

RESOLUTION NO. _____ (N.C.S.)

**A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL
APPROVING HISTORIC RESOURCE DESIGNATION/MILLS ACT PROJECT
AT 147 CENTRAL AVENUE (SHRD 2017-002/M 2017-011)**

WHEREAS, on September 11, 2017, the Salinas Historic Resources Board, at the request of the Applicants, Pedro Wolf and Marie Osborn, held a duly noticed public hearing to consider Historic Resource Designation Project SHRD 2017-002 to designate an existing single family dwelling unit located at 147 Central Avenue (Assessor's Parcel Number 002-252-014-000) as a historic resource and a Mills Act Contract Project M 2017-011 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 2017-002 and Mills Act Contract Project M 2017-012.

BE IT FURTHER RESOLVED that the Salinas City Council designates the dwelling unit located at 147 Central 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 147 Central 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 single family dwelling unit is included in the 1989-2017 City Historical & Architectural Survey prepared by Kent Seavey. It was constructed in 1910, is American Foursquare in style with Colonial Revival decoration, and is one of the few remaining large period homes along Central Avenue. The structure and its near neighboring homes represent the core of

the fashionable residential portion of the proposed Steinbeck

Historic District. 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 d, e, and f. An October 20, 2016 resurvey of the property 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 a historic preservation incentive in Section 2-71 of Article XI of the Salinas Municipal Code. Mills Act contracts allow property owners of designated historic resources to receive a reduction in property taxes in exchange for the property-owner commitment to specific repairs, rehabilitation improvements and satisfactory maintenance of the historic property. The property owners of 147 Central Avenue have listed roofing, chimney, foundation, porch and painting improvements as their currently envisioned improvements to the house. A roofing bid of \$37-44,000 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:

Joe Gunther, Mayor

ATTEST:

Patricia M. Barajas, CMC, City Clerk