

**UNOFFICIAL MINUTES  
OF THE  
SALINAS HISTORIC RESOURCES BOARD  
December 9, 2024**

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 Wadsworth, Shim and Munoz

**ABSENT:** Board Member Callender

**STAFF:** Planning Manager, Grant Leonard, and Community Outreach Assistant, Bianca Arizmendi

**COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

Opened for public comment at 12:01 p.m.

Closed for public comment at 12:01 p.m.

**ID #24-692 APPROVAL OF THE NOVEMBER 4, 2024 MINUTES:**

Board Member Shim motioned to approve the minutes from the November 4, 2024, meeting. Board Member Wadsworth seconded this motion.

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

**NOES:** None

**ABSTAIN:** None

**ABSENT:** Board Member Callender

This motion passed with a 5-0 vote.

**CONSIDERATIONS:**

**ID #24-693 Certificate of Appreciation Program**

Board Member Mazgai and Bianca Arizmendi presented a revised Certificate of Appreciation template that they had prepared that incorporated recommendations from the November HRB discussion.

Chair Hirahara: Are there any questions from the board at this time?

Board Member Munoz: Suggested background of the Salinas logo be changed to a photo of Main Street from Circa from the 1920s.

Board Member Wadsworth: Discussed that the certificate is visually appealing but suggested that images do not support what the board does. Suggested that structures be used as the medallions on the certificate instead of the braceros and the chrysanthemum.

Board Member Shim: Liked the certificate as is.

Chair Hirahara: Supports Board Member Wadsworth point about sticking to images that suggest what the board's mission is.

Board Member Munoz: Supported the recommendation that some symbols be architectural in the certification as long as its symbolic.

Board Member Mazgai: Noted that the braceros and chrysanthemum represent Salinas and are one of the few symbols that the City of Salinas has. Stated that he is happy with the certificate as is but is open to staff presenting more ways to present certificate and discuss it at future meetings. Asked Board Member Wadsworth if he will be willing to work with staff to come up with suggestions for the new certificate.

Board Member Wadsworth: Responded yes. Asked staff if there are any recipients waiting to be given an award.

Grant Leonard: Responded no, but states that the guidelines prepared and discussed in November recommended having Certificates be issued in May as a part of National Historic Resources Month. With that timeline, staff will be able to continue to refine the template with support from Board Members Wadsworth and Mazgai and present an upgraded version in January.

Board Member Mazgai: Thanks Bianca and Grant for their collaborative efforts to get to this point.

## **OTHER BUSINESS:**

### **ID #24-694 Citywide Historic Resources Survey Update**

Grant Leonard presented an overview of the Historic Resources Survey process, the proposal from Page and Turnbull, Inc., announced that the City Council approved the consultant professional services agreement at its December 3, 2024 meeting, with the selection of Option B, which offers a more detailed historic context, despite a higher cost.

Chair Hirahara: Are there any questions from the board at this time?

Board Member Shim: Suggested that published reports, like those from Carmel, could be sold in bookstores if not too lengthy.

Board Member Mazgai: Asked if the final survey will be available online for free and if the board can view DPR 523 forms to aid in the survey. Leonard confirms both.

Board Member Mazgai: Requested early access to the preliminary list of properties and districts identified by the consultant to ensure important buildings aren't overlooked. Leonard agrees to early coordination with the HRB.

Board Member Mazgai: Inquired about the Salinas Historical Association and stresses the importance of collaboration with relevant organizations.

Grant Leonard: Plans to ensure the HRB is consulted about key organizations when the project begins.

Board Member Mazgai: Noted the large number of parcels (15,500) built before 1980 versus 104 in the 1989 survey and questions the optional outreach costs. Leonard clarified that some tasks may be handled by staff to save money.

Board Member Mazgai: Mentioned potential savings in the budget, with a \$46,364 contingency fund. Leonard confirms the figures.

Board Member Shim: Asked about insurance requirements and Spanish translation for the packet. Leonard confirms insurance is standard and agreed with pursuing translation.

Board Member Shim: Requested a sample survey from another city like Pacific Grove, which Leonard agreed to provide.

Chair Hirahara: Asked who decides historic resource designations. Leonard explains that the HRB recommends properties to City Council for designation.

Chair Hirahara: Inquired if the entire list of properties will be reviewed. Leonard promises to follow up on that.

Chair Hirahara: Asked how many of the 15,000 pre-1980 buildings are listed. Leonard doesn't know offhand.

Chair Hirahara: Noted Pacific Grove's survey cost and believes the budget for Salinas' survey is reasonable.

Board Member Mazgai: Supported Option B, emphasizing its framework for future surveys, unlike Option A.

Chair Hirahara: Agreed that Option B is beneficial and asks for further discussion.

Board Member Mazgai: Congratulated the city for initiating the survey to protect valuable resources.

Board Member Munoz: Highlighted the report's role in flagging potential historic properties to prevent future losses.

Board Member Shim: Commented on the loss of original Salinas City Hall, stressing the importance of preserving historical resources.

### **Discuss Preservation and Alteration of Historic Resources**

Grant Leonard: Reviewed the board's duties, including advising on historic properties, public outreach, and reviewing major alterations to historic resources, such as the El Rey Theater designation.

Board Member Mazgai: Inquired if the Cayuga property is undergoing major alterations, requiring board involvement and a certificate of appropriateness.

Grant Leonard: Responded that he needs to review the project.

Chair Hirahara: Suggested following up on the Cayuga property discussion.

Board Member Wadsworth: Proposed the building department flag historic properties in their system to ensure proper handling during permit requests.

Grant Leonard: Agreed and suggested conducting an audit of the system.

Chair Hirahara: Asked if a public-accessible database is available for historic properties.

Grant Leonard: Confirmed that the permitting software flags properties but was unsure if the public can access it.

Board Member Mazgai: Asked if the HRB can use the system and access specific permit information.

Grant Leonard: Stated that he will check into this and offers potential training for HRB members.

Board Member Munoz: Suggested creating a pamphlet or flowchart for property owners to understand the steps for working on historic buildings.

Chair Hirahara: Inquired about the historic resource registration process for properties, confirming that it is voluntary for owners.

Board Member Mazgai: Noted that historic properties can be listed without being designated landmarks, as seen with districts not formally established.

Chair Hirahara: Commented that the future historic survey will address this issue.

Board Member Wadsworth: Suggested providing information to property owners about benefits such as tax breaks for historic preservation.

Board Member Mazgai: Asked about the process for permits on historic buildings and who handles them in the planning department.

Grant Leonard: Explained that the planner assigned to historic reviews handles permits, and that he is currently the point of contact.

Board Member Mazgai: Inquired about the flagging process for historic properties and how he is notified of potential alterations.

Grant Leonard: Explained the process for flagging, reviewing applications, and determining if the alteration is minor or major, which would then be presented to the board.

Board Member Mazgai: Asked about the Cayuga property and when it was flagged.

Grant Leonard: Clarified that the Cayuga property predated his assignment.

Board Member Mazgai: Expressed concern about late notifications on potential alterations.

Grant Leonard: Emphasized the importance of having a procedure in place for early identification of issues.

Chair Hirahara: Asked if there are any other comments on alterations or the board's responsibilities.

Board Member Munoz: Suggested the city hold workshops to train staff on handling historic preservation.

Chair Hirahara: Acknowledged the city's limited control over historic preservation outside of Salinas.

Grant Leonard: Explained that project approval depends on the level of the project and which body oversees it.

Board Member Shim: Advocated for considering the historical context when planning projects in Chinatown, emphasizing the importance of cultural history.

Board Member Mazgai: Supported Plan B for the historic resource survey, as it includes context and evaluation based on historic criteria.

Board Member Shim: Agreed with the importance of including historical context in new surveys.

Chair Hirahara: Reminded the board of past planning efforts for revitalizing Chinatown and the importance of continued monitoring.

Board Member Munoz: Stressed that architects working on historic buildings must follow preservation guidelines.

Chair Hirahara: Noted that the Republic Cafe project manager, Luis Ochoa, is an architect and supports following preservation guidelines.

Board Member Munoz: Reiterated that all architects must adhere to preservation standards.

## **ADJOURNMENT**

Confirmation of attendance for next regular meeting on January 6, 2025.

The meeting was adjourned at 1 p.m.

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Larry Hirahara  
Chairperson

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Grant Leonard  
Executive Secretary