

**UNOFFICIAL MINUTES
OF THE
SALINAS HISTORIC RESOURCES BOARD**

October 6, 2025

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

ROLL CALL

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

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 12:01 p.m.

Denise Estrada: Shared that Heritage Park is facing financial struggles due to a second year without city funding. Thanked supporters of a recent fundraiser and announced inclusion in the *Monterey County Gives* campaign starting November 3rd. Reported increased tours, student visits, and the release of their project portfolio. Noted slow progress with the city on naming, funding, and signage for Heritage Park. Upcoming events include a visit from the California Retired Teachers Convention and a potential *StoryCorps* event.

Closed for public comment at 12:05 p.m.

APPROVAL OF THE MINUTES: ID#25-423 September 8, 2025

Chair Mazgai: Requested corrections to the previous meeting minutes—clarifying who seconded the motion and attributing a comment about Svend Trondhjem and building restoration to himself instead of Larry.

Board Member Wadsworth: Motioned to approve the minutes as amended.

Board Member Munoz: Seconded the motion.

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

NOES:

ABSTAIN:

This motion passed with a 6-0 vote

CONSIDERATIONS

ID#25-424 Request for Local Designation and Approval of Mills Act Contract: 14 Los Laureles Avenue

Yesenia Segovia: Requested board approval of a resolution recommending City Council designate 14 Los Laureles Avenue as a historic resource and approve its Mills Act application. Explained that this was the only application received during the 2025 Mills

Act window. Provided an overview of the Mills Act program: a contract between the City of Salinas and a historic property owner that offers property tax reductions in exchange for preservation efforts, including required maintenance and adherence to design standards. Contracts last a minimum of 10 years and transfer to future owners. Emphasized that eligibility requires the property to be designated as a historic resource. Noted that 14 Los Laureles Avenue appears on the 1989 Salinas historic survey, indicating prior evaluation and supporting its eligibility. Presented 14 Los Laureles Avenue, a 1930 Spanish-style home in Maple Park, one of the neighborhood's first three houses. Built for jurist Ernest Jorgensen by key local figures, the home retains historic integrity and reflects early garden city planning. A site visit revealed needed repairs, including garage doors, roof waterproofing, and window trim. A 10-year maintenance plan was submitted, starting with window restoration in 2026. If approved, the application moves to City Council, with the Mills Act contract taking effect January 1. Staff confirmed the proposal meets all program and city requirements.

Board Member Shim: Asked for clarification on specific photos, including the garage doors and a close-up image of window trim with visible paint blistering. Inquired about the material on a side window, noting it appeared to be a gray, possibly plaster-like layer over wood.

Yesenia Segovia: Confirmed the photos showed the garage doors and side window trim, with the gray area likely part of the windowsill.

Board Member Wadsworth: Suggested the gray layer appeared to be an old repair that was later painted.

Board Member Shim: Agreed it looked like a repair and had no further questions.

Board Member Wadsworth: Requested to revisit the planned maintenance slide for further review.

Yesenia Segovia: Summarized the maintenance plan.

Chair Mazgai: Confirmed that Mills Act contracts auto-renew annually after the initial 10 years unless canceled by either party. Asked if the owners had identified the original architect or builder.

Grant Leonard: Noted the applicants were present and could provide additional details if the board wished to hear from them.

Erik Wynkoop: Shared that while he couldn't recall the architect's name offhand, the original documents including material records, the architect's name, and some building plans were provided when they purchased the home. He also mentioned a historian had explained the home's historical significance during their purchase.

Chair Mazgai: Mentioned he was likely the historian who visited and recalled some details, suggesting the architect may have been Butner and Stranahan, with Reese possibly as the builder. Offered to revisit the home to review the documents again.

Erik Wynkoop: Welcomed the idea and thanked him.

Yesenia Segovia: Asked if there were any further questions.

Board Member Shim: Noted that although the 1989 survey labeled the house Monterey Colonial, its mission-shaped facade and garage make it more Mission Revival, blending Spanish Colonial influences with a modern style.

Chair Mazgai: Called on Board Member Munoz for comments.

Board Member Munoz: Recommended a more detailed, year-by-year maintenance plan aligned with Mills Act requirements. Noted that while the application looks good overall, clearer annual breakdowns with estimated costs would help with tracking and reporting.

Chair Mazgai: Clarified if the request was for annual accounting and noted that larger projects, like re-roofing, may span multiple years due to cost. Suggested the plan could show major projects spread over multiple years to better reflect spending and compliance.

Yesenia Segovia: Confirmed.

Board Member Shim: Asked why the maintenance plan only included exterior items and whether any interior restoration, like wood floors, was planned.

Grant Leonard: Explained that the Mills Act program in Salinas focuses solely on exterior work per city ordinance.

Board Member Shim: Acknowledged and appreciated the clarification.

Board Member Hirahara: Asked if large expenses, like roof replacement, are credited over the full 10-year period rather than just one year.

Grant Leonard: Confirmed that was correct.

Yesenia Segovia: Asked if there were any final questions.

Board Member Shim: Inquired whether the stucco exterior covered adobe, brick, or rubble stone, as seen in some older Spanish Colonial or Mission Revival homes, or if it was purely wood frame and stucco.

Chair Mazgai: Responded that the owner's documentation likely includes material details and noted it would be uncommon for 1930s Spanish Colonial Revival homes to be built over adobe. Suggested the construction contract may clarify. Moved discussion toward public comment and voting.

Board Member Wadsworth: Moved to approve the resolution recommending City Council designate 14 Los Laureles Avenue as a historic resource and approve the Mills Act application.

Chair Mazgai: Asked for a second.

Board Member Munoz: Seconded, with the condition that a more detailed, annual maintenance breakdown be included.

Board Member Shim: Asked if the motion should be amended to reflect the condition.

Board Member Wadsworth: Questioned the need for detailed annual reporting if the work is completed early and exceeds the tax benefit. Asked for clarification on whether ongoing work is required through the full 10 years.

Board Member Munoz: Clarified that even if work is front-loaded, documentation must show how the property is being maintained each year.

Board Member Wadsworth: Reiterated uncertainty about the requirement for continued work if expenses are fulfilled early.

Board Member Shim: Explained that the intent is to ensure accountability—detailing what is done each year, even if work begins later—creating a clear maintenance timeline and record.

Board Member Wadsworth: Emphasized that if the owners spend significantly—e.g., \$300,000—within the first 7 years, it's reasonable that years 8–10 may show no new maintenance, as the tax credits are still offsetting earlier costs. Annual reports could simply state no additional work was done.

Board Member Munoz: Agreed, adding that's exactly why annual reports are required to match tax credits with work completed.

Chair Mazgai: Asked Yesenia to show the maintenance chart again and suggested extending the timeline on the chart to reflect a full 10 years (e.g., shifting 2028 to 2033, etc.) to address Munoz's concerns.

Board Member Munoz: Clarified he had no issue with the work plan itself, just emphasized the need for annual reporting on actual completed work.

Chair Mazgai: Noted that the city monitors the Mills Act contracts, verifying work through receipts and updates, and suggested the board could ask the city to share those results.

Board Member Shim: Pointed out that the city is only required to inspect once every five years, not annually.

Chair Mazgai: Responded that inspections are, in fact, required.

Grant Leonard: Clarified that the application is complete with a maintenance plan, but if Board Member Munoz is seeking a more detailed 10-year breakdown, staff can work with the applicant to provide it. He emphasized that all plans are estimates and annual reports allow for updates and re-inspections as needed.

Board Member Wadsworth: Stated he would withdraw his motion if a new condition is added, as the Mills Act already outlines the necessary requirements, and no extra conditions should be imposed.

Board Member Shim: Pointed out that annual reporting by owners may not be explicitly required in the Mills Act, which is the concern being raised.

Grant Leonard: Confirmed that observation.

Board Member Munoz: Clarified he wasn't proposing a condition, just emphasizing that annual reporting and verification are standard city procedures under the Mills Act.

Chair Mazgai: Agreed, stating it's the city's responsibility to ensure compliance, not the HRB's, and the board's role is simply to recommend the property for Mills Act inclusion.

Board Member Wadsworth: Reiterated that a clean motion and second are needed, without conditions.

Board Member Shim: Noted Munoz was aiming to amend the motion.

Board Member Hirahara: Stated a second can't include an amendment.

Board Member Munoz: Confirmed support for the application as presented.

Chair Mazgai: Moved to a roll call vote, noting there are no added conditions.

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

NOES:

ABSTAIN:

The motion passed with 6-0 vote

ADMINISTRATIVE REPORT

ID#25-377 Historic Resources Survey Update and Appointment of Historic Resources Survey Subcommittee

Grant Leonard: Provided an update on the citywide historic resources survey conducted by Page and Turnbull. He recapped that the last full survey was in 1989 with a 2016 downtown update, and the current comprehensive survey began in January. Page and Turnbull prepared a historic context statement, reviewed previous resources, evaluated new age-eligible properties and potential districts, and created a final report.

He explained that an initial reconnaissance survey was completed in June, covering specific city areas, excluding new subdivisions. Findings showed 87 previously identified resources remain in good condition, three historic districts retain integrity, and 106 new potential historic properties along with seven new districts were identified. These are preliminary and could change after further analysis. Due to the large number of potential properties, staff proposed forming a subcommittee of up to two board members to assist staff and Page and Turnbull in reviewing the findings and providing comments. The subcommittee would meet remotely and help guide the next intensive survey phase this fall and winter. Public and board feedback will be invited in spring next year. He then opened the floor for discussion.

Board Member Shim: Asked about the Brown Act and why the subcommittee is limited to two members.

Grant Leonard: Explained that as a six-member committee, a majority meeting (more than two) would require a publicly noticed Brown Act meeting, but a smaller subcommittee can meet without that.

Chair Mazgai: Asked if the full HRB committee would have access to the initial survey results, could provide feedback, and suggest additional properties.

Grant Leonard: Confirmed that was correct.

Chair Mazgai: Clarified that the subcommittee meetings would be remote, likely via Zoom, with city staff and Page and Turnbull.

Grant Leonard: Agreed.

Board Member Shim: Asked if the subcommittee would stay active until just before the final Turnbull report.

Grant Leonard: Said the subcommittee is only for reviewing initial findings, possibly extendable later.

Chair Mazgai: Asked if the review covers general areas or specific properties.

Grant Leonard: Said both—general geography and 106 potential properties plus 7 districts.

Board Member Hirahara: Asked when HRB would see the draft before sending it to council.

Grant Leonard: Said draft expected in spring, council review in early summer.

Board Member Shim: Asked if the subcommittee commitment is 3–9 months.

Grant Leonard: Said likely only 1–2 months for initial review

Chair Mazgai: Asked if there were any additional comments or questions.

Board Member Hirahara: Noted the subcommittee might only require one meeting, but not many more.

Chair Mazgai: Emphasized the importance of in-person site visits to all 106 properties and 87 previously identified ones, rather than relying on tools like Google Maps.

Board Member Shim: Agreed, adding that the seven potential new districts should also be included in the visits.

Board Member Hirahara: Stressed the importance of including historic districts in the survey.

Board Member Wadsworth: Proposed that Michael (Mazgai) and Larry (Hirahara) volunteer for the subcommittee.

Chair Mazgai: Agreed to participate and asked for confirmation of the second volunteer.

Board Member Wadsworth: Reconfirmed Larry for the districts.

Board Member Hirahara: Expressed hesitation, unsure he had the time or energy to physically inspect all sites.

Board Member Shim: Volunteered to join the subcommittee if deemed appropriate. Shim questioned if physical site visits, like those suggested by Michael, were a necessary part of the commitment.

Grant Leonard: Highlighted the subcommittee's task to review Page & Turnbull's materials on 106 new resources and 7 potential districts. In-person visits are optional; the consultant will conduct a detailed survey later.

Board Member Hirahara: Indicated willingness to volunteer, with a possible change to earlier hesitation.

Chair Mazgai: Noted that only two members can serve, and three had volunteered.

Board Member Hirahara: Stepped back, allowing Eloise (Shim) to serve.

Chair Mazgai: Asked for a formal motion.

Board Member Callender: Moved to appoint Michael (Mazgai) and Eloise (Shim) to the subcommittee.

Board Member Hirahara: Seconded the motion.

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

NOES:

ABSTAIN:

This motion passed with 6-0 vote

ID#25-425 Randy Tunnell Presentation

Randy Tunnell: Introduced himself as a Carmel-based commercial photographer with 45 years of experience. During the pandemic, he created a photography book titled *Carmel and Big Sur Painters: Bohemian Legacy*, featuring portraits of 100 fine art painters in their studios, celebrating the artistic heritage of Carmel. The book is now recognized as a historical document and held in libraries throughout the county.

He is currently working on a new project titled *Know-it Alls: Dedicated Docents of Monterey County*. The project aims to honor volunteer docents by photographing them at historic and cultural sites across the county, including museums, lighthouses, and other landmarks. The end goal is to create a coffee table book similar to his previous work, to be distributed to all county libraries and school districts. So far, he has photographed 16 sites and is seeking suggestions from the board for additional locations in Salinas.

Denise Estrada: Voiced strong support for Randy's project, calling it a valuable tool for promoting heritage tourism, especially in lesser-known areas like South County and Salinas. She encouraged board members to get involved and noted the project's growing support, including from the Museum Roundtable

Randy Tunnell: Said the docents have embraced the project and noted strong support from Congressman Sam Farr. He's photographed 16 sites so far, including the First Mayor's House and Tor House, and aims to create a meaningful, curated record of Monterey County's heritage.

Board Member Shim: Asked how the HRB in Salinas can support Randy's project.

Randy Tunnell: Appreciated the question and the board's attention. He described himself as still learning and actively discovering resources through roundtable meetings. He welcomed feedback and plans to keep the board updated over the next 6 to 18 months.

Board Member Shim: Noted the previous book focused on Carmel and Big Sur, while this project covers all of Monterey County, including underrepresented areas like South County and Salinas.

Randy Tunnell: Emphasized the project's goals to educate, support heritage tourism, and create a lasting printed directory of the county's cultural assets.

Board Member Shim: Pointed out that only a small number of Salinas sites currently appear in Randy's project.

Denise Estrada: Acknowledged that the current list of people and places connected to the project is small and encouraged the board to use their networks to help expand it. She emphasized the project's high costs, noting the need for funding through benefactors and grants. Denise urged the board to share any relevant resources to support the publishing and success of the book.

Randy Tunnell: Said he's about 20% funded and seeking partners, planning to produce books for schools and libraries plus a traveling exhibit across the county, including the Steinbeck Center and Monterey Museum of Art.

Board Member Shim: Suggested approaching the Monterey County Board of Supervisors to gain support and use it as a platform.

Randy Tunnell: Appreciated the suggestion and added that the traveling exhibit could also serve as a draw for special events at venues, potentially generating revenue.

Board Member Munoz: Praised the project and recommended visiting the Baronda Adobe and Monterey County Historical Society for more resources.

Randy Tunnell: Thanked him and acknowledged the valuable information found through docents and historical societies.

FUTURE AGENDA ITEMS

OTHER BUSINESS

ADJOURNMENT

Conformation of attendance for next regular meeting on November 3, 2025

The Meeting was adjourned at 1:10 PM

Michael Mazgai

Chairperson

Grant Leonard

Executive Secretary

