
Lambda Chi Alpha - Phi Sigma Zeta

1264 East Foothill Blvd.

San Luis Obispo, CA 93405

1 (925) 785-5278

Conditional Use Permit

1st June 2024

General Property Information

Zoning: R-4

Total Square Footage: 4,100 sqft (4 Units)

Attached are CAD drawings for the property with all the relevant measurements. Please note that the drawings are times 2 given that the duplexes are mirrors of each other.

Parking Spaces: 19 total (6 front, 7 back, 6 garage)

Description of Use

The PSZ House Corporation acquired 1264 East Foothill Blvd. in March of 2022. PSZ House Corporation is a non-profit, tax-exempt corporation, recognized by the IRS as a 501(c)(3) charitable foundation. Its mission is to provide safe, clean, affordable student housing near the Cal Poly campus. They have owned student housing properties in the City of San Luis Obispo since 1980, the most recent at 1292 East Foothill Blvd. and just two parcels up from 1264 East Foothill Blvd. Lambda Chi Alpha – Phi Sigma Zeta resided at that property with a Conditional Use Permit with the City from 1998 to 2021 prior to the property being sold.

Since the acquisition of 1264 East Foothill in March of 2022, PSZ House Corporation has renovated all four structures on the property, encompassing many areas, including but not limited to electrical upgrades, new roofing, plumbing enhancements, structural reinforcement, and new flooring throughout. Furthermore, the property has undergone extensive remodeling of six full kitchens and six full bathrooms and further upgrades to all appliances in each dwelling. After completing these renovations, the property's resident capacity is 24 tenants comfortably spread across 12 bedrooms on the over half-acre parcel. These renovations were conducted to bring the property up to code and provide all residents with safe, suitable, and comfortable living conditions.

1264 East Foothill is also ideal from a parking perspective with 18 spaces total, nine outside spaces at the front of the property, four outside spaces in the back, and five garage spaces spread throughout the property. Given the well-known parking challenges for student housing projects along East Foothill Blvd., granting Lambda Chi Alpha a Conditional Use Permit will not further burden the neighborhood. In regards to noise, the structures of this property are far taller than our last property which will help tremendously with keeping noise down and not unnecessarily disturbing the neighborhood.

Until March of 2022, the 1264 East Foothill property was owned by a Private Family Trust and was leased to Cal Poly's Alpha Omicron Pi sorority for decades. During this time Alpha Omicron Pi held a Conditional Use Permit to operate as a fraternal organization with the City of San Luis Obispo. This property is surrounded by student and Greek-life housing with the Alpha Phi sorority next door. This specific area, steps from the Cal Poly campus, provides an ideal location for student housing with many Greek organizations that have Conditional Use Permits with the City. There is a sense of community for the students, promoting both community involvement and academic success.

Since the expiration of our last Conditional Use Permit at 1292 East Foothill, the members of Lambda Chi Alpha have resided in 12-14 satellite properties in the neighborhood around Cal Poly's campus. A Conditional Use Permit for Lambda Chi Alpha at 1264 East Foothill helps to

concentrate fraternity activities in one primary location with living and outdoor spaces, unlike the typical single-family home rental properties.

In summary, we propose the dedication of 1264 East Foothill Blvd. as a registered and permitted fraternity house that will provide a centralized, safe, and affordable base of operations for Lambda Chi Alpha and its members. With our chapter's financial strength coupled with the financial standing of PSZ House Corporation, we are more than confident in our ability to enhance not only the property's value but also the positive impact of the Chapter on the surrounding community.

Description of Property

While the Conditional Use Permit will be filed under the address 1264 East Foothill Blvd, there are in fact 4 different structures on the property with different addresses. All of them will be housing members of Lambda Chi Alpha - Phi Sigma Zeta. The structures consist of two duplexes, a single-bedroom side unit, and a three-bedroom unit at the front of the property. The addresses associated with the other structures are as follows: 1251 Monte Vista Pl., 1249 Monte Vista Pl., 1241 Monte Vista Pl., and 1243 Monte Vista Pl. Each duplex consists of three upstairs bedrooms (two singles and a double) and one downstairs double. The side unit will have one bedroom housing two residents and the front unit will have two singles and one double. This brings the total living space to 18 residents spread across 12 bedrooms on the property.

Tentative Social Calendar

- October 15, 2024: Fall Rush House Tour
 - Afternoon/evening
 - 100 people
 - Indoors/Outdoors
- December 3, 2024: Fall Quarter Philanthropy
 - Afternoon/evening
 - 100 attendees
 - Outdoor
- January 18, 2025: Winter Rush House Tour
 - Afternoon/evening
 - 100 attendees
 - Indoors/Outdoors

Point of Contact

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