners and residents within 300 feet of the proposed development. They would also notice anyone who had indicated an interest. Notices would explain how to submit comments and be involved in the process, she said.

Mr. Ryan said that the notification for Chapman's EIR would be much more extensive, noting that for the previous EIR the notices were mailed to all residents in a much broader swath. He said he'd bring those numbers to the next meeting.

Brian Lochrie asked if the baseline considerations for the new EIR would consider the impacts and mitigations of the past EIR and whether the mitigations had been met.

Ms. Lozano said it likely would, although what's on the ground currently is what most EIRs use for their baseline.

Mr. Raubolt said the status of mitigation efforts would be fully discussed at the next meeting, noting that student guests scheduled to address the committee had arrived.

Chancellor Daniele Struppa thanked the planners for their presentations.

Open Forum with Students

Chancellor Struppa said that since many of the committee's discussions and recommended action plans revolved around student life in the community, the committee members had planned time for a community forum for students during the meeting. He introduced Student Government President Josh Nudelman and asked him to open the conversation.

Mr. Nudelman thanked the committee for inviting him and students to the meeting. He said students are aware and concerned about the neighborhood issues. Students are increasingly aware of the "one bad apple" affect. The behavior of a few can have an adverse effect on the reputation of the entire student community, he said. As just one example, he noted that students shared in the community outcry over the theft of a beloved turkey from the FAA program by two Chapman students. He said the tenor of student commentary at City Council meetings was improved, too, and that students were talking more about working together with city residents.

The cultural shift will take time to fully develop, but he said he was optimistic about a good neighbor education program and a Student Neighborhood Relations Committee he had launched. He said the student relations committee had a Facebook page that was growing in popularity and that a diverse cross section of campus clubs and organizations were interested in attending and problem solving the issues. Like the Neighborhood Advisory Committee, student housing was also high on their list of priority topics, he said.

On behalf of the City of Orange, Mayor Teresa Smith reviewed the City's history, heritage, culture and traditions, noting that many families have lived and worked here for generations, including her own. Chapman University is a vital part of the City, but she added that it is not its only draw, noting that it is also home to thousands of businesses. It is not a "college town" dependent on a college for its economy, but rather a robust and diverse city with two National Register Historic Districts, thousands of businesses, three higher educational institutions, three major medical centers and some 45,000 homes.

Sandy Quinn said that when the Neighborhood Advisory Committee first formed that Mr. Nudelman had reached out to him for a meeting to explain that only a minority of students were causing problems. He thanked Mr. Nudelman for reaching out. Mr. Quinn also asked if students were familiar with the University's Code of Conduct or read it in its entirety. Some committee members have suggested it be simplified, he said. He asked Mr. Nudelman for his opinion.

Mr. Nudelman said he had read the lengthy document but doubted that many students had. He said it was difficult to find online and that many students tended to take it “with a grain of salt.” Many, he said, assume the attitude that raucous parties are a staple of college life.

Michael Reyes, president of the Interfraternity Council, added that he didn’t think it was unusual that many students were unfamiliar with the Code of Conduct. He likened it to expecting everyone in the community to read their city’s municipal codes and legal documents. He also called for an effort to streamline the information contained in the Code of Conduct.

Melissa Bastanipour, president of Kappa Alpha Theta, supported that view as well, and suggested that if the Code of Conduct requirements were presented in a more engaging fashion students would better understand the expectations.

Student Georgina Bridger, features editor at *The Panther*, said that students were unable to find news of the Neighborhood Advisory Committee and asked what it had accomplished since its formation.

Chancellor Struppa responded that the meetings first focused on fact-finding and compiling data related to several concerns, including student housing, disturbance calls, consequences for student misconduct off campus, faculty housing, the University’s economic impacts and contributions to the City, and the purchase of homes in Old Towne. He said the hiring of Mr. Raubolt as Vice President of Community Relations was a direct outcome of the first meeting held by President Doti.

Mr. Raubolt said that since his arrival he had been working to gather much of that data and sharing it with the community so that everyone would have a better understanding of all the issues.

Chancellor Struppa added that a significant portion of the committee’s time had been spent on student housing.

Mr. Quinn told the students that he wanted to offer the support of the Old Towne Preservation Association (OTPA) toward the students’ good neighbor projects. He said he wanted students to not get the impression that they were unwelcome in Old Towne. In fact, the energy of the student population and the growing national reputation of the University was a good thing for the town, he said. The OTPA would welcome brainstorming ideas with the students to solve the problems caused by the few, rather than the majority, he said.

Mr. Nudelman welcomed that offer and said he was working toward having more students involved in the life of the community and more residents participating in campus events, as well.

Ms. Bridger asked Brian Lochrie if he, as founder of the group Neighbors Say No, believed the advisory committee was making progress.

Mr. Lochrie replied that he believed progress occurred whenever groups come together to discuss concerns and that the committee had held several such conversations. He asked Ms.

Bridger how she would characterize students' feeling about additional enrollment growth, a primary concern for Neighbors Say No.

Ms. Bridger said speaking only for herself she thought that the proposed growth was relatively modest but would be an opportunity for the University to improve facilities and recruit more top faculty. She acknowledged that housing would be a need as that occurred.

Mayor Smith said that she thought the Neighborhood Advisory Committee had been influential in pushing for a revised and expanded party ordinance. She added that the minutes of the committee's meetings were posted online but that a better job could be done to alert students to their availability.

Pete Maddox said Mr. Nudelman's point about students' attitudes toward parties was one of the main issues. Having a college and its students in a National Historic Registered District is unusual and requires unique solutions, he said. Students need to understand and become part of the community to lessen the disturbances, he said. It would ultimately need to be the students who would have to push for change among their peers and friends, he added. He applauded the students for the leadership and work already underway in those areas.

Alumna and graduate student Bronwyn Holder thanked the committee for giving time to the students to speak. Ms. Holder said she wanted to call attention to some additional issues that made it difficult for students to host more of their events on campus. A lack of meeting space for events and the requirement that on-campus events must be catered through the University's food service made student gatherings difficult to plan and expensive to cater, she said.

Chancellor Struppa thanked the students for attending and said the committee would find more opportunities for similar visits in the future.

Planning for the next meeting

The next meeting will focus on an in-depth presentation regarding the 2004 EIR certified as part of the University's Specific Plan. To give City and University planners and outside consultants adequate time to prepare, the meeting was pushed to Tuesday, May 24.

The meeting was adjourned at 10:33 a.m.