

Follow-up question about Code Enforcement

kathie walker <...>
To: "Mezzapesa, John" <jmezzapesa@slocity.org>, "Tway, Timothea (Timmi)" <ttway@slocity.org>

Sat, May 23, 2026 at 2:25 PM

Hi John,

Back on December 7, 2023, I contacted you on behalf of one of my elderly neighbors, Edith Jakes, who was concerned that a fraternity had moved in next to her home in Fall 2023 and she reached out to me. She'd lived in the neighborhood since the 1950s and still lives there today.

You responded on December 8, 2023, that you had communicated with Christine Wallace of SLOPD "to make them [PD] aware of the situation and advise them" that you "would be coordinating a larger effort to address these issues." You also said you'd spoken with Cal Poly about the situation related to unlawful fraternity operations throughout the neighborhood and you'd follow up about 496 Kentucky which had two homes on the parcel including 1350 Stafford. I have included screenshots of our correspondence at the end of this email.

I have a serious question: When you spoke with Christine Wallace to make the police department aware of the situation and "advise them" about the illegal fraternity operations in the neighborhoods, did Ms. Wallace inform you that SLOPD had already been receiving weekly Cal Poly event lists identifying fraternity parties approved by Cal Poly before the weekend, including 496 Kentucky/1350 Stafford? At that point, SLOPD had been receiving the weekly lists of fraternity party addresses in our neighborhood for almost two years. Ms. Wallace was comparing those lists against the SLOPD dispatch log on Mondays. I'm not sure what communication was taking place between SLOPD and Cal Poly because Theta Chi at this address received multiple citations.

I have attached an email received by SLOPD on Friday, October 20, 2023, more than a month before my email to you, that confirms Theta Chi was having a party at the property at 1350 Stafford / 496 Kentucky on 10/20/2023. SLOPD already knew that Theta Chi was operating unlawfully at that address next door to Edith when you spoke with Wallace in December 2023. Cal Poly also knew because it approved the party. There are multiple lists received by SLOPD that identify this address, and several others I spoke to you about, such as 1271, 1273 and 1275 Stafford Street, which is behind our home one block over and also continually kept us awake because of their parties but were not issued Notice of Violation when I reported them.

My neighbors and I deserve a clear explanation of how this information was being handled between SLOPD and Code Enforcement while unlawful fraternity operations continued to expand year over year.

496 Kentucky/1350 Stafford was one of the addresses included on your records request in October 2024, when you asked Cal Poly to confirm if multiple addresses were operating as fraternities and Cal Poly refused to make that confirmation and denied your request. But SLOPD already had confirmation of that address.

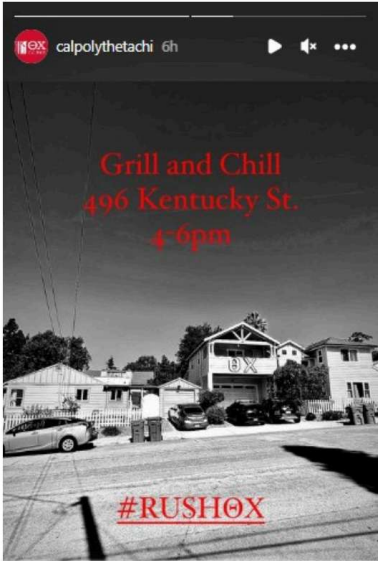
If Code Enforcement was simultaneously attempting to identify unlawful fraternity operations while another City department was already receiving advance weekly lists identifying those same operational addresses, the community deserves to understand how that disconnect occurred and why it persisted while neighborhood impacts escalated. I appreciate your clarification so that our community can better understand where the breakdown happened that allowed this problem to get out of control.

Kathie

kathie walker
to Timothea, John, Edith
Timmi and John,

Thu, Dec 7, 2023, 9:16 PM ☆ 😊 ↩ ⋮

My elderly neighbor, Edith Jakes, has asked me to contact you on her behalf about the fraternity next door to her on Stafford, which has caused disturbances since they moved in. The fraternity is Theta Chi and their address is 496 Kentucky which is comprised of two houses on the corner of Kentucky and Stafford, including a single-story structure on the corner and a two-story structure facing Stafford. Edith's house is at 1368 Stafford, directly next door, and to the right of the two-story structure pictured below.



Here is a photo of the property from the presentation I gave you during our meeting on 11/08/2023.



I have copied Edith on this email, at her request, to ensure that we are both kept in the loop about what is happening to correct the problem of a fraternity living next door to her in an R-2 neighborhood. She said she checks her email once a week so I told her I would call her to discuss any correspondence I / we receive about this issue.

Edith is 89 years old and has lived in her home for decades, where she raised her family. She was blindsided when the property next door was sold earlier this year and a fraternity moved in. There have been ongoing problems including loud parties and junk left in the front yards. this has been distressing for her and I'm hopeful you can help resolve the issue as fraternities are not allowed to operate in R-1 and R-2 neighborhoods, and must have a use permit for other zones.

There were three calls for a noisy party at the fraternity at 496 Kentucky on 10/28/2023 and I have attached a video of the party taken at 9:40 p.m.

The first call at 8:26 p.m. was cleared as a "negative violation". Unfortunately, it is common for SLOPD to not cite noisy parties in our neighborhood even if they are loud and can be heard from a distance.

231028089 10/28/23 Received:20:26 Dispatched:20:28 Arrived:20:30 Cleared:20:37
Type: NOISE POLICE Location:PN2
As Observed:
Addr: 496 KENTUCKY; GRID K-06, San Luis Obispo, Clearance Code:Negative Violati
Responsible Officer: Sisemore, P
Units: 4208
Des: (MDC) Completed call incid#=231028089 call=1261
CALL COMMENTS: LOUD PARTY

The second call was cleared as "unable to locate" despite a party of 200 people, with college students spilling into the yard and sidewalks. I emailed the video to SLOPD Chief Rick Scott on 11/11/2023, which was taken eight minutes after the party was cleared as unable to locate, and asked how this happened but he has not answered my question.

231028101 10/28/23 Received:21:27 Dispatched: Arrived:21:28 Cleared:21:32
Type: Noise Party Location:PN2
As Observed:
Addr: KENTUCKY & STAFFORD; GRID K-06; GRID K-07 Clearance Code:Unable to Locate
Responsible Officer: Kemp, C
Units: 54
Des: (MDC) Completed call incid#=231028101 call=1431
CALL COMMENTS: 21:30:23 10/28/2023 - 20139 - From: Kemp, C

The third call was called in at 9:44 p.m. and resulted in a citation which says that there were 200 people at the party.

231028109 10/28/23 Received:21:44 Dispatched:21:55 Arrived:21:59 Cleared:22:20
Type: NOISE POLICE Location:PN2
As Observed:
Noise Party
Addr: 496 KENTUCKY; GRID K-06, San Luis Obispo, Clearance Code:Citation
Responsible Officer: Sisemore, P
Units: 4208
Des: incid#=231028109 CIT/CAMACHO,RICARDI 200 CP ALC disp:NR clr:CIT oc:NSPY
call=152 + 1
CALL COMMENTS: LOUD PARTY

Edith said that the fraternity members told her they were issued a citation which cost them \$3,000 but they said "the fraternity paid the fine" and it is her understanding that the property may be owned by the fraternity.

Would you please notify the property owner of 496 Kentucky that they cannot operate a fraternity at that location? Please let Edith know via her email and keep me in the loop, if possible, so I can continue to assist her. Feel free to contact me at [redacted] as well if you have any questions.

Thank you,

to Timothea, me, Edith ▾

Hi Kathie and Edith,

I just wanted to shoot a note back before the end of the day to let you know that I received your email and will be assigning this to an officer for follow up.

There are obviously a number of issues that we still need to look at surrounding the Fraternity/Sorority situation as discussed, a couple weeks ago. I have spoken to Elizabeth at CalPoly and with Christine Wallace with PD to make them aware of the situation and advise them that I will be coordinating a larger effort to address these issues.

In the meantime, I will make the location at 496 Kentucky a priority for follow up.

Let me know if you have any questions.

Regards,

John Mezzapesa
Code Enforcement Supervisor

From: Cal Poly Police <police@calpoly.edu>
Sent: Friday, October 20, 2023 1:04 PM
To: Schafer, Aaron; Dickel, Jason
Cc: Amoroso, Brian; Mickel, Fred
Subject: FSL Approved Off-Campus Events 10.20-10.21

Events Without Alcohol						
Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Christopher Green		Delta Chi	10/20/2023	8:00pm	9:00pm	1236 Monte Vista Place
Katya Boychuk		Alpha Chi Omega	10/20/2023	8:00pm	9:00pm	1236 Monte Vista Place
Brooke Stroodder		Chi Omega	10/21/2023	3:00pm	6:00pm	1 Grand Avenue (Cal Poly)
Garret Eager		Sigma Pi	10/21/2023	1:00pm	4:00pm	1525 Slack St.
Meghan Olson		Sigma Kappa	10/21/2023	1:00pm	4:00pm	1525 Slack St.
Alex Lebel		Delta Upsilon	10/21/2023	12:00pm	1:00pm	170 Fredericks St.
Ava Arquisch		Alpha Omicron Pi	10/21/2023	12:00pm	1:00pm	170 Fredericks St.
Jonathan Vochatzer		Phi Kappa Psi	10/20/2023	8:00pm	9:00pm	1275 Stafford St.
Ava Arquisch		Alpha Omicron Pi	10/20/2023	8:00pm	9:00pm	1275 Stafford St.
Aiden Sim		Beta Theta Pi	10/21/2023	9:30pm	11:59pm	1327 E Foothill Blvd
Aiden Sim		Beta Theta Pi	10/21/2023	3:00pm	7:00pm	1327 E Foothill Blvd

Events With Alcohol						
Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Zane Sieger		Zeta Beta Tau	20-Oct	5:00pm	9:00pm	244 Albert Dr
Thomas Symer		Lambda Chi Alpha	10/20/2023	9:00pm	11:59pm	1241 Monte Vista Place
Nico Diferdinando		Kappa Sigma	10/20/2023	8:00pm	11:00pm	322 Hathway Ave
Bennett Steiger		Delta Chi	10/20/2023	8:00pm	11:00pm	1326 Monte Vista Place
Garret Fager		Sigma Pi	10/20/2023	8:00pm	11:00pm	124 Stenner St.
Jonathan Vochatzer		Phi Kappa Psi	10/20/2023	8:00pm	1:00am	1335 E Foothill Blvd
Jack Minor		Sigma Nu	10/20/2023	8:00pm	1:00am	145 Hathway
Matthew Reis		Pi Kappa Phi	10/20/2023	9:00pm	1:00am	740 W. Foothill Blvd
Nick Mitchell		Theta Chi	10/20/2023	9:00pm	12:00am	1350 Stafford St
Logan Phair		Phi Sigma Kappa	10/21/2023	8:00pm	11:59pm	1908 Loomis St
Bennett Steiger		Delta Chi	10/21/2023	7:00pm	11:00pm	1326 Monte Vista Place
Dominic Davidson		Alpha Sigma Phi	10/21/2023	9:0pm	1:00pm	299 Albert Dr
Nico Diferdinando		Kappa Sigma	10/21/2023	1:00pm	5:00pm	281 Hathway Ave
Nicholas Cariquitan		Phi Gamma Delta	10/21/2023	8:00pm	12:00am	1229 Fredericks St
Asher Joseph		Alpha Epsilon Pi	10/21/2023	9:00pm	11:59pm	280 California Blvd
Jack Minor		Sigma Nu	10/21/2023	12:00pm	5:00pm	301 Hathway Avenue
Alex Lebel		Delta Upsilon	10/21/2023	2:00pm	5:00pm	1700 Fredericks St

Thank you,

Bryan Cox
Deputy Chief of Police
Cal Poly Police Department
Public Safety