

**Neighborhood Advisory Committee
July 27, 2016 Meeting**

The Neighborhood Advisory Committee met on July 27, 2016, in Kennedy Hall 237 A & B.

PARTICIPANTS

Committee Members:

William Crouch
Jeff Frankel
Robert Hitchcock
Dan Jensen
Annabell Liao
Teri Lepe
Pete Maddox
Captain David Nichols
Judy Schroeder
Mayor Teresa Smith
Tim Virus

Staff and Administration:

Alisa Driscoll; *Recording Secretary*
Harold Hewitt
Captain Craig Lee, *for Chief Randy Burba*
Kris Olsen
Jerry Price
Jack Raubolt
Daniele Struppa

ABSENT

Committee Members:

Brian Lochrie
Dennis McCuistion
Sandy Quinn

Staff and Administration:

Dawn Bonker

CALL TO ORDER

Daniele Struppa called the meeting to order at 9:09 a.m.

UPDATES

Introduction of New NAC Member, Annabell Liao

Jack Raubolt introduced a new member of the Neighborhood Advisory Committee, Annabell Liao, president of the Chapman Student Government Association. Ms. Liao is a fourth year creative producing major in Dodge College. Ms. Liao said that she is looking forward to working on improving the relationship between Chapman University and the residents of Orange.

Ms. Liao's appointment to the committee came at the recommendation of several committee members who thought it valuable to have student representation on the NAC.

Mr. Raubolt said that he and Annabell meet biweekly and are currently discussing plans for the new school year. Ms. Liao also meets with Dean Jerry Price frequently to address the needs of the students.

New Code of Conduct Marketing Materials

Mr. Raubolt presented the Committee with a new and simplified tri-fold overview of the student conduct code created by Student Affairs team along with a flyer created by Respect Orange that will be mailed out to each student living in off-campus housing at the start of the fall term. The goal of these materials is to take a proactive approach in further educating students on proper behavior when off-campus.

Tim the Turkey

Dean Price informed the Committee that he has heard the Orange County District Attorney has determined that the students involved with the incident will be charged with a misdemeanor criminal trespass violation. The students and their attorneys are currently working with the Attorney's office on a probation/community service arrangement. Once they accomplish these requirements, their misdemeanor will reduce to an infraction.

Even though we have not received official notice of the District Attorney's office, the University can proceed with our own disciplinary process, but due to federal regulations, the results of our process is confidential, said Dean Price.

Orientation Week Sanctions

Currently, when students receive a second offense, they are fined an amount between \$400 and \$800, Dean Price explained.

However, during Orientation Week (as they do during the week of the Undie Run), any parties that are reported will automatically bypass the first offense and receive a second offense

violation. Dean Price said that the Student Affairs office will be sending out an email to students who the University can confirm live in Old Towne regarding this policy.

Student Housing Update

Kris Olsen briefed the committee on current progress on two major projects currently in process.

Regarding Villa Park Orchards (VPO), there are historic concerns of how we treat the property and also various entitlement issues. Supplemental EIR was needed in addition to the regular planned EIR. Plans are currently in a design/development phase and were submitted to the City. City Planning has reviewed the project and provided their first round of comments. From here, there will be an additional round of comments, but we are working our way to a point where the University has a project that can go public. Finally, a scoping meeting should happen later this year and construction should launch early next year, Mr. Olsen said.

With regard to the North Residence Hall, this will serve as a replacement for the Davis Apartments on the northern part of the Chapman residence hall block. Campus Planning has gone through eight different concepts to ensure that the design works with the University's internal numbers. They are currently looking at costs and revenue and will present those numbers to Chapman's Real Estate Committee in August, where they will receive additional direction, Mr. Olsen said.

William Crouch congratulated Mr. Olsen and his team on an excellent job done with regard to the documentation submitted for the VPO project.

Jeff Frankel asked if any students will be displaced during the construction process. Mr. Olsen answered that with VPO, there will be a net gain of beds when it opens (potentially in fall 2019). With the North Residence Halls, even though there is no timeline yet, the project could displace 140 students.

Robert Hitchcock asked when the VPO EIR would be complete and if there would be a scoping meeting. Mr. Olsen said that the EIR would be completed next spring and there would indeed be a scoping meeting, most likely in fall or early winter of 2016. Chapman's goal is to have its major site plan go in tandem with the EIR so that they can design to the EIR and save time on the construction projects.

Harold Hewitt noted the community often urges the University to make their project plans available as soon as possible, but there is a complicated internal process, including a feasibility study and revenue analysis, that must be completed before the University can make a commitment. The plans must pass through the Real Estate Committee, the Finance and Budget Committee, and the full Board of Trustees. There are also strict regulations on securing a bond from the California Educational Facilities Authority (CEFA) that must be followed.

Mr. Frankel asked if the construction projects in progress were mentioned in the last specific plan. Mr. Olsen confirmed that they were included.

Mayor Teresa Smith asked if including upcoming projects in the Specific Plan is consistent with how other buildings were constructed, like the Musco Center for the Arts and the Dale E. Fowler Law School for example. Mr. Hewitt said that in the previous specific plan, projects were mentioned that were not able to be fully committed to at that point. With this new specific plan, it is important that the scale and scope is both achievable and realistic. It is also important that the plan not be a surprise to the city or to the neighbors, he noted.

Mayor Smith said that the community would likely embrace the North Residence Halls project because the University will be building on land that it already owns for student housing capacity.

DISCUSSIONS

Jack Raubolt said that it is important for the NAC to finalize the issue papers and turn them over to the University so that each aspect can be addressed in the new specific plan.

Mr. Frankel asked if the issue papers could be emailed electronically a few days in advance for discussion. Mr. Raubolt assured him that his team would do that. He also invited the Committee to submit any feedback to him that they felt was important by email after the meeting.

Mr. Raubolt summarized the student housing issue. The University's goal is to house 50% of its undergraduate student population. Some NAC members have suggested that this number is too low and should be raised to 65% or higher. The University has stated that this number is too high for the current projected construction projects and has suggested that the number could be considered in planning forward from 2021.

Mr. Frankel asked for the status on the property adjacent to Panther Village.

Mr. Hewitt indicated Chapman's readiness to move. The City has been reaching out to other adjacent property owners to the land in question and is defining a process on how the property might be obtained. Once this process is determined, Chapman will aggressively approach that process. Mr. Hewitt also explained that the property is a complicated asset due to the water well at this location.

Judy Schroeder asked if the 50% goal was freshmen and sophomores only, or if it included upperclassmen. Dr. Struppa said that the goal was to require freshman and sophomores to live on campus.

Mr. Frankel stated that the goal should be higher than 50% and that Old Towne Preservation Association thinks it should be 65%. He also noted that some in the community think it should be closer to 100%.

Dr. Struppa said that the number would be impossible due to lack of property. There hasn't been enough opportunity to purchase the land required to house that many students.

Mr. Frankel inquired about the property that the University owns off of West Palm and the possibility of developing student housing in that space. Mr. Hewitt responded that many

important university services are housed in those buildings, including Facilities Management, Information Technology, Finance and Advancement. All of these departments need to be close to campus. Mr. Hewitt also mentioned that they have been under contract for many properties, but they have turned out to be contaminated in one way or another.

Dr. Struppa said that he is very committed to bringing freshman and sophomores to campus, but juniors and seniors have different needs. Dr. Struppa also noted that he does not object to higher than 50% occupancy in future planning.

Mr. Frankel asked how other universities are able to accomplish such high occupancy rates.

Mr. Hewitt said that at the next meeting, staff would present an analysis of institutions with 100% housing with consideration to geographic area.

Mr. Frankel said that maybe 100% isn't reasonable, but he still wants the University to increase its goal.

Mr. Hitchcock asked if there is something that can be done to get the Greeks into on-campus housing all in one place.

Dr. Struppa suggested that maybe the property adjacent to Panther Village could serve this purpose, but he doesn't want to force all students to live on campus.

Mr. Hewitt said that once the loans for residence halls have been paid off, they shift and become a strong positive contribution to the campus. In fact, there is a substantial financial argument for expanding housing on a college campus.

Mr. Frankel said that the 50% rate is reasonable for now and that they understand all logistics and the complicated process of building new residence halls.

Mr. Raubolt summarized the issue of parking. Students and staff/faculty often park their cars in areas surrounding the University without proper parking permissions. Mr. Raubolt also noted that due to time limitations, parking would be the number one issue to start discussing at the next NAC meeting.

Mr. Raubolt also summarized the issue of party houses in the community that consists of students hosting loud and disruptive parties in residential neighborhoods.

Ms. Schroeder asked for an update on the collection of student addresses. Dean Price said that the database of student addresses is complete, but his office will continue updating with new addresses as students arrive. He also said that by implementing this process, when a party occurs at a certain address, the University is able to contact all students who live at that address instead of just one person. In all, party ordinance violations have been down, but nearly twice as many students have been involved in the disciplinary process.

Mr. Frankel asked where the City is in addressing various housing ordinances, including the number of people who live in a house. Mr. Crouch said that litigation is hard to win, due to Airbnb and other short-term rentals by owner.

Mayor Smith advised that housing is a hot topic that cities need to be careful about as you cannot discriminate against anyone, including their family size and other markers.

Mr. Crouch suggested that at some point in the future, the NAC can ask the City Attorney to attend a future meeting to discuss the boarding house ordinance.

Mr. Raubolt summarized the issue of university growth. The University is holding off with its next specific plan update until it can hear concerns from the community. He advised that due to the time limits of the meeting, this topic would be on the agenda in a future discussion.

Mr. Raubolt also identified issue #5, the hiring of one single point of contact for neighborhood concerns, which has already been achieved with Mr. Raubolt's employment with the University.

Mr. Raubolt closed issue #6, concerning the EIR report from 2004, as all questions had been answered in past meetings and presentations from KTG Y and Dudek.

Mr. Raubolt distributed a report from the Undie Run Task Force on possible solutions that might be worth undertaking. He also asked for feedback via email after the meeting if the NAC had additional solutions.

Mr. Frankel asked if permits are required for the Undie Run.

Captain David Nichols addressed the NAC and said that the Undie Run is not something that the Orange Police Department wants to happen, but the issue for them is the safety of the community. Captain Nichols said that OPD often has 40+ officers working the event because if OPD was not present, there would likely be potential problems and safety concerns.

Mr. Frankel asked how the overflow of students into the community after the event concludes is being handled.

Mr. Raubolt said that he talked to several other universities regarding this issue. Additionally, the Undie Run Task Force came up with several possible solutions including the utilization of campus shuttles to take students home and launching an educational campaign to inform students of how to properly behave in neighborhoods after the run.

Mr. Hewitt noted that it was important to know that Chapman University does not condone this event, either.

Dr. Struppa said that the Undie Run occupies a strange space where a violation of running in your underwear isn't large enough to force an arrest. The students may be drunk and obnoxious, but they are not terrible.

Mr. Frankel said that he has witnessed the event for many years and if you haven't seen the event for yourself, you can't see the negative impact that the students have on the surrounding neighborhoods. Mr. Frankel also said that if students are under a threat of arrest, their behavior will be altered at the event.

Captain Nichols said that the event is smooth and efficient. Some are drinking, but they aren't falling down on the streets during the run.

Dean Price said that 80% of students are sober during the event and that the event itself isn't the issue. If there is bad behavior after the event (i.e.: throwing up on a neighbor's lawn), that should be addressed.

Captain Craig Lee said that he talked to his colleagues at UCLA who tried to stop the event and they couldn't because of the sheer amount of lawsuits that occur due to officers placing their hands on students. He advised that it is better to make it a quick and efficient event, than to try and ban it altogether.

Ms. Schroeder said that the community needs to know how to handle student's inappropriate behavior when it happens to them. Neighbors need to be informed of their rights and be advised on the best thing to do in that situation.

Mr. Raubolt agreed that adding an educational plan for neighbors is as important as an education plan for students themselves.

Pete Maddox said that it's important to deal with the Undie Run as two separate issues—the run itself and what happens afterwards.

Mr. Hitchcock agreed with Mr. Maddox and Ms. Schroeder. Orange Police Department has control of the Undie Run, but neighbors need to be proactive when it comes to the criminal activities that happen afterwards.

Dan Jensen asked what portion of the Undie Run cost that Chapman incurs. Mr. Hewitt said that Chapman pays for the overtime of Orange Police Department officers and the fencing located around the Plaza.

Mr. Jensen suggested that keeping the officers on duty for a few more hours after the Undie Run might combat some of the bad student behavior.

Mayor Smith clarified that the funding for these items comes from a \$500,000 annual payment that the University makes to the City due to the loss of revenue from the University's purchase of Panther Village.

Mr. Frankel asked if the University has considered sanctioning the Undie Run. Mr. Raubolt said that Chapman has no desire to sanction the event and neither does the City of Orange.

Dr. Struppa added that the students don't want the event to be sanctioned, either. If it becomes sanctioned, students will find another way to have their event.

Ms. Schroeder noted a few other safety issues for the NAC to address, one being the creation of a bike safety pamphlet and another of awareness of students walking or riding their bikes in the dark.

Mayor Smith also suggested that regarding the parking issue, Chapman should charge all of its students and staff members a mandatory parking fee, as many people are cheating the system.

Finally, Dr. Struppa announced that going in to his new position as president, he feels it best to resign from the NAC effective immediately. Mr. Hewitt will continue on as the Committee's chair and representative from Chapman's senior staff.

PLANNING FOR NEXT MEETING AND ADJOURNMENT

Topics for the next meeting including parking and the Undie Run, pending additional research by the Task Force.

The next meeting will be on August 17th. The location, materials and parking permits will be distributed at a later date.

The meeting was adjourned at 10:36 a.m.