

RESOLUTION NO. _____ (N.C.S.)

A RESOLUTION OF THE CITY OF SALINAS CITY COUNCIL APPROVING THE HISTORIC RESOURCE DESIGNATION FOR AN EXISTING BUILDING LOCATED AT 361-365 MAIN STREET (ASSESSOR'S PARCEL NUMBER 002-233-010-000) (SHRD 2024-001)

WHEREAS, 361-365 Main Street (El Rey Theater) was constructed in 1935 and is an example of the Art Moderne style and representative of the growth and popularity of this entertainment form during the 1930s; and

WHEREAS, the current owner is in the process of updating and restoring the building and re-establishing Commercial Recreation Use; and

WHEREAS, the owner desires to have the property designated an Historic Resource to allow for State of California Historical Building Code for design and development standards to be applied to the renovation of the property; and

WHEREAS, staff reviewed the application and supporting materials and determined that the property meets California Register of Historical Resources criteria to be designated as a City of Salinas Historic Resource; and

WHEREAS, on March 4, 2024, the Salinas Historic Resources Board, at the request of David Peartree, Applicant, on behalf of the Property Owner, KPM Properties, LLC., held a duly noticed public hearing to consider the Historic Resource Designation SHRD 2024-001 to designate the property located at 361-365 Main Street (Assessor's Parcel Number 002-233-010-000); and

WHEREAS, at its March 4, 2024 meeting, the Historic Resources Board recommended City Council approval of the request for designation of the building located at 361-365 Main Street as an Historic Resource under Chapter 3, Section 3-02.05 of the Salinas Municipal Code; and

WHEREAS, the City Council considered the Staff Report, Historic Resources Board unofficial meeting minutes, Historic Resources Board Resolution 2024-001, information contained in record of environmental review, and correspondence regarding the project; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council designates the building at 361-365 Main Street as an Historic Resource under Chapter 3, Section 3-02.05 of the Salinas Municipal Code; and

BE IT FURTHER RESOLVED, that the Salinas City Council adopts the following findings as the basis for historic resource designation, and that the foregoing recitations are true and correct, and are included herein by reference as finding:

- 1. The environmental impacts of the proposed improvements conform with the Secretary of the Interior's Standards for Rehabilitation and have been analyzed in accordance with the California Environmental Quality Act (CEQA). Therefore, the project is categorically exempt (Class 31) from further environmental analysis per CEQA Guidelines Section 15331 (Historic Resource Restoration/Rehabilitation).**

The designation for the property will have a positive impact on the environment by assuring the future review, preservation, and rehabilitation of the historic resource in accordance with City historic regulations.

2. The Historic Resources Board and City Council reviewed the Historic Resource Designation application following the criteria in the current regulations of the California Registry of Historic Resources.

The property is included in two City Historical and Architectural Resource Surveys, one in 1989 (State of California Department of Parks and Recreation Form) and the other in 2016 (Department of Parks and Recreation Form DPR 523A) both prepared by Kent Seavey. The structure was constructed in 1935 is a two-story, reinforced concrete commercial building designed in the Art Moderne style. The façade is built skyward from the building corners toward the center fin. Many original character defining features remain intact. The recessed theater entry contains original glazed tiles in a raised geometric pattern and original terrazzo flooring and recessed entrance ceiling lighting with exposed single light bulbs. The structure represents a very good example of the Art Deco/Art Moderne style of architecture as realized in a commercial building in Salinas and serves as an anchor to the south end of the Main Street Corridor. The 1989 City Historical and Architectural Survey (State of California Department of Parks and Recreation Form) for the property indicates that it qualifies for listing as a City Historic Resource under State Registers Historic Criterion 1 and 3. An October 20, 2016, resurvey (Department of Parks and Recreation Form DPR 523A) of the property confirms that the property still meets the criteria for designation.

PASSED AND APPROVED this 9th day of April 2024, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

APPROVED:

Kimbley Craig, Mayor

ATTEST:

Patricia M. Barajas, City Clerk