



**UNAPPROVED FINAL  
MINUTES**

**MINUTES**

Meeting No. 5

ORANGE UNIFIED SCHOOL DISTRICT  
**Surplus Property "7-11" Committee Meeting / Killefer Annex Property**

District Office  
1401 N. Handy Street  
Orange, CA 92867

May 17, 2016, 3:30 P.M.  
Conference B, Bldg. B

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**I. CALL MEETING TO ORDER**

Dr. Ken Miller called the meeting to order at 3:33 P.M.

**II. ESTABLISH QUORUM**

A quorum was established.

Committee members present: Robert Baca, Mark Chew (present at 3:35 P.M.), Pam McDonald, Ken Miller, Ava Schumacher and Ronda Wun.

Committee members absent: Lisa Kim.

**III. PLEDGE OF ALLEGIANCE**

Dr. Miller invited the audience to join in reciting the Pledge of Allegiance.

**IV. COMMENTS FROM THE FLOOR**

There were no public comments.

**V. APPROVAL OF THE AGENDA /**

**ACTION**

Pam McDonald motioned to approve the agenda, second by Ronda Wun.  
Motion passed: 6-0-1

**VI. APPROVAL OF MINUTES OF MAY 3, 2016 MEETING /**

**ACTION**

Ronda Wun motioned to approve the May 3, 2016 minutes, second by Pam McDonald.  
Motion passed: 6-0-1

**VII. DISCUSSION OF KILLEFER ANNEX PROPERTY /**

**ACTION**

**Speakers:**

Brian Lochrie, Community Outreach for Western State Housing (WSH), conducting community outreach for past few months gathered great community feedback about Killefer project. Project is currently entering the Environmental Impact Report (EIR) phase with City of Orange. Community is concerned about Chapman College housing issues. Killefer project helps mitigate three key issues: 1.) Additional Chapman student housing, 2.) Housing within walking distance to college alleviating some traffic issues, and 3.) Project contains two levels of underground parking. The WSH Project is beginning the long regulatory process but ultimately seen as moving forward and as a beneficial project for the school district, City of Orange, and the community.

Jeff Frankel, Old Town Preservation Association (OTPA), stated OTPA was unaware of 7/11 Meeting occurrences, although OTPA has met numerous times with Leason Pomeroy and Doug DeCinces of WSH regarding project. OTPA does not currently stand in full

support of project, although they too acknowledge issues with the number of Chapman students as mentioned in context of parking, housing, and traffic. OTPA's primary focus of concern is the impact of the project development on the historic building and the historic district. Speaking from his experience, all students own cars and will exacerbate existing traffic issues.

Tony Trabucco, OTPA, concerned with the proposed scale and mass of the project. Mr. Trabucco does not want project to overwhelm the historic building. Would prefer the building was restored, rehabilitated, and conserved, but realizes the cost may be prohibitive. Although student housing is needed, the Killefer property may not necessarily be a site best suited to fulfill the need.

**Discussion:**

Constance Schwindt, AALRR, mentioned at this time, it was also appropriate for committee members to discuss their thoughts regarding Killefer Annex Property.

In addition, Ms. Schwindt, reminded the committee although feedback and information regarding the adjacent WSH project adds a contextual backdrop, the committee's focus remains the Killefer Annex parcel and the District's needs and uses for it.

Robert Bacca questioned whether the District had considered student population projections versus the permanency of selling the property. Joe Sorrera, Assistant Superintendent, had addressed the issue in an earlier committee presentation. Furthermore, Mr. Bacca expressed concern regarding his impression that Mr. DeCinces portrayed the WSH project as an all or nothing project.

Ava Schumacher mentioned since the adjacent Killefer property was sold to WSH, it is WSH prerogative to proceed as they see fit to develop the site. However, without the Killefer Annex site, WSH will need to exercise a different parking solution. Joe Sorrera mentioned it was his recollection that WSH would develop a second level underground for parking.

Again, Ms. Schwindt, cautioned the Committee to remain focused on the Killefer Annex site and the District's needs and uses for it and not to allow the transaction with the Killefer Site-WSH Project to influence their decision.

Ms. Schumacher expressed concern for the construction noise generated by the project as well as access ease to the school during construction.

A committee member requested Mr. Lochrie to address the status of the project by WSH without the parcel. Mr. Lochrie confirmed the WSH project would continue to move forward.

**VIII. FINALIZATION OF DRAFT REPORT/**

**ACTION**

Discussion:

The creation of a subcommittee at the May 3, 2016 meeting was to assist with input and revisions to the Preliminary Draft Report. Once additional input and revisions were completed, the Report was sent to all Committee Members for review. Ms. Schwindt clarified on page 4 that an Exhibit was misidentified and needed correction.

Ronda Wun mentioned the Committee assembled for five (5) meetings therefore the number needed correcting on page 2 in the Final Report and Recommendation.

Pam McDonald made a motion to approve the Final Report and Recommendation to the Board of Education with two corrections, second by Ava Schumacher.

Motion passed: 6-0-1

**IX. COMMENTS FROM COMMITTEE MEMBERS**

Discussion:

Ronda Wun asked what steps are necessary to move the fence from its present location closer toward the sidewalk (Eastern side of property). Mr. Sorrera mentioned the District is talking with architects to review needs at Richland Continuation and condense information into a report. Ultimately, the District would like to remove the portable buildings, which would then capture extra green space for the school. The committee could include the fence movement as part of their recommendation to the Board of Education.

Additionally, on May 26, 2016 the Final Report and Recommendation are to be presented to the Board of Education. 7/11 Committee members are not required to attend but are encouraged as the Board may like to express their gratitude to the committee members.

**X. ADJOURNMENT**

Dr. Miller adjourned the meeting at 4:05 P.M.