

USE PERMIT

(SPRING, 2008
FIRE INSPECTION)

SAN LUIS OBISPO PLANNING COMMISSION

RESOLUTION 337-71

WHEREAS, the Planning Commission of the City of San Luis Obispo did conduct a Public Hearing in the Council Chamber of the San Luis Obispo City Hall, San Luis Obispo, California, on September 21, 1971, pursuant to a proceeding instituted under APPLICATION NO. U 0314 by DELTA SIGMA PHI.

USE PERMIT REQUESTED:

For fraternity house

PROPERTY DESCRIPTION:

Lot L of the resubdivision of Lots 9 to 19 inclusive, California Park.

GENERAL LOCATION:

344 California Blvd.

(244; not 344)

PRESENT ZONE:

R-3 (Restricted Multiple Family Residential) District

WHEREAS, said Commission as a result of its inspections, investigations, and studies made by itself, and in its behalf and of testimonies offered at said hearing, has established existence of the following circumstances:

1. The applicant is proposing to develop a fraternity house with six units.
2. The section of California Blvd. is devoted to student housing uses. Single family uses are located to the rear.
3. 18 parking spaces have been provided. Based on this number, occupancy will be limited to 36 students.
4. It appears this development complies with all the provisions of the Zoning Ord. & will not be detrimental to the health, safety & welfare of persons in the area.

NOW THEREFORE BE IT RESOLVED that Application No. U 0314 be approved subject to the following conditions:

1. Development shall be in accordance with the submitted plot plan subject to the conditions established by the Planning Commission.
2. A detailed landscape plan showing plant materials and method of irrigation shall be submitted for approval. A landscape buffer shall be provided along the R-1 zone.
3. A 6 ft. high fence shall be provided along interior property lines where none exists.
4. Developer shall install an evacuation fire alarm system with at least two 8" bells and three external manual pull stations adjacent to the main exist from the building.

The foregoing resolution was adopted by the Planning Commission of the City of San Luis Obispo upon motion by Commissioner Twyeffort, seconded by Commissioner Merriam.

VOTING: Aye - Comms. Twyeffort, Merriam, Dee, Endres, Schneider, Evans.
Noe - None.
Absent - Commr. Franklin

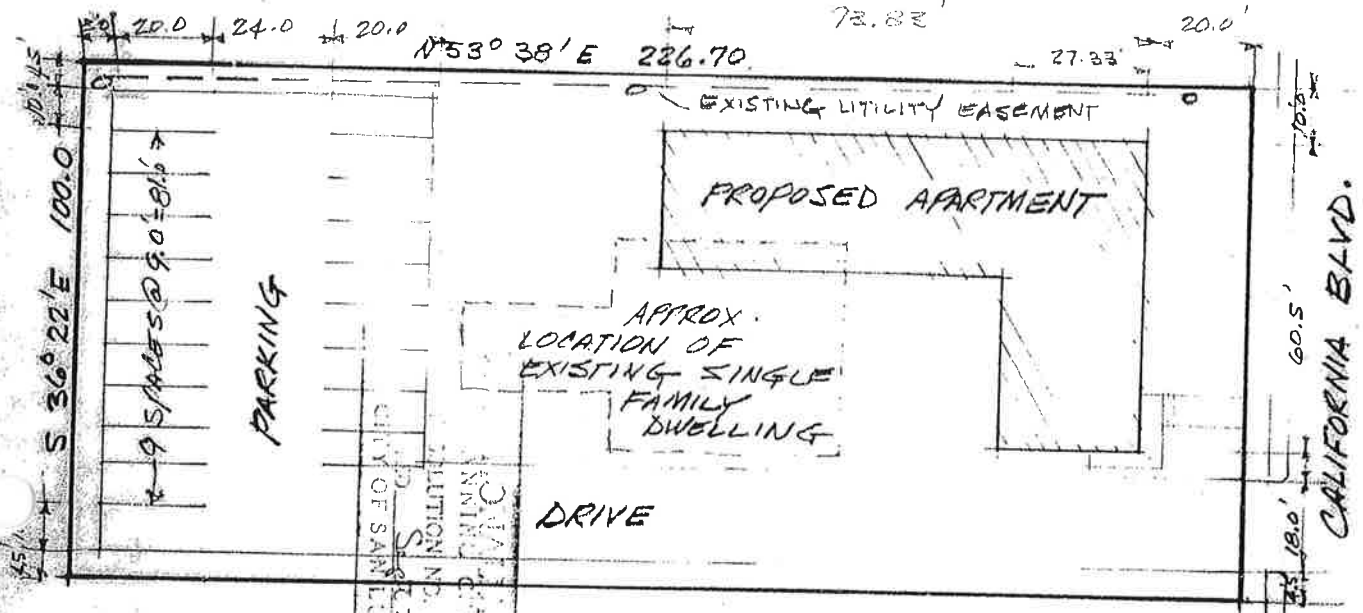
RONALD D. YOUNG, Secretary
Planning Commission of the
City of San Luis Obispo

DATED: September 21, 1971

Appl. No. U 0314 Res. No. 337-71

Filed by: Delta Sigma Phi

Action: Conditionally approved



SCALE: 1/4" = 20'-0"

CITY OF SAN LUIS OBISPO
 PLATON NO. 337-7L
 1977

PROPOSED APARTMENT COMPLEX
 TO BE USED AS A
 FRATERNITY HOUSE

OWNER - ALUMNI CONTROL BOARD
 OF DELTA SIGMA PHI,
 SAN LUIS OBISPO, INC. (A CALIF. CORP.)

JOHN S. KERR
 SUPERVISOR
 HOME: 544-1225
 BUS: 543-2870

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Item No. 4. Use Permit Appl. U 0314. Delta Sigma Phi for fraternity house at 344 California Blvd., R-3 Zone.

The Planning Assistant presented the staff analysis recommending the application be approved subject to the following conditions:

1. Development shall be in accordance with the submitted plot plan subject to the conditions established by the Planning Commission.
2. A detailed landscape plan showing plant materials and method of irrigation shall be submitted for approval. A landscape buffer shall be provided along the R-1 zone.
3. A 6 ft. high fence shall be provided along interior property lines where none exists.
4. Developer shall install an evacuation fire alarm system with at least two 8 inch bells and three exterior manual pull stations adjacent to the main exit from the building.

Vice Chairman Evans declared the public hearing open.

Mr. John Kerr, local chapter supervisor of Delta Sigma Phi, stated they agreed with the conditions listed but would like the landscaping requirement to be loose since each class leaving the house will put in some landscaping and trees.

Vice Chairman Evans declared the public hearing closed.

On motion of Commr. Tyeffort, seconded by Commr. Merriam, Resolution 337-71 was adopted, approving the use permit subject to the conditions listed above. Unanimously adopted.

Item No. 5. Use Permit Appl. U 0315. F. Sciocchetti for model home to be used as a display/sales office for one year at 1450 Calle Joaquin, PD R-C zone.

The Planning Assistant presented the staff analysis recommending the use permit be approved subject to the following conditions:

1. Development shall be in accordance with the submitted plot plan subject to the conditions established by the Planning Commission.
2. A detailed landscape plan shall be submitted for approval.
3. Signs shall conform to the Sign Ordinance.
4. Home shall be moved to the south approximately 6 ft. to keep it out of the street yard setback.
5. Utilities shall be hooked up on an installation to conform as for permanent type connection.
6. The use permit shall be terminated after one year and all utilities shall be discontinued and disconnected in accordance with the Building Department's requirements.
7. Upon termination, all traces of the building shall be removed, the lot cleaned, leveled, and some self-sustaining ground cover planted.

Vice Chairman Evans declared the public hearing open.

Mr. Sciocchetti agreed with the conditions listed.

Vice Chairman Evans declared the public hearing closed.

Commr. Endres expressed concern for school children falling into the exposed concrete drainage ditch adjacent to the lot line.

On motion of Commr. Dee, seconded by Commr. Tyeffort, Resolution 338-71 was adopted, granting the proposed use since it will not be detrimental to the health, safety and welfare of persons living and working in the vicinity. Approval shall be subject to the conditions listed above.

VOTING: Aye - Commrs. Dee, Tyeffort, Schneider, Evans, Merriam.
Noe - Commr. Endres.
Absent - Commr. Franklin