

WHEREAS the Planning Commission of the City of San Luis Obispo did conduct a Public Hearing in the City Council Chambers of the San Luis Obispo City Hall, San Luis Obispo, California, on November 14, 1979, to review the application No. U 0799 initiated by DELTA THETA CHAPTER OF GAMMA PHI BETA SORORITY, INC.

USE PERMIT REQUESTED:

to allow sorority house with 18 residents

PROPERTY DESCRIPTION

on file in the office of Community Development, City Hall

GENERAL LOCATION

1326 Higuera Street

GENERAL PLAN:

Medium-high Density Residential

ZONE:

Medium-high Density Residential (R-3) District

Findings:

This commission after review and consideration of the staff report, its own inspections, and of testimonies offered at said hearing makes the following findings:

1. The proposed project will not be detrimental to the health, safety and welfare of persons living or working in the area.
2. The proposed project is appropriate at the proposed location and will be compatible with surrounding land uses.
3. The proposed use conforms to the General Plan.
4. The proposed use meets with Zoning Ordinance requirements.

Conditions:

BE IT RESOLVED that this application be approved subject to the following conditions:

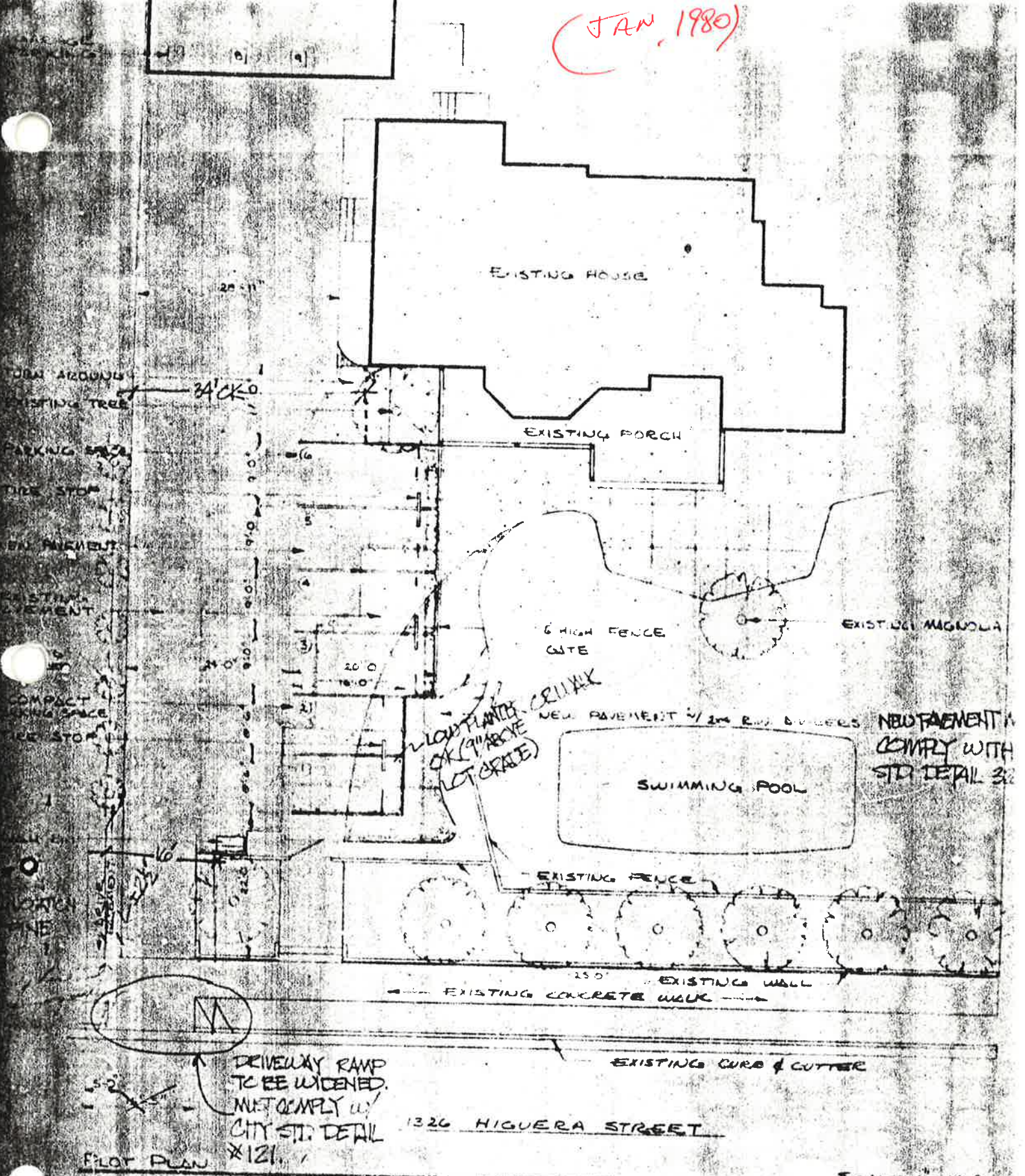
1. No more than eighteen (18) persons shall reside at the site at any time. Addition to structure or additional occupancy shall require amendment of use permit approval.

2. A minimum of nine (9) on-site parking spaces to city standards shall be provided and maintained at all times for intended use.
3. Applicant shall provide a 16-foot driveway and driveway ramp to the approval of the City Engineer.
4. Applicant shall install and/or modify fencing around swimming pool as required by the Municipal Code and to the approval of the Chief Building Official.
5. Applicant shall install rope or chain ladders in each of the upstairs bedrooms to serve as fire escapes to the approval of the Chief Building Official.
6. The structure shall be inspected by the Chief Building Official and Fire Marshal for code and use permit conditions compliance.
7. No signs shall be allowed on the fence or frontage of the property.
8. Applicant shall install an enclosed trash area to the approval of the Community Development Department staff.
9. Applicant shall submit a landscape and paving plan for review by the Community Development Department staff. Applicant shall install landscaping and paving as approved.
10. The property shall be maintained in a clean and orderly manner. All plant materials shall be maintained and replaced as necessary.
11. Use as a sorority shall be limited solely to the Delta Theta Chapter of Gamma Phi Beta Sorority. Any other occupant would require approval of the Planning Commission of an amended use permit.
12. Conditions 2, 3 and 4 shall be complied with within six (6) months (June 1980). All other conditions shall be met within thirty (30) days.
13. Use permit shall be reviewed if any reasonable complaint is received by the city and/or in one year (November 1980).

The foregoing resolution was adopted by the Planning Commission of the City of San Luis Obispo upon the motion by Commissioner

VOTING: Aye - Comms. Rossi, Breska, Findley, Settle, Andrews and Drucker.  
Noe - None  
Absent - Commr. DeLeve

(JAN. 1980)



DRIVEWAY RAMP  
TO BE WIDENED.  
MUST COMPLY W/  
CITY ST. DETAIL

1326 HIGUERA STREET

SCALE 1" = 10' 0"

GAMMA PHI BETA SOCIETY  
1326 HIGUERA STREET  
SAN LUIS OBISPO, CA 93901  
PHONE BOS - 544-9942

REV'D 1/3/80 APPROVED SUBJECT TO  
CHANGES NOTED 1/17/80

TOWN AIRZONES  
EXISTING TREE  
PARKING SPACE  
TIRE STOP  
NEW PAVEMENT  
COMPACT  
PARKING SPACE  
TIRE STOP  
EXISTING FENCE  
EXISTING WALL  
EXISTING CURB & CUTTER

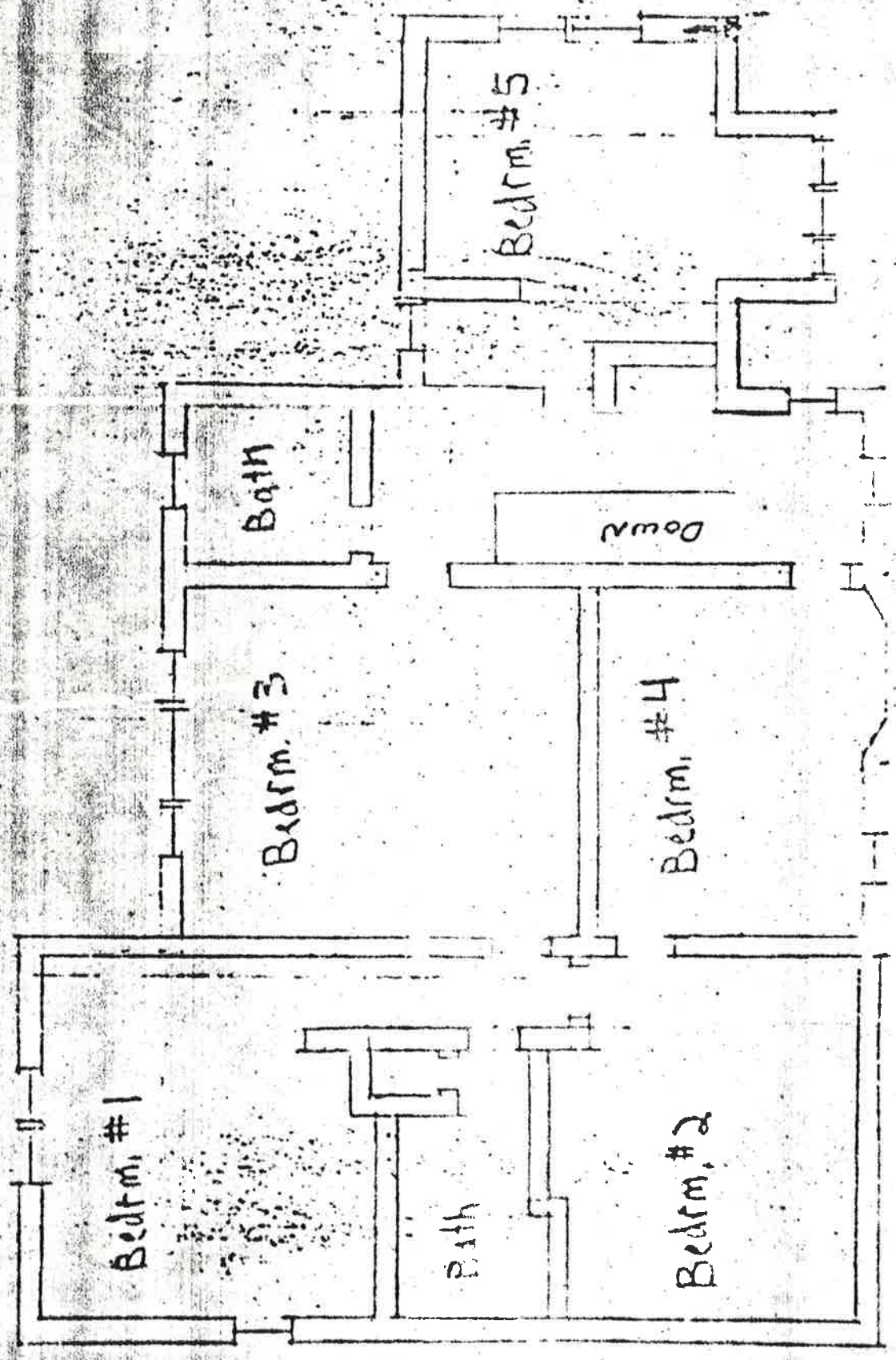
NEW PAVEMENT  
COMPLY WITH  
STD DETAIL 32

LOW PLANTER  
BOX (9\"/>

NEW PAVEMENT 1/2\"/>

UPSTAIRS 1326 HIGUERA

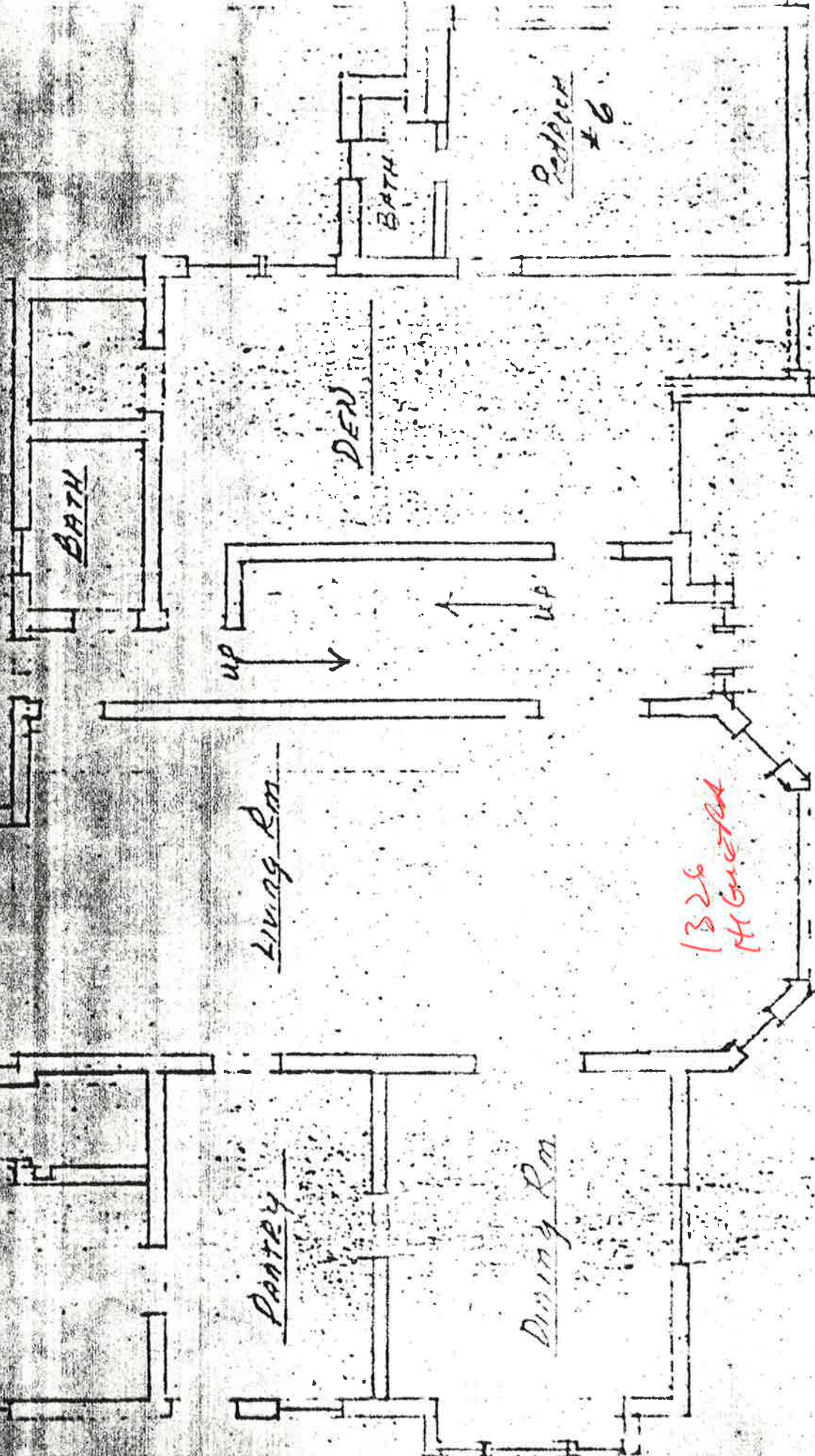
1/8" = 1'  
SECTION



HIGUERA ST.

1/8" = 1'

Reduct #6



1326  
Haverda

Pool

Haverda 15

GARAGE

① ② ③

130

130

120

120

110

110

100

100

90

90

80

80

TRENCH  
APPROX.

70

70

④

60

60

⑤

50

50

⑥

40

40

⑦

30

30

⑧

20

20

⑨

POOL

10

0



WALK

CURB & GUTTER