

Matthew S.L. Cate (SBN 295546)
matt@matthewcatelaw.com
LAW OFFICE OF MATTHEW S.L. CATE
101 Montgomery Street, Suite 900
San Francisco, CA 94104
Tel/Fax: 415-964-4400

San Luis Obispo Superior Court

By: 
Irma Santiago, Deputy Clerk

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 UNIVERSITY and
JEFFREY ARMSTRONG, in his official ca-
pacity as President of California Polytechnic
State University, San Luis Obispo,

Respondents/Defendants.

Case No. 26CV-0166

**Verified Petition for Writ of Mandate Or-
dering Compliance with California Public
Records Act and Article I, § 3(b) of the
California Constitution; Complaint for De-
claratory and Injunctive Relief; Exs. 1-16**

**[Cal. Const. art. I, § 3(b); Cal. Gov. Code
§§ 7920.000-7931.000.]**

Petitioner/Plaintiff Kathie Walker brings this verified petition for writ of mandate and complaint for declaratory and injunctive relief against Respondents/Defendants Board of Trustees of the California State University and Jeffrey Armstrong, in his official capacity as the President of California Polytechnic State University, San Luis Obispo (collectively, “Cal Poly” or “Respondents”) (together, “Respondents”). In support, Walker alleges:

Introduction

1. Like other local governments near California colleges and universities, the City of San Luis Obispo (“City”) regulates the operation of fraternity houses within its borders—understanding that, left unchecked, their presence could be “detrimental to the neighborhood

1 in which they are located due to excessive noise, inadequate off-street parking,” and other con-
2 cerns. *See* San Luis Obispo Municipal Code (“SLOMC”) § 17.86.130.¹

3 2. The City thus prohibits fraternity houses in its lighter-density neighborhoods
4 and allows them elsewhere only pursuant to limited, conditional-use permits. *Id.* §§ 17.86.130,
5 17.10.020 (Table 2-1).

6 3. For years, City residents living near what appears to be a growing number of
7 unlawfully operating fraternity houses have expressed frustration over the City’s inability to
8 effectively enforce those regulations. The City, in turn, has complained that it lacks basic in-
9 formation needed to identify and police allegedly unlawful fraternity houses.

10 4. Here’s the problem: The municipal code defines *what* constitutes a fraternity
11 house subject to the City’s land-use restrictions governing them. *See id.* § 17.156.014–F defini-
12 tions. But because that definition depends on whether a residence houses any fraternity mem-
13 bers and holds any fraternity “meetings or gatherings,” the City does not necessarily know
14 *where* those houses are.

15 5. Cal Poly does.

16 6. In addition to its obligations to publicly report the location of fraternity events
17 on at least an annual basis, Cal Poly requires all fraternities to register fraternity-sanctioned
18 events with the school in advance and, in doing so, to provide Cal Poly with the address where
19 that event—that is, the “meeting[] or gathering[]” under the City code—will be held.

20 7. Despite thus maintaining public records that reflect where fraternity events oc-
21 cur within the City, despite a demonstrated and overwhelming interest within the City and
22 community in knowing where those events have occurred and may occur, and despite previ-
23 ously making such information publicly available, Cal Poly has repeatedly refused to fully dis-
24 close address information reflected in those public records.

25 8. Cal Poly’s refusal to disclose that information of public importance within the
26 public records in its possession is at odds with the practice of the other colleges and universities
27

28 ¹ In this pleading, “fraternity” includes any fraternity or sorority recognized by Cal Poly.

1 in California that routinely release the addresses of school-recognized fraternity events. Its
2 commitment to secrecy frustrates the efforts by Walker and others, including the City itself, to
3 know whether and to what extent—with Cal Poly’s complicity—the law is being ignored and
4 violated in their City. And it hinders the City’s effort to enforce municipal regulations and
5 thereby protect its residents’ well-being.

6 9. Not least of all, Cal Poly’s nondisclosures violate Article I, Section 3(b) of the
7 California Constitution and the California Public Records Act (“CPRA”) and Walker’s right
8 of access to the public records reflecting that information.

9 10. Walker accordingly brings this action to obtain a declaration that Cal Poly’s re-
10 fusals to disclose the requested public records with the requested information is unlawful and
11 to compel Cal Poly to disclose them as required by law.

12 **Parties**

13 11. Walker resides in San Luis Obispo County. She previously lived in one of
14 lighter-density neighborhoods where the City prohibits fraternity houses. Despite that prohi-
15 bition, Walker and her family were constantly plagued by frequent, unlawful fraternity events
16 near their home. They experienced chronic sleep deprivation, which made it unsafe for her
17 husband to continue working as a first-responder EMS helicopter pilot. After 16 years in their
18 home, the incessant disruptions and harassment forced Walker and her family to move to an-
19 other neighborhood in 2025. She hopes to return to her former residence once the City—
20 equipped with information Cal Poly is unlawfully withholding—can enforce its municipal code
21 and reduce or eliminate illegal fraternity events in her former neighborhood.

22 12. Respondent Board of Trustees of the California State University is a state
23 agency subject to the CPRA. It has actual or constructive possession of the public records
24 Walker has requested.

25 //

26 //

27 //

28 //

13. Respondent Jeffrey Armstrong is the President of California Polytechnic State University, San Luis Obispo. He is the public official who oversees the department or office that has denied Walker full access to the public records she has requested. Armstrong is responsible for the policies and departments that collect, maintain, and withhold the records at issue. He is sued in his official capacity.

Jurisdiction & Venue

14. This action is expressly authorized under Article I, Section 3(b) of the California Constitution; Sections 1085 and 1060 of the California Code of Civil Procedure, and Sections 7923.000 and 7923.100 of the California Government Code.

15. Venue is proper in this Court because, on information and belief, the public records at issue are situated in San Luis Obispo County. Further, the acts and events giving rise to the claims, including denial of access to the requested public records, occurred in San Luis Obispo County.

Background

A. Cal Poly is required by law to collect and publish locations of fraternity events and previously disclosed the addresses of those events.

16. Under the Campus-Recognized Sorority and Fraternity Transparency Act, Cal. Educ. Code §§ 66310–66312, each California postsecondary institution with campus-recognized fraternities is required to collect and publish information identifying “the location, date, and time of any sanctioned” fraternity event. *See* Educ. Code § 66312 (b)(1)(A)(x).

17. A “sanctioned event” includes, among other things, any event that uses the name of the fraternity to market or publicize the event, any event that simply displays the fraternity’s name at the event, or any event that was paid for in whole or in part with the fraternity’s money. *Id.* § 66312(a)(7).

18. The law requires colleges and universities to publish online, on at least an annual basis, a report containing certain information, including the location of fraternity events (the “AB 524 Report”). *Id.* § 66312(d)(1)(A).

1 19. Meanwhile, as a matter of formal campus policy, Cal Poly requires fraternities
2 to register their events in advance (“FSL Event Registration”). In those submissions to Cal
3 Poly, fraternities must identify the exact street address of their planned event.

4 20. Cal Poly published its first AB 524 Report on or about October 1, 2023. That
5 report publicly disclosed the addresses of all sanctioned fraternity events held during the prior
6 academic year.

7 21. In July 2024, however, Cal Poly edited its published AB 524 Report to replace
8 previously disclosed address information with a generic designation for events that disclosed
9 only that they had occurred in “San Luis Obispo.” And each subsequent AB 524 Report simi-
10 larly fails to disclose address information for fraternities’ “sanctioned events,” despite the fact
11 that Cal Poly has continued to gather and possess FSL Event Registration records containing
12 address information for “sanctioned events.”

13 **B. The City’s regulation of fraternity housing has been hindered by Cal**
14 **Poly’s refusal to disclose address information.**

15 22. Under the City’s land-use regulations, a fraternity house is any residence where
16 members of a Cal Poly-affiliated “social or educational association” reside and hold “meetings
17 or gatherings” of the group. *See* SLOMC § 17.156.014–F definitions.

18 23. The City recognizes that the operation of fraternity or sorority houses could be
19 “detrimental to the neighborhood in which they are located due to excessive noise, inadequate
20 off-street parking,” and other concerns. *See* SLOMC § 17.86.130.

21 24. For that reason, the City code strictly limits the use of residences as fraternity
22 housing. It flatly forbids the operation of a fraternity house in low- and medium-density resi-
23 dential areas (*i.e.*, areas with the city’s R-1 and R-2 zoning designations). *Id.* § 17.10.020. And
24 even in higher-density residential areas (*i.e.*, R-3 and R-4 zones), the City allows fraternity
25 housing only pursuant to a conditional use permit that imposes specific limitations on occu-
26 pancy, noise, and other matters. *Id.*

27 //

28 //

1 25. So, any property in the City where fraternity members live and hold any type of
2 meetings or gatherings is operating *unlawfully* if (1) it is within an R-1 or R-2 residential zone
3 or (2) is within an R-3 or R-4 zone without a valid conditional use permit.

4 26. Because the legal status of a fraternity or sorority house under the SLOMC
5 turns on where organizational meetings and gatherings occur, City officials and residents can-
6 not definitively determine whether a property is operating unlawfully unless they know where
7 fraternity-sanctioned events are held.

8 27. During the nine-month period Cal Poly publicly disclosed the addresses of those
9 events, the City was in fact able to identify properties where fraternity houses were operating
10 illegally. And it was able to initiate enforcement efforts, consistent with City code, to advance
11 the goal of minimizing the potentially “detrimental” impacts that can arise from unregulated
12 fraternity housing operations.

13 28. From about March 2024 through June 2024, for example, the City issued more
14 than 50 advisory letters and notices of violation to property owners related to alleged illegal
15 fraternity-house operations at addresses identified in Cal Poly’s first AB 524 report.

16 29. But since Cal Poly stopped disclosing the sanctioned-event address information
17 that it routinely gathers from fraternities and refusing to disclose it even to the City, the City’s
18 code-enforcement efforts on this front have stalled—even as residents have clamored for the
19 City’s help to root out often unruly, and unlawful, fraternity housing in their neighborhoods.

20 30. For example, in June 2025, a San Luis Obispo Civil Grand Jury issued a report
21 that criticized the City’s code-enforcement efforts and recommended that it work “in collabo-
22 ration with Cal Poly and other stakeholders” to try to prevent unlawful events and thereby
23 “foster a safer community while promoting shared accountability among all parties involved.”
24 *See* Ex. 1 at 16 ¶ R2.

25 31. The City responded by asserting that its enforcement efforts “would benefit
26 greatly from improved access to timely and accurate information about sanctioned student
27 events and party addresses—data that Cal Poly is uniquely positioned to provide.” Ex. 2 at 10.
28 Disclosure of that information, the City said, “would significantly enhance the City’s ability to

1 anticipate and plan for large gatherings, focus enforcement where it is most needed, and ultimately reduce the risk of unsafe or illegal activity.” *Id.*

3 32. Several months later, that dynamic came to a head, when a City code enforcement supervisor explained to Cal Poly that code-enforcement efforts that fall had been hindered by the lack of previously available information about fraternity events held off campus. *See* Ex. 3. The City representative wrote that staff spent “roughly 100+ hours” to confirm that dozens of off-campus fraternity or sorority events had been held “across 45 locations” in the City in violation of City code. *Id.* Most of the fraternities contacted by City code officials “refused to confirm or outright denied that an event took place,” which necessarily made enforcement more difficult, if not impossible. *Id.* And the City explained to Cal Poly that “[t]he location, date, and time of these events should be easily confirmed by university staff” given Cal Poly’s FSL registration procedures. *Id.*

13 **C. Cal Poly repeatedly and unlawfully refuses Walker access to public records reflecting addresses of fraternity-sanctioned events.**

15 33. Walker agrees with the City that its ability to effectively enforce regulations governing fraternity housing depends on Cal Poly’s disclosure of the address information it maintains in public records regarding fraternity-sanctioned events. Pursuant to her right of access under Article I, section 3(b) of the California Constitution and the CPRA, Walker has thus repeatedly asked Cal Poly to disclose public records reflecting that information.

20 34. In a pattern of unlawful conduct that will surely repeat absent a declaration ruling that it is unlawful, Cal Poly has repeatedly refused Walker’s requests, and similar requests by the City, and continues to refuse to fully disclose the addresses of fraternity-sanctioned events that Cal Poly has in its possession.

24 **1. Cal Poly unlawfully denies Walker’s 2023 request for full access to public records reflecting “satellite” fraternity house addresses.**

26 35. On October 26, 2023, Walker asked Cal Poly to disclose public records reflecting the “address and fraternity affiliation” of every “satellite” fraternity house (*i.e.*, fraternity

1 houses other than those owned directly by the fraternity) identified as such from August 1,
2 2020, through the date of her request (the “2023 Request”). *See* Ex. 4 at 2.

3 36. On November 6, 2023, Cal Poly denied the 2023 Request. *See* Ex. 5. Despite its
4 obligation to regularly collect and maintain address information in connection with its oversight
5 of fraternity activity, Cal Poly incorrectly claimed that releasing the addresses would “not con-
6 tribute to the public’s understanding of the university’s business” and thus does not constitute
7 a “public record” under the CPRA. *Id.* at 1.

8 37. Cal Poly also wrongly asserted that the addresses constituted “student educa-
9 tion records” protected from disclosure by the Family Educational Rights and Privacy Act
10 (“FERPA”). *Id.* at 1–2. And it wrongly claimed that the public interest in disclosing records
11 reflecting the addresses of fraternity satellite houses “clearly outweighs the public interest” in
12 disclosure in light of the alleged “privacy interest” in address information. *Id.* at 2.

13 38. But while claiming that the information was exempt from disclosure, Cal Poly
14 nonetheless directed Walker to its AB 524 Report for the 2022-2023 academic year. *Id.* at 2. At
15 the time, that report publicly disclosed online all addresses where an off-campus fraternity
16 house had held a sanctioned event.

17 39. Walker on December 11, 2023, responded to Cal Poly by demonstrating that Cal
18 Poly’s purported nondisclosure justifications were without merit and clarified that her request
19 was meant to obtain public records reflecting address information that had been updated since
20 the publication of that AB 524 Report, including through December 11, 2023. Ex. 6.

21 40. On December 21, 2023, Cal Poly reiterated its refusal to provide any public rec-
22 ords in response to the 2023 Request and referred Walker again to the published AB 524 Report
23 for the prior academic year. *See* Ex. 7.

24 **2. Cal Poly unlawfully denies Walker’s 2024 request for full access to**
25 **public records reflecting fraternity satellite house addresses and**
26 **information about sanctioned events.**

27 41. On July 22, 2024, Walker submitted a public records request to Cal Poly seeking
28 disclosure of (1) records reflecting address information and affiliation for every satellite house

1 registered with Cal Poly from August 1, 2020, through July 22, 2024, and (2) records reflecting
2 certain information—including the date, time, and address—for “sanctioned events held by
3 each Cal Poly fraternity and sorority” from July 1, 2023, through July 1, 2024. *See* Ex. 8.

4 42. After further correspondence with Cal Poly about the request and Cal Poly’s
5 contention that the material may be exempt from disclosure, Walker offered to narrow her re-
6 quest as seeking disclosure of public records reflecting “a list of sanctioned events held by each
7 [recognized] Cal Poly fraternity” held from July 1, 2023, through June 30, 2024, with the rec-
8 ords reflecting, specifically, “the date, time, and address of each event” (the “2024 Request”).
9 *See* Ex. 9 (emphasis in original).

10 43. Cal Poly responded on August 12, 2024, by notifying Walker that it possessed
11 disclosable public records responsive to her request but declined to specify when the material
12 would be produced. *See* Ex. 10. Cal Poly also incorrectly asserted that “it’s very likely that most
13 of these records will be subject to some exemptions” requiring redactions, including on the
14 grounds that FERPA and “General Privacy Rights” protect certain information from disclo-
15 sure. *See id.*

16 44. On September 6, 2024, Cal Poly notified Walker that its search for records re-
17 sponsive to the 2024 Request had identified many documents requiring review and redaction,
18 that Cal Poly had “nearly completed” its review and redaction efforts, and that it anticipated
19 releasing records by the end of the following week or early in the following week. *See* Ex. 11.

20 45. Despite that representation, Cal Poly did not produce any records within the
21 promised timeframe or provide a revised estimated date of production.

22 **3. Cal Poly denies the City’s request for event-registration infor-**
23 **mation at specified City addresses.**

24 46. Walker was not alone in her attempt to obtain public records being withheld by
25 Cal Poly that would shed light on which properties in the City were holding fraternity-sanc-
26 tioned events.

27 //

28 //

1 47. In October 2024, the City requested public records reflecting any registrations
2 for events “to take place in the near future or within the last year” at any of 18 addresses it
3 identified to Cal Poly. Ex. 12.

4 48. On November 4, 2024, Cal Poly denied the City’s request on essentially the
5 same grounds it asserted in denying Walker’s requests. *Id.* It thus again incorrectly claimed the
6 records “are not public records” and that they would be exempt under FERPA and protections
7 for privacy rights and that the public interest in nondisclosure outweighs the public’s interest
8 in disclosure. *Id.*

9 **4. Cal Poly denies Walker’s 2025 request for full access to public rec-**
10 **ords reflecting the addresses for each fraternity-sanctioned event.**

11 49. On November 23, 2025, Walker submitted a public records request to Cal Poly
12 seeking disclosure of records that reflect, among other information, “the date, time, and ad-
13 dress of each” fraternity-sanctioned event held from July 1, 2023, through November 23, 2025
14 (the “2025 Request”). *See* Ex. 13.

15 50. Cal Poly responded to the 2025 Request on December 2, 2025. *See* Ex. 14. Cal
16 Poly asserted that some of the information in the public records would be redacted pursuant to
17 FERPA, “General Privacy Rights,” and the purported weight of the public’s interest in non-
18 disclosure of the information. *Id.* at 1–2.

19 51. On February 6, 2026, Cal Poly provided Walker copies of FSL Event Registra-
20 tion records for fraternity-sanctioned events held in 2023 through 2025. With limited excep-
21 tions, however, those records have been redacted to hide address information. (Addresses
22 linked to what Cal Poly describes as an “Affiliated Chapter House” and located in a higher-
23 density neighborhood are not redacted.)

24 52. In connection with its disclosure to Walker on February 6, 2026, Cal Poly as-
25 serted that it was withholding certain information from the disclosed public records released
26 to Walker under FERPA, “General Privacy Rights,” and its contention that “the public inter-
27 est against disclosure” of the withheld information “outweigh the public interest in disclo-
28 sure.” *See* Ex. 15.

1 53. An example of several FSL Event Registration records Cal Poly disclosed to
2 Walker is attached as Exhibit 16.

3 54. The redactions Cal Poly has unlawfully applied to the FSL Event Registration
4 records disclosed to Walker unjustifiably obscure information that would reveal whether and
5 which fraternity houses operate or have operated in the City’s lower-density neighborhoods
6 where such fraternity houses are banned or in higher-density neighborhoods without the re-
7 quired conditional-use permit.

8 55. Cal Poly’s refusal to fully disclose the address information reflected in these
9 public records therefore deprives Walker, and the public generally, of understanding whether
10 and to what extent unlawful activity is happening in their neighborhoods and what steps they
11 can advocate City officials to take to protect and enhance the well-being of all residents.

12 **First Cause of Action**
13 **Failure to Disclose Public Records—Against all Respondents**

14 56. Walker re-alleges each of the foregoing paragraphs as if they were fully set forth
15 here.

16 57. Respondents are agencies whose records are subject to disclosure under Article
17 I, Section 3(b) of the California Constitution and the CPRA.

18 58. Pursuant to her rights under the California Constitution and CPRA, Walker
19 asked the Respondents to disclose certain records in their actual or constructive possession.

20 59. The records Walker requested are “writings of public officials and agencies”
21 that “shall be open to public scrutiny,” *see* Cal. Const. art. I, § 3(b), and/or “public records”
22 within the meaning of the CPRA.

23 60. The Respondents have unlawfully failed to disclose the records Walker re-
24 quested of them as required by Article I, Section 3(b) of the California Constitution and the
25 CPRA.

26 61. Walker is accordingly entitled to a writ of mandate directed at Respondents
27 commanding them to disclose, in full, the records Walker requested. In addition, or in the al-
28 ternative, Walker is also entitled to a judicial declaration that Respondents violated Article I,

1 Section 3(b) of the California Constitution and the CPRA, and she is entitled to injunctive relief
2 requiring Respondents to disclose, in full, the records Walker requested.

3 **Second Cause of Action**
4 **Declaratory Relief—Against all Respondents**

5 62. Walker re-alleges each of the foregoing paragraphs as if they were fully set forth
6 here.

7 63. In response to Walker’s repeated requests for public records described above,
8 Respondents have consistently refused to disclose them as required by law.

9 64. Consistent with its obligations under AB 524 and Cal Poly’s own policies, Re-
10 spondents will in the future create and/or maintain public records similar to those Walker has
11 requested, including but not limited to creating a public record each time a fraternity registers
12 a sanctioned event with Cal Poly and identifies the street address where that event will occur.

13 65. As she has done repeatedly in the past, Walker anticipates submitting, and plans
14 to submit, future public records requests to Cal Poly seeking disclosure of public records of the
15 type she sought and seeks in connection with the 2023 Request, the 2024 Request, and the
16 2025 Request and/or that the City requested from Cal Poly in October 2024.

17 66. Given Cal Poly’s repeated refusal to release public records in its possession that
18 reflect the address of fraternity-sanctioned events, an actual, present, and ongoing controversy
19 exists between Walker and Cal Poly regarding the latter’s obligation to disclose the public rec-
20 ords and information within them as required by the California Constitution and CPRA.

21 67. Declaratory relief is accordingly warranted under the CPRA because, absent
22 such relief, Cal Poly is “reasonably likely to repeat past conduct” described above that “vio-
23 lates the CPRA in response to future records requests” by Walker and/or others concerning
24 similar public records. *See City of Gilroy v. Superior Court*, 19 Cal. 5th 38 (2026).

25 68. Walker therefore is entitled to and seeks a declaration from the Court establish-
26 ing that: (a) public records in Cal Poly’s possession, including but not limited to FSL Event
27 Registration records, that reflect the addresses of fraternity-sanctioned events are required un-
28

1 der the California Constitution and CPRA to be disclosed without redaction to address infor-
2 mation, (b) neither FERPA nor any other exemption justifies nondisclosure of fraternity-sanc-
3 tioned address information reflected in those public records, and (c) Cal Poly has violated the
4 California Constitution and/or the CPRA by refusing to disclose requested public records re-
5 vealing that public information.

6 **Demand for Relief**

7 Given the Respondents' unlawful actions as described above, Walker requests:

8 A. That the Court issue a preemptory writ of mandate or other order directing Re-
9 spondents to immediately disclose the public records and information contained within them
10 responsive to Walker's requests that are being withheld from her; or, in the alternative, issue
11 an alternative writ of mandate or other order directing Respondents to show cause why the
12 requested relief should not be granted, set a hearing on the matter as early as possible, and,
13 thereafter, issue a writ of mandate or other order directing Respondents to immediately dis-
14 close all public records responsive to Walker's requests as requested;

15 B. That the Court declare that the records requested by Walker are writings of
16 public officials or agencies and/or public records required to be disclosed pursuant to Article
17 I, Section 3(b) of the California Constitution and the CPRA;

18 C. That the Court declare that (a) public records in Cal Poly's possession, includ-
19 ing but not limited to FSL Event Registration records, that reflect the addresses of fraternity-
20 sanctioned events are required to be disclosed under the California Constitution and CPRA
21 without redaction to address information, (b) neither FERPA nor any other exemption justifies
22 nondisclosure of fraternity-sanctioned address information reflected in those public records,
23 and (c) Cal Poly has violated the California Constitution and/or the CPRA by refusing to dis-
24 close requested public records revealing that public information;

25 D. That the Court declare that the Respondents have violated and continue to vi-
26 olate Article I, Section 3(b) of the California Constitution and the CPRA by failing to disclose
27 the public records as requested;

1 E. That the Court enter an injunction requiring Respondents to immediately dis-
2 close all public records responsive to Walker’s requests that are currently being withheld;

3 F. That the Court enter an order awarding costs and attorneys’ fees incurred in
4 this action as provided by law;

5 G. That the Court grant any other and further relief as is just and proper.

6
7
8 Date: March 18, 2026

LAW OFFICE OF MATTHEW S.L. CATE

9
10 

Matthew S.L. Cate

11 *Counsel for Petitioner/Plaintiff Kathie Walker*
12
13
14
15
16
17
18
19
20
21
22
23
24
25
26
27
28

1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8
9
0
1
2
3
4
5
6
7
8

1. I am the petitioner in this action.
2. I have read the foregoing Verified Petition for Writ of Mandate Ordering Compliance with California Public Records Act and Article I, § 3(b) of the California Constitution; Complaint for Declaratory and Injunctive Relief. The contents asserted in the petition are true to my own personal knowledge, except for those matters asserted on information and belief, I believe those matters to be true.

Executed on March 17, 2026, in San Luis Obispo, California.


Kathie Walker

EXHIBIT 1

ROUND & ROUND WITH TOWN & GOWN

San Luis Obispo (SLO) is a quaint town with a rich history and is home to a rapidly growing university that has become a vital part of the community. However, the expansion of the university has led to significant challenges in housing availability, both on and off campus. Affordability issues have exacerbated these challenges, created a shortage of student housing, and have pushed students into neighborhoods traditionally occupied by families. Many students now reside in single-family homes, often exceeding their intended occupancy. This shift has brought new complexities, as noise and frequent partying have disrupted these once-quiet residential areas. The situation underscores the delicate balance needed to ensure that all residents—students, families, and long-time locals can coexist harmoniously and thrive.

INTRODUCTION/PURPOSE

Over the past two decades, SLO has experienced significant growth, driven in part by the expansion of its university, California Polytechnic State University (Cal Poly), and the increasing student population. While this growth has contributed to the city's vibrancy and economic development, it has also introduced a range of challenges for the surrounding neighborhoods.

Residents have voiced concerns over noise disturbances, large unauthorized street parties, and fraternity and sorority (referred to as “fraternities” for this report) events being hosted in residential areas not zoned for such gatherings. These issues have led to tensions between some long-term residents and the student community.

SLO has experienced steady population growth, mirroring broader urban expansion trends across California. In 2005, the city’s population stood at approximately 44,380, and, by 2025, it had risen to 50,612, reflecting a 14% increase. During this same period, Cal Poly’s total enrollment grew from 18,278 to 23,016, marking a 26% increase. As a result, university students now comprise

nearly 46% of the city's total population, significantly influencing housing availability both on and off campus, infrastructure demands, and neighboring residential community dynamics.

Year	Cal Poly Total Enrollment	San Luis Obispo Population	Student % of Population
2005	18,278	44,380	41.2%
2015	20,944	46,906	44.7%
2025	23,016	50,612	45.5%

While Cal Poly's expansion has bolstered the local economy and enriched San Luis Obispo's cultural landscape, it has also reshaped the dynamics of some of the residential neighborhoods that border the campus. Many long-term residents, particularly families, cherish the stability and tranquility of their neighborhoods but now face the challenge of residing in an increasingly student-centered neighborhood. Striking a balance between fostering Cal Poly's continued success and that of its students with neighborhood integrity is and will be an ongoing challenge for the city. This report explores these concerns focusing on four topics: large, unsanctioned street parties, ongoing noise from student parties, fraternity zoning issues, and fraternity permitting requirements.

ORIGIN

The investigation was initiated in response to multiple complaints filed by residents. These complaints cited disruptive activities associated with college students, including excessive noise during late hours, unauthorized fraternity houses operating in zoning-restricted residential areas, and large, unsanctioned street parties that escalate into public disturbances, injuries, and property damage. The complaints alleged that the City of SLO and Cal Poly officials were failing to enforce existing rules and municipal ordinances, that citizen complaints were ignored, and neither took sufficient action to restore order. The San Luis Obispo County Grand Jury (SLOCGJ) sought to objectively assess the extent of these issues and determine whether city officials were implementing timely and sufficient countermeasures to address them effectively.

It should be noted that the SLOCGJ does not hold jurisdiction over Cal Poly. However, SLOCGJ would like to express its appreciation to Cal Poly for its willingness to engage in discussions. Their cooperation was invaluable in providing insights allowing the SLOCGJ to better understand their perspective on the issues at hand as well as the actions they were undertaking to partner with the city and the community.

AUTHORITY

California Penal Code section 933 requires that “Each grand jury shall submit to the presiding judge of the superior court a final report of its findings and recommendations that pertain to county government matters during the fiscal or calendar year.” Section 933.05 further prescribes responses to those findings and recommendations. Responding agencies are directed to report whether they agree or disagree (either partially or wholly) with a finding and whether a recommendation has been implemented, will be implemented, will not be implemented, or requires further analysis. An agency may reject a Grand Jury recommendation provided they include an explanation of why the recommendation is either unwarranted or unreasonable. If a recommendation requires further analysis, it must be conducted within six months from the date of publication of the Grand Jury report.

All Grand Jury reports and each agency’s responses are posted online each year at <https://www.slo.courts.ca.gov/gi/jury-grandjury.htm>

METHOD/PROCEDURE

The SLOCGJ used the following methods for its investigation:

- conducted fifteen interviews with San Luis Obispo city residents, city leadership (including City Council members, Community Development and Police Department officials), city personnel (such as Code Enforcement), and leadership from Cal Poly,
- conducted site inspection of impacted neighborhoods,

- reviewed documents such as Conditional Use Permits (CUPs) issued to fraternities, municipal codes, City Council and Planning Commission meeting agendas and minutes, as well as outreach plans for previous St. Patrick's Day events,
- conducted analyses of policies and laws, including The Campus-Recognized Sorority and Fraternity Transparency Act, Assembly Bill (AB524), SLO and Cal Poly party registration regulations, and Cal Poly's General Plan,
- conducted comparative research, including an investigation of cities with overlay zones to understand their implementation and impact. Explored various policing models, such as the "Do No Harm" approach, examined strategies used by other cities addressing similar university-related challenges, and analyzed party ordinances from other municipalities.

NARRATIVE

CHAPTER 1: UNSANCTIONED ILLEGAL STREET PARTIES

The concept of St. Fratty's Day began in 2009 originally as a fraternity party to celebrate St. Patrick's Day and the end of the school term. After the initial party in 2009, the party grew and by 2015 the event drew over 1,000 attendees. During the 2015 event, the garage roof adjacent to 348 Hathway Street collapsed because 30 or more students were partying on the rooftop. Ten students were injured with one young woman narrowly escaping a potentially life-threatening injury. This incident made national news and sparked conversations between the City of SLO and Cal Poly regarding how to manage the event and encourage the students to party safely. From 2016 to 2019 the event was smaller and there were no rooftop activities or serious injuries. In 2020 and 2021, with pandemic laws limiting large social gatherings, the event was so small as to be negligible.

In 2022, with pandemic restrictions lifted, the event grew to 2,000 attendees. In 2023, through social media, and news coverage, the event doubled in size to approximately 4,000 attendees. In

2023, the SLO City Council expanded an existing Safety Enhancement Zone (SEZ) ordinance to cover a period of time before and after St. Patrick's Day. The SEZ allows authorities to double fines for noise, alcohol, and other unruly behavior.

In 2024, the crowd nearly doubled in size once again to an estimated 7,000 attendees. The SLO City Police Chief used a containment enforcement strategy that resulted in officers being staged along the outskirts of the crowd in the neighborhood adjoining the university. The "Do No Harm" approach was adopted not only due to concern for officer safety but because a more aggressive officer presence could incite a riot. This practice was in line with the department's enforcement policy of "Do No Harm" to keep violators, other participants and officers safe. They implemented a strike team strategy where a team of officers entered the crowd to address a violation, issued a citation, and returned to the perimeter to keep everyone safe and avoid an escalation.

In 2024 the SLO City Chief of Police deemed their efforts a success as no harm was done to officers or attendees. However, the residents in the area experienced property damage to their residences and personal property. Some intoxicated partiers trespassed onto their property, climbed up on rooftops and power poles, and vandalized cars.

The SLOCGJ wanted to determine the validity of the alleged citizen complaints against the SLOPD as well as verify statements received from others during our investigation. We also wanted to confirm the success of SLOPD's efforts, and possible changes in light of any perceived failings. We were blocked in this effort by two senior police official's unwillingness to grant an interview. This hampered our fact-finding efforts. The reason for these denials remains inadequate and may stem from a misunderstanding of the role of the SLOCGJ in improving governmental functions within this county.

It has become a tradition for the students to start partying at midnight the prior night in their Cal Poly dorms and nearby housing, with the party moving into the surrounding neighborhoods to kick off St. Fratty's Day at 3:17 a.m. (to acknowledge St. Patrick's Day, March 17th). In 2024

fireworks were set off in the Alta Vista neighborhood between 3:00 a.m. and 4:00 a.m., jolting some residents and their families awake. Thousands of students descended on Hathway and Bond Streets (in the Alta Vista neighborhood) fueled by alcohol, disturbing the peace by playing loud music, screaming and yelling. The heavy alcohol consumption resulted in dangerous activities such as climbing utility poles, partying on rooftops, urinating and vomiting in public, passing out in residents' yards and on rooftops, and leaving trash throughout the neighborhoods. In 2024, the Cal Poly dorms also experienced extensive damage as the students began partying at midnight and damaged the dorms on their way out to the street party. The damage was so extensive that Cal Poly had to close some dorms for two days to repair the damage.

After the 2024 St. Fratty's Day event, it became apparent to the City of SLO and the administration at Cal Poly that St. Fratty's Day in its current format could no longer be tolerated. Cal Poly administration, with concern for the safety of their students, property damage to the university, and surrounding neighborhoods, as well as the request of city officials, formed a task force to strategize how to deal with the unsanctioned event. The task force was made up of Cal Poly Administration, student advisory groups, students, members of the Greek Life Community, and SLO City representatives. No representatives from the surrounding neighborhoods were invited to participate in the task force.

One outcome of the task force was to provide the students with a safe alternative event. The event was scheduled for Saturday, March 15, 2025, and included a concert on campus starting at 4:00 a.m. The event was free and up to 5,000 students were able to secure tickets to the event. The event provided entertainment, beer vendors for those over 21, free food, security, and a sobering center. Cal Poly police, Cal Poly staff, SLO Emergency Medical Technicians and private security companies were on campus to ensure a safe and secure environment.

Cal Poly's messaging to the students prior to St. Patrick's Day was that past behaviors would no longer be tolerated. Due to the damage experienced in 2024, several security measures were

deployed, including no guests being allowed to stay on campus. Parking on campus was limited to Cal Poly students and staff starting Friday, March 14, 2025, through Monday, March 17, 2025.

The City of SLO, concerned about the safety of their neighborhoods, the disruptions to the residents, and the negative image of the City of SLO, developed their own task force headed up by the SLO City Police Department. The messaging developed by the City of SLO was “Do Not Come, the party is over.” In 2024 there were approximately 140 to 160 law enforcement personnel overseeing the event in the neighborhood. In 2025, the SLO Police Department activated the Emergency Operations Center (EOC) and the SLO County District Attorney’s Office announced they would not offer pre-filing misdemeanor diversion (see Glossary) to any person charged with a misdemeanor stemming from criminal conduct during St. Patrick’s Day celebrations in San Luis Obispo. There were an estimated 300 law enforcement officers representing 25 different local, state and federal agencies. Officers patrolling the area stopped the students from entering the streets and kept their movement on the sidewalks. The students were encouraged to keep moving out of the neighborhood and to the event on campus. Due to the increased law enforcement presence, the neighborhood of Alta Vista did not experience damage to property and there was no unsanctioned street party. The SLO Chief of Police Department estimated costs to the city will be approximately \$125,000.

The concert at Cal Poly was deemed a success as over 6,000 students attended the event. The event was limited to 5,000 students; however, un-ticketed students pushed through the temporary fencing so they could get into the event. Though this is concerning, no one was seriously injured. Overall, the students remained on campus, attended the alternative event, and no damage was reported in the dorms or the nearby neighborhoods. The alternative activity on campus ended around 10:30 a.m.

It is the stated goal of Cal Poly and the City of SLO that the St. Patrick’s Day unsanctioned street parties come to an end. They have advised that it may take two to three years to completely end the unruly St. Patrick’s Day celebrations. The City of SLO and Cal Poly are no strangers to

controlling and ending large events. After a 1990 riot during Poly Royal, Cal Poly ended the event and created a new activity that is safe for students, their families, and the community to enjoy. After a popular Mardi Gras event (2004) was no longer controllable, the City of SLO was successful in bringing an end to that event.

The 2024-2025 collaboration between the City of SLO and Cal Poly proved successful in providing a safe alternative event for the students and residents of San Luis Obispo. A communication received from Cal Poly indicated that Cal Poly is currently evaluating what programming will look like in future years, especially given the transition from quarters to semesters; however, planning will begin for another event next academic year, 2025-26.

CHAPTER 2: NOISY NEIGHBORS

SLO Municipal Code 9.12 (see Bibliography) provides that “...it shall be unlawful for any person to willfully or negligently make or continue to make or continue, or cause to be made or continued, or permit or allow to be made or continued any noise which disturbs the peace and quiet of any neighborhood or which causes any discomfort or annoyance to any reasonable person of normal sensitivity in the area.” Notwithstanding this ordinance, the citizens in the immediate vicinity of Cal Poly, have regularly complained of excessive noise coming from nearby houses that are occupied by students. It has therefore fallen to the SLO Police Department (SLOPD) and the SLO Noise Control Officer (Code Enforcement) to answer such complaints as may be made. The specific code violation encompassed in the above-mentioned Code states that the hours between 10 p.m. and 7 a.m. the following morning are to remain quiet. According to complaints received by the SLOCGJ, this has not been fully enforced. It should also be noted that the Noise Control Officer may grant exceptions to this restriction.

The SLOCGJ received complaints that loud parties, located directly adjacent to Cal Poly and in violation of the above code have forced citizens to file SLOPD noise complaints. The SLOCGJ reviewed copies of the noise citations issued by the SLOPD during the 2023-2024 school session (the most recent information available) and found that noise citations in neighborhoods near the

campus were issued an average of more than 3 times per week during the school session. This totaled 139 citations in the Alta Vista neighborhood, with one house alone receiving 17 citations. Unfortunately, there is reason to believe that this situation remains - to this date - unabated. Such is the irritation of area residents, that many have fled the area.

To aid in noise ordinance enforcement the SLOPD employs the assistance of Cal Poly students who are enrolled in a program called the Student Neighborhood Assistance Program (SNAP). These students interface with groups of parties in residences in the affected area who are violating the noise ordinance. These unarmed SNAP students speak to the offending parties and attempt to get them to comply with the city's noise standards. There are, however, only a handful of SNAP students. They wear civilian uniforms and work in pairs. They also have radios so that they may contact the police when required. These students may, at their discretion, issue Disturbance Advisement Cards (DACs). Such issuance falls short of an actual fine or a conventional ticket and is meant to serve as a first warning, so that an additional violation may, at the officers' discretion, warrant a police citation. Complainants indicated that weekend parties can mean up to 100 or more students at one address and often continue after visits by police. SNAP students do not go to lettered fraternity houses; such visits are reserved for sworn officers.

Additionally, through a Memorandum of Understanding (MOU), Cal Poly Police have the authority to operate within one mile outside of campus grounds. This allows, at least theoretically, greater and more rapid enforcement of SLO city laws.

SLO Municipal Code 9.12.050 is specific about excessive noise. It provides a detailed list of prohibited acts between the hours of 10 p.m. and 7 a.m. While it does not specifically prohibit noise from parties, it does speak to the use of loudspeakers and other electronic devices, including: "radio, television set, phonograph, drum, musical instrument, or similar device which produces or reproduces sound..."

CHAPTER 3: ZONING VIOLATIONS / CONCERNS – IS SLO CITY IN THE TWILIGHT ZONE ABOUT ZONING ISSUES?

As outlined previously, the SLOCGJ reviewed citizen complaints reporting “Illegal Fraternities” operating in residential zones (R-1/R-2). During interviews with City officials, five individuals confirmed their knowledge of the existence of illegal fraternities. City officials stated that identifying illegal fraternities is difficult but usually starts with a citizen complaint reported to law enforcement about a noisy event or party in an R-1/R-2 residential zone, which is the top citizen complaint happening most weekends while school is in session. Noise issues and complaints are usually handled by the police department. Municipal Code guidelines that address noise issues and enforcement are outlined in the “Exterior Noise Limits” section MC 9.12.060 and the “Enforcement” section MC 9.12.110. If found to be out of compliance, SLOPD may issue a warning or citation. Fines for cited noise violations escalate for each subsequent violation. Code enforcement gets involved if SLOPD or citizen complaints identify the location may be operating as a fraternity.

It is illegal per the Municipal Code for fraternities to operate in an R-1/R-2 neighborhood.

Due to the lack of on-campus student housing, some students must live off-campus. In some cases, fraternity members will rent houses in R-1/R-2 zones and may hold fraternity-sponsored events, which is not allowed by the Municipal Code. In 2023, using extensive citizen-generated data from a Cal Poly-generated report required by AB524, code enforcement started an investigation into the illegal fraternities. Based on the investigation, 30-40 Advisory Notices, and 22 Notice of Violations (NOVs) were sent to property owners. In response to the NOVs, the city advised that many of the property owners reported they were unaware of the fraternity events that were being held at their property.

At the time, Cal Poly and code enforcement were working together on the illegal fraternity issue. However, due to changes in policies, Cal Poly stopped assisting the city, stating privacy concerns, and revised their AB 524 report to remove some of the addresses that were previously provided in the document.

The current policies and enforcement approach is not conducive to a real time solution. Based on the SLOGJ investigation, the number of illegal fraternities may be more than 40 locations currently operating in the city. In addition, citizens have reported that several Cal Poly recognized fraternities listed in AB524 have multiple illegal fraternity locations operating within the city: some with as many as 7 separate locations.

In January 2025, due to detailed information received by code enforcement, from members of the public and several complaint calls, the code enforcement team was sent out on a Saturday night to the neighborhood adjacent to Cal Poly specifically looking for illegal fraternity activities. It is not the usual practice for code enforcement to be working on a weekend, at night, and on overtime, but due to the increasing attention to the problems, city officials believed it was appropriate. Results from the neighborhood review resulted in identifying and citing 12 locations that were found to be operating as fraternity houses in R-1/R-2 zones. The city is taking steps to address these violations. The city plans to continue working on the issues using the existing municipal codes and modifying them as needed. With the current fiscal situation and funding constraints, city officials plan to provide enforcement with current staff and resources and ensure they have a clear and concise process to use.

Based on comments from city officials, identifying illegal fraternity party houses is labor intensive since code enforcement has to prove that the party or activity is sponsored by a fraternity in an R-1/R-2 zone, which is a land use violation. Some indicators are Greek letters posted out front, social media posts advertising fraternity events, and citizen complaints. After investigating, if enough evidence exists, code enforcement will issue an NOV and if they are in an R-1/R-2 zone, tell them to cease all fraternity-related activities. Code enforcement will follow-up within 30 days to verify compliance.

Unfortunately, the city is regulated to reactive rather than proactive enforcement of municipal codes. Code enforcement complaints are often received after business hours or the following

day. The result is that they are limited in their ability to verify the code violation, as it is after the fact or violators are not easily identified.

CHAPTER 4: FRATERNITY PERMIT REQUIREMENTS

The City of SLO Municipal Code regulates land use, developments, and operations within the city. That Municipal Code restricts fraternities to zones R-3 and R-4 and requires a CUP (Municipal Code Section 17.10.020, Table 2-1) to operate. CUPs that allow fraternities are regulated by Municipal Code Section 17.86.130 which defines the standard conditions that shall apply to all:

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

Additional conditions may be imposed by the planning commission when they approve the CUP. The permit stays with the parcel as long as the approved use continues, and the conditions are

adhered to. If the parcel is no longer used for the approved purpose, then the permit expires after one year. If the occupants of the parcel violate the conditions of the CUP, the planning commission may revoke the permit.

In January 2025, the SLOCGJ requested and received a copy of each CUP granted by the city to a fraternity or sorority; Appendix A is a summary of the 16 conditional use permits provided by the city. It should be noted that the Cal Poly website lists 36 recognized fraternities and sororities. The SLOCGJ double checked with the city, and it was confirmed that the 16 conditional use permits were all that are in place at this time.

AB524; Sections 66310-66312 of California Education Code requires each institution of higher education to include in the institution's requirements for campus recognition of a campus-recognized sorority or fraternity, a requirement that the sorority or fraternity submit to the institution on or before July 1, 2023, and annually thereafter, specified information concerning the sorority's or fraternity's members and their conduct. Cal Poly assembles this information and submits it in a public report to the State each year. The report also provides the address of each "affiliated chapter house" which AB 524 defines as those located on-campus or on land owned or leased by the fraternity or sorority. The list submitted in 2024 did have 16 fraternities and sororities the same as the number of CUPs in force. Evidently, this means that of the 36 recognized fraternities and sororities, 20 either do not have a chapter house or are in chapter houses that are off-campus and not owned or leased by the fraternity or sorority and therefore do not meet the definition of an affiliated chapter house.

Any of these chapter houses that hold fraternity activities such as meetings, rush events, or parties, are still required by the SLO municipal code to have a CUP. It is not clear why they have not applied for a permit. It could be the cost (In FY 2024-25, the application fee for a CUP is \$10,932.57) or effort required, or it may be that they are located in an R-1 or R-2 zone, in which case the fraternity activity would not be allowed. Since Cal Poly is not required to provide the addresses of these recognized fraternities, the city has no easy way to verify the location to

determine the reason that the fraternity does not have a CUP. This makes it difficult for the city to enforce the code.

As shown in Appendix A, not all required conditions are the same for each permit holder. In addition to the standard conditions required by code, some permit holders have other conditions such as:

- restrictions on the time of day that meetings and gatherings can be held without city approval,
- a neighborhood relations program with evidence of implementation to be submitted annually,
- a list of planned events for the year to be submitted annually,
- complaints received by the city are to be forwarded to the Cal Poly interfraternity council prior to being forwarded to the planning commission,
- notice must be provided to residents within 300 feet prior to special events, and
- a transportation and parking plan must be submitted prior to each event.

These CUPs were approved over an extended period of time by planning commissions with different members; the earliest is dated in 1971 and the latest in 2024. That may explain why additional conditions were imposed on some fraternities and sororities and not others. It may also have to do with specific characteristics of the individual parcel.

Interviews with City staff have revealed that many of the conditions, such as submittals of planned events and neighborhood relations programs have not been adhered to or enforced. The planning commission has the authority to enforce these conditions, add new conditions if the existing conditions are not met, and ultimately revoke a fraternity's CUP. Citizens can also appeal for a use permit to be revoked or request that a permit not be approved. The current cost to make such an appeal is \$2,583.46, (in 2017 the appeal fee was \$281.00). A complainant noted that the cost to appeal discourages this practice. While these appeal fees may be justifiable for major development projects that demand substantial city resources like legal reviews, public

hearings, or environmental impact assessments, they place an undue burden on ordinary citizens.

Residents raising concerns about local issues like noise or safety issues may find these costs prohibitively high, limiting their ability to participate in community decision-making.

FINDINGS

- F1. Prior to 2025, the city failed to effectively provide a multi-pronged, cohesive approach to manage or shut down large unsanctioned, costly and unruly events such as St. Fratty's Day. This created an unsafe environment, with increasing size of unruly crowds, property damage, injuries and public disturbances.
- F2. The city has not effectively engaged in working together with community stakeholders to find solutions for ongoing off-campus issues that negatively impact neighborhoods such as code enforcement, noise issues, trespassing, property damage, and unruly events.
- F3. The city has failed to effectively enforce municipal codes that prohibit fraternity and sorority activity in R-1/R-2 zones in part due to the difficulty in identifying houses that are hosting fraternity-type events, such as rush events and repeated parties. This inaction has resulted in an increase of illegal fraternities holding events in residential neighborhoods making these areas almost unlivable for most residents.
- F4. The city has failed to consistently enforce CUPs such as the requirements for an annual list of parties and events, notification to neighbors, and parking plans. Strict enforcement of these conditions would contribute to a reduction of the disturbances in the neighborhoods.

F5. The current planning appeal fee structure in SLO disproportionately impacts ordinary citizens, as the high costs create barriers for those raising concerns about community issues such as noise or safety. While these fees may be justifiable for large-scale development appeals requiring additional city resources, they hinder equitable participation in local decision-making processes.

F6. The Grand Jury encountered a lack of cooperation from the San Luis Obispo City Police Department. While one sworn officer did participate in an interview, efforts to interview two additional sworn officers were unsuccessful. This unwillingness to engage hindered the Grand Jury's ability to corroborate statements, obtain essential information, and maintain transparency in its oversight role.

RECOMMENDATIONS

R1. The SLO City Council should continue to work with Cal Poly to develop a multi-year plan to ensure that the illegal street parties known as St. Fratty's Day is completely eliminated.

R2. The SLO City Council, in collaboration with Cal Poly and other stakeholders, should implement proactive measures to address future unsanctioned illegal street parties as they arise. Taking immediate action can prevent these gatherings from escalating over time due to prolonged non-enforcement. This approach would foster a safer community while promoting shared accountability among all parties involved.

R3. The SLO City Manager should develop and implement an ongoing formal process to identify illegal fraternities to bring them into compliance.

R4. The SLO City Council should initiate a task force to explore the creation of a "Student Overlay Zone" near the campus that would allow for municipal code requirements to be introduced that would differentiate it from the rest of the city and recognize the needs of

a dynamic university environment. This could facilitate changes to such things as density, parking, noise and fraternity activities.

R5. The SLO City Council should consider adopting a tiered planning appeal fee structure to promote accessibility of community concerns by individual residents. Such a structure could ensure that financial burdens do not deter public involvement.

R6. The SLO City Manager and the Planning Commission should move toward adopting more uniform conditions for CUP's and enforcement of existing requirements. Due to the time span (1971-2024) in which these CUPs were approved, the requirements are inconsistent. The City should consider using future CUP violations to determine if it is appropriate to revise the conditions to make them more relevant for today's environment. This may require consideration of additional code enforcement staff or alternative work schedules.

R7. The SLOCGJ recommends that the SLO City Manager create formal guidelines and provide training outlining how the SLO City Police Department will respond to requests from the SLOCGJ and other oversight bodies.

COMMENDATIONS

The SLOCGJ commends Cal Poly and the City of SLO for their efforts and collaboration in keeping the students and the community of SLO safe during the 2025 St. Patrick's Day weekend.

REQUIRED RESPONSES

The San Luis Obispo City Council is required to respond to R1, R2, R4, and R5 within 90 days.

The San Luis Obispo City Manager is required to respond to R3, R6, and R7 within 90 days.

The San Luis Obispo City Planning Commission is required to respond to R6 within 90 days.

All responses shall be submitted to the Presiding Judge of the San Luis Obispo County Superior Court. A paper copy and an electronic version of all responses shall be provided to the Grand Jury.

933.05. Findings and Recommendations

- (a) For purposes of subdivision (b) of Section 933, as to each grand jury finding, the responding person or entity shall indicate one of the following:
 - (1) The respondent agrees with the finding.
 - (2) The respondent disagrees wholly or partially with the finding, in which case the response shall specify the portion of the finding that is disputed and shall include an explanation of the reasons therefor.
- (b) For purposes of subdivision (b) of Section 933, as to each grand jury recommendation, the responding person or entity shall report one of the following actions:
 - (1) The recommendation has been implemented, with a summary regarding the implemented action.
 - (2) The recommendation has not yet been implemented, but will be implemented in the future, with a timeframe for implementation.
 - (3) The recommendation requires further analysis, with an explanation and the scope and parameters of an analysis or study, and a timeframe for the matter to be prepared for discussion by the officer or head of the agency or department being investigated or reviewed, including the governing body of the public agency when applicable. This timeframe shall not exceed six months from the date of publication of the grand jury report.
 - (4) The recommendation will not be implemented because it is not warranted or is not reasonable, with an explanation, therefor.

Presiding Judge	Grand Jury
Presiding Judge Rita Federman Superior Court of California 1035 Palm Street Room 355 San Luis Obispo, CA 93408	San Luis Obispo County Grand Jury P.O. Box 4910 San Luis Obispo, CA 93403

APPENDIX A

CONDITIONAL USE PERMITS HELD BY FRATERNITIES/SORORITIES AT CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO										
									Date:	19-Mar-25
#	USE PERMIT #	ADDRESS	PERMIT HOLDER O - Original C - Current	DATE	ALLOWED NUMBER OF RESIDENTS	MAX ALLOWED FOR GATHERINGS	HOURS FOR GATHERINGS W/O APPROVAL	NEIGHBORHOOD RELATIONS PROGRAM	EVENTS LIMITED TO THOSE LISTED ON A MEETING AND ACTIVITIES SCHEDULE	OTHER CONDITIONS
1	U 1099	280 California Blvd	Alpha Epsilon Pi Fraternity	8/2/1983	19	Not specified	9 AM to 10 PM			All complaints received by the City shall be forwarded to the Interfraternity Council prior to hearing by the Planning Commission.
2	U1484-90	1304 Foothill Blvd.	Sigma Nu Fraternity	5/8/1991	19	19	9 AM TO 10 PM	Required. Evidence of implementation to be submitted to City by 6/25/1990.	House for fraternity use only. No gatherings exceeding 19 residents.	Any complaints received will be forwarded to the interfraternity council and the Planning Commission within one week. No amplified sound equipment allowed. No hosted Greek events allowed. One parents barbecue and one alumni barbecue with maximum of 38 people allowed per year.
3	U 36-09	720 Foothill Blvd.	Delta Upsilon Fraternity	6/24/2009	14	21	9 AM TO 10 PM		Required. To be submitted to the City each fall.	No activities allowed which violate City noise ordinance except as approved by City. Fraternity must remain affiliated and in good standing with the Interfraternity Council. Provide names and phone numbers of responsible parties annually.
4	U 47-10	1335 Foothill Blvd.	Phi Kappa Psi Fraternity	6/13/2013	8	17	7 AM to 10 PM			The fraternity shall remain affiliated and in good standing with the Interfraternity Council

CONDITIONAL USE PERMITS HELD BY FRATERNITIES/SORORITIES AT CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO										
									Date:	19-Mar-25
#	USE PERMIT #	ADDRESS	PERMIT HOLDER O - Original C - Current	DATE	ALLOWED NUMBER OF RESIDENTS	MAX ALLOWED FOR GATHERINGS	HOURS FOR GATHERINGS W/O APPROVAL	NEIGHBORHOOD RELATIONS PROGRAM	EVENTS LIMITED TO THOSE LISTED ON A MEETING AND ACTIVITIES SCHEDULE	OTHER CONDITIONS
5	USE 0331-2023	1264 E, 1264 1/2 E.Foothill Blvd and 1241, 1243, 1249 and 1251 Monte Vista Pl.	Lambda Chi Alpha Fraternity	6/3/2024	24	48	9 AM TO 10 PM, Noise table after hours			Fraternity must remain affiliated and in good standing. Must obey noise ordinance between 10 pm and 9 am. Approval of special events does not exempt from noise ordinance. Must provide written notice to occupants within 300 ft. prior to special events.
6	U 109-05	1290, 1292 Foothill Blvd. and 123, 135, 137, and 175 Crandall Ave	O - Lambda Chi Alpha Fraternity C - Alpha Phi Fraternity	3/17/1998 Modified 1/24/2003	10	20	9 AM to 10 PM	Required. Evidence of implementation to be submitted annually	To be submitted to City each fall.	
7	USE 9587-2024	1327 E Foothill Blvd	Beta Theta Pi Fraternity	Under Review. Not approved.						New CUP not received from City. Under review. Application received 9/20/2024 - Deemed incomplete & letter sent 10/18/2024
8	U 106-98	1236 Monte Vista Place	O - Kappa Sigma Housing Corp. Fraternity C - Delta Chi Fraternity	8/12/1998	35	53	9 AM TO 10 PM	Required	To be submitted to City each fall.	
9	U 314-71	244 California Blvd.	O - Delta Sigma Phi Fraternity C - Kappa Kappa Gamma Sorority	9/21/1971	36	Not specified	Not specified			
10	U 799-79	1326 Higuera St.	Gamma Phi Beta Sorority	11/14/1979	18	Not specified	Not specified			
11	U 1048	615 Grand Ave.	Sigma Kappa House Corp. Sorority	8/11/1982	10	Not specified	9 AM to 10 PM. Residents only outside of these hours			All complaints to be sent to the Interfraternity Council and Panhellenic Council before review by the Planning Commission.

CONDITIONAL USE PERMITS HELD BY FRATERNITIES/SORORITIES AT CALIFORNIA POLYTECHNIC STATE UNIVERSITY, SAN LUIS OBISPO										
									Date:	19-Mar-25
#	USE PERMIT #	ADDRESS	PERMIT HOLDER O - Original C - Current	DATE	ALLOWED NUMBER OF RESIDENTS	MAX ALLOWED FOR GATHERINGS	HOURS FOR GATHERINGS W/O APPROVAL	NEIGHBORHOOD RELATIONS PROGRAM	EVENTS LIMITED TO THOSE LISTED ON A MEETING AND ACTIVITIES SCHEDULE	OTHER CONDITIONS
12	U1292-87	1464 Foothill Blvd.	Alpha Chi Omega Sorority	2/11/1987	8	100 or the maximum allowed by the building and fire code, whichever is less.	9 AM to 10 PM. All activities with more than 16 people between 8 PM and 8 AM must be entirely indoors.	Required. Evidence of implementation shall be submitted to the City each year.	Events limited to one per month and must be listed on a meeting and activities schedule. Schedule to be submitted to City each fall.	Occupancy limited to Alpha Chi Omega sorority unless approved by City. Any complaint shall be forwarded by the City to the Panhellenic Council within one week of receipt. A parking management plan for all large gatherings must be submitted to the City for approval.
13	U 1440-89	180 Calirornia Blvd.	Kappa Alpha Theta Sorority	5/24/1989	5	16	9 AM to 10 PM.	Required. Evidence of implementation shall be submitted to the City each year.	All events to be included on a meeting and activities schedule to be submitted to the City for approval each fall.	The residence shall contain no more than two bedrooms.
14	U 41-09	700 Grand Ave.	Chi Omega Sorority	5/27/2009	8	16	9 AM to 10 PM		All events to be included on a meeting and activities schedule to be submitted to the City for approval each fall.	Provide names of responsible persons each year. Responsible person shall be in attendance for all events and at reasonable hours to receive complaints. Transportation and parking plan shall be submitted for all events.
15	USE 3369-2016	190 Stenner St.	O - Alpha Gamma Delta Sorority C - Alpha Omicron Phi Sorority	9/28/2016	7	15	Not specified			Gatherings of more than 15 must be approved by the City and must have an approved transportation plan to reduce impacts to the neighborhood.
16	USE 0803-2019	1328 Foothill Blvd.	Delta Gamma Sorority	2/24/2021	6	17	Not specified			The sorority shall remain affiliated and in good standing with the Interfraternity Council.

GLOSSARY

1. Fraternities and Sororities. Municipal Code (MC) 17.156.014 “F definitions.” - 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 (Cal Poly) and where such an association also holds meetings or gatherings.
2. Illegal fraternities – Similar to the “Fraternities and Sororities” defined in the MC, except the residence is located in an R-1/R-2 residential zone instead of R-3/R-4 zones and hold fraternity sponsored activities and parties, which is not allowed by the MC. Sometimes referred to as a satellite Greek house.
3. Zoning Regulations - Zoning regulations are rules designed to help guide the growth of a city in an organized way. They are based on a general plan that aims to protect and improve the environment, both natural and man-made. Zoning regulations help keep communities safe, healthy, and well-organized by controlling how land and buildings are used, as well as where and how structures are built. Examples of different zones are: Residential Zones are where homes can be built, and Commercial Zones are where businesses or stores may be built.
4. Residential Zones definition R-1 through –R-4 (MC 17.16 – 17.22) - The city is divided into zones to allow for orderly, planned development and to implement the general plan.
 - a. The R-1 zone provides for low-density residential development and supporting compatible uses that have locations and development forms that provide a sense of both individual identity and neighborhood cohesion, and that provide private outdoor space for the households occupying individual units.
 - b. The R-2 zone is intended to provide housing opportunities that have locations and development forms that provide a sense of both individual identity and neighborhood

cohesion for the households occupying them, but in a more compact arrangement than in the R-1 zone, and near commercial and public services.

- c. The R-3 zone is intended primarily to provide housing opportunities for attached dwellings with common outdoor areas and compact private outdoor spaces. The R-3 zone is generally appropriate near employment centers and major public facilities, along transit corridors and nodes, and close to commercial and public facilities serving the whole community.
 - d. The R-4 zone is intended primarily to provide for attached dwellings with common outdoor areas and compact private outdoor spaces, and to accommodate various types of group housing. Further, the R-4 zone intended to allow for dense housing close to concentrations of employment and college enrollment, in the downtown core, along transit corridors and nodes, and in areas largely committed to high-density residential development.
- 5. Exterior Noise Limits [MC 9.12.060](#) - Defines the Maximum Permissible Sound Levels at Receiving Land Use for all zoning categories (see table 1 in MC for details.)
 - 6. Overlay Zone MC 17.06.020.C - An overlay zone supplements the base zone for the purpose of establishing special use or development regulations for a particular area in addition to the provisions of the underlying base zone. In the event of conflict between the base zone regulations and the overlay zone regulations, the provisions of the overlay zone shall apply.

BIBLIOGRAPHY

2019 Shelter Force – The Role Student Housing Plays in Communities

<https://shelterforce.org/2019/09/06/the-role-student-housing-plays-in-communities/>

2019 Turner Center for Housing and Innovation – UC Berkley Affordable Housing Overlay Zones.

[https://turnercenter.berkeley.edu/wp-](https://turnercenter.berkeley.edu/wp-content/uploads/2020/10/Affordable_Housing_Overlay_Zones_Oakley.pdf)

[content/uploads/2020/10/Affordable_Housing_Overlay_Zones_Oakley.pdf](https://turnercenter.berkeley.edu/wp-content/uploads/2020/10/Affordable_Housing_Overlay_Zones_Oakley.pdf)

2022 MCRC Using Affordable Housing Overlay Zones to Reduce the Risk of Displacement by

Steven Butler. <https://mrsc.org/stay-informed/mrsc-insight/april-2022/using-affordable-housing-overlay-zones>

City of Ann Arbor. *Noise Ordinance and Housing Density Regulations.*

<https://www.a2gov.org>.

City of Boulder. *Student Housing Zoning and Overlay Districts.*

<https://bouldercolorado.gov>.

City of Austin. *Land Development Code on Student Housing.*

<https://www.austintexas.gov>.

City of Syracuse. *Housing and Land Use Planning Near Universities.* <https://www.syracuse.ny.us>.

American Planning Association. *Best Practices for Student Housing Overlay Zones.*

<https://www.planning.org>.

National League of Cities. *Managing Noise and Density in University Towns.* <https://www.nlc.org>.

2024 – U.S. Department of Justice Office of Community Oriented Policing – Operationalizing Proactive Community Engagement by Roberto Santos and Rachel Santos.

<https://portal.cops.usdoj.gov/resourcecenter/content.ashx/cops-r1145-pub.pdf>

City of San Luis Obispo Municipal Codes

<https://sanluisobispo.municipal.codes/Code>

City of Santa Barbara Municipal Codes

<https://santabarbaraca.gov/government/city-hall/city-charter-municipal-code>

California State Assembly Bill 524 - Postsecondary education: Campus-Recognized Sorority and Fraternity Transparency Act

<https://legiscan.com/CA/text/AB524/id/2606489>

City of San Luis Obispo Voluntary Party Registration

<https://www.slocity.org/government/department-directory/police-department/party-registration>

California Polytechnic University Party Registration

<https://content-calpoly-edu.s3.amazonaws.com/greeklife/1/images/Party%20Registration%20Procedure%202018.pdf>

San Luis Obispo City Council Agendas and Minutes

<https://www.slocity.org/government/mayor-and-city-council/agendas-and-minutes>

California Polytechnic University Enrollment

https://ir.calpoly.edu/content/publications_reports/polyview/index
<https://content-calpoly-edu.s3.amazonaws.com/ir/1/images/2025-26%20Enrollment%20Projections.pdf>

Cal Poly Greek Fraternity and Sorority Life – Reports and Assessments – AB524 Fraternity Sorority
Transparency Act Reports

<https://greeklife.calpoly.edu/reports>

EXHIBIT 2

RESPONSE TO GRAND JURY REPORT

Report Title: “Round & Round with Town & Gown”

Report Date: June 23, 2025

Response by: Whitney McDonald, City Manager
City of San Luis Obispo Councilmembers
City of San Luis Obispo Planning Commission

FINDINGS

1. We agree with the findings numbered: N/A
2. We disagree wholly or partially with the findings numbered: F1, F2, F3, F4, F5, F6

RECOMMENDATIONS

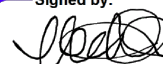
1. Recommendations numbered R1, R2, R3, R6 have been implemented.
2. Recommendations numbered N/A have not yet been implemented but will be implemented in the future.
3. Recommendations numbered N/A require further analysis.
4. Recommendations numbered R4, R5, R7 will not be implemented because they are not warranted or are not reasonable.

Date: September 16, 2025 Signed:

DocuSigned by:

A5990BABC9CA464...

Mayor

Signed by:

952E5D94C4854FF...

City Manager

Signed by:

0B6419E35F37452...

Vice Chair
Planning Commission

Number of pages attached: 41 (City of San Luis Obispo Response Letter – 14 pages; Exhibit A – June 2025 Memorandum – 27 pages).



Office of the City Council

990 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7114
slocity.org

September 16, 2025

Honorable Rita Federman, Presiding Judge of the Superior Court
1035 Palm Street, Room 355
San Luis Obispo, CA 93408

Subject: Response to San Luis Obispo County Grand Jury Report, *Round and Round with Town and Gown*

Dear Presiding Judge Federman,

The City of San Luis Obispo has reviewed the San Luis Obispo County Grand Jury Report titled “Round and Round with Town and Gown.” This formal response is submitted on behalf of the City Council, City Manager, and Planning Commission, each of whom has provided input on the findings and recommendations relevant to their roles. The City understands that noisy parties in neighborhoods surrounding Cal Poly can be disruptive and the City has taken significant steps to improve safety and enforcement in these neighborhoods. The City is already doing much of what the Grand Jury recommends in its report, and many of the problems identified also require shared responsibility from Cal Poly. We will continue to work together to address these issues and have prioritized neighborhood livability this year and next year. The City’s responses to the Grand Jury’s findings and recommendations are provided below, with each item presented in *italics*, followed by the City’s response.

PREFACE

The City of San Luis Obispo appreciates the Civil Grand Jury’s attention to the evolving relationship between Cal Poly and the City, and the shared responsibility of fostering a safe and thriving community for all. While the City’s responses directly address each finding and recommendation, many of the findings reflect overlapping themes and omit important context, including external factors that influence both the root causes of the issues and the City’s ability to respond.

To provide a more complete picture, the City offers the following context:

- i. **Exhibit A** to this letter includes the City’s previously submitted response to the Grand Jury’s draft report, which identified numerous factual inaccuracies and offered clarifications in good faith. Although this feedback was provided before the Grand Jury issued its final report, none of the City’s suggested edits or corrections were incorporated. The City’s final response included herein does not restate all of the information previously submitted and encourages readers to consider Exhibit A alongside the report’s findings.
- ii. Most of the City work referenced in this report—ranging from code enforcement and neighborhood outreach to public safety and community planning—is funded by the City’s General Fund, which is primarily supported by tax revenue from San Luis Obispo residents,

visitors, and businesses to benefit the entire community. The City must carefully balance its limited staff and funding across a wide range of needs and neighborhoods. Concentrating disproportionate resources in one area would be neither equitable nor sustainable.

- iii. The City plays a central role in responding to neighborhood concerns through enforcement, education, and public safety coordination. However, several of the issues outlined in the report—such as illegal gatherings, disruptive behavior, and group housing—are symptoms of broader dynamics like student housing availability, rental market conditions, and campus culture. While the City actively collaborates with Cal Poly, many of these root causes fall outside its jurisdiction and require leadership from the university.
- iv. The Grand Jury’s report does not include findings or recommendations directed to Cal Poly. This is because, as a state institution, Cal Poly is not under the jurisdiction of the San Luis Obispo County Grand Jury or the City of San Luis Obispo. While this explains the lack of formal direction to the university, it represents a structural limitation of the report. By not addressing a key stakeholder, namely Cal Poly, the report creates the impression that the City alone is responsible for mitigating the negative impacts of student party culture.
- v. These challenges extend beyond City limits since, Cal Poly, Cuesta, the City and the County all have an important role to play. As recommended by the Grand Jury Ad Hoc Council Committee, Council Members and City leadership will engage with Cal Poly, Cuesta and the County to encourage their involvement in finding solutions.
- vi. The landscape surrounding student gatherings and neighborhood impacts has evolved significantly in recent years, particularly with the rise of social media. Events can now escalate rapidly and gain widespread attention with little warning, making traditional enforcement and outreach strategies more difficult to apply. Like many communities, the City is navigating these challenges in real time and continually adapting its approach to respond to this new reality.
- vii. There are legal limits on the City’s ability to inquire into personal relationships among residents or regulate who may live together in a private home. Focusing on residents based on “student” status could create legal risks related to equal protection, fair housing, and land use discrimination.
- viii. Finally, as Cal Poly’s enrollment has grown in recent years, participation in Greek life has also increased. While larger membership can contribute to more activity and potential enforcement challenges, City data shows a sustained overall reduction in noise and disruption across the community, even with rising student enrollment.

FINDINGS:

F1. Prior to 2025, the city failed to effectively provide a multi-pronged, cohesive approach to manage or shut down large unsanctioned, costly and unruly events such as St. Fratty’s Day. This created an unsafe environment, with increasing size of unruly crowds, property damage, injuries and public disturbances.

(F1) The City disagrees with this finding. The City wishes to clarify that the reference to “unsanctioned, costly and unruly events” appears to focus exclusively on the St. Patrick’s Day–related event commonly known as the “St. Fratty’s Day street party,” with no other recent examples cited in the report. The City acts in accordance with law enforcement best practices and sound operational judgment, recognizing that treating every gathering or event as a potential escalation is neither effective nor sustainable. Overcommitting resources without clear justification would strain limited resources and erode community trust.

The San Luis Obispo Police Department (SLOPD) has decades of experience planning for and responding to large-scale, unpermitted events, including the historical Mardi Gras and Poly Royal celebrations. Those events, while initially sanctioned and promoted, evolved into significant public safety concerns. In contrast, St. Fratty’s Day emerged organically, has never been officially permitted, and gradually grew in scale (aside from a sharp decline during the COVID-19 pandemic years).

Each year, SLOPD developed robust operational plans in collaboration with Cal Poly, tailored to the size and nature of the previous year’s event. These plans included meaningful public safety staffing and extensive outreach campaigns. The department engaged in proactive communication efforts through printed materials, door-to-door “knock and talks,” radio advertisements, direct messaging via Cal Poly and Cuesta College, and meetings with community organizations such as Residents for Quality Neighborhoods (RQN). SLOPD also issued multiple media releases and participated in campus town halls with Cal Poly leadership and other City officials to reinforce a message of zero tolerance. Data collected and analyzed, post-event, also clearly support these increased planning and enforcement efforts and expanded partnerships to gain broader control over any illegal behavior.

To deter problematic behavior, the City has amended its Municipal Code multiple times. The [Safety Enhancement Zone ordinance](#)¹ was first expanded in 2010 to include Halloween and St. Patrick’s Day and was amended again in February 2024 to cover the two weekends leading up to St. Patrick’s Day—the most likely timeframe for St. Fratty’s Day activity.

Despite these efforts, policing St. Fratty’s Day remains uniquely challenging. Unlike a formal event with a central location, the gathering typically involves hundreds of people walking up and down neighborhood sidewalks—behavior that is generally constitutionally protected. Many participants live in the affected neighborhoods and are legally entitled to access their homes, further complicating any efforts to restrict entry or mobility. In addition, the absence of a formal event organizer means there is no single point of contact for coordination or accountability. Without anyone responsible for managing the crowd or ensuring compliance with laws, the burden of enforcement falls entirely on public safety agencies.

In 2024, the crowd size exceeded expectations and available staffing, despite the department’s planning. This prompted a significant operational escalation for 2025, which included nearly a year of planning with a dedicated cross-departmental and interagency planning group in coordination with Cal Poly students and faculty. More than 300 law enforcement personnel were deployed from

¹ San Luis Obispo Municipal Code Chapter 9.22 (*Safety Enhancement Zones*) authorizes the City Council to designate the entire city or specific areas as “Safety Enhancement Zones” during certain events or periods (e.g., Mardi Gras, St. Patrick’s Day, Halloween, and Cal Poly move-in weekend). During these times, fines for specified offenses—such as open container, noise, unruly gatherings, and public urination—are doubled, up to \$1,000, and violations may be prosecuted criminally or administratively.

agencies as far away as San Francisco and Ventura. The response included horse-mounted units, motorcycle, bicycle, and foot patrols, as well as mobile teams and a fully staffed Department Operations Center. A temporary Law Enforcement Campus with mobile booking and processing capability was also established in coordination with the San Luis Obispo County Sheriff's Office.

Advanced technologies such as drones and mobile surveillance cameras were deployed alongside outreach tools like targeted signage and materials distributed to known problem properties. These efforts prevented the crowd from forming at any single location. No intersections or roadways were illegally occupied or blocked because of pedestrians or crowds of people, and there were no reports of property damage or injuries within the City of San Luis Obispo.

The City's direct expenditures for the 2025 event exceeded \$100,000 in overtime and equipment. When including regular staff time and mutual aid support, the estimated total cost ranged from \$700,000 to \$800,000. This successful outcome—marked by a safe, uneventful day—was the result of *years* of iterative planning, lessons learned, and strong relationships between the City, student organizations, law enforcement partners, and neighborhood groups.

Cal Poly also significantly expanded its role in St. Patrick's Day weekend planning, and according to Cal Poly leadership, set clear expectations that past behaviors jeopardizing safety or property would no longer be tolerated. The university hosted an alternative on-campus music festival that drew more than 6,000 students and implemented new security measures, including prohibiting overnight guests and restricting parking to students and staff from Friday, March 14, through Monday, March 17, 2025. It also activated its Emergency Operations Center for real-time coordination and partnered with the City in planning and operations meetings, establishing a new standard of unified communication and coordinated response for the future.

F2. The city has not effectively engaged in working together with community stakeholders to find solutions for ongoing off-campus issues that negatively impact neighborhoods such as code enforcement, noise issues, trespassing, property damage, and unruly events.

(F2) The City disagrees with this finding. While the City acknowledges there is always room for more effective engagement and will continue working to enhance collaboration with stakeholders, we disagree with the assertion that the City has not effectively engaged. Addressing neighborhood impacts related to off-campus student behavior has been a longstanding City priority, reflected in policies, enforcement, and collaboration with Cal Poly, residents, and other stakeholders.

Efforts to address noise and other nuisance behavior often associated with students have long been a top priority for our community. *Housing and Neighborhood Livability – Healthy, Safe, and Affordable* was identified as a top community priority during the 2025–27 financial planning process. Such efforts were also the focus of the *Neighborhood Wellness* goal, designated a Major City Goal from 2011–2017 and an Important Objective through 2019. During that time, the City convened the Neighborhood Wellness Community Civility Working Group, composed of residents, students, City staff, and Cal Poly representatives. The group created a 90-page report which generated many recommendations, several of which have been implemented. Notably:

- **Ordinance Changes:**
 - The Social Host Ordinance was adopted in 2009.

- The Noise Ordinance was revised in 2010 to reduce the warning period, impose higher fines (\$350–\$1,000), and allow landlord citations for repeated violations.
- The Unruly Gathering Ordinance was updated, and a Start-of-School Safety Enhancement Zone was established in 2015.
- In 2024, the Safety Enhancement Zones for St. Patrick’s Day and Halloween were expanded to cover additional weekends.
- **Education and Outreach:**
 - Extensive communications campaigns are conducted annually, including radio and TV ads, social media, postcards, flyers, presentations to Cal Poly student groups, and outreach to landlords.
 - City staff provide weekly violation reports to Cal Poly’s Office of Student Rights and Responsibilities (OSRR), including noise complaints and criminal activity involving students.
 - The City participates in off-campus housing fairs, Greek Life leadership trainings, and new student orientation programs (SLO Days), reaching over 5,000 students annually.
- **Program Implementation:**
 - A party registration pilot launched in 2017 has been successful in reducing noise complaints and promoting voluntary compliance.
 - Walking tours with neighborhood stakeholders were conducted before the pandemic.
 - Cal Poly Police were granted administrative citation authority within one mile off campus.
 - Since 2010, noise complaints have declined by 50%, from approximately 3,000 annually to around 1,450.

The City also participates in the [Student Community Liaison Committee](#) (SCLC), which brings together Cal Poly, Cuesta College, the City, the County, and community groups to address housing, public safety, and quality-of-life issues. City Leadership Team members regularly attend Residents for Quality Neighborhoods (RQN) meetings to provide updates and gather feedback. In addition, staff respond to dozens of community emails each year, using input to shape enforcement, outreach, and policy. City staff from the Community Development Department and the Police Department meet regularly with Cal Poly leadership and student groups, including the Interfraternity Council and Greek Life staff, to discuss regulations, enforcement, and unpermitted gatherings. The most recent of these engagements took place in January and March 2025. In addition, separate meetings between City and Cal Poly leadership focused on discussing new approaches to Greek Life have been occurring and are ongoing.

City enforcement staff also conduct in-person field inspections and outreach during investigations, hand-delivering violation notices and educating residents on applicable codes. Staff have offered to attend student events to support education and compliance. It’s important to note that enforcement staff must assess each situation on a case-by-case basis, as applicable laws are written to provide discretion in determining whether an activity constitutes a citable offense. This process can be complicated by annual changes in residents at a property and by the nature of complaints, which may range from small gatherings, such as a few people having dinner or playing basketball, to large, disruptive parties. Each case is evaluated based on the facts, with an emphasis on whether the conduct violates the law and can be successfully prosecuted.

As mentioned above, Housing and Neighborhood Livability was again identified as a top community priority during the 2025–27 financial planning process. In response, the City Council adopted *Housing and Neighborhood Livability – Healthy, Safe, and Affordable* as a Major City Goal, with multiple associated tasks² focused on advancing this priority. The City remains committed to promoting neighborhood safety and civility and will continue to refine its approach in partnership with institutions and the broader community.

F3. The city has failed to effectively enforce municipal codes that prohibit fraternity and sorority activity in R-1/R-2 zones in part due to the difficulty in identifying houses that are hosting fraternity-type events, such as rush events and repeated parties. This inaction has resulted in an increase of illegal fraternities holding events in residential neighborhoods making these areas almost unlivable for most residents.

(F3) The City disagrees with this finding. Zoning enforcement is inherently complex, particularly when activity occurs on private property and affiliations with fraternities or sororities are informal or unrecognized by the university. While the Grand Jury uses the term “illegal fraternities,” the City does not consider this terminology accurate. Instead, this term appears to refer to residences suspected of operating as fraternity houses in locations not allowed by the City’s zoning ordinance.

The City enforces municipal code provisions that prohibit fraternity and sorority activity in R-1 and R-2 zones and addresses behaviors that constitute neighborhood nuisances or other code violations—while also balancing constitutionally protected rights to privacy and free association. There are legal limits on the City’s ability to inquire into personal relationships among residents or regulate who may live together in a private home. Proactively monitoring private residential properties would not only exceed available resources but also risk eroding public trust and infringing on privacy—values the City is committed to upholding.

Consistent with standard code enforcement practices, zoning enforcement related to fraternity or sorority activity is complaint-driven. Since November 2023, the City has investigated over 100 complaints and opened 42 enforcement cases related to unpermitted fraternity activity or conditional use permit violations. Additionally, the City proactively issued advisory notices to 33 suspected fraternity or sorority houses in R-1 and R-2 zones to clarify zoning restrictions.

City staff regularly engage with Cal Poly officials and students to provide education on zoning compliance and ensure Greek organizations understand the implications of their housing choices. As recommended by the Grand Jury Ad Hoc Council Committee, Community Development staff will start providing Cal Poly with mapping that identifies where fraternities and sororities may be located (R3 and R4 zones). The City also maintains an [interactive online parcel viewer](#) that lets users look up zoning and parcel details, as well as other planning information, for any property in the city.

² Task 4b. Conduct a study session with Council on Code Enforcement priorities related to safe/livable neighborhoods and receive feedback on priorities. Discuss potential updates to property maintenance standards.

Task 4d. Create a project plan and standard operating procedures for Community Development enforcement of zoning code regulations pertaining to Greek houses. Consider potential updates to zoning code to facilitate efficient regulation of Greek houses.

The City has also requested Greek life event location information from Cal Poly to aid enforcement, education, and outreach efforts, but access to such data has been limited. Cal Poly has removed event location data from its public reports—information that previously supported City enforcement efforts. Enhanced cooperation from Cal Poly, particularly through improved information-sharing and stronger enforcement of student conduct policies, would significantly strengthen the City’s ability to address repeated violations linked to campus-affiliated groups residing off campus.

F4. The city has failed to consistently enforce CUPs such as the requirements for an annual list of parties and events, notification to neighbors, and parking plans. Strict enforcement of these conditions would contribute to a reduction of the disturbances in the neighborhoods.

(F4) The City disagrees with this finding. The City enforces the conditions of Conditional Use Permits³ (CUPs) when violations are reported and substantiated. Over the past year, five fraternities were found to be in violation of their approved CUPs. This resulted in four hearings before the Planning Commission since November 2024 to consider revocation or modification of those permits. Three of the permits were revoked (one is pending appeal review by the City Council) and one was updated. The City will look into more proactive enforcement of specific conditions in use permits related to the annual provision of names and telephone numbers for responsible parties, and annual list of events to be held at CUP locations.

Between May and June 2025, the Planning Commission voted to revoke the CUPs for three fraternity houses based on verified noncompliance with conditions of approval (as stated above, one is pending appeal.) The City remains committed to enforcing CUPs fairly and consistently and will continue to pursue enforcement actions when violations are confirmed.

F5. The current planning appeal fee structure in SLO disproportionately impacts ordinary citizens, as the high costs consistently and or those raising concerns about community issues such as noise or safety. While these fees may be justifiable for large-scale development appeals requiring additional city resources, they hinder equitable participation in local decision-making processes.

(F5) The City disagrees with this finding. It is free for any member of the public to report a potential zoning or Conditional Use Permit (CUP) violation. Once a complaint is submitted, City staff investigate and, if a violation is substantiated, may initiate enforcement action or bring the matter before the Planning Commission—at no cost to the reporting party. This exact process has resulted in several CUPs being reviewed in the past year.

The fee referenced in the report applies only to formal appeals of Planning Commission decisions, not to complaints or reports of suspected violations. It is a critical distinction: raising concerns about neighborhood impacts, such as noise or safety, does not require a fee.

The Planning Appeal fee was adopted by the City Council in 2024 following a comprehensive cost-of-service study, public review, and Council deliberation. The fee is charged uniformly, regardless of

³ A Conditional Use Permit (CUP) is a discretionary land use approval issued by the City of San Luis Obispo that allows a property to be used in a way not typically permitted in its zoning district, provided specific conditions are met to ensure compatibility with surrounding uses. CUPs are reviewed by the Planning Commission (or City Council on appeal) following a public hearing process.

who files the appeal—whether a resident, applicant, or third party—and is based on the estimated staff time and administrative costs required to process an appeal. To promote accessibility and public participation, the City Council intentionally set the fee at a subsidized rate, below the full cost of service, to ensure it is not overly burdensome.

F6. The Grand Jury encountered a lack of cooperation from the San Luis Obispo City Police Department. While one sworn officer did participate in an interview, efforts to interview two additional sworn officers were unsuccessful. This unwillingness to engage hindered the Grand Jury’s ability to corroborate statements, obtain essential information, and maintain transparency in its oversight role.

(F6) The City disagrees with this finding. The Grand Jury was provided with unimpeded access to all records, the Police Chief himself and the Police Department’s Public Affairs Manager, who is among the most knowledgeable on these topics. These individuals participated in extensive interviews—one lasting 90 minutes—and provided thorough written responses to multiple rounds of follow-up questions. Additionally, the City submitted requested documentation, including thousands of current and historical data points relevant to the Grand Jury’s investigation.

At no point was the City or any member of the Police Department served with a subpoena for additional testimony or documentation. The department declined subsequent voluntary interview requests only after providing full access to its most knowledgeable representatives: the Chief of Police, the City Manager who directly supervises the Chief, and the designated staff lead on operational issues related to the issues explored by the Grand Jury.

Further interviews with the patrol or shift-level personnel requested by the Grand Jury were not appropriate or necessary, as those individuals have limited scopes of responsibility and were not positioned to speak authoritatively about policy direction, broader planning efforts, or historical context. The City’s goal was to ensure the Grand Jury received the most accurate and comprehensive information possible, and that objective was met through detailed, direct engagement with senior staff.

The City regularly receives inquiries from the Grand Jury on a wide range of topics, including property annexations, municipal processes, and service delivery, and responds promptly and cooperatively to each. This inquiry was no exception. Throughout the process, the City and Police Department provided information with transparency and in good faith.

RECOMMENDATIONS:

R1. The SLO City Council should continue to work with Cal Poly to develop a multi-year plan to ensure that the illegal street parties known as St. Fratty’s Day is completely eliminated.

(R1) This recommendation has been implemented. While the term “St. Fratty’s Day” is no longer used, the behaviors and risks linked to large, unsanctioned events remain a serious concern and the City shares the goal of preventing them. Leading up to recent St. Patrick’s Day weekends, the City and Cal Poly collaborated on coordinated messaging, joint planning, and proactive public safety operations. These efforts, including promoting on-campus alternatives, engaging student leadership, and focusing on high-risk properties, successfully prevented a major street party in 2025. The City

will continue partnering with Cal Poly to prevent illegal and unsafe gatherings associated with St. Patrick's Day in the future.

R2. The SLO City Council, in collaboration with Cal Poly and other stakeholders, should implement proactive measures to address future unsanctioned illegal street parties as they arise. Taking immediate action can prevent these gatherings from escalating over time due to prolonged non-enforcement. This approach would foster a safer community while promoting shared accountability among all parties involved.

(R2) This recommendation has been implemented. The City Council agrees in principle, and the City takes proactive measures whenever possible. In advance of known high-risk weekends such as St. Patrick's Day, the City works closely with Cal Poly and regional law enforcement agencies to develop and execute coordinated safety plans. These efforts include maximum police staffing, outreach to student leaders beyond Greek Life, deployment of targeted public safety messaging, and pre-positioning of mutual aid resources when appropriate⁴.

As explained in the responses to Findings 1 and 3, there are practical and legal limits to how proactive the City can be. Many unsanctioned gatherings are spontaneous and difficult to predict, and excessive preemptive enforcement—particularly when events may not materialize—can erode community trust and divert limited resources from other public safety needs. To address this, the Police Department maintains detailed training protocols and response frameworks for managing large, unpermitted events.

The City continues to promote early community reporting and encourages a “See Something, Say Something” approach and strong collaboration with Cal Poly remains critical. The City would benefit greatly from improved access to timely and accurate information about sanctioned student events and party addresses—data that Cal Poly is uniquely positioned to provide. This would significantly enhance the City's ability to anticipate and plan for large gatherings, focus enforcement where it is most needed, and ultimately reduce the risk of unsafe or illegal activity.

The City also recognizes that part of the solution involves identifying safe, alternative venues for large student gatherings outside residential neighborhoods. While constraints such as California Department of Alcoholic Beverage Control (ABC) licensing and jurisdictional authority limit the City's ability to provide or manage these spaces directly, the City will assist in this effort by helping connect partners or identifying opportunities through its Economic Development team.

The City considers this recommendation implemented and remains committed to proactive measures.

R3. The SLO City Manager should develop and implement an ongoing formal process to identify illegal fraternities to bring them into compliance.

(R3) This recommendation has been implemented. Through the code enforcement process, the City has identified properties that are suspected to house fraternities, in locations not allowed by the City's zoning ordinance or have been proven to house illegal fraternities. It is important to note, that per the municipal code, fraternity members can live together in any zone in the City. As noted in the

⁴ Activating mutual aid takes time and must be grounded in credible intelligence.

City's response to Finding #3 (F3), the City is legally limited in its ability to inquire into personal relationships among residents or regulate who may live together in a private home. Additionally, targeting residents based on "student" status could create legal risks related to equal protection, fair housing, and land use discrimination.

A violation occurs when fraternity members, who live together, also hold meetings or gatherings associated with the fraternity within a house that does not have a Conditional Use Permit (CUP)⁵. When events occur at these houses that violate the Municipal Code, the code enforcement team follows City standards and practices to notify occupants and property owners of violations and assess fines for non-compliance, as dictated by City regulations. Fines and enforcement actions escalate if repeat events occur that are found to violate the Municipal Code.

The City has established processes for keeping records on these houses to inform future enforcement. Discussion of code enforcement priorities will take place with the City Council as part of the Housing and Neighborhood Livability Major City Goal, Tasks 4b and 4d, during the 2025–27 Financial Plan. These Tasks include a study session with the City Council to discuss Code Enforcement priorities related to safe and livable neighborhoods to receive feedback on Council and community priorities as well as the creation of a project plan and standard operating procedures for the enforcement of zoning code regulation of Greek houses.

R4. The SLO City Council should initiate a task force to explore the creation of a "Student Overlay Zone" near the campus that would allow for municipal code requirements to be introduced that would differentiate it from the rest of the city and recognize the needs of a dynamic university environment. This could facilitate changes to such things as density, parking, noise and fraternity activities.

(R4) This recommendation will not be immediately implemented because it is not reasonable at this time. While the City Council agrees that neighborhoods near campus experience unique land use and quality-of-life challenges, the concept of a zoning overlay that introduces separate municipal code standards based on presumed student occupancy raises significant legal, equity, and policy concerns. Two Major City Goal tasks adopted by the Council in June 2025 are closely aligned with this recommendation and initiating a new task force before these tasks are complete is premature. While these tasks cannot feasibly be completed within the six-month timeframe outlined in subdivision (b) of Section 933, they are part of the City's formally adopted work program to be completed during the 2025-27 Financial Plan:

- *Housing and Neighborhood Livability Task 4b. Conduct a study session with Council on Code Enforcement priorities related to safe/livable neighborhoods and receive feedback on priorities. Discuss potential updates to property maintenance standards.*
- *Housing and Neighborhood Livability Task 4d. Create a project plan and standard operating procedures for Community Development enforcement of zoning code regulations pertaining*

⁵ CUPs can only be issued for uses allowed by the City's Zoning Regulations in specific zoning districts. SLOMC Chapter 17.156 defines Fraternities and Sororities as a 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.

to Greek houses. Consider potential updates to zoning code to facilitate efficient regulation of Greek houses.

Consideration of Legal Constraints:

Under current California state law, the City cannot reduce allowable residential density or increase parking requirements for certain unit types (such as accessory dwelling units). These limitations constrain many of the zoning tools typically associated with overlay zones. Moreover, municipal regulations must be applied fairly and consistently across all residents. Creating zoning provisions that effectively target or differentiate based on “student” status could expose the City to legal risk related to equal protection, fair housing, and land use discrimination.

Existing Tools and Enforcement:

The City already uses a variety of municipal code tools—such as conditional use permits, noise regulations, unruly gathering ordinances, and Safety Enhancement Zones—to address behaviors and impacts associated with high-occupancy housing and disruptive gatherings. In fact, it enforces some of the most rigorous fraternity-related zoning laws in the state and has taken proactive enforcement action against group housing that is not allowed under current zoning.

Overlay Zone Research and Next Steps:

City staff have completed an initial review of how other jurisdictions have approached similar issues—such as Los Angeles’ Neighborhood Stabilization Overlay or Santa Clara’s code enforcement overlay—to assess potential applicability in San Luis Obispo. While these examples offer useful insights, they are often tailored to local legal frameworks and campus conditions. Notably, many include annual permitting, inspection requirements, and enhanced noticing—tools that may be adaptable in San Luis Obispo within *existing* zoning and code enforcement systems. The City will continue to explore feasible strategies that balance neighborhood livability with a growing student population. This includes:

- Revisiting “responsible landlord” lease language.
- Evaluating the feasibility of programmatic enhancements.
- Improving coordination between enforcement and planning functions.
- Enhancing collaboration with Cal Poly, especially around access to sanctioned event addresses and off-campus behavior data.

R5. The SLO City Council should consider adopting a tiered planning appeal fee structure to promote accessibility of community concerns by individual residents. Such a structure could ensure that financial burdens do not deter public involvement.

(R5) This recommendation will not be implemented because it is not warranted. The City Council appreciates the Grand Jury’s interest in broadening access to the public process and agrees that community participation is a cornerstone of good governance. As explained under the City’s response to Finding #5 (F5), while planning appeals require a fee, the Planning Commission’s review of a use permit, when initiated based on public complaints or information indicating a permit violation, does not. For fraternities with CUPs, any member of the public may submit a code enforcement complaint at no cost. Such complaints are investigated and, if warranted, can result in a re-review of the use permit.

The current appeal fee structure was thoughtfully designed to balance public accessibility with the need to recover a portion of administrative costs. Importantly, filing an appeal is only one of many ways residents can engage in land use decisions. Community members can provide input through public comment, neighborhood meetings, and direct communication with City Council or the Planning Commission.

While the City Council agrees that a full reassessment of appeal fees is not immediately warranted, they are open to considering whether alternative pathways—such as creative mediation options, structured neighborhood input sessions, or project-specific community liaisons—might more effectively support early and meaningful engagement in the development review process.

R6. The SLO City Manager and the Planning Commission should move toward adopting more uniform conditions for CUP's [sic] and enforcement of existing requirements. Due to the time span (1971-2024) in which these CUPs were approved, the requirements are inconsistent. The City should consider using future CUP violations to determine if it is appropriate to revise the conditions to make them more relevant for today's environment. This may require consideration of additional code enforcement staff or alternative work schedules.

(R6) This recommendation has been implemented to the extent practicable and appropriate. Over the past decade, the City has been moving toward both the application of more uniform municipal code requirements (standard conditions) for fraternity and sorority uses as well as the imposition of more uniform conditions of approval for Conditional Use Permits (CUPs). Per the definition of Use Permit in the Zoning Regulations (Section 17.158.046), CUPs are discretionary permits that may be granted to provide for the accommodation of land uses with special site or design requirements, operating characteristics, or potential adverse effects on surroundings, which are not permitted as of right but which may be approved upon completion of a review process and, where necessary, the imposition of special conditions of approval. Therefore, it is often necessary to impose non-standard conditions on a CUP to address site specific concerns and issues, and therefore, the conditions cannot be completely standardized.

[Chapter 17.86.130](#) of the Municipal Code (Zoning Regulations) regulates fraternity and sorority land uses to promote the quality of life in residential neighborhoods. This is accomplished by ensuring that dwelling units housing multiple persons who are members of a fraternity or sorority provide adequate support facilities for the intensity of the 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 potential impacts. Per the Municipal Code, Fraternity and Sorority uses require a CUP in order to operate.

In 2018, the City updated [Chapter 17.86.130](#) of the Zoning Regulations for fraternity and sorority land uses, in part, to codify a set of standard conditions that would apply to fraternity and sorority land uses. This update included resident occupancy limits, maximum number of persons allowed on site for routine meetings and gatherings, requirements that a fraternity or sorority be affiliated with and in good standing with the Interfraternity Council of Student Life and Leadership at Cal Poly, and requirements that contact information be provided by the landlord to the City for responsible persons. These uniform regulations apply to all new and existing fraternity and sorority land uses.

As noted above, new fraternity and sorority uses require the approval of a CUP. In addition, if conditions of an existing use permit are violated, the CUP is re-reviewed to determine if the use permit should be revoked, or if conditions need to be updated, removed, or added. In order for the reviewing authority to approve a CUP for a fraternity or sorority use, specific findings must be made related to ensuring the health, safety, and welfare of those living on the site and around the site, consistency with the City's General Plan, and consistency with zoning regulations and neighboring properties.

Given that conditional use permits are site and project specific, conditions of approval within CUPs for fraternities and sororities will vary to some degree to address the unique circumstances of each proposal. However, the City has made a concerted effort to standardize and modernize conditions, as appropriate. This provides clarity for CUP holders, City staff, and the public, and enhances the ability of the City to enforce the conditions in a CUP.

For example, since 2024 the City has reviewed one new and four existing fraternity CUPs which has led to the modernization of CUPs issued in the 80s and 90s to current standards. This has included: removing outdated conditions that no longer apply and adding certain standardized conditions related to establishing thresholds for re-review should violations occur, extending the hours of compliance with a lower noise limit, requiring ongoing communications between fraternities and their neighbors, prohibiting amplified noise-generating activities, and clarifying that exceptions from the Noise Ordinance will not be approved. The City will continue to standardize conditions of approval as appropriate as new reviews are undertaken. Where there is an opportunity for a condition to become standardized as a uniform requirement in the Municipal Code, the City will consider this change in a future update of the Zoning Regulations. For example, there has been an update to a standard condition for when the re-review of a CUP should occur when there has been a violation of the Municipal Code or CUP. This updated condition language would be considered for inclusion in the Municipal Code as a uniform standard when the next update to the Zoning Regulations occurs, which will likely be within the next year.

The City does enforce Conditional Use Permits. As noted above, the City conducted a re-review of four existing CUPs because of verified violations of the conditions of approval, and several others are pending re-review. This enforcement of the CUPs led to the revocation of three permits, and the updating of one permit. The Community Development Department investigates all complaints received and works closely with the Police Department to determine if a violation of conditions has occurred that would lead to re-review of a Conditional Use Permit (such as a noise violation). In addition, the Community Development Department takes input and complaints from the community, which can and do lead to the re-review of CUPs for non-compliance at no cost to the community member. Enforcement of CUPs is addressed on a complaint basis, similar to other code enforcement activities in the City.

Assuming the last sentence of the Grand Jury's recommendation is intended to suggest the City should increase the level or hours of code enforcement activity, current staffing levels do not support proactive enforcement of fraternity and sorority CUP regulations in that manner. Noise, unauthorized events, and similar complaints related to fraternities during the fiscal year of 2024-2025 represent approximately 6.5% of code enforcement complaints and responses and existing code enforcement staff work during standard business hours, with staff available generally between 8am and 5pm. In 2024 existing staff responded to 1,400 complaints, alleging violations relating to substandard housing, mold growth, significant building and fire code violations, land use, property maintenance, unpermitted construction, animals, etc. Extending staff hours or increasing the number

of staff available to address fraternity and sorority enforcement would represent a significant increase in ongoing costs to the public at a time when the City is forecasting future budget deficits. Alternatively, redirection or adjustment of existing staff toward this effort would result in decreased service levels and/or delays in addressing other community response workload. In limited instances where potential large-scale events (such as rush) were known ahead of time, Code Enforcement staff have adjusted schedules or worked overtime in order to gather information in the evening or on weekends to support enforcement actions. This can be useful in specific circumstances, but would be disruptive to other code enforcement efforts and the budget if done regularly.

R7. The SLOCGJ recommends that the SLO City Manager create formal guidelines and provide training outlining how the SLO City Police Department will respond to requests from the SLOCGJ and other oversight bodies.

(R7) This recommendation will not be implemented because it is not warranted. Grand Jury requests vary in nature and scope and, by their nature, do not lend themselves to a uniform approach in each instance. The Police Department is managed by the Chief of Police who is supervised by and accountable to the City Manager. The City Manager has and will continue to review and provide appropriate oversight and direction to her staff in providing responses to the Grand Jury, in consultation with the City Attorney as needed. In the event a particular request directed to the Police Department demanded confidentiality from the City Manager, the City Attorney's Office would review and advise the Department's response and support communication to the City Council.

Respectfully,

City of San Luis Obispo Councilmembers
City of San Luis Obispo City Manager
City of San Luis Obispo Planning Commission

Cc: San Luis Obispo County Grand Jury
P.O. Box 4910
San Luis Obispo, CA 93403

EXHIBIT A - JUNE 2025 MEMO



City Administration

990 Palm Street, San Luis Obispo, CA 93401-3249
805.781.7114
slocity.org

To: The Grand Jury of San Luis Obispo County
Via: Foreperson, Bonnie McKrill
From: The City of San Luis Obispo
Date: June 20, 2025
Re: **Clarification of Factual Inconsistencies in Report,**
Round & Round with Town & Gown

The City of San Luis Obispo (City) team appreciates the opportunity afforded by the Grand Jury to review the report entitled “Round & Round with Town & Gown” ahead of publication. We believe this opportunity will help ensure that the community has the best available information related to this important issue. With that in mind, the City has reviewed the report contents and is offering clarifications of fact in the table below to help correct what we believe may be inaccuracies in the draft report.

Text in the “Quote from Report” column is copy-pasted from the draft Grand Jury report the City reviewed. The City’s concerns as to the accuracy of each quote are in the far-right column.

Page #	Quote from Report	Factual Problem
1	Many students now reside in single-family homes, often exceeding their intended occupancy.	The phrase “intended occupancy” is unclear and not reflective of a defined legal term. Legal occupancy is a concrete, discernable number derived from the California Building Code. Please provide citation to relevant occupancy data supporting the conclusion stated.
1	Over the past two decades, SLO has experienced significant growth, driven	The population of the City of SLO has not increased significantly over the last two decades and remains under 50,000 at the last census (2020).

EXHIBIT A - JUNE 2025 MEMO

	in part by the expansion of its university, California Polytechnic State University (Cal Poly), and the increasing student population.	The enrollment of Cal Poly is a separate number and is not captured in the census for the City, as Cal Poly is not located in the City and the campus houses significant portions of its student body on its campus. Even as to students who reside in housing within the City of San Luis Obispo, those students may have been counted as living at a City address, or at their permanent residence address somewhere outside City limits. It would be more accurate to say that Cal Poly's student population has had significant growth.
1	SLO has experienced steady population growth, mirroring broader urban expansion trends across California. In 2005, the city's population stood at approximately 44,380, and, by 2025, it had risen to 50,612, reflecting a 14% increase.	The 2025 population number appears to be a projection and is not a verified current number. Please accurately reflect the City's population based on a statistically valid and verified source (i.e., U.S. Census Bureau's Population Estimates Program (PEP) or the American Community Survey).
1-2	As a result, university students now comprise nearly 46% of the city's total population...	This is incorrect. Not all university students live in the City and, at the time of each census, not all students who do reside in the City during the school year would necessarily be counted as City residents for census purposes. Cal Poly's student enrollment is not a de facto subset of census numbers or City population estimates. Again, Cal Poly's campus, and therefore campus housing, is not within the City limits.
2	... significantly influencing housing availability both on and off campus, infrastructure demands, and neighboring residential community dynamics.	Provide factual details to support these general conclusions. The statement lacks clarity.
2	Many long-term residents, particularly families, cherish the stability and tranquility of their neighborhoods but now face the challenge of residing in	The term "Family(ies)" is used more than once in the report but is undefined. If it refers to a household with school-aged children, by definition those children did not exist 20 years ago (the look-back period that is referred to by the population numbers).

EXHIBIT A - JUNE 2025 MEMO

	an increasingly student-centered neighborhood.	
2	...large, unsanctioned street parties that escalate into public disturbances, injuries, and property damage.	This use of “unsanctioned street parties” seems focused on the St. Patrick’s Day related event (“St. Fratty’s Day”), which is a singular, annual occurrence. If there are other instances of such street parties being referenced, clarification is requested as to where and when those took place.
2	The complaints alleged that the City of SLO and Cal Poly officials were failing to enforce existing rules and municipal ordinances, that citizen complaints were ignored, and neither took sufficient action to restore order.	All official citizen complaints received by the Police Department and the Code Enforcement Division are fully investigated. If the report is defining “complaint” in a specific way, that definition should be included in the glossary.
2	The San Luis Obispo County Grand Jury (SLOGJ) sought to objectively assess the extent of these issues and determine whether city officials were implementing timely and sufficient countermeasures to address them effectively.	The report’s focus on the City leaves out the role of Cal Poly and property owners in addressing issues. Looking solely at the City’s role misses significant pieces of the picture, most notably Cal Poly and their much more comprehensive access to student information and greater ability to regulate student conduct, and property owners/landlords/property managers responsible for management of their rental properties in the City and their tenants’ use of their properties in a manner that facilitates neighborhood nuisances.
3	conducted fifteen interviews with San Luis Obispo city residents, city leadership (including City Council members, Community Development and Police Department officials), city personnel (such as Code Enforcement), and leadership from Cal Poly	Implies that no interview was held with the City Manager and leaves out the interview with the non-sworn Police staff member who is one of the persons most knowledgeable on town-gown topics.

EXHIBIT A - JUNE 2025 MEMO

4	conducted analyses of policies and laws, including... Cal Poly's General Plan	Clarify what document this is referring to as Cal Poly does not have a general plan.
4	conducted comparative research, including an investigation of cities with overlay zones to understand their implementation and impact. Explored various policing models, such as the "Do No Harm" approach, examined strategies used by other cities addressing similar university-related challenges, and analyzed party ordinances from other municipalities.	More specificity as to what materials are being referenced would be helpful context for readers. The attached bibliography contains general links to website home pages, rather than pinpoint resources seemingly being referenced, and there are no citations within the report connecting statements to sources.
5	The "Do No Harm" approach was adopted not only due to concern for officer safety but because a more aggressive officer presence could incite a riot.	Though quoted in the report as an official term, "Do No Harm" is not a phrase used by the City Police department. However, the technique described is indeed one SLOPD planned and implemented (to not use aggression should students occupy a street, with a focus on de-escalation, community safety, closing affected streets, and other tactics due to the high risk of crowds turning violent, the prevalence of alcohol impaired judgment, and past experiences in SLO with riots).
5	In 2024 the SLO City Chief of Police deemed their efforts a success as no harm was done to officers or attendees. However, the residents in the area experienced property damage to their residences and personal property.	It is an accurate data point that there were minimal arrests and citations in 2024 given the crowd size, and property damage was minimal overall. The comparison within this statement, however, implies a disregard for property damage, which is false.
5	The SLOCGJ wanted to determine the validity of the alleged citizen complaints against the SLOPD as well	A citizen complaint against a police officer or department has a specific meaning and triggers a formal process for investigation. The reported dissatisfaction with prioritization of police resources that was investigated by the Grand Jury should be distinguished from the formal

EXHIBIT A - JUNE 2025 MEMO

	as verify statements received from others during our investigation.	complaint investigation process, which is diligently followed by the City/SLOPD. (See California Penal Code Section 832.5.)
5	We were blocked in this effort by two senior police official's <i>[sic]</i> unwillingness to grant an interview.	The Grand Jury interviewed the City Chief of Police and its Public Affairs Manager, both providing extensive and sworn testimony. These two staff members are the City's most knowledgeable on the strategic, operational, prioritization and historical perspectives of law enforcement and community relations related to the student impacts on City residents and activities. The Grand Jury chose not to subpoena any witnesses and there was no need for additional City staff to divert scarce operational resources toward likely incomplete and/or duplicative appearances that would have been inefficient and operationally unsupportable based on the City's understanding of the scope of inquiry. In addition, the police department provided hundreds of requested records and communications, and responded to multiple sets of subsequent and follow-up questions to accurately clarify and verify any and all information requested by or testimony provided to the Grand Jury, which reflects the most complete and accurate source of information.
5-6	In 2024 fireworks were set off in the Alta Vista neighborhood between 3:00 a.m. and 4:00 a.m., jolting some residents and their families awake.	This incident is unverified. On March 16, 2024, the City received approximately 30 noise/party calls for service between 02:15am and 08:00am. None of those calls indicated fireworks were heard.
6	The damage was so extensive that Cal Poly had to close some dorms for two days to repair the damage.	This statement is incorrect. Muir residence hall closed for a few hours and was reopened the same day to residents.
6	No representatives from the surrounding neighborhoods were invited to participate in the task force.	The City, Cal Poly, and representatives of the community, including representatives of the Residents for Quality Neighborhoods (RQN) group, and members of the public, participate in monthly Student Community Liaison Committee (SCLC) meetings where town-gown issues are discussed. Following the 2024 St. Patrick's Day event and at the request of the San Luis Obispo City Manager, all SCLC agendas had a standing item for reports to be provided by both the City and Cal Poly regarding

EXHIBIT A - JUNE 2025 MEMO

		their preparations and work to address St. Patrick's Day. To the extent that outcomes from the task force meetings could be shared with the group, they were at that time, on a monthly basis. During these monthly meetings, SCLC members and the public were provided opportunities to ask questions and provide feedback. Additionally, several City officials met with RQN representatives well in advance of the 2025 St. Patrick's Day event to discuss detailed information regarding the City's preparations.
7	The City of SLO, concerned about the safety of their neighborhoods, the disruptions to the residents, and the negative image of the City of SLO, developed their own task force headed up by the SLO City Police Department.	Although work was done throughout the year to prepare for the 2025 St. Fratt's Day event, there was no SLOPD "Task Force" officially formed. SLOPD engaged in the same planning and preparation process as in prior years, but with a larger response planned for 2025, which included coordination with other law enforcement agencies, Cal Poly, and other City departments such as Fire, Public Works, and Parks & Recreation.
7	The messaging developed by the City of SLO was "Do Not Come, the party is over."	The \$125,000 cost estimate listed at the end of this paragraph in the report includes the marketing costs for 2025. The communication plan was extensive with staff spending approximately 40 hours in the months leading up to St. Patrick's Day speaking to student groups on campus about the Safety Enhancement Zone and communicating to them what to expect. TV ads, radio ads, "every door direct mail" postcards to 8000 addresses, additional postcards handed out by patrol, paid social ads, message boards, three radio station in-person interviews, and Adam Montiel's podcast were all completed to inform students prior to the day of the event. It should also be noted that the City participates annually in Cal Poly Day Week of Welcome to inform and set conduct expectations with each successive year of new students to Cal Poly, and has done so for many, many years.
7	In 2025, the SLO Police Department activated the Emergency Operations Center (EOC)...	Cal Poly activated their EOC. The City activated a Department Operations Center (DOC) at the Police Department, which is different from the City's Emergency Operations Center, so this is an inaccurate statement as to the City.

EXHIBIT A - JUNE 2025 MEMO

7	Due to the increased law enforcement presence, the neighborhood of Alta Vista did not experience damage to property and there was no unsanctioned street party.	The phrasing here suggests that the number of officers was the only factor in the reduction of disturbances, leaving out important details about the work and effort SLOPD did to prepare a plan, broadly communicate, and execute it with coordination and support from multiple other City departments as well as many other agencies. Multiple patrol methods were used including foot patrols, bicycle patrols, motorcycle patrols and mounted horse patrols. Walkways and access routes to and from campus were manned with officers and signs/barriers, directing revelers back out of the area. In addition, rental lighting and electronic street signage were deployed in the area to improve safety and inform visitors of the enforcement activities. A nearby Law Enforcement field campus included support services, a mobile booking station staffed by the San Luis Obispo Sheriff's Office, as well as Fire Department personnel for medical support, and City Public Works personnel for any road closure needs. The Police department used extensive mobile surveillance cameras mounted on street poles, and multiple drones to provide live video feeds back to the DOC. SLOPD also leveraged relationships with AT&T and Verizon to provide increased bandwidth and network monitoring to ensure communications capabilities during the event. The National Guard also assisted by providing technology support used to track officers in the field for situational awareness as to their locations. The CHP also assisted on the night prior to the event by conducting a DUI checkpoint and screened over 1000 vehicles to deter partying in the hours leading up to the event.
7	The SLO Chief of Police Department estimated costs to the city will be approximately \$125,000.	This estimate does not include any costs borne by other Law Enforcement agencies who assisted and did not charge the City for their time. The \$125,000 number also does not include any City personnel who were already scheduled to work, as it was calculated on overtime and equipment/logistics needed for the event.

EXHIBIT A - JUNE 2025 MEMO

7	The concert at Cal Poly was deemed a success as over 6,000 students attended the event. The event was limited to 5,000 students; however, unticketed students pushed through the temporary fencing so they could get into the event. Though this is concerning, no one was seriously injured.	When the fence around the event was breached, Cal Poly EOC requested help from the SLOPD DOC as they needed more officers to manage the crowd. Two 12-Officer teams were immediately sent to respond to the concert venue and help restore order.
7	The alternative activity on campus ended around 10:30 a.m.	The report does not include an estimate of Cal Poly's costs to host the concert/alternative activity, which have been made publicly available. This data would seem to be important to facilitate fully informed community-wide assessment of the relative costs and benefits of the comprehensive prevention and response effort.
8	SLO Municipal Code 9.12 (see Bibliography) provides that "...it shall be unlawful for any person to willfully or negligently make or continue to make or continue, or cause to be made or continued, or permit or allow to be made or continued any noise which disturbs the peace and quiet of any neighborhood or which causes any discomfort or annoyance to any reasonable person of normal sensitivity in the area."	This quote is from section 9.12.040 of the SLO Municipal Code.
8	The specific code violation encompassed in the above-mentioned Code states that the hours between 10 p.m. and 7 a.m. the following morning are to remain quiet.	The reference to the 10 p.m. until 7 a.m. timeframe is in SLO Municipal Code section 9.12.050 and technically only applies to: "Radios, Television Sets, Musical Instruments and Similar Devices. Operating, playing or permitting the operation or playing of any radio, television set, phonograph, drum, musical instrument, or similar device which

EXHIBIT A - JUNE 2025 MEMO

		produces or reproduces sound.” There is a similar provision in a separate section that restricts construction noise during the same timeframe.
8	It should also be noted that the Noise Control Officer may grant exceptions to this restriction.	SLO Municipal Code section 9.12.100 provides for an exception process that requires a permit application and establishing criteria by which either the SLOPD Chief or the Community Development Director may grant exceptions. The sentence quoted here does not reflect the correct permitting and approval process required for the exception.
8-9	...noise citations in neighborhoods near the campus were issued an average of more than 3 times per week during the school session. This totaled 139 citations in the Alta Vista neighborhood, with one house alone receiving 17 citations. Unfortunately, there is reason to believe that this situation remains - to this date - unabated. Such is the irritation of area residents, that many have fled the area.	There has been a 50% reduction in noise calls received by SLOPD over the past 10 years. It is important for the report to acknowledge that the problem was much worse, and great effort has been made to achieve this reduction in calls for service. Use of phrases like “fully enforced” and “unabated” implies an expectation that there should be no noise complaint calls from any neighborhood, which is unreasonable and unattainable. There is also ambiguity as to the timeframe of these citation numbers and to what property the 17 citations were issued. Please clarify what data points are being cited here as our data does not support this conclusion. In contradiction to the statement that noise violations are being allowed to continue “unabated,” the City’s Planning Commission revoked two CUPs for fraternities near campus (1236 Monte Vista Place and 1304 Foothill Blvd) on June 11, 2025, in part due to noise violations. The Planning Commission is reviewing a third fraternity CUP for modification or revocation on June 25, 2025. The City has also cited multiple houses for illegal fraternity operations in R-1 zones as result of noise complaints, and dozens of citations are issued each year.
9	To aid in noise ordinance enforcement the SLOPD employs the assistance of Cal Poly students who are enrolled in a	SNAP Officers are City employees, not enrolled in any school program, and are a mix of Cal Poly, Cuesta College, and Hancock College students.

EXHIBIT A - JUNE 2025 MEMO

	program called the Student Neighborhood Assistance Program (SNAP).	
9	These students interface with groups of parties in residences in the affected area who are violating the noise ordinance.	SNAP Officers respond to noise complaints city-wide, not just adjacent to campus.
9	These unarmed SNAP students speak to the offending parties and attempt to get them to comply with the city's noise standards. There are, however, only a handful of SNAP students. They wear civilian uniforms and work in pairs. They also have radios so that they may contact the police when required.	SNAP are student civilian employees of the Police Department who operate as a first response to noise calls. Their primary objective is to educate residents about the City's noise ordinance, issue a written warning where appropriate, and gain compliance to end the noise disturbance, thus keeping sworn officers free to handle other public safety calls for service. SNAP employees do not carry weapons, and they wear polo shirts and pants. If residents are uncooperative or the situation appears dangerous, they are trained to request officers to respond.
9	These students may, at their discretion, issue Disturbance Advisement Cards (DACs).	SNAP and patrol both issue DACs, with SNAP alone issuing 588 DACs in 2024. Officer discretion is guided by Lexipol policy 430 and other training (see SNAP manual Section V: Noise Complaint Enforcement & Safety Expectations).
9	Complainants indicated that weekend parties can mean up to 100 or more students at one address and often continue after visits by police. SNAP students do not go to lettered fraternity houses; such visits are reserved for sworn officers.	Responding officers can issue a citation for a party as either multiple citations at the same time or as additional citations if the problem persists. There was one unruly gathering citation during the St. Fratty's Day 2025 event, and 22 Unruly Gathering citations issued in 2024. Unruly Gathering citations are used for very large parties that meet defined criteria in the municipal code that cause significant disturbance to the neighborhood.
9	SLO Municipal Code 9.12.050 is specific about excessive noise. It provides a detailed list of prohibited acts between the hours of 10 p.m. and	Various City Municipal Code sections are being conflated in these sentences. Sections 9.12.040, 9.12.050.A, and 9.12.050.B regulate different types of sound sources and are applied in different contexts, not all relevant to party noise situations.

EXHIBIT A - JUNE 2025 MEMO

	7 a.m. While it does not specifically prohibit noise from parties, it does speak to the use of loudspeakers and other electronic devices, including: “radio, television set, phonograph, drum, musical instrument, or similar device which produces or reproduces sound...”	
10	If found to be out of compliance, SLOPD may issue a warning or citation.	Citations can be either criminal or administrative, but most often noise violations are cited administratively.
10	In 2023, using extensive citizen-generated data from a Cal Poly-generated report required by AB524, code enforcement started an investigation into the illegal fraternities. Based on the investigation, 30-40 Advisory Notices, and 22 Notice of Violations (NOVs) were sent to property owners.	In addition, there have been 22 NOVs and 6 administrative citations issued since the 2023 investigation related to unpermitted fraternities or use permit violations.
10	At the time, Cal Poly and code enforcement were working together on the illegal fraternity issue. However, due to changes in policies, Cal Poly stopped assisting the city, stating privacy concerns, and revised their AB 524 report to remove some of the addresses that were previously provided in the document.	Cal Poly has removed information about the location of parties from its public reports, which previously facilitated the City’s enforcement of its regulations. Outside of the AB 524 report, the City has requested the information directly from Cal Poly, but those requests have been denied.

EXHIBIT A - JUNE 2025 MEMO

11	Based on the SLOCGJ investigation, the number of illegal fraternities may be more than 40 locations currently operating in the city. In addition, citizens have reported that several Cal Poly recognized fraternities listed in AB524 have multiple illegal fraternity locations operating within the city: some with as many as 7 separate locations.	Please clarify from what sources these numbers are derived and on what verified evidence they are based, keeping in mind the constitutional considerations/limitations noted below in response to report finding #3.
11-12	Code enforcement complaints are often received after business hours or the following day. The result is that they are limited in their ability to verify the code violation, as it is after the fact or violators are not easily identified.	Party activities reported to police are documented and provided to code enforcement, and there is no barrier to the City using all of the information in the possession of either the Police Department or the Community Development Department to pursue enforcement. It is inaccurate to state the City cannot verify violations without sending code enforcement staff out on weekends or after hours; noise complaints received by emergency or non-emergency dispatch after hours are responded to by SLOPD and call logs and citations issued by the Police Department are evidence of that response.
13	The report also provides the address of each "affiliated chapter house" which AB 524 defines as those located on-campus or on land owned or leased by the fraternity or sorority.	Education Code Section 66312 defines "chapter house" as "any residence located on or off campus that is owned by the institution of higher education but occupied by a campus-recognized sorority or fraternity, or any residence located on or off campus that is owned and occupied by the campus-recognized sorority or fraternity." There is no definition of an "affiliated chapter house" in the Education Code. The Education Code's definition of chapter house is confined to properties owned and occupied by a campus-recognized sorority or fraternity, or occupied by a campus-recognized sorority or fraternity <u>and</u> owned by the university.

EXHIBIT A - JUNE 2025 MEMO

13	Evidently, this means that of the 36 recognized fraternities and sororities, 20 either do not have a chapter house or are in chapter houses that are off-campus and not owned or leased by the fraternity or sorority and therefore do not meet the definition of an affiliated chapter house.	Clarify whether “chapter house” as used here is meant to refer to “unaffiliated chapter houses,” and by what definition this is being applied.
13	Any of these chapter houses that hold fraternity activities such as meetings, rush events, or parties, are still required by the SLO municipal code to have a CUP.	Clarify if a distinction is being made between affiliated and unaffiliated chapter houses.
13-14	Since Cal Poly is not required to provide the addresses of these recognized fraternities, the city has no easy way to verify the location to determine the reason that the fraternity does not have a CUP. This makes it difficult for the city to enforce the code.	It is legally debatable whether the addresses should be published and/or disclosed or not, but it is true that since Cal Poly now declines to provide specific address information regarding locations of all fraternity/sorority sponsored events, this does impede the City’s enforcement efforts.
14	These CUPs were approved over an extended period of time by planning commissions with different members; the earliest is dated in 1971 and the latest in 2024. That may explain why additional conditions were imposed on some fraternities and sororities and not others. It may also have to do with specific characteristics of the individual parcel.	The differences in the CUPs also reflect regulatory changes to the City Municipal Code that have been made to address issues that have arisen with the fraternities and sororities over time. This is the nature of any CUP and CUP process; it allows for adjustments over time to address emergent needs through the exercise of discretion, individual review, and application of conditions of approval that are tailored to the unique potential impacts of each location as it is reviewed.

EXHIBIT A - JUNE 2025 MEMO

14	The planning commission has the authority to enforce these conditions, add new conditions if the existing conditions are not met, and ultimately revoke a fraternity's CUP.	It is within the authority of the City's Planning Commission to take the steps described, but these are part of a process that also includes notice and due process to the permit holder and property owner. CUPs cannot be revoked without due process to the permit holder, which holds a property right to the permit.
14	Citizens can also appeal for a use permit to be revoked or request that a permit not be approved. The current cost to make such an appeal is \$2,583.46, (in 2017 the appeal fee was \$281.00). A complainant noted that the cost to appeal discourages this practice.	The cost described here is what a citizen would pay to appeal any decision of the Planning Commission immediately after a CUP is approved or denied. There is also a process that costs no money through which a member of the public can report potential CUP or zoning violations to the Community Development Director. Once investigated, City staff can bring substantiated violations before the Planning Commission for consideration without any cost incurred by the citizen. This process has led to the revocation of two CUPs this year, and several other CUPs are either scheduled proactively by the City for a future hearing or are being investigated based on violations of conditions.
14-15	While these appeal fees may be justifiable for major development projects that demand substantial city resources like legal reviews, public hearings, or environmental impact assessments, they place an undue burden on ordinary citizens.	As stated above, a member of the public does not need to pay a fee to make the Community Development Department aware of a potential violation of a CUP, which, if verified, can lead to re-review of the permit by the Planning Commission, and potential revocation. The appeal fees apply to the granting (or denial) of a CUP. The setting of fees, including the appeal fees referred to here, follows an extensive study process, reporting by staff, and deliberation by City Council, with fees based specifically on a fraction of the cost of processing an appeal.
15, F1	Prior to 2025, the city failed to effectively provide a multi-pronged, cohesive approach to manage or shut down large unsanctioned, costly and unruly events such as St. Fratty's Day. This created an unsafe environment,	SLOPD had a robust plan in 2024, based on the size and actions of the 2023 event. The City must balance police response vs. expected crowd size, danger to the community and financial constraints. It is not operationally or financially feasible to call in officers from all over the state every year out because something might happen. The need must be articulated based on intelligence and past experience, and the 2023

EXHIBIT A - JUNE 2025 MEMO

	with increasing size of unruly crowds, property damage, injuries and public disturbances.	event did not rise to the level of problems to create a state-wide staffing aid request in 2024. Each year’s staffing and tactical plan is prudent and appropriate based on previous events and current expected attendance. The San Luis Obispo Police Department has effectively planned for and staffed numerous large-scale, unpermitted events dating back decades, including the end of Mardi Gras and Poly Royal events. Those events were distinctly different as they were permitted, official events that turned problematic. St. Fratty’s day started organically, has never been permitted, and has slowly grown over the years, with the exception of the COVID-19 pandemic years, where participation sharply declined. Each year, the Police Department engaged in significant community outreach, including print material, directed communication through Cal Poly and Cuesta Colleges, radio ads, door to door knock and talks, met with community organizations including RQN, and authored several media releases, ahead of the unpermitted St. Fratty’s Day event. The City changed the Municipal Code multiple times to increase fines as a means to deter problematic behavior (the Safety Enhancement Zone was amended in 2010 to include Halloween and St. Patrick’s Day, then amended again in February 2024, expanding the Safety Enhancement Zone to include two weekends prior to St. Patrick’s Day to cover the likely dates for St. Fratty’s Day). Robust operational plans were developed each year, in collaboration with Cal Poly, to staff public safety personnel in a meaningful and effective way. St. Fratty’s Day is a particularly difficult event to police, as it consists of revelers walking up and down the sidewalk, with no destination in mind. Short of completely shutting down a neighborhood to all traffic, both foot and vehicular, there are few options police have for preventing what would normally be constitutionally protected activity: walking down a sidewalk in a neighborhood. To further complicate enforcement, many of the revelers
--	--	--

EXHIBIT A - JUNE 2025 MEMO

	actually live in the very neighborhoods that would be closed and would have to be provided access to their homes. As the event grew in scale, so did the public safety response. 2020-2021 saw minimal St. Fratty's Day activity due to the COVID-19 pandemic. It was not until 2023 that any extended street closure occurred due to the size of the crowd in the neighborhood. As a result of the increased crowds, the Safety Enhancement Zone was expanded, along with other tactical operational planning to prevent another occurrence. As the crowds in 2024 grew even larger, the departmental staffing became no longer sufficient to safely keep the crowds out of the streets and neighborhoods, resulting in extensive planning for 2025. 2025 planning included working with Cal Poly on a task force that met for almost one full year prior to March 2025. Extensive outreach was conducted, and a request for mutual aid was sent to many agencies across the state. There were over 300 law enforcement personnel in town working the 2025 St. Fratty's Day event, along with additional personnel at Cal Poly Campus to provide security for the campus dorms and the alternative concert event planned on campus. Officers assisted from as far away as San Francisco and Ventura to ensure enough law enforcement presence in the neighborhood. As a result, although some revelers attempted to go into the street in 2025, no intersections or streets were closed to traffic due to revelers, and the party was effectively shut down, before it started and without incident. For many years, the department has also utilized advanced technology such as drones, and mobile surveillance cameras, along with print materials, street signage and targeted outreach to problem houses in an effort to deter the event. Department leadership worked in collaboration with SCLC monthly and met with the IFC (Intra-Fraternity Council) to engage in productive conversation to gain compliance and warn of the fines and
--	--

EXHIBIT A - JUNE 2025 MEMO

	administrative sanctions that could come with illegal behavior. SLOPD Leadership were guests on several radio shows in an effort to distribute the message of zero tolerance ahead of the unplanned, unpermitted event, and participated in town-hall style meetings on campus with Cal Poly leadership and other City officials. In summation, the department conducted an outreach campaign as extensive as possible, and employed law enforcement officers from across the state, including horse-mounted patrols, motorcycle patrols, bicycle patrols, foot patrols and mobile teams to effectively end any problems early and quickly. The department fully staffed an Operations Center to function as a command post, and in conjunction with the San Luis Obispo Sheriff's Office, created a Law Enforcement Campus near the event, for mobile booking and processing of arrestees. The combination of operational planning, use of technology and infrastructure, and the assistance from law enforcement partners from around the state, resulted in an extremely safe and trouble-free event. The crowd was not able to develop at any one location in the neighborhoods, and there were no reported cases of property damage or injuries. In short, 2025 was an extreme success in quelling the event, which was the culmination of years of iteration and planning. The City spent over \$100,000 in overtime and equipment related to the event. This amount does not include all of the staff time of everyone who was working their normal shift, or all of the other agencies, who supplied their personnel as no-cost mutual-aid. The total cost of the St. Fratty's Day response was likely in the \$700,000-\$800,000 range when accounting for all staff time associated with anyone working the event. 2025 was the result of process evolution built upon years of previous plans, lessons learned, and extensive personal relationships built with student, law enforcement, and neighborhood community members
--	--

EXHIBIT A - JUNE 2025 MEMO

		resulting in a least-harm approach to preventing what could have been a highly dangerous event. Additionally, for many years, the City has engaged in extensive outreach and education each year with Cal Poly to elevate awareness of City codes and conduct expectations, as well as engaging in robust enforcement against individuals engaging in misconduct, as well as landlords whose tenants engage in repeat violations at the landlords' rental premises. The City notes that it has continued enforcement of its landlord responsibility provisions for properties that host repeat code violations, notwithstanding ongoing landlord and tenant opposition and even in the face of threats of legal challenges.
15, F2	The city has not effectively engaged in working together with community stakeholders to find solutions for ongoing off-campus issues that negatively impact neighborhoods such as code enforcement, noise issues, trespassing, property damage, and unruly events.	Neighborhood Wellness was a Major City Goal (MCG) from 2011-2017 and then an Other Important Objective (OIO) from 2017-2019. During that time, the Neighborhood Wellness Community Civility Working Group was established and the 90-page report produced. Working groups included neighbors from areas directly off campus, students, City staff and Cal Poly staff. SLOPD, City Administration, and elected representatives of the City Council frequently meet with RQN and participate in SCLC. The Neighborhood Wellness Community Civility Working Group report contained recommendations, many of which were adopted by the City. Prior to adoption of the MCG, the social host ordinance was adopted in 2009, stating that party hosts can be held responsible for underage drinking at their parties. In 2010, the City Council adopted amendments to the noise ordinance. Instead of multiple warnings, one warning is provided, then the house goes on the premise list for 9 months and if more complaints are received, and violations verified, citations are issued. The fine structure was changed to \$350 - \$1000 and landlord

EXHIBIT A - JUNE 2025 MEMO

	citations were added for repeat offenders. A Cal Poly - City MOU was adopted giving Cal Poly Police administrative citation powers a mile off campus. Party registration was piloted in 2017 and has been going strong since. Stakeholder walking meetings were implemented in the neighborhoods led by Cal Poly to provide residents the opportunity to give feedback on problem locations, though the walking meetings were not revived after COVID. The unruly gathering (UG) ordinance was amended, improving the definition of what a UG is, and Start of School safety enhancement was added in 2015. The City did not implement the keg registration recommendation contained in the Working Group Report because students no longer use kegs like they did in the 90s, nor did the City implement SNAP ride-alongs because SNAP employees are not sworn police officers. Even after the MCG and OIO expired, extensive amendments were made in 2024 to the safety enhancement zones for Halloween and St. Patrick's Day to include additional weekends of enforcement. Partnerships between the police department and Cal Poly expanded to include focused outreach to incoming students during SLO Days, presentations and outreach to Fraternity and Sorority Life (FSL) chapters, outreach to sports teams and coaching staff and participation in off-campus housing fairs. Annually, the Public Affairs Manager presents to all 5000+ incoming new students and about half of all FSL individual chapters covering city ordinances that most effect students living on and off campus. In 2017, Council approved a pilot party registration program which has since proven to be very successful in reducing noisy parties and improving student-age City resident understanding of how to socialize without being disruptive. In 2024, the St. Patrick's Day and Halloween safety enhancement zones were amended by Council to include additional dates which provide the police department a longer span of enforcement to better address negative
--	--

EXHIBIT A - JUNE 2025 MEMO

	behaviors in the neighborhoods. Extensive communications plans are created and implemented to provide information to the community about neighborhood related ordinances, with the plans including postcard mailings, radio commercials and PSAs, TV commercials, on and off campus presentations to student groups, noise violations notifications to property owners, posters and flyers throughout the community and electronic communication via police department social media channels including paid ads targeted to college-age residents of the City. Additionally, noise and unruly gathering information is provided weekly to Cal Poly to be addressed via the Office of Student Rights and Responsibilities (OSRR). OSRR is also provided information on students who have been arrested for crimes in San Luis Obispo, such as suspected DUI, domestic violence, theft and assault. In addition, the City works extensively with Cal Poly on finding solutions for these issues. The SCLC is an additional venue for discussion, dialogue, and collaboration. The City is committed to ongoing engagement with a variety of community stakeholders related to neighborhood issues. More recently, City staff have participated in the following collaborative efforts: ▪ January 10, 2024: City staff with Cal Poly Greek Life staff to discuss the complaints received regarding Fraternities and Sororities.
--	---

EXHIBIT A - JUNE 2025 MEMO

	▪ April 10, 2024: Follow up meeting with Assistant Director of Fraternity & Sorority Life regarding City’s response to unpermitted fraternities. ▪ April 16, 2024: Presentation to Greek Organization Leadership regarding City regulations and enforcement methods for Fraternities/Sororities ▪ August 2024: Community Development Director met with Cal Poly leadership to discuss the issue of Fraternities/Sororities and land use requirements for houses. ▪ January 12, 2025: Presentation to Greek Organization Leadership regarding City regulations and enforcement methods for Fraternities/Sororities ▪ March 4, 2025: Meeting with City staff and Cal Poly Greek Life staff to discuss the ongoing issues regarding Fraternities and Sororities and upcoming “St. Fratty’s Day” event. In addition to these scheduled meetings, code enforcement staff have met with numerous fraternity members as part of several investigations into alleged unpermitted events. During field inspections and hand delivery of violation notices, residents were verbally provided information regarding applicable regulations. City staff have clearly stated to Cal Poly that staff are available to attend events to educate students on compliance with City regulations. The Police Department specifically has worked tirelessly over the past decade to address these issues, supported by dedicated staff, new City ordinances, and proven programs that have delivered undeniable positive results. Noise complaints in particular have steadily declined to their lowest recorded levels, while voluntary compliance continues to	
--	---	--

EXHIBIT A - JUNE 2025 MEMO

		increase. In 2010, Council adopted revisions to the City's noise ordinance, improving the definitions, raising the fines for violations, and adding a provision to include landlord penalties for repeat violations at individual properties. Since the change in the ordinance, there has been a 50% reduction in noise complaints. Prior to 2010, the police department would receive on average 3000 noisy party complaints each year and the average is now around 1450.
15, F3	The city has failed to effectively enforce municipal codes that prohibit fraternity and sorority activity in R-1/R-2 zones in part due to the difficulty in identifying houses that are hosting fraternity-type events, such as rush events and repeated parties. This inaction has resulted in an increase of illegal fraternities holding events in residential neighborhoods making these areas almost unlivable for most residents.	Along with the Cal Poly general enrollment numbers, participation in Greek life has also increased; with an increase in membership would understandably follow an increase in activity. The City enforces municipal code regulations that prohibit fraternity and sorority activity in R-1 and R-2 zones and behaviors that create neighborhood nuisances or otherwise violate City code, while balancing constitutionally protected rights of privacy and free association (specifically, keeping in mind that there are legal limits on a governmental entity's ability to inquire into the personal relationships of persons living together in their private residences and to regulate the rights of such individuals to associate freely in their homes). The enforcement of these regulations is carried out on a complaint basis, consistent with most code enforcement issues. Since November 2023, the City has investigated over 103 complaints and opened 40 code enforcement cases related to fraternities without permits and violations of conditional use permits. In addition, the City proactively notified 33 suspected fraternity/sorority houses in R-1/R-2 zones that it is illegal to be a fraternity/sorority house in an R1/R2 zone through a courtesy notice. The City has proactively met with Cal Poly staff and students to provide education about compliance with zoning regulations so that Greek organizations can plan living arrangements accordingly, and so that students are aware that they will receive violations if they establish

EXHIBIT A - JUNE 2025 MEMO

		fraternity/sorority houses in these zones. The City has also been attempting to obtain Greek event registration address information from Cal Poly in order to support enforcement efforts. There is no cited evidence to support what appears to be an individualized opinion that these neighborhoods are “almost unlivable” for residents and such value judgments presented as factual investigation or inquiry undermine the objectivity and credibility of the report’s analytical approach and conclusions. Cal Poly could substantially aid and enhance the effectiveness of the City’s prevention and enforcement efforts in addressing repeat or habitual misconduct by campus affiliated individuals and groups that occupy properties within the city through increased exchange of information regarding Greek event locations and through enhanced enforcement of its own student conduct measures.
15, F4	The city has failed to consistently enforce CUPs such as the requirements for an annual list of parties and events, notification to neighbors, and parking plans. Strict enforcement of these conditions would contribute to a reduction of the disturbances in the neighborhoods.	The City enforces the provisions of CUPs as violations are reported and verified. In the last year, the City verified that 5 fraternities have violations of existing CUPs. This resulted in 3 hearings before the Planning Commission for revocation/revision of the CUPs in question, with additional hearings scheduled in upcoming months. In May 2025, the Planning Commission voted to revoke the CUPs for two fraternity houses due to violations of conditions of approval.
16, F5	The current planning appeal fee structure in SLO disproportionately impacts ordinary citizens, as the high costs create barriers for those raising concerns about community issues such as noise or safety. While these fees may be justifiable for large-scale	As stated previously, the planning appeal fee described in the report is what a citizen would pay to appeal any decision of the Planning Commission. It costs nothing to report potential CUP or zoning violations to the Community Development Director. Once investigated, City staff would bring substantiated violations before the Planning Commission for consideration without any cost incurred by the citizen. This exact process has resulted in the re-review of several CUPs this year.

EXHIBIT A - JUNE 2025 MEMO

	development appeals requiring additional city resources, they hinder equitable participation in local decision-making processes.	It is an incredibly important distinction to make that citizens raising concerns about noise or safety is free. The appeal fee only applies to a decision on a CUP before the PC. In addition, the appeal fee structure was adopted by the City Council in 2024 after robust review of cost-of-service data presented in the associated fee study and report and following significant deliberation by the City Council regarding the fee amount. The Council carefully considered how much the fee should be subsidized in order to not discourage the involvement of ordinary citizens in the decision-making process. The fee is the same regardless of the status of the appealing party (whether a developer, city resident, non-city resident, etc.) and therefore does not disproportionately impact any specific party. The appeal fee is based on an analysis of the amount of time required to process an appeal, and, per City Council direction, the fee was set at a percentage of the full cost of processing an appeal in order to ensure it is not overly burdensome.
16, F6	The Grand Jury encountered a lack of cooperation from the San Luis Obispo City Police Department. While one sworn officer did participate in an interview, efforts to interview two additional sworn officers were unsuccessful. This unwillingness to engage hindered the Grand Jury's ability to corroborate statements, obtain essential information, and maintain transparency in its oversight role.	One of the City's most knowledgeable persons on these topics is a non-sworn staff member and was interviewed for 90 minutes. The City provided its two most knowledgeable people (with the "one sworn Officer" being the Chief of Police) to be interviewed. No subpoenas were issued to Police staff. This is a false statement – The police department provided unimpeded and direct access to both the Chief of Police and the Public Affairs Manager, as well as written responses to multiple iterative series of questions, as well as providing documents with thousands of current and historical data points requested by the Grand Jury. Neither the City nor any particular City police department personnel was ever served with a subpoena for additional witnesses, documents, or data. The department

EXHIBIT A - JUNE 2025 MEMO

	did decline further voluntary requests for additional interviews of department staff by the Grand Jury after complete access was already provided to the department's Chief, the City Manager who supervises the Chief, and the civilian police department staff person who were best informed as to all relevant operations to speak most comprehensively about the issues the City understood were being investigated. Both agency representatives and the City Manager engaged thoroughly and exhaustively, responding to all questions submitted in person and in writing from the Grand Jury, on multiple occasions. The police department did not elect to "voluntarily" provide access to other shift working staff who have limited scopes of operational responsibility or, at best, incomplete historical information or who were themselves unable to speak with completeness or accuracy about current planning efforts for what was at the time the upcoming 2025 St. Patrick's Day Celebration. The finding misrepresents the transparency and cooperation the police department and the City as a whole extended to the Grand Jury to complete the most accurate and comprehensive report possible on this dangerous and nuisance event for our community. The department has been extremely proactive in combatting this event and in providing critical information to the Grand Jury, Cal Poly, the City Council, and our community to reduce and ultimately prevent the dangerous street party, which was in fact accomplished this year, exceeding all expectations.
17, R6	The SLO City Manager and the Planning Commission should move toward adopting more uniform conditions for CUP's [sic] and enforcement of existing requirements. As CUPs come in for re-review staff are ensuring that they are as consistent as possible with the new set of standard conditions the City has created, with uniform conditions being updated as needed. Setting constraints like a uniform set of conditions on the exercise of discretion diminishes the usefulness of the review process to address specific needs over time or for unique circumstances that may exist at specific properties or with particular groups or organizations.

EXHIBIT A - JUNE 2025 MEMO

17, R7	The SLOCGJ recommends that the SLO City Manager create formal guidelines and provide training outlining how the SLO City Police Department will respond to requests from the SLOCGJ and other oversight bodies.	Grand jury requests vary in nature and scope and, by their nature, do not lend themselves to a uniform approach in each instance. The Police Chief is supervised by and accountable to the City Manager and the City Manager has and will continue to review and provide appropriate oversight and direction to her staff in providing staff responses, consulting with the City Attorney as needed. In the event a particular request directed to the police department demanded confidentiality from the City Manager, the City Attorney's Office would review and advise the Department's response and support communication to the City Council.
24-26	Bibliography	Links are to general websites and not specific reference materials. No specific citations exist in the report. Some of the links do not appear to actually contain the information that they are being relied upon to support in the report.

In addition to these specific factual corrections offered in the table above, we believe the overall tone of the report could be improved by removing language (e.g. comparing City zoning to the Twilight Zone television show) which trivializes both the serious issues for the neighborhoods and the tremendous ongoing resource investments made (past and present) by the City to address those concerns.

The report also suffers from the recurring use of ambiguous phrases and references stated as facts, which do not seem to be connected to factual support or contextual or temporal data points, thereby diminishing the objectivity, credibility, and impact of the conclusions in the report. Some examples are:

- “a quaint town with a rich history”
- “once-quiet residential areas”
- “residents—students, families, and long-time locals”
- “a range of challenges for the surrounding neighborhoods”
- “neighborhood integrity”

EXHIBIT A - JUNE 2025 MEMO

- “fully enforced”
- “this situation remains - to this date - unabated”
- “the affected area”
- “warrant a police citation”
- “a real time solution”

The City recommends replacing those phrases with more precise language or providing the noted factual, temporal, or contextual support for the statements.

Thank you for the opportunity to provide these clarifications, recommendations, and suggestions for the report before it is released to the public. We fully support the effort to provide the public with a complete and accurate picture of the issues raised in the complaints that gave rise to this report, and we hope our recommendations assist in that effort.

EXHIBIT 3

From: Mezzapesa, John
Sent: Thursday, December 11, 2025 9:54 AM
To: Office of Student Rights and Responsibilities
Cc: Joy Pederson; Brad Pulcifer; presidentsoffice@calpoly.edu; Courtney Leigh Kienow; greeklife@calpoly.edu
Subject: Recognized Student Organization Misconduct

Office of Student Rights & Responsibilities,

Our office has recently focused proactive efforts on the identification, documentation, and enforcement of fall recruitment events sponsored by fraternities and sororities within the city limits. These efforts were made to determine compliance with the City's Municipal Code. Specifically, the locations in which fraternity- or sorority-sponsored events are held require the application for and approval of a conditional use permit. If no permit exists, it constitutes a violation of San Luis Obispo Municipal Code §17.10.020.

Our recent efforts included documenting all social media posts advertising events, most of which intentionally did not include the addresses where events were to take place. The advertised dates and times of each event were cross-referenced with known locations at which fraternities and sororities have operated, and a comprehensive inspection campaign was conducted by Code Enforcement staff to document evidence of any events. Additionally, staff visited the IFC (Interfraternity Council) Kick-Off BBQ held on the O'Neil Lawn on September 25 to educate each organization regarding city regulations and to request copies of "RUSH Schedule Cards" from each organization. These cards were the method by which organizations securely shared the locations of each RUSH event. Of the eighteen fraternal members of the IFC, six provided a card to our staff; the remaining organizations refused to share any information. In fact, as City staff began visiting each booth at the BBQ, the president of the IFC made it a point to quickly visit each booth and advise each organization not to share information related to upcoming RUSH events.

After roughly 100+ hours of dedicated research and inspection time over the span of three weeks, staff confirmed that fraternal and sororal organizations held 64 events across 45 locations in violation of the San Luis Obispo Municipal Code. As part of the investigation, in the days following identified events, staff visited each location found in violation and asked residents whether fraternity- or sorority-sanctioned events had been held. Twelve of the sixteen fraternities found in violation refused to confirm or outright denied that an event took place at one or more locations that staff had already confirmed as event sites. The location, date, and time of these events should be easily confirmed by university staff, as Greek organizations are required to register all sponsored events with the Office of Fraternity & Sorority Life.

As a result of the documented municipal code violations, the intentional withholding of information, and the refusal to confirm the occurrence of events, we are asking the Office of Student Rights & Responsibilities to investigate whether the Recognized Student Organizations violated Cal Poly's Recognized Student Organization Code of Conduct. An email sharing a link to view the reports outlining the facts regarding each organization will follow this message. Please let me know if additional staff require access to the shared files. Each report details alleged misconduct involving a specific recognized organization. Although previous reports of similar conduct were deemed insufficient to establish a nexus with the Recognized Student Organization Code of Conduct for adjudication, we respectfully urge your office to initiate an investigation into each organization named.

These reports have also been individually submitted via the Public Incident Report Form on the Office of Student Rights & Responsibilities webpage to formally initiate investigations. We also request confirmation of the decision regarding whether to move forward with adjudication, as well as copies of all determinations after adjudication is complete.

Please feel free to contact me if there are any questions or if further clarification is needed.

John Mezzapesa
Code Enforcement Supervisor



Community Development
Building and Safety
919 Palm Street, San Luis Obispo, CA 93401-3668
E jmezzapesa@slocity.org
T 805.781.7179

slocity.org



Stay connected with the City by signing up for [e-notifications](#)

EXHIBIT 4



kathie walker <kathiewalkerslo@gmail.com>

Fraternity Party Registration information

Elizabeth Aiello-Coppola <eaiello@calpoly.edu>

Thu, Oct 26, 2023 at 9:50 AM

To: kathie walker <kathiewalkerslo@gmail.com>, Matthew Steven Armas <msarmas@calpoly.edu>

Hi Kathie,

Attached is our current version of our Event Registration Policies that all of our organizations are required to follow. Please note that this is a completely separate process from the city's Party Registration process, and Cal Poly has no jurisdiction over the city's process.

As for satellite houses, we define a satellite house as "any house that has more than 50% of members from one chapter living there and/or anywhere that the fraternity/sorority wants to host an official chapter event". We have them register properties with us so that we can be aware of where our students are located and hosting events, but other than that, the city is in charge of ensuring they are staying within the city guidelines and policies. Community members that suspect that a property is operating outside of these guidelines are encouraged to contact SLO City Code Enforcement and/or SLOPD.

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



[Schedule a meeting with me](#)

[Quoted text hidden]



CP_FSL_EVENT_REGISTRATION_PROCEDURE_23-24_AY.pdf

176K



kathie walker <kathiewalkerslo@gmail.com>

Fraternity Party Registration information

kathie walker <kathiewalkerslo@gmail.com>
To: Elizabeth Aiello-Coppola <eaieoloc@calpoly.edu>
Cc: Matthew Steven Armas <msarmas@calpoly.edu>

Thu, Oct 26, 2023 at 10:01 AM

I am requesting a list of every satellite fraternity house, with their address and fraternity affiliation, from the time period of August 1, 2020, to the present (October 26, 2023). I am making this request under the Public Records Act.

Thank you,
Kathie Walker
[Quoted text hidden]



kathie walker <kathiewalkerslo@gmail.com>

Fraternity Party Registration information

Matthew Steven Armas <msarmas@calpoly.edu>

Thu, Oct 26, 2023 at 10:06 AM

To: kathie walker <kathiewalkerslo@gmail.com>, Elizabeth Aiello-Coppola <eaielloc@calpoly.edu>

Kathie –

Thank you for outreaching our offices with this request. We will forward your request for records to Cal Poly's Civil Rights & Compliance office, which oversees public record requests. This office will ensure that your request is granted, if able, in accordance with university policy.

Matthew Armas, MS (He/Him/His)

Assistant Director

Student Affairs, Student Rights & Responsibilities

Cal Poly, San Luis Obispo, CA

www.osrr.calpoly.edu



Please submit an [online report](#) if someone is exhibiting inappropriate, unusual, and/or concerning behavior. If it is an emergency, please dial 911.

[Quoted text hidden]

EXHIBIT 5



November 6, 2023

VIA ELECTRONIC MAIL

Kathie Walker
kathiewalkerslo@gmail.com

Re: Cal Poly's Final Response to Public Records Act request

Dear Kathie:

Cal Poly received your October 26, 2023, Public Records Act request for the following records:

"I am requesting a list of every satellite fraternity house, with their address and fraternity affiliation, from the time period of August 1, 2020, to the present (October 26, 2023). I am making this request under the Public Records Act."

Cal Poly has conducted a reasonable search for these records under Government Code §7922.535 and has determined that the records you seek are exempt from production under the Public Records Act and will not be produced. Cal. Gov't Code §§7922.000; 7927.705; 20 U.S.C. § 1232g.

The California Public Records Act (CPRA) provides access to public records, which is defined as "any writing containing information relating to the conduct of the public's business." Cal. Govt. Code §7920.530. The California Public Records Act is designed "to ensure public access to vital information about the government's conduct of its business." *City of San Jose v. Superior Court* (1999) 74 Cal.App.4th 1008, 1019-1020. The addresses of satellite fraternity houses (i.e. student residential addresses - which is considered student contact/directory information) and their fraternity affiliations do not contribute to the public's understanding of the university's business and therefore is not subject to disclosure under the Public Records Act.

The Family Educational Rights and Privacy Act (FERPA) is a federal law that protects the privacy of student education records. Records protected by FERPA are exempt from production under the Public Records Act by way of California Government Code §7927.705. FERPA prevents the disclosure of information in a student's education record absent the consent of the student, or under limited express conditions. 34 CFR §99.31.

Under FERPA regulations, "disclosure" means "to permit access to or the release, transfer, or other communication of personally identifiable information contained in education records to any party, by any means, including oral, written, or electronic means." 34 CFR § 99.3 ("Disclosure").



FERPA regulations define, “personally identifiable information” as including but not limited to:

- (a) The student's name;
- (b) The name of the student's parent or other family members;
- (c) The address of the student or student's family;
- (d) A personal identifier, such as the student's social security number, student number, or biometric record;
- (e) Other indirect identifiers, such as the student's date of birth, place of birth, and mother's maiden name;
- (f) Other information that, alone or in combination, is linked or linkable to a specific student that would allow a reasonable person in the school community, who does not have personal knowledge of the relevant circumstances, to identify the student with reasonable certainty; or
- (g) Information requested by a person who the educational agency or institution reasonably believes knows the identity of the student to whom the education record relates. 34 CFR §99.3 (Personally Identifiable Information) (emphasis added).

Furthermore, the records requested will not be disclosed pursuant to Govt. Code §7922.000, which permits nondisclosure when, on the facts of the particular case, the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record. Students have a particularly strong privacy interest in their information under both the Family Educational Rights and Privacy Act (20 U.S.C. § 1232g) and Article 1, section 1 of the California Constitution. In this instance, the constitutional and statutory privacy rights of students clearly outweigh any public interest served by disclosure.

The public interest in disclosure of the requested information is further reduced as there is already publicly available information about the location of the events and activities of Cal Poly recognized fraternities and sororities. In compliance with AB524 (Ed Code § 66310 et seq), Cal Poly has publicly posted its 2022-2023 Campus Recognized Sorority and Fraternity Transparency Act Report at the below web address:

<https://greeklife.calpoly.edu/reports>

The university is not aware of any other legal authority mandating disclosure of the information you have requested beyond the requirements of AB524 and Ed Code § 66310 et seq. As Cal Poly's Public Records Access Officer, I made the decision that certain records are exempt and will not be disclosed.



CAL POLY

Civil Rights & Compliance

If you have any questions, please contact the Public Records Access Unit at pra@calpoly.edu.

Kindly,

Maren Hufton
Public Records Access Officer
Assistant Vice President
Civil Rights & Compliance Office – Public Records Access Unit
California Polytechnic State University

EXHIBIT 6

Kathie Walker
KathieWalkerSLO@gmail.com

December 11, 2023

Maren Hufton and the Civil Rights and Compliance Office - Public Records Access Unit
California Polytechnic State University, San Luis Obispo
pra@calpoly.edu

RE: Second request for records under the California Public Records Act (CPRA)

Dear Ms. Hufton and Cal Poly Records Custodian,

On 10/26/2023, I submitted a public records request for the addresses of Cal Poly fraternity satellite houses and their fraternity affiliations. You denied my request on 11/6/2023, citing exemptions according to California Government Code §§ 7922.000; 7927.705; 20 U.S.C. §1232g. The exemptions you listed do not apply to the records I requested, as outlined below. I am, therefore, renewing my request that you provide to me a list of every Cal Poly satellite fraternity house, with their address and fraternity affiliation, from the time period of August 1, 2020, to the present date. I am making this request under the California Public Records Act.

Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. §1232g

Ms. Hufton on behalf of Cal Poly (hereafter referred to as “Cal Poly”) claims that FERPA does not permit release of addresses of satellite fraternity houses and therefore the information is exempt from production under the CPRA according to California Government Code §7927.705. However, FERPA does not apply to the disclosure of the addresses of satellite fraternity houses.

FERPA defines “education records” as “those records, files, documents, and other materials which (i) contain information directly related to a student; and (ii) are maintained by an educational agency or institution or by a person acting for such agency or institution.”¹ In other words, there are two essential criteria for a document to be confidential under FERPA: it must “directly relate” to a student, and it must be “maintained” by the institution.

The “directly relate” prong of FERPA substantially narrows the scope of what FERPA covers. To be a confidential FERPA record, a document must not merely mention a student; it must actually be about that student. For example, in a January 2011 ruling, a Florida state court ordered the University of Florida to release tapes and transcripts of Student Senate meetings that the college was withholding under FERPA. The judge ruled that, although the documents contained the names and voices of students, they were not the records “of” any particular student for FERPA purposes.²

The records I requested do not directly relate to, or ask for, any information that identifies any particular student. There are 18 fraternities within the Interfraternity Council (IFC) at Cal Poly and each chapter has many members, with a total of over 2,000 members amongst the 18 fraternities. While many fraternities have what they consider a main house, they also have several other fraternity houses which are considered “satellite

¹ 20 U.S.C. § 1232g(a)(4)(A).

² Bracco v. Machen, No. 01-2009-CA-4444, Order Granting Plaintiff’s Motion for Summary Judgment at 5 (Fla. Cir. Ct., 8th Cir. Jan. 10, 2011).

fraternity houses". In fact, most Cal Poly fraternity houses are satellite fraternity houses. Some of the "main" fraternity houses are considered a "satellite fraternity house" and are located within lower-density neighborhoods. Some fraternity members live in the main houses, some live in the satellite fraternity houses and some don't live in either. I do not want to know the names of anyone who lives at any of the addresses and am not requesting any information that would link anyone to any address. I am simply requesting a current list of addresses of the satellite fraternity houses and their fraternity affiliations, without providing any other information related to the tenants or fraternity members living at any of those addresses.

The Legislature in California specifically found that the addresses of satellite fraternity houses are not protected under the provisions of FERPA. In February 2021, California Assembly Bill 524 (AB 524), also known as the Campus-Recognized Sorority and Fraternity Transparency Act, was first introduced with the aim to increase transparency between campus-affiliated Greek organizations and the public. The legislation requires that all colleges and universities report various information regarding their fraternity organizations and members by posting the information in a prominent location on the college's Greek Life homepage on or before October 1, 2023, and annually thereafter. AB 524 requires that the publicly accessible information include the addresses of fraternities and the locations, dates, and hours of sanctioned events held by each fraternity. The sanctioned events held by Cal Poly fraternities are largely held at satellite fraternity houses in San Luis Obispo. AB 524 was approved unanimously by the California Senate and signed by the governor on Sept. 13, 2022.

During the third reading of the Assembly Bill in the Senate on June 14, 2022, the Senate acknowledged the privacy laws under FERPA, and found that the disclosure of the addresses of fraternities and the disclosure of the location, date, and time of any sanctioned event does not violate FERPA. On the passing of the Assembly Bill on August 15, 2022, it was specifically noted, "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."

As a result of AB 524, Cal Poly published links on their Greek Life website which correspond to each of the 18 IFC fraternities, and includes addresses of satellite fraternity houses, with the dates and times of sanctioned events held by the fraternity organizations at each of those addresses for the previous academic year.

Remarkably, in their refusal to my records request, Cal Poly admits that they have already disclosed the addresses of Cal Poly's satellite fraternity houses to the public as legally required by AB 524, while also alleging that those addresses are protected under FERPA. In any event, FERPA does not provide an exemption for the addresses of satellite fraternity houses and their fraternity affiliations, therefore the records must be released as I have requested in my public records request.

California Public Records Act (CPRA)

The California Public Records Act (CPRA) establishes a presumptive right of access to any record created or maintained by a public agency that relates in any way to the business of the public agency, and the record must be disclosed unless a statutory exception is shown. Statutory exemptions from compelled disclosure under the CPRA are narrowly construed, and the government agency opposing disclosure bears the burden of proving that one or more of the exemptions apply in a particular case.³

³ Caldecott v. Superior Court (App. 4 Dist. 2015) 196 Cal.Rptr.3d 223, 243 Cal.App.4th 212

The CPRA includes two exceptions to general policy of disclosure of public records: materials expressly exempt from disclosure, and the “catchall exception” which allows government agency to withhold records if it can demonstrate that, on facts of particular case, public interest served by withholding records clearly outweighs public interest served by disclosure.⁴

California Government Code § 7922.000 and justification for withholding of records with the “catch-all exemption”

According to the provision of § 7922.000 - sometimes known as the catch-all exemption - an agency shall justify withholding any record by demonstrating that the record in question is exempt under express provisions of this division, or that “on the facts of the particular case” the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record. The privacy and catchall statutory exemptions from mandatory disclosure under the CPRA must be narrowly construed.⁵

Gov. Code §7922.000 only permits the public agency to withhold a record under the catch-all exemption of §7922.000 on the basis that “on the facts of the particular case” the balancing of interests *clearly* favors nondisclosure. The numerous cases examining this balancing test place the burden on the local agency to show that the public interest in confidentiality outweighs the public interest in disclosure. In fact, given the public policy involved, courts demand a demonstration of “clear overbalance” to justify non-disclosure.⁶

The courts have consistently construed exemptions from disclosure narrowly and agencies’ disclosure obligations broadly.⁷ Ambiguities in the CPRA must be interpreted in a way that maximizes the public’s access to information unless the Legislature has expressly provided otherwise.⁸ Because the public interest in nondisclosure must clearly outweigh the public interest in disclosure, if the interests are just about equal, the scales tip in favor of disclosure.

The courts have consistently held that public interest in disclosure overrides alleged privacy interests. The following cases are some examples as they were subject to disclosure under the public interest exemption balancing test:

- The addresses of residential customers who exceeded their water allocations. The water district’s claim that providing names and addresses of residential customers who exceeded their water allocations would expose those people to verbal or physical harassment was insufficient to justify refusal to provide access to public records.⁹
- The identities of purchasers of luxury suites in a university arena even though those donors requested anonymity. Public interest in disclosure of public records in possession of state university which revealed identities of private donors who had entered into license agreements allowing them to use luxury suites

⁴ Wyatt v. Kern High School Dist. (Cal.App. 5 Dist. 2022) 296 Cal.Rptr.3d 476 ADD

⁵ Marken v. Santa Monica-Malibu Unified School Dist. (App. 2 Dist. 2012) 136 Cal.Rptr.3d 395, 202 Cal.App.4th 1250

⁶ Iloh v. Regents of University of California (App. 4 Dist. 2023) 303 Cal.Rptr.3d 709; Bakersfield City School Dist. v. Superior Court (App. 5 Dist. 2004) 13 Cal.Rptr.3d 517; California State University v. Superior Court (App. 5 Dist. 2001) 108 Cal.Rptr.2d 870; See also Black Panther Party v. Kehoe (1974) 42. Cal App. 3d 645, 657.

⁷ Rogers v. Superior Court (1993) 19 Cal.App.4th 469, 476; New York Times Co. V. Superior Court (1990) 218 Cal.app.3d 1579, 1578; San Gabriel Tribune v. Superior Court (1983) 143 Cal.App.3d 762, 772-773

⁸ Sierra Club v. Superior Court of Orange County (2013) 57 Cal.4th 157, 175-176.

⁹ New York Times Co. V. Superior Court (App 2 Dist. 1990) 218 Cal.App.3d 1579.

in multipurpose arena being built on university campus was not outweighed by public interest in nondisclosure under catchall exemption to disclosure requirements of CPRA.¹⁰

- Identification of personal information in applications for concealed weapons permits. Possibility that disclosure of information in applications did not outweigh people's right to know, such that records would be within this section; people's right to know would not be limited on basis of inchoate fear that some would violate law rather than have their names disclosed.¹¹
- Names of pharmaceutical companies and others providing a drug used for lethal injection to the California Department of Corrections and Rehabilitation (CDCR). Speculative claims regarding privacy and security interests were insufficient to establish that the public interest served by nondisclosure clearly outweighed the public interest served by disclosure of the names of the pharmaceutical companies and others from which the CDCR sought to acquire sodium thiopental, a drug used as part of the three-drug lethal injection protocol.¹²
- Coroner's investigation report related to a police officer's alleged suicide.¹³
- The identities of individuals granted criminal conviction exemptions to work in licensed daycare facilities and the facilities employing them.¹⁴
- Court records of a settlement between the insurer for a school district and a minor sexual assault victim.¹⁵
- Disclosure of county's geographical information system (GIS) basemap.¹⁶

Cal Poly claims that the public interest in disclosure of the requested information "is further reduced as there is already publicly available information about the location of the events and activities of Cal Poly recognized fraternities" which was posted on Cal Poly's Greek Life website in compliance with AB 524. The fact that the addresses satellite fraternity houses are publicly available on Cal Poly's website does not lessen Cal Poly's obligation to provide a complete and current list of addresses for satellite fraternity houses according to my public records request.

One major issue that is overlooked by Cal Poly is that the addresses of fraternities and sanctioned events that take place at those fraternities, including at satellite fraternity houses, are posted *retrospectively* for the previous academic year, in this case from August 2022-June 2023. It is not a complete list to include the satellite fraternity houses in San Luis Obispo for this academic year. Furthermore, Cal Poly is not required to post their updated list online, with the addresses of current satellite fraternity houses that have surfaced, until October 1, 2024, nearly one year from now.

Meanwhile, in August 2023, multiple new satellite fraternity houses emerged in our lower-density (R-1 and R-2) residential neighborhoods in San Luis Obispo for this academic year of 2023-2024. They have their Greek letters posted on their property and/or fly their fraternity flags, and they host parties and other events. It seems evident that they are satellite fraternity houses but have just recently begun to operate as such, therefore they are not listed on Cal Poly's AB 524 report posted online so there is no official recognition of their existence. Thus, I made a public records request to include the current list of satellite fraternity houses and their affiliations

¹⁰ California State University v. Superior Court (2001) 56 Cal.App.4th 601

¹¹ CBS, Inc. V. Block (1986) 42 Cal.3d 646, 230 Cal.Rptr. 362

¹² American Civil Liberties Union of Northern California v. Superior Court (2011) 202 Cal.App.4th 55.

¹³ Edais v. Superior Court (2023) 303 Cal.Rptr. 3d 722

¹⁴ CBS Broadcasting Inc., v. Superior Court (2001) 91 Cal.App.4th 892

¹⁵ Copley Press, Inc., v. Superior Court (1998) 63 Cal.App.4th 367

¹⁶ County of Santa Clara v. Superior Court (2009) 89 Cal.Rptr.3d 374, 170 Cal.App.4th 1301.

up until the present date. Regardless of my reasoning, one's motivation to justify a public records request is not required.¹⁷

Based on the facts of this matter and case law, Cal Poly is unable to meet their burden of demonstrating a clear overbalance on the side of non-disclosure and must provide the records I requested. Please let me know if you have any questions or need clarification about my request. I can be reached at (805) 458-0713.

Thank you,



Kathie Walker

¹⁷ San Lorenzo Valley Community Advocates for Responsible Education v. San Lorenzo Valley Unified School Dist. (2006) 44 Cal.Rptr.3d 128, 139 Cal.App.4th 1356: "[U]nless exempted, all public records may be examined by any member of the public, often the press, but conceivably any person with no greater interest than idle curiosity."

EXHIBIT 7



CAL POLY

Civil Rights & Compliance

Public Records Access Unit
Civil Rights & Compliance Office

Office: 805-756-6770
pra@calpoly.edu

December 21, 2023

SENT VIA ELECTRONIC MAIL

Kathie Walker
kathiewalkerslo@gmail.com

Re: Cal Poly's Final Response to Public Records Act request

Dear Ms. Walker:

Cal Poly received your December 11, 2023, Public Records Act request for the following records:

On 10/26/2023, I submitted a public records request for the addresses of Cal Poly fraternity satellite houses and their fraternity affiliations. You denied my request on 11/6/2023, citing exemptions according to California Government Code §§ 7922.000; 7927.705; 20 U.S.C. §1232g. The exemptions you listed do not apply to the records I requested, as outlined below. I am, therefore, renewing my request that you provide to me a list of every Cal Poly satellite fraternity house, with their address and fraternity affiliation, from the time period of August 1, 2020, to the present date. I am making this request under the California Public Records Act.

Cal Poly has reconsidered your request for records under Government Code §7922.535 and has determined that the records you seek are not public records and therefore are not subject to the California Public Records Act (Cal. Gov't Code §7920.530).

The California Public Records Act (CPRA) provides access to public records, which is defined as "any writing containing information relating to the conduct of the public's business." Cal. Govt. Code §7920.530. The CPRA is designed "to ensure public access to vital information about the government's conduct of its business." *City of San Jose v. Superior Court* (1999) 74 Cal.App.4th 1008, 1019-1020. The addresses of "satellite fraternity houses" (i.e., student addresses) and their fraternity affiliations are not records regarding the conduct of the university's business. These fraternities are independent organizations. To the extent that the university may have information concerning their addresses, disclosure of such records does not contribute to the public's understanding of the university's business and therefore these are not public records to be disclosed under the public records act.

As established above, the addresses of "satellite fraternity houses" and their fraternity affiliations are not public records and even if they were construed as such, they would be subject to the following exemptions which would require that they be withheld:

- Materials that reflect student education records or may violate student privacy. Cal. Govt. Code §§7927.705, 7922.000; 21 U.S.C. §1232g.
- General Privacy Rights. Cal. Govt. Code §7927.705; Cal. Const. Art. 1, §1.



CAL POLY

Civil Rights & Compliance

- Records where the public interest against disclosure outweighs the public interest in disclosure. Cal. Govt. Code §7922.000.

Additionally, the University has met its obligations under AB 524: Campus Recognized Sorority and Fraternity Transparency Act (Education Code § 66310 et seq) by publicly posting its 2022-2023 Campus Recognized Sorority and Fraternity Transparency Act Report at the below web address:

<https://greeklife.calpoly.edu/reports>

As required by the Campus Recognized Sorority and Fraternity Transparency Act (hereinafter “the Act”), the University has listed the addresses of all Fraternity and Sorority “Chapter Houses” which are defined under Ed. Code § 66312(a)(3). as “...any residence located on or off campus that is owned by the institution of higher education but occupied by a campus-recognized sorority or fraternity, or any residence located on or off campus that is owned and occupied by the campus-recognized sorority or fraternity.” Any other houses that may be affiliated with a sorority or fraternity, but which do not meet this definition are not subject to public reporting by the university.

If you believe Cal Poly fraternities or sororities are engaging in improper conduct at any location, you may file a complaint against these organizations with our Fraternity & Sorority Life Department. Cal Poly will investigate the complaint and take appropriate action. Complaints against Greek Life organizations can be submitted here:

<https://greeklife.calpoly.edu/complaint-form>

Also, any violations of San Luis Obispo Municipal Code (i.e., noise ordinances violations) should be reported to the City of San Luis Obispo and/or the San Luis Obispo Police Department.

As Cal Poly’s Public Records Access Officer, I made the decision that certain records are exempt and will not be disclosed.

If you have any questions, please contact the Public Records Access Unit at pra@calpoly.edu.

Kindly,

Maren Hufton
Public Records Access Officer
Assistant Vice President
Civil Rights & Compliance Office – Public Records Access Unit
California Polytechnic State University

EXHIBIT 8



kathie walker <kathiewalkerslo@gmail.com>

Public Records Request

2 messages

kathie walker <kathiewalkerslo@gmail.com>
To: Public Records Act Officer <pra@calpoly.edu>

Mon, Jul 22, 2024 at 11:20 AM

Dear Ms. Hufton and Cal Poly Records Custodian,

Please provide the following information:

1. A list of every satellite fraternity house for Cal Poly's fraternities with their address and fraternity affiliation, from 8/1/2020 to the present date, 7/22/2024.
2. A list of sanctioned events held by each Cal Poly fraternity and sorority from 7/1/2023 to 7/1/2024, including the date, time, and address of each event, a description and purpose of the event, the expected number of guests, and risk management policy for each event.

Cal Poly's Party Registration Policy and Guidelines ("Cal Poly's policy") for fraternities and sororities require "All off-campus parties must be held at either the chapter facility, **registered satellite house**, or a contracted third party venue." It defines a satellite house as "any residence where a majority of occupants are members for the purpose of this policy."

ARTICLE II – Locations

- A. All off-campus parties must be held at either the chapter facility, **registered satellite house**, or a contracted third party venue.
 - i. Note: **A satellite house** is any residence where the majority of occupants are members of the chapter for the purpose of this policy.
- B. For all parties 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.

Cal Poly's policy also requires that fraternities and sororities register their parties with the Greek Life office for review by the Coordinators of Fraternity and Sorority Life. The information provided to Cal Poly by each fraternity and sorority includes the chapter(s) hosting the event, the date and time, the location, the description and purpose of the party, the expected number of guests, and the risk management policy, etc. I am not requesting any information identifying any particular student, such as a point of contact or invited parties.

ARTICLE XI - Registration Process

- H. Registration paperwork will include the following:
 - i. Chapter(s) hosting
 - ii. Date & Time
 - iii. Location
 - iv. Description & purpose of party
 - v. Expected number of guests
 - vi. Risk management policy
 - vii. A copy of the liquor license and liability insurance for the 3rd party vendor, if hired to serve alcohol at the event.
 - viii. Point of contact
 - ix. Any required contracts
 - x. Invited parties
 - xi. Any advertisement that may be used
- I. All parties under 100 people must be registered at least 5 business days before the date it is taking place.
- J. All parties over 100 people must be registered at least 10 business days before the date it is taking place.
- K. Registration review by the Coordinators of Fraternity and Sorority Life will be conducted in a timely manner.

This information is requested according to the California Public Records Act. If you have any questions, feel free to reach out. My phone number is (805) 458-0713.

Thank you,

Kathie Walker

Public Records Act Officer <pra@calpoly.edu>
To: kathie walker <kathiewalkerslo@gmail.com>
Cc: Public Records Act Officer <pra@calpoly.edu>

Thu, Aug 1, 2024 at 5:03 PM

Good Afternoon, Ms. Walker,

Please see the attached correspondence concerning your public records request.

Sincerely,

Kevin Cushing

He/Him/His ([Pronouns Matter](#))

Records Analyst

Civil Rights & Compliance Office – Public Records Access Unit

Bld. 33, Rm. 290, [1 Grand Avenue](#)

[San Luis Obispo, CA 93407](#)

(805) 756-6770 (CRCO Main Line)

(805) 756-1420 (Direct Line)

pra@calpoly.edu



CAL POLY
Civil Rights & Compliance

THIS MESSAGE MAY CONTAIN INFORMATION THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE REPLY TO SENDER AND DELETE THE MESSAGE AND ANY ATTACHMENTS.

From: kathie walker <kathiewalkerslo@gmail.com>

Sent: Monday, July 22, 2024 11:20 AM

To: Public Records Act Officer <pra@calpoly.edu>

Subject: Public Records Request

Dear Ms. Hufton and Cal Poly Records Custodian,

Please provide the following information:

1. A list of every satellite fraternity house for Cal Poly's fraternities with their address and fraternity affiliation, from 8/1/2020 to the present date, 7/22/2024.
2. A list of sanctioned events held by each Cal Poly fraternity and sorority from 7/1/2023 to 7/1/2024, including the date, time, and address of each event, a description and purpose of the event, the expected number of guests, and risk management policy for each event.

Cal Poly's Party Registration Policy and Guidelines ("Cal Poly's policy") for fraternities and sororities require "All off-campus parties must be held at either the chapter facility, **registered satellite house**, or a contracted third party venue." It defines a satellite house as "any residence where a majority of occupants are members for the purpose of this policy."

ARTICLE II – Locations

- A. All off-campus parties must be held at either the chapter facility, **registered satellite house**, or a contracted third party venue.
 - i. Note: **A satellite house** is any residence where the majority of occupants are members of the chapter for the purpose of this policy.
- B. For all parties 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.

Cal Poly's policy also requires that fraternities and sororities register their parties with the Greek Life office for review by the Coordinators of Fraternity and Sorority Life. The information provided to Cal Poly by each fraternity and sorority includes the chapter(s) hosting the event, the date and time, the location, the description and purpose of the party, the expected number of guests, and the risk management policy, etc. I am not requesting any information identifying any particular student, such as a point of contact or invited parties.

ARTICLE XI - Registration Process

- H. Registration paperwork will include the following:
 - i. Chapter(s) hosting
 - ii. Date & Time
 - iii. Location
 - iv. Description & purpose of party
 - v. Expected number of guests
 - vi. Risk management policy
 - vii. A copy of the liquor license and liability insurance for the 3rd party vendor, if hired to serve alcohol at the event.
 - viii. Point of contact
 - ix. Any required contracts
 - x. Invited parties
 - xi. Any advertisement that may be used
- I. All parties under 100 people must be registered at least 5 business days before the date it is taking place.
- J. All parties over 100 people must be registered at least 10 business days before the date it is taking place.
- K. Registration review by the Coordinators of Fraternity and Sorority Life will be conducted in a timely manner.

[Quoted text hidden]



8-1-2024 Walker PRA Initial Response.pdf
331K

EXHIBIT 9

August 1, 2024

Ms. Hufton,

I am narrowing my request to make it easier for you to provide the information, which is readily available through Cal Poly San Luis Obispo's Greek Life office and does not require any specialized research to find:

Please provide a list of sanctioned events held by each Cal Poly fraternity in the Interfraternity Council from 7/1/2023 to 6/30/2024, including the date, time, and address of each event.

Each fraternity has already provided the information I've requested to the Cal Poly Greek Life office in accordance with Cal Poly Greek Life's Party Registration Policy and Guidelines. Furthermore, each fraternity has provided individual lists to the Cal Poly Greek Life office on or before 7/1/2024 with the information I've requested, in accordance with the requirements of AB 524¹. Those lists can easily be provided in a timely manner without any specialized research.

In your response to my records request, you cited the definition of Fraternity and Sorority "Chapter Houses" according to AB 524: *The Campus Recognized Sorority and Fraternity Transparency Act* ("AB 524")². However, that definition does not describe most of the main Chapter Houses for fraternities at Cal Poly.

Cal Poly does not own any Fraternity or Sorority houses, therefore the "Chapter Houses" that meet the definition listed in AB 524 are limited to those owned by the corporation for the Fraternity or Sorority. The AB 524 Report filed by Cal Poly on 10/1/2023 for the academic year 2022-2023, only lists seven (7) Fraternity "Chapter Houses", below:

- | | |
|-------------------------------|---|
| 1. Alpha Epsilon Pi | 280 California Blvd, San Luis Obispo |
| 2. Beta Theta Pi | 1327 E. Foothill Blvd, San Luis Obispo |
| 3. Delta Chi | 1236 Monte Vista Place, San Luis Obispo |
| 4. Delta Upsilon | 720 E. Foothill Blvd, San Luis Obispo |
| 5. Phi Kappa Psi | 1335 E. Foothill Blvd, San Luis Obispo |
| 6. Sigma Nu | 1304 E. Foothill Blvd, San Luis Obispo |
| 7. Zeta Beta Tau ³ | 654 Graves Ave, San Luis Obispo |

Cal Poly has eighteen (18) fraternities in the Interfraternity Council ("IFC"), listed below:

1. Alpha Gamma Rho
2. Alpha Epsilon Pi
3. Alpha Sigma Phi
4. Beta Theta Pi
5. Delta Chi
6. Delta Upsilon
7. Kappa Sigma
8. Lambda Chi Alpha

¹ "...the campus-recognized sorority or fraternity shall submit to the institution on or before July 1, 2023, and annually thereafter... The location, date, and time of any sanctioned event."

² "...any residence located on or off campus that is owned by the institution of higher education but occupied by a campus-recognized sorority or fraternity, or any residence located on or off campus that is owned and occupied by the campus-recognized sorority or fraternity."

³ Zeta Beta Tau is located in an R-4 zone but ZBT and/or its corporation does not own the property at 654 Graves Avenue, San Luis Obispo.

9. Phi Delta Theta
10. Phi Gamma Delta
11. Phi Kappa Psi
12. Phi Sigma Kappa
13. Pi Kappa Phi
14. Sigma Nu
15. Sigma Phi Epsilon
16. Sigma Pi
17. Theta Chi
18. Zeta Beta Tau

Each of these eighteen (18) fraternities has a main Chapter House. Those Chapter Houses may not meet the definition according to AB 524 because they are not owned by the fraternity corporation, but each is a Cal Poly fraternity, and they are operating as full-fledged fraternities with rush events and parties at their Chapter Houses in San Luis Obispo.

Fraternities are affiliated with Cal Poly and operate through Cal Poly's Greek Life office, which employs a staff of multiple people who are paid through public funds. Cal Poly's operations, including fraternity operations, are subject to public disclosure. There is no statutory exemption for the information I have requested. I have not requested any personally identifiable information for any student and the information I have requested is not a violation of FERPA or subject to the "catchall" exemption you have cited. (See my previous response: CPRA Cal Poly 2nd Request 12.11.2023)

Your response to my records request states that Cal Poly has met its obligations for reporting the sanctioned events under AB 524 by publicly posting its 2022-2023 Campus Recognized Sorority and Fraternity Transparency Act Report online at the following web address: <https://greeklife.calpoly.edu/reports>.

When the Report was first published by Cal Poly on 10/1/2023, it included the addresses for each sanctioned event held at fraternities and sororities which were primarily held at the main Chapter Houses for each of Cal Poly's eighteen (18) fraternities at fraternity houses in R-1 and R-2 residential neighborhoods. However, as you know, in July 2024 Cal Poly edited the Report online, removing the addresses of each sanctioned event for each fraternity and sorority, and replacing them with a generic listing of "San Luis Obispo", to hide the addresses after the City of San Luis Obispo Code Enforcement contacted Cal Poly, including representatives at the Greek Life office, fraternity members and property owners of the addresses listed in the AB 524 Report regarding illegal fraternity operations in the city.

The City's Code Enforcement Department sent out over 60 Notices of Violation and/or Advisory Letters to property owners and fraternities who were operating illegally in R-1 and R-2 residential neighborhoods. This apparently created a backlash and resulted in Cal Poly removing the addresses of sanctioned events at Cal Poly's fraternities and sororities in the AB 524 Report to hide them from the City and the public.

The academic year is starting soon, and time is of the essence. If Cal Poly refuses to provide the information I have requested, I will have no choice but to seek relief from the Court to compel disclosure, including attorney fees and costs.

Sincerely,
Kathie Walker

EXHIBIT 10



CAL POLY

Civil Rights & Compliance

Public Records Access Unit
Civil Rights & Compliance Office

Office: 805-756-6770
pra@calpoly.edu

August 12, 2024

SENT VIA ELECTRONIC MAIL

Kathie Walker
kathiewalkerslo@gmail.com

Re: Cal Poly's Initial Response to Public Records Act Request

Dear Ms. Walker:

Cal Poly received your August 2, 2024, Public Records Act request for the following records:

Please provide a list of sanctioned events held by each Cal Poly fraternity in the Interfraternity Council from 7/1/2023 to 6/30/2024, including the date, time, and address of each event.

Cal Poly has conducted a reasonable search for these records under California Government Code §7922.535 and has determined that your request, either in whole or in part, seeks copies of disclosable public records. Cal Poly will make available to you any records that are public. (Cal. Govt. Code § 7922.535, 7922.00).

Cal Poly has no single document or "list" that would be responsive to your request. Fraternities and Sororities do not provide the university with a comprehensive list of all of their sanctioned events; rather, they report their sanctioned events individually when they register for each event through Cal Poly's event registration system. It is from this system/database that the reportable sanctioned event information is extracted for the annual AB 524 Report. While we do not have a list to provide you, we can provide individual records of each sanctioned event that every recognized fraternity registered with the university between 7/1/2023 – 6/30/2024. However, it's very likely that most of these records will be subject to some exemptions which will require that the records be redacted (or potentially withheld), as appropriate. Thus, the following information will be withheld or redacted from the records, prior to production if applicable:

- Materials that reflect student education records or may violate student privacy. Cal. Govt. Code §§7927.705, 7922.000; 21 U.S.C. §1232g.
- General Privacy Rights. Cal. Govt. Code §7927.705; Cal. Const. Art. 1, §1.
- Records where the public interest against disclosure outweighs the public interest in disclosure. Cal. Govt. Code §7922.000.



CAL POLY

Civil Rights & Compliance

We will let you know when we have identified and gathered the responsive records. For the reasons stated above, it will take some time to review the records and redact any personal and otherwise privileged information from them before they are made available to you.

If you wish to inspect the records at the **Civil Rights & Compliance Office**, you may contact our office to schedule a mutually convenient date and time. If you wish to receive copies instead, Cal Poly may charge the direct cost of duplication (\$.20 per page). Public records that already exist in electronic format will be produced electronically without charge. However, if a public record must be scanned into an electronic format, we will assess the same charge as for hard copy records which is \$.20 per page (per side). Once the records are located, we will advise you as to the exact number of pages upon which any charge will be based. We will require full payment before we begin the redaction and duplication process. As Cal Poly's Public Records Access Officer, I make decision that certain records are exempt and will not be disclosed.

If you have any questions, please contact the Public Records Access Unit at pra@calpoly.edu.

Kindly,

Maren Hufton

Public Records Access Officer

Assistant Vice President

Civil Rights & Compliance Office – Public Records Access Unit

California Polytechnic State University

EXHIBIT 11



kathie walker <kathiewalkerslo@gmail.com>

Walker request for addresses of fraternity events

2 messages

kathie walker <kathiewalkerslo@gmail.com>
To: Public Records Act Officer <pra@calpoly.edu>

Mon, Aug 12, 2024 at 6:05 PM

Ms. Hufton,

As I'm sure you know, the California Public Records Act requires an estimated date to present the records. In your response today, you did not provide an estimated date. Please provide the date immediately.

Further, AB 524 requires all recognized sororities and fraternities to provide the information outlined in the Assembly Bill, including the list of sanctioned events, to the university on or before July 1st, therefore you should have those lists readily available.

It seems Cal Poly, and you as "Cal Poly's Public Records Access Officer", are attempting to obfuscate and delay the information I have repeatedly requested. I have been clear extremely about the information I am seeking. The addresses of fraternities, including satellite houses which are the main chapter houses for most of the fraternities at Cal Poly, are publicly disclosable information and not subject to any exemptions, which is your burden explicitly to prove. The academic year is starting soon and time is of the essence to identify addresses where fraternities are operating and holding events in our neighborhoods.

I look forward to receiving the date the information I have asked for will be provided. Thank you.

-Kathie Walker

Public Records Act Officer <pra@calpoly.edu>
To: kathie walker <kathiewalkerslo@gmail.com>, Public Records Act Officer <pra@calpoly.edu>

Fri, Sep 6, 2024 at 4:07 PM

Good Afternoon, Ms. Walker,

I am writing to you with an update concerning your public records request.

The search for records responsive to your request resulted in the identification of many documents that required review and redaction prior to their release.

We have nearly completed our review and redactions efforts and hope to release records to you by the end of next week or early in the following week.

We appreciate your patience and understanding.

Sincerely,

Kevin Cushing

He/Him/His ([Pronouns Matter](#))

Records Analyst

Civil Rights & Compliance Office – Public Records Access Unit

(805) 756-6770 (CRCO Main Line)

pra@calpoly.edu



CAL POLY
Civil Rights & Compliance

THIS MESSAGE MAY CONTAIN INFORMATION THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE REPLY TO SENDER AND DELETE THE MESSAGE AND ANY ATTACHMENTS.

[Quoted text hidden]

EXHIBIT 12



CAL POLY

Civil Rights & Compliance

Public Records Access Unit
Civil Rights & Compliance Office

Office: 805-756-6770
pra@calpoly.edu

November 4, 2024

SENT VIA ELECTRONIC MAIL

John Mezzapesa
Interim Deputy Building Official
Community Development, Building and Safety
City of San Luis Obispo
JMezzape@slocity.org

Re: Cal Poly's Final Response to Public Records Act Request

Dear Mr. Mezzapesa:

Cal Poly received your October 25, 2024, Public Records Act request for the following records:

I was wondering if you would be willing to share if your records have any fraternity/sorority events registered at any of the following addresses to take place in the near future or within the last year:

1. 12 Hathway
2. 171 Orange
3. 132 California
4. 1218/1220 Bond
5. 1327 Foothill
6. 1684/1688 Mill
7. 281 Hathway
8. 1229 Fredericks
9. 260 Chaplin
10. 348/350 Hathway
11. 66 Rafael
12. 2090 Hays
13. 1525 Slack
14. 496 Kentucky/1350 Stafford
15. 654/358 Graves
16. 146 Stenner
17. 385 Chaplin
18. 301 Hathway



CAL POLY

Civil Rights & Compliance

Cal Poly has reviewed your request for records under Government Code §7922.535 and has determined that the records you seek are not public records and therefore are not subject to the California Public Records Act (Cal. Gov't Code §7920.530).

The California Public Records Act (CPRA) provides access to public records, which is defined as “any writing containing information relating to the conduct of the public’s business.” Cal. Govt. Code §7920.530. The CPRA is designed “to ensure public access to vital information about the government’s conduct of its business.” *City of San Jose v. Superior Court* (1999) 74 Cal.App.4th 1008, 1019-1020. Records concerning the addresses where fraternity/sorority registered events occurred (i.e., student residential addresses) are not records regarding the conduct of the university’s business. To the extent that the university may have information concerning the addresses of fraternity/sorority events, disclosure of such records does not contribute to the public’s understanding of the university’s business and therefore they are not public records to be disclosed under the California Public Records Act.

Even if the requested records could be construed as public records, they would be subject to the following exemptions which would require that they be withheld:

- Materials that reflect student education records or may violate student privacy. Cal. Govt. Code §§7927.705, 7922.000; 21 U.S.C. §1232g.
- General Privacy Rights. Cal. Govt. Code §7927.705; Cal. Const. Art. 1, §1.
- Records where the public interest against disclosure outweighs the public interest in disclosure. Cal. Govt. Code §7922.000.

The information that Cal Poly is able to provide concerning fraternity/sorority registered events can be found in our 2023-2024 Campus Recognized Sorority and Fraternity Transparency Act Report (*see* Cal. Ed. Code § 66310 et seq) which is posted on the below listed at the below web address:

<https://greeklife.calpoly.edu/reports>

As Cal Poly’s Public Records Access Officer, I made the decision that certain records are exempt and will not be disclosed.

If you have any questions, please contact the Public Records Access Unit at pra@calpoly.edu.

Sincerely,

Kevin Cushing

Public Records Access Officer

Civil Rights & Compliance Office – Public Records Access Unit

California Polytechnic State University

EXHIBIT 13



kathie walker <kathiewalkerslo@gmail.com>

Public Records Request

4 messages

kathie walker <kathiewalkerslo@gmail.com>
To: Public Records Act Officer <pra@calpoly.edu>

Sun, Nov 23, 2025 at 5:58 PM

Cal Poly Records Custodian,

Please provide the following information:

The addresses of each sanctioned event held by each recognized Cal Poly fraternity and sorority from 7/1/2023 to 11/23/2025, including the date, time, and address of each event, a description and purpose of the event, the expected number of guests, and risk management policy for each event.

Cal Poly's policy for Fraternity and Sorority Life (FSL) requires that fraternities and sororities register their events with Cal Poly beforehand including the chapter(s) hosting the event, the date and time, the address of the event, the purpose of the event/party, the expected number of guests, and the risk management policy, etc.

I am not requesting any information that identifies any particular student, such as point of contact or invited parties.

This information is requested according to the California Public Records Act. If you have any questions, feel free to reach out. My phone number is (805) 458-0713.

Thank you,
Kathie Walker

Public Records Act Officer <pra@calpoly.edu>
To: kathie walker <kathiewalkerslo@gmail.com>
Cc: Public Records Act Officer <pra@calpoly.edu>

Tue, Dec 2, 2025 at 1:26 PM

Hello Kathie,

Please see the attached letter regarding your records request.

Sincerely,

Sharon Galloway She/Her/Hers ([Pronouns Matter](#))

PRA Unit Admin Support Coordinator

Civil Rights & Compliance Office – Public Records Access Unit
California Polytechnic State University, San Luis Obispo

(805) 756-6770 (CRCO Main Line)

(805) 756-1420 (Direct Line)

pra@calpoly.edu



CAL POLY
Civil Rights & Compliance

THIS MESSAGE MAY CONTAIN INFORMATION THAT IS PRIVILEGED OR CONFIDENTIAL. IF YOU HAVE RECEIVED THIS TRANSMISSION IN ERROR, PLEASE REPLY TO SENDER AND DELETE THE MESSAGE AND ANY ATTACHMENTS.

From: kathie walker <kathiewalkerslo@gmail.com>

Sent: Sunday, November 23, 2025 5:58 PM

To: Public Records Act Officer <pra@calpoly.edu>

Subject: Public Records Request

[Quoted text hidden]



12-2-2025 Walker Initial PRA Response.pdf

301K

kathie walker <kathiewalkerslo@gmail.com>
To: Public Records Act Officer <pra@calpoly.edu>

Tue, Dec 2, 2025 at 7:52 PM

Thank you. If the records cannot be emailed to be with a charge, I will come to your office to inspect and photograph the records. Please let me know when they are available.

-Kathie Walker

[Quoted text hidden]

kathie walker <kathiewalkerslo@gmail.com>
To: Public Records Act Officer <pra@calpoly.edu>

Wed, Dec 3, 2025 at 8:07 PM

Dear Mr. Cushing,

I write regarding your December 2, 2025, acknowledgement of my CPRA request for fraternity/sorority event records. I appreciate your confirmation that responsive records exist and will be produced. Before production, I request clarification and reiterate that fraternity event addresses are not to be redacted, as they are disclosable under the California Public Records Act, and no cited exemption supports withholding them.

1. Addresses Are Not Exempt Under FERPA or §7927.705

An address identifying a fraternity/sorority event location does not constitute an education record and does not identify any particular student. FERPA covers only records directly related to an identifiable student (*Owasso ISD v. Falvo*, 534 U.S. 426 (2002)). Event locations are organizational, not personal, and are maintained for risk-management and regulatory purposes, not as part of a student record.

My request does not seek names or personally identifiable information. It includes the addresses where fraternity-related events are held in San Luis Obispo, which are segregable and non-identifying information, and must therefore be disclosed under Gov. Code §7922.570.

2. CPRA Presumes Disclosure & Requires Specific Justification

Under Gov. Code §7922.530 and §7922.540, withholding requires:

- Identification of each record or portion withheld

- The specific exemption for each withheld field
- A factual explanation demonstrating applicability

General references to privacy or FERPA are not sufficient. If you intend to withhold or redact addresses, please produce a CPRA-compliant exemption log detailing each redaction and basis.

3. Case Law Establishes That Addresses Are Routinely Disclosable

California courts repeatedly order disclosure of address information when public interest is present:

- *New York Times v. Superior Court* (2014) 218 Cal.App.4th 626
Addresses of water users must be released despite privacy concerns.
- *CBS v. Block* (1986) 42 Cal.3d 646
Supreme Court ordered release of names + addresses of CCW permit holders.
- *CSU v. Superior Court* (2001) 90 Cal.App.4th 810
University donor identities disclosable; privacy outweighed by public interest.
- *ACLU v. Superior Court* (2011) 202 Cal.App.4th 55
Speculative safety/privacy concerns do not justify nondisclosure.

These cases demonstrate that addresses alone are not exempt, even where privacy or safety is asserted. If gun permit holders and water users who exceeded their usage limitations cannot shield addresses, there is no basis to shield addresses of fraternity event sites hosted by Cal Poly's fraternities.

4. Public Interest in Disclosure Is Strong

Fraternity event locations:

- Affect public safety, noise, alcohol-related incidents
- Impact residential neighborhoods and zoning enforcement
- Were addressed in the Grand Jury report regarding non-enforcement of the City's zoning regulations and ordinances
- Are necessary for accountability, transparency, and community protection

Under Gov. Code §7922.000, nondisclosure must *clearly outweigh* the public interest to justify withholding. Given the ongoing safety and nuisance concerns, no such showing is possible here, and no analysis has been provided by Cal Poly to date.

Please confirm that event addresses will be produced without redaction, or alternatively:

1. Provide a statement of specific exemptions applied to address fields, and
2. A privilege/exemption log as required by Gov. Code §7922.540.

As a reminder, CPRA requires disclosure of all non-exempt information, even if other information in the same record is redacted (§7922.570).

Thank you, and I look forward to your response.

Sincerely,
Kathie Walker

[Quoted text hidden]

EXHIBIT 14



CAL POLY

Civil Rights & Compliance

Public Records Access Unit
Civil Rights & Compliance Office

Office: 805-756-6770
pra@calpoly.edu

December 2, 2025

SENT VIA ELECTRONIC MAIL

Kathie Walker
kathiewalkerslo@gmail.com

Re: Cal Poly's Initial Response to California Public Records Act request

Dear Kathie:

Cal Poly received your November 23, 2025 public records request for the following records:

“The addresses of each sanctioned event held by each recognized Cal Poly fraternity and sorority from 7/1/2023 to 11/23/2025, including the date, time, and address of each event, a description and purpose of the event, the expected number of guests, and risk management policy for each event.

Cal Poly's policy for Fraternity and Sorority Life (FSL) requires that fraternities and sororities register their events with Cal Poly beforehand including the chapter(s) hosting the event, the date and time, the address of the event, the purpose of the event/party, the expected number of guests, and the risk management policy, etc.

I am not requesting any information that identifies any particular student, such as point of contact or invited parties.

This information is requested according to the California Public Records Act.”

Cal Poly has conducted a reasonable search for these records under California Government Code §7922.535 and has determined that your request, either in whole or in part, seeks copies of disclosable public records. Cal Poly will make available to you any records that are public.

Some of the records you have requested will be subject to exemption and will be redacted or withheld, as appropriate. Thus, the following information will be withheld or redacted from the records, prior to production if applicable:

- **Student Records.** Materials that reflect student education records or may violate student privacy. Cal. Govt. Code §§7927.705, 7922.000; 21 U.S.C. §1232g.
- **General Privacy Rights.** Cal. Govt. Code §7927.705; Cal. Const. Art. 1, §1.



CAL POLY

Civil Rights & Compliance

- **Balancing Test.** Records where the public interest against disclosure outweighs the public interest in disclosure. Cal. Govt. Code §7922.000.

For the reasons stated above, it may take some time to gather, review, and redact the records to remove any personal and otherwise privileged information from them before they are made available to you. Cal Poly anticipates that this process will take at least 6 weeks to complete.

If you wish to inspect the records at the **Civil Rights & Compliance Office**, you may contact our office to schedule a mutually convenient date and time. If you wish to receive physical copies instead, Cal Poly may charge the direct cost of duplication (\$.20 per page). Public records that already exist in electronic format will be produced electronically without charge. However, if a public record must be scanned into an electronic format, we will assess the same charge as for hard copy records which is \$.20 per page (per side). Once the records are located, we will advise you as to the exact number of pages upon which any charge will be based. We will require full payment before we begin the redaction and duplication process.

As Cal Poly's Public Records Access Officer, I make the decision that certain records are exempt and will not be disclosed.

If you have any questions, please contact the Public Records Access Unit at pra@calpoly.edu.

Sincerely,

Kevin Cushing

Public Records Access Officer

Civil Rights & Compliance Office – Public Records Access Unit

California Polytechnic State University

EXHIBIT 15



CAL POLY

Civil Rights & Compliance

Public Records Access Unit
Civil Rights & Compliance Office

Office: 805-756-6770
pra@calpoly.edu

February 6, 2026

SENT VIA ELECTRONIC MAIL

Kathie Walker
kathiewalkerslo@gmail.com

Re: Cal Poly's Final Response to California Public Records Act request

Dear Ms. Walker:

Cal Poly received your November 23, 2025, Public Records Act request for the following records:

"The addresses of each sanctioned event held by each recognized Cal Poly fraternity and sorority from 7/1/2023 to 11/23/2025, including the date, time, and address of each event, a description and purpose of the event, the expected number of guests, and risk management policy for each event.

Cal Poly's policy for Fraternity and Sorority Life (FSL) requires that fraternities and sororities register their events with Cal Poly beforehand including the chapter(s) hosting the event, the date and time, the address of the event, the purpose of the event/party, the expected number of guests, and the risk management policy, etc.

I am not requesting any information that identifies any particular student, such as point of contact or invited parties.

This information is requested according to the California Public Records Act. If you have any questions, feel free to reach out. My phone number is (805) 458-0713."

Cal Poly has conducted a reasonable search for these records under California Government Code §7922.535 and has determined that your request, either in whole or in part, seeks copies of disclosable public records. Cal Poly has gathered the responsive records and the records that are public are now being made available to you. Please find responsive records enclosed with this correspondence.

The California Public Records Act provides access to public records, defined as "any writing containing information relating to the conduct of the public's business." Cal. Govt. Code § 7920.530. The Act is designed "to ensure public access to vital information about the government's conduct of its business." *See City of San Jose v. Superior Court* (1999) 74 Cal.App.4th 1008, 1019-1020. Student directory information or contact information (i.e. residential addresses) does not



CAL POLY

Civil Rights & Compliance

contribute to the public's understanding of the university's business and therefore is not subject to disclosure under the Public Records Act.

Furthermore, the information will not be disclosed pursuant to Govt. Code §7922.000, which permits nondisclosure when, on the facts of the particular case, the public interest served by not disclosing the record clearly outweighs the public interest served by disclosure of the record. Here, the constitutional and statutory privacy rights of students clearly outweigh any public interest served by disclosure.

Students have a particularly strong privacy interest in their information under both the Family Educational Rights and Privacy Act (20 U.S.C. § 1232g) and Article 1, section 1 of the California Constitution. Under FERPA, while it is permissible, it is not mandatory to disclose directory information (i.e. residential or mailing addresses). Cal. Govt Code §7927.705; 20 U.S.C. § 1232g.

Additionally, the following exemptions are also applicable to this request:

- **Student Records.** Materials that reflect student education records or may violate student privacy. Cal. Govt. Code §§7927.705, 7922.000; 21 U.S.C. §1232g.
- **General Privacy Rights.** Cal. Govt. Code §7927.705; Cal. Const. Art. 1, §1.
- **Balancing Test.** Records where the public interest against disclosure outweighs the public interest in disclosure. Cal. Govt. Code §7922.000.

As Cal Poly's Public Records Access Officer, I make the decision that certain records are exempt and will not be disclosed.

If you have any questions, please contact the Public Records Access Unit at pra@calpoly.edu.

Sincerely,

Kevin Cushing
Public Records Access Officer
Civil Rights & Compliance Office – Public Records Access Unit
California Polytechnic State University

EXHIBIT 16

FSL Event Registration

Mon, Jan 6, 2025 7:02 PM

Fraternity & Sorority Life

Approved

Date: Thu, Jan 9, 2025 11:08 AM

By:

INSTRUCTIONS

What is the name of your organization/chapter?

Beta Theta Pi

What is your officer position?

VP of Risk Management

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?

☐ Initiation Party

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

☐ No specific attire

Will alcohol be present at this event?

☐ No

DATE AND TIME OF EVENT

Start Date of Event:

☐ 01/11/2025

Start Time of Event:

☐ 9:00

End Date of Event:

☐ 01/11/2025

End Time of Event:

☐ 11:30

LOCATION

Where is your event being held?

☐ Chapter Facility

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

☐ [REDACTED]

ACKNOWLEDGEMENT

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

☐ Yes

Discussion

G [REDACTED]

Write a message

 [Add an Attachment](#)

CANCEL

T [REDACTED]
Tue, Jan 7, 2025 12:26 PM

I would like to change the name of the event to "Brotherhood".

[Reply](#)

Your Review

G

Your Vote: None

Reviewers

Voting Reviewers

G

Level 1

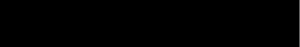
Association - Form

Elizabeth Aiello-Coppola

Level 2

Association - Form

FSL Event Registration

 - Fri, Jan 10, 2025 2:12 PM

Fraternity & Sorority Life

Approved

Date: Thu, Jan 16, 2025 12:22 PM

By: 

INSTRUCTIONS

What is the name of your organization/chapter?

 Phi Delta Theta

What is your officer position?

 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?

Exchange - Pajamas

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

Pajamas

Will alcohol be present at this event?

No

DATE AND TIME OF EVENT

Start Date of Event:

01/17/2025

Start Time of Event:

7:30

End Date of Event:

01/17/2025

End Time of Event:

8:30

LOCATION

Where is your event being held?

Residence

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

ACKNOWLEDGEMENT

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

Yes

Discussion

G

Write a message

 [Add an Attachment](#)

CANCEL

M
Thu, Jan 16, 2025 12:21 PM

Time changed to 8pm-9pm The location has changed to

[Reply](#)

Your Review

G

Your Vote: None

👍

👎

Reviewers

Voting Reviewers

G

Level 1

Association - Form



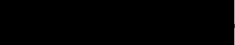
Elizabeth Aiello-Coppola

Level 2

Association - Form

🕒

FSL Event Registration

 Tue, Jan 14, 2025 4:15 PM

Fraternity & Sorority Life

Approved

Date: Thu, Jan 30, 2025 8:25 PM

By: Elizabeth Aiello-Coppola

Comment: This event registration is approved. Please make sure to submit your post-event form by next Wednesday at 12pm!

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?

☐ Blackout

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

☐ Black clothing

Will alcohol be present at this event?

☐ Yes

DATE AND TIME OF EVENT

Start Date of Event:

☐ 2/1/2025

Start Time of Event:

☐ 9:00

End Date of Event:

☐ 2/2/2025

End Time of Event:

☐ 1:00

LOCATION

Where is your event being held?

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

720 E Foothill Blvd

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:

n/a

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

M [REDACTED]
Fri, Jan 31, 2025 10:20 AM

Event has been canceled.

[Reply](#)

M [REDACTED]
Tue, Jan 28, 2025 11:37 AM

Attached is the sober monitor list

 [Delta_Upsilon,_212025.xlsx](#)

[Reply](#)

M

Tue, Jan 28, 2025 11:01 AM

Time changed from 8-10

[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



FSL Event Registration

Tue, Jan 14, 2025 4:19 PM

Fraternity & Sorority Life

Approved

Date: Thu, Feb 6, 2025 3:39 PM

By:

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?

☐ Sunset

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

☐ Beach clothes

Will alcohol be present at this event?

☐ No

DATE AND TIME OF EVENT

Start Date of Event:

☐ 2/6/2025

Start Time of Event:

☐ 8:00

End Date of Event:

☐ 2/6/2025

End Time of Event:

☐ 10:00

LOCATION

Where is your event being held?

Chapter Facility

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

720 E Foothill Blvd

ACKNOWLEDGEMENT

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

Yes

Discussion

G

Write a message

 [Add an Attachment](#)

CANCEL

M
Thu, Feb 6, 2025 3:39 PM

Theme Change to Risky Business

[Reply](#)

Your Review

G

Your Vote: None

Reviewers

Voting Reviewers

G

Level 1

Association - Form

Elizabeth Aiello-Coppola

Level 2

Association - Form

FSL Event Registration

 - Wed, Jan 15, 2025 6:16 PM

Fraternity & Sorority Life

Approved

Date: Tue, Jan 28, 2025 11:16 AM

By 

INSTRUCTIONS

What is the name of your organization/chapter?

☐ Sigma Nu

What is your officer position?

☐ Risk Reduction

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?

Wigma Nu

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

Wear some type of wig

Will alcohol be present at this event?

No

DATE AND TIME OF EVENT

Start Date of Event:

31/1/2025

Start Time of Event:

7:00

End Date of Event:

31/1/2025

End Time of Event:

8:00

LOCATION

Where is your event being held?

Residence

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

ACKNOWLEDGEMENT

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

Yes

Discussion

G

Write a message

 [Add an Attachment](#)

CANCEL

S
Wed, Jan 29, 2025 6:35 PM

Event cancelled

[Reply](#)

M



Tue, Jan 28, 2025 11:15 AM

Exchange with Sigma Kappa

[Reply](#)

S



Sun, Jan 26, 2025 6:18 PM

The location changed to a different address-



[Reply](#)

Your Review

G



Your Vote: None



Reviewers



Voting Reviewers

G



Level 1

Association - Form



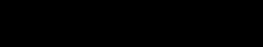
Elizabeth Aiello-Coppola

Level 2

Association - Form



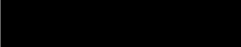
FSL Event Registration

 - Wed, Jan 15, 2025 8:51 PM

Fraternity & Sorority Life

Approved

Date: Thu, Jan 23, 2025 12:09 PM

By 

INSTRUCTIONS

What is the name of your organization/chapter?

☐ Sigma Nu

What is your officer position?

☐ Risk Reduction

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?

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

Pajamas

Will alcohol be present at this event?

No

DATE AND TIME OF EVENT

Start Date of Event:

26/1/2025

Start Time of Event:

10:00

End Date of Event:

26/1/2025

End Time of Event:

1:00

LOCATION

Where is your event being held?

☐ Residence

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

☐ [Redacted]

ACKNOWLEDGEMENT

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

☐ Yes

Discussion

G [Redacted]

Write a message

 [Add an Attachment](#)

CANCEL

M [Redacted]
Thu, Jan 23, 2025 12:09 PM

Start Time change to 11am

[Reply](#)

Your Review

G

Your Vote: None

Reviewers

Voting Reviewers

G

Level 1

Association - Form

Elizabeth Aiello-Coppola

Level 2

Association - Form