

**SALINAS HISTORIC RESOURCES BOARD  
RESOLUTION NO. 2024-003**

Resolution for Salinas Historic Certificate of Approval for a mural on the rear façade of an existing building located at 241 Main Street (SHCA 2024-001)

**WHEREAS**, on July 1, 2024, the Salinas Historic Resources Board, at the request of Greg Hamer, Applicant, on behalf of the Salinas City Center Improvement Association, held a meeting to consider SHCA 2024-001 requesting approval for a mural on the rear façade of the building at 241 Main Street in the MX-CC-DC (Mixed Use – Central City Overlay – Downtown Core Overlay) Zoning District (Assessor's Parcel Number 002-234-031-000); and

**WHEREAS**, the Historic Resources Board weighed the evidence presented at said meeting, including the staff report which is on file at the Community Development Department together with the record of environmental review; and

**NOW, THEREFORE, BE IT RESOLVED** by the Salinas Historic Resources Board deemed the project categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation); and

**NOW, THEREFORE, BE IT RESOLVED** that the Salinas Historic Resources Board adopts the following findings as the basis for its recommendation for approval, and that the foregoing recitations are true and correct, and are included herein by reference as finding:

- 1. The environmental impacts of the proposed improvements conform with the Secretary of the Interior's Standards for Rehabilitation and have been analyzed in accordance with the California Environmental Quality Act (CEQA). Therefore, the project is categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).**

While evaluating the SHCA application consideration is given to the Secretary of the Interior's Standards for Rehabilitation, the following lists the ten Standards for rehabilitation.

- *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*
- *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*
- *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*
- *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*
- *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

- *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*
- *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*
- *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*
- *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*
- *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

With conformance to the Secretary of the Interior's Standards for Rehabilitation the project is categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

**2. The proposed work will neither adversely affect the exterior architectural features of the resource nor adversely affect the integrity or historical, architectural, or aesthetic interest or value of such resource and its site.**

- The proposed mural of a fox plays off the name of the theater. The style and colors of the mural are compatible with the structure's Art Deco design. All existing distinctive materials and Art Deco-design details of the structure are to be retained.

**3. Historic Resources Board duties for a Salinas Historic Certificate of Approval; Mural on rear façade of an existing historic building.**

Per Section 3-02.04(a) and (f) of the Salinas Municipal Code, the duties and powers of the Historic Resources Board are to:

- Study and make recommendations to City Staff, the City Council, and the Planning Commission, as appropriate, on the designation, preservation, alteration, or demolition of an historic resource.
- Hear and make recommendations on applications for new construction, alteration, and demolition of historic resources or within the boundaries of designated historic districts.

This determination falls within the scope of the duties of Historic Resources Board. The Salinas Historic Certificate of Approval is consistent with Section 3-02.04(a) and (f) of the

Salinas Municipal Code and conforms with the Secretary of the Interior's Standards for Rehabilitation.

**BE IT FURTHER RESOLVED** that the Applicant, property owner or successor in interest in the property, shall conform to the following conditions of approval:

**PASSED AND ADOPTED** this 1<sup>st</sup> day of July 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Historic Resources Board of the City of Salinas, that said Resolution was passed and adopted by the affirmative and majority vote of said at a meeting held on July 1, 2024, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS HISTORIC RESOURCES BOARD

Date: July 1, 2024

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Jessica Shull, Secretary