

**UNOFFICIAL MINUTES  
OF THE  
SALINAS HISTORIC RESOURCES BOARD  
March 4, 2024**

The meeting was called to order at 12:00 p.m. in the City Hall Rotunda.

**ROLL CALL**

**PRESENT:** Chairperson Hirahara, Vice Chairperson Mazgai, Board Members Callender, Wadsworth, Munoz and Shim

**ABSENT:** None

**STAFF:** Planning Manager, Grant Leonard and Associate Planner, Jessica Shull

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Opened for public comment at 12:01 p.m.

1. Denise Estrada, First Mayor's House Board Member, offered two locations for training for the HRB, the First Mayor's Education Center and the Welcome Center. Also, she would like to request an opportunity to present on leveraging regional heritage tourism as an economic driver.
2. Vice Chair Mazgai, asked about the process that is followed for homes that are over 50 years old and not identified on the Historic Resources Survey, specifically what happened to the property at 307 W. Alisal Street.

Closed for public comment at 12:06 p.m.

**APPROVAL OF THE MINUTES:** February 5, 2024 ID #24-120

Vice Chair Mazgai, stated that Board Member Munoz was present at the February 5<sup>th</sup> meeting and requested the minutes be updated to reflect that.

Board Member Callender, requested that his suggestion to create a sub-committee for the potential art project be added to the minutes.

Vice Chair Mazgai motioned to approve the amended minutes from the February 5, 2024, meeting. Board Member Callender seconded this motion.

**AYES:** Chairperson Hirahara, Vice Chairperson Mazgai, Board Members Callender, Shim, Munoz, and Wadsworth

**NOES:** None

ABSTAIN: None

ABSENT: None

This motion passed with a 6-0 vote.

## **CONSIDERATIONS**

None

Grant Leonard, Planning Manager: Requested that the Brown Act Training be moved up on the agenda.

Chairperson Hirahara agreed, and there was no concerns from other HRB members.

## **OTHER BUSINESS**

### **Brown Act Training**

Christopher Callihan, City Attorney: Provided training regarding the roles and responsibilities of the HRB and the Brown Act.

#### HRB Discussion:

Chairperson Hirahara: Asked about personal emails and what would be included in a public record request.

Christopher Callihan: Answered that the request would only be for emails related to HRB.

Vice Chair Mazgai: Asked if public record requests would be focused on agenda items or discussion around historic resources in general.

Christopher Callihan: Answered it depends and discussion surrounding historic resources could be within the purview of what HRB considers and could be considered a public record.

Board Member Shim: Asked about being able to discuss HRB topics with non-board members and if that was allowed.

Christopher Callihan: Answered that it depends on the discussion as it relates to the duties of HRB and could be a public record.

Chairperson Hirahara: Asked if there was any policy about supporting specific projects or issues for HRB.

Christopher Callihan: Answered that it is outside HRB's roles and responsibilities to take action on such an item and would be outside the scope of the Board. He suggested individual endorsement as a mechanism to accomplish that.

Chairperson Hirahara: Asked about making financial recommendations to the City.

Christopher Callihan: Answered that it is not within the scope of duties that HRB has.

Board Member Shim: Asked if discussing historic preservation with friends or members of the public would be considered a violation.

Christopher Callihan: Answered that encouraging the public would not be a violation of the Brown Act.

Chairperson Hirahara: Opened public comment on the item:

1. Denise Estrada, asked about when it was appropriate for board members to recuse themselves when items come forward for discussion and about whether off-site training or tours of a facility would require review for under the Brown Act.

Christopher Callihan: Answered that off-site training would not be a Brown Act issue. Tours may need to be on an agenda depending on if the item. Regarding recusal, if the board member has worked on a project and received some type of financial benefit from working on that project, they would not be able to take action on that item.

Chairperson Hirahara: Asked about the meetings being recorded and if that was required for an off-site meeting.

Christopher Callihan: Answered that it would not be required.

Board Member Wadsworth: Asked if having worked on a project years ago that then comes before the board would be a reason to recuse themselves.

Christopher Callihan: Answered that yes, the board member would need to recuse themselves.

## **PUBLIC HEARINGS**

**Historic Resource Designation Project No. SHRD2024-001: Designation of the building located at 361 Main Street as an historic resource in accordance with Section 3-02.05 of the Salinas Municipal Code - ID#24-122**

Jessica Shull, Associate Planner: gave the presentation on the historic designation for the property at 361 Main Street.

HRB Discussion:

Board Member Shim: Asked about the condition of the structure and stated she was hesitant to give approval for the designation without having seen the inside of the building.

Grant Leonard, Planning Manager: Answered that the recommendation from the board is based on the criteria provided in the presentation and that a site visit is not part of the decision-making process. City staff and a preservation consultant have reviewed the structure and made the determination being presented.

Vice Chair Mazgai: Asked about reviewing the resolution that HRB is considering for clarification.

Board Member Shim: Asked for clarification about what HRB is considering as part of this project.

Jessica Shull: Answered that the project was reviewed for designation against the criteria set in the California Register of Historical Resources.

Board Member Shim: Noted that she was concerned about the condition of the exterior of the structure but that it meets the criteria for designating as a historic resource.

Vice Chair Mazgai: Mentioned that the property has a few owners of the years and discussed the Mills Act as an opportunity that could help facilitate further work on the site.

Board Member Munoz: Discussed that the review of the structure was focused on the envelope of the building not the interior. The style and the character defining features are what is being considered.

Board Member Shim: Provided her recommendation that work be completed on the exterior of the building.

Grant Leonard: Stated that staff can relay these comments to the property owner.

Chairperson Hirahara: Commented that he had previously voiced concerns about the condition of the building and had received feedback that the project had already been reviewed and that work was ongoing. In addition, asked about who is reviewing the Conditional Use Permit.

Jessica Shull: Answered that the Conditional Use Permit is being reviewed by Current Planning.

Board Member Callender: Asked how long the current property owner has had the building?

Jessica Shull: Answered that she didn't have the exact date but that it had only been a few years.

Board Member Shim: Asked about the plans for new ventilation systems.

Jessica Shull: Answered that after the designation process has been completed and the Conditional Use Permit issued the project will go through the building permit review process.

Board Member Wadsworth: Noted that he will need to recuse himself as he has worked on the property before.

Board Member Munoz: Noted that he will need to recuse himself as well as he has worked on the property before.

Chairperson Hirahara: Asked about why the property owner is moving forward with the designation at this time.

Jessica Shull: Answered that based on the work being proposed on the structure and the Conditional Use Permit, the property owners want to be able to apply the State of California Historical Building Code, and the designation is required for that.

Chairperson Hirahara: Opened for public comment on the item: No comments presented.

Board Member Callender motioned to approve the motion to affirm the findings and adopt a Resolution recommending that the City Council designate the property at 361 Main Street as an historic resource, approving Salinas Historic Resource Designation 2024-001. Vice Chair Mazgai seconded this motion.

AYES: Chairperson Hirahara, Vice Chairperson Mazgai, and Board Member Callender

NOES: Board Member Shim

ABSTAIN: Board Members Munoz and Wadsworth

ABSENT: None

This motion passed with a 3-1 vote.

## **FUTURE AGENDA ITEMS**

Mills Act

### HRB Discussion:

Board Member Munoz: Asked to formalize a sub-committee to recognize historical buildings that have been restored.

Vice Chair Mazgai: Discussed the number of members together that was considered a meeting.

Chairperson Hirahara: Asked for volunteers for the Plaque sub-committee.

Board Member Munoz and Vice Chair Mazgai volunteered.

Vice Chair Mazgai: Asked if there was a template that would be provided by the city.

Jessica Shull: Answered that there was no example of a certificate from the city.

Vice Chair Mazgai: Asked if the sub-committee would be able to present what they have worked on at the next meeting.

Jessica Shull: Answered that as long as the information was received before the next agenda was posted they could be added.

Chairperson Hirahara: Asked about the consultant for the ITC Master Plan.

Jessica Shull: Answered that the contract was going through the approval process and that staff would follow up.

Board Member Shim: Discussed gathering interest in the Art Campaign to foster awareness of HRB.

Vice Chair Mazgai: Asked if that would be in tandem with the Mills Act once it is reestablished.

Board Member Wadsworth: Asked if there would be awards as part of the campaign and how they would be funded.

Board Member Shim: Answered that there would be prizes, with the focus on involvement being for high school and college students.

Board Member Wadsworth: Stated that currently there is no budget for the project or awards.

Chairperson Hirahara: Asked if the Arts Council for Monterey County are aware of this potential project.

Board Member Shim: Answered that she has approached the director about the project.

Chairperson Hirahara: Discussed the potential connection between the General Plan update and HRB.

Grant Leonard: Answered to provide the information to staff and that they would continue to work with Board Member Shim on it.

## **ADJOURNMENT**

Confirmation of attendance for next regular meeting on April 8, 2024.

The meeting was adjourned at 1:00 p.m.

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Larry Hirahara  
Chairperson

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Jessica Shull  
Executive Secretary