

RESOLUTION NO. ____ (N.C.S)

RESOLUTION OF THE CITY OF SALINAS COUNCIL APPROVING THE LOCAL HISTORIC RESOURCE DESIGNATION AND MILLS ACT CONTRACT FOR AN EXISTING PROPERTY LOCATED AT 14 LOS LAURELES AVENUE

WHEREAS, The Mills Act is a state-enabled program that allows cities to enter contracts with owners of designated historic properties, and the City of Salinas established its Mills Act Program in June 2024 to encourage the rehabilitation and long-term preservation of designated historic resources throughout the city; and

WHEREAS, pursuant to City of Salinas Code Chapter 3, Section 3-02.05, the City has established procedures to identify and designate historic resources with the City; and

WHEREAS, 14 Los Laureles Avenue was constructed in 1930 and is an example of Spanish Revival style and one of the first three homes constructed in Maple Park and the current owners are in the process of rehabilitation, restoration, and maintenance of the property; and

WHEREAS, the owners have applied to have the property designated as a local Historic Resource and enter into a Mills Act contract with the City; and

WHEREAS, staff reviewed the application and supporting materials and determined the Mills Act application to be complete and that the property meets the criteria to be designated as a City of Salinas Historic Resource pursuant to City of Salinas Code Chapter 3, Section 3-02.05; and

WHEREAS, on October 6, 2025, the Salinas Historic Resources Board, at the request of Daniel Cardenas and Eric Wynkoop, Applicants, held a duly noticed public hearing to consider the application to designate the property located at 14 Los Laureles Avenue (Assessor's Parcel Number 002-512-16) as a local historic resource and enter into a Mills Act contract with the City,

WHEREAS, the Historic Resources Board considered all evidence presented at the public hearing and determined that the property meets the criteria for local designation and participation in the Mills Act Program, and approved a Resolution recommending the City Council approve the local historic designation and Mills Act application for 14 Los Laureles Avenue; and

NOW, THEREFORE, BE IT RESOLVED that the City Council approves the Historic Resources Board's recommendation that the building located at 14 Los Laureles Avenue be designated as a Historic Resource under Article 2 of Chapter 3 of the Salinas Municipal Code and so designates the subject building, and

BE IT FURTHER RESOLVED that the City Council approves the Mills Act Contract for the building located at 14 Los Laureles Avenue and hereby authorizes the City Manager and his designees to take whatever additional action may be necessary with respect to the Mills Act contract for 14 Los Laureles Avenue; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council adopts the following findings as the basis for approval, and that the foregoing recitations are true and correct, and are included herein by reference as finding: The future review, preservation and rehabilitation of the historic resource in accordance with City historic regulations.

1.The environmental impacts of the proposed resolution to approve Historic Designation and approval of a Mills Act contract are deemed not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA.

The environmental impacts of the proposed Historic Designation and approval of the Mills Act deem the proposed action as not a project as it will not have the potential for causing a significant effect on the environment, the activity is not subject to CEQA .

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

The property is included in the 1989 and 2016 City Historical and Architectural Resource Surveys prepared by Kent Seavey. The structure was constructed in 1930 is a two-story, L-shaped wood-frame residence features smooth cement stucco cladding and a mission tile roof. The front façade includes a one-story projection with an undulating eave and a recessed bay window framed by two turned posts. A segmentally arched porte cochere extends to the east, while a small gabled projection marks the entrance, set behind a low stucco wall that encloses a patio. At the east end of the second story, a recessed Monterey-style balcony is supported by chamfered posts with decorative corbels and finished with a simple railing and turned balusters. The 1989 Survey form for the property indicates that it qualifies for listing as a City Historic Resource.

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

The City of Salinas Mills Act Tax Savings Program for Historic Properties is included as a historic preservation incentive in Section 3-02.14 of the Salinas Municipal Code. The Mills Act contracts allow property owners 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 application for 14 Los Laureles Avenue proposes to use the financial savings from the Mills Act to support the needed rehabilitation, restoration, and maintenance of the property, including:

- Restoration of all wood-trim windows
- Restoration of original steel windows
- Re-roofing using Spanish clay tiles
- Waterproofing of the roof
- Replacement of garage doors
- Restoration of the driveway
- Complete exterior repainting of the residence

The proposed work aligns with the standards of the Mills Act Program and qualifies as eligible improvements focused on preserving the property's historic character.

PASSED AND APPROVED this 4th day of November, 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Barajas, City Clerk