

**UNOFFICIAL MINUTES
OF THE
SALINAS HISTORIC RESOURCES BOARD
July 7, 2025**

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:

STAFF: Planning Manager, Grant Leonard, and Assistant Planner, Yesenia Segovia

COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

Opened for public comment at 12:02 p.m.

Closed for public comment at 12:02 p.m.

APPROVAL OF THE MINUTES: June 2, 25 ID #25-274

Chair Hirahara called for the approval of the June 2, 2025 meeting minutes. Board Member Mazgai corrected the address of the Wynkoop home to 14 Los Laureles and raised a question about the omission of district recommendations in the historic context statement, which was deferred for later discussion. The minutes were approved by majority vote, with one abstention.

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

NOES: None

ABSTAIN: Wadsworth

ABSENT:

This motion passed with a 5-0-1 vote.

CONSIDERATIONS

Election of Historic Resources Board Chairperson and Vice-Chairperson

Chair Hirahara: Introduced the annual election of Historic Resources Board Chair and Vice Chair for the 2025–26 term. Michael Mazgai was nominated for Chair and Eloise Shim for Vice Chair, with nominations previously discussed at the last meeting. No additional nominations were made.

A motion to accept the nominations was made by **Board Member Munoz** and seconded by **Board Member Callander**. With no discussion, the board proceeded to a roll call vote.

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

NOES: None

ABSTAIN:

ABSENT:

This motion passed with a 6-0 vote.

Chair Hirahara: Congratulated the new Chair, and formally passed the gavel to Michael Mazgai to lead the remainder of the meeting.

ADMINISTRATIVE REPORTS

City of Oakland Home Rehab Guide ID#25-277

Chair Mazgai: Introduced the discussion on the City of Oakland's Rehab Right guide for Historic Properties, emphasizing its potential value as a resource for Salinas' home rehabilitation initiatives. Asked the board to consider its relevance and how it might support historic preservation efforts locally.

Grant Leonard: Confirmed that *Rehab Right* and other preservation documents (like the Secretary of the Interior's standards) were included in the agenda packet. Clarified that the board could recommend resources for inclusion on the city's website without formal adoption.

Chair Mazgai: Asked for board feedback on the guide's usefulness. Stated that Oakland is open to Salinas using or referencing the guide, provided credit is given. Praised the guide for its visual examples, hands-on DIY content, and style-identification support for homeowners. Recommended making it immediately available while developing a local guide in parallel.

Board Member Callander: Called the guide comprehensive and visually informative. Asked about usage permissions.

Board Member Shim: Supported the guide, finding it well-organized and less overwhelming than other texts. Praised its practical content and alignment with the board's recent outreach efforts.

Board Member Hirahara: Agreed it's a strong resource and endorsed its inclusion on the HRB website.

Board Member Munoz: Recommended forming a subcommittee to evaluate other guidelines (e.g., Spreckels, Monterey County) and develop a Salinas-specific resource. Cited examples of other jurisdictions having proactive architectural review bodies and emphasized aligning with Secretary of the Interior standards.

Chair Mazgai: Supported the subcommittee idea but stressed the urgency of providing resources now, noting the lack of guidance currently available for Salinas homeowners. Argued that *Rehab Right* is a helpful starting point, not a final solution.

Board Member Wadsworth: Clarified that the guide is non-binding and purely informational, which lessens any risk in sharing it. Agreed with making it available immediately.

Board Member Callander: Highlighted the lack of an architectural review committee in Salinas and supported providing interim resources while developing localized materials.

Board Member Shim: Noted this step builds naturally on recent public outreach and makes preservation guidance more approachable for residents.

Chair Mazgai: Proposed a vote to recommend adding *Rehab Right* to the website and forming a subcommittee for further exploration.

Board Member Hirahara: Made the motion to post *Rehab Right* on the website.

Board Member Callander: Seconded the motion.

Yesenia Segovia: Conducted a roll-call vote.

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

NOES: None

ABSTAIN:

ABSENT:

This motion passed with a 6-0 vote.

Chair Mazgai: Confirmed the motion passed. Asked Munoz to lead the subcommittee on local guideline development.

Board Member Munoz: Agreed to lead and invited participation.

Board Member Wadsworth: Volunteered to join the subcommittee.

Discuss the duties and powers of the Historic Resources Board regarding the Preservation/Demolition of Historic Structures ID#25-280

Chair Mazgai: Introduced agenda item 25-280 to discuss HRB's role in preservation and demolition. Asked how Salinas identifies and designates local landmarks.

Grant Leonard: Explained that per municipal code Section 3-02.04, HRB's authority is limited to properties listed in the City's Historic Property Survey. HRB can confer with property owners planning major changes but has no authority over demolition unless the property is designated. Cautioned members to avoid Brown Act violations by keeping relevant discussions public.

Board Member Hirahara: Raised concerns about a group email potentially violating the Brown Act. Emphasized importance of keeping discussions legal.

Chair Mazgai: Asked for clarification on what constitutes a violation. Confirmed conversations among fewer than a quorum are allowed, but serial communication can be problematic.

Board Member Shim: Explained her email about the Weeks Building in Watsonville was meant to inform, not prompt action. Acknowledged the legal concern.

Board Member Munoz: Referenced Monterey County's demolition-by-neglect rules and suggested Salinas could adopt similar protections, including fines and a review process.

Board Member Shim: Emphasized HRB's role in encouraging preservation and cited San Francisco examples of adaptive reuse.

Board Member Wadsworth: Asked for the definition of a historic resource and whether Salinas can independently designate landmarks.

Grant Leonard: Said designation must be voluntary by private owners or initiated by the city for city-owned properties. Salinas cannot designate private properties unilaterally.

Board Member Wadsworth: Confirmed HRB has no control over demolition of undesignated properties and supported the ongoing survey update.

Board Member Callander: Noted even listed buildings may be demolished if deemed hazardous—Republic Café may be one example.

Chair Mazgai: Asked if Salinas has any city-designated landmarks. If not, suggested creating a process.

Board Member Shim: Mentioned the Steinbeck Center and the old jail as potential landmarks.

Board Member Callander: Clarified Steinbeck Center isn't city-owned.

Grant Leonard: Said he would confirm the list and report back. Agreed to make city landmarks a future agenda item.

Chair Mazgai: Suggested creating a city landmark designation process and forming a subcommittee.

Board Member Hirahara: Estimated Salinas has about 10 designated landmarks and offered to share a list with Grant.

Chair Mazgai: Stressed the need for clarity and board involvement in the landmark process.

Grant Leonard: Confirmed it will be added to a future agenda.

Audit and Flagging of Historic Resources ID#25-281

Chair Mazgai: Opened discussion on the audit and flagging of historic resources. Asked for clarification on how addresses and APNs are tracked and flagged. Requested the board be shown how the flagging system works once completed. Stressed the need for

accessible historic property info on the city's website. Questioned why district recommendations weren't included in the current historic context statement and emphasized the importance of establishing historic districts in Salinas.

Yesenia Segovia: Reported she's halfway through auditing the 1989 survey list to identify unflagged properties. She marks missing ones for supervisor review and expects to finish in two months.

Grant Leonard: Explained flagged properties get extra planning review and the city references the Secretary of the Interior's standards. Clarified that district recommendations will appear in the final survey report, not the historic context statement. Confirmed public survey responses will be included in the final report and agreed to explore better notification systems for buyers and realtors.

Board Member Wadsworth: Asked about the flagging process and if owners consent to historic standards. Raised concern that buyers may unknowingly purchase flagged properties and suggested involving realtors in disclosure efforts.

Board Member Munoz: Recommended the city coordinate with local realtors, like Monterey County does, and inform them of programs like the Mills Act that benefit historic property owners.

Board Member Shim: Asked if the board would see survey responses (they will in the final report). Supported better public awareness and realtor involvement. Asked if Page & Turnbull will recommend new districts—confirmed by Grant.

Board Member Dean: Noted disclosures typically come through escrow but wasn't sure if historic status is included.

Chair Mazgai: Supported historic plaques and better online info to boost public awareness and property value. Closed with a call to follow up and keep the board involved.

CPF Membership ID#25-282

Chair Mazgai: Introduced CPF membership item. Asked about login and passcode details. Thanked the City and staff for making it happen, noting it will help further board education.

Yesenia Segovia: Informed the board that CPF membership is now active. She will share the login and passcode so members can access workshops and webinars.

OTHER BUSINESS

Board Member Shim announced that the Steinbeck House on Central is offering summer tours for the first time, with around ten dates in July and August. Shim recently attended and highly recommended it, noting a small fee applies.

Chair Mazgai suggested promoting the tours through a City email or website listing under historic buildings.

Grant Leonard said he would check with the public information officer about sharing it.

Shim added that tourists often check the City website and suggested placing the info there. Full details are available on the Steinbeck House website.

FUTURE AGENDA ITEMS

34-38 Soledad

Chair Mazgai: Asked for future agenda items.

Board Member Hirahara: Requested 34-38 Soledad Street be added.

Chair Mazgai: Confirmed and asked if there were any other items.

ADJOURNMENT

Board discussed rescheduling August meeting to August 11. Staff and chair will confirm if possible.

The meeting was adjourned at 1:09 p.m.

Michael Mazgai
Chairperson

Grant Leonard
Executive Secretary