

**RESOLUTION NO. \_\_\_\_\_ (2022 SERIES)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN LUIS OBISPO, CALIFORNIA, ADDING THE PROPERTY LOCATED AT 1133 PISMO STREET TO THE MASTER LIST OF HISTORIC RESOURCES AS “THE THOMAS AND MAY BRECHEEN HOUSE” (HIST-0171-2022)**

**WHEREAS**, the applicants, Christopher and Heidi Frago, filed an application on March 23, 2022, for review of the inclusion of the property at 1133 Pismo Street on the City’s Master List of Historic Resources; and

**WHEREAS**, the Cultural Heritage Committee of the City of San Luis Obispo conducted a public hearing from the City of San Luis Obispo, California on May 24, 2022 and voted to continue the item to a date uncertain, with direction given to the applicant to specifically identify unique qualities or characteristics of the property which would meet eligibility criteria to be designated as a Master List Resource and to demonstrate compliance with the City’s Historic Preservation Ordinance; and

**WHEREAS**, the Cultural Heritage Committee of the City of San Luis Obispo conducted a public hearing from the City of San Luis Obispo, California on September 26, 2022 and recommended that the City Council add the property at 1133 Pismo Street to the Master List of Historic Resources; and

**WHEREAS**, the City Council of the City of San Luis Obispo conducted a public hearing on November 15, 2022 for the purpose of considering the request to add the properties to the Inventory of Historic Resources; and

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

**WHEREAS**, the City Council has duly considered all evidence, including the record of the Cultural Heritage Committee hearing and recommendation, testimony of the applicant and interested parties, and the evaluation and recommendation presented by staff.

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

**SECTION 1. Findings.** Based upon all the evidence, the City Council makes the following findings:

- a) The subject property is eligible for inclusion in the City’s Inventory of Historic Resources as a Master List Resource because the dwelling on the property satisfies at least one of the evaluation criteria for historic resource listing described in § 14.01.070 of the City’s Historic Preservation Ordinance (HPO), exhibits a high degree of historic integrity, and is more than 50 years old.

- b) The dwelling on the subject properties satisfies Architectural Criteria for Style and Design (§§ 14.01.070 (A) (1) & (2)) to a degree that qualifies the property for designation as a Master List Historic Resource.

The dwelling conveys a purity of style, exhibits attractiveness through detailing and craftsmanship, and exhibits many characteristic features of the Neo-Classical Cottage style in a manner that expresses interesting details with notable attractiveness. Unique character-defining features that the property exhibits include an asymmetric unenclosed porch with a single Tuscan column, a low-pitched bellcast roof, and geometric fenestration design.

**SECTION 2. Environmental Determination.** The project is categorically exempt from the provisions of the California Environmental Quality Act (CEQA). Inclusion of the subject properties on the City's Inventory of Historic Resources does not have the potential for causing a significant effect on the environment, and is covered by the general rule described in § 15061 (b) (3) of the CEQA Guidelines.

**SECTION 3. Action.** The City Council of the City of San Luis Obispo does hereby include the property located at 1133 Pismo Street in the Master List of Historic Resources as "The Thomas and May Brecheen House".

Upon motion of Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, and on the following roll call vote:

AYES:

NOES:

ABSENT:

The foregoing resolution was adopted this \_\_\_\_ day of \_\_\_\_ 2022.

\_\_\_\_\_  
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

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