



**CITY OF SALINAS
PLANNING COMMISSION REPORT**

DATE: JUNE 17, 2026

TO: PLANNING COMMISSION

FROM: LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR

THROUGH: COURTNEY GROSSMAN, PLANNING MANAGER
GRANT LEONARD, PLANNING MANAGER

BY: YESENIA SEGOVIA, ASSISTANT PLANNER

TITLE: STUDY SESSION: SALINAS INTERMODAL TRANSPORTATION CENTER (ITC) PLANNING EFFORTS

RECOMMENDED MOTION:

Receive a presentation on Salinas Intermodal Transportation Center (ITC) planning efforts. No action is required.

EXECUTIVE SUMMARY:

Receive a staff update on the status of ITC planning efforts. Following the update, commissioners will have the opportunity to ask questions and provide comments to City staff. This item is for informational purposes only, and no further action is required.

BACKGROUND:

The City of Salinas has been planning for the future evolution of the ITC as a mixed-use, transit-oriented district that supports downtown vitality and improved connectivity. This vision was first established in the 2015 Downtown Vibrancy Plan, which identified the ITC as a key opportunity area for redevelopment and stronger connections to Downtown Salinas.

In 2017, the City entered into a Memorandum of Understanding with the Transportation Agency for Monterey County (TAMC) to support future passenger rail service, improve access to the ITC, and enhance site amenities. Under the agreement, TAMC serves as the regional administrator of Caltrans grant funding and provides oversight for projects implemented by the City. Afterward, several infrastructure improvements were completed at the ITC, including the extension of Lincoln

Avenue across Market Street, construction of a five-bay bus transfer facility, installation of bicycle facilities, pedestrian improvements, and upgrades to commuter parking areas. Following completion of these improvements, ownership of the ITC was transferred to the City of Salinas.

In 2021, the ITC parking areas were improved as part of the Monterey County Rail Extension Kick-Start Project. While the parking areas support existing transit operations and future rail service, they have also been identified as potential redevelopment sites for future mixed-use and transit-oriented development. That same year, the City rezoned ITC properties from Public/Semipublic and Commercial Retail to Mixed Use and expanded the Downtown Core Overlay District to include the ITC, formally establishing the area as a location intended for integrated mixed-use development.

In 2024, the City contracted with Harris & Associates to conduct a Phase 1 existing conditions analysis and identify opportunities for activation, branding, and marketing of the ITC and surrounding area. Although the professional services agreement concluded before all analyses were completed, City staff continued to finalize the existing conditions assessment and develop recommendations to guide future planning and development of the ITC.

City staff completed the Existing Conditions and Opportunities Memorandums in January 2026 and presented them to the Historic Resources Board (HRB) on February 2, 2026, for review prior to consideration by the City Council. During its review, the HRB requested that additional community engagement be conducted to further inform the memorandums and strengthen the City's understanding of existing conditions, challenges, and opportunities within the study area. The Board expressed a desire for broader public input to supplement technical analysis and previous outreach efforts.

In response to the HRB's direction, the City conducted additional community outreach to further inform the development of the Opportunities Memorandum. Outreach efforts included one-on-one stakeholder interviews with property owners, business representatives, transportation partners, community organizations, and other interested parties to better understand conditions and opportunities within the station area. In addition, the City hosted a community workshop on Monday, May 11, 2026 to gather broader public input on the memorandums. Workshop participants reviewed informational posters presenting the City's proposed opportunity concepts and were asked to rate each concept on a scale of one to five, with one representing "Strongly Disagree" and five representing "Strongly Agree." Participants were also invited to provide comments regarding opportunities, challenges, and priorities they believed should be reflected in the memorandums.

The next phase of work will involve compiling and analyzing the information collected through the additional outreach efforts. City staff will use this feedback to refine and finalize the Existing Conditions and Opportunities Memorandums before returning them to the Historic Resources Board for review at its July 6, 2026, meeting. Following HRB review, the finalized memorandums will be presented to the City Council for consideration.

CEQA CONSIDERATION:

The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

ATTACHMENTS:

1. ITC Survey Review
2. Draft ITC Existing Conditions Memo
3. Draft ITC Opportunities Memo
4. ITC PowerPoint Presentation