

**Neighborhood Advisory Committee Minutes  
March 31, 2021 Meeting**

The Neighborhood Advisory Committee met on Wednesday, March 31, 2021 from 10:00 a.m. to 11:30 a.m. via Zoom.

Committee Members:

Brian Lochrie  
Captain Aaron Towner  
Dan Jensen  
Laura Thomas (rep. Sherry Hart)  
Susan Galvan  
Tony Trabucco

Absent:

Michelle Duman  
Tim Virus  
Marc Colin  
Mayor Mark Murphy  
Philip Goodrich

Administration and Staff:

Alisa Driscoll, *Chair*  
Collette Creppell  
Jerry Price  
Randy Burba

Guests:

Alina Sheeran  
Allison Kelley, *Recording Secretary*

**CALL TO ORDER**

Alisa Driscoll called the meeting of the Neighborhood Advisory Committee (NAC) to order at 10:03am.

**WELCOME & INTRODUCTIONS**

Ms. Driscoll welcomed Allison Kelley as the Recording Secretary and Alina Sheeran as a student at Chapman University who works with Ms. Driscoll in the Community Relations Office.

Ms. Driscoll also introduced Captain Aaron Towner of the Orange Police Department (OPD.)

Captain Towner wished everyone a good morning and let the NAC members know that he is taking over the position from Captain Dan Adams as the point of contact. He stated that he is the current Field Services Commander and looked forward to working with everyone.

Ms. Driscoll let the Committee Members know that Captain Dan Adams was recently promoted to the Chief of Police for Orange Police Department and he will assuming that role in July. She said that Tom Kisela, the current Chief of Police, will be missed, but that she has no doubt that Captain Adams will be amazing in the role.

Ms. Driscoll introduced Laura Thomas from Orange Park Acres (OPA.)

Ms. Thomas said that Tom Davidson was the former representative for the neighborhood advisory committee on the OPA. She stated that she is the current VP of the OPA Board. She stated that the President of the OPA Board is Sherry Panttaja, and that she works during the day. Ms. Thomas stated that she will be stepping in and will most likely be joining them going forward if their meetings occur during the day due to Ms. Panttaja's work schedule. Ms. Thomas introduced herself as a Real Estate Agent, for over 25 years and that she has lived in OPA for 38 years. She stated that she is most concerned about the quality of life and the balance in the city of Orange.

Ms. Driscoll then introduced Tony Trabucco from the Old Towne Preservation Association (OTPA) to the group.

Mr. Trabucco stated that he recently took over the responsibility of President from Sandy Quinn. He stated that Mr. Quinn has been a force to be reckoned with over the years and that he knows that he has big shoes to fill. He stated that Mr. Quinn is on many other boards and is looking forward to traveling. Mr. Trabucco introduced himself and stated that he has lived in Old Towne, Orange for 26 years. He said that like Ms. Thomas, he is a Real Estate Professional and part of Orange Realty. He also let the committee know that he has been involved with the OTPA Board beginning in 2005 and has been involved with the Board for the past 6-7 years in various positions.

Ms. Driscoll went on to thank everyone for joining the meeting and taking the time to be with them that day. She stated that on a solemn note, she had some news to share regarding Marc Colin from the Orange Barrio Historical Society (OBHS,) who would not be able to join the committee meeting today. As she was sure many of them have already been informed, important community member and father of Marc Colin, Ralph Colin, had passed away recently. She stated that Ralph Colin was the President of OBHS, a proud veteran and incredibly kind. She stated that he was very dedicated to this community and to preserving the Barrio District. She let the committee know that he will be greatly missed and asked that the committee members please keep the Colin family in their thoughts and prayers. She shared that it was a great loss to the community.

## **CITY OF ORANGE**

### **OPD DISTURBANCE CALLS**

Captain Towner notified the committee that there were only 3 disturbance calls in January for parties. OPD determined that none of these calls violated municipal codes. In February, there was an uptick in disturbance calls with 33 calls and 2 citations issued for parties. He stated that March is currently pacing to see approximately 30 disturbance calls for the month. He notified the NAC that they are continuing to do liaison visits with Sergeant Thorsen and Chapman and that they are hoping to gain compliance and understanding. He said that the goal of the liaison visits is so that those students can exist in the community without causing too much concern for those residents.

Captain Towner notified the NAC that the address 570 N. Cambridge has come up several times with frequent calls from neighbors. He indicated that OPD has responded to the address approximately 6 times in the past months. He acknowledged that most visits have resulted in conversations with the students in residence there and that none have risen to the level of citations or to a first response warning.

Mr. Trabucco asked if Captain Towner could elaborate on the nature of the calls for 570 N. Cambridge. Mr. Trabucco said that there has been a lot of community concern about that block. He stated that he was aware that 3 properties had recently closed on the 500 block, including 590 N. Cambridge.

Captain Towner stated that 570 N. Cambridge is their most common disturbance call. He said that there are approximately 10 students living at that location. He stated that they do have people over and they will create some noise. He updated the NAC members that OPD speaks with the residents every time they go out and they share the reason for their visit with the students and address any noise.

Ms. Driscoll added that the community liaison team has gone out to speak to the neighbors and students of 570 N. Cambridge. She has also gone out to speak to them personally. Additionally, she let the NAC members know that when the neighbors have concerns about that address that they are also reporting them directly to Community Relations. Ms. Driscoll stated that she has also connected these neighbors to the proper resources including code enforcement and public works, as needed, in the past. She said that Chapman remains diligent to and that they are working on issues as they arise at that address.

Mr. Trabucco asked if Captain Towner can attribute anything specific to the disturbance call increase from 3 calls in January to 30+ calls in February and March 2021.

Captain Towner responded that as COVID-19 restrictions have lessened, students were more likely comfortable to congregate. He then asked if Chief Burba had any additional insights on the activities on campus to explain the increase.

Chief Burba stated that January numbers were low because Chapman University was in interterm during that time and there are no classes. He stated that classes do not resume until February. He also informed the NAC members that around 30 calls, was actually down from previous years. He also clarified that many of the disturbance calls that have been received are for 6-8 students

talking in the backyard of residences. He emphasized that many of these disturbance calls do not rise to a first response. Chief Burba asserted that there have been very few disturbance calls that rose to include large parties or violate municipal codes. He also informed the committee that the liaison team visited and reminded these students about noise and about being good neighbors. He summarized that overall, he thought numbers were better than before.

## **CITY UPDATES**

Ms. Galvan gave a city update to the Committee members and let them know that Mayor Mark Murphy had a previous commitment this morning. She said that effective today, Orange County is in the orange tier. She clarified that this allows more freedom and is good news to every industry. She continued that the paseo will be open as long as the state has any restrictions in place, for the time being, as voted on and approved by City Council. She stated that there have been no reported issues from the community or visitors regarding the paseo and summarized that the paseo has been a very positive thing. She continued that City Council is committed to keeping the paseo open and operating and that it has been very popular.

Ms. Galvan affirmed that some more positive things are happening at the city and that City Hall is open and ready for business. Additionally, she updated the NAC members that the fire station headquarters is under construction and that it is going well, and they are looking forward to it progressing. Ms. Galvan then updated the NAC members that City Council meetings are currently virtual, since the pandemic began in March 2020, however, she believed that they are scheduled to return to in-person meetings next month. She clarified that this includes reinstating in-person public commenting, that they would be maintaining social distancing and queuing, and that some City Council members will return to chambers.

She repeated that as Captain Towner mentioned, there are few housing issues, including the Cambridge properties, that City Council is involved with. She emphasized that City Council and staff are very much involved in working on helping that out. She said that the NAC members will see that come up a lot in their next council meeting. She reiterated that council members have been very involved and that she knew that it is a very hot topic.

Mr. Trabucco said that during the last council meeting it appeared to him that ordinance changes regarding ADUs were marching forward. He said that this was a positive step. However, he said he specifically had a question regarding the three 3 other properties on Cambridge. He told Ms. Galvan that it looked like the City Council had stepped back on changes to the boarding house ordinance. He said that council member's discussions had centered around not being able to define families and that they were talking about tightening lease situations including master leases, jointly and severally liable on leases. He said that they seemed like they had walked back the discussion to the current ordinance which requires only 2 leases on a property. He added that has been almost impossible to enforce. He stated that the OTPA has tracked code enforcement and they have counted approximately 6 boarding houses just in Old Towne proper. He clarified that only 5 of those are college students. He stated that one is actually high school students, which he said is a little bit different environment. Then he asked Ms. Galvan if she know anything about that, or why they had to walk that back. or if they are planning in the future to approach this issue from a different perspective?

Ms. Galvan responded that due to recent state rulings regarding accessory dwellings units there are legalities with what the city or any public agency can or cannot do. She said that they are working through this new guidance and that she cannot provide a whole lot of information at this time. She told Mr. Trabucco that the City Council is currently working through that issue. She reiterated that it will be a top priority and City Council is very much involved. She that there are currently legal issues and that they are dealing with the state.

Mr. Trabucco stated that he hopes City Council will continue to address the boarding house issue specifically, as the ADU situation appears to be in the process of being addressed. He stated that he understands that other cities have been hit with lawsuits and that they have been sued over restricting ADUs. He added that those appear to be on the path to being addressed. He reiterated that boarding houses are the big, ongoing issue. He asked that if she is not able to share anything now, that he would greatly appreciate information at the next meeting. He emphasized that he thought it would be really important to residents.

Ms. Galvan stated she would be happy to look that up for the next meeting and that she would bring more information to share with the group regarding the boarding house issue.

## **CAMPUS NEWS**

Ms. Driscoll stated that the University undertook a gradual return initiative to campus on Monday, March 29<sup>th</sup> for faculty, staff, and students. She stated that this return was for those that felt comfortable being on campus and for in-person instruction. She said that with the recent transition to the orange tier for Orange County, classes are currently allowed at 50% occupancy. She continued that faculty are continuing to teach in a hybrid manner, to reach both in-person and virtual students for the remainder of the semester. She added that Chapman University's plan, state and local policies allowing, would be to continue the phasing in of faculty, staff, and students. She said that President Struppa has the intention to continue to recall staff to campus with hopefully all staff back for on campus operations by mid-July for the full return of students in the Fall.

She reiterated that testing processes and procedures remain in place with faculty, staff, and students. She said that all are required to test weekly no matter how often they access campus. In fact, she said that their key cards would not work if they did not comply with those testing requirements. She commented that Chief Burba and his team are also actively patrolling campus, checking that those on campus have completed their daily symptom monitoring emails to ensure compliance, as well.

She stated additionally, there is good news on the vaccination front. She said that vaccinations are ramping up and most faculty, staff, & student workers were included in the state's eligibility for the vaccination group tier 1B. She summarized that many of us are on the road to returning back to whatever normal will look like. She confirmed that many have already received their first shot and that they are on the road to being fully vaccinated.

Additionally, Ms. Driscoll had one more general update. She updated the NAC members that Provost Glenn Pfeiffer will be retiring this summer. She said that Chapman is pleased to announce that a new Provost has been selected and it is celebrated scholar, Dr. Norma Bouchard, Dean of the School of Arts and Sciences at Drexel University. She stated that Dr. Bouchard will be beginning her new role as Provost on July 28, 2021 and that she very much looked forward to introducing her to this group.

Dean Price added that he wished to clarify that the 50% capacity is accurate but can be misleading. He said that Chapman is holding true to the pledge to allow students to stay online if they choose. He stated that some students are eager to get back in class and others are continuing to take their courses online due to personal, medical, and other family reasons. He said that additionally, some classes are designated to be online by design due to space restraints to maintain limited classroom occupancy. Additionally, he stated that faculty have been given the opportunity and process to remain online if they are in an at-risk category. He summarized that walking on campus, that it still does not feel like 50% of students are back. He said that it felt more like 10% of students are back.

### **HOUSING AND STUDENT LIFE**

Dean Price stated that there were approximately 850 students in student housing in the fall, and that Chapman had expected approximately 1,500 for the spring semester. He stated that Chapman did not see the expected increase, due to the continuation of spring courses online, as expected. However, he said they did see an increase in approximately 400 students in campus housing. He said that when spring semester was announced to continue remotely, some students cancelled. He stated that many of the students that moved into campus housing were freshmen. He added that they felt that they were not getting the college experience at home that campus housing offered. Dean Price highlighted that Old Towne is a huge selling point for Chapman. He said that students in other parts of the country view coming to Southern California and Old Towne as a great attraction for Chapman.

Dean Price then stated that looking forward at the fall, Chapman is expecting approximately 2,800 students in campus housing, he clarified that that number is 800 less than maximum occupancy. He continued that this occupancy is equal to the number planned initially in Fall 2020 before the Governor's Office restricted housing even further. He clarified that in years past they have typically roomed 3 freshmen together in one room. He said that they will only be rooming together a maximum of 2 students per dormitory room. He indicated that current guidelines and standards would not accommodate 3 students per room for the size of our rooms. He said that they are not confident these restrictions will be lifted significantly. As a result, he said that they are prioritizing freshmen and sophomores for campus housing and this decision will likely leave some juniors and seniors frustrated that they do not have housing. He stated that there is a plan in place that if restrictions are completely lifted at that time Chapman has a plan in place to get maximum occupancy of campus housing closer to 3,600. He emphasized that if these occupancy restrictions are not lifted by the end of spring semester it will be difficult to fill those beds over the summer.

Additionally, Dr. Price stated that Chapman is testing approximately 3,000 faculty, staff, and students per week, and 400 per day. He stated that they saw an even bigger increase in testing since reopening the campus with 550 tested on Monday, March 29th. He stated that Chapman is consistently testing 2,000 students per week. He clarified that since Chapman only has about 1,250 in campus housing, about 40% tested are students in off-campus and living in the area but are accessing campus for classes or for work or other purposes. Dean Price highlighted that positivity rates remained exceptionally low and stated that Chapman's positivity rate is hovering right around 1%. He said that last week they tested approximately 2,100 students and only 2 were positive. He expected that those numbers will likely go up with a few more cases after Spring Break. He assured the NAC that Chapman will be watching it very closely. He summarized that positivity rates in February and March were 1% or lower for everybody, including students.

Dr. Price emphasized that this is all a good sign. He added that they are aware there are problems out there like parties and that they are actively working on that. He said that Chapman has testing and intervention strategies in place to prevent larger issues. Including, he highlighted, the importance of the liaison program, their relationship with OPD and Public Safety to nip problems in the bud early.

Brian Lochrie asked for clarification on the number of students housed in campus housing. He stated that Chapman went from 3 students to a room to 2. He asked if this was a 1/3 reduction in students being housed? He followed up with the questions- what is the maximum number and what is the current number of students housed on-campus?

Dr. Price clarified that the number of students decreased from 3,600 to 2,800. He stated that was about a 2/9ths decrease.

Mr. Lochrie clarified that he is just looking for the general numbers.

Dr. Price stated that it was around a 22% reduction.

Ms. Galvan asked what Chapman's plans were for the Fall, despite it being early. She asked if Chapman would continue a hybrid teaching model or if faculty, staff, and students would be back on campus and back to normal come Fall.

Dean Price stated that if Chapman is permitted to do so, the plan is to be back on campus 100% in the Fall. He said that he believed the path we are currently on will allow for staff, faculty, and students to be back in person. He clarified that he is not an attorney, but that he does not believe that Chapman is authorized to offer classes online only. He said that there was a temporary exception during the pandemic, but that they are currently unclear whether that exception will continue. He stated that Chapman is currently advising staff, faculty, and students of the expected return. Dean Price suspected that there might still be some hybrid classes in the fall, but that they look forward to a normal fall.

## **PUBLIC SAFETY**

Chief Burba reminded the group that if they could please bring back to their constituents that if they experience a disturbance in the neighborhood, their first call should be placed to OPD. He clarified that OPD has the jurisdiction. He stated that Public Safety is unable to go to a residence, even if the house is suspected of being affiliated with the University, unless they are invited to do so, if the home is not owned or controlled by Chapman.

He clarified that the proper process is that OPD responds to the call, and if there has been Chapman involvement, they would then call Public Safety, and everything would be put into process that way. He added that if the concerned party did not need an immediate response and they would like to report an ongoing issue he stated that he would encourage them to report the issue to Ms. Driscoll's office, the Community Relations Office at Chapman University, for a liaison visit.

He wanted to remind the group that this process is in place. He wanted to emphasize this process in case those in the community feel that Public Safety was ever not responsive. He said that in the Public Safety office they would be happy to transfer the call to OPD and help coordinate a response. He just wanted to remind the NAC members that Public Safety cannot be the first and primary responder.

### **COMMUNITY RELATIONS**

Ms. Driscoll let the committee members know the importance of the community liaison program to the University. She said that it is of critical importance to Chapman University to address student misconduct before things escalate. Over the past year, Ms. Driscoll stated that they have also wanted to allow officers the ability to engage with and address larger community concerns. In response to this, the Office of Community Relations launched another liaison program to address smaller community concerns on a peer-to-peer basis. She said that she has found this to be a great way to address smaller issues without sending out the officer liaison team. She then introduced Ms. Sheeran as having worked in the Community Relations office for 2 years now and that she has spearheaded this program along with a few other students. Ms. Driscoll asked Ms. Sheeran to speak to the NAC about the student community liaison program successes so far and give an overview of what she is seeing out in the community.

Ms. Sheeran thanked Ms. Driscoll and introduced the Student Community Liaison Program. Part of her responsibilities, that she summarized, is to log inquiries that come into the office of Community Relations as Ms. Driscoll responds to them. She stated that she noticed that some inquiries could be addressed without the involvement of Public Safety or OPD, who already have a lot on their plate. After this realization, she helped develop a program with student Alisa Dreyer to address these inquiries. She said that they began to visit houses that have received comments about students. She said for example: students that have failed to bring in their trash cans after trash day or students that are not parking in an appropriate way.

Ms. Driscoll funnels inquiries that might be appropriate for student liaisons to address; she added that others are sent by Ms. Driscoll to OPD or Public Safety for their liaison team. She stated she and student Ms. Dreyer meet up and approach houses with complaints in masks and maintain social distance. She stated that they first let the student residents know why they are there and the



problem that has been occurring. She added that they keep the anonymity of those that submit the comment to protect their privacy. She said that the student liaisons then let the student residents know the possible consequences from both Chapman University and the city for their actions. The liaisons consult Orange municipal code, as well as policies in the student conduct code. She said as an example they reference codes on trashcans, or the breach of peace policy from the student conduct code or ask that they give general neighborhood consideration for parking. Lastly, they reinforce that message with a reminder about how their actions affect the overall community and remind them that this is a friendly visit, but if there are more, it will likely result in a visit from OPD or Public Safety.

She said that students are typically very respectful to their visits. She said that many express that they feel bad that the student liaisons had to come out to correct their behavior. She stated that they capitalize on this as a way to have them correct their behavior and let them know that if they get further complaints, they will likely be visited by OPD and Public Safety if they do not solve the problem. She said that she has found these students to be very receptive to these visits. She said that they have found the visit to be especially effective about trashcans. She summarized that some students are just not aware of the rules regarding trash cans and these visits facilitate some education on that.

She highlighted that Office of Community Relations has yet to receive any repeat inquiries for students that they have already visited. She concluded that after each day of visits the liaison team submits a detailed summary report to Ms. Driscoll so that she can follow-up with the neighbors. In summary, she said that they have learned that this program is very educational for students. After talking to students, she stated that they are just sometimes oblivious to the affect their actions have on the community, because most of them have never lived on their own before. She added, therefore we educate them on the consequences and find that they are ready and willing to make positive changes. To reiterate, she said there have not been any return visits. She attests this success to students wanting to listen to someone that is a peer to them. She added that they are not put on the defensive or feel like they need to lie to a peer, and they are able to come with an action plan and solution together for the future.

Ms. Driscoll thanked Ms. Sheeran and restated how extremely effective they have found the peer liaison visits to be. She said that for smaller scale issues they have proven to be high effective. She said that this is best demonstrated with the Office of Community Relations not getting any repeat requests. Ultimately, she said that the goal is to expand the peer liaison program to include more diverse students including Greek life.

Mr. Lochrie thanked Ms. Sheeran and said that addressing community issues peer-to-peer is a great idea and can be very effective.

#### **UPDATE ON SPECIFIC PLAN AMENDMENT NO. 7**

Ms. Driscoll then gave a brief update regarding the timeline of the Specific Plan Amendment No. 7 and its submission to the city. Ms. Driscoll updated the committee that the Specific Plan Amendment No. 7 has been fully submitted and received back for screen check. She stated that the amendment is going through comments now and that Chapman is currently working on a

project description and environmental impact report. She shared that she will be sure to update the Committee on the 45-day EIR comment period once it is set. She detailed that the expected comment period would be in early summer, around June 2021. Ms. Driscoll confirmed that she would be sure to update the members further when details were made available.

## **CAMPUS PLANNING AND DESIGN**

### **Killefer School**

Ms. Creppell stated that she is pleased to have the Killefer School as a part of the campus and that it is a significant historical site. She stated that they will be launching the planning and programming for the building and site in June or July of this year, with an expected date for the commencing design of an adaptive reuse project in 2022. They are anticipating construction and restoration beginning in 2023 with completion anticipated in 2024. She stated that planning, design, permitting, and construction will take place over the next three years. She stated that if they are able to move up that timeline, they will. Ms. Creppell said that they are focused on carefully preserving this historic building asset.

Mr. Trabucco asked if security measures were being put in place to secure the building. He asked will cameras, security patrols, and monitors be put in place? He stated that has been a concern at OTPA for some time now about the building being left unguarded.

Ms. Creppell stated that at the last meeting of the NAC the security measures for Killefer School were discussed. She detailed that when Chapman University became owner of the property in September 2020 the site was secured, cameras were installed, and other improvements were completed for stabilization of the site and structure. She said that for example, deteriorating wood on the little balcony around the cupola has been repaired with flashing. She added that fencing was also installed and that the community and neighbors should see an improvement to the site already. She let the committee know that Chapman's Facilities Management team has had an ongoing focus on the securing and stabilization of the site.

### **Keck Center Engineering Wing**

Ms. Creppell stated that the 33,000 sq. ft. expansion project is going very well and is currently in construction. She detailed for the NAC members that construction began in June 2020 and is expected to reach substantial completion in late May 2021. She stated that they are expecting occupancy on or before July 1, 2021. Ms. Creppell let the NAC members know that the new school of engineering wing will be known as Swenson Family Hall. She summarized that this is the result of a gift from a generous donor family who supports the possibilities and the track record for what is already one of the strongest and fastest growing schools at Chapman.

### **Keck Center Sound Mitigation**

Ms. Creppell said that the mitigation process has taken longer than hoped, but that she had great progress to report. She said that although noise levels meet municipal codes, Chapman committed to its neighbors to bringing the sound lower than that, due to their concerns. She said

that the architectural, engineering, and acoustic specialists have tested levels and that they have been working through mitigation options. Ms. Creppell said that a baffling unit will be installed around the mechanical unit with insulation behind it to absorb the sound. She detailed that it will take about 2 weeks for shop drawings, approximately 6-8 weeks to fabricate and install, with an 8-10 week total timeline overall. She summarized that the mitigation effort that will be installed has been calculated to reduce the decibel level by 35%.

Mr. Lochrie asked Ms. Creppell if nearby residents were made aware of the update and timeline.

Ms. Creppell stated that the mitigation has been determined over the two days prior to the NAC meeting. Ms. Creppell stated that Ms. Driscoll is in regular communication with the neighbors regarding their progress.

Ms. Driscoll confirmed that she would be communicating with the neighbors this Friday about the positive new development.

### Hilbert Museum Renovation

Ms. Creppell stated that they are excited to share the early design development for the Hilbert Museum of California Art with the NAC and the City. She stated that the Hilbert Museum's existing footprint will expand within the existing structure into the 2,500 sq. ft. currently used by the dance department as well as into the existing 10,000 sq. ft. Partridge building just to the north. She shared that this is a 100% donor funded project. She thinks this will truly be an asset, not just to Chapman, but to all of Orange and especially Old Towne.

She stated that the small parking lot between the two existing buildings will become an open courtyard. She said that the courtyard will act as a central gathering space unifying the north and south wings of the museum. She highlighted that they will also be working on the restoration of a Millard Sheets mural that is 16 ft. high by 60 ft. long. She detailed that the mural will be a central installation and identifier for the museum as part of the design. She summarized that the design process is going well with a very good response. She said that she felt it was wonderful to be in conversations with some NAC members regarding plans for sites and properties around the Hilbert Museum, particularly the other (southern) half of the block from the Hilbert site to Chapman Ave. She shared that the museum expansion is anticipated to contribute to the activation of this area of Orange and of Old Towne. She said that the museum will be a great tie-in to the Train Depot and to The Plaza, with lots of visibility and connections. She highlighted the many plans for the immediate context including the pocket park at the corner of Lemon and Maple.

She stated that Chapman is pleased to partner with the community on these enhancements to the area. Regarding timing, she said that Chapman is currently working on construction documents. The plans will go to the City for site plan review, then permitting, then there will be a bit of a pause prior to commencement of construction. She clarified that this pause will be the result of first moving the dance department out of the Partridge Building, which is the next project she will be speaking about. She summarized that Chapman is expecting to complete construction on the museum by June 2023.

Mr. Trabucco asked if there would be any external modifications to the buildings or if they will be primarily interior.

Ms. Creppell confirmed that there would be a few external modifications to the building with the overall footprint remaining the same. She clarified that there would be 4 vertical markers added and the courtyard would be defined by an open floating box. She said that she is looking forward to sharing more information with the NAC members once the project is more developed. She added that the 4 vertical markers will be added to the building to unify the north and south wings and to create visual sight lines. Ms. Creppell stated that she will be sure to share this information with the committee and that Chapman will be taking it through the public process.

Mr. Trabucco asked Ms. Creppell if this project will go through design review with the City. Ms. Creppell confirmed that yes, it would go through a site plan review.

Mr. Lochrie asked Ms. Creppell if Panther Village continues to be on hold for funding reasons. Ms. Creppell confirmed that yes, Panther Village is currently on hold.

#### Dance Department Relocation to VPO

Ms. Creppell updated the NAC members that Chapman Dance will be moved from its 12,000 sq. ft. space and growing into a 30,000 sq. ft. in the historic VPO Packing House. She highlighted that this project will be on a very fast timeline, which launched in mid-February, with changes predominately to the interior with a few external changes. She expanded that a great amount of work has already been done in a previous phase, including structural stabilization, excavation at the lower level of the VPO to create and to connect to the K Residence courtyard, and envelope work on the building. She said most members have probably already seen the restoration of the Sunkist sign on the VPO Packing House. She shared that the expected date of completion is June of 2022.

She summarized that the VPO building is approximately 58,000 sq. ft. and there will be square footage remaining within the historic structure for future built-out for classrooms and office. Ms. Creppell said that she is excited that Chapman's nationally regarded dance department will have a new, inspiring home and that she looked forward to celebrating the beautiful VPO space, including allowing the historic sawtooth roof and clerestory windows to be preserved and celebrated in the design of the renovations. She said that she looked forward to sharing the design work in the months to come. She added that Chapman is highly motivated to ensure this project sticks to its projected schedule.

#### **CHECK IN: COMMUNITY**

Ms. Driscoll asked the NAC members for any questions, concerns, or anything they would like to share. She said that it goes without saying how important it is that the NAC members are informed of what is going on at the University, but also that it is extremely important to have a two-way dialogue between Chapman and its surrounding community.

Mr. Trabucco said the housing situation is important and he wishes it to be documented in the minutes. He said a concern is with regards to the Young- Lewin project and is aware that this project was not directly affiliated with Chapman University, except from a demand perspective with the housing situation. He stated that he will be very interested to see what happens to 590 N. Cambridge. He summarized that that property just closed, and the 20,000 sq. ft. lot falls outside of the 12,000 sq.ft. lot restriction that is in the new ADU ordinance that the city is working through. He said he did not know if there is any truth to it, but that he saw a comment online that surveyors were on site as soon as the property closed. He said that this implies that they might try to split the lot. He added that the state is coming down the pike with SB9 and SB10 that may push splitting single family lots into duplexes and an ADU or Jr. ADU. He was concerned that at that point they would be up to 10 units with no additional parking. He summarized that is something the community is keeping an eye on.

He added that he appreciates the efforts that Chapman is making to reach out to students regarding parking, trash, and noise. He stated that he has clients that have on occasion called him with complaints. He detailed that these complaints were typically regarding loud voices at 10-11pm at night. He conceded, it was young people doing what young people, but with neighbors next door that have to go to work in the morning it is nothing new, it is an ongoing struggle and an ongoing challenge the community faces.

Ms. Driscoll stated that if any addresses do come up with concerns for him to please let her know. She stated that she will definitely look into it and go out to speak to the students to address the concerns.

Mr. Trabucco said he really appreciated that. He said that one group of concern was actually moving out, but that there will, no doubt, be a new group moving in. He said he hoped it would be a better experience for those folks.

Ms. Driscoll said that Chapman University is not promoting any of these houses to the students in any way shape or form, not officially in our housing database or informally in any way. She stated that they have had conversations with the person that oversees Greek life as well as off-campus housing, and that they are all understanding of what the situation is. Additionally, she said that President Struppa has really gone on the record to state that he disapproves of these boarding houses and supports the city's efforts to mitigate the issues that have popped up as a result of them. She emphasized that it is in the shared interest of all, and that Chapman is committed to investigating any misconduct that might happen at any of these properties. She reiterated Chapman is very committed and appreciative of the opportunity to work together with the community and the NAC through all on this.

Dean Price said that his team is actively telling students that it is a bad idea. He said that he thinks that students are capable of being good neighbors. But as stated earlier, he feels that young people are just on a different clock than others. He said that even students that are trying to be good by nature of their behavior, is challenging in a house of 4-5, let alone 8-10. He said that even if they are trying to do everything right, it is going to be a problem. He summarized that Chapman discourages students from exploring housing with that kind of density.

Mr. Trabucco stated yes, and we all know the rule that it is most likely 80/20 or maybe 90/10. He said he understands that it is not everybody. He stated, it is just the few that are making the news.

Ms. Driscoll said that she thought it has also created a lot of opportunities to have some really great conversations. She shared that recently the Student Government Association invited her to speak about the issues that are going on in the community. She thought that conversation then sparked an interest in renter education and identifying housing that Chapman thought would be a safe and optimal place for students to live with a commitment to more efforts down the road.

**ADJOURN**

Ms. Driscoll closed that meet of the NAC at 11:09 am.