

**RESOLUTION NO. \_\_\_\_\_ (N.C.S.)**

**A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL  
APPROVING HISTORIC RESOURCE DESIGNATION/MILLS ACT PROJECT  
AT 15 LOS LAURELES (SHRD 2017-003/M 2017-012)**

**WHEREAS**, on September 11, 2017, the Salinas Historic Resources Board, at the request of the Applicant, Sandra Andrus, held a duly noticed public hearing to consider Historic Resource Designation Project SHRD 2017-003 to designate an existing single family dwelling unit located at 15 Los Laureles Avenue (Assessor's Parcel Number 002-513-004-000) as a historic resource and a Mills Act Contract Project M 2017-012 to approve a property-tax saving contract for the property; and

**WHEREAS**, the City Council considered the Salinas Historic Resources Board recommendation at a public hearing on November 7, 2017, weighed the evidence presented at said public hearing, including the Staff Report, which is on file at the Community Development Department together with the record of environmental review.

**NOW, THEREFORE, BE IT RESOLVED** that the Salinas City Council finds the project to be Categorically Exempt from the California Environmental Quality Act (CEQA) and approves Historic Resource Designation Project 2017-003 and Mills Act Contract Project M 2017-012; and

**BE IT FURTHER RESOLVED** that the Salinas City Council designates the dwelling unit located at 15 Los Laureles Avenue as an historic resource; and

**BE IT FURTHER RESOLVED** that the Salinas City Council approves a Mills Act Contract for the dwelling unit located at 15 Los Laureles Avenue; and

**BE IT FURTHER RESOLVED** that the Salinas City Council adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

- 1. The environmental impacts of the designation project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed designation is categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).**

The designation of the single family dwelling unit will have a positive impact on the environment by assuring the future review, preservation and rehabilitation of this historic resource in accordance with City historic regulations.

- 2. The Historic Resources Board and City Council reviewed the application following the criteria advanced in the current regulations of the California Registry of Historic Resources.**

The dwelling unit is included in the 1989 City Historical and Architectural Resource Survey. It was constructed in 1937 and is Spanish Eclectic in style. It is the largest and most elaborate of the Spanish Revival residences in the City. It is located in the Maple Park area, which was the first Salinas residential subdivision to employ Garden City planning concepts

in its layout including meandering streets,

underground utilities, wide setbacks and extensive landscaping. The 1989 Survey form for the property indicates that it qualifies for listing as a City Historic Resource under National and State Registers Historic Criterion 3, and Local Historic Criteria e, f, j, and m. Staff review of the property in 2017 confirms that the property still meets the above criteria for designation.

**3. The Historic Resources Board and City Council reviewed the Mills Act Contract application and supporting materials.**

The Mills Act Tax Savings Program for Historic Properties is included as historic preservation incentive in Section 2-71 of Article XI of the Salinas Municipal Code. Mills Act contracts allow the property owner of designated historic resources to receive a reduction in property taxes in exchange for the property-owner's commitment to specific repair, rehabilitation improvements and satisfactory maintenance of the historic property.

The property owner of 15 Los Laureles Avenue has listed roofing, termite inspection and treatment, and painting improvements as the currently envisioned improvements to the house. A tile-roofing bid of \$51,730 is included in the application. The Mills Act Contract will run for an annually renewing 10-year term and Community Development staff will monitor property improvements to assure compliance through completion of exterior and/or structural improvements to the property.

**PASSED AND APPROVED** this 7th day of November 2017, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

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Joe Gunther, Mayor

ATTEST:

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Patricia M. Barajas, CMC, City Clerk