

ORDINANCE NO. ____ (2025 SERIES)

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, REPEALING CHAPTER 14.01 (HISTORIC PRESERVATION ORDINANCE) OF THE MUNICIPAL CODE IN ITS ENTIRETY AND INTRODUCING AND ADOPTING A REPLACEMENT CHAPTER 14.01 TO INCLUDE RECOMMENDED UPDATES AND AMENDMENTS AS REFLECTED IN THE ATTACHED EXHIBIT A (CODE-0758-2025)

WHEREAS, the Cultural Heritage Committee of the City of San Luis Obispo held a public hearing on September 29, 2025, to review proposed amendments to the City's Historic Preservation Ordinance and Historic Context Statement and recommended the Planning Commission recommend adoption and approval of the updates to the City Council; and

WHEREAS, the Planning Commission of the City of San Luis Obispo conducted a public hearing in the Council Chambers of City Hall, 990 Palm Street, San Luis Obispo, California on October 22, 2025, to review amendments to the Historic Preservation Ordinance and recommended City Council introduction and adoption of the recommended updates; and

WHEREAS, the City Council of the City of San Luis Obispo conducted a public hearing in the Council Chamber of City Hall, 990 Palm Street, San Luis Obispo, California on December 2, 2025, for the purpose of considering the recommended updates to the Historic Preservation Ordinance; and

WHEREAS, notices of said public hearings were made at the time and in the manner required by law; and

WHEREAS, the recommended amendments to the Historic Preservation Ordinance are Phase 1 of the Council authorized Historic Resources Inventory project (Project) and provides updated significance criteria and historic classifications for Phase 2 of the Project, which will include review and update of the existing Historic Resources Inventory and surveys for new potential historic resources; and

WHEREAS, notices of said public hearing were made at the time and in the manner as required by law; and

WHEREAS, the City Council has duly considered public input and the evaluation and recommendations by staff, the Cultural Heritage Committee, and Planning Commission.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of San Luis Obispo as follows:

SECTION 1. Incorporation of Recitals. The City Council find that the foregoing recitals and agenda report presented with this ordinance are true and correct and are incorporated in the ordinance by this reference and adopted as the findings of the City Council.

SECTION 2. Findings. Based upon all the evidence, the City Council makes the following findings:

1. The proposed updates to the Historic Preservation Ordinance are consistent with and implement Land Use Element Implementation Policy 12.4 since the updates support the review and identification of historic resources.
2. The proposed updates are consistent with and implement General Plan Conservation and Open Space Element Goal 3.2 since the proposed amendments update the Historic Preservation Ordinance which provides the significance criteria and historic classifications for the determination of properties that are historically significant.
3. The proposed amendments are consistent with and implement General Plan Conservation and Open Space Element Policy 3.3.1 by updating documents that are used to identify significant historic resources.
4. The proposed amendments are consistent with and implement General Plan Conservation and Open Space Element Program 3.6.1 by assisting the Cultural Heritage Committee with the identification and development of information on historical resources.
5. The proposed amendments are consistent with Certified Local Government requirements from the Office of Historic Preservation (OHP) to keep and maintain an updated historic resources inventory based on the criteria of a local ordinance.

SECTION 3. Environmental Determination. The recommended updates to the Historic Preservation Ordinance and Historic Context Statement consist of actions by a regulatory agency authorized by the state or local ordinance, to assure the maintenance, restoration, or protection of the environment, and are therefore categorically exempt from environmental review (Section 15308, Actions by Regulatory Agencies for Protection of the Environment).

SECTION 4. Action. New Chapter 14.01 (Historic Preservation Ordinance), as set forth in Exhibit A, is hereby introduced to replace existing Chapter 14.01 in its entirety upon adoption. In accordance with the changes made to Chapter 14.01, as fully set forth in Exhibit A, all existing properties in the City's Historic Resources Inventory with the designation of "Master List" shall be redesignated as "Landmark" historic resources and all existing properties in the City's Historic Resources Inventory with the designation of

“Contributing List” shall be redesignated as “Local Register” historic resources upon the effective date of this ordinance.

SECTION 5. Severability. If any subdivision, paragraph, sentence, clause, or phrase of this Ordinance is, for any reason, held to be invalid or unenforceable by a court of competent jurisdiction, such invalidity or unenforceability shall not affect the validity or enforcement of the remaining portions of this Ordinance, or any other provisions of the city's rules and regulations. It is the city's express intent that each remaining portion would have been adopted irrespective of the fact that any one or more subdivisions, paragraphs, sentences, clauses, or phrases be declared invalid or unenforceable.

SECTION 6. Implementation. A summary of this ordinance, together with the names of Council members voting for and against, shall be published at least five (5) days prior to its final passage in The New Times, a newspaper published and circulated in this City. This ordinance shall go into effect at the expiration of thirty (30) days after its final passage.

INTRODUCED on the ____ day of _____, 2025, **AND FINALLY ADOPTED** by the Council of the City of San Luis Obispo on the ____ day of ____, 2026, on the following vote:

AYES:
NOES:
ABSENT:

Mayor Erica A. Stewart

ATTEST:

Teresa Purrington
City Clerk

APPROVED AS TO FORM:

J. Christine Dietrick
City Attorney

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Luis Obispo, California, on _____.

Teresa Purrington
City Clerk