



**CITY OF SALINAS
COUNCIL STAFF REPORT**

DATE: NOVEMBER 7, 2017
DEPARTMENT: COMMUNITY DEVELOPMENT
FROM: MEGAN HUNTER, DIRECTOR
TITLE: HISTORIC RESOURCE DESIGNATION NO. SHRD 2017-003 AND MILLS ACT CONTRACT NO. M 2017-012: 15 LOS LAURELES AVENUE

RECOMMENDED MOTION:

A motion to approve resolution to designate an existing single family dwelling unit at 15 Los Laureles Avenue as an historic resource and approve a Mills Act Contract (tax saving preservation agreement) for the property.

RECOMMENDATION:

Approve resolution and contract as recommended by the Historic Resources Board.

EXECUTIVE SUMMARY:

Sandra Andrus is requesting to designate her single family dwelling unit at 15 Los Laureles Avenue as an historic resource and to enter into a Mills Act Contract for the property. As required by City code, the Historic Resources Board held a public hearing on the project on September 11, 2017, and recommended approval of the designation and contract by the City Council.

BACKGROUND:

The City General Plan includes policies to encourage preservation of historic resources within the City. In order to implement these policies, the City has established a Historic Resources Board and adopted an ordinance regarding the review of such properties. A Historic & Architectural Survey was completed for the City in 1989. A phased update of this study was completed for properties in the greater downtown area in 2016. In 2016, the City established a five-year Mills Act program as an incentive within the City's historic preservation ordinance and limited the amount of annual City property tax reductions to \$100,000. The Mills Act is a California State law allowing cities to enter into contracts with the owners of designated historic properties who agree to preserve, maintain, and improve their property in exchange for property tax savings. Eighty-five cities and counties in the state have adopted such tax savings programs for designated

historic properties. This application is one of two 2017 Mills Act Contract applications – the first two to utilize the program.

DISCUSSION:

Historic Resource Designation: Designation of historic resources is allowed in accordance with Article XI, Section 2-62 of the Salinas Municipal Code and is required to be eligible for Mills Act Contracts. The house is included in the 1989 City Historical and Architectural Resource Survey prepared by Kent Seavey. The single family dwelling unit was constructed in 1937 and is Spanish Eclectic in style. It is the largest and most elaborate of the Spanish Revival residences in the City. It is located in the Maple Park area, which was the first Salinas residential subdivision to employ Garden City planning concepts in its layout including meandering streets, underground utilities, wide setbacks and extensive landscaping. The attached 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 e, f, j, and m.

Mills Act Contract: 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 (also known as Preservation Agreements) allow the property owner of designated historic resources to receive a reduction in property taxes in exchange for the property-owner's commitment to specific repairs, rehabilitation improvements and satisfactory maintenance of the historic property. The property owner of 15 Los Laureles Avenue has listed roofing, termite inspection and treatment, and painting improvements as the currently envisioned improvements to the house. A tile-roofing bid of \$51,730 is included in the application.

CEQA CONSIDERATION:

The proposed designation and contract are categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

FISCAL AND SUSTAINABILITY IMPACT:

The project will have an estimated \$734-\$1,100 annual impact on the General Fund. This estimate is based on calculations utilizing the assessed value of the property, state regulations and City's percentage of overall county property taxes. Residential property-owners enjoy a 40-60 percent tax savings under the Mills Act.

ATTACHMENTS:

City Council Resolution SHRD 2017-003 & M 2017-012 15 Los Laureles Ave
Mills Act Contract M 2017-012 15 Los Laureles
Historic Resources Board Staff Report 9-11-17 15 Los Laureles

Historic Resources Board Resolution SHRD 2017-003 & M 2017-012 15 Los Laureles Ave
DPR 523 Historic Report Form and List of Character-Defining Features