

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2025-__**

**RESOLUTION RECOMMENDING THE CITY COUNCIL ADOPT AN ORDINANCE
APPROVING A LAND DISPOSITION AND DEVELOPMENT AGREEMENT (DA 2025-
001) BETWEEN THE CITY OF SALINAS AND TAYLOR FRESH FOODS, INC.
RELATED TO CITY PARKING LOTS 8 AND 12**

WHEREAS, on November 5, 2025, the Salinas Planning Commission held a duly noticed public hearing to consider a recommendation to the City Council regarding a Land Disposition and Development Agreement between the City of Salinas and Taylor Fresh Foods, Inc., related to City Parking Lots 8 and 12 [Development Agreement 2025-001 (DA 2025-001)]; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission recommends that the City Council adopt an ordinance approving the Land Disposition and Development Agreement (DA 2025-001); and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

1. The Planning Commission's action is found to be exempt from environmental analysis pursuant to California Environmental Quality Act (CEQA) Guidelines Sections 15060(c), 15061(b)(3), and/or 15378 as it does not constitute a "project," does not commit the City to a definite course of action, does not constitute discretionary approval of a specific project, and will not result in a direct or reasonably foreseeable indirect physical change in the environment, and in the alternative is exempt from CEQA as it falls within the "common sense" exemption set forth in CEQA Guidelines Section 15061(b)(3), excluding projects 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." This determination reflects the Planning Commission's independent judgement and analysis. Individual projects contemplated in the Land Disposition and Development Agreement will undergo CEQA analysis as necessary.
2. The Planning Commission finds that the Land Disposition and Development Agreement is consistent with the Salinas General Plan, for which an Environmental Impact Report was certified by the City on August 6, 2002, by Resolution No. 18015 (the "EIR"), and that pursuant to an environmental assessment prepared by Cotton/Bridges/Associates dated August 2002, there are not project-specific significant effects peculiar to the Development or the Property which were not addressed in the EIR.

3. On December 7, 2021, the City Council approved a Resolution making certain findings and adopting a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and also approving a General Plan Amendment 2021-002 (GPA 2021-002) to change the land use designation of the properties to Mixed Use (MX). On December 7, 2021, the City Council also adopted an ordinance to rezone the properties to Mixed Use (MX).
4. The City's Downtown Vibrancy Plan states "The area surrounding Salinas Street and Gabilan Street offers an excellent opportunity for development... This area could build on the momentum created with the construction of Taylor Farms' new corporate headquarters building." This area includes both Parking Lots 8 and 12.
5. The Downtown Vibrancy Plan identifies Lot 8 and Lot 12 as "redevelopment site[s]" within the downtown area and contemplates "structured parking or mixed-use development" on both sites, with Lot 12 further identified as a possible market-rate housing development.
6. The projects proposed in the Land Disposition and Development Agreement will support the revitalization of the downtown neighborhood, consistent with the Downtown Revitalization Plan approved by the City Council. The hotel/retail/ commercial use will bring jobs and increase revenue generation, and the multi-family residential/retail development will meet the minimum affordable housing allocation of the City's Inclusionary Housing Ordinance in effect as of the Effective Date of the Land Disposition and Development Agreement.

PASSED AND APPROVED this 5th day of November 2025, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on November 5, 2025, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

Attachments:

- Exhibit A: Vicinity Map
- Exhibit B: Draft Land Disposition and Development Agreement
- Exhibit C: Published Planning Commission Public Hearing Notice
- Exhibit D: Mailed Planning Commission Public Hearing Notice