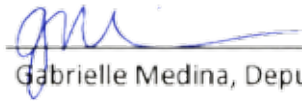


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San Luis Obispo Superior Court

By:


Gabrielle Medina, Deputy Clerk

Matthew S.L. Cate (SBN 295546)
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Counsel for Petitioner/Plaintiff Kathie Walker

**SUPERIOR COURT OF THE STATE OF CALIFORNIA
FOR THE COUNTY OF SAN LUIS OBISPO**

KATHIE WALKER,

Petitioner/Plaintiff,

v.

BOARD OF TRUSTEES OF THE
CALIFORNIA STATE UNIVER-
SITY,
et al.,

Respondents/Defendants.

Case No. 26CV-0166

Hon. Tana L. Coates

**Index of Exhibits in Support of Peti-
tioner's Motion for Judgment on Verified
Petition for Writ of Mandate; Exs. 1-14**

Hearing: November 4, 2026

Time: 9:00 a.m.

Dept.: 4

Action filed: March 18, 2026

Pursuant to California Rule of Court 3.1110(f), Petitioner/Plaintiff Kathie Walker submits this Index of Exhibits in support of her Motion for Judgment on Verified Petition for Writ of Mandate and Complaint for Declaratory and Injunctive Relief. The following exhibits are attached to this index:

Exhibit No.	Description	Declaration
1	Select Provisions of City of San Luis Obispo ("City") Municipal Code	Cate Decl. ¶ 2
2	City Planning Commission Resolutions from 2025 and 2026	Cate Decl. ¶ 3
3	May 2026 City Council Agenda Report prepared by John Mezzapesa, City Code Enforcement Supervisor, regarding "Code Enforcement Priorities."	Cate Decl. ¶ 4

4	The “Recognized Student Organizations” handbook published by California Polytechnic State University, San Luis Obispo (“Cal Poly”)	Cate Decl. ¶ 5
5	Assembly Floor Analysis, Concurrence in Sen. Amendments to AB 524 (2021-2022 Reg. Sess.) as amended Aug. 15, 2022	Cate Decl. ¶ 6
6	Copy of the web page for Cal Poly’s Office of Fraternity and Sorority Life (“FSL Office”)	Cate Decl. ¶ 7
7	A copy of the September 2024 version of Cal Poly’s policies and guidelines governing the registration of fraternity events	Walker Decl. ¶ 6
8	Select examples of redacted copies of fraternity party-registration forms disclosed by Cal Poly	Walker Decl. ¶ 7
9	Examples of fraternity party promotional materials posted to the DoorList app	Walker Decl. ¶¶ 8–10
10	Examples of Instagram posts promoting Cal Poly-recognized fraternity parties	Cate Decl. ¶ 8
11	Examples of posts to “Cal Poly Now” promoting Cal Poly-recognized fraternity parties	Cate Decl. ¶ 9
12	Select examples of public records disclosed by the City reflecting communications between Cal Poly and the City Police Department regarding fraternity parties registered with the FSL Office	Walker Decl. ¶¶ 11–12
13	A compilation of news articles reporting on discord, in San Luis Obispo and elsewhere, regarding fraternity parties and residential neighborhoods	Cate Decl. ¶¶ 10–11
14	A copy of a statement regarding Family Educational Rights and Privacy Act that Cal Poly posts to its website	Cate Decl. ¶ 12

Date: June 12, 2026

LAW OFFICE OF MATTHEW S.L. CATE

Matthew S.L. Cate

Counsel for Petitioner/Plaintiff Kathie Walker

EXHIBIT 1

17.10.020 Use regulations by zone.

A. *Allowed Uses.* Uses within zones shall be regulated as set forth in Table 2-1: Uses Allowed by Zone, subject to subsections [B](#) through [F](#) of this section and additional regulations specified in the Specific Use Regulations column of Table 2-1. Land uses are defined in Chapter [17.156](#) (Land Use Definitions). In Table 2-1, symbols shall have these meanings:

- A The use is allowed as a matter of right.
- MUP The use requires a minor use permit approved by the director, as provided in Section [17.110.030](#) (Procedure—Minor Use Permit).
- CUP The use requires a conditional use permit approved by the planning commission, as provided in Section [17.110.030](#) (Procedure—Minor Use Permit).
- M/A The use is allowed above the ground floor only. Subject to minor use permit review, the use may be established on the ground floor.

Variations to allowed uses in Table 2-1: Uses Allowed by Zone may be permitted or required by Chapter [17.50](#): Specific Plan (SP) Overlay Zone, Chapter [17.52](#): Special Focus Area (S-F) Overlay Zone, and Chapter [17.60](#): Special Considerations (S) Overlay Zone.

B. *Interpretation of Use Listing.*

1. *Director's Determination.* In cases where a specific land use or activity is not defined, the director shall assign the land use or activity to a classification that is substantially similar in character per Section [17.04.030\(B\)](#) (Director's Determination). This interpretation procedure shall not be used as a substitute for the amendment procedure as a means of adding new types of uses to a zone.
2. *Uses Not Listed and Not Substantially Similar.* Any use not expressly allowed by these zoning regulations is prohibited.

C. *Primary and Accessory Uses.* Listed uses are primary uses. Accessory uses are allowed only where a primary use is established, as defined in Section [17.158.046](#) (U Definitions). An accessory use may be allowed if it is listed as an allowed or conditionally allowed use in Table 2-1 for the applicable zone. Bars and taverns, live entertainment, or other uses or activities as identified in Article [4](#) of this title (Regulations for Specific Land Uses and Activities), are not considered accessory uses, unless specifically defined as accessory in Article [4](#) of this title (Regulations for Specific Land Uses and Activities) or Article [9](#) of this title (Definitions).

D. *Airport Land Use Plan.* Land uses within the Airport Land Use Plan (ALUP) boundaries shall be consistent with ALUP Table 4-5 (Airport Land Use Compatibility Table) as identified in the Amended and Restated San Luis Obispo County Regional Airport (SBP) Airport Land Use Plan. Properties within specific plan areas that are also within the boundaries of the ALUP Airport Influence Area (AIA), shall be reviewed for conformance with the standards of their

respective specific plans, which have received a determination of consistency with the ALUP from the Airport Land Use Commission.

E. *Specific Plan Consistency.* See Section [17.02.080](#) (Relationship to Specific Plans).

F. *Prohibited Uses.* The following uses are prohibited in all zones:

1. RESERVED;
2. Drive-through facilities;
3. Large-scale retail with over 140,000 square feet of gross floor area;
4. Livestock feed lots;
5. Mineral extraction and commercial mining;
6. Onshore support facilities for offshore oil or gas development;
7. Vacation rentals. See also Section [17.86.160](#) (Homestay Rentals).

Table 2-1: Uses Allowed by Zone																
Key:	A = Allowed; MUP = Minor Use Permit approval required; CUP = Conditional Use Permit approval required															
	M/A = Minor Use Permit approval required on ground floor along street frontage, allowed on second floor or above															
Land Use	Permit Requirement by Zoning District															
	AG	C/OS	R-1	R-2	R-3	R-4	PF	O	C-N	C-C	C-R	C-D	C-T	C-S	M	BP
Boarding House					CUP	CUP					MUP	MUP				
Caretaker Quarters	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	MUP
Continuing Care Community			MUP	MUP	MUP	MUP		MUP			MUP	MUP				
Elderly and Long-Term Care					MUP	MUP		MUP			M/A	M/A	MUP			
Family Day Care (Small and Large)	A		A	A	A	A		A	A	A	A	A	A	A	A	See Sec. 17.86.100 and H&SC Sec. 1597.40
Fraternities and Sororities					CUP	CUP										Section 17.86.130
Hospice In-Patient Facility				CUP	CUP	MUP	CUP	CUP			MUP					
Mobile Home Park			A	A	A	A										See GC Sec. 65852.7 , 65863.7 , 65863.8
Residential Care Facilities—6 or Fewer Residents	A		A	A	A	A		A	M/A		M/A	M/A	MUP			Multiple state statutes

(Ord. 1743 § 11, 2025; Ord. 1740 § 3, 2024; Ord. 1739 § 3, 2024; Ord. 1705 §§ 6—8, 2021; Ord. 1657 §§ 3, 4, 2019; Ord. 1650 § 3 (Exh. B), 2018; Ord. 1647 § 6 (Exh. C), 2018)

The San Luis Obispo Municipal Code is current through Ordinance 1755, passed February 17, 2026.

Disclaimer: The City Clerk's Office has the official version of the San Luis Obispo Municipal Code. Users should contact the City Clerk's Office for ordinances passed subsequent to the ordinance cited above.

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17.86.130 Fraternities and sororities.

A. *Applicability.* The provisions in this section shall apply to “fraternities and sororities,” as defined in Chapter 17.156 (Land Use Definitions) and where permitted in Chapter 17.10 (Use Regulations). This section is intended to promote the quality of life in residential neighborhoods by ensuring that dwelling units housing multiple persons who are members of a fraternity or sorority provide adequate support facilities for the intensity of associated use, and that such uses are operated in a manner that is not detrimental to the neighborhood in which they are located due to excessive noise, inadequate off-street parking, general property maintenance, and similar conditions. The following standard conditions shall apply to all fraternities and sororities.

1. Occupancy shall be limited to not more than one resident per sixty square feet of building area. The landlord shall allow the city to verify occupancy by allowing an inspection of the records or by a visual inspection of the premises. Any inspection shall be at a reasonable time and shall be preceded by a twenty-four-hour notice to the residents.
2. The maximum number of persons allowed on site for routine meetings and gatherings shall not exceed the limit established by the applicable conditional use permit.
3. The fraternity or sorority shall remain affiliated and in good standing with the Interfraternity Council of Student Life and Leadership at California Polytechnic University, San Luis Obispo. If the fraternity or sorority becomes unaffiliated or no longer held in good standing with California Polytechnic University, the conditional use permit shall be revoked.
4. The landlord shall provide names and telephone numbers of responsible persons to the community development department and SLOPD neighborhood services manager on an annual basis. Responsible persons shall be available during all events and at reasonable hours to receive and handle complaints.

B. *Required Findings.* In acting to approve a conditional use permit for a fraternity or sorority, the review authority shall be required to make the following findings:

1. As conditioned, the project will not be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity because conditions have been included that place limits on the number of persons allowed on site, restrict activities, provide adequate parking, and limit potential disturbances to neighboring properties. The project will be compatible with site constraints and the character of the neighborhood.
2. The proposed project is consistent with General Plan Land Use Policy 2.6.5 and Housing Element Policy 8.6 to locate student housing projects, fraternities, and sororities in close proximity to the Cal Poly campus and other student-oriented uses and housing.
3. As conditioned, the proposed use is consistent with the zoning regulations because the number of residents is consistent with the group housing maximum occupancy limits and the parking configuration is

consistent with neighboring properties and results in an adequate number of parking spaces for residents.
(Ord. 1650 § 3 (Exh. B), 2018)

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17.156.014 F definitions.

Family Day Care. A day care facility licensed by the state that is located in a single-unit residence or other dwelling unit where a resident of the dwelling provides care and supervision for children under the age of eighteen for periods of fewer than twenty-four hours a day.

Small. A facility that provides care for eight or fewer children, including children who reside at the home and are under the age of ten. See Health and Safety Code Section [1596.78](#).

Large. A facility that provides care for nine to fourteen children, including children who reside at the home and are under the age of 10. See Health and Safety Code Section [1596.78](#).

Farm and Feed Stores. See “Nurseries and Garden Centers.”

Farmworker Housing. Housing accommodation developed for and/or provided to farmworkers and shall consist of any living quarters, dwelling, boarding house, tent, barracks, bunkhouse, maintenance-of-way car, mobile home, manufactured home, recreational vehicle, travel trailer, or other housing accommodation maintained in one or more buildings and on one or more sites. Farmworker housing includes:

1. **Farmworker Dwelling Unit**—Housing for up to six farmworkers or one farmworker and his or her household.
2. **Farmworker Housing Complex**—Either housing that (a) contains group-style housing, such as barracks or a bunkhouse, with a maximum of thirty-six beds and is occupied exclusively by farmworkers; or (b) contains a maximum of twelve residential units occupied exclusively by farmworkers and their households.

Food and Beverage Sales. Retail sales of food and beverages for off-site preparation and consumption.

Convenience Store. A retail establishment with not more than four thousand five hundred square feet of gross floor area, offering for sale products including but not limited to fresh food and produce, prepackaged food, household items, newspapers and magazines, and sandwiches and other freshly prepared foods, such as salads, for off-site consumption. Sale of alcoholic beverages is limited to beer and wine only in conjunction with an ABC License Type 20.

General Market. Retail food markets of food and grocery items for off-site preparation and consumption. Typical uses include supermarkets, neighborhood grocery stores, and specialty food stores, such as retail bakeries; candy, nuts, and confectionery stores; meat or produce markets; vitamin and health food stores; cheese stores; and delicatessens. This classification may include small-scale specialty food production such as pasta shops with retail sales.

Liquor Store. Any business selling alcoholic beverages as a primary use, including beer, wine, distilled spirits, hard liquor, and/or any other alcoholic beverages. Does not include grocery stores, convenience stores, warehouse stores, or other alcohol sales authorized as part of an off-site wine tasting room or food and beverage product manufacturing.

Produce Stand. A temporary facility for selling seasonal goods such as fruits, vegetables and plants.

Food Preparation. Businesses preparing and/or packaging food for off-site consumption, excluding those of an industrial character in terms of processes employed, waste produced, water used, and traffic generation. Typical uses include catering kitchens, bakeries with on-site retail sales, and small-scale specialty food production. Food preparation may also be considered accessory to allowed restaurant uses.

Food Trucks. Any self-propelled, motorized device or vehicle by which any person or property may be propelled or moved upon a highway or street, excepting a device moved exclusively by human power, or which may be drawn or towed by a self-propelled, motorized vehicle, from which food or food products are sold, offered for sale, displayed, bartered, exchanged, or otherwise given.

Fraternities and Sororities. Residence for college or university students who are members of a social or educational association that is affiliated and in good standing with the California Polytechnic State University and where such an association also holds meetings or gatherings.

Freight/Truck Terminals. Transportation facilities furnishing services incidental to freight, courier, and postal services by truck, airplane, or rail. This classification does not include local messenger and local delivery services (see "Light Fleet-Based Services").

Fuel Dealer. A retail trade establishment that sells fuel oil, butane, propane, and liquefied petroleum gas (LPG), bottled or in bulk, to consumers, as the primary use of the site. Does not include the sale of these fuels as an accessory use to a service/fueling station or other retail establishment.

Funeral Parlors and Interment Services. An establishment primarily engaged in the provision of services involving the care, preparation, or disposition of human remains and conducting memorial services. Typical uses include crematories, columbaria, mausoleums, mortuaries, funeral chapels, and funeral homes. (Ord. 1705 § 94, 2021; Ord. 1650 § 3 (Exh. B), 2018)

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EXHIBIT 2

RESOLUTION NO. PC- 1102-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO REVOKING THE CONDITIONAL USE PERMIT FOR A FRATERNITY AT 1236 MONTE VISTA PLACE. THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW.

WHEREAS, on August 12, 1998, the Planning Commission of the City of San Luis Obispo revised a Use Permit to allow a fraternity (Kappa Sigma) at 1236 Monte Vista Place (Resolution No. 5230-98 (1998 Series)); and

WHEREAS, after Kappa Sigma vacated the project site, Delta Chi began residing at the project site in 2012 and continued the use as a fraternity organization under the provisions of Use Permit U106-98; and

WHEREAS, on November 2, 2021, a Notice to Correct Code Violation(s)/Notice of Violation was issued to the property due to unpermitted work to enclose upper story balconies to convert non-habitable space into sleeping areas. Building permits to convert the spaces back into decks were submitted in October 2022 and December 2023, but the work has not been completed; and

WHEREAS, the City received complaints, and, between September 2024 and May 2025, the Police Department issued three citations relating to noise violations at the property (one was successfully appealed) and one citation for an unruly gathering; and

WHEREAS, Code Enforcement issued a Notice of Violation on March 19, 2025, relating to the multiple, verified violations of the existing Use Permit; and

WHEREAS, in order to grant a conditional use permit, the Planning Commission must find, among other things, that the establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use (SLOMC 17.110.070(A)(5)); and

WHEREAS, revocation of an existing Conditional Use Permit is appropriate if the Planning Commission cannot make one or more findings of San Luis Obispo Municipal Code Chapter 17.110 upon review of the permit due to violations thereof (SLOMC 17.102.020); and

WHEREAS, Condition No. 11 of Use Permit U106-98 requires Planning Commission re-review if complaints are received by the City, at which time the Planning Commission could add, delete, or modify conditions of approval, or revoke the use permit; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on May 28, 2025, for the re-review of the Conditional Use Permit and to consider the continuation of the fraternity at 1236 Monte Vista, pursuant to a proceeding instituted under USE-0333-2025, Sigma Nu, applicant; and

WHEREAS, notice of said public hearing was provided at the time and in the manner required by, including publication on May 15, 2025, in the New Times newspaper of a legal ad for the public hearing; and

WHEREAS, at said hearing, the Planning Commission of the City of San Luis Obispo considered all evidence, including testimony of the applicant, public comment, and recommendations by staff; and

WHEREAS, the Planning Commission voted 5-0 (two members absent) to revoke the Conditional Use Permit and directed their legal counsel to prepare a Resolution of revocation for the Commission's adoption at the next regular meeting of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Recitals stated above are incorporated herein as Findings of the Planning Commission. In revoking the Conditional Use Permit pursuant to Municipal Code §17.102.020(C)(7), and without prejudice, the Planning Commission additionally finds:

1. The current use is not consistent with Fraternity regulations of Municipal Code Section 17.86.130 because:
 - a. The fraternity has been repeatedly cited for violations of the City's Noise Ordinance and unruly gatherings.
 - b. Since May 2024, ten (10) complaints have been made to the Police for noise violations at the property, resulting in several citations. One of these occurred after the property was served with a Notice of Violation of the Conditional Use Permit on March 19, 2025.
 - c. The fraternity was cited by Police on March 15, 2025, for the "St. Fratty's Day" party hosted on the property, during a safety enhancement zone and despite City staff's proactive outreach to fraternity organizations ahead of the St. Patrick's Day Weekend to encourage safe celebrations and deter unruly gatherings.
 - d. The fraternity was most recently cited for a noise violation on May 17, 2025, after the fraternity was provided notice of the Planning Commission hearing on re-review of the Conditional Use Permit.

- e. The maximum number of persons on site repeatedly exceeded the limit established by the Conditional Use Permit.
 - f. The fraternity has failed to apply for special event permits or parking and transportation plans as required by their Conditional Use Permit, despite hosting events which exceeded the routine gathering capacity limits of the Permit.
 - g. There have been a series of events detrimental to the health, safety, and welfare of the neighborhood.
 - h. There has been an institutional failure within the fraternity to educate its members about the existence and requirements of the Conditional Use Permit.
2. For the reasons stated above, the design, location, size, and operating characteristics of the current use is not compatible with residential uses in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code §17.110.070(A)(3) cannot be made.
3. For the reasons stated above, the continued use of the property as a fraternity under the Conditional Use Permit is not appropriate for the subject location, is incompatible with the neighborhood, and will be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code § 17.110.070(A)(5) cannot be made.

SECTION 2. Environmental Review. The project is exempt from environmental review under Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the revocation of the Conditional Use Permit may have a significant effect on the environment. Additionally, CEQA does not apply to projects which a public agency rejects or disapproves. (CEQA Guidelines Section 15270.)

SECTION 3. Action. The Planning Commission hereby REVOKES the Conditional Use Permit U106-98, previously issued as to 1236 Monte Vista Place for use as a fraternity, based on the Findings stated above. Use as a fraternity shall cease immediately upon execution of this Resolution. Any subsequent application to establish a subsequent Conditional Use Permit for a fraternity at the location shall be subject to all requirements of the Municipal Code, including but not limited to Section 17.86.130 and Chapter 17.110.

SECTION 4. Appeal. This Resolution of the Planning Commission may be appealed to the City Council by filing an appeal with the City Clerk within ten (10) calendar days of date of this decision as stated below and in compliance with San Luis Obispo Municipal Code Chapter 17.126. The appellant must pay the appropriate appeal fee, if applicable.

On motion by Commissioner Munoz-Morris, seconded by Commissioner Flores, and on the following roll call vote:

AYES:	Commissioners Munoz-Morris, Flores, Kahn, Vice Chair Tolle, and Chair Houghton
NOES:	None
RECUSED:	None
ABSENT:	Commissioner Jorgensen, Commissioner Cooley

The foregoing resolution was passed and adopted this 11th day of June 2025.



Rachel Cohen, Secretary
Planning Commission

RESOLUTION NO. PC-1103-2025

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO REVOKING THE CONDITIONAL USE PERMIT FOR A FRATERNITY AT 1304 FOOTHILL BOULEVARD AND 190 CRANDALL WAY. THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW.

WHEREAS, on May 14, 1990, the Planning Commission of the City of San Luis Obispo revised a Use Permit to allow a fraternity at 1304 Foothill Boulevard (Resolution No. 5017-90 (1990 Series)); and

WHEREAS, on May 8, 1991, the Planning Commission of the City of San Luis Obispo reviewed a previously approved Use Permit allowing a fraternity at 1304 Foothill Boulevard, pursuant to a proceeding instituted under U1484; Sigma Nu, applicant (Resolution No. 5055-91 ((1991 Series)); and

WHEREAS, on October 14, 1992, the Planning Commission of the City of San Luis Obispo re-reviewed a previously approved and amended Use Permit allowing a fraternity at 1304 Foothill Boulevard, pursuant to a proceeding instituted under U1484; Sigma Nu, applicant (Resolution No. 5111-92 ((1992 Series)); and

WHEREAS, between September 2024 and May 2025, the City received complaints regarding conduct at 1304 Boulevard, and the Police Department issued four citations relating to noise violations and an unruly gathering at the property; and

WHEREAS, Code Enforcement issued a Notice of Violation on January 8, 2025, and an Administrative Citation on April 2, 2025, relating to the multiple, verified violations of the existing Use Permit; and

WHEREAS, in order to grant a conditional use permit, the Planning Commission must find, among other things, that the establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use (SLOMC 17.110.070(A)(5)); and

WHEREAS, revocation of an existing Conditional Use Permit is appropriate if the Planning Commission cannot make one or more findings of San Luis Obispo Municipal Code Chapter 17.110 upon review of the permit due to violations thereof (SLOMC 17.102.020); and

WHEREAS, Condition No. 4 of Use Permit requires that the Planning Commission review complaints received by the City and consider whether to add, delete, or modify conditions of approval, or revoke the use permit; and

WHEREAS, pursuant to Condition No. 4 of the Use Permit, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on May 28, 2025, for the re-review of the Conditional Use Permit and to consider the continuation of the fraternity use at 1304 Foothill Boulevard and 190 Crandall Way, pursuant to a proceeding instituted under USE-0333-2025; Sigma Nu, applicant; and

WHEREAS, notice of said public hearing was provided at the time and in the manner required by, including publication on May 15, 2025, in the New Times newspaper of a legal ad for the public hearing; and

WHEREAS, at said hearing, the Planning Commission of the City of San Luis Obispo considered all evidence, including, testimony of the applicant, public comment, and recommendations by staff; and

WHEREAS, the Planning Commission voted 5-0 (two members absent) to revoke the Conditional Use Permit and directed their legal counsel to prepare a Resolution of revocation for the Commission's adoption at the next regular meeting of the Planning Commission.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Recitals stated above are incorporated herein as Findings of the Planning Commission. In revoking the Conditional Use Permit pursuant to Municipal Code §17.102.020(C)(7), and without prejudice, the Planning Commission additionally finds:

1. The current use is not consistent with Fraternity regulations of Municipal Code Section 17.86.130 because:
 - a. The fraternity has been repeatedly cited for violations of the City's Noise Ordinance and unruly gatherings.
 - b. The maximum number of persons on site repeatedly exceeded the limit established by the Conditional Use Permit.
 - c. Since May 2024, nine (9) complaints have been made to the Police for noise violations at 1304 Foothill Blvd, resulting in several citations. A citation issued on November 1, 2024, documented 300 people in attendance at the property.
 - d. At least three citations for noise violations have been issued to the property since issuance of the Notice of Violation of the Conditional Use Permit in January 2025.
 - e. The fraternity has failed to apply for special event permits or parking and transportation plans as required by their Conditional Use Permit, despite

hosting events which exceeded the routine gathering capacity limits of the Permit.

- f. There has been a series of events detrimental to the health, safety, and welfare of the neighborhood.
 - g. There has been an institutional failure within the fraternity to educate its members about the existence and requirements of the Conditional Use Permit.
2. For the reasons stated above, the design, location, size, and operating characteristics of the current use is not compatible with residential uses in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code §17.110.070(A)(3) cannot be made.
 3. For the reasons stated above, the continued use of the property as a fraternity under the Conditional Use Permit is not appropriate for the subject location, is incompatible with the neighborhood, and will be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code § 17.110.070(A)(5) cannot be made.

SECTION 2. Environmental Review. The project is exempt from environmental review under Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the revocation of the Conditional Use Permit may have a significant effect on the environment. Additionally, CEQA does not apply to projects which a public agency rejects or disapproves. (CEQA Guidelines Section 15270.).

SECTION 3. Action. The Planning Commission hereby REVOKES the Conditional Use Permit U1484, previously issued as to 1304 Foothill Boulevard for use as a fraternity, based on the Findings stated above. Use as a fraternity shall cease immediately upon execution of this Resolution. Any subsequent application to establish a subsequent Conditional Use Permit for a fraternity at the location shall be subject to all requirements of the Municipal Code, including but not limited to Section 17.86.130 and Chapter 17.110.

SECTION 4. Appeal. This Resolution of the Planning Commission may be appealed to the City Council by filing an appeal with the City Clerk within ten (10) calendar days of date of this decision as stated below and in compliance with San Luis Obispo Municipal Code Chapter 17.126. The appellant must pay the appropriate appeal fee, if applicable.

On motion by Commissioner Munoz-Morris, seconded by Commissioner Flores, and on the following roll call vote:

AYES:	Commissioners Munoz-Morris, Flores, Kahn, Vice Chair Tolle, and Chair Houghton
NOES:	None
RECUSED:	None
ABSENT:	Commissioner Jorgensen, Commissioner Cooley

The foregoing resolution was passed and adopted this 11th day of June 2025.



Rachel Cohen, Secretary
Planning Commission

RESOLUTION NO. PC-1106-25

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO REVOKING THE CONDITIONAL USE PERMIT FOR A FRATERNITY AT 720 FOOTHILL BOULEVARD. THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW.

WHEREAS, on April 10, 1991, the Planning Commission of the City of San Luis Obispo approved a Use Permit to allow a fraternity (Delta Upsilon) at 720 and 726 Foothill Boulevard (Resolution No. 5054-91 (1991 Series)); and

WHEREAS, on June 24, 2009, the Planning Commission of the City of San Luis Obispo revised a Use Permit to allow a fraternity (Delta Upsilon) at 720 Foothill Boulevard (Resolution No. 5527-09 (2009 Series)); and

WHEREAS, the City received complaints, and, between September 2024 and June 2025, the Police Department issued five citations relating to noise violations at the property (one was successfully appealed); and

WHEREAS, Code Enforcement issued a Notice of Violation on January 29, 2025, and Administrative Citations on February 14 and March 19, 2025, relating to the multiple, verified violations of the existing Use Permit; and

WHEREAS, in order to grant a conditional use permit, the Planning Commission must find, among other things, that the establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use (SLOMC 17.110.070(A)(5)); and

WHEREAS, revocation of an existing Conditional Use Permit is appropriate if the Planning Commission cannot make one or more findings of San Luis Obispo Municipal Code Chapter 17.110 upon review of the permit due to violations thereof (SLOMC 17.102.020); and

WHEREAS, Condition No. 13 of Use Permit U 36-09 requires Planning Commission re-review if complaints are received by the City, at which time the Planning Commission could add, delete, or modify conditions of approval, or revoke the use permit; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on June 25, 2025, for the re-review of the Conditional Use Permit and to consider the continuation of the fraternity at 720 Foothill Boulevard, pursuant to a proceeding instituted under USE-0334-2025, Delta Upsilon, applicant; and

WHEREAS, notice of said public hearing was provided at the time and in the manner required by, including publication on June 12, 2025, in the New Times newspaper of a legal ad for the public hearing; and

WHEREAS, at said hearing, the Planning Commission of the City of San Luis Obispo considered all evidence, including testimony of the applicant, public comment, and recommendations by staff.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Recitals stated above are incorporated herein as Findings of the Planning Commission. In revoking the Conditional Use Permit pursuant to Municipal Code Section 17.102.020(C)(7), and without prejudice, the Planning Commission additionally finds:

1. The current use is not consistent with Fraternity regulations of Municipal Code Section 17.86.130 because:
 - a. The fraternity has been repeatedly cited for violations of the City's Noise Ordinance.
 - b. Since September 2024, the Police have issued five (5) citations for noise violations at the property, one of which was successfully appealed. A couple of these citations occurred after the property was served with a Notice of Violation of the Conditional Use Permit on January 29, 2025, which provided notice of the recommendation to review the use permit to the Deputy Director of Community Development.
 - c. The maximum number of people on site exceeded the limit established by the Conditional Use Permit (21 people), as noted by the Police Officer that issued a citation for a noise violation on February 27, 2025.
 - d. The fraternity has failed to apply for special event permits or parking and transportation plans as required by their Conditional Use Permit, despite hosting an event on February 27, 2025, which exceeded the routine gathering capacity limits of the Permit.
2. For the reasons stated above, the design, location, size, and operating characteristics of the current use is not compatible with residential uses in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code Section 17.110.070(A)(3) cannot be made.

3. For the reasons stated above, the continued use of the property as a fraternity under the Conditional Use Permit is not appropriate for the subject location, is incompatible with the neighborhood, and will be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code Section 17.110.070(A)(5) cannot be made.

SECTION 2. Environmental Review. The project is exempt from environmental review under Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the revocation of the Conditional Use Permit may have a significant effect on the environment. Additionally, CEQA does not apply to projects which a public agency rejects or disapproves. (CEQA Guidelines Section 15270.)

SECTION 3. Action. The Planning Commission hereby REVOKES the Conditional Use Permit U 36-09, previously issued to 720 Foothill Boulevard for use as a fraternity, based on the Findings stated above. Any subsequent application to establish a subsequent Conditional Use Permit for a fraternity at the location shall be subject to all requirements of the Municipal Code, including but not limited to Section 17.86.130 and Chapter 17.110.

On motion by Commissioner Cooley, seconded by Commissioner Jorgensen, and on the following roll call vote:

AYES:	Commissioners Cooley, Jorgensen, Kahn, and Munoz-Morris, Vice Chair Tolle, and Chair Houghton
NOES:	None
RECUSED:	None
ABSENT:	Commissioner Sheryl Flores

The foregoing resolution was passed and adopted this 25th day of June 2025.



Tyler Corey, Secretary
Planning Commission

RESOLUTION NO. PC-1116-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO REVOKING THE CONDITIONAL USE PERMIT FOR A FRATERNITY AT 1264 AND 1264 ½ EAST FOOTHILL BLVD. AND 1241, 1243, 1249, AND 1251 MONTE VISTA PLACE. THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW.

WHEREAS, on June 12, 2024, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, and approved a Conditional Use Permit to establish a fraternity at 1264 and 1264 ½ East Foothill Boulevard and 1241, 1243, 1249, and 1251 Monte Vista Place, pursuant to a proceeding instituted under USE-0331-2023; Lambda Chi Alpha, applicant; and

WHEREAS, on October 15, 2024, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, and denied an appeal of the Planning Commission's decision to approve the Conditional Use Permit and approved a Conditional Use Permit subject to revised Conditions, pursuant to a proceeding instituted under APPL- 0365-2024; Lambda Chi Alpha, applicant; and

WHEREAS, the City received complaints, and, between October 2024 and February 2026, the Police Department issued seven citations relating to noise violations and unruly gatherings at the property, including at least three citations within multiple overlapping 12-month period within these dates; and

WHEREAS, Code Enforcement issued a Notice of Violation on January 29, 2025, and an Administrative Citation on December 23, 2025, relating to the multiple, verified violations of the existing Use Permit; and

WHEREAS, in order to grant a conditional use permit, the Planning Commission must find, among other things, that the establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use (SLOMC 17.110.070(A)(5)); and

WHEREAS, revocation of an existing Conditional Use Permit is appropriate if the Planning Commission cannot make one or more findings of San Luis Obispo Municipal Code Chapter 17.110 or Section 17.86.130 upon review of the permit due to violations thereof (SLOMC 17.102.020); and

WHEREAS, Condition No. 3 of Conditional Use Permit USE-0331-2023 / APPL-0365-2024 requires Planning Commission re-review if 1) conduct on the permitted premises results in three citations within any 12-month period for a violation of law or permit condition, 2) that citation is not contested or is upheld on appeal, and 3) the conduct for which the citation was issued resulted in adverse impacts to, or complaints from, residents or occupants of the surrounding neighborhood, at which time Planning Commission could add, delete, or modify conditions of approval, or revoke the use permit; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on March 11, 2026, for the re-review of the Conditional Use Permit and to consider the continuation of the fraternity at 1264 and 1264 ½ East Foothill Blvd. and 1241, 1243, 1249, and 1251 Monte Vista Place, pursuant to a proceeding instituted under MOD-0029-2026, Lambda Chi Alpha, applicant; and

WHEREAS, notice of said public hearing was provided at the time and in the manner required by law; and

WHEREAS, at said hearing, the Planning Commission of the City of San Luis Obispo considered all evidence, including testimony of the applicant, public comment, and recommendations by staff.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Recitals stated above are incorporated herein as Findings of the Planning Commission. In revoking the Conditional Use Permit pursuant to Municipal Code Section 17.102.020(C)(7), and without prejudice, the Planning Commission additionally finds:

1. The current use is not consistent with both Conditional Use Permit regulations of Municipal Code Section 17.110.070(A) and Fraternity regulations of Municipal Code Section 17.86.130(B) because:
 - a. The fraternity has been repeatedly cited for violations of the City's Noise Ordinance and the City's Unruly Gatherings provisions. Since October 2024, the Police have issued six citations for noise violations, and on October 3, 2025, the Police issued a citation for an Unruly Gathering at the property.
 - b. In particular, the Police have issued at least three citations within multiple overlapping 12-month periods since the CUP's issuance on October 15, 2024, repeatedly meeting or exceeding the three-citation threshold established in Condition No. 3.

- c. Code Enforcement issued a Notice of Violation on January 29, 2025, and an Administrative Citation on December 23, 2025, related to the confirmed violations of the Conditional Use Permit.
 - d. The maximum number of people on site exceeded the limit established by the Conditional Use Permit (48 people), as noted by the Police Officers on five occasions since October 2024.
 - e. The fraternity has failed to apply for special event permits or parking and transportation plans as required by their Conditional Use Permit, despite hosting events which exceeded the routine gathering capacity limits of the Permit.
2. For the reasons stated above, the design, location, size, and operating characteristics of the current use is not compatible with residential uses in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code Section 17.110.070(A)(3) cannot be made.
3. For the reasons stated above, the continued use of the property as a fraternity under the Conditional Use Permit is not appropriate for the subject location, is incompatible with the neighborhood, and will be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required findings in Municipal Code Section 17.110.070(A)(5) and Section 17.86.130(B)(1), cannot be made.

SECTION 2. Environmental Review. The project is exempt from environmental review under Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the revocation of the Conditional Use Permit may have a significant effect on the environment. Additionally, CEQA does not apply to projects which a public agency rejects or disapproves. (CEQA Guidelines Section 15270.)

SECTION 3. Action. The Planning Commission hereby REVOKES the Conditional Use Permit USE-0331-2023 / APPL-0365-2024, previously issued to 1264 and 1264 ½ East Foothill Blvd. and 1241, 1243, 1249, and 1251 Monte Vista Place for use as a fraternity, based on the Findings stated above. Any subsequent application to establish a subsequent Conditional Use Permit for a fraternity at the location shall be subject to all requirements of the Municipal Code, including but not limited to Section 17.86.130 and Chapter 17.110.

On motion by Commissioner Cooley, seconded by Commissioner Kahn, and on the following roll call vote:

AYES: Commissioner Cooley, Commissioner Kahn, Commissioner Flores,
Commissioner Jorgensen, Commissioner Munoz-Morris, Vice Chair
Tolle, Chair Houghton

NOES:

RECUSED:

ABSENT:

The foregoing resolution was passed and adopted this 11th day of March 2026.



Tyler Corey, Secretary
Planning Commission

RESOLUTION NO. PC-1117-2026

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN LUIS OBISPO REVOKING THE CONDITIONAL USE PERMIT FOR A FRATERNITY AT 280 CALIFORNIA BOULEVARD. THE ACTION IS EXEMPT FROM ENVIRONMENTAL REVIEW.

WHEREAS, on August 2, 1983, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, and denied an appeal and upheld the Planning Commission's approval to allow a fraternity at 280 California Boulevard (the "property"), pursuant to a proceeding instituted under U 1099; Alpha Epsilon Pi, applicant; and

WHEREAS, on November 13, 2024, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, for the re-review of a Conditional Use Permit and conditionally approved the continuation of the fraternity at 280 California Boulevard, pursuant to a proceeding instituted under USE-0625-2024; Alpha Epsilon Pi, applicant; and

WHEREAS, the City received complaints, and, between November 2024 and February 2026, the Police Department issued three citations relating to noise violations at the property, including at least three citations within a 12-month period within these dates; and

WHEREAS, Code Enforcement issued a Notice of Violation on July 15, 2025, relating to the multiple, verified violations of the existing Use Permit; and

WHEREAS, the property received a third noise citation on October 29, 2025 after receipt of the above-referenced Notice of Violation; and

WHEREAS, in order to grant a conditional use permit, the Planning Commission must find, among other things, that the establishment and subsequent operation or conduct of the use will not, because of the circumstances and conditions applied in the particular case, be detrimental to the health, safety or welfare of the general public or persons residing or working in the neighborhood of the use, or be detrimental or injurious to property or improvements in the vicinity of the use (SLOMC 17.110.070(A)(5)); and

WHEREAS, revocation of an existing Conditional Use Permit is appropriate if the Planning Commission cannot make one or more findings of San Luis Obispo Municipal Code Chapter 17.110 or Section 17.86.130 upon review of the permit due to violations thereof (SLOMC 17.102.020); and

WHEREAS, Condition No. 2 of Use Permit USE-0625-2024 requires Planning Commission re-review if 1) conduct on the permitted premises results in three citations within any 12-month period for a violation of law or permit condition, 2) that citation is not contested or is upheld on appeal, and 3) the conduct for which the citation was issued resulted in adverse impacts to, or complaints from, residents or occupants of the surrounding neighborhood, at which time the Planning Commission could add, delete, or modify conditions of approval, or revoke the use permit; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, on March 11, 2026, for the re-review of the Conditional Use Permit and to consider the continuation of the fraternity at 280 California Boulevard, pursuant to a proceeding instituted under MOD-0036-2026, Alpha Epsilon Pi, applicant; and

WHEREAS, notice of said public hearing was provided at the time and in the manner required by, including publication on February 26, 2026, in the New Times newspaper of a legal ad for the public hearing; and

WHEREAS, at said hearing, the Planning Commission of the City of San Luis Obispo considered all evidence, including testimony of the applicant, public comment, and recommendations by staff.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of San Luis Obispo as follows:

SECTION 1. Findings. The Recitals stated above are incorporated herein as Findings of the Planning Commission. In revoking the Conditional Use Permit pursuant to Municipal Code Section 17.102.020(C)(7), and without prejudice, the Planning Commission additionally finds:

1. The current use is not consistent with both Conditional Use Permit regulations of Municipal Code Section 17.110.070(A) and Fraternity regulations of Municipal Code Section 17.86.130 because:
 - a. The fraternity has been repeatedly cited for violations of the City's Noise Ordinance.
 - b. Since April 2025, the Police have issued three citations for noise violations at the property.
 - c. Code Enforcement issued a Notice of Violation of the Conditional Use Permit on July 15, 2025, which provided warning that a third citation before April 16, 2026, would result in a recommendation to re-review the permit to the Deputy Director of Community Development. Thereafter, the property received another noise citation in October 2025.
 - d. The maximum number of people on site at each cited incident exceeded the limit established by the Conditional Use Permit (25 people), as noted by the Police Officers that issued citations for a noise violation on April 16, 2025, April 18, 2025, and October 29, 2025.

- e. The fraternity has failed to apply for special event permits or parking and transportation plans as required by their Conditional Use Permit, despite hosting events that exceeded the routine gathering capacity limits of the Permit.
2. For the reasons stated above, the design, location, size, and operating characteristics of the current use is not compatible with residential uses in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code Section 17.110.070(A)(3) cannot be made.
3. For the reasons stated above, the continued use of the property as a fraternity under the Conditional Use Permit is not appropriate for the subject location, is incompatible with the neighborhood, and will be detrimental to the health, safety, and welfare of persons living or working at the site or in the vicinity. The Planning Commission was not satisfied that any set of conditions would secure these purposes. Therefore, the required finding in Municipal Code Section 17.110.070(A)(5) and Section 17.86.130(B)(1), cannot be made.

SECTION 2. Environmental Review. The project is exempt from environmental review under Section 15061(b)(3) (Common Sense Exemption) of the CEQA Guidelines because it can be seen with certainty that there is no possibility that the revocation of the Conditional Use Permit may have a significant effect on the environment. Additionally, CEQA does not apply to projects which a public agency rejects or disapproves. (CEQA Guidelines Section 15270.)

SECTION 3. Action. The Planning Commission hereby REVOKES the Conditional Use Permit USE-0625-2024, previously issued to 280 California Boulevard for use as a fraternity, based on the Findings stated above. Any subsequent application to establish a subsequent Conditional Use Permit for a fraternity at the location shall be subject to all requirements of the Municipal Code, including but not limited to Section 17.86.130 and Chapter 17.110.

On motion by Commission Cooley, seconded by Commission Munoz-Morris, and on the following roll call vote:

AYES: Commissioner Cooley, Commissioner Munoz-Morris, Commissioner Flores, Commissioner Jorgensen, Commissioner Kahn, Vice Chair Tolle, Chair Houghton

NOES:

RECUSED:

ABSENT:

The foregoing resolution was passed and adopted this 11th day of March 2026.



Tyler Corey, Secretary
Planning Commission

EXHIBIT 3



Department: Community Development
Cost Center: 4006
For Agenda of: 5/26/2026
Placement: Study Session
Estimated Time: 180 Minutes

FROM: Timmi Tway, Community Development Director
Prepared By: John Mezzapesa, Code Enforcement Supervisor

SUBJECT: STUDY SESSION: CODE ENFORCEMENT PRIORITIES – SAFE AND LIVABLE NEIGHBORHOODS AND HOUSING

RECOMMENDATION

Receive a presentation on the City's Code Enforcement program, take public testimony, and consider providing direction to staff regarding:

1. Concurrence on the existing Enforcement Priorities & Response Time Standards that are currently in place for code enforcement matters;
2. Adding a work plan item to the 2027-29 Financial Plan to explore and implement adjustments and simplifications to the Administrative Fine Structure for code enforcement violations;
3. Adding a work plan item to the 2027-29 Financial Plan to analyze and develop an alternative regulatory framework for Fraternity and Sorority Houses;
4. Continuing enforcement of Fraternity and Sorority land use violations consistent with the existing Enforcement Priorities & Response Time Standards, prioritizing violations that result in disturbance to others;
5. Undertaking an effort to analyze time-intensive code enforcement areas to identify and implement operational efficiencies to address the rising case load of the team;
6. Whether there are any neighborhood wellness, property maintenance, or nuisance standards the Council wishes to update in light of current operational challenges and evolving community needs; and
7. Whether there are any future, topic-specific study sessions needed to support more in depth policy development.

REPORT-IN-BRIEF

This report provides an overview of the current state of the City's Code Enforcement Program, including the organizational structure, code enforcement process, workload and metrics, impactful legislation, and enforcement priorities. Holding this study session is a work plan item under the Major City Goal of "Housing and Neighborhood Livability – Healthy, Safe, and Affordable".

The City's Code Enforcement Program has experienced substantial growth in workload in recent years, driven by new legislation, increasing community expectations, and

sharply rising complaint volume following implementation of AskSLO in 2022. In addition, several enforcement areas now require significant staff time and policy attention, and these areas are highlighted in this report. Fraternity and sorority enforcement has become one of the fastest growing and most resource-intensive categories, with 169 investigation requests and roughly 90 formal cases between 2024 and April 2026, often requiring multi-department coordination. Safe Housing enforcement is similarly complex and is a growing priority area for the department and community.

In order to address the increasing workload for the division, staff has developed several recommendations that are meant to enhance code enforcement effectiveness by addressing regulatory frameworks and/processes that may not be working effectively and increase general efficiency of the program (see recommendations above). The report concludes with several key focus questions for Council. These questions include:

1. Staff Recommendations. Does the City Council concur with the staff recommendations outlined above related to
 - a. Affirming the current Enforcement Priorities and Response Time Standards,
 - b. Exploring a simplified Administrative Fine Structure,
 - c. Adding a work program item to create a new regulatory structure for Fraternity and Sorority Houses,
 - d. Continuing the enforcement of fraternity and sorority land use violations consistent with the Enforcement Priorities and Response Time Standards while prioritizing violations that result in disturbance to others, and
 - e. Directing staff to undertake work to analyze time-intensive enforcement areas to identify potential process efficiencies?
2. Neighborhood Wellness & Property Maintenance Standards. Are there any neighborhood wellness, property maintenance, or nuisance standards the Council wishes to update in light of current operational challenges and evolving community needs?
3. Future Study Sessions. Would the Council like future, topic-specific study sessions to support more in-depth policy development?

POLICY CONTEXT

The Code Enforcement Division of the Community Development Department is charged with promoting health and safety in neighborhoods and increasing awareness and information about city policies and codes. Code enforcement staff investigates potential building and zoning code violations and works with property owners to gain compliance when a violation is identified. The Community Development Director is granted authority to make decisions and interpretations regarding health and safety violations and interpreting applications of the code in violations cited by Code Enforcement Officials (SLOMC 1.24). This authority is often delegated to the Deputy Director/Chief Building Official to carry out such relevant duties.

Case Duration Between 2017 and 2025

Time Case is Open	Number of Cases	% of Closed Cases
Closed within 1 month (≤ 30 days)	4,750	64.40%
1–2 months (31–60 days)	989	13.40%
2–6 months (61–180 days)	834	11.30%
6–12 months (181–365 days)	350	4.70%
1–2 years (366–730 days)	259	3.50%
Over 2 years (>730 days)	189	2.60%

Emerging Themes and New Challenges in Code Enforcement

Over the past several years, new themes have emerged in Code Enforcement, and priorities have begun to shift based on input from the community and changes in regulations. The most impactful of these are noted in this section.

Fraternity and Sorority House Enforcement*Overview of Enforcement*

Enforcement of Fraternity and Sorority house land use regulations has become one of the fastest growing areas of code enforcement in the past three years, due in large part to a dramatic increase in the number of requests for investigation received by the Department. Fraternity and Sorority Houses are required to have Conditional Use Permits granted by the City of San Luis Obispo and can only be located in R-3 and R-4 zones (SLOMC [17.10.020/17.86.130](#)). Houses that are used as Fraternity or Sorority houses that are operating without a Conditional Use Permit are violating the municipal code and subject to enforcement. In addition, fraternity and sorority houses that are operating with Conditional Use Permits but violating the conditions of these permits are subject to re-review of the permit and potential revocation, pursuant to the terms of the use permits. Review of investigation and enforcement activity since March of 2024 indicates that more than 100 unique properties or reported locations have been associated with suspected fraternity or sorority land use or use permit violations, reflecting the broad scope of this enforcement issue citywide.

Code Enforcement responds to complaints and proactively identified violations related to fraternity and sorority houses using the same standardized investigation and enforcement process used for other types of violations. Complaints may be received through the City's request system, hotline, email, in-person reporting, or referral from the Police Department. Upon receipt, staff document all relevant details, including complainant information, descriptions, photographs, and any supporting evidence. An initial assessment is conducted to determine whether sufficient information exists to proceed, followed by a formal investigation to verify that a violation has occurred. This includes

confirming that an event took place, determining whether it was sponsored by a fraternity or sorority, and verifying that members of the organization reside at the subject property. If evidence is insufficient, the request is closed. If a violation is confirmed, a formal code enforcement case is opened and a Notice of Violation (NOV) is issued to the property owner, with copies provided to occupants, affiliated organizations, and university representatives. Cases remain open for monitoring and repeat violations within a 12-month period result in escalation to administrative citations and potential further enforcement action.

Coordination with the Police Department has become a key component of enforcement efforts related to fraternity and sorority houses. Code Enforcement staff receive a weekly report identifying all noise citations and warnings issued by the Police Department during the prior week. These reports are systematically reviewed to identify locations that may be associated with fraternity or sorority activity. If a listed location has been previously identified, suspected to be affiliated with a fraternity or sorority, or is known to have an approved Conditional Use Permit, staff initiate follow-up investigation. This includes reviewing available police reports, conducting additional research, and evaluating whether the noise violation may have resulted from a fraternity- or sorority-sponsored event. Staff routinely review social media and other publicly available information to determine whether events were advertised or promoted by a fraternity or sorority, and conduct site visits to interview residents regarding the nature of the gathering associated with the noise citation. This process allows staff to convert otherwise isolated noise violations into documented land use violations when appropriate, strengthening enforcement cases and improving overall compliance monitoring.

Beginning in 2026, this coordination effort was expanded through the implementation of a formal weekly notification process to the University's Office of Student Rights and Responsibilities. Following review of the Police Department's weekly noise citation and warning reports, Code Enforcement prepares and transmits a structured summary identifying properties that meet defined criteria, including locations previously identified as fraternity or sorority residences or properties operating under an approved Conditional Use Permit that received a noise citation or warning during the prior week. These notifications provide additional context regarding municipal code requirements and potential violations, including the relationship between noise violations and Conditional Use Permit compliance, and are intended to support University review of potential violations of student organization policies and event registration requirements. This ongoing information-sharing process enhances coordination between the City and University, improves accountability, and supports more comprehensive enforcement of both municipal regulations and applicable university conduct standards.

Enforcement involving fraternity and sorority properties often requires coordination across multiple departments, including between CDD and the Police Department which respond to noise complaints and may involve repeat violations, structural safety concerns, or high-occupancy conditions. These enforcement actions represent one of the most complex and resource-intensive components of the Code Enforcement program in the last few years. This work includes enforcement of conditional use permit requirements for permitted fraternity and sorority houses, investigation of land use violations associated

with unpermitted fraternities and sororities, and enforcement related to meetings, gatherings, and events conducted at these properties. Unlike typical nuisance or property maintenance violations, fraternity and sorority enforcement frequently involve repeat violations, multiple enforcement actions at a single property, events that occur after hours and on weekends when Code Enforcement staff are not typically scheduled to work, and escalation to administrative citations or Planning Commission review.

Review of investigation and enforcement records indicates that staff have responded to 176 investigation requests associated with fraternity and sorority land use and use permit violations between 2015 and April 2026, resulting in approximately 90 formal code enforcement cases across 66 unique properties. Prior to 2024, requests related to fraternity and sorority land use violations were relatively infrequent, with only eight identified investigation requests between 2015 and 2023 combined. All received requests since 2023 were submitted by a total of eight unique complainants, including one anonymous complaint.

Investigation requests increased significantly beginning in 2024, with 37 requests received in 2024, 63 in 2025, and 68 additional requests received in just the first four months of 2026, illustrating rapidly increasing demand, concentrated enforcement periods, and expanding workload. These investigation requests include both requests to investigate suspected unpermitted fraternity and sorority houses based on events that resulted in noise violations or police calls, as well as requests related to publicly advertised events that did not ultimately result in a noise violation. Formal code enforcement cases similarly increased from 23 in 2024 to 59 in 2025, with cases continuing into 2026.

Together, these figures demonstrate that fraternity enforcement has evolved from an occasional land use issue into a major operational category requiring sustained investigative, administrative, and enforcement resources. Enforcement actions have included numerous advisory notices, repeated Notices of Violation, escalating administrative citations, and several cases advancing to Planning Commission review resulting in modification or revocation of use permits. During this time, two Conditional Use Permits were voided due to inactivity, and an additional three use permits were revoked by the Planning Commission.

In addition to reactive complaint-based enforcement, the Division has undertaken proactive enforcement efforts, particularly during 2025, to identify violations that may not have been formally reported. These efforts included systematic monitoring of social media platforms for advertised fraternity and sorority events, cross-referencing event dates and times with known or suspected locations and conducting coordinated inspection campaigns following identified events. Staff also engaged directly with fraternity and sorority organizations through outreach and education, including attending campus events to communicate City regulations and request voluntary compliance. Through these proactive efforts, staff documented dozens of events across multiple locations, many of which had not been reported through traditional complaint channels, significantly expanding the scope of enforcement activity.

These proactive investigations required a substantial investment of staff time. As an example, over a concentrated three-week enforcement period in 2025, staff dedicated more than 100 hours to research, monitoring, field inspections, evidence collection, and follow-up investigation activities. This level of effort was necessary to establish verifiable evidence of violations, particularly in cases where events occurred outside normal working hours or where responsible parties were unwilling to confirm activity. This time commitment is significantly higher than that required for typical nuisance or property maintenance cases and illustrates the resource-intensive nature of this enforcement category.

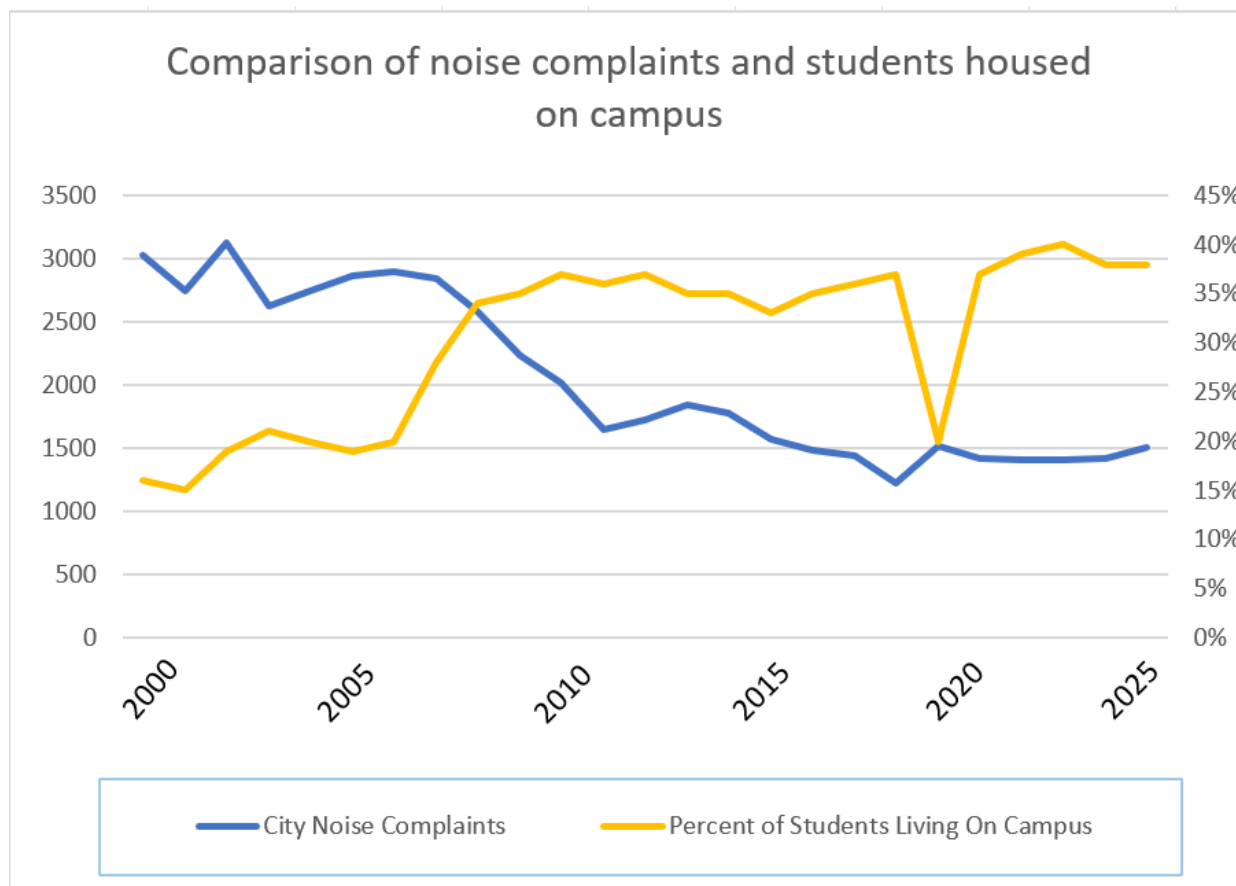
Financial penalties issued through these enforcement actions are significant and increasing. Review of City citation records from January 1, 2024, through May 2, 2026, indicates that fraternity/sorority-related code cases resulted in 34 administrative citations across 26 separate code cases, totaling approximately \$24,100 in assessed fines. Citation activity increased sharply from just one citation totaling \$100 in 2024 to 23 citations totaling approximately \$8,500 in 2025, with 10 additional citations totaling approximately \$15,500 already issued during the first four months of 2026 alone. This trend reflects both intensified enforcement activity and increasing use of higher-tier penalties for repeat or ongoing violations. Several repeat-violation fraternity properties accumulated more than \$2,500 in fines each, demonstrating that a relatively small number of chronic violators can require disproportionate staff resources, repeated enforcement cycles, and escalating penalties.

In total, enforcement actions during this period have included dozens of Notices of Violation issued to property owners and responsible parties, 34 administrative citations resulting in monetary penalties, and multiple cases escalated to the Planning Commission for consideration of Conditional Use Permit modification or revocation. These outcomes reflect a graduated enforcement approach that begins with voluntary compliance and escalates to financial penalties and land use entitlement actions when violations persist.

It should be noted that the City is also taking steps to educate students about regulations pertaining to Fraternity and Sorority housing including attending meetings of fraternity and sorority leadership groups to provide information, and meeting with individual organizations to discuss rules and procedures. The City is also working with Cal Poly administration to discuss this complex issue and explore potential actions that can be taken to ensure better compliance with regulations. These actions include looking into how events could be moved onto campus, whether there are alternative venues in town for Fraternity and Sorority events, and assessing how the University and City educate students on regulations.

Interestingly, data that was recently analyzed appears to show that noise complaints decreased fairly significantly during the same time that a large number of beds opened to students on campus. This could indicate that housing more students on campus addresses some of the neighborhood compatibility and noise issues, and the City and Cal Poly will continue to analyze this data. The following figure, created using noise data from the Police Department and student housing data from Cal Poly, illustrates that the

City experienced a fairly significant decrease in Noise Party⁴ complaints (blue line) from 2,896 in 2007 to 1,729 in 2013. Around the same time, a significant number of beds (yellow line) opened on Cal Poly campus. In 2006, 3,600 students lived on campus (about 20 percent of enrolled students) and 2013, 7,241 students lived on campus (about 37 percent of enrolled students). It appears that the small dip in Noise Party complaints that occurred immediately prior to 2020 could be at least partially related to the opening of the yak?itutu dorm in academic year 2018-19, which houses more than 1,400 students. The drop in students living on campus in 2020 is an anomaly caused by the COVID-19 pandemic.



Challenges with Fraternity and Sorority House Enforcement and Impact on Code Enforcement Program

There are several aspects of Fraternity and Sorority House zoning enforcement that are unique and make enforcement particularly time consuming and challenging. First, **enforcement frequently occurs in concentrated periods tied to academic and event cycles** (such as Rush week). For example, during January and February 2025, numerous investigation requests and enforcement actions were generated within short timeframes related to reported unpermitted events. Similarly, during late September and early October enforcement periods, staff documented violations across a large number of

⁴ Noise Party complaints are specific to noises such as loud music and loud voices, and are distinct from other noise issues like barking dogs or loud construction noise, which are classified differently by the Police Department.

properties associated with fraternity activity. This episodic pattern means **enforcement demand is not evenly distributed throughout the year but instead occurs in sudden spikes** that require rapid intake, land use analysis, field investigation, evidence documentation, interdepartmental coordination, and enforcement follow-up over compressed timeframes.

In addition, **the time commitment associated with fraternity enforcement is significantly higher than for typical nuisance or maintenance cases.** Individual properties may require repeated inspections, tracking of violations across multiple dates, coordination with Police Department and City Attorney's Office, and preparation of administrative enforcement documentation. Repeat violations and escalation procedures further increase staff time, particularly when cases advance to administrative hearings or Planning Commission review. **The scale of this work -169 investigation requests, approximately 90 code cases, and 34 citations totaling more than \$24,000 in roughly two years—demonstrates that fraternity enforcement now represents a major specialized workload category within the Code Enforcement Division.**

In addition, **violations are frequently event-based and recurring. It can require significant staff time to confirm event-based violations** (such as hosting a Fraternity sponsored event), especially since Code Enforcement staff do not generally work during the hours that the events are occurring (evening hours/weekends), so they cannot be confirmed at the time of the event. This requires Code Enforcement staff to investigate and assemble information from a variety of sources to confirm a violation, as code enforcement is not determining whether a noise violation occurred (that is determined by the Police Department at the time of the event) but is using information to determine if a land use violation has occurred. The recurring nature of these events also requires ongoing monitoring rather than one-time correction. Determining whether a property meets the municipal definition of a fraternity (see [SLOMC 17.156.014](#)) can require detailed investigation and documentation, and student behavior changes, which requires constant change in investigatory tools or processes.

At this time, staff does not have evidence that the extensive effort to address Fraternity and Sorority land use violations has resulted in measurable change in the number of unpermitted houses and/or Fraternity and Sorority events occurring in unpermitted houses. As potential land use violations without an immediate health and safety impact, unpermitted Fraternity or Sorority houses currently fall under Priority 4 of the Enforcement Priorities & Response Time Standards, and the same is true of noise violations occurring at either permitted or un-permitted houses. Given the level of staff effort seen since 2024 and the episodic but intensive nature of this work, it is recommended that Code Enforcement staff continue to investigate and respond to complaints associated with these activities consistent with existing Enforcement Priorities & Response Time standards while focusing first on violations that result in disturbance to others (such as instances where a noise citation has been issued by the Police Department).

Overlay Zones and Other Regulatory Tools for Fraternity and Sorority Houses

In response to ongoing concerns regarding neighborhood livability, code compliance, and the concentration of Fraternity and Sorority houses in specific areas of the City, the idea of an overlay zone has been raised by various members of the community as a potential

tool for regulation. This concept was also identified in the 2025 Grand Jury Report on Greek Housing as a potential strategy to better manage the localized impacts associated with these uses. This section of the staff report is meant to provide high-level information about this concept and to seek direction on a potential future work plan item related to changing Fraternity/Sorority regulations in the municipal code.

An overlay zone is a zoning mechanism that applies additional or different standards or requirements to a defined geographic area, that is imposed on top of the underlying base zoning. Overlay zones are typically used to address unique or area-specific issues that are not effectively managed through citywide regulations (for example, issues that may arise near a college campus). In the context of Fraternity and Sorority housing, an overlay zone could be structured to address operational and neighborhood compatibility concerns.

Potential regulatory approaches within an overlay zone could include:

- Enhanced performance standards related to noise, outdoor gatherings, and property maintenance;
- Tailored operational requirements (e.g., management plans, point-of-contact requirements, or event protocols);
- Proactive or geographically focused code enforcement strategies; and
- Administrative permitting requirements tied to ongoing compliance.

It should be noted that the City's ability to regulate college related neighborhood compatibility issues through zoning is significantly constrained by California state housing law. The City cannot adopt regulations that would:

- Reduce allowable residential density below what is permitted by the base zoning;
- Impose occupancy limits based on relationships among residents (i.e., regulate who may live together);
- Impose occupancy limits beyond what the state law allows (i.e. regulate how many people can live together)⁵;
- Establish minimum parking requirements beyond what is allowed under state law;
- Indirectly constrain housing supply;
- Discriminate against a class of residents (e.g., students) in a manner inconsistent with fair housing requirements.

The City's current process incorporates many of the possible regulatory tools of an overlay zone mentioned above, as Fraternity and Sorority houses are only allowed in designated areas (R-3 and R-4 zones) and are required to adhere to certain standards and obtain a regulatory permit. As described above, if there was interest in moving toward a different regulatory scheme for Fraternity and Sorority houses, it would take time to carefully craft new regulations considering the goals of the overlay zone as well as the legal limitations that exist, and staff recommends adding this as a work plan item for the

⁵ Current standards for occupancy limits are complex and regulated by the International Property Maintenance Code. In short, every bedroom occupied by more than one person shall contain not less than 50 square feet of floor area for each occupant. In addition, for efficiency units (no bedroom) a unit occupied by one person shall have at least 120 square feet, a unit occupied by two persons shall have at least 190 square feet, and a unit occupied by three persons shall have at least 260 square feet.

next financial plan.

Comparative Case Studies

Staff reviewed several jurisdictions that have implemented geographically targeted strategies to address Greek or student housing impacts. These examples illustrate a range of approaches.

- Chico, CA – The City of Chico has established a Fraternity and Sorority Overlay Zone (FS) that limits where recognized Greek organizations may locate and is primarily in the South Campus Area adjacent to California State University, Chico. Greek houses are permitted in this area, but are also subject to a separate permit process administered by the City (A Fraternity and Sorority House Permit). The Permit required is granted for a period of one year and requirements that the names and contact information for officers of the fraternity/sorority are submitted to the City as well as written authorization from the property owner granting permission to operate a fraternity/sorority at the location. This permit does not appear to be discretionary. This is similar to the current regulatory system in San Luis Obispo, where Greek Houses are allowed in certain zones (although the City does not use an overlay zone, they are only allowed in R-3 and R-4 zones) and subject to an additional permit process; however, the City of San Luis Obispo CUP process is more onerous, more expensive, and includes more conditions regulating operation of Greek houses. The CUP also runs with the land, meaning it does not expire after a period of time, unless the use is discontinued for at least a year.
- Davis, CA – The City of Davis utilizes a “Residential Restricted” (R-R) zoning district intended to preserve neighborhood character in areas with high student populations. The district includes limitations on certain high-intensity residential uses, for example, by requiring that single-family homes have five or fewer bedrooms to be allowed without a conditional use permit. The zoning district does not specifically address Greek housing; however, a conditional use permit can be granted for a “living groups or other organized groups of university students, faculty members or employees, who have elected officers, who are self-governed and who do not discriminate on the basis of race, religion or national origin”.
- Santa Clara, CA - Santa Clara has adopted a proactive, partnership-driven, geographically focused enforcement model to support neighborhood wellness around Santa Clara University (Santa Clara University Area Enforcement). In this defined area, the tools used in this model include proactive code enforcement that include coordinated efforts between the City, the university, and the police department, with an emphasis on early intervention and ongoing compliance of municipal code standards. The program also includes an “annual walkabout” with university staff and students, police and code enforcement. Groups of these individuals walk door-to-door to discuss being good neighbors. This program does not specifically address Fraternity or Sorority houses, but is a geographically based program addressing university related neighborhood wellness concerns.

EXHIBIT 4



CAL POLY

Clubs and Organizations

RSO HANDBOOK

A guide to understanding policies and identifying resources for Recognized Student Organizations (RSO).



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INTRODUCTION

Recognized Student Organizations (RSOs) are any student clubs or organizations that have been officially recognized by California Polytechnic State University (Cal Poly).

Recognized Student Organizations provide organized student activities that function as part of the official university community. RSOs may not operate independently of this and any other applicable university regulations, policies, or procedures.

This handbook is designed to assist all RSOs with understanding university policies, identifying resources available through Cal Poly Clubs & Organizations and Associated Students, Inc. (ASI) and obtaining information that will help make your activities function efficiently. This handbook is not intended to be all-inclusive, and much of the information is in excerpt or abbreviated form.

If you have any questions or would like further information on a specific topic, please contact ASI Club Services or Cal Poly Clubs & Organizations. Contents in this handbook are reviewed and approved by Cal Poly Clubs & Organizations and ASI. The contents of this handbook are subject to change.

GOVERNANCE

Recognized Student Organizations at Cal Poly are governed by CSU system-wide policies, executive orders, and campus-specific policies.

CSU EXECUTIVE ORDER 1068

This executive order ([EO 1068](#)) establishes systemwide policies, procedures, and guidelines for student organizations and activities. EO 1068 grants oversight of student activities to the vice president of student affairs or their designee. Cal Poly Clubs & Organizations is the designee appointed by the vice president for student affairs at Cal Poly for matters related to initial recognition and operations of RSOs. In certain cases involving the re-instatement of an RSO that had operations restricted for judicial reasons, the Office of the Dean of Students will serve as designee for re-instatement of those organizations to ensure that the organization has completed any and all sanctions related to a policy infraction (see [Reinstatement of Recognition](#)).

CAMPUS ADMINISTRATIVE POLICY

Most campus-based policies are maintained in [Campus Administrative Policies \(CAP\)](#). While all policies in CAP apply to RSOs, the relevant policies for RSOs are [CAP 620 \(Recognized Student Organizations\)](#) and [CAP 140 \(Use of University Property and Time, Place and Manner\)](#).

TYPES OF RECOGNIZED STUDENT ORGANIZATIONS

There are two types of RSOs at Cal Poly; Clubs and Club Councils. This handbook uses the term Recognized Student Organization or RSO when the content equally applies to all types of recognized student organizations.

Clubs

Clubs comprise a majority of the Recognized Student Organizations at Cal Poly. Clubs must abide by the guidelines outlined under the Recognized Student Organization Recognition Process.

Club Councils

Cal Poly recognizes 11 student organizations as Cal Poly Club Councils. These councils are the governing bodies that represent a group of RSOs. Each council exists as an RSO and must also complete the registration requirements annually.

- Panhellenic (PHA)
- Interfraternity Council (IFC)
- United Sorority and Fraternity Council (USFC)
- Club Sports Council
- Esports Council
- College Club Councils (CAFES, CAED, CENG, COSAM, CLA, OCOB)

Any social fraternity or sorority seeking recognition will be assigned to one of the Fraternity & Sorority Life councils (IFC, PHA, USFC) by the Vice President of Student Affairs or their designee as part of the recognition process. Consideration may be given to the timely requests and input of the petitioning RSO, their headquarters and governing bodies, the student leadership of the FSL councils, and any other relevant stakeholders, as determined by the RSO Petition Review Committee.

Additionally, the organization must comply with all requirements for being admitted as a council member as outlined in the governing documents of that council and comply with their affiliate's expansion/extension practices (if applicable).

- Panhellenic (PHA): Guidance for admission to the council is described in the [NPC Extension Resource Sheet](#).
- Interfraternity Council (IFC): IFC has two processes for expansion. Guidance is available at [Interfraternity Council Expansion](#).
- United Sorority and Fraternity Council (USFC): Guidance for admission to the council is described in the [USFC Bylaws](#).

An RSO is affiliated with Esports Council or the Club Sports Council if:

- They have complied with all requirements for being admitted as a council member as outlined in the [Esports Council Bylaws](#) or the [Club Sports Council Bylaws](#).
- They are an eligible sport as defined by the CSU Sport Club Guidelines (Club Sports only).
- The RSO has been designated by Cal Poly Clubs & Organizations as being a member organization of the council.

An RSO is affiliated with a college club council if:

- The organization is categorized as academic, honor, and/or professional.
- They have complied with all requirements for being admitted as a council member as outlined in the governing documents of that council.
- It has gained approval from the dean of that college, designated by the dean's vote of support on the petition.

University Sponsored Organizations

University Sponsored Organizations (USOs) are RSOs that are affiliated with a national scholastic honor society.

University Sponsored Organizations invite members based on scholastic achievement and may require skill-based, aptitude test requirements such as minimum grade point average, academic discipline, unit requirements, or classification (description as upper division, lower division, graduate student, etc.). University Sponsored Organizations must comply with all CSU system-wide policies, procedures, and guidelines in accordance with Student Activities [Executive Order 1068](#). Please note that no student may be denied membership or otherwise discriminated against based

on protected status, which includes Age, Disability (physical and mental), Gender (or sex, including sex stereotyping), Gender Identity (including transgender), Gender Expression, Genetic Information, Marital Status, Medical Condition, Nationality, Race or Ethnicity (including color, caste, or ancestry), Religion (or religious creed), Sexual Orientation, and Veteran or Military Status.

RECOGNIZED STUDENT ORGANIZATION RECOGNITION

A group of Cal Poly students may petition the university for official recognition as a Recognized Student Organization (RSO).

The university may grant, suspend, or rescind official recognition of any student organization for any lawful reason, including failure to comply with this policy.

The university shall establish procedures for the granting, suspension, and rescission of official recognition of RSOs and for any official acts of dissolution.

Benefits of Official Recognition

Recognized Student Organizations, upon being duly recognized by the university and by remaining in good standing, may:

- use the Cal Poly name, marks, and symbols according to the Club Branding Guideline document and under the guidance of University Marketing officials.
- request to use university facilities under terms and conditions comparable to other non-instructional university programs.
- collect RSO membership dues and gifts.
- utilize monies collected by the RSO solely for lawful RSO activities.
- apply for and receive ASI Club Funding, subject to availability and eligibility requirements.
- schedule events through ASI Facility Scheduling.
- publicize events through Cal Poly Now.
- access ASI Club Services support and resources.
- participate in campus events as an RSO.
- engage in fundraising activities approved by the university.
- receive tax-exempt charitable donations through provisions administered by the Cal Poly Foundation.

Minimum Requirements for RSOs

All RSOs shall support the mission of the university. Each RSO shall have an advisor who will be an employee of the university in good standing. “Good standing” shall mean compliance with the relevant provisions of this policy and any other pertinent laws or policies and not under disciplinary status. Employees of auxiliary organizations are not eligible to serve as RSO advisors. An RSO advisor shall serve in a volunteer capacity without promise, expectation, or receipt of compensation.

Recognized Student Organization Funds shall be held in trust by the campus through ASI unless granted a specific exception by the University Controller.

Recognized Student Organizations engage in activities that:

- are conducted by Cal Poly students and
- promote Cal Poly students’ knowledge about common interests and
- promote the social and cultural development of Cal Poly students and/or enhance the academic career of Cal Poly student members.

Recognized Student Organizations shall:

- strive to enhance the university mission.
- strive to project a positive public image of the RSO and the university.
- create beneficial opportunities for personal and professional development of Cal Poly students.
- engage in activities approved by the university.

Recognized Student Organizations shall not:

- supplant the purposes of any other university program, project, or department.
- engage in or promote activities that endanger or harm the health and safety of any persons or that endanger, damage, or harm university property, facilities, or assets.
- engage in or promote activities not allowed in the RSO charter or otherwise prohibited by the university.
- use funds collected by the RSO for purposes that result in the personal benefit of any member of the club or any other person or entity.
- engage in commercial for-profit activities.
- endorse any commercial products or services.

Membership and Officer Eligibility

An RSO shall consist of no fewer than five matriculated Cal Poly students and 100% of the student organization membership shall be matriculated Cal Poly students.

Each RSO shall have at a minimum a president and treasurer. Any such president and treasurer shall:

- Comply with the California State University definition of Minor Student Representative Officers in [Executive Order 1068](#)
- Be matriculated Cal Poly students
- Maintain a minimum overall 2.0 grade point average each academic year
- Be in good standing and shall not be on probation of any kind
- Attend a minimum of two academic quarters during the academic year
- If undergraduate students, earn at least nine student credit units per quarter while holding office, or, if graduate and credential students, earn at least four student credit units per quarter while holding office, and
- If undergraduate students, earn no more than 225 student credit units or no more than 125 percent of the units required for a specific baccalaureate degree objective, whichever is greater, while holding office, or, if graduate students, earn no more than 75 student credit units or no more than 167 percent of the units required for the graduate or credential objective, whichever is greater, while holding office.

Each RSO shall have at minimum one advisor. Any such advisor shall:

- Comply with RSO training requirements, and
- Comply with procedures set forth by the Clubs & Organizations Office.

Starting a New RSO

A group of students may petition the university for official recognition as a RSO upon a full disclosure of proposed activities and upon declaring the intent to comply with the language and spirit of CAP 620. Starting a new organization is a process that requires the participation of the prospective RSO, Cal Poly Clubs & Organizations, ASI Club Services, and

campus partners on the RSO Petition Review Committee. The following campus partners will also be asked to review relevant petitions:

- For academic councils, the dean of that college or their designee
- For social fraternities and sororities, the assistant director of Fraternity & Sorority Life
- For esports organizations, the advisor of Esports Council
- For sports clubs, the advisor of Club Sports Council
- Risk Management
- Cal Poly Facilities and/or ASI Facilities

The RSO Petition Committee reviews petitions for legitimacy and provides a recommendation for recognition. The committee evaluates the risks associated with any proposed RSO charter and/or activities; and for provides appropriate risk management and insurance measures. RSOs may be required to provide funds for all or part of the cost of insurance or other risk management expenses.

A list of new RSOs that are recommended for registration by the RSO Petition Review Committee will be posted on Cal Poly for public review for 14 days. During this time, members of the Cal Poly community can submit feedback on the prospective RSO.

Cal Poly Clubs & Organizations shall be responsible for determining final eligibility for recognition based on the recommendation of the RSO Petition Committee, input from campus partners, and any public comments.

Petitions for recognition are accepted during the first five weeks of each quarter. The schedule for petition review, as well as step-by-step instructions, are available on the [Start a Club](#) page.

Note: Until the RSO receives confirmation of approved registration, the RSO is not officially recognized as a Cal Poly RSO and therefore may not conduct any RSO business.

Re-Registering an RSO

In order to remain active (e.g., maintain official recognition, access club funds, apply for ASI Club Funding, submit E-Plans), all presidents, treasurers, and advisors must complete officer training annually. Additionally, every RSO must re-register and submit a roster of all active club members each year. The RSO must also reregister for recognition any time the president changes.

OFFICER TRAINING

The online training can be found on [Cal Poly Now](#). The president, treasurer, and advisor must complete the training annually as a prerequisite for recognition status. After the president has registered the RSO and completed the training, the treasurer and advisor are required to complete the training. Each training takes approximately 45 minutes to complete. The training does not have to be completed during one session.

FROZEN ORGANIZATIONS

If an RSO does not complete the annual registration requirements by the registration deadline or if an officer becomes ineligible, the RSO will become Frozen.

Frozen RSOs cannot:

- Submit E-Plans
- Host events or activities
- Conduct any club business
- Access club funds

To regain Active status, the RSO must re-register the organization or submit an Organization Change Form, depending on the circumstances. If an organization does not reactive their status within 14 days, any previously scheduled events will be canceled.

INACTIVE ORGANIZATIONS

After two years of inactivity, defined by non-renewal of an RSO registration, an RSO will be deemed Inactive. Funds of Inactive RSOs will be added to ASI Club Funding for the following academic year.

Members of an Inactive RSO may:

- Petition for university recognition following the process outlined under “Start a Club”
- If the RSO reactivates, club members may petition the ASI Board of Directors for the return of their funds.

Reinstatement of Recognition

A RSO may be involuntarily separated from the university for a specified period or permanently. Conditions for reinstatement may be imposed. Student organizations with recognition status suspended or removed because of a sanction decision issued by the university must make a formal written request to be reinstated to the Dean of Students or designee before recognition will be considered.

Upon receipt of the written request, the Dean of Students or designee may present to the student organization additional requirements deemed necessary for making an informed decision. One of the requirements may be that a representative(s) of the student organization participate with the Office of Student Rights and Responsibilities (OSRR), offering their full cooperation. If the OSRR representative is not satisfied that the student organization has acted in accordance with the terms of or the intent behind the sanction, the OSRR representative will report that conclusion to the Dean of Students or designee. The Dean of Students or designee will strongly consider such a conclusion when deciding. If the Dean of Students is in support of reinstatement, they will provide a letter of support. The organization will then need to petition for recognition (see Starting a New RSO).

Student organization representatives who wish to join or rejoin a Club Council following a suspension of recognition status may be required to present before the Club Council. Regardless of the observations or determinations of council members, Cal Poly Clubs & Organizations reserves the right to make the final determination of the recognition status of the student organization.

Guidance for admission or readmission to a council varies based upon the council. If the council is affiliated with another organization or college, that affiliate organization may require compliance with their expansion practices.

If the sanction was a permanent removal of recognition, the RSO may not make such a request for reinstatement.

Organization Changes

OFFICER CHANGES

A president can submit an Organization Change Form to do any of the following:

- Add a co-president
- Replace a treasurer or add or remove a co-treasurer
- Replace an advisor or add or remove a co-advisor

Recognized Student Organizations cannot replace a president via an Organization Change Form. To replace a president, the new president must re-register the RSO.

When an RSO wishes to make changes to their co-president, treasurer, and/or advisor position(s), the president must submit an Organization Change Form.

If the form is not replacing the advisor, the advisor must be added as a reviewer to the form, and they must vote in support of the submission. If the form is requesting a replacement advisor, then the replacement advisor must be added as a reviewer, and they must vote in favor of the submission.

Any new officers/advisors will need to complete Officer Training and eligibility will be confirmed by Cal Poly Clubs & Organizations prior to approval of the changes.

Note: RSOs can add as many optional officers to their roster as desired. To add optional officer positions, the president can manage positions in the Roster tool.

UPDATING BYLAWS OR CHANGING YOUR ORGANIZATION NAME

When an RSO wishes to update their bylaws or change their name, new bylaws must be written using the [Bylaw Builder](#). The amended bylaws will be reviewed by Cal Poly Clubs & Organizations. If approved, the RSO will be notified, and the revised bylaws will be posted on the organization's Cal Poly Now page. Bylaws must also be updated to change the name of the organization.

PRINCIPLES OF COMMUNITY

Cal Poly comprises a diverse community. Campus life and daily interactions are enriched by our acceptance and fostering of diversity and inclusion in our community. Underlying Cal Poly's educational goals and mission are basic values that include intellectual honesty; mutual respect; freedom from discrimination; and the abhorrence of intimidation, harassment, disruption, or violence aimed at limiting these freedoms; or interfering with a student, faculty, or staff member's performance.

Diversity

We affirm our positive commitment toward diversity, inclusive excellence, and basic values at Cal Poly through our mission statements, policies, and programs. We are committed to inspiring a student-centered multicultural community as a means of establishing an equitable educational community and an opportunity for Learn by Doing.

Membership

We encourage every student organization to make a conscious effort to undertake recruitment efforts to ensure diversity within the group's membership and to take steps to reach populations currently underrepresented. Recruitment materials and activities should be designed to promote and embrace diversity.

Joining a recognized student organization should be a positive experience; therefore, membership development should focus on the positive aspects of both the organization and the individual. Groups should carefully examine their screening criteria to ensure that it is inclusive of all students on campus. Abusive behavior toward, or hazing of, a member of the campus community is strictly forbidden. Please see sections on Hazing and RSO Code of Conduct.

Freedom of Expression and the Campus Community

Freedom of expression is a cornerstone of a democratic society and is essential to the educational process. Universities have a special obligation not only to tolerate but also to encourage and support the free expression of ideas, values, and opinions, even where they may be unpopular or controversial. Cal Poly accepts and embraces this obligation,

EXHIBIT 5

CONCURRENCE IN SENATE AMENDMENTS

AB 524 (Rodriguez)

As Amended August 15, 2022

Majority vote

SUMMARY

Requires, beginning October 1, 2023, an institution of higher education to collect and post on its campus website and annually email to all enrolled students a report containing certain information about its campus-recognized sororities and fraternities.

Major Provisions

- 1) Establishes the Campus-Recognized Sorority and Fraternity Transparency Act (Act), which would require each institution of higher education to include in the institution's requirements for campus recognition of a campus-recognized sorority or fraternity, as defined, a requirement that the sorority or fraternity submit to the institution specified information concerning the sorority's or fraternity's members and their conduct on or before July 1, 2023, and annually thereafter.
- 2) Requires the institution to suspend the campus recognition of any campus-recognized sorority or fraternity that does not comply with the reporting requirements.
- 3) Requires each institution with sororities or fraternities to compile the collected information into a publicly accessible report posted, and archived, on each respective campus' Greek Life internet homepage or its equivalent for a minimum of 10 years and sent through a campuswide email to all enrolled students on or before October 1, 2023, and annually thereafter.
- 4) To the extent this bill would impose new duties on community college districts, the bill would impose a state-mandated local program.

Senate Amendments

Amendments taken in the Senate:

- 1) Requires campus-recognized sororities and fraternities to submit information to an institution, as specified.
- 2) Defines "participating sorority or fraternity" and "sanctioned event", as specified.
- 3) Makes various technical and clarifying changes.

COMMENTS

Background. Sororities and fraternities are popular social organizations active at many postsecondary institutions in California. Comprised of dozens of individual organizations overseen by nearly a dozen representative bodies, sororities and fraternities each operate under differing principals and standards. Common requirements for members include a probationary period for pledging members and grade point average and community service requirements for initiated members.

The North American Interfraternity Conference (NIC), one of several representative organizations consisting of 65 men's fraternities, note that their current member organizations have 6,100 chapters located on 800 campuses nationally, with 385,000 undergraduate members and 4.2 million alumni. NIC reported that, in 2013-2014, their members contributed 3.8 million service hours in local communities, raised \$20.3 million dollars for philanthropic causes, and maintained an average fraternity grade point average of 2.91.

Reform efforts and transparency. Instances of hazing, alcohol abuse, and sexual assault have prompted reforms in campus-affiliated sororities and fraternities across the country.

Penn State established the Timothy J. Piazza Center for Fraternity and Sorority Research and Reform in January 2019. The multidisciplinary research center was named in the memory of Timothy Piazza, a sophomore at Penn State who died in February 2017 during pledging activities at Beta Theta Pi, a campus-affiliated fraternity that is permanently banned at the university. The Piazza Center is currently working to develop and manage a national scorecard on fraternities and sororities, host national conversations on hazing, the misuse of alcohol, sexual assault, and overly large and disruptive social events, collect and distribute best practices, and sponsor original research that will inform practices in this field.

The death of 20-year-old Florida State University Pi Kappa Phi fraternity pledge Andrew Coffey in November of 2017 resulted in the significant reforms on the campus, where 22% undergraduates belonged to a fraternity or sorority. The reforms included:

- 1) A new grade point average requirement of 2.5 for every chapter.
- 2) A minimum of 10 documented service hours per member every semester.
- 3) Completion of a special orientation program for students who are interested in joining a fraternity or sorority.
- 4) A membership review between organization and their national chapters.
- 5) A "scorecard" made available to the public on each chapter.

According to the Author

According to the author, "Too many lives have been impacted by hazing at California colleges and universities. While progress has been made in curbing sexual violence and excessive drinking, there is still a culture on campuses and within some organizations, which must change. With more transparency, students and families can make informed decisions about the social and professional organizations they choose to invest time, resources, and personal safety into joining."

"AB 524 would shed light on individual Greek Life organizations which historically have struggled to comply with laws and university policies. This bill would allow students and their families to better understand the history and culture of a particular social organization on campus to make a more informed decision about their education, health and safety. It is reasonable to anticipate that social organization will be held more accountable with transparent information that may encourage them to change organizational culture."

Arguments in Support

Equal Rights Advocates wrote in support of the AB 524, noting that, "Transparency enables informed decisions by pledges about the Greek life chapters' accomplishments and acts of misconduct, which is both an issue of personal safety as well as one of optimizing the development of the pledge's academic interests. Additionally, AB 524 will achieve transparency while respecting students' right to privacy as provided by the federal Family Educational Rights and Privacy Act by only providing non-identifiable information. These common-sense provisions strengthen public safety of higher education communities."

Arguments in Opposition

None on file.

FISCAL COMMENTS

The Senate Committee on Appropriations determined that AB 524 does not contain significant fiscal impact and, pursuant to Senate Rule 28.8, sent the bill directly to the Senate Floor.

VOTES:**ASM HIGHER EDUCATION: 11-0-1**

YES: Medina, Choi, Arambula, Bloom, Gabriel, Irwin, Levine, Low, Blanca Rubio, Santiago, Valladares

ABS, ABST OR NV: Kiley

ASM APPROPRIATIONS: 16-0-0

YES: Lorena Gonzalez, Bigelow, Calderon, Carrillo, Chau, Megan Dahle, Davies, Fong, Gabriel, Eduardo Garcia, Levine, Quirk, Robert Rivas, Holden, Akilah Weber, Berman

ASSEMBLY FLOOR: 64-0-12

YES: Aguiar-Curry, Bauer-Kahan, Bennett, Berman, Bigelow, Bloom, Boerner Horvath, Bryan, Burke, Calderon, Cervantes, Choi, Cooley, Cunningham, Daly, Davies, Flora, Fong, Friedman, Gabriel, Cristina Garcia, Gipson, Grayson, Holden, Irwin, Jones-Sawyer, Kalra, Kiley, Lackey, Lee, Levine, Low, Maienschein, Mathis, McCarty, Medina, Mullin, Muratsuchi, Nazarian, Nguyen, O'Donnell, Patterson, Petrie-Norris, Quirk, Quirk-Silva, Ramos, Reyes, Luz Rivas, Robert Rivas, Rodriguez, Blanca Rubio, Salas, Santiago, Seyarto, Smith, Stone, Ting, Valladares, Villapudua, Ward, Akilah Weber, Wicks, Wood, Rendon

ABS, ABST OR NV: Arambula, Mia Bonta, Carrillo, Chen, Cooper, Megan Dahle, Gallagher, Eduardo Garcia, Gray, Mayes, Voepel, Waldron

SENATE FLOOR: 37-0-3

YES: Allen, Archuleta, Atkins, Becker, Borgeas, Bradford, Caballero, Cortese, Dahle, Dodd, Durazo, Eggman, Glazer, Gonzalez, Grove, Hertzberg, Hueso, Hurtado, Jones, Kamlager, Laird, Leyva, Limón, McGuire, Min, Newman, Nielsen, Ochoa Bogh, Portantino, Roth, Rubio, Skinner, Stern, Umberg, Wieckowski, Wiener, Wilk

ABS, ABST OR NV: Bates, Melendez, Pan

UPDATED

VERSION: August 15, 2022

CONSULTANT: Kevin J. Powers / HIGHER ED. / (916) 319-3960

FN: 0004146

EXHIBIT 6



MENU



MAPS



SEARCH

Fraternity & Sorority Life



Welcome to Fraternity & Sorority Life at Cal Poly!

The Fraternity & Sorority community here at Cal Poly is home to **38 social Greek organizations** comprised over **4000 students**. Every Greek organization is affiliated with one of the 3 governing councils: *Panhellenic Association (PHA)*, *United Sorority & Fraternity Council (USFC)* and the *Interfraternity Council (IFC)*.

To advance Leadership & Values, Fraternity & Sorority Life will maximize the potential and abilities of our students through:

- Advocating for congruence with the ritual and values of our chapters, councils, and community
- Providing opportunities for self-governance, and organizational leadership and development
- Providing education and experience in leadership, collaboration, identity development, personal & moral development
- Connecting members to leadership opportunities across campus, in the local community, and within their national or international organizations

Pillar 3 - Community Service & Philanthropy



To advance Service & Philanthropy, Fraternity & Sorority Life will encourage a culture of community engagement and volunteerism through:

- Advocating for students to lead positive change on campus and in our surrounding community
- Supporting chapter's efforts to advance espoused philanthropy and service interests
- Providing opportunities for community service, service-learning, and philanthropic projects
- Providing systems for chapter and individual recognition, and community reports to demonstrate impact

Pillar 4 - Safety & Risk Management



To advance Safety & Risk Management, Fraternity & Sorority Life will prioritize individual and community safety/accountability through:

- Coordinating life safety, facility management, and risk management programs in conjunction with local agencies
- Assessing and taking action to mitigate potential risks
- Implementing and enforcing a party registration process/training that outlines and teaches chapter leaders on safe event procedures
- Ensuring a zero tolerance for hazing, bullying, sexual assault, violence or hate of any kind

Pillar 5 - Unity & Belonging



To advance Unity & Belonging, Fraternity & Sorority Life will cultivate an inclusive and respectful interfraternal community through:

- Advocating for collaboration and appreciation amongst chapters, councils, and community
- Providing education and experience in interpersonal relationships, leadership and group dynamics
- Providing open recruitment opportunities to those seeking connection, meaning, and purpose
- Promoting lifelong involvement by providing connection for members beyond graduation

Pillar 6 - Diversity & Inclusion



To advance Diversity & Inclusion, Fraternity & Sorority Life will foster communication and practices that enhance understanding of identity, culture, self-expression, and heritage through:

- Advocating for sensitivity to multicultural and social justice concerns
- Promoting respect for commonalities and differences among people within their historical and cultural contexts
- Modifying or removing policies, practices, systems, technologies, facilities, and structures that create barriers or produce inequities
- Addressing the characteristics and needs of diverse constituents when establishing and implementing culturally relevant and inclusive programs, services, policies, procedures, and practices

Spotlight

Giving



[More on Spotlight](#)



[Support Learn by Doing](#)



Admissions



[Link to the Admissions Website for information on selection criteria, application deadlines, creating your VIP page and more!](#)

[Admissions](#)



EXHIBIT 7



CAL POLY

Fraternity & Sorority Life

EVENT REGISTRATION PROCEDURE

All members of Cal Poly-affiliated fraternities and sororities, and the Interfraternity Council, the Panhellenic Council, and the United Sorority & Fraternity Council at Cal Poly (collectively the “Fraternity and Sorority Community”), shall abide by all University policies and federal, state, and local laws and regulations, including those that govern the use, distribution, and consumption of alcohol. This Event Registration Procedure sets forth procedures designed to provide a safe social atmosphere for members of the Greek Community and their guests, while allowing them to exercise the personal responsibility expected of each of them. The following objectives are essential to achieving this aim:

- To encourage social responsibility in all members, with emphasis on safety and risk management;
- To encourage responsibility in the use of alcohol and thereby reduce the risks associated with alcohol misuse at parties;
- To increase the safety of everyone in attendance at chapter-sponsored events with and without alcohol;
- To support the ideals and values on which fraternities and sororities are founded;
- To practice self-governance as a Fraternity and Sorority Life Community;
- To educate the general membership of the Fraternity and Sorority Life community about the importance of risk management.

1 The University does not accept legal liability for the activities engaged in by fraternities and sororities, and their members.

Table of Contents

Article I - What defines an event?

Article II - Legal

Article III - Events with Alcohol Present

Article IV - Events without Alcohol Present

Article V - Locations

Article VI - Registration Process

Article VII - Judicial

Article VIII - Amnesty

Article IX - Procedure Revision

Article I - What defines an event?

- A. An “event” for the purposes of this document is any activity sponsored or endorsed by the organization/chapter including those that occur on and off chapter premises.

Article II – Legal

- A. Any event as defined above must be compliant with all applicable laws, including but not limited to the below requirements:
 - a. The organization, members and guests must comply with all federal, state, and local laws. No person under the legal drinking age may possess, consume, provide or be provided alcoholic beverages
 - b. Organizations, members and guests must follow the federal law regarding illegal drugs and controlled substances. No persons may possess, use, provide, distribute, sell and or manufacture illegal drugs or other controlled substances while on organizational/ chapter premises or at any activity or event which is sponsored or endorsed by the chapter
- B. Laws local to San Luis Obispo are also enforced with events, including:
 - a. Noise Ordinance
 - i. 7 A.M. to 10 P.M.: Noise that can be heard 50 feet from the source is a violation
 - ii. 10 P.M. to 7 A.M.: Noise that can be heard across the property line is a violation
 - b. Safety Enhancement Zones
 - i. Fines are doubled for the following violations:
 - 1. Noise
 - 2. Unruly Gathering
 - 3. Social Host Liability
 - 4. Public Urination
 - 5. Open Container
 - ii. Designated times for Safety Enhancement Zones may vary, but typically occur during:
 - 1. Mardi Gras (Thursday - Wednesday)
 - 2. St. Patrick’s Day
 - 3. Halloween
 - 4. “WOW” Week

Article III – Events with Alcohol Present

A. Guest Lists and Sober Monitors

- a. Any event where alcohol is present is required to be a *closed* event, with guest lists submitted to the FSL office by the deadline (see Article VI)
- b. Attendance by non-members at any event where alcohol is present must be by invitation only by the organization. Chapters must utilize the guest list template provided by the FSL Office. Attendance at events where alcohol is present is limited to a guest-to-member ratio of 2:1 and must not exceed local fire or building code capacity of the organizational/chapter premises or host venue.
- c. Any event with alcohol present is also required to have sober monitors present, with quantity based on the number of guests in attendance.
 - i. Three sober monitors (including one from the Executive committee or equivalent) are required at a minimum.
 - ii. For every 40 guests invited to the event, another sober monitor will be required
 - iii. First year members who have been in the chapter for at least one quarter and are initiated members, can serve as sober monitors if the following is in place:
 1. Required attendance at one of the annual Social Risk Management workshops hosted the FSL office PRIOR to becoming eligible to serve as a sober monitor
 2. Procedures in place attached to the risk management plan, that supports first year students during the event, should conflict arise
 3. No more than 30 percent of sober monitors can be first year members

B. Any event where alcohol is present can only occur from

- a. 5:00pm on Thursday until 1:00am on Friday, when Friday is an academic holiday
- b. 5:00pm on Friday until 1:00am on Saturday
- c. 9:00am on Saturday until 1:00am on Sunday
- d. 9:00am on Sunday until 1:00am on Monday, when Monday is an academic holiday

C. Events with alcohol cannot occur until after the formal recruitment period is over (during quarters where there is a formal recruitment period) unless at a third-party vendor and the event is closed with no potential new members in attendance and follows all event registration guidelines.

D. Events with alcohol are prohibited from lasting longer than five hours continuously

E. Sources of Alcohol

- a. Alcoholic beverages must either be:
 - i. Provided and sold by a licensed and insured third-party vendor, e.g.,

restaurant, bar, caterer, etc.) or

- ii. Brought by the individual members and guests through a bring your own beverage system.
- b. Common sources of alcohol, including bulk quantities, which are not being served by a licensed and insured third-party vendor, are prohibited (i.e. amounts of alcohol greater than what a reasonable person should consume over the duration of the event)
- c. The presence of alcohol products above 15% alcohol by volume (ABV) is prohibited on any organizational/chapter premises or at any event, except when served at an event by a licensed and insured third party vendor.
- d. Alcoholic beverages must not be purchased with organizational/chapter funds or funds pooled by members or guests (e.g., admission fees, cover fees, collecting funds through digital apps, etc.)

F. Bring Your Own Beverage

- a. Only those of legal drinking age in California may bring and consume alcohol
- b. Permitted alcohol can only be made available in central common living areas managed by sober monitors designated by the host chapter
- c. Individuals of legal drinking age may bring beer totaling no more than 72 ounces (equivalent to a six pack of 12 oz beers) or one bottle (750 ml) of wine to the event

G. Drinking Games

- a. No shots, drinking games, or other activities that encourage inappropriate or other rapid consumption or high-risk drinking behaviors shall be allowed.
 - i. The definition of drinking games includes but is not limited to the consumption of shots of alcohol, liquor or alcoholic beverages; the practice of consuming shots equating to one's age;" beer pong," "century club," "beer die"," dares;" or any other activity involving the consumption of alcohol which involves duress or encouragement related to the consumption of alcohol

H. Consent Talks

- a. All events with alcohol are required to have a Consent Talk after 30 minutes and no later than 1 hour of the event starting. The Consent Talk will be provided by the chapter's Violence Prevention Chair (or a designated individual in the case that the Violence Prevention Chair isn't present) and will be given to all participants at the event. If this is an exchange between two FSL organizations, both Violence Prevention Chairs should co-present the

information. An example of the Consent Talk is below:

“Hi everyone, my name is _____ and I am the Violence Prevention Chair for (insert chapter here). We want everyone to have a great time tonight and feel safe & respected! I am going to give a brief consent talk before we continue with the rest of the night! Remember:

- 1. Consent is freely given: consent can only be given without coercion, force, threats, or intimidation. It cannot be given by someone who is incapacitated, including due to drugs, alcohol, or medication.*
- 2. Consent is reversible: you can change your mind about anything at any time during sex.*
- 3. Consent is informed: you must know what you are consenting to in order to give consent.*
- 4. Consent is enthusiastic: when it comes to sex you should want to have it.*
- 5. Consent is specific: saying yes to one thing, like making out, does not mean saying yes to everything, like having sex.*

[Add in values of chapter here, e.g. “we are men/women of high integrity”] If you are interested in hooking up with someone tonight, check in with them and make sure to respect whatever answer they give you. If you see someone crossing a line, making others feel uncomfortable or someone in a vulnerable position, please come up to me or [insert the name of Chapter President or Risk Manager, whoever is comfortable] if you need absolutely anything at all, we will be at the door (or wherever you stand)! Thank you and have fun!”

I. Registration

- a. Events with alcohol are required to be registered with the FSL office prior to their occurrence and with documents submitted prior to the required deadlines (further outlined in Article VI)

Article IV – Events without Alcohol Present

A. Guest Lists and Sober Monitors

- a. Guest lists and sober monitors are not required for events where alcohol is not present, but are encouraged

B. Registration

- a. Events without alcohol are required to be registered with the FSL office prior

to their occurrence and with documents submitted prior to the required deadlines (further outlined in Article VI)

Article V – Locations

- A. All off-campus events with alcohol must be held at a residence, including a chapter facility, or a venue under third party management that is not legally associated with the chapter in any capacity (“third-party venue”).
- B. For all events with alcohol that are located at a third-party venue, a copy of the contract with the chapter and event management company or third-party venue must be submitted with the party registration.

Article VI – Registration Process

- A. The process of online events with alcohol registration must begin at least 10 days before the date of the event.
- B. Deadlines for completion of registration are every Thursday by 12:00pm the weekend of the event.
- C. A final follow up guest list must be submitted by 12:00 noon Monday following the event with alcohol, with the full names of all attendees and birthdates of all guests who received wristbands for alcohol consumption.
 - a. No future events with alcohol will be reviewed until this requirement is fulfilled
- D. The chapter’s risk manager must complete a post-event review, which is to be submitted to Cal Poly Fraternity and Sorority Life by 12:00 Noon the Wednesday following the event with alcohol. All sober monitors and sober executive members will contribute to this review. For events with alcohol where there may be more than one chapter acting as the event host, each chapter must complete a post-event form.
 - a. No future events with alcohol will be reviewed until this requirement is fulfilled
- E. Failure to follow these requirements may subject the chapter and/or its individual members to student discipline.

Article VII – Judicial

- A. Failure to follow these procedures will be reviewed by the Office of Student Rights & Responsibilities (OSRR) and may be subject to sanctions.
- B. It is recognized that this procedure cannot address, in specific fashion, all possible social

situations that may occur. When this procedure is not specific on a particular point, the Interfraternity Council, Panhellenic Council, and United Sorority & Fraternity Council chapters and their members are expected to conduct their events and themselves in the spirit of social responsibility expressed in this procedure.

- C. Council judicial boards can also adjudicate if deemed necessary by the OSRR.

Article VIII – Amnesty

- A. The university's primary concern is for the health, welfare, and safety of all students. As such, in cases of significant intoxication as a result of alcohol or other substances, the university encourages students to seek medical assistance for themselves and/or others. Any student who assists in seeking medical attention for a person in need, will not be subject to disciplinary action for conduct in violation of this policy.

Article IX – Procedure Revision

- A. This procedure may be revised at any time by the Fraternity & Sorority Life office, OSRR and Dean of Students.
- B. This procedure will be reviewed during summer quarter, or at the discretion of the Dean of Students staff, and any revisions will be sent to members of fraternities and sororities immediately and will be effective the first day of the following fall quarter.
- C. In the event of a mid-academic year review, any revisions will be sent to members of fraternities and sororities immediately upon implementation.

EXHIBIT 8

FSL Event Registration

 - Tue, Apr 8, 2025 12:58 AM
Fraternity & Sorority Life

Approved

Date: Fri, Apr 18, 2025 8:23 AM

By: Elizabeth Aiello-Coppola

Comment: this event registration is accepted. don't forget to submit the post-event form by Wednesday at 12pm. thank you!

INSTRUCTIONS

What is the name of your organization/chapter?

☒ Sigma Pi

What is your officer position?

☒ Internal Social Chair

Phone #:

☒ 

I will be in attendance at this event and can be reached during the event at the number listed above.

☒ Yes

EVENT TITLE AND THEME

What is the name and theme of your event?

Slochella theme

What is the expected attire for members and guests in coordination with name and theme?

Coachella clothing

Will alcohol be present at this event?

Yes

DATE AND TIME OF EVENT

Start Date of Event:

04/18/2025

Start Time of Event:

8:30

End Date of Event:

04/18/2025

End Time of Event:

10:00

LOCATION

Where is your event being held?

Enter the address, building name, and/or venue name of the event location:

GUEST LIST

How many guests are you expecting at your event?

FSL Event Registration Procedure requires a 2:1 (2 guests per 1 member) ratio at events with alcohol.

200

SOBER MONITORS

All events where alcohol is present are required to have sober monitors designated and present.

Reminders:

- Chapters must utilize the [sober monitor template](#) provided by the FSL office.
- All sober monitors must be organization members that are registered through the FSL office.
- Three (3) sober monitors (including one from the executive committee or equivalent) are required at a minimum.

For every 40 guests, invited to the event, an additional sober monitor will be required.

Upload your Sober Monitor list here:



DOWNLOAD FILE

RISK MANAGEMENT PLAN

Upload your approved Risk Management Plan here:



DOWNLOAD FILE

ACKNOWLEDGEMENT

I acknowledge that all answers and documents are both accurate and factual.

Yes

Discussion

G



Write a message



Add an Attachment

CANCEL

POST

Your Review

G



Your Vote: None



Reviewers



Voting Reviewers

G

Level 1

Association - Form

M

Level 1

Association - Form

Elizabeth Aiello-Coppola

Level 2

Association - Form



FSL Event Registration

 - Tue, Apr 8, 2025 1:06 AM
Fraternity & Sorority Life

Approved

Date: Fri, Apr 18, 2025 8:23 AM

By: Elizabeth Aiello-Coppola

Comment: this event registration is accepted. don't forget to submit the post-event form by Wednesday at 12pm. thank you!

INSTRUCTIONS

What is the name of your organization/chapter?

 Sigma Pi

What is your officer position?

 Internal Social Chair

Phone #:

I will be in attendance at this event and can be reached during the event at the number listed above.

 Yes

EVENT TITLE AND THEME

What is the name and theme of your event?

Country Party

What is the expected attire for members and guests in coordination with name and theme?

Country attire

Will alcohol be present at this event?

Yes

DATE AND TIME OF EVENT

Start Date of Event:

04/19/2025

Start Time of Event:

2:00

End Date of Event:

04/19/2025

End Time of Event:

6:00

LOCATION

Where is your event being held?

Enter the address, building name, and/or venue name of the event location:

GUEST LIST

How many guests are you expecting at your event?

FSL Event Registration Procedure requires a 2:1 (2 guests per 1 member) ratio at events with alcohol.

200

SOBER MONITORS

All events where alcohol is present are required to have sober monitors designated and present.

Reminders:

- Chapters must utilize the [sober monitor template](#) provided by the FSL office.
- All sober monitors must be organization members that are registered through the FSL office.
- Three (3) sober monitors (including one from the executive committee or equivalent) are required at a minimum.

For every 40 guests, invited to the event, an additional sober monitor will be required.

Upload your Sober Monitor list here:



DOWNLOAD FILE

RISK MANAGEMENT PLAN

Upload your approved Risk Management Plan here:



DOWNLOAD FILE

ACKNOWLEDGEMENT

I acknowledge that all answers and documents are both accurate and factual.

Yes

Discussion

G



Write a message



Add an Attachment

CANCEL

POST

Your Review

G



Your Vote: None



Reviewers



Voting Reviewers

G



Level 1

Association - Form

M



Level 1

Association - Form



Elizabeth Aiello-Coppola

Level 2

Association - Form



FSL Event Registration

 - Tue, Oct 21, 2025 11:17 PM

Fraternity & Sorority Life

Approved

Date: Thu, Oct 30, 2025 3:56 PM

By: Elizabeth Aiello-Coppola

Comment: This event registration is accepted. Please remember to submit the post-event form by Wednesday at 12pm, and submit your Doorlist list to reports.cpifc@gmail.com. Thank you!

INSTRUCTIONS

What is the name of your organization/chapter?

Delta Upsilon

What is your officer position?

Loss Prevention

Phone #:



I will be in attendance at this event and can be reached during the event at the number listed above.

Yes

EVENT TITLE AND THEME

What is the name and theme of your event?

DU Halloween Party

What is the expected attire for members and guests in coordination with name and theme?

Halloween costumes

Will alcohol be present at this event?

Yes

DATE AND TIME OF EVENT

Start Date of Event:

10/31/2025

Start Time of Event:

8:00

End Date of Event:

10/31/2025

End Time of Event:

11:00

LOCATION

Where is your event being held?

Enter the address, building name, and/or venue name of the event location:

GUEST LIST

How many guests are you expecting at your event?

FSL Event Registration Procedure requires a 2:1 (2 guests per 1 member) ratio at events with alcohol.

150-200

SOBER MONITORS

All events where alcohol is present are required to have sober monitors designated and present.

Reminders:

- Chapters must utilize the [sober monitor template](#) provided by the FSL office.
- All sober monitors must be organization members that are registered through the FSL office.
- Three (3) sober monitors (including one from the executive committee or equivalent) are required at a minimum.

For every 40 guests, invited to the event, an additional sober monitor will be required.

Upload your Sober Monitor list here:



DOWNLOAD FILE

RISK MANAGEMENT PLAN

Upload your approved Risk Management Plan here:



DOWNLOAD FILE

ACKNOWLEDGEMENT

I acknowledge that all answers and documents are both accurate and factual.

Yes

Discussion

G

[REDACTED]

Write a message



Add an Attachment

CANCEL

POST

G

[REDACTED]

Thu, Oct 23, 2025 1:22 PM

[REDACTED] and [REDACTED] are not SRMT certified. Please replace them with 2 other SRMT certified people. Or they can attend the SRMT meeting on tuesday oct.28 in chumash auditorium

[Reply](#)

Your Review

G

Your Vote: Approve



Reviewers



Voting Reviewers

G

Level 1

Association - Form



Elizabeth Aiello-Coppola

Level 2

Association - Form

FSL Event Registration

 - Mon, Mar 31, 2025 5:51 PM
Fraternity & Sorority Life

Approved

Date: Thu, Apr 3, 2025 4:22 PM

By: Elizabeth Aiello-Coppola

Comment: This event registration is accepted. Please don't forget to submit the post-event form by Wednesday at 12pm.

INSTRUCTIONS

What is the name of your organization/chapter?

 Zeta Beta Tau

What is your officer position?

 Risk Prevention and Wellness Director

Phone #:



I will be in attendance at this event and can be reached during the event at the number listed above.

 Yes

EVENT TITLE AND THEME

What is the name and theme of your event?

ZBT Jungle Dayge

What is the expected attire for members and guests in coordination with name and theme?

Jungle

Will alcohol be present at this event?

Yes

DATE AND TIME OF EVENT

Start Date of Event:

04/05/2025

Start Time of Event:

1:00

End Date of Event:

04/05/2025

End Time of Event:

4:00

LOCATION

Where is your event being held?

Enter the address, building name, and/or venue name of the event location:

GUEST LIST

How many guests are you expecting at your event?

FSL Event Registration Procedure requires a 2:1 (2 guests per 1 member) ratio at events with alcohol.

250

SOBER MONITORS

All events where alcohol is present are required to have sober monitors designated and present.

Reminders:

- Chapters must utilize the [sober monitor template](#) provided by the FSL office.
- All sober monitors must be organization members that are registered through the FSL office.
- Three (3) sober monitors (including one from the executive committee or equivalent) are required at a minimum.

For every 40 guests, invited to the event, an additional sober monitor will be required.

Upload your Sober Monitor list here:



DOWNLOAD FILE

RISK MANAGEMENT PLAN

Upload your approved Risk Management Plan here:



DOWNLOAD FILE

ACKNOWLEDGEMENT

I acknowledge that all answers and documents are both accurate and factual.

Yes

Discussion

G



Write a message



Add an Attachment

CANCEL

POST

J



Thu, Apr 3, 2025 3:44 PM

Updated sober monitor list^



ZBT_Sober_Monitor_List_-_Jungle_Dayge_04.05.25.xlsx

Reply

Your Review

G

Your Vote: None

Reviewers

Voting Reviewers

G

Level 1

Association - Form

M

Level 1

Association - Form

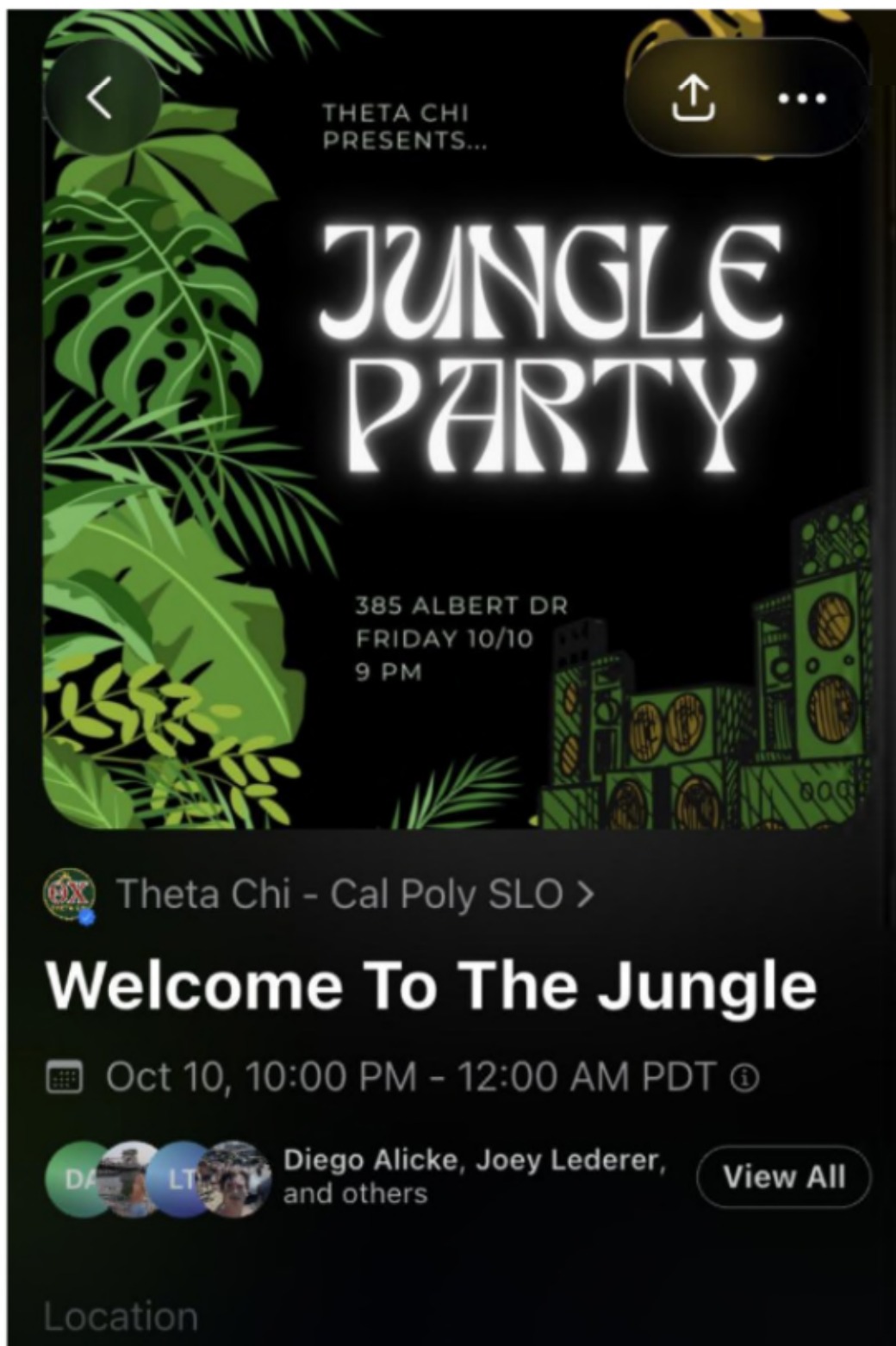


Elizabeth Aiello-Coppola

Level 2

Association - Form

EXHIBIT 9





Theta Chi - Cal Poly SLO >

Theta Chi X Sigma Kappa



Jan 29, 8:00 - 9:00 PM



Kappa Sigma >

KSIG Safari

📅 Friday, 8:30 - 11:30 PM

🎵 Event Playlist >



Laurel Bentley, Nala
Lottermoser, and others

[View All](#)

Location

Stenner

146 Stenner Street, San Luis Obispo, CA

Activity

344 going 14 maybe

[See List >](#)

Ex. 9 p. 3



 Sigma Pi >

Piami Vice

 Feb 20 at 8:30 PM

 Event Playlist >



Maddie Greenlief, Bella Welch, and others

[View All](#)

Location

1555 Slack Street, San Luis Obispo, CA

Activity

238 going 12 maybe

[See List](#) > Ex. 9 p. 4



 Delta Upsilon >

Boiler Room Rave

 Tomorrow, 8:00 PM - 12:00 AM



Addie Gaw, Skylar Ruggiero,
and others

[View All](#)

Location

The Boiler Room

388 Chaplin Lane, San Luis Obispo, CA

About

🎉 Congratulations 🎉, you're on the GUEST LIST! Chaplin Ln is hosting the sickest 🤩👁️ BOILER ROOM 🔥🎵 SLO has ever seen! Not one but TWO PARTY ROOMS 🎉! This means you get to CHOOSE YOUR VIBE! THROWBACKS ✅ MODERN HITS ✅ ...

[See more](#)

 Video

Activity

609 going 13 maybe

[See List >](#)

Ex. 9 p. 5

EXHIBIT 10



ducapoly

Follow ...



ducapoly Edited • 1w

Delta Upsilon is hosting our first-ever run, benefiting Cancer Support Community Central Coast @cancersupportslo

1-mile race | Teams of 5 (tied together)
\$50 per team (\$10/person)
May 15th, 11 AM — 281 Albert Dr
100% of proceeds support those impacted by cancer

Limited-edition shirts (\$25) and a post-race BBQ with food and music.



2



1



Liked by calpolyquantfinance and others

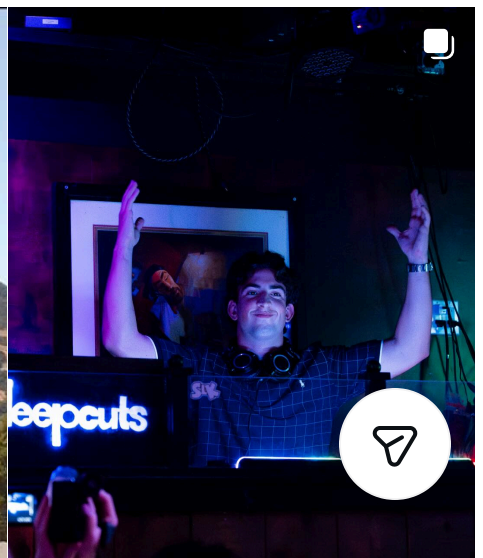
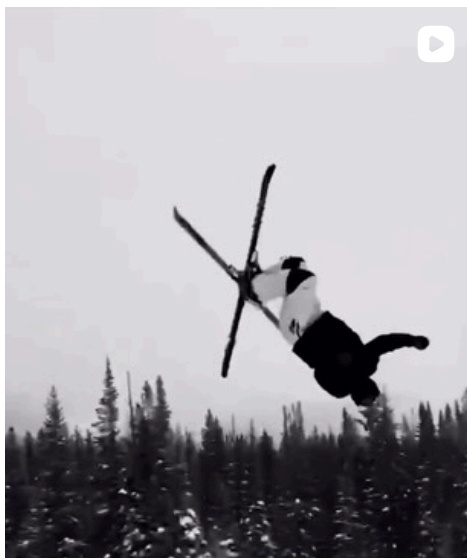
May 8

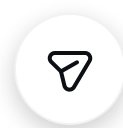


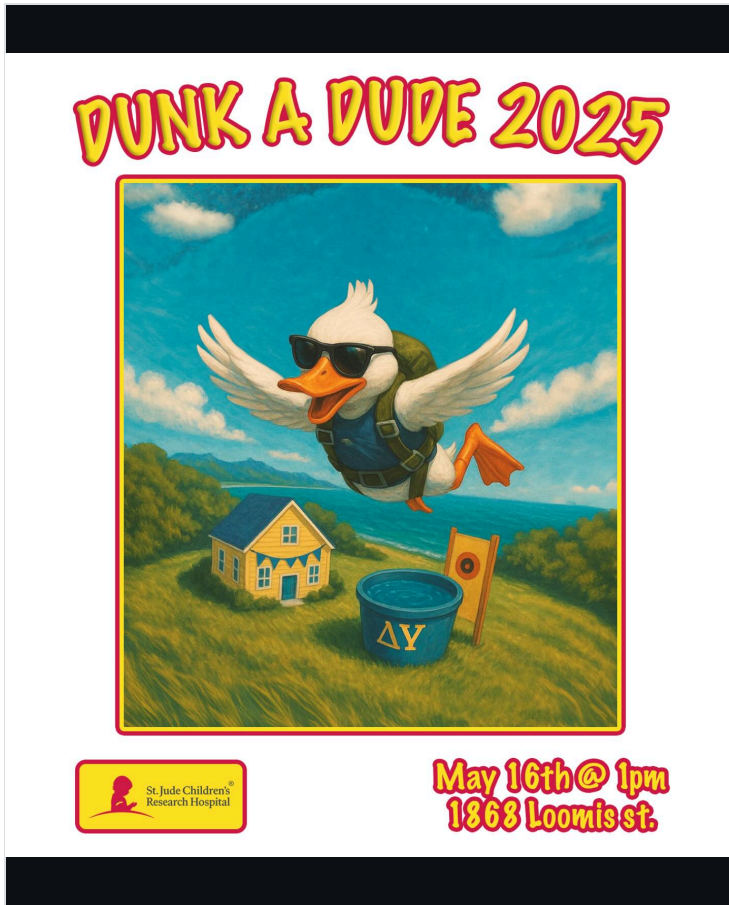
Add a comment...



More posts from ducapoly







ducalpoly

Follow ...



ducalpoly 52w

!! Dunk a DUde 2025 Crowd Change Link in Bio !!

DU Cal Poly's annual spring philanthropy in support of St. Jude Children's Research Hospital has arrived!

Come by 1866 Loomis St. on Friday May 16th at 1:00 pm to Dunk a DUde for St. Jude!

In order to raise money we will have a dunk tank where you can pay \$3.00 for 1



16



Liked by bigdaddyformals and others

May 15, 2025



Add a comment...



More posts from ducalpoly



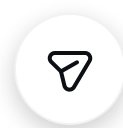
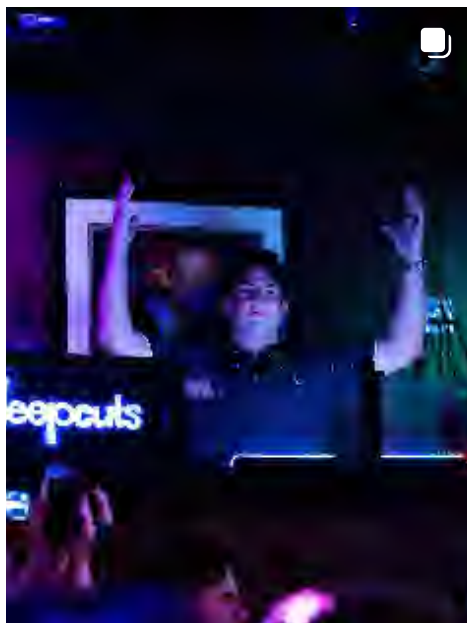


EXHIBIT 11

**CAL POLY**

NOW

Q Search...

SIGN IN



Hot Ones

**Date and Time**

Sunday, January 18 2026 at 2:00 PM PST
to

Sunday, January 18 2026 at 5:00 PM PST

Add To [Google Calendar](#) | [iCal/Outlook](#)

**Location**

House

1214 Bond St

[View Map](#)

Description

Hang out, eat some wings, and answer fun questions in the style of Hot Ones!

Additional Information

EVENT CONTACT NAME

Sam Stein

EVENT CONTACT PHONE AND/OR EMAIL

(650) 405-5324

EVENT ACCESSIBILITY

Cal Poly encourages inclusivity in all its programs and activities. If you have questions about event accessibility or anticipate needing any type of disability-related accommodation, including (but not limited to) physical access or Deaf/Hard of Hearing services, please reach out to the Event Contact in advance of your participation or visit. Accommodation requests should be made as soon as possible but at least 5 days prior to the event.

STATEMENT ON COMMITMENT TO COMMUNITY

Cal Poly is committed to maintaining a broad and inclusive community that values diversity and fosters tolerance and mutual respect, in which all members embrace core values of academic excellence, open inquiry, free expression, and diversity. Membership in the Cal Poly community is consistent with the highest principles of shared governance, social and environmental responsibility, engagement, and integrity. We embrace and encourage our community differences in age, disability, race or ethnicity, gender, gender identity or expression, nationality, religion, sexual orientation, genetic information, veteran or military status, and other characteristics that make our community unique. All community members have the right to participate fully in Cal Poly's programs and activities free

from discrimination, harassment, and retaliation (bias).

To report bias at this event, submit a report here:

[REPORT AN INCIDENT](#)

Perks



Free Food

Categories

Social and Fun

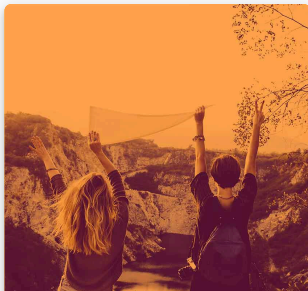
Off-Campus

Host Organization



Sigma Phi Epsilon California Tau

Other events hosted by Sigma Phi Epsilon California Tau



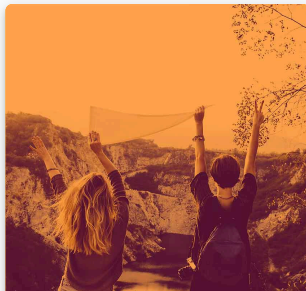
Thirsty Thursday

📅 Thursday, May 28 at
7:00PM PDT

📍 Keith's House



Sigma Phi Epsilon ...



Thirsty Thursday

📅 Thursday, June 4 at
7:00PM PDT

📍 Keith;s House



Sigma Phi Epsilon ...



CAL POLY

NOW

Q Search...

SIGN IN



Theta Chi Date Party

**Date and Time**

Saturday, February 14 2026 at 7:30 PM PST to

Saturday, February 14 2026 at 10:00 PM PST

Add To [Google Calendar](#) | [iCal/Outlook](#)

**Location**

QM

250 Grand Ave, San Luis Obispo, Ca

[View Map](#)

Description

Theta Chi Valentines Formal Date Party

Additional Information

EVENT CONTACT NAME

Ashton Robbins

EVENT CONTACT PHONE AND/OR EMAIL

8582160654

EVENT ACCESSIBILITY

Cal Poly encourages inclusivity in all its programs and activities. If you have questions about event accessibility or anticipate needing any type of disability-related accommodation, including (but not limited to) physical access or Deaf/Hard of Hearing services, please reach out to the Event Contact in advance of your participation or visit. Accommodation requests should be made as soon as possible but at least 5 days prior to the event.

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orientation, genetic information, veteran or military status, and other characteristics that make our community unique. All community members have the right to participate fully in Cal Poly's programs and activities free from discrimination, harassment, and retaliation (bias).

To report bias at this event, submit a report here:

[REPORT AN INCIDENT](#)

Categories

Off-Campus

Host Organization



Zeta Phi Chapter of Theta Chi Fraternity

**CAL POLY**

NOW

Q Search...

SIGN IN



Thirsty Thursday

**Date and Time**

Thursday, May 28 2026 at 7:00 PM PDT to

Thursday, May 28 2026 at 11:00 PM PDT

Add To [Google Calendar](#) | [iCal/Outlook](#)**Location**

Keith's House

290 Craig Way, SAN LUIS OBISPO,
California[View Map](#)

Description

Small event for Fraternity members and close friends

Trying new Rocket Fizz drinks every 2 weeks

Additional Information

EVENT CONTACT NAME

Zachary Haddad

EVENT CONTACT PHONE AND/OR EMAIL

haddadzach7@gmail.com

EVENT ACCESSIBILITY

Cal Poly encourages inclusivity in all its programs and activities. If you have questions about event accessibility or anticipate needing any type of disability-related accommodation, including (but not limited to) physical access or Deaf/Hard of Hearing services, please reach out to the Event Contact in advance of your participation or visit. Accommodation requests should be made as soon as possible but at least 5 days prior to the event.

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RSVP to Event

SIGN IN TO RSVP

have the right to participate fully in Cal Poly's programs and activities free from discrimination, harassment, and retaliation (bias).

To report bias at this event, submit a report here:

[REPORT AN INCIDENT](#)

Categories

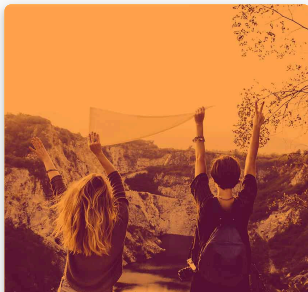
Social and Fun

Host Organization



Sigma Phi Epsilon California Tau

Other events hosted by Sigma Phi Epsilon California Tau



Thirsty Thursday

📅 Thursday, June 4 at
7:00PM PDT

📍 Keith;s House



Sigma Phi Epsilon ...

EXHIBIT 12

From: kathie walker [REDACTED]
Sent: Friday, April 3, 2026 8:37 AM
To: CityClerk
Subject: CPRA Request: Cal Poly PD/FSL Event Address Communications

Follow Up Flag: Follow up
Flag Status: Flagged

City Clerk or Records Custodian,

Pursuant to the California Public Records Act and Article I, Section 3(b) of the California Constitution, I request copies of the following records:

1. All communications, including emails, text messages, memoranda, spreadsheets, attachments, or any other written or electronic records, between any SLOPD employee or officer and any employee or officer of the California Polytechnic State University Police Department (CPPD) transmitting, referencing, or discussing lists of fraternity- or sorority-sanctioned events, approved party addresses, FSL event registrations, or any related address or location information for Cal Poly-recognized fraternity or sorority events. Requested time period: January 1, 2021 through the date of your response.
2. All communications between any SLOPD employee or officer and any Cal Poly Fraternity & Sorority Life (FSL) employee or representative transmitting, referencing, or discussing approved party lists, sanctioned event addresses, or FSL event registration information. Requested time period: January 1, 2021 through the date of your response.
3. Any written policies, procedures, protocols, or informal understandings - whether formal or informal - governing the receipt, handling, sharing, or use of fraternity/sorority event address information received from CPPD or Cal Poly FSL by SLOPD personnel. Requested time period: January 1, 2021 through the date of your response.
4. All records reflecting whether, and to what extent, address or location information received by SLOPD from CPPD or Cal Poly FSL was shared with or transmitted to the City of San Luis Obispo's Code Enforcement division, Community Development Department, or City Manager's office. Requested time period: January 1, 2021 through the date of your response.

I request that responsive records be produced electronically in their native format. If any records are withheld or redacted, please identify the specific statutory exemption claimed and provide a brief description of the withheld material sufficient to evaluate the exemption's applicability.

Pursuant to Government Code § 7922.530, please respond within ten (10) days.

Thank you,
 Kathie Walker

From: Villanti, John
Sent: Saturday, February 12, 2022 7:21 AM
To: Stradley, Evan; Shalhoob, Trevor
Subject: FW: FSL Off-Campus Events 2.11-2.12.2022

FYI

John Villanti
Police Lieutenant



**CITY OF
SAN LUIS OBISPO**

Police Department
1042 Walnut Street, San Luis Obispo, CA 93401-2729
E jvillant@slocity.org
T 805.781.7317

slocity.org



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From: Bryan Cox <bcox09@calpoly.edu>
Sent: Friday, February 11, 2022 12:44 PM
To: Villanti, John <jvillant@slocity.org>
Cc: upd-sergeants@calpoly.edu; UPD Dispatch <upd-dispatch@calpoly.edu>; upd-officers@calpoly.edu
Subject: FSL Off-Campus Events 2.11-2.12.2022

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

Below are the approved off-campus events with and without alcohol that's happening this weekend.

Events Without Alcohol						
Submitter	Phone Number	Chapter	Date	Start Time	End Time	Address
Chandler Kuhn		Delta Upsilon	2/11/2022	9pm	1am	720 E Foothill Blvd
Angeliki Harris		Sigma Kappa	2/12/2022	7pm	8pm	140 Cuesta Dr.
David Greco		Sigma Nu	2/12/2022	8pm	1am	1304 Foothill Blvd.

Events With Alcohol						
Submitter	Phone Number	Chapter	Date	Start Time	End Time	Address

Sydney Choi		Gamma Phi Beta	2/11/2022	7pm	11pm	The Carrisa, 736 Higuera St.
Angeliki Harris		Sigma Kappa	2/11/2022	7pm	10am	SLO Brew Rock, 855 Aerovita Pl.
Chris Hanson		Lambda Chi Alpha	2/11/2022	9pm	1am	12 Hathway Ave.
Griffin Finnane		Sigma Pi	2/11/2022	9pm	11:30pm	124 Stenner St.
Ludwig Posauner		Theta Chi	2/11/2022	8pm	11:59pm	1441 Slack St.
Yoav Levanoni		Alpha Epsilon Pi	2/11/2022	9pm	1am	280 California Blvd
Henry Tan		Alpha Sigma Phi	2/11/2022	9pm	11:59pm	567 Hathway ave.
Ella Lindstrom		Alpha Phi	2/12/2022	8pm	10pm	237 Albert Dr.
Phi Kappa Psi		Phi Kappa Psi	2/12/2022	8pm	10pm	237 Albert Dr.
Chloe Guthrie		Alpha Omicron Pi	2/12/2022	7pm	11pm	The Carrisa, 736 Higuera St.
Chris Hanson		Lambda Chi Alpha	2/12/2022	9pm	1am	171 Orange Ave.
Brennan Brown		Phi Sigma Kappa	2/12/2022	1pm	4pm	1908 Loomis St.
Oliver Zych		Kappa Sigma	2/12/2022	1pm	5pm	322 Hathway Ave.
Tyler Clyde		Pi Kappa Phi	2/12/2022	9pm	1am	740 W. Foothill Blvd.
Phoebe Larkins		Kappa Kappa Gamma	2/12/2022	11am	2:30pm	SLO Brew Rock, 855 Aerovita Pl.

Thank you,

Bryan Cox

Deputy Chief of Police
 Cal Poly Police Department
 California Polytechnic State University
 1 Grand Avenue, Building 36
 San Luis Obispo, California 93407-0140

Direct: (805) 756-6676
 Dispatch Center: (805) 756-2281
 Fax: (805) 756-5051
bcox09@calpoly.edu
www.afd.calpoly.edu/police

From: Cal Poly Police <police@calpoly.edu>
Sent: Friday, May 20, 2022 1:51 PM
To: Amoroso, Brian; Mickel, Fred
Subject: FW: FSL Approved Off-Campus Events 5.20-5.22

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

FYI

Thank you,

Bryan Cox
Deputy Chief of Police
Cal Poly Police Department
California Polytechnic State University
1 Grand Avenue, Building 36
San Luis Obispo, California 93407-0140

Direct: (805) 756-6676
Dispatch Center: (805) 756-2281
Fax: (805) 756-5051
bcox09@calpoly.edu
www.afd.calpoly.edu/police

From: Elizabeth Aiello-Coppola <eaiello@calpoly.edu>
Sent: Friday, May 20, 2022 1:36 PM
To: Risk Management FSL Office <fslrisk.student@gmail.com>; Cal Poly Police <police@calpoly.edu>; Matthew Steven Armas <msarmas@calpoly.edu>; Jason Mockford <jmockfor@calpoly.edu>
Subject: FSL Approved Off-Campus Events 5.20-5.22

Hello,

Below are the approved FSL off campus events with and without alcohol taking place this weekend.

Events Without Alcohol						
Submitter	Phone Number	Chapter	Date	Start Time	End Time	Address
Tyler Clyde		Pi Kappa Phi	5/20/2022	5:00	10:00	1232 Monte Vista Pl
Pheobe Larkins		Kappa Kappa Gamma	5/21/2022	12:00	1:00	132 California Blvd. San Luis
Paige Ackerman		Alpha Chi Omega	5/20/2022	8:00	9:00	301 Hathaway Avenue
Nathaniel Faria		Alpha Gamma Rho	5/21/2022	12pm	1pm	132 California Blvd. San Luis
Griffen Guizan		Beta Theta Pi	5/21/2022	7:00	10:00	1327 East Foothill Blvd
Mathew Aguilar		Phi Gamma Delta	5/22/2022	6:00pm	10:00pm	149 Carpenter
Events With Alcohol						
Submitter	Phone Number	Chapter	Date	Start Time	End Time	Address
KC Kelly		Lambda Chi Alpha	5/21/2022	12pm	5pm	1498 O'Connor Way
Tyler Clyde		Pi Kappa Phi	5/21/2022	9pm	1am	740 W Foothill Blvd

Austin Dasis		Phi Kappa Psi	5/20/2022	9pm	1am	1335 E Foothill Blvd
Chandler Kuhn		Delta Upsilon	5/21/2022	1pm	6pm	1700 Fredericks Ave.
Brennan Brown		Phi Sigma Kappa	5/20/2022	9pm	11:59pm	1908 Loomis St.
Dominic Baciocco		Delta Chi	5/20/2022	8pm	11:00pm	1236 Monte Vista Place.
Chloe Guthrie		Alpha Omicron Pi	5/21/2022	6:30pm	10:00pm	Holland Ranch - 2275 Car
Angeliki Harris		Sigma Kappa	5/20/2022	7pm	10pm	Holland Ranch - 2275 Car

Elizabeth Aiello-Coppola, M.A.

pronouns she/her/hers

[Why Do Pronouns Matter?](#)

Assistant Director, Fraternity & Sorority Life

Leadership & Service | Student Affairs

Cal Poly | San Luis Obispo, CA 93407 | 805-756-7263



From: Bryan Cox <bcox09@calpoly.edu>
Sent: Friday, June 9, 2023 3:40 PM
To: Schafer, Aaron; Mickel, Fred; Amoroso, Brian
Subject: RE: FSL Approved Off-Campus Events 6.9-6.10

Copy

Thank you,

Bryan Cox

Deputy Chief of Police
Cal Poly Police Department
California Polytechnic State University
1 Grand Avenue, Building 36
San Luis Obispo, California 93407-0140

Dept. 805-756-2281
Direct. 805-756-6676
Fax: 805-756-5051
bcox09@calpoly.edu
afd.calpoly.edu/police

----- Original message -----

From: "Schafer, Aaron" <ASchafer@slocity.org>
Date: 6/9/23 15:37 (GMT-08:00)
To: Bryan Cox <bcox09@calpoly.edu>, "Mickel, Fred" <fmickel@slocity.org>, "Amoroso, Brian" <bamoroso@slocity.org>
Subject: Re: FSL Approved Off-Campus Events 6.9-6.10

Cox, if you can include Lt Dickel on these moving forward it would be greatly appreciated. That way he can let his teams know.

I've forwarded him this one already.

Lt. Aaron Schafer
Patrol Division
San Luis Obispo Police Department
805-594-8056

Get [Outlook for iOS](#)

From: Bryan Cox <bcox09@calpoly.edu>
Sent: Friday, June 9, 2023 2:38 PM

To: Schafer, Aaron <ASchafer@slocity.org>; Mickel, Fred <fmickel@slocity.org>; Amoroso, Brian <bamoroso@slocity.org>

Subject: FSL Approved Off-Campus Events 6.9-6.10

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

Hello,

Below are the list of approved off-campus events with and without alcohol for this upcoming weekend.

Events Without Alcohol						
Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Ezra Erler		Delta Chi	6/9/2023	8:00pm	9:00pm	1236 Monte Vista Pl San Luis
Vivian Morse		Gamma Phi Beta	6/9/2023	8:00pm	9:00pm	1236 Monte Vista Pl San Luis
Katya Boychuk		Alpha Chi Omega	6/9/2023	8:00pm	9:00pm	12 Hathway
Lambda Chi Alpha		Lambda Chi Alpha	6/9/2023	8:00pm	9:00pm	12 Hathway
Alejandra Lopez		Delta Gamma	6/9/2023	7:00pm	8:00pm	1327 E Foothill blvd
Aiden Sim		Beta Theta Pi	6/9/2023	7:00pm	8:00pm	1327 E Foothill blvd
Kaylie Kinhead		Kappa Alpha Theta	6/9/2023	6:00pm	10:00pm	Octagon Barn, 4400 Octagon

Events With Alcohol						
Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Meghan Olson		Sigma Kappa	10-Jun	8:00pm	11:00pm	1150 Laurel Ln # 130, San Luis
Jack Minor		Sigma Nu	6/9/2023	8:00pm	1:00am	1621 McCollum Street
Davis Desouza		Delta Chi	6/10/2023	1:00pm	5:00pm	1236 Monte Vista Pl San Luis
Ezra Erler		Delta Chi	6/9/2023	9:00pm	11:00pm	1236 Monte Vista Pl San Luis
Jack Minor		Sigma Nu	6/10/2023	1:0pm	6:00pm	1621 McCollum Street

Thank you,

Bryan Cox

Deputy Chief of Police
Cal Poly Police Department
California Polytechnic State University
1 Grand Avenue, Building 36
San Luis Obispo, CA 93407-0140

Direct: (805) 756-6676
Dispatch Center: (805) 756-2281
Secured Fax: (805) 756-5051
Bcox09@calpoly.edu
www.afd.calpoly.edu/police

CONFIDENTIALITY NOTICE

From: Schafer, Aaron
Sent: Friday, October 20, 2023 2:18 PM
To: Booth, Jeff; Hurni, Joe; Koznek, Tim
Subject: FW: FSL Approved Off-Campus Events 10.20-10.21

Aaron Schafer
Police Lieutenant



**CITY OF
SAN LUIS OBISPO**

Police Department
1042 Walnut Street, San Luis Obispo, CA 93401-2729
E ASchafer@slocity.org
T 805.594.8056

slocity.org



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

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

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 Strodder		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 Diferndinando		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 Eager		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 Diferndinando		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
Administration & Finance
Cal Poly, San Luis Obispo, California

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Dispatch Center: 805-756-2281
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From: Schafer, Aaron
Sent: Friday, February 2, 2024 4:00 PM
To: Wallace, Christine
Subject: RE: FSL off-campus events both with and without alcohol happening this weekend

Thanks.

Aaron Schafer
Police Lieutenant



**CITY OF
SAN LUIS OBISPO**

Police Department
1042 Walnut Street, San Luis Obispo, CA 93401-2729
E ASchafer@slocity.org
T 805.594.8056

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From: Wallace, Christine <cwallace@slocity.org>
Sent: Friday, February 2, 2024 3:57 PM
To: Schafer, Aaron <ASchafer@slocity.org>
Subject: Re: FSL off-campus events both with and without alcohol happening this weekend

I can catch you up on what's happening with CDD. Chat Tuesday.

On Feb 2, 2024, at 3:49 PM, Schafer, Aaron <ASchafer@slocity.org> wrote:

We need to have some conversations about these events they approve.

Aaron Schafer
Police Lieutenant
<[image001.png](#)>

Police Department
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<[image002.png](#)>
<[image003.png](#)>

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From: Bryan Cox <bcox09@calpoly.edu>

Sent: Friday, February 2, 2024 3:30 PM

To: Schafer, Aaron <ASchafer@slocity.org>; Dickel, Jason <jdickel@slocity.org>; Mickel, Fred <fmickel@slocity.org>

Subject: FSL off-campus events both with and without alcohol happening this weekend

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

Below are the approved FSL off-campus events both with and without alcohol happening this weekend. Thank you!

Events Without Alcohol

Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Christiopher Green		Delta Chi	2/2/2024	7:00pm	8:00pm	1236 Monte Vista Plac
Lee Van Delden		Sigma Nu	2/2/2024	8:00pm	1:00am	301 Hathaway Ave
Beatrice Nicole Salazar		Alpha Omicron Pi	2/2/2024	7:30pm	8:30pm	174 Stenner St
Nico Diferdinando		Kappa Sigma	2/2/2024	7:30pm	10:00pm	281 Hathaway
Kevin Klave		Beta Theta Pi	2/3/2024	8:30pm	12:00am	1327 E Foothill Blvd

Events With Alcohol

Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Tony Gudkov		Alpha Epsilon Pi	2/3/2024	7:00pm	11:59pm	280 California Blvd
Christopher Green		Delta Chi	2/2/2024	9:00pm	11:00pm	1236 Monte Vista Plac
Bennett Steiger		Delta Chi	2/3/2024	8:00pm	11:00pm	1236 Monte Vista Plac
Samuel Johnson		Phi Gamma Delta	2/3/2024	8:00pm	1:00am	1229 Fredericks St
Lee Van Delden		Sigma Nu	2/3/2024	8:00pm	1:00am	301 Hathaway Ave
Brenyn Northey		Alpha Sigma Phi	2/3/2024	9:00pm	1:00am	299 Albert Dr
Louie Sanchez		Pi Kappa Phi	2/2/2024	9:00pm	1:00am	740 W Foothill Blvd
Christian Middleton		Lambda Chi Alpha	2/2/2024	9:00pm	12:00am	1264 East foothill Blvd
Emiliano Grieco		Sigma Pi	2/2/2024	8:00pm	11:30pm	124 Stenner St
William Slavinsky		Phi Delta Theta	2/3/2024	9:00pm	11:59pm	534 Hathaway
Cole Parker		Phi Sigma Kappa	2/3/2024	7:00pm	11:00pm	1908 Loomis st
Nico Diferdinando		Kappa Sigma	2/3/2024	8:00pm	10:00pm	1142 Montalban
Chase Rayborn		Theta Chi	2/2/2024	9:00pm	12:30am	1350 Stafford St

Thank you,

Bryan Cox

Deputy Chief of Police
Cal Poly Police Department
California Polytechnic State University
1 Grand Avenue, Building 36
San Luis Obispo, California 93407

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From: Wallace, Christine
Sent: Monday, March 11, 2024 11:11 AM
To: Elizabeth Aiello-Coppola
Subject: Re: 299 Albert

Okay that's weird because it wasn't on the list that CPPD sent to the lieutenant. What the H.

On Mar 11, 2024, at 10:54 AM, Elizabeth Aiello-Coppola <eaielloc@calpoly.edu> wrote:

This message is from an **External Source**. Use caution when deciding to open attachments, click links, or respond.

Hi Christine,

Thanks for letting me know! 299 Albert was on my list as an approved party for this past weekend!

Best,

Elizabeth Aiello-Coppola, M.A.
pronouns she/her/hers
Assistant Director, Fraternity & Sorority Life
Leadership & Service | Student Affairs
Cal Poly | San Luis Obispo, CA 93407 | 805-756-7263
<image007.png>
[Schedule a meeting with me](#)

From: Wallace, Christine <cwallace@slocity.org>
Date: Monday, March 11, 2024 at 10:28 AM
To: Elizabeth Aiello-Coppola <eaielloc@calpoly.edu>
Subject: 299 Albert

Morning,

FYI, patrol issued an unruly gathering to residents at 299 Albert over the weekend. I saw the list of approved FSL events for the weekend and this one wasn't on it and my understanding is that it's a satellite house. Please let me know if I'm wrong so I can adjust my record keeping. The person cited was Colin Hatton.

Thanks,

Christine Wallace
Police Public Affairs Manager

<image001.png>

Police Department
1042 Walnut Street, San Luis Obispo, CA 93401-2729
E cwallace@slocity.org
T 805.781.7186

From: Bryan Cox <bcox09@calpoly.edu>
Sent: Thursday, March 14, 2024 8:10 AM
To: Dickel, Jason
Subject: RE: FSL Approved Off-Campus Events 3.8-3.9

Negative. Usually on Friday's around noon.

Thank you,

Bryan Cox

Deputy Chief of Police
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From: Dickel, Jason <jdickel@slocity.org>
Sent: Thursday, March 14, 2024 8:09 AM
To: Bryan Cox <bcox09@calpoly.edu>
Subject: RE: FSL Approved Off-Campus Events 3.8-3.9

Do you have the one for this upcoming weekend?

From: Bryan Cox <bcox09@calpoly.edu>
Sent: Thursday, March 14, 2024 8:08 AM
To: Schafer, Aaron <ASchafer@slocity.org>; Cal Poly Police <police@calpoly.edu>; Mickel, Fred <fmickel@slocity.org>; Dickel, Jason <jdickel@slocity.org>
Subject: RE: FSL Approved Off-Campus Events 3.8-3.9

Got it, thanks.

Thank you,

Bryan Cox

Deputy Chief of Police
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From: Schafer, Aaron <ASchafer@slocity.org>
Sent: Wednesday, March 13, 2024 2:49 PM
To: Bryan Cox <bcox09@calpoly.edu>; Cal Poly Police <police@calpoly.edu>; Mickel, Fred <fmickel@slocity.org>; Dickel, Jason <jdickel@slocity.org>
Subject: RE: FSL Approved Off-Campus Events 3.8-3.9

We use them as intel only if we get called to the residence the sergeant knows they are FSL events.

Aaron Schafer
Police Lieutenant



**CITY OF
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From: Bryan Cox <bcox09@calpoly.edu>
Sent: Wednesday, March 13, 2024 2:10 PM
To: Cal Poly Police <police@calpoly.edu>; Schafer, Aaron <ASchafer@slocity.org>; Mickel, Fred <fmickel@slocity.org>; Dickel, Jason <jdickel@slocity.org>
Cc: Bryan Cox <bcox09@calpoly.edu>
Subject: RE: FSL Approved Off-Campus Events 3.8-3.9

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Who do you share this with and what do you do with these?

Thank you,

Bryan Cox

Deputy Chief of Police
Cal Poly Police Department
California Polytechnic State University
1 Grand Avenue, Building 36
San Luis Obispo, California 93407

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From: Cal Poly Police

Sent: Friday, March 8, 2024 9:57 AM

To: Schafer, Aaron <ASchafer@slocity.org>; Mickel, Fred <fmickel@slocity.org>; Dickel, Jason <jdickel@slocity.org>

Subject: FSL Approved Off-Campus Events 3.8-3.9

Events Without Alcohol

Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Lev Van Delden		Sigma Nu	3/8/2024	8:00pm	9:00pm	290 chaplin ln
Amanda Partrite		Alpha Chi Omega	3/8/2024	8:00pm	9:00pm	290 chaplin ln
Taja Maycock		Sigma Kappa	3/8/2024	8:00pm	9:00pm	146 stenner
Nico diferdinando		Kappa Sigma	3/8/2024	8:00pm	9:00pm	146 stenner
Emiliano Grieco		Sigma Pi	3/8/2024	8:00pm	9:00pm	124 stenner
Naomi Wilbur		Alpha Phi	3/8/2024	8:00pm	9:00pm	124 stenner
Kevin Klave		Beta Theta Pi	3/9/2024	2:30pm	6:00pm	1327 E foothill blvd

Events With Alcohol

Submitter	Phone Number	Chapter	Date	Time Start	Time End	Address
Taja Maycock		Sigma Kappa	9-Mar	7:00pm	10:00pm	1234 Broad St, San Luis Obispo
Jillian Richards		Kappa Alpha Theta	3/8/2024	7:40pm	10:30pm	6 Higuera Street, San Luis Obispo
Brenyn Northey		Alpha Sigma Phi	3/9/2024	9:00pm	1:00am	299 Albert DrSan Luis Obispo
Samuel Johnson		Phi Gamma Delta	3/9/2024	8:00pm	1:00am	1229 Fredericks Street
Beatrice Nicole Salazar		Alpha Omicron Pi	3/8/2024	7:00pm	10:00pm	664 Marsh St, San Luis Obispo
Amanda Partrite		Alpha Chi Omega	3/9/2024	8:00pm	11:00pm	Bang The Drum Brewery

Sebastian Lopez		Phi Delta Theta	3/8/2024	7:00pm	12:00am	Libertine Brewing Company
Jack Collins		Phi Kappa Psi	3/9/2024	8:00pm	1:00am	1335 E Foothill Blvd

Thank you,

Bryan Cox

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EXHIBIT 13

LOCAL

Denied West Lubbock zoning case reveals neighbor concerns with fraternity house

MATT DOTRAY

Nov. 3, 2016, 6:29 p.m. CT

A zone case to change a plot of land on 34th Street and Upland Avenue from residential to commercial use caused a different issue to surface, as nearby residents at a hearing this week were more concerned with the "fraternity house" that's currently on the property.

What was brought to the planning and zoning commission Tuesday evening was a request by the land owner Jerry Taylor to change the residential lot at 3219 Upland Ave. to a commercial lot.

There was no specific reason for the request other than to get ahead of what Taylor anticipates will be interest in commercial growth along west 34th Street.

There was no time frame, as the current residential house on the property would be grandfathered in unless its vacant for at least a year.

The zone change was unanimously voted down after the board heard opposition from several nearby residents who wanted to make clear that it's a residential neighborhood, and express fears of the possible noise and smell coming from a commercial property. The residents also wondered about space, and the lack of a buffer between the property and other homes.

"Rezoning this property would benefit one owner out of 62 lot owners at Pine Hills (subdivision)," Stanley Scott, a nearby homeowner, told the zoning board.

Although the board voted down the request, city staff said this type of intersection is typically zoned for commercial use. It's not right now because the houses already built were part of a somewhat recent annexation in the mid-1980's. So the board urged the residents to be prepared for a zone case that includes specific commercial property, because they'd be more likely to vote in favor of it given the location at the intersection.

But most of the 30 or so residents who attended the meeting were there to show opposition to the new residents who moved into the house about two months ago. And Taylor announcing that the lease is for two years was met with a collective groan.

The home's residents are members of the fraternity, Delta Sigma Phi, and the neighbors showed up asking how this was allowed.

"Nobody in the neighborhood is OK with this, because we do have homeowner association rules and strict guidelines saying this is single-family housing," said resident Andrea Hurlow. "We have pictures of over 70 to 80 cars there at a time."

The owner of the large two-story home assured them that it's not what one would think of as a fraternity house because it's leased to only two residents. The city said if that's true - and the house is leased to two residents - then the dwelling is not in violation of city code in a residential area.

According to the city code, there is no limit on the number of related people who can live together, but it does not allow more than two unrelated persons living together as a single housekeeping unit, no matter the size of the house.

According to the city's website, this is enforced by complaint only, which means the city does not search for this violation. The city also says complaints typically stem from loud parties or too many cars parked in the yard.

Trey Robb, assistant director at Texas Tech's Fraternity & Sorority Life, said that just like with other student organizations, Tech does not monitor where fraternity and sorority members live as long as they abide by city code.

Most fraternities and sororities have their lodges at Greek Circle (east of Quaker Avenue around 15th Street), where the houses are owned by the organizations, although he said the area is currently full.

Talking specifically about Delta Sigma Phi, Robb said they had been previously housed at Greek Circle in a building owned by a then-suspended organization. When that fraternity was again eligible sometime earlier this year, Delta Sigma Phi moved to the house they're currently in.

Logan McClinton, the academic chair of the fraternity that lives in the house, said they tried getting a place at Greek Circle, but like Robb said, there are no lots left. He was unaware of the happenings at the planning and zoning meeting, but knew that some residents were upset with them being there. He said they've had the middle finger flashed at them by passing drivers, and he left one morning to find torn out Bible pages on their front lawn.

He said none of that happened until they hung up their Greek letters outside their home, and he's confused as to why there would be complaints - they're conscientious about the area they're in. He said very rarely do they host parties, and any issues that have been brought to them have been addressed.

"I think we've handled noise pretty well," said McClinton. "We're not a stereotypical fraternity, we stand for much more than that. We don't party out here, and meetings are on Monday nights, and those don't last past 8 (p.m.)."

The planning and zoning board asked the residents if there were parties, and most nodded yes.

But the parties and noise didn't seem to be the biggest concern of the neighbors, as they said they've been pretty good about not getting too loud. One nearby neighbor said they were better tenants than the last ones. It's more the little things, like the amount of cars parked on the grass in the 1.5 acre lot, and the amount of trash filling up and sitting next to the trash container that gets on the neighbor's nerves.

McClinton said rush week did get busy with vehicles, as do chapter meetings they host once a week, but they make sure that parking is done only on their property and is orderly. He also acknowledged they had a lot of trash during the events they'd hosted at the beginning of the semester, but said that's a rarity. And when a neighbor mentioned the trash around the dumpster to them, McClinton said, they had it cleaned up the next day.

He said he told his neighbors already to let them know if any trash, even just a plastic spoon, gets on their property.

The fraternity said on social media shortly before moving in that they are the first fraternity at Texas Tech with an off-campus house. The city said that with only two people on the lease, they are not violating any city laws. But they did say there are laws having to do with noise level and trash that could be susceptible to citations, should they be broken.

matt.dotray@lubbockonline.com

• 766-8744

Follow Matt on Twitter

[@mdotrayAJ](https://twitter.com/mdotrayAJ)

https://www.msuexponent.com/news/alpha-sig-sparks-lawsuit-and-zoning-backlash/article_1929d976-ae1b-11ed-848a-6f3e3a9d95fc.html

Alpha Sig sparks lawsuit and zoning backlash

Jackson Sledge
Feb 16, 2023



The Alpha Sigma Phi house, located at 4th and Garfield, covered in snow on Wednesday, Feb. 15.

Cady Allen

Within a single year of moving into 411 W. Garfield, the MSU chapter of Alpha Sigma Phi has been accused of hazing and underage drinking, suspended by the Dean of Students Office and placed on “alcohol-free” status.

Yet, that may be the least of the problems facing the embattled brothers, whose frustrated neighbors have not only sued them but are attempting to restrict future Greek houses with changes to city zoning.

“Nothing has boiled over like I’ve seen with Alpha Sigma Phi,” said Matt Caires, MSU’s dean of students.

The fraternity's neighbors have proposed a zoning amendment to the City of Bozeman's Unified Development Code that would ban any new fraternities or sororities in low-density neighborhoods citywide. The amendment would not affect existing Greek locations such as those east of campus. However, no new Greek houses could ever be established in that neighborhood again.

Many of the same neighbors have also sued Alpha Sigma Phi, the chapter's landlord and the City of Bozeman itself. All defendants are accused of "nuisance and aiding and abetting nuisance."

The City of Bozeman is additionally charged with "failure to enforce zoning regulations," as well as "arbitrary and capricious actions regarding zoning regulations," according to court documents obtained by the Exponent from Montana's 18th Judicial District Court in Gallatin County.

"It's clear the neighbors are not pleased with having these guys living in this house operating as a fraternity," said Caires. "I've asked the fraternity to think about what's a better location for them."

Neighbors aim to zone fraternities out

Kathy Powell is one such neighbor. A retiree living near 411 W. Garfield, Powell is named as the applicant on a proposed zone text amendment currently under consideration by the City of Bozeman. Her proposal argues that single-family homes are simply too small to house a fraternity.

"It doesn't have a central area to meet. But they have 50 members. So if you have members, you want to get together, that's the point right? They need to have a house that can accommodate their members instead of in the front yard," she said.

The Unified Development Code currently classifies fraternities and sororities as "group living," according to a statement provided by City of Bozeman spokesperson Takami Clark. "Group Living is permitted in all zoning districts except UMU, BP, M-1, M-2, and PLI," according to Clark.

The proposed zoning amendment would reclassify Greek organizations as a distinct category to restrict them to high-density zones such as "R-4, R-O, B-2, B-3, REMU zoning districts as principal uses, and conditionally in the R-3 zoning district," Clark said.

Most of the neighborhoods to the north and east of campus consist of low-density zones like R1 and R2, according to the Community Development Department's GIS map service. These areas would be off-limits to future Greek chapters.

The Montana Code Annotated stipulates that a proposed zoning amendment will be reviewed by city staff and the community development advisory board. Both parties will give their recommendations to the city commission, with whom the decision ultimately lies.

“The city commission is the ultimate arbiter of the proposed change and makes the final decision” according to city spokesperson Clark. “If approved, an ordinance is created to formally adopt the change(s).”

Powell’s amendment proposal was heard by the community development advisory board on Jan. 23, when the board was originally expected to vote on the issue. However, as of Feb. 14, the group has been granted two “continuances,” the latter of which is “unspecified” in duration, according to the meeting’s minutes.

This means the neighbors will have more time to refine their proposal to better meet the requirements of city staff before it is eventually voted on by the city commission.

“We’re hopeful they can find a solution to it in the [development code],” Powell said.

Powell herself is not one of 14 plaintiffs named by the lawsuit against Alpha Sigma Phi. However, several of those who gave public comment in support of her zone text amendment are.

Parties pose a nuisance

According to a complaint filed in court by attorney James H. Goetz, his clients are homeowners who “enjoy the pleasures and benefits of a beautiful, leafy and peaceful neighborhood,” one with “attractive well-maintained yards and quiet streets.”

However, that all changed “sometime in the late winter of 2021” when “the quietude of the neighborhood was interrupted by loud throbbing noise, which some might call ‘music’,” according to Goetz’s complaint.

The complaint describes the plaintiffs’ main grievance against Alpha Sigma Phi: a series of parties that escalated over the course of 2022. These parties resulted in serious noise and parking nuisances for the plaintiffs, especially at late hours, read the complaint.

“For those gainfully employed, as well as those retired, a good night’s rest each night is critical. The meetings and parties of a men’s fraternity tend to be nocturnal,” the complaint said.

As relief for the nuisances they endured, the plaintiffs seek that the Gallatin County Court order Alpha Sigma Phi to vacate the premises at 411 W. Garfield by the end of 2023 and that the fraternity end all gatherings before 10 p.m. in the meantime.

Furthermore, the plaintiffs seek “mandamus and injunctive relief against the City of Bozeman” for its alleged mishandling of zoning regulation. This would involve Gallatin County Court ordering the city of Bozeman to reinstate language regarding Greek organizations in the development code prior to 2018.

The plaintiffs claim this would “prohibit the establishment of fraternities in residential neighborhoods.”

MSU is not a named defendant in the lawsuit, however Goetz’s complaint mentions the university. The document describes a meeting the plaintiffs had with Caires and members of the fraternity in the spring of 2022, months before the lawsuit was filed.

“At that meeting, the neighbors aired their grievances, fraternity members attempted to placate those concerns and the MSU Dean of Students, and other officials attempted to mediate,” the complaint reads. “After that meeting, the fraternity tamped down on its raucous activities” for the remainder of the spring semester.

However, a series of particularly boisterous parties the following fall led the neighbors to further doubt MSU’s control over the fraternity. The plaintiffs were unimpressed with the response of University Police, who allegedly “sometimes do not even get out of their vehicles,” according to the lawsuit.

The plaintiffs were equally displeased with the university’s “Fraternity and Sorority Function Notification” registry, claiming that a loud party occurred on Oct. 8, even though an MSU associate dean informed them none would be taking place.

These incidents led the plaintiffs to conclude that “MSU has either turned a blind eye to the activities of Alpha Sigma Phi house or lacks the necessary will and resources to enforce MSU’s fraternity regulations.” They filed their suit just 13 days later on Oct. 21, 2022.

“It’s important to remember that filling in a lawsuit presents only one side of an issue,” said University Spokesperson Mike Becker. “MSU does not intend to weigh in on a suit it isn’t party to. The courts will decide on the matter in due course.”

The case is currently awaiting a “partial summary judgment hearing” according to Goetz. The court will have the option to issue a limited ruling on certain charges against the City of Bozeman only, potentially averting a full-blown trial.

Limited authority restricts MSU intervention

Caires said the university can’t weigh in much further than it already has unless there’s an issue that poses a threat to students’ lives.

“I think originally the neighbors were expecting me to shut them down,” he said. “I’ve had to work with the neighbors to understand that we don’t shut fraternities down for playing ping pong, being loud and drinking beer.”

Although he was sympathetic to the neighbors' concerns, Caires said there were limitations on his office's authority. "We don't own fraternities, we don't control them. They are off-campus properties," he said. "Anytime we take any adverse action — disciplinary action — it's under our authority in the conduct code."

Caires said he does not have the authority to evict fraternities on his own. He can only do so with the support of the fraternity's national chapter, as he did with Sigma Alpha Epsilon in 2018.

"It gets really uncomfortable if the university says 'Alpha Sigma Phi violated our rules and we're kicking them out' and their national organization says 'no, we're going to continue to recognize them'. Then we have an unrecognized fraternity in our community which gets even more dangerous," he said.

Instead, Caires has disciplined Alpha Sigma Phi for violating the student conduct code.

"We interim-suspended Alpha Sigma Phi last fall for allegations of alcohol violations and hazing. They are currently on alcohol-free status as a result," he said.

According to Caires, the responsibility to enforce these restrictions falls upon the Interfraternity Council (IFC), an elected group of fraternity brothers who represent all of MSU's fraternity chapters.

Both the IFC and Alpha Sigma Phi declined to comment. IFC President David McGinnis said the matter is still not settled and a solution could be months away.

"As we are currently a named party in a lawsuit involving this topic I cannot comment on this matter," said Alpha Sigma Phi president Ian Crosbie, although he did give public comment about the concerned neighbor's zone amendment.

Addressing the community development board on Jan. 23, Crosbie said things were adversarial with the neighbors as soon as the fraternity moved in. "One of the first mentions from some of our neighbors was about how they had evicted students in the past," he said. "We were not welcome with open arms."

"I will not admit fault, I'm not gonna say we're innocent though," Crosbie said. "Let the court handle it, and I say keep everybody else out of the crossfire."

Tallahassee Democrat.

LOCAL

'Shut it down': Tallahassee residents fuming as fraternity moves into the neighborhood



Elena Barrera

Tallahassee Democrat

Sept. 19, 2023 | Updated Sept. 20, 2023, 8:18 a.m. ET

Residents living on the fringes of downtown Tallahassee used to tout their neighborhood as peaceful — but they say their serenity is being threatened by the fraternity next door.

As the local Pi Lambda Phi chapter looks to settle into their new East College Avenue home, neighbors have already had enough and are looking to city leadership for help.

Public drunkenness, disorderly conduct, excessive noise, littering, traffic jams and illegal parking were all items on the lists of worries rolling in at last week's city commission meeting.

“These are not hypothetical concerns, they are real issues that require immediate attention and thoughtful action,” said Shane Dabney, a resident in the area.

The Florida State University students' dwelling isn't compatible with the neighborhood, Dabney said. Many children bike and ride their scooters on the streets, people routinely walk and run through the neighborhood, and an abundance of college kids will disrupt this.

Frustrated residents noted that the parties and chaos began earlier this month. They said cars lined the street, reducing East College Avenue to one-lane, which severely delayed traffic; party buses carted students up and down the surrounding roads and music blared from the property late into the night.

Pi Lambda Phi alum, fraternity home owner: 'There have been no parties'

Drew Sfugaras, a FSU and Pi Lambda Phi alumnus who bought the fraternity its new home, said there has been a lot of "misunderstanding" among the community and city.

"There have been no parties, not a single one," Sfugaras said. "What (residents) are referring to is an event that we had which is a recruitment event, which was a completely dry event and sanctions allowed it to be had with the university."

While police officers were called to the scene, no charges were brought, he said, and everything has been cordial with law enforcement.

"There's been no true impact to the neighborhood as far as I can tell," he said. "No late nights, and there's not going to be any further events at this point."

The building is a duplex that will house five fraternity members, but Sfugaras declined to comment on what the fraternity plans to use the house for.

"We're excited about working with the neighbors and city to improve the property," he said. "And we're looking forward to being good neighbors."

Zoning allows 'social, fraternal and recreational clubs and lodges, including assembly halls'

If a fraternity pops up in a primarily residential area, all kinds of problems and disturbances are going to arise, said Bobby Nahoom, a resident and local Realtor.

"With all the crime in our city, the police department has better things to do than constantly respond to noise complaints," Nahoom said.

Marvin Goldstein, another local realtor and long-term resident in the area, said he doesn't want to see police cars in front of his home every other night.

Living roughly 100 feet from the fraternity home, he has witnessed four different nights where numerous students have all packed the front yard with large beer kegs present.

Having been in a fraternity himself at FSU, Goldstein understands and isn't mad at the fraternity, but he said he thinks the owner picked the wrong place to settle in. He said it would be better to get Sfugaras his money back and move them elsewhere instead of trying to control and restrict their fun in this current location.

"I would buy the house from (Sfugaras)," Goldstein said. "We can find him another place."

The fraternity house is wedged between other private homes and a few professional offices along the street, but technically, Pi Lambda Phi can reside there, City Manager Reese Goad said.

"Zoning does allow for a fraternity — believe it or not it does," he said.

The house is located in a central urban district under [city code CU-45](#) which states owners are permitted to use the property for "social, fraternal and recreational clubs and lodges, including assembly halls."

City withholding certificate of occupancy as Mayor Dailey says 'shut it down'

Currently, the fraternity has applied and been issued a permit to convert the duplex into their fraternity home, John Reddick, the city's growth management director, said. They are in the process of upgrading the structure, he said.

"We are holding that certificate of occupancy until we have more information on what they intend to do, how frequently they intend to do it, use it for activities, things like what fraternities normally engage in," Reddick said.

He said members of the of the fraternity have told them they intend to have a limited number of people who actually live in the building, but they technically cannot move in without the certificate.

"I don't understand how they can even have parties if they don't even have a CO," Mayor John Dailey said. "Shut it down."

People anticipate and expect such activities on the west side of College Avenue, but there is a distinct difference between the two sides of the street and residents on this side shouldn't be subjected to this, he said.

"It is absolutely absurd to have a fraternity on (East) College Avenue, and it needs to be stopped immediately," Dailey said.

Goldstein, who is also a noted pianist and entertainer, is hopeful the end of neighborhood traffic and frequent police visits is near.

But until they can be stopped, Goldstein intends to fight fire with fire.

"The only answer I have to this noise is to open my windows and play my piano really loud," he said.

Elena Barrera can be reached at ebarrera@tallahassee.com. Follow her on Twitter @elenabarreraaa.

MUSTANG NEWS

NEWS

San Luis Obispo and Cal Poly criticized for fraternity housing management

Neighbors or rivals? How can San Luis Obispo residents and college students live peacefully?

by Fiona Hastings and Katy Clark
November 12, 2025



Anika Loganathan / Mustang News

Update 4:41 p.m., Nov. 13: This story was updated to remove the graphic of the family featured. The two individuals featured in the graphic had no relation to the story and we have since removed them from our site, social media and updated online print spread.

San Luis Obispo City Councilmember Jan Marx used to live on Albert Drive right by Cal Poly's campus, an area that has a high student population. During the pandemic, the number of garage parties taking place elevated, eventually becoming too much for Marx and her family. They moved to a more "family-oriented neighborhood."

“Across Grand Avenue and up in the hills used to be very well integrated and over time it’s become dominated by student-aged people,” Marx said. “So the few remaining long-term residents in those neighborhoods are the ones that are under tremendous stress.”

These stresses, which stem from topics including illegal street parties, satellite fraternity housing outside of their designated zones and high noise levels, have resulted in numerous complaints by residents that led to a Grand Jury investigation.

In June, the San Luis Obispo Grand Jury issued the report, “Round & Round with Town & Gown,” investigating and discussing multiple complaints by long-term residents about neighborhood livability, including unauthorized fraternity houses operating in zoning-restricted residential areas. The city responded to the report in September, detailing which recommendations they will accept.

The role of the San Luis Obispo Grand Jury is to investigate matters of civil concern, according to the SLO County website.

The Grand Jury determined six key findings, including the failure of the city to enforce the prohibition of fraternity and sorority activity in low- and medium-density residential zones that do not allow Greek life houses. The Grand Jury also found a failure to enforce conditional use permits (CUPs), which is a permit that allows a specific land use, according to the SLO County website.

Fraternity and sorority members operating an active Greek life house must apply for a CUP. The permit for fraternities and sororities has regulations that permit holders agree to follow; permits can be revoked if these guidelines are not followed.



A court room. Anika Loganathan / Mustang News

However, San Luis Obispo Mayor Erica Stewart believes the Grand Jury overlooked the city's work to ease tensions and improve safety for all, such as the alternative St. Fratty's event that resulted in fewer citations and student misconduct that morning, according to previous Mustang News coverage.

"It was a little challenging in the Grand Jury report to have barely a nod to all of the work that had been done to make a huge difference from last year to this year," Stewart said. "It felt a little late to be coming in from the Grand Jury, and a little almost like a slap in the face to, as though we didn't care at all."

The city did accept four of the Grand Jury's recommendations, including the continuation of the city's collaboration with Cal Poly to shut down illegal street parties, for the SLO City Manager to develop a process to identify illegal fraternity housing and for more uniform conditions and enforcement of CUPs.

The city is not planning to implement the other three recommendations, including R4, R5 and R7, saying they are unwarranted or unreasonable.

"I think there's a long-term frustration from community members who have lived here for a while, feeling as though Cal Poly administration hasn't always enforced their own rules or hasn't had strict enough rules around behaviors that are inappropriate," Stewart said.

Marx said that communication in the neighborhood has diminished.

"People are more inclined to just not talk about it, call the police," Marx said. "And some of the student-age people are just like 'It's a college town, get over it, I'm going to piss in your front lawn.'"

Stewart said that while there are existing noise issues associated with fraternity and student parties, the consistency of these complaints have resulted in a spike of regular day-to-day complaints with things such as 8-year-olds playing basketball in the neighborhoods and quinceañeras.

"I think we are at a place too where we have to bring things a little more together," Stewart said. "People get to make some noise."

Neighborhood livability is a current goal for 2025-2027 for San Luis Obispo, according to previous Mustang News coverage, as an effort to address these issues.

Long-term residents feeling neglected by city and Cal Poly

A number of residents have been forced to move, said Brett Cross, a representative for Residents for Quality Neighborhoods on ASI's Student Liaison Committee.



Cross talked about a family who purchased a home next to the wife's father so they could be next to the father as he got older.

"They were forced to leave and sell, and the father was forced to leave too," Cross said. "It's terrible. I mean that shouldn't happen. He lived in that home for 60-plus years and then had to leave because of the impacts from the satellite fraternity activity happening in those neighborhoods. It was really heartbreaking."

The Grand Jury report also discussed residents' complaints about being ignored by city and Cal Poly officials, as the complaints alleged failure to enforce existing rules and municipal ordinances towards fraternities, and that they did not take enough action to restore order.

"They're having really serious impacts on their neighbors," Cross said. "And I don't know what it's going to take to get them to recognize that. I wish they would recognize that, because it would make everyone's life a lot better."

Cal Poly removed the addresses of sanctioned events in their annual reports made in accordance with the **Campus-Recognized Sorority and Fraternity Act**, according to John Mezzapesa, code enforcement supervisor for the city.

University spokesperson Matt Lazier said the university made the decision to remove these addresses out of concern for student privacy, and they comply with the act, which was designed to keep track of fraternity and sorority life at each institution of higher learning in California in publishing the addresses of chapter houses and events where misconduct has occurred.

"These changes to how information is collected and reported eliminate the city's ability to administratively determine if violations have occurred," Mezzapesa said. "The city now must try and collect evidence such as social media posts and perform inspections and interviews to determine if a sanctioned event has taken place."

Citizens complained about "illegal fraternities" in low- and medium-density residential zones, with party-related noise as one of the most frequently brought up issues, according to the Grand Jury's report.

"It's not a real word," Stewart said, referring to people using the term "illegal." "The illegal part is based on our municipal code, where we have a fraternity house that may not be following the code. However, we also have a code that says you can't have your trash can in a certain place. You don't become an illegal house because you have your trash can in a certain place."

Stewart clarified that the community uses the illegal term in response to a house that is operating "like a fraternity house," due to the possibility of not following Cal Poly or city rules.

Fraternities can not apply for conditional use permits **in low- and medium-density zones**, according to Stewart. Fraternities and sororities are only able to apply for a conditional use permit to operate their house in medium-high and high-density residential zones.

Fraternities impacted by the tension

With Cal Poly fraternities at the core of the investigation and community complaints, recent action has reflected the imbalance between Greek life presence and long-term SLO residents. Recently, fraternities like **Sigma Nu and Delta Chi** have had their conditional use permits revoked, and these revocation processes have sparked conversations around fraternity life in the city.

The presidents of Sigma Pi, Sigma Phi Epsilon, Phi Sigma Kappa, Delta Upsilon, Sigma Nu, Alpha Sigma Phi and Delta Chi declined to comment for this article. Mustang News has reached out to other fraternity presidents including Phi Gamma Delta, Phi Delta Theta, Kappa Sigma, Beta Theta Pi, Phi Kappa Psi, Theta Chi, Delta Sigma Phi and Pi Kappa Phi and has not received a response. The web version of this article will be updated upon any response.

On Oct. 21, the City Council **voted** 4-1 to deny Delta Chi's appeal to the decision to revoke their conditional use permit on their house on Monte Vista Place. However, the permit was conditionally revoked, meaning that within a 60-day timeframe, the fraternity can apply for a modification of the CUP, which is a quarter of the cost for an application for a new CUP. That 60-day period expires on Dec. 20.

Councilmember Marx proposed the chance for modifications and said they should not enable a continuation of a party culture that is destructive to the city.

"I heard a lot of 'Give us another chance, we want to collaborate,'" Marx said. "I didn't hear any remorse. I didn't hear any apology for what this particular fraternity has created for us."

Marx believes it is important to set standards to hold young people accountable who are going to go out into the world.

Delta Chi Treasurer Jack Werle told city council his fraternity chose to appeal in order to remain in the city's framework and promote positive change.

"Revoking our CUP now before a new model is even in place would remove one of the few organizations working with city staff to build a stronger, more effective system," Werle said at the city council meeting in which Delta Chi's appeal was denied.

Jesse Grothaus, Delta Chi and Cal Poly alumnus and current San Luis Obispo resident, said during the public meeting that while living next to student housing is not always easy and the frustrations are real, he has seen another side of the story in regards to Delta Chi.

Grothaus said revoking the CUP would get rid of the tool that enables progress, as he believes his chapter invested in engaging positively with their neighbors and taking accountability for issues on their end.



“This is a town that prides itself on unity,” Grothaus said. “When challenges come up, we show up. We talk to each other. We look for solutions together and that’s part of what makes SLO so special. We don’t turn away from problems, we work through them as a community.”

Stewart and Marx recognized this relationship between long-term residents and students goes both ways, as mutual safety and enjoyment are a leading priority.

“We’re trying to do our best to do kind of a course correction now for a future where people can live in harmony and really enjoy all the good things about living in the city,” Marx said.

This story originally appeared in a printed newspaper on Nov. 12. For more stories from the November print edition check out the featured print section on our [website](#) or the full [edition](#).



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FORT WORTH

‘Stop these ridiculous parties’: TCU neighborhoods are uniting to take a stand

By Samuel O’Neal

Updated January 15, 2026 9:49 AM |  Gift Article



Residents of Fort Worth's Westcliff neighborhood are frustrated by noise caused by TCU students living in off-campus houses in the neighborhood just south of campus. By Matt Adams

Key Takeaways

AI-generated summary reviewed by our newsroom.



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Neighborhoods that surround Texas Christian University's campus have formed a larger neighborhood association called the Safe Neighborhood Alliance as community members grow increasingly irritated by parties and noise near their homes.

Group leaders hope forming a larger group will amplify their voice when it comes to sharing their thoughts and displeasure with the university and law enforcement about fraternity parties, noise, and future issues that could arise around matters such as construction and campus expansion.

TOP VIDEOS



Neighborhoods represented in the Safe Neighborhood Alliance include Westcliff, Westcliff West, Bluebonnet Hills, Paschal, University West and University Place. The group has met about five times over the past few months and has grown to roughly 20 members.

The group could grow larger as word is spread to other residents and members of surrounding neighborhood associations.

“TCU had no solutions other than to build more dorms, which takes a lot of time,” said Janet Williamson, a leader of the Safe Neighborhood Alliance who lives in Westcliff. “So all of us are coming together to come up with solutions. We need quicker solutions, and we realized how many neighborhood associations are being affected by this poor behavior [from students].”

TCU ‘takes every noise complaint seriously’

TCU’s Vice Chancellor for Student Affairs Mike Russel told the Star-Telegram he was not aware of the Safe Neighborhood Alliance but believes the university’s Neighbor-to-Neighbor program is helpful in addressing such issues. He said the school takes every noise complaint seriously.

“Keeping open communication about issues affecting students and neighbors is helpful to everyone,” Russel wrote in a statement. “TCU responds to every complaint or concern about any TCU student behavior off campus. For loud parties, if we know the names of the students who hosted the party, and we have credible information linking them to a policy or law violation, the Dean of Students office initiates our conduct process. “

Williamson said there are two main reasons why the Safe Neighborhood Alliance was formed. The group is concerned about dozens of student-occupied homes that it believes are ideal targets for theft and burglaries when students are on break. And the group wants to do something about the noise and parties that have long caused

students, community members and the university to butt heads on potential solutions.

“Ninety-nine percent of the students are lovely, and we really like them,” Williamson said. “It’s the 1%, mainly fraternities, that we’re having problems with. So the second part is to stop these ridiculous parties that are in our neighborhoods, that are so loud our houses just vibrate.”

Alliance to hire off-duty police

The Safe Neighborhood Alliance is collecting money to pay off-duty police officers to patrol the neighborhoods in the alliance. Members of the alliance say noise and parties are the worst during TCU football games, when the Fort Worth Police Department is already stretched thin.

Safe Neighborhood Alliance leaders also hope their organization works alongside the Neighbor-to-Neighbor program TCU runs to connect students and community members, hoping it can inform students living on their own for the first time how to be considerate neighbors.

TCU’s [Neighbor-to-Neighbor program](#) has been in place for several years, but started to lose its effectiveness around the COVID-19 pandemic in 2020, said Lexi Lovett, a member of both the Neighbor-to-Neighbor program and the Safe Neighborhood Alliance who lives in Bluebonnet Hills.

Lovett hopes the Safe Neighborhood Alliance can fill in the gaps in the Neighbor-to-Neighbor program.

“The Safe Neighborhood Alliance is looking for people that can find solutions to issues that we’re all having,” Lovett said. “Just constantly having hundreds of students in one house that probably doesn’t have the capacity for that. So I think that’s where the Alliance comes in. And if TCU doesn’t move forward with the Neighbor-to-Neighbor program then we still have something to fall back on.”

The Neighbor-to-Neighbor group met with TCU leaders Wednesday, Jan. 14, with city officials and law enforcement also present. They discussed ways the program can be more effective moving forward.

“The Neighbor-to-Neighbor program was designed to help neighbors and students have open communication,” Lovett said. “After COVID, it kind of dropped the ball, and now it’s not an effective program in any way. I could still believe in the program if it was updated, but right now it’s just not effective.”

Martha Jones, a member of the Neighbor-to-Neighbor program, believes the program can be rebooted and effective.

“Before COVID, the Neighbor-to-Neighbor program was really working,” Jones said. “It helped neighbors reach out to students, and I still feel very strongly that it will help eliminate a lot of problems. It had every organization working together to come up with common solutions for problems. City staff, TCU staff, neighborhood leaders, panhellenic groups and student body representatives.”

The Safe Neighborhood Alliance has not yet met with TCU officials but members hope they can in the near future. The next step for members of the organization is to call homeowners near TCU and ask them to contribute to their GoFundMe to hire off-duty police for additional protection for the area. A number of homeowners have already contributed, Williamson said.

Fraternity parties a focus

Another main goal of the Safe Neighborhood Alliance is to limit the amount of fraternity parties in their neighborhoods, or at least better enforce the city’s noise ordinance. Fort Worth currently has a sound limit in place of 70 decibels during the day and 60 decibels at night. That is about the equivalent of a loud vacuum cleaner. Residents in the area say that law is not only being broken, but shattered.

When community members have gone to TCU officials complaining about parties, they’ve often been told TCU can’t control what students do off school property, Williamson said. When those same community members take their concerns to the police, there hasn’t been much action taken, members of the Alliance said.

About half of the [noise complaints](#) to law enforcement from the Westcliff neighborhood from Aug. 1, 2024, through Nov. 20, 2025, were canceled without a police report being filed, according to an analysis by the Star-Telegram. The university has stated it takes every complaint seriously.

Fort Worth City Council member Michael Crain, whose district includes much of TCU’s campus, has previously been involved in discussions between disgruntled community members and university administration. He previously told the Star-Telegram that he’s taking a more active role in bolstering the Neighbor-to-Neighbor program.

Even as tensions rise between students and residents, most members of the Safe Neighborhood Alliance, including Jones, enjoy living near TCU, interacting with students, and being part of the university community. Jones enjoys meeting the new students who move in on her street at the beginning of semesters and makes it a point to introduce herself.

But Jones and her fellow Safe Neighborhood Alliance members feel like they are at a point where something more needs to be done about the “1%” of students who give the entire student body a bad reputation.

“I’m really pro-students,” Jones said. “I don’t want to sound anti-students because I love college students. The first thing I do when a student moves in is I go across the street, I introduce myself and I get their numbers. I think overall, people are just frustrated. Because they feel like this has gone on for a while and nothing gets done. So something just has to change.”

This story was originally published January 15, 2026 at 5:00 AM.

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Samuel O’Neal is the K-12 Education Reporter at the Fort Worth Star-Telegram, covering public schools and policy that impacts them. He previously worked as a staff writer at the Philadelphia Inquirer and is a graduate of Temple University.

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User f92efc3 · JANUARY 15, 2026

Local realtors advertise homes for sale to use as rental properties. Seems like that is an issue. The owners of the rentals can write stricter rental agreement policies. As for the large amount of party attendees, the FW police and complaints to code compliance begin the lengthy process for fines imposed on the owners.

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EXHIBIT 14




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Family Educational Rights and Privacy Act

The Family Educational Rights and Privacy Act (FERPA) affords students certain rights with respect to their education records. This federal law applies to all schools that receive funding under most programs administered by the Department of Education. The primary rights afforded each student are the right to inspect and review his/her education records, the right to seek to have the records amended, and the right to have some control over the disclosure of information from the records.

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The default is UNPROTECTED. No Directory Information is protected unless you set a restriction. To change your setting, Go to myportal.calpoly.edu then click Personal Info tab.

Definitions

Education Records
Education Records are defined as those records directly related to a student and maintained by the institution or by a party acting for the institution. What are NOT education records • Employee records (unless employment is contingent upon student status) • Private notes • Law enforcement records • Physician, psychiatrist, psychologist records Alumni records (collected after student leaves)
School Officials
School Officials are those members of the institution who are deemed to have a legitimate educational interest, with access to education records provided on a need-to-know basis. May include: • Faculty • Administration • clerical and professional employees • other persons who manage student education record information

“Directory Information” may be disclosed by the university at its discretion. You have a choice of protecting all or part of this data. There are two categories that may be restricted: all “Directory Information” and “Locator Information.”

Directory Information ^

Directory Information is defined as information which would not generally be considered harmful to the student, or an invasion of privacy, if disclosed. Consistent with federal law, Cal Poly has defined Directory Information as the following:

- name
- mailing address
- preferred telephone listing
- email address
- major
- dates of attendance
- degrees and awards received
- photograph
- weight and height of athletic team members
- most recent previous educational institution attended
- participation in officially recognized activities and sports
- [For student employees in Unit 11, directory information also includes the department employed and the student's status as an academic employee, (Teaching Associate (TA), Graduate Assistant (GA) or Instruction Student Assistant (ISA).] Cal Poly allows students to protect all Directory Information or a subset of this information referred to as Locator Information, which includes: name, mailing address, preferred telephone listing, email address.

All information not listed in Directory Information is considered Non-Directory and must remain confidential, with the above noted exceptions. PROTECTED information includes: Class Rosters, Student/Empl ID's, Student Class Schedules, Grades, GPA, etc.

To protect “locator” or “directory information” as described above, make an update on my.calpoly.edu.

Locator Information ^

Locator includes: name, mailing address, preferred telephone listing, email address. Cal Poly students are able to protect their Directory Information or a subset of their Directory Information via the my.calpoly.edu Portal.

Frequently Asked Questions

What is the difference between a “Directory” and “Locator” restriction? ^

A “Directory Information” restriction blocks Cal Poly from verifying any data without your signature.

A "Locator Information" restriction allows the University to verify your degree and dates of attendance without your signature.

Can I place a privacy restriction on "Directory Information" or "Locator Information?" ^

Yes, as a result:

You will not be included in the Cal Poly on-line Directory.

You will not receive mailings from clubs and the Alumni Association;

ONLY materials related to your progress to degree will be mailed to you.

With my FERPA restriction set, can my information ever be shared without my consent? ^

Yes, FERPA includes these exceptions:

- Health and Safety Emergencies
- Subpoena, Ex Parte Order, or Search Warrants
- Another educational institution to which you have enrolled or seek to enroll
- Parents/guardians will be contacted if you are under 21 and caught using drugs and alcohol.

What happens after I leave Cal Poly? ^

If you have a privacy restriction on your record when you leave Cal Poly it will stay with your record into the future. **IMPORTANT:** A "Directory Information" restriction will block Cal Poly from verifying your attendance or degree to prospective employers without your signature.

The student's privacy restriction request is recorded in the university electronic student information system and notifies each user of the requested privacy level whenever the student's identification number is entered. The screen which automatically appears indicates the privacy category the student has selected (locator or all directory information) and reminds the user of the specific elements which are included in each category.

FERPA requires that the University notify students annually of their rights. Each academic year Cal Poly sends out notification to students, providing information on these rights and giving students an easy mechanism to update the privacy restriction flag. This information is also provided to each group of new students prior to their registration.

Faculty and Staff Information

- Faculty and Staff are reminded that the Office of the Registrar is the designated Custodian of Academic Records for the campus, and is responsible for issuing official verifications of academic data. Only the Registrar's Office may issue official transcripts for students; this extends to releasing and/or verifying student academic data that is requested.
- Faculty and staff of academic departments and colleges may provide letters of reference and recommendations for students. These letters must be based on personal information and knowledge of the

student and must not give out academic data including disciplinary actions, and/or academic standing.

- If a Department/College chooses, it may provide students with the campus [Departmental FERPA Release Form \(Word\)](#); this form allows students to provide permission for the Department/College to discuss specific elements of their academic record and/or performance with their parents/guardian/sponsor.

Official Policies

University Policy on Use and Release of Student Information ^

The University will release Directory Information (as defined above), when not protected by the student, and disclose other information from a student's education record only with consent, except:

1. To school officials who have a legitimate educational interest in the records.
 - a. A school official is:
 - A person employed by the University in an administrative, supervisory, academic, research, or support staff position (including law enforcement unit personnel and health staff);
 - A person elected to the Board of Trustees;
 - A person employed by or under contract to the University to perform a special task, such as legal counsel or an auditor.
 - b. A school official has a legitimate educational interest if the official is:
 - Performing a task that is specific in his or her job description or by a contract agreement; or
 - Performing a task related to a student's education; or
 - Performing a task related to the discipline of a student; or
 - Providing a service or benefit relating to the student or student's family, such as health care, counseling, job placement, or financial aid.
2. To a University auxiliary organization in good standing (Title 5) where services are provided on behalf of the University's educational interest.
3. To officials of another school, upon request, in which a student seeks or intends to enroll.
4. To certain officials of the U.S. Department of Education, the Comptroller General, and state and local educational authorities, in connection with certain state or federally supported education programs.
5. In connection with a student's request for or receipt of financial aid, as necessary to determine the eligibility, amount, or conditions of the financial aid, or to enforce the terms and conditions of the aid.
6. To organizations conducting certain studies for or on behalf of the University.
7. To accrediting organizations to carry out their functions.
8. To comply with a judicial order or a lawfully issued subpoena.
9. To appropriate parties in a health or safety emergency.

FERPA Policies and Procedures ^

The Family Educational Rights and Privacy Act (FERPA) affords students certain rights with respect to their education records. They are:

1. The right to inspect and review the student's education records within 15 days of the day the University receives a request for access.
 - Students should submit to the Registrar written requests that identify the record(s) they wish to inspect. The Registrar will make arrangements for access and notify the student of the time and place where the records may be inspected. If the records are not maintained by the Office of the Registrar, the student shall be advised of the correct office to which the request should be addressed.
 - Copies of academic records are available through the Office of the Registrar at a cost of \$1 for up to four pages, then \$0.25 for each additional page.
2. The right to request the amendment of the student's education records that the student believes are inaccurate or misleading.
 - Students may ask the University to amend a record that they believe is inaccurate or misleading. They should write the University official responsible for the record, clearly identify the part of the record they want changed, and specify why it is inaccurate or misleading.
 - The University will decide within 45 days after the request has been received whether to amend a challenged record. Students will be notified of the decision in writing.
 - If the University decides to amend a challenged record, the information in the record shall be corrected or removed and destroyed.
 - If the campus decides not to amend the challenged record, the student shall be advised in writing of the decision and the right to a formal hearing in accordance with FERPA, Section 99.22.
 - If the student requests a hearing, it shall be in accordance with FERPA, Section 99.22:
 - a. Hearings shall be conducted within 45 days after the request for the hearing has been received;
 - b. If, as a result of the hearing, the campus decides to amend the student record, the student shall be informed of the decision in writing;
 - c. If, as a result of the hearing, the University decides not to amend the student record, the student shall have the right to submit a statement commenting upon the information in the challenged record and/or setting forth any reasons for disagreeing with the decision. This statement shall be maintained as a permanent part of the student's record in accordance with FERPA, Section 99.21, Section 67132 of the Education Code.
3. The right to consent to disclosures of personally identifiable information contained in the student's education records, except to the extent that FERPA authorizes disclosure without consent.
 - One exception, which permits disclosure without consent, is disclosure to school officials with legitimate educational interests. A school official is a person employed by the University in an administrative, supervisory, academic or research, or support staff position (including law enforcement unit personnel and health staff); a person or company with whom the University has contracted (such as an attorney, auditor, National Student Clearinghouse, Cal Poly or collection agency); a person serving on the Board of Trustees; or a student serving on an official committee, such as a disciplinary or grievance committee, or assisting another school official in performing his or her tasks. A school official has a legitimate educational interest if the official needs to review an education record in order to fulfill his or her professional responsibilities. Upon request, the University discloses education records, without consent, to officials of another school in which a student seeks or intends to enroll. Other exceptions

include: lawfully issued judicial orders, health and safety emergencies, and federal, state, and government agencies as required by law.

4. The right to file a complaint with the US Department of Education concerning alleged failures by Cal Poly to comply with the requirements of FERPA. The name and address of the Office that administers FERPA is:

Family Policy Compliance Office
US Department of Education
600 Independence Avenue, SW
Washington, DC 20202-4605

* Directory Information includes: name, mailing address, preferred telephone listing, e-mail address, major, dates of attendance, degrees and awards received, photograph, weight and height of athletic team members, most recent previous educational institution attended, participation in officially recognized activities and sports, and Unit 11 employment information.

Records Maintained by Cal Poly

Types of Student Records Maintained by Cal Poly

STUDENT RECORDS	RESPONSIBLE OFFICE	RESPONSIBLE OFFICER	LOCATION
Admission Application	Admissions	Assistant VP	Adm. 206
Audit Petition	Office of the Registrar	Registrar	Adm. 222
Change of Major Form	Office of the Registrar	Registrar	Adm. 222
Credit-by-exam Petition	Office of the Registrar	Registrar	Adm. 222
Disciplinary Records	Student Rights & Responsibilities	Coordinator	Adm. 217
Financial Aid Records	Financial Aid	Director	Adm. 212
Grade Change Form	Office of the Registrar	Registrar	Adm. 222
Leave of Absence Request	Office of the Registrar	Registrar	Adm. 222
Letters of Disqualification	Office of the Registrar	Registrar	Adm. 222
Medical Documents	Disability Resource Center (DRC)	Director	Stu Ser 119
Medical Records	Health Center	Director	Bldg. 27
Official Cal Poly Transcript	Office of the Registrar	Registrar	Adm. 222
Petition for Special Consideration	Office of the Registrar	Registrar	Adm. 222
Transcripts (other schools)	Office of the Registrar	Registrar	Adm. 222
Withdrawal Petition	Office of the Registrar	Registrar	Adm. 222

* ~ Note ~ Academic Departments may maintain additional documentation

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