

# SALINAS HISTORIC RESOURCES BOARD

Planning Manager Approval

C. GROSSMAN *lyal*

Agenda Item

3B

## City of Salinas

Community Development  
Department  
65 West Alisal Street  
Salinas, CA 93901  
(831) 758-7206  
(831) 758-7215 fax

### Director:

*Megan Hunter*

### Planning Manager:

*Courtney Grossman*

### Historic Resources Board:

*Carey Pearce, Chairperson*  
*Ruth Andresen*  
*Meg Clovis*  
*Sal Munoz*  
*Thom Taft*  
*(two vacancies)*

## Staff Report

**DATE:** September 11, 2017

**TO:** Historic Resources Board

**FROM:** Courtney Grossman, Planning Manager

**BY:** Don Lauritson, Planning Manager

**SUBJECT:** Historic Resource Designation Project No. SHRD 2017-003: Designation of the house at 15 Los Laureles Avenue as a historic resource in accordance with Article XI, Section 2-62 of the Salinas Municipal Code; and Mills Act Contract Project No. M 2017-012: Approval of Mills Act Contract for 15 Los Laureles Avenue.

### RECOMMENDATION

Staff recommends that the Historic Resources Board hold a public hearing, affirm the findings and adopt the attached Resolution recommending that the City Council designate the house at 15 Los Laureles Avenue as a historic resource and approve a Mills Act Contract for the property.

### BACKGROUND

Sandra Andrus, property owner, has applied to designate her house at 15 Los Laureles Avenue as a Salinas historic resource and to obtain a Mills Act Contract for the property. Designation of the house will protect its historic value in accord with City regulations. 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. The Mills Act Program is the most commonly used tax

savings program for historic properties. The City established a Mills Act Program in June 2016. This application is one of two 2017 Mills Act Contract applications – the first two to utilize the program. Mrs. Andrus will utilize the program to offset the cost of preserving the house with a new tile roof, painting and other improvements. The property is located in the R-L-5.5 Zoning District and is surrounded by single-family dwellings.

## **ANALYSIS**

*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 house 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 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.

## **ENVIRONMENTAL REVIEW**

The environmental impacts of the Historic Resource Designation and Mills Act Contract project have been analyzed in accordance with the California Environmental Quality Act (CEQA). The proposed designation and contract are categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).

## **FINDINGS**

Findings for designation of the house and Mills Act Contract are included in the attached resolution.

**TIME CONSIDERATION**

The project was deemed complete on August 1, 2017. Review by the Historic Resources Board is required by September 22, 2017.

**ALTERNATIVES AVAILABLE TO THE BOARD**

The Historic Resources Board has the following alternatives:

1. Affirm the findings set forth in the attached Resolution with modifications; or
2. Find that the historic resource designation and Mills Act Contract are not appropriate and establish findings at the public hearing stating the reasons for not approving SHRD-2017-003 and M 2017-012.

**CONCLUSION**

The proposed historic resource designation and Mills Act Contract are consistent with the Article XI, Sections 2-62 and 2-71 of the Salinas Municipal Code. The designation and contract will assist in the preservation and maintenance of a valuable historic home in the Maple Park area of the city.

COURTNEY GROSSMAN  
Planning Manager

BY: Don Lauritson  
Don Lauritson  
Planning Manager

Attachments: Proposed Historic Resources Board Resolution  
1989 DPR 523 Historic Report Form  
Photographs  
Proposed Mills Act Contract