

Chapman University Specific Plan #7: Response to #1 Draft Comments

September 5, 2019

Page	City Comment	Description of Applicant Response
1-1	"The core of the Chapman University campus..."	Text updated according to city comments.
1-2	"concerted"	Text updated according to city comments.
1-3	"...the first Historic Preservation Element of the City's General Plan."	Text updated according to city comments.
1-4	<p>a) What does "accurate and continuous area" mean? It would be better to say "...includes a more refined boundary and property information for documenting historic significance...."</p> <p>b) Please provide more information regarding why this text was added. The information about the Irvine Company land seems irrelevant. Planning area and SOI acreage is fine.</p>	<p>a) Text updated according to city comments.</p> <p>b) Text removed according to city comments.</p>
1-7	"In the City of Irvine (Rinker Health Science)...."	Text updated according to city comments.
1-8	"...through its satellite campuses."	Text updated according to city comments.
1-9	<p>a) "...enrollment and classroom seating capacity, an expanded...."</p> <p>b) Revise reference to include Panther Village area (I-5, etc.)</p>	<p>a) Text updated according to city comments.</p> <p>b) No change since Panther Village is not part of the Specific Plan area.</p>
1-10	<p>a) Revise to address Panther Village area.</p> <p>b) "The core University campus is located...."</p>	<p>a) No change since Panther Village is not part of the Specific Plan area.</p> <p>b) Text updated as "The University campus is located..."</p>
1-12	<p>a) What about Cypress Street School?</p> <p>b) Delete "The" before "Memorial Hall.</p>	<p>a) Text updated to include an added 6th paragraph under Section 1.3.4 to reference Cypress St. school.</p>

		b) Text updated according to city comments.
1-15	<ul style="list-style-type: none"> a) Replace "Neighborhood" with "Neighborhood Character Area". b) What about Secretary of Interior Standards? c) Reference water quality as well. d) "...design of the campus and provide visual order and continuity...." 	<ul style="list-style-type: none"> a) Text updated according to city comments. b) Text updated according to city comments. c) Text updated according to city comments. d) Text updated according to city comments.
1-17	<ul style="list-style-type: none"> a) Reference Panther Village/Uptown area. b) Delete "discussions of" 	<ul style="list-style-type: none"> c) No change since Panther Village is not part of the Specific Plan area. d) Text updated according to city comments.
2-1	<ul style="list-style-type: none"> a) Provide an overview of Specific Plan timeframe, as well as increase in enrollment and classroom seating capacity. b) ...and Housing Element. c) What is meant by "subject property?" The overall University campus? d) "...for the Specific Plan area with....." e) "...emphasis on the functional...." 	<ul style="list-style-type: none"> a) Text updated to include discussion regarding timeframe, enrollment, and classroom seating capacity. b) Text updated according to city comments. c) Text updated according to city comments. d) Text updated according to city comments. e) Text updated according to city comments.
2-2	"...the Specific Plan area."	Text updated according to city comments.
2-3	Instead of "ensuring" a better word choice would be "protecting", "retaining" or "maintaining". Not sure what is meant by "ensuring".	Text updated to include "retaining," according to city comments.
2-4	Provide goals that address water quality here or at the end of this section.	Text updated with Policies 5.3 and 5.4 that address water quality.
2-5	<ul style="list-style-type: none"> a) What are the implications of this on the Mall/Quad? What is meant by "reconceptualizing"? b) Revise text to read "...that a specific plan may be...." 	<ul style="list-style-type: none"> a) Text revised for clarity. Removed "reconceptualizing" in response to city comment. b) Text updated according to city comments.
2-7	<ul style="list-style-type: none"> a) Confirm Cypress Street closure. Closure of street conflicts with Policy 6.3. b) Provide an Exhibit for Panther Village or create map inset. 	<ul style="list-style-type: none"> a) Cypress Street closure was previously approved and is proposed to remain as shown in all Specific Plan exhibits. b) No exhibit added since Panther Village is not part of the Specific Plan area.
2-8	<ul style="list-style-type: none"> a) Reference Southwest Design Standards as they relate to the Panther Village site. b) A "Subsequent" EIR? 	<ul style="list-style-type: none"> a) No change since Panther Village is not part of the Specific Plan area. b) Text updated according to city comments.

2-9	Same as previous comment about Cypress closure.	Cypress Street closure will remain as shown in all Specific Plan exhibits.
2-10	EIR Number 1840-15	Text updated according to city comments.
3-1	<ul style="list-style-type: none"> a) Describe timeframe for SP implementation. b) "Morlan Hall in the core campus (or whatever terminology you'd like to use to indicate that the housing is part of the main campus area.) c) Where? On campus? Satellite locations? d) Which existing sports facilities? Where might there be new sports facilities? e) What kind of facilities? Leisure facilities? 	<ul style="list-style-type: none"> a) Text revised to include timeframe for specific plan implementation. b) Updated Text as "in the residential planning area" c) Text revised to specify within the Specific Plan area. d) Revised text to increase specificity. e) Expanded text to include more information.
3-2	<ul style="list-style-type: none"> a) The official name of the transportation facility is the Orange Transportation Center. b) Check street reference. Should this read the east side of Olive? c) Is there faculty housing here mixed in with the dormitories? Or is that the long-term plan? d) Add information about the Panther Village area. 	<ul style="list-style-type: none"> a) Updated text to show correct name of Orange Transportation Center. b) Corrected text to reflect city comments. c) Updated text to remove reference to faculty housing. d) No change since Panther Village is not part of the Specific Plan area.
3-3	<ul style="list-style-type: none"> a) Same as previous comment about Cypress Street. b) Provide Exhibit for Panther Village. 	<ul style="list-style-type: none"> a) Cypress Street closure will remain as shown in all Specific Plan exhibits. b) No change since Panther Village is not part of the Specific Plan area.
3-4	<ul style="list-style-type: none"> a) Also reference Panther Village area. b) "...the core campus portion of the Chapman University Specific Plan area." 	<ul style="list-style-type: none"> a) No change since Panther Village is not part of the Specific Plan area. b) No change since Panther Village is not part of the Specific Plan area.
3-5	<ul style="list-style-type: none"> a) The discussion of the interconnected grid system of streets creates a rub with the graphics that show Cypress being closed off. b) Address Panther Village area. c) N. Center Street (not Cypress) 	<ul style="list-style-type: none"> a) No change to potential Cypress Street closure b) Text unchanged since Panther Village is not part of the Specific Plan area and does not need to be addressed. c) Text updated to show correct street name.
3-6	<ul style="list-style-type: none"> a) Same comment as previous about Cypress Street. b) Need an Exhibit for Panther Village area or map inset here. 	<ul style="list-style-type: none"> a) Cypress Street closure will remain as shown in all Specific Plan exhibits. b) Exhibit for Panther Village is unnecessary since it is not part

		of the Specific Plan area.
3-7	<ul style="list-style-type: none"> a) It seems that the planned additions should be addressing student population growth in addition to the existing student population. Should read: "...to accommodate the existing and future student population," b) What is the "event traffic management element"? 	<ul style="list-style-type: none"> a) Text updated to address city comment. b) Text updated for clarification to address city comment.
3-6	<ul style="list-style-type: none"> a) Move graphic to follow page with associated text. b) Same comment about Cypress closure as previous. 	<ul style="list-style-type: none"> a) Moved exhibit to address city comment. b) Cypress Street closure will remain as shown in all Specific Plan exhibits.
3-9	Move graphic to follow page with associated text.	Exhibit moved to follow its text reference, according to city comment.
3-10	<ul style="list-style-type: none"> a) Should this be 3.3a? b) Include some discussion about the interface with the Depot Specific Plan circulation network (hierarchy of pedestrian corridors, paseos, etc.) c) Reference the new signal at Glassell and Palm. d) "...with curb parking through the Plaza, and resumes its arterial cross-section...." e) Reference roadway classification from Master Plan of Streets and Highways in the General Plan Circulation Element. f) Revise to reflect that Palm and Maple now has a traffic signal. 	<ul style="list-style-type: none"> a) Updated exhibit number. b) The end of Section 3.3.6 includes mention of linkage to Santa Fe Depot Specific Plan text. c) Text updated to reference the new signal at Glassell and Palm. d) Text updated according to city comments. e) Text updated according to city comments. f) Text updated according to city comments.
3-11	<ul style="list-style-type: none"> a) Again, revise to reflect that there is a traffic signal at Palm and Glassell. b) Need to confirm with Fire Department. c) Will this photo be replaced with something that doesn't show the construction fencing? 	<ul style="list-style-type: none"> a) Text updated in previous paragraph to reference the new signal at Glassell and Palm. b) Please advise. c) Photograph updated to show image with no construction fencing.
3-12	The closure of Cypress Street is something that warrants further discussion. Also conflicts with Specific Plan policy that references maintenance of the historic street grid.	No change to potential future closure of Cypress Street.
3-13	Again, the abandonment of streets is something that warrants further discussion and conflicts with Specific Plan policy regarding street grid.	No change to potential future closure of Cypress Street.

3-14	<ul style="list-style-type: none"> a) Make sure that Exhibit placement in document follows text reference. b) Also, a similar graphic is needed for Panther Village area or some explanatory text with this Exhibit explaining why Panther Village is not addressed. 	<ul style="list-style-type: none"> a) Exhibit moved to follow its text reference, according to city comment. b) No exhibit added since Panther Village is not a part of the Specific Plan Area and does not need to be included.
3-15	<ul style="list-style-type: none"> a) Again, street abandonment issue needs further discussion. b) How does Panther Village area get addressed here? 	<ul style="list-style-type: none"> a) Cypress Street closure will remain as shown in all Specific Plan exhibits. b) No exhibit added since Panther Village is not part of the Specific Plan area.
3-16	Cypress closure warrants further discussion. Also conflict with SP policy regarding street grid.	Cypress Street closure will remain as shown in all Specific Plan exhibits.
3-17	<ul style="list-style-type: none"> a) Elaborate on interface with Santa Fe Depot Specific Plan pedestrian network. b) Same for discussion of bikeways. c) Add discussion about Panther Village and Santa Ana River bikeway. 	<ul style="list-style-type: none"> a) Text updated to further discuss the types of linkages on and around the campus, as well as paths that lead to the Orange Transportation Center, Santa Fe Depot Specific Plan Area and the Plaza. b) Text updated to further discuss bikeway linkages between campus and the Orange Transportation Center, Santa Fe Depot Specific Plan Area and the Plaza. c) Text updated to discuss future connection to the Santa Ana River bikeway; Panther Village is not part of the Specific Plan area.
3-18	<ul style="list-style-type: none"> a) Reference by its official name: the Orange Transportation Center. b) I believe this bus also provides access to and from Anaheim. Please verify. 	<ul style="list-style-type: none"> a) Text updated to include corrected name. b) Text updated to include Anaheim in the list of serviced cities.
3-19	<ul style="list-style-type: none"> a) Same as previous comments on Cypress Street closure. b) Place graphic in document to follow text reference. 	<ul style="list-style-type: none"> a) Cypress Street closure will remain as shown in all Specific Plan exhibits. b) Exhibit moved to follow its text reference, according to city comment.
3-21	Would like to talk through the change to 25% in greater detail. Is this a campus-wide figure, or is it meant to be applied on a site-by-site basis?	With the requested additions into the Specific Plan area, many of the newer properties in the industrial area include buildings that cover most of the lot. By adding the new parcels, the overall coverage calculation increased. By decreasing the open space requirement, allows Chapman University to maintain these existing conditions. This number is proposed to be campus wide.
4-1	a) Confirm with Public Works.	a) Please advise appropriate contact with Public Works.

	b) Sewer Master Plan was updated in 2012.	b) Text updated to reflect the 2012 Sewer Master Plan update.
4-2	Same as previous comments about representation of Panther Village area being depicted or otherwise discussed.	No change since Panther Village is not part of the Specific Plan area.
4-3	Exhibit? Or describe the segment ends for this pipe.	No change since Panther Village is not part of the Specific Plan area.
4-4	<ul style="list-style-type: none"> a) Confirm with respect to Panther Village. b) <i>Change "mandates" to "mandate".</i> c) <i>Confirm that this is most current year.</i> 	<ul style="list-style-type: none"> a) No change since Panther Village is not part of the Specific Plan area b) Text updated according to city comment. c) The 2003 DAMP is the current document for municipal NPDES Stormwater Permit compliance
4-5	Same as previous comments about Cypress.	Cypress Street closure will remain as shown in all Specific Plan exhibits.
4-6	<ul style="list-style-type: none"> a) Capitalize Police Department. b) Capitalize University. c) Identify locations rather than reference the EIR (similar to how the Police Department address was provided) d) Reference Panther Village area as well. 	<ul style="list-style-type: none"> a) Text updated according to city comment. b) Text updated according to city comment. c) Text updated to include address of the fire station serving the campus area. d) No change since Panther Village is not part of the Specific Plan area.
5-2	<ul style="list-style-type: none"> a) On the subject of alternate transportation, reference proximity of Orange Transportation Center to campus and bike and pedestrian connectivity. b) and Santa Fe Depot Specific Plan c) Anything to say about Panther Village? 	<ul style="list-style-type: none"> a) Text modified to include bullet item specifically highlighting pedestrian and bicycling connectivity between campus and the Orange Transportation Center. b) Text modified to include direct reference to Santa Fe Depot Specific Plan. c) No reference to Panther Village is necessary as it is not part of the Specific Plan area.
5-3	<ul style="list-style-type: none"> a) All references should read: Sanborn Fire Insurance Maps Italicize or not, but make the reference appear consistently in the text. b) Should also add something about infill in the core campus area where historic buildings are present. This text also focuses heavily on Old Town for obvious reasons, but it should also address the Panther Village area. 	<ul style="list-style-type: none"> a) Text updated to read "Sanborn Fire Insurance Maps" consistently throughout the document, according to city comment. b) Text updated where necessary to address city comment. Panther Village is not referenced as it is not a part of the Specific Plan area.

5-4	"Streetscene" or "Streetscape"?	Text updated for accurate word choice, according to city comment.
5-5	<ul style="list-style-type: none"> a) Change "electrical" to "electric". b) Confirm title. I am not familiar with this position. Let's discuss who you mean here. c) Let's discuss. Explain the text change and what it is meant to accomplish. 	<ul style="list-style-type: none"> a) Text corrected to "electric." b) Text updated to refer to Community Development Department for approval. c) Language revised for clarity.
5-6	Address Panther Village area as well.	No change since Panther Village is not part of the Specific Plan area
5-8	Delete "the" before Old Towne.	Text updated according to city comment.
5-9	<ul style="list-style-type: none"> a) Which buildings are the "following buildings"? Are you meaning to reference those pictured in Exhibits? If so, reference the exhibits. b) Replace "where" with "one in which" c) Add the word "oriented" after "each" so that it reads "each oriented around its own quad." d) But existing "permanent" buildings are being redeveloped under the Specific Plan. What is meant by "permanent buildings"? e) Maybe better to reference "various areas" as 'various sub-areas' or "thematic districts" or some other terminology that is less vague. f) Same as previous comment. 	<ul style="list-style-type: none"> a) Paragraph removed for clarity, and according to city comment. b) Text updated according to city comment. c) Text updated according to city comment. d) Removed "permanent" and revised text for clarity, according to city comment. e) Revised text for clarity according to city comment. f) Revised text for clarity according to city comment.
5-10	<ul style="list-style-type: none"> a) Should read "Academic 1 Zone" b) Delete 'recent'. Years from now if the 7th Amendment is still the valid Specific Plan, the Doti building will no longer be recent. 	<ul style="list-style-type: none"> a) Text updated to "Academic 1 Planning Area" for consistency with the term used in Chapter 6. b) Removed "recent" within text, according to city comment.
5-12	What does this mean? Will the Shady Quad ultimately be redeveloped?	Revised language in section so as not to imply that Shady Quad will eventually be developed.
5-13	<ul style="list-style-type: none"> a) Capitalize Chapman. b) ..."often set up for involvement fairs...." c) Replace highlighted text with "...the namesake of Chapman University." 	<ul style="list-style-type: none"> a) Removed this subsection as it pertained to plaza descriptions rather than architectural guidelines. b) Removed this subsection as it pertained to plaza descriptions rather than architectural guidelines. c) Removed this subsection as it pertained to plaza descriptions rather than architectural guidelines.
5-15	<ul style="list-style-type: none"> a) Should this read "Kennedy Hall Forecourt" or some other term that references the space in front of Kennedy Hall similar to the other items 	<ul style="list-style-type: none"> a) Removed this subsection as it pertained to plaza

	<p>preceeding it?</p> <p>b) Start sentence with "The Kennedy Hall Forecourt _____(then describe it). the building is home to the....."</p> <p>c) Should this read Academic 2 Zone?</p> <p>d) Struggling with this a bit. While the film school design references historic film studios, the context of the film school is a historic industrial context. Film school expansion may be better suited to follow the historic industrial aesthetic so that there is a better transition to existing historic industrial development in the surrounding area. The DMAC has a historic industrial building design reference.</p> <p>e) Let's discuss what the implications are on design. As written, it doesn't really make sense. Future development in this area of the Chapman campus could do what from the standpoint of the back lot?</p>	<p>descriptions rather than architectural guidelines.</p> <p>b) Removed this subsection as it pertained to plaza descriptions rather than architectural guidelines.</p> <p>c) Title updated to "Academic 2 Planning Area" for consistency with the term used in Chapter 6.</p> <p>d) Added bullet "Reflect the industrial character of the surrounding historic neighborhood and nearby University buildings."</p> <p>e) Text updated to clarify the intent of the bullet.</p>
5-17	<p>a) Beginning with Section B, this text really doesn't provide design guidance. It focuses more on <u>uses</u> than <u>design</u>. Re-work to have a similar approach to earlier discussion of quads, plazas and promenades.</p> <p>b) Check lettering of sections from here on. Should be E.</p>	<p>a) Revised the Academic 2 Planning Area section to provide architectural design guidance for buildings located within this planning area, rather than discussing the locations and uses of individual buildings.</p> <p>b) Removed the subsections that discussed the locations and uses of individual buildings.</p>
5-18	<p>a) Replace "beautifully renovated" with "adaptively reused" so that it reads "this adaptively reused historic home...."</p> <p>b) Reference images/exhibits or dorms.</p> <p>c) Address Panther Village area.</p>	<p>a) Removed this subsection – see response to a) above.</p> <p>b) Text updated to include references to images on the following page.</p> <p>c) No changes made to text since Panther Village is not part of the Specific Plan area.</p>
5-20	How does this relate to hierarchy of space? Elaborate.	Text updated to clarify the intent of the bullet.
5-21	<p>a) Insert "The primary gateway" before "reinforces".</p> <p>b) Serves</p> <p>c) Reference Exhibit.</p> <p>d) Check format. Are bulleted items meant to be indented. I believe they are in previous sections. Confirm intended formatting.</p> <p>e) Change to "...palms planted in pairs..."</p> <p>f) Change from "Allows" to "Allow".</p>	<p>a) Text updated according to city comment.</p> <p>b) Text updated according to city comment.</p> <p>c) Added exhibit reference to intro paragraph covering both gateways.</p> <p>d) Bullet items have been indented to be consistent with other bulleted sections of the document.</p> <p>e) Text updated according to city comment</p> <p>f) Removed the word allow altogether to comply with the</p>

	<ul style="list-style-type: none"> g) The first two bullets are not really elements as presently worded. Delete "Gateways serve as" and "Gateways are designed to serve" in these two and just list "Pedestrian portals" and "Emergency vehicle access". h) Delete "Use" i) Delete "Use" j) Delete "Plant" and revise to read "Palms planted in pairs" k) Delete "Incorporate" l) Delete "Provide" m) Delete "Provide" 	<p>intent of the city comment.</p> <ul style="list-style-type: none"> g) Items removed from bulleted list and included as revised text in the preceding paragraph. h) Text updated according to city comment. i) Text updated according to city comment. j) Text updated according to city comment. k) Text updated according to city comment. l) Text updated according to city comment. m) Text updated according to city comment.
5-22	<ul style="list-style-type: none"> a) Indent all bulleted items or otherwise confirm formatting. b) "Be located at the juncture of several...." c) "Include open lawn area for passive...." d) Delete "May" e) Delete "Gatherin space may" and then add "(optional) after "school functions". 	<ul style="list-style-type: none"> a) Document body updated for formatting consistency, according to city comment. b) Text updated according to city comment. c) Text updated according to city comment. d) Text updated according to city comment. e) Text updated according to city comment.
5-24	<ul style="list-style-type: none"> a) "Accommodate the use of removable...." b) Don't believe that this was meant to be bulleted. Seems like a stand alone statement. c) Delete "Use" d) Change "Opportunity" to "Opportunities" e) Should this be #2? Also, any images or examples of this? 	<ul style="list-style-type: none"> a) Text updated according to city comment. b) Bulleted list updated to no longer include standalone statement referring to Bert. C Williams Mall. c) Text updated according to city comment. d) Text updated according to city comment. e) Paragraph describing garden rooms moved within documents. Photo of a residential area garden room added,
5-26	<ul style="list-style-type: none"> a) Seems like this should be #1. b) "...shall be defined by surrounding buildings and include the following elements:" c) Indent bullets? d) Delete based on change above. e) Review terminology. Seems to overlap with Garden Rooms discussion in 	<ul style="list-style-type: none"> a) Paragraph describing pedestrian plazas, secondary quads, and courtyards moved to be #1, according to city comments. b) Text updated according to city comment. c) Formatting corrected for consistency, according to city comment. d) Redundant bullet deleted, according to city comment.

	<p>Section C.</p> <p>f) Confirm with Public Works.</p> <p>g) Establish visual compatibility of streetscape.</p>	<p>e) Garden room language has been revised</p> <p>f) Removed language pertaining to a permit and stated that all plantings within the City's ROW will comply with City standards.</p> <p>g) Comment noted, text currently included language on ...visual and thematic connections...</p>
5-33	<p>a) Confirm that turf is ok given drought conditions.</p> <p>b) Except in Bert C. Williams Mall or areas of other National Register Listed property visible from the public right of way.</p> <p>c) Address Panther Village area.</p>	<p>a) Turf is acceptable, but subject to drought tolerant requires of the City Landscaping Ordinance chp. 16-50</p> <p>b) Text updated according to city comment. Updated text to mention that turf will be used in parkway areas along Glassell Street, Lemon Street, Maple Avenue and Palm Avenue.</p> <p>c) No change made since Panther Village is not part of the Specific Plan area.</p>
5-34	<p>a) "Use weather based...."</p> <p>b) Indent bullets?</p> <p>c) Add space between #2 and #3,.</p> <p>d) "...shall be provided via a permanent and underground...."</p> <p>e) "...and operation for water...."</p> <p>f) Indent bullets?</p> <p>g) "...reinforces the University's character and provides a compatible and harmonious interface with the streetscape outside the Specific Plan boundaries."</p> <p>h) Say something about Panther Village/Uptown Orange. Southwest Design Standards.</p>	<p>a) Text updated, according to city comment.</p> <p>b) Formatting corrected for consistency, according to city comment.</p> <p>c) Formatting corrected for consistency, according to city comment.</p> <p>d) Text updated, according to city comment.</p> <p>e) Text updated, according to city comment.</p> <p>f) Formatting corrected for consistency, according to city comment.</p> <p>g) Text updated, according to city comment.</p> <p>h) No text changes since Panther Village is not part of the Specific Plan area.</p>
5-35	<p>a) Primary Streets? Next section is title "Secondary Streets"</p> <p>b) Is the use of turf the long-term plan?</p>	<p>a) Added section header that reads "Primary Streets," according to city comment.</p> <p>b) Changed document text to include decomposed granite as an alternative to turf.</p>
5-36	<p>Same as previous comment/question.</p>	<p>Changed document text to include decomposed granite as an alternative to turf.</p>

5-37	Same as previous comment/question.	Changed document text to include decomposed granite as an alternative to turf.
5-38	<ul style="list-style-type: none"> a) Address Panther Village area. b) Confirm how this relates to the Santa Fe Depot Specific Plan street classifications/pedestrian routes. 	<ul style="list-style-type: none"> a) No change made to text since Panther Village is not part of the Specific Plan area. b) Our street trees are consistent with the City's street tree Master Plan, and the street trees are consistent with the trees listed in the Santa Fe Depot SP.
5-40	<ul style="list-style-type: none"> a) Bike parking will also be required for new development per the Green Building Code, so the wording here should give a nod to the fact that some bike parking may be required, while other bike parking may be provided as more of an optional amenity. Take a look at wording and message accordingly. b) Add language similar to the last sentence of #3 for new kiosk/directories. c) Add language similar to last sentence of #3 as it relates to new trash receptacles. d) Clarify what this means. Similar or compatible materials and colors to each other? Or similar and compatible to City street and sidewalk treatments? e) Why was this deleted? f) Where are these bike paths? Existing or anticipated future bike paths, or both? Generally speaking, where are/would they be physically located? g) Note that utility connections and infrastructure on historic buildings need to be located on back of building and not visible from right of way, or not located on a prominent exterior wall of building at all if possible. h) Is there a discussion of "street frontage zone" somewhere else in the document? 	<ul style="list-style-type: none"> a) Text updated to indicate that new buildings will include bike parking as required by the Green Building Code. b) New kiosks/directories may include design changes. c) Added text to bullet specifying the avoidance of placing new receptacles in places that are highly visible from public street rights-of-way. d) Paragraph removed from document for clarity. e) Not all University property is within a Historic district (ie. Cypress St. School House, Sandhu, Glass Hall, etc). Sidewalks construction/materials will be subject to review as necessary. f) Paragraph modified to refer to general paths and describe appearance and materials more specifically. g) Text modified to specify the preferred location of utilities on historical buildings, according to city Comment. h) Text modified to include the more general term, "area" instead of zone.
5-41	<ul style="list-style-type: none"> a) Add to the end of this sentence so that it reads: "...accommodated future growth of the campus and student population." b) Adjust to reflect change from 30% to 25%. Again, let's confirm that this change is necessary to accommodate the planned growth. 	<ul style="list-style-type: none"> a) Text updated, according to city comment. b) The incorporation of the new parcels is bringing down the overall open space average. The change is necessary because of larger low-rise building parcels on the west-side of campus that contain historic structures like VPO, Crean Hall, and existing Single-Family lots.
5-42	<ul style="list-style-type: none"> a) Where is the bike system. Confirm that it is described in greater detail. b) Why was this deleted? c) Draw some connection between the campus bike system and City bikeway 	<ul style="list-style-type: none"> a) Text updated to refer to Exhibits 3.4, Pedestrian Circulation Plan, and 3.5, Bikeway Plan. b) Added new language: Where a campus building abuts an off-site residential or commercial use, landscape buffers will

	network or designations in the campus vicinity.	be provided in the campus building setback area adjacent to the off-site residential or commercial use. c) Text updated to address city comment.
5-43	<ul style="list-style-type: none"> a) Confirm where this is discussed at any greater length in the SP. b) Confirm that this is all appropriate for Panther Village area. c) Why was this deleted? Is it because it is redundant with #8 or for some other reason? 	<ul style="list-style-type: none"> a) Text updated according to city comment. b) No change to text since Panther Village is not part of the Specific Plan area. c) Bullet deleted due to redundancy with the rest of the section.
5-44	<ul style="list-style-type: none"> a) What is "commercial areas" referencing? b) Change "are specifically permitted" to "shall be used." Also, somewhere in the document there should be a reference to the "warm" white light color to be specified as the preferred lighting choice. c) Replace "occurs at" to "shall be used" 	<ul style="list-style-type: none"> a) Text revised to increase specificity. b) Text updated according to city comment. c) Text updated according to city comment.
5-45	For parking structure lighting, it would be helpful to specify pole height and general fixture type. Set a maximum light pole height.	We would like to discuss this in further detail. We want to maintain the flexibility to maintain the one foot-candle requirement, but lighting is really going to be dependent on the design of the structure itself. Most other jurisdictions do not regulate maximum pole height on a parking structure.
5-46	Check with Police Department on any CPTED issues they may have with the language here. See if they would like to weave CPTED references into the language here.	<p>Added the following language to the Walls and Fences general provisions, item #8:</p> <p>Additionally, appropriate Crime Prevention Through Environmental Design (CPTED) strategies will be implemented to help deter crimes and increase perceived safety. The CPTED strategies proposed by individual development projects within the Specific Plan area will be reviewed by the Orange Police Department during the Site Plan Review or Design Review process.</p>
5-47	<ul style="list-style-type: none"> a) Describe circumstances when this height would be needed. Would like to discuss this further. b) Why was this deleted? 	<ul style="list-style-type: none"> a) Dealing with athletics (i.e. Tennis, etc.) requires taller fences. Areas used for backlot production, panels of up to 20' may be erected to create a backdrop for filming purposes. b) We would like to have consistent fence and wall style and color throughout the campus.
5-48	Where would these be needed? Subterranean parking?	RESPONSE: There are retaining walls at the Center for the Arts site, and the design and construction could be applicable at other locations.

5-49	<ul style="list-style-type: none"> a) Clarify that the art that is outright permitted (without DRC or other higher process) must be internal to the Campus, and not visible from the public right of way. b) Should clarify that art may not involve advertising and or the name of University or campus events/activities. 	<ul style="list-style-type: none"> a) Revised language to clarify visibility from public right of ways. b) Included a new 6th bullet item that specifies art may not involve advertising or university related events or activities, according to city comment.
5-50	<ul style="list-style-type: none"> a) Visible from right of way. b) Why deleted? c) Let's discuss. d) Delete "Design" and revise to read "Parking areas should (or shall) be designed to minimize the need for pedestrians to cross parking aisles...." e) This text seems like it could/should be combined with 5.6.1 #1. 	<ul style="list-style-type: none"> a) Revised language per comment above. b) Art may not always relate to surroundings or building architecture, it can be unique and different (sculptures, symbols, etc.) c) Reverted to original text d) Text updated according to city comment. e) Prefer to keep separate
5-51	<ul style="list-style-type: none"> a) Delete "Use" and revise to read "Hedges and tall trees with a vertical form shall be used to reduce...." b) Delete "Minimize" and revise to read "The view of parked cars inside shall be minimized through a combination of...." c) Delete "Use" and revise to read "Evergreen plant materials will be used to provide...." d) Delete "articulate" and revise to read "The elevations of parking structures visible from public streets shall be articulated through" e) Why was this deleted? f) Insert "City of Orange" so that the text reads "while meeting "City of Orange safety and securing...." 	<ul style="list-style-type: none"> a) Text updated according to city comment. b) Text updated according to city comment. c) Text updated according to city comment. d) Text updated according to city comment. e) The text has been updated because the setback is dependent upon the site, and there are multiple methods to screen parking structures. f) Text updated according to city comment.
5-52	<ul style="list-style-type: none"> a) Are "encouraged" or "shall be included"? b) Revise to read elimination of potential hiding place. c) Confirm whether or not the Police Dept. has provided feedback. d) Take another look. Compare against General SP criteria. Some of this seems redundant. 	<ul style="list-style-type: none"> a) Text updated according to city comment. b) Text updated according to city comment. c) Updated text, (Energy efficient lighting mandated by the State) d) Text updated according to city comment.
5-53	<ul style="list-style-type: none"> a) Shall be retained? b) CDD approval of signs vs. DRC? c) Leave word in. 	<ul style="list-style-type: none"> a) Text updated according to city comment. b) Changed to City's Public Works Director. Process to use Above Ground Encroachment permit via Chp. 12.64,

	<ul style="list-style-type: none"> d) Why was this deleted? e) Clarify changes/purpose of changes f) What about the Panther Village area? Is there a protocol of hierarchy in the use of different lettering? 	<p>except that appeals shall be reviewed before the DRC.</p> <ul style="list-style-type: none"> c) Text updated according to city comment. d) To b consistent with City Code. e) These changes will no longer be made to the text, so no clarification is needed. f) No change made to text since Panther Village is not part of the Specific Plan area.
5-54	Clarify/confirm which are meant to be eliminated. Where the name of the font is in strikeout , does that mean you intend to completely eliminate that type font style?	<p>Removal of Century Schoolbook Bold, Helvetica Regular, Antique Olive Semi-Bold, Broadway, and Windsor Bold.</p> <p>Futura Family (Book, Book Oblique, Medium, Medium Italic, Bold, Bold Italic) (Medium Condensed, Bold Condensed). Palatino linotype and Minion family are interchangeable.</p>
5-55	<ul style="list-style-type: none"> a) Also address Panther Village area. b) Also address Panther Village area. 	<ul style="list-style-type: none"> a) No change made to text since Panther Village is not part of the Specific Plan area b) No change made to text since Panther Village is not part of the Specific Plan area
5-56	<ul style="list-style-type: none"> a) For this signage, is text limited to reading "Chapman University"? Or would that be the primary text? Provide more detail about sign message. b) This section would benefit from identifying acceptable materials, colors and lettering style. c) Is this the signage that is intended for major pedestrian access points such as the Mall @ Glassell, Palm and Grand, and Center? 	<ul style="list-style-type: none"> a) This signage is interchangeable for university name and/or building name. b) Signage material description added as requested. c) Yes, the photo exhibit shows examples at the mentioned locations.
5-57	<ul style="list-style-type: none"> a) Add "primary" so that this reads "...at primary entry points to the campus." b) In general, check total sign area vs. copy area allowed. As presented, the copy area is equivalent to the sign area, but as a practical matter, the sign copy is not going to fill up the entire sign structure. c) Insert "outside of the public right-of-way" d) Is there a designated lettering style? 	<ul style="list-style-type: none"> a) Signage - not always primary, could be a secondary gateway entry. Added text clarification. b) Updated maximum copy area to include a 1" border around the sign. c) Text updated according to city comment. d) There is no designated lettering style for each sign type. The letter style of each sign will be chosen as discussed in Section 5.7.1, #15
5-58	<ul style="list-style-type: none"> a) Lettering style? b) "Signs shall be...." 	<ul style="list-style-type: none"> a) There is no designated lettering style for each sign type. The letter style of each sign will be chosen as discussed in Section 5.7.1, #15

		b) Text updated according to city comment.
5-59	<p>a) Let's discuss 6' height. Seems tall. Also would like to discuss the proposed height in relation to historic vs. non-historic buildings. Might there be a possibility for different treatment so that the size/scale of the sign is appropriate for the building?</p> <p>b) How many signs per building elevation?</p>	<p>a) No change, 6' is our preferred height and will be similar and consistent throughout the campus.</p> <p>b) Updated to specify one sign per primary department entry. (ex. Keck Center)</p>
5-60	<p>a) Any idea what these decorative elements or filigree would be?</p> <p>b) Should be setback from right of way.</p> <p>c) Here again, height seems tall.</p> <p>d) Let's discuss. Consider whether there should be different standards for signs that are visible from the public right of way vs. those interior to the campus that are not visible from right of way.</p> <p>e) What is the difference between "directional sign" and "pedestrian directory sign"?</p> <p>f) Same question as previous (filigree). What might this consist of?</p> <p>g) Any setback from right of way?</p> <p>h) Same comment as previous about overall sign area vs. copy area being so close/similar.</p>	<p>a) See details on existing exhibits</p> <p>b) Revised language to reflect City comment.</p> <p>c) No change, 6' is our preferred height and will be similar and consistent throughout the campus.</p> <p>d) Internal signs subject to Campus approval, therefore, would not require City review. Expanded on section 5.7.3 B to address comment.</p> <p>e) Exhibit added following text reference that illustrates the differences between a freestanding directional sign and a freestanding pedestrian directory sign.</p> <p>f) See details on existing exhibits</p> <p>g) Revised language to reflect City comment.</p> <p>h) Copy area includes 1" border around the edge of sign.</p>
5-61	<p>a) Insert "changing digit" so that this reads "illuminated, changing digit parking counter...."</p> <p>b) Move text up.</p> <p>c) Would like to understand rationale behind this change. Could there be a sliding scale for the size based on the size of the building or visibility from the right of way?</p>	<p>a) Text updated according to city comment.</p> <p>b) Text updated according to city comment.</p> <p>c) Updated, went back to original language.</p>
5-62	<p>a) Fix indentation.</p> <p>b) Would like to discuss how provision v is intended to work.</p>	<p>a) Document formatting updated according to city comment.</p> <p>b) Allow up to one address/entry sign per side of the building.</p>
5-63	<p>a) Delete "or" and replace with "except for"</p> <p>b) Would like to discuss rationale for increase.</p>	<p>a) Text updated according to city comment.</p> <p>b) Updated, went back to original language.</p>
5-64	<p>a) Move text to next column.</p> <p>b) Should also not be positioned to be oriented to the street.</p> <p>c) Would like to discuss rationale behind change.</p>	<p>a) Document formatting updated according to city comment.</p> <p>b) Noted, added language to clarify</p> <p>c) Added that it is not legible from the public ROW.</p>
5-65	<p>a) Let's discuss. How is size confirmed? Administrative over the counter review? Building permits?</p> <p>b) The content of this section needs some fine tuning. We will discuss this when</p>	<p>a) Added language to clarify not visible from the public ROW.</p> <p>b) Comment noted. Section 5.8 has been updated to incorporate references to the City's Historic Preservation Design Standards for rehabilitation of single-family</p>

	<p>we meet on 5/29.</p> <p>c) Need to clarify whether this is intended to apply to structures that are contributing to the National Register District or those that are individually listed on the National Register.</p> <p>d) Let's take another look at this guidance. Warrants refinement.</p> <p>e) Disagree with revised text.</p>	<p>residential buildings, and to re-organize and update existing text to provide guidance on rehabilitation of historic institutional buildings.</p> <p>c) Language updated</p> <p>d) Remove section and refined text provided in Section 5.8.2, first paragraph.</p> <p>e) Updated text provided in Section 5.8.2, #1. (ESSENTIALLY NO CHANGE, THOUGH)</p>
5-66	<p>a) This is really not an adaptive reuse directive.</p> <p>b) The content of #3 -#5 doesn't pertain specifically to adaptive reuse. It more generally relates to rehabilitation and alterations. Let's discuss how best to re-work the content. Santa Fe Depot Specific Plan Adaptive Reuse content is a helpful reference point.</p> <p>c) Section content doesn't talk about height. Based on text, this heading could be revised to read "Mass, Height, and Proportion."</p> <p>d) This paragraph is really not about Mass, Height and Scale.</p> <p>e) Unclear what is meant by "relevant" buildings. Better wording would be "the associated historic buildings". Perhaps this sentence should read: "The massing shall remain consistent with the associated historic buildings within the associated Specific Plan Zone." What about surrounding context? May want/need to address that.</p> <p>f) A-frames are more an issue of building form.</p>	<p>a) Refined text provided in Section 5.8.2, #7</p> <p>b) Refined text provided in Section 5.8.2, #7 and #9.</p> <p>c) Refined text provided Section 5.8.2, first paragraph.</p> <p>d) See text in Section 5.8.2, #7 [KEEP OR REMOVE? NOT SURE IF A LINE OF DEMARATION/OFFSET IS REQUIRED FOR ALL TYPES OF BUILDING ADDITIONS]</p> <p>e) Refined text provided in Section 5.8.2, #7</p> <p>f) Removed from text.</p>
5-67	<p>a) Change to read "applicable historic buildings in the associated Specific Plan Zone."</p> <p>b) Change to read "appropriate historic buildings within the associated Specific Plan Zone."</p> <p>c) This heading doesn't seem to fit the content. Perhaps it should be titled Rehabilitation and Alteration.</p> <p>d) Replace "reuse" with "reference".</p> <p>e) Add "...in a contemporary interpretation."</p> <p>f) Insert "and restored/rehabilitated" to the sentence so that it reads "...they shall be uncovered, and restored or rehabilitated as needed."</p> <p>g) This section seems like it belongs somewhere in a section about rehabilitation rather than building design. 3a-3d</p> <p>h) This content seems like it belongs in the adaptive reuse section.</p>	<p>a) Refined text provided in Section 5.8.2, #7</p> <p>b) Refined text provided in Section 5.8.2, #7 and Section 5.8.3, #2</p> <p>c) Updated title for Section 5.8.2</p> <p>d) Refined text provided in Section 5.8.2, #1</p> <p>e) Refined text provided in Section 5.8.2, #1</p> <p>f) Refined text provided in Section 5.8.2, #2</p> <p>g) Refined text provided in Section 5.8.2, #3 and #4</p> <p>h) Refined text provided in Section 5.8.2, #6</p>
5-68	<p>a) Move this content to Scale and Massing section.</p> <p>b) This would be good content for a new Rehabilitation section.</p> <p>c) Same comment as above.</p> <p>d) Revise to read "...be consistent with the materials traditionally associated with the significant architectural style."</p> <p>e) Does this mean to reference a new building in a historic portion of the campus?</p>	<p>a) Refined text provided in Section 5.8.2, #7</p> <p>b) Refined text provided in Section 5.8.3, #6</p> <p>c) Refined text provided in Section 5.8.3, #2</p> <p>d) Refined text provided in Section 5.8.3, #3</p> <p>e) Refined text provided in Section 5.8.3, #3</p> <p>f) Updated text</p> <p>g) Refined text provided in Section 5.8.3, #3, a)</p>

	<ul style="list-style-type: none"> f) Revise to read "surrounding buildings in the associated Specific Plan Zone, but should not...." g) Revise to read "relevant historic buildings within the associated Specific Plan Zone. Materials with substantially different surface texture of pattern from the existing historic building materials are inappropriate." h) "existing historic building materials are...." i) Where are the instances of shingled exteriors in the Specific Plan area? 	<ul style="list-style-type: none"> h) Updated text provided in Section 5.8.3, #3, b) i) Removed the entire paragraph; material preservation is discussed in Section 5.8.3, #3
5-69	<ul style="list-style-type: none"> a) What about roof shingles? b) Let's discuss these changes. Need a better understanding of what this is trying to address. c) Not on a historic building. d) "...must be compatible with each other and the color of surrounding buildings." e) Combine with #1 above? 	<ul style="list-style-type: none"> a) Removed the entire paragraph. b) Removed text and will default to historic preservation guidelines. c) Updated text provided in Section 5.8.3, #3 d) Updated text provided in Section 5.8.3, #4; compatibility with colors of surrounding buildings is addressed in the paragraph above e) Updated text provided in Section 5.8.3, #3, first paragraph. reducing redundancy – refer to the historic preservation design standards
5-70	<ul style="list-style-type: none"> a) Add some discussion about the fact that there are a variety of historic roof forms in the Specific Plan area. Some are associated with historic residential structures, some of which have been adaptively reused as office and student-oriented uses. Others are associated with larger historic institutional buildings. b) What is meant by "this district"? The Old Towne Historic District? Please clarify. c) Identify the architectural style of the institutional buildings. d) Is this intended to apply to roofs or was it mistakenly included here? e) Can you provide an example of what a metal roof might be other than standing seam? 	<ul style="list-style-type: none"> a) Updated text in Section 5.8.3, #1 reflects roof forms associated with the institutional historic buildings only; residential building roofs are addressed in the City's Design Standards b) Updated text provided in Section 5.8.3, #1 c) Updated text provided in Section 5.8.3, #1 d) Text removed e) An example would be metal roof materials used on carports or accessory structures
6-1	Glassell?	Updated text
6-2	<ul style="list-style-type: none"> a) "tracks, generally west of Glassell Street and east of Parker Street, shown on Exhibit 6.1." b) Do you want to add reference to museum or cultural uses? c) Olive? d) "...Walnut Avenue, west of Shaffer Street and east of Grand Street, is devoted primarily to...." e) "...provide an urban..." f) While I realize this came out of the City's General Plan or Zoning for the UMU area, do you really want the Panther Village site (or whatever it becomes in the future) to be regionally-oriented? g) "activity center" 	<ul style="list-style-type: none"> a) Updated text b) Cultural facilities was mentioned at the beginning of paragraph and no other references were added. c) Updated text d) We thought that keeping this language more general was appropriate. No revisions were made. e) Updated text f) Removed text g) Updated text
6-3	Provide exhibit for Panther Village or inset to this Exhibit.	No change since Panther Village is not part of the Specific Plan area

6-4	<ul style="list-style-type: none"> a) Let's discuss. Not visible from right of way? Not on historic building? b) Revise to read: "...could not be built under the terms of the regulations contained in this Specific Plan by reason of restrictions on area...." c) If beyond 50' but still visible would we at least want skirting? 	<ul style="list-style-type: none"> a) Updated text b) Updated text c) Agreed. Please see updated text.
6-5	<ul style="list-style-type: none"> a) Delete "These uses" and continue text as part of first sentence. b) "...staff and the Police Department..." c) Parking lots shall be allowed in accordance.... d) submitted for Minor Site Plan review to the Staff Review Committee. 	<ul style="list-style-type: none"> a) Updated text b) Updated text c) Updated text d) Updated text
6-8	<ul style="list-style-type: none"> a) Explain rationale for adding "if applicable." b) Why is this needed? Is this ever an issue? 	<ul style="list-style-type: none"> a) Text removed. b) We do have temporary outdoor storage containers for the farmer's market and other temporary uses. However, it is not necessary for holiday displays and that was removed. Please see updated language.
6-10	<ul style="list-style-type: none"> a) What is the rationale behind the change? b) Update to address Panther Village. c) Four, not three planning areas. d) and UMU e) What about student housing? 	<ul style="list-style-type: none"> a) The language was updated to clarify that the Demolition Review process is per Section 7.4 of the Specific Plan. b) Updated text c) Updated text d) Updated text e) Updated table text
6-11	<ul style="list-style-type: none"> a) Also reference mixed use/Panther Village area. b) Which ones? In the table of prior page? Check placement of table in document. c) Should this be roofline instead of ceiling? d) Let's discuss rationale for this change. e) 6.2a-d f) Why site plan review instead of CDD? g) Revise to read "Existing structures and buildings, and project involving adaptive re-use absent new construction are exempt from this solar shadow study requirement." h) Let's discussion rationale behind this deletion. 	<ul style="list-style-type: none"> a) Updated text b) Updated text c) Updated text d) The language was added to reflect the proposed height map. Text has been revised further for additional clarification. e) Updated text f) This has been revised back to CDD. g) Updated text h) This language was removed so as to avoid conflict with other sections of the document, such as encroachments, that allow limited development within setback areas.
6-13	<ul style="list-style-type: none"> a) Need to address Panther Village area. b) Let's discuss rationale behind this deletion. 	<ul style="list-style-type: none"> a) No change since Panther Village is not part of the Specific Plan area b) The proposed setbacks include a strict gradual height

		requirement which is restricted close to abutting residential uses, as compared to abutting commercial uses. This language that was removed was vague and is already addressed within the document.
6-18	<ul style="list-style-type: none"> a) Let's discuss rationale behind this deletion. b) Explain/confirm purpose of deletion. 	<ul style="list-style-type: none"> a) The proposed setbacks include a strict gradual height requirement which is restricted close to abutting residential uses, as compared to abutting commercial uses. This language that was removed was vague and is already addressed within the document. b) This encroachment was to identify a specific location for the Digital Media Arts Center to identify the location of that existing building. We thought it was best to update the setback to reflect the existing condition and eliminate this encroachment.
6-19	Would like to review changes to setbacks when we meet to understand what is trying to be achieved/accommodated by the change.	We can schedule a future meeting and show the existing and proposed setbacks and go through each one. Please contact John Moreland to schedule this review.
6-20	<ul style="list-style-type: none"> a) Let's discuss b) Let's discuss 	<ul style="list-style-type: none"> a) Please see response to 6-19. b) Please see response to 6-19.
6-21	Let's discuss	Please see response to 6-19.
6-22	<ul style="list-style-type: none"> a) Let's discuss b) Let's discuss c) Let's discuss 	<ul style="list-style-type: none"> a) Please see response to 6-19. b) Please see response to 6-19. c) Please see response to 6-19.
6-23	Let's discuss	Please see response to 6-19.
6-24	<ul style="list-style-type: none"> a) Let's discuss b) Let's discuss 	<ul style="list-style-type: none"> a) Please see response to 6-19. b) Please see response to 6-19.
6-25	Let's discuss	Please see response to 6-19.
6-26	<ul style="list-style-type: none"> a) Let's discuss b) Let's discuss 	<ul style="list-style-type: none"> a) Please see response to 6-19. b) Please see response to 6-19.
6-27	Let's discuss	Please see response to 6-19.
6-28	I'd like to review all of the new sections when we meet so that we have a shared understanding of what the University is trying to accommodate/accomplish.	Please see response to 6-19.
6-30	<ul style="list-style-type: none"> a) 3' seems too shallow. What is the rationale behind reduction from 5' to 3'? b) Why? Can't agree with this change. Parking lots and utility yards should be screened around the perimeter. c) Same as comment above. d) Can't agree with this change. e) Under what circumstances? f) Residential lot, or residentially zoned parcel? 	<ul style="list-style-type: none"> a) The text has been updated to 4 feet, which is consistent with the City's Code. b) The text has been updated to reflect the existing condition, which may be continued unless if a parking lot undergoes a significant change. It just acknowledges some existing legal non-conforming conditions within the Specific Plan area. c) Updated to 4 feet, consistent with the City's code. d) See response to c, above. e) See response to b, above.

6-31	<ul style="list-style-type: none"> a) Remind me where the back lot is going to be. b) Any potential for interface with off-campus single family residences? c) When would this be applicable? If only in the case of subterranean parking or basements, then why not allow for CDD approval? d) Incorporate public safety provisions for parking lots. Further consultation with Police Department would be beneficial. e) Let's discuss another way of approaching this. Perhaps review as needed per CDD request? I believe this is the approach included earlier in document, correct? 	<p>f) Updated text</p> <ul style="list-style-type: none"> a) In the rear parking lot of Knott Studios b) This is intended to primarily address the netting for Wilson Field, though it may be needed for some of the other sports facilities around campus (tennis courts, basketball courts, etc.). Language has been added for additional netting, provided the CDD reviews and approves anything over 12 feet in height. c) This is intended for underground walls such as those for the performing arts center. However, this section has been significantly revised to identify different thresholds. Please review. d) Text has been updated as requested. e) We have proposed a new alternative. Rather than requiring one every year, it will be provided as part of a new, large project.
6-32	<ul style="list-style-type: none"> a) , and in coordination with the Community Development Director or his or her designee. b) Why the change? Need to understand rationale behind this better. c) Would like to confirm that this adjustment is really necessary. Per previous comment/question, is the intention to look at this as a campus-wide average or on a site-by-site basis? d) Why the increase? 	<ul style="list-style-type: none"> a) Updated text b) This was revised to ensure that issues do not occur with complete tenant improvements of existing buildings, such as the Reeves Hall T.I. c) This provision applies to the entire property. The newer properties added into the Specific Plan have a lower existing open space calculation than the existing campus, so this requirement is requested to maintain flexibility. d) Updated text, no change requested
6-33	<ul style="list-style-type: none"> a) What is the FAR now and with the new science building and performing arts center? b) Has consideration ever been given to transferring development rights from sites with historic structures to other areas as an alternative to increasing the FAR? 	<ul style="list-style-type: none"> a) Including VPO and the K residential building, the campus-wide FAR is 0.77. b) The FAR is a campus-wide calculation, which may allow denser or less dense areas. However, the text has been revised to keep the original FAR of 1.0.
6-36	<ul style="list-style-type: none"> a) If this facility is ultimately going to relocate, it would be better not to identify the address only to have your text become stale later. b) What are these and how are they different from the "informal" fraternities and sororities that exist in the neighborhoods? 	<ul style="list-style-type: none"> a) Agreed. Please see updated text. b) These are fraternity houses/areas that are recognized and controlled by the University. Those that exist in the neighborhood are not recognized by the University and do not operate under their control.
6-37	<p>Per earlier comment, may not want to reference the UMU area as a regionally oriented activity center. Review this text to read: "...is intended to provide an urban, high-intensity activity center for the University."</p>	<p>Updated text</p>
6-38	<ul style="list-style-type: none"> a) Let's review this list of uses together. b) Why? (Planned Unit Development) c) Why? (Business with drive-through lanes) 	<ul style="list-style-type: none"> a) This has been removed now that Panther Village is no longer a part of SPA7. b) See response to a, above. c) See response to a, above.

	<ul style="list-style-type: none"> d) 10' max. (Front setback) e) 10' max. (Street side setback) f) Or more? (Height) 	<ul style="list-style-type: none"> d) See response to a, above. e) See response to a, above. f) See response to a, above.
7-1	<ul style="list-style-type: none"> a) What about DRC? b) "...which include, but are not limited to..." c) Identify location of each (core campus, address, or provide a map key) d) What about DRC? e) Delete "A" before "Site Plan Review" 	<ul style="list-style-type: none"> a) Updated text b) Updated text c) These are identified in Chapter 3. We can add a reference, the exhibit again, or reduce the language to avoid redundancy. Please advise. d) Updated text e) Updated text
7-2	<ul style="list-style-type: none"> a) And DRC? b) Like what? CUP? DRC? c) "...all related implementing ordinances." d) Site and building design (if you also include DRC process). e) Replace "authorized" with "process". f) Need to add some discussion of Design Review process. g) Historic? Non-historic? h) historic roofing materials? i) Could add more text about University and its approach/expectations about this topic. j) "...the Chapman University Specific Plan EIR,...." k) Delete highlighted text in #1 and #2 since the lead-in text says that the following projects are subject to CEQA review. 	<ul style="list-style-type: none"> a) Updated text b) This is referring to ministerial permits such as grading permits, demolition permits, etc. c) Updated text d) Building design was added in other locations within this section. e) Updated text f) Added new Design Review section 7.3.2 g) It is anticipated to apply to both, but if a historic home was to remove their door, the historic resource evaluation would also apply. h) See response to g, above. i) There is no intention to demolish a historic building. Something could come up in the future and it will need to be reviewed per the applicable process. j) Updated text k) Deleted text
7-3	<ul style="list-style-type: none"> a) Perhaps somewhere it should be noted that there are no historic buildings at Panther Village. b) Are #2 and #3 redundant or could they be combined? c) What about B zone? d) Might be better to replace "and others" with "representatives from other City departments or divisions involved in the physical development of the City and provision of services. e) rather than "remain compatible with surrounding properties" it would be better to say "and are able to be served by City services." f) Insert: "When a project warrants design review in conjunction with Site Plan Review, the Design Review Committee reviews...." g) Take another look at this. Where else is design review referenced? 	<ul style="list-style-type: none"> a) No change since Panther Village is not part of the Specific Plan area b) Updated text and combined c) Updated text d) Updated text e) Updated text f) Updated text g) Updated text
7-4	New development in UMU zone would also need SRC and DRC review.	No change since Panther Village is not part of the Specific Plan area
7-5	<ul style="list-style-type: none"> a) Let's discuss rationale behind the change. 	<ul style="list-style-type: none"> a) The project will include elevations that will have to comply

	b) Add "."	with the sections indicated in Section 6 of the Specific Plan. No revisions were made. b) Updated text
7-6	a) "...representative, and reviewed and verified by the City) to determine" b) Look at applicability to the Panther Village area. Don't think this is an issue.	a) Updated text b) No change since Panther Village is not part of the Specific Plan area
7-7	Not comfortable with this change. At odds with Demolition Ordinance. Let's discuss further.	No revisions made at this time. Let's discuss.
7-8	a) Replace "concepts" with "development capacity (student enrollment and FAR) of the Plan." b) Should also include modifications to development standards.	a) Updated text b) Added text
7-9	a) Appropriate CEQA review too. b) Anna to discuss with City Manager and key Department Heads.	a) Updated text b) Please advise on results.
A1	Add an appendix that contains a list of historic resources by address and APN of historic resources in the Specific Plan boundaries.	These have been added into the main body of the document.
B1	Anna needs to complete review of this appendix as of 5/26/15.	NOTED
C-2	Add definitions for Fraternity and Sorority.	Provided as requested.
D-1	Anna still needs to review in greater detail as of 5/26/15	NOTED
H-1	Could delete this appendix (HABS/HAER) and just reference them in the text, or just provide a link to the website here similar to the Local CEQA Guidelines appendix.	We left them in for this resubmittal, but could revisit removing these for the next submittal. Please advise.
I-1	a) Simply incorporate these (Material Substitution) in to the Design Guidelines section and eliminate this appendix. b) The City does not maintain a list of sources any longer.	We left them in for this resubmittal, but could revisit removing these for the next submittal. Please advise.
O-1	Anna needs to look at this more closely as of 5/26/15	NOTED
B-1	a) Also Urban Mixed Use for Panther Village. b) Panther Village General Plan designation will not change.	Will provide this section and responses with the next resubmittal.
B-4	a) By doing what? Please elaborate. b) Reference Panther Village area too. c) Reference the way that the proposed modifications to setbacks and FAR relate to General Plan policies.	Will provide this section and responses with the next resubmittal.
B-5	a) And anticipates adaptive reuse of properties such as b) Confirm against the findings of the EIR. Also, reference the infrastructure plan of the Specific Plan. c) ...that include sidewalks and street trees d) How? Need to elaborate/address in greater detail. How does this relate to proposed increase in FAR, reduction in open space, and modified setbacks and building heights?	Will provide this section and responses with the next resubmittal.
B-6	a) This seems to belong in the consistency section below. It should be elaborated on to explain how this is accomplished.	Will provide this section and responses with the next resubmittal.

	<ul style="list-style-type: none"> b) By doing what? What effect are they trying to achieve? c) Reference the City's LIP as well. d) Public Works Dept. wants the CUSP to include water quality measures in its infrastructure plan, not only as EIR mitigations. 	
B-7	<ul style="list-style-type: none"> a) ...future development plans and how they relate to long-term objectives for the physical character of the area, economic development, and neighborhood character. b) ...regarding project approvals and amendments to the Specific Plan will be provided to the public in accordance with..... 	Will provide this section and responses with the next resubmittal.
B-8	<ul style="list-style-type: none"> a) ...guidelines that include sidewalks, street trees and lighting for the (is there street furniture too?) b) Has the University contributed toward bikeway improvements in the past? c) Reference the campus shuttle, Holly Trolley, and proposed satellite parking locations. 	Will provide this section and responses with the next resubmittal.
B-9	<ul style="list-style-type: none"> a) Elaborate on this: - Pedestrian system provides connections to downtown, OTC and campus destinations. - Linkage to OTC. b) Within what distance of the campus? Reference blocks or other measure of distance as appropriate. Also include Panther Village in this discussion. c) Say something, too, about shuttle and trolley. 	Will provide this section and responses with the next resubmittal.
B-10	<ul style="list-style-type: none"> a) Where are the bicycle paths? Is this meaning to say that the pedestrian walkways also serve as bike paths? Clarify. b) Also reference proposed satellite parking and the fact that parking structures may be designed to be subterranean, wrapped, or carefully designed to be sited in a way that is sensitive to neighbors. 	Will provide this section and responses with the next resubmittal.
B-11	Same as previous comment about bike paths.	Will provide this section and responses with the next resubmittal.
B-12	Elaborate. Note shuttle, trolley, pedestrian network/activity, access to OTC, etc. Also address Panther Village area.	Will provide this section and responses with the next resubmittal.
B-13	<ul style="list-style-type: none"> a) Need to confirm against conclusions of EIR. b) Discuss shuttle and trolley? Also address Panther Village area. c) Add info as appropriate related to how the design of new facilities would be "green." 	Will provide this section and responses with the next resubmittal.
B-14	<ul style="list-style-type: none"> a) ...environment that has an easy interface with the Old Towne street and sidewalk network and Plaza destinations. b) Confirm against conclusions of EIR. c) ? 	Will provide this section and responses with the next resubmittal.
B-15	<ul style="list-style-type: none"> a) Could also reference the programs the University makes available to the public. b) Need to address proposed reduction in open space and water quality aspects of the Specific Plan. Also add discussion of Panther Village area in relation to Santa Ana River and possible dam inundation area. 	Will provide this section and responses with the next resubmittal.

B-16	<ul style="list-style-type: none"> a) Need to confirm against EIR findings. b) Also address hazardous materials related to academic facilities such as the school of science and technology, etc. Operational aspects of the university. 	Will provide this section and responses with the next resubmittal.
B-17	Need to confirm when EIR findings are available.	Will provide this section and responses with the next resubmittal.
B-18	<ul style="list-style-type: none"> a) Elaborate re: key locations where students cross streets such as Walnut/Center, Palm/Glassell, and any others where improvements have been or are expected to be made in the future. b) Need to confirm against conclusions of the EIR. 	Will provide this section and responses with the next resubmittal.
B-19	<ul style="list-style-type: none"> a) More specifically reference adjacency of RR corridor to portions of the planning area and also I-5 to Panther Village. b) Panther Village is in an area of higher traffic noise due to freeway and Chapman Avenue traffic. Need to address this. c) Confirm against conclusions in EIR. Also need to address rail corridor d) Reference shuttle, trolley, links to the larger Old Towne sidewalk network, and the OTC. 	Will provide this section and responses with the next resubmittal.
B-20	Confirm against EIR findings.	Will provide this section and responses with the next resubmittal.
B-21	<ul style="list-style-type: none"> a) Also Railroad Corridor NCA. b) ...rehabilitated and placed on the National Register of Historic Places by Chapman.... 	Will provide this section and responses with the next resubmittal.
B-22	<ul style="list-style-type: none"> a) Ultimately reference any discussion that comes out in EIR that pertains to excavation for projects and site monitoring. b) Confirm against conclusions of EIR. Also make some reference here to the content of the CUSP infrastructure plan. 	Will provide this section and responses with the next resubmittal.
B-23	<ul style="list-style-type: none"> a) Also reference the fact that projects associated with Specific Plan implementation will participate in construction material recycling. b) Confirm against conclusions of EIR. May be appropriate to reference Development Agreement as well. Need to know more about proposed development agreement content. c) Confirm against conclusions of EIR. 	Will provide this section and responses with the next resubmittal.
B-24	Discuss interface with Santa Fe Depot Specific Plan pedestrian corridors and linkage to OTC.	Will provide this section and responses with the next resubmittal.
B-25	<ul style="list-style-type: none"> a) Also address Panther Village area as it is somewhat of a gateway location for the City. b) Also address Panther Village area. 	Will provide this section and responses with the next resubmittal.
B-26	<p>Think about whether or not there is a way to discuss student/neighborhood residential building issues with respect to secondary consequences of students living in the neighborhood, absentee landlords, deteriorating property conditions, etc.</p> <p>Also address this in EIR and tie the findings of the EIR to this consistency determination.</p>	Will provide this section and responses with the next resubmittal.

B-27	<ul style="list-style-type: none"> a) Address Panther Village area. b) Confirm against conclusions of the EIR. Also reference Specific Plan infrastructure plan. c) Need to update this section based on 2014 Housing Element. This seems to reference our 2010 Housing Element. Some changes were made to goals and policies, including a specific policy action related to coordinating with Chapman on student housing issues. d) It would be interesting to generally note how on-campus housing costs compare to off campus for faculty, staff and students (more expensive, less expensive, or comparable). e) Provide more specifics re: student housing at core campus and Panther Village. 	Will provide this section and responses with the next resubmittal.
B-28	<ul style="list-style-type: none"> a) Elaborate on Specific Plan and more core campus and Panther Village housing for students. b) Review all the rest of this text based on 2014 Housing Element. 	Will provide this section and responses with the next resubmittal.