

LAND DISPOSITION AND DEVELOPMENT AGREEMENT

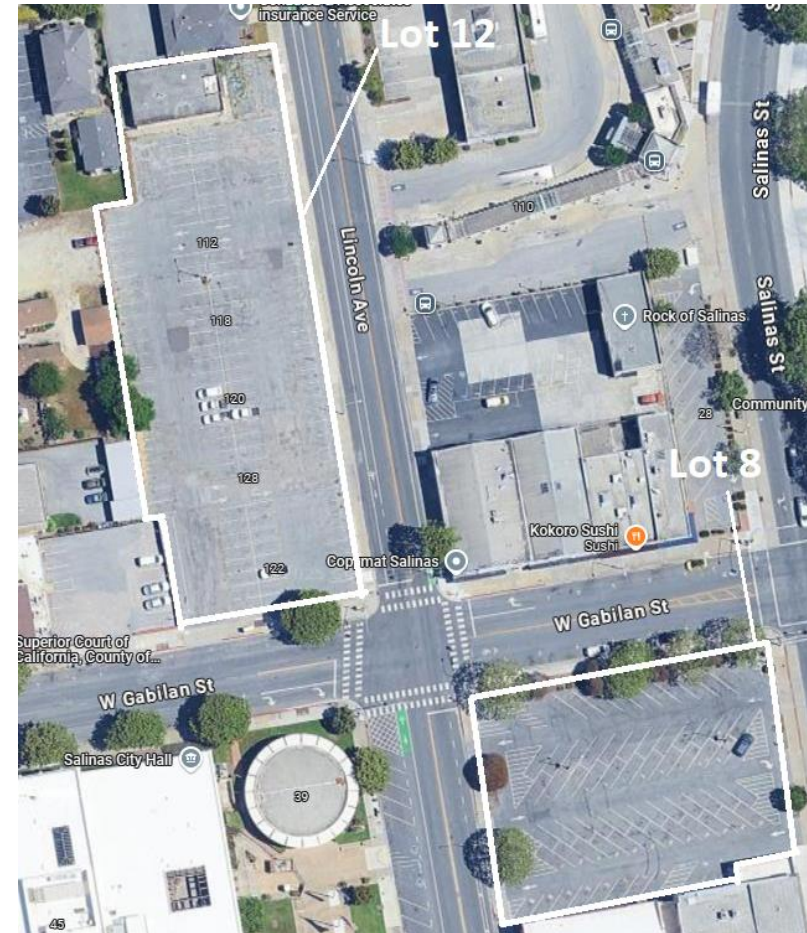
City Parking Lots 8 and 12



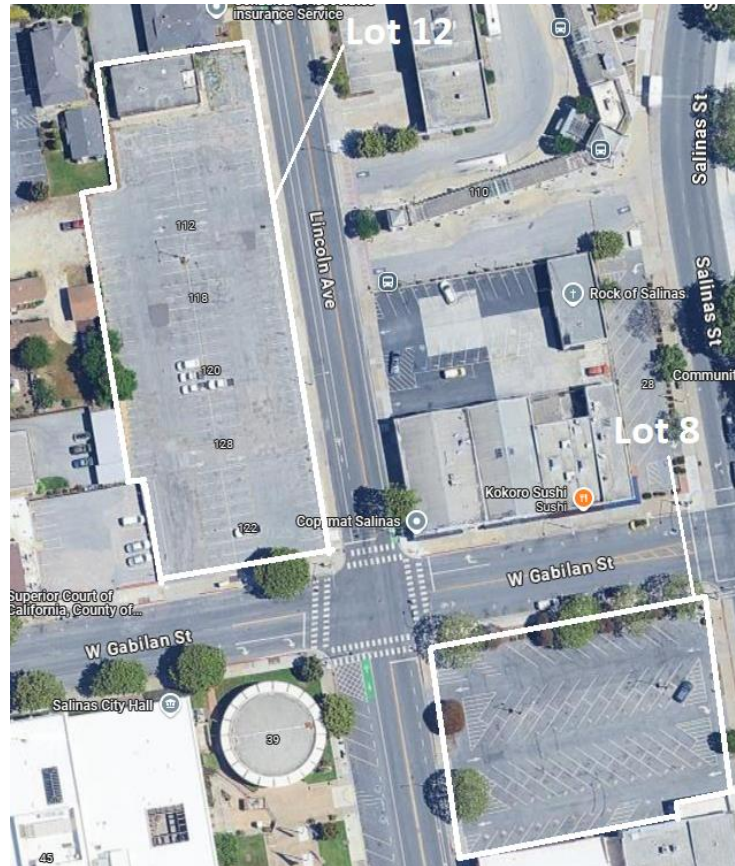
Lisa Brinton, Community Development Department
Christopher A. Callihan, City Attorney's Office
November 5, 2025

Background

- City-owned parking lots
 - Parking Lots 8 and 12
 - Previously determined to be surplus land
- Mixed-Use Zoning Designation
- Land Disposition and Development Agreement
- Consistent with the Salinas General Plan



Background



Executive Summary

- City-owned parking lots: Parking Lot 8 and Parking Lot 12
 - Previously determined to be surplus land; available for disposition and development
- Land Disposition and Development Agreement (Government Code section 65864)
 - City of Salinas and Taylor Fresh Foods, Inc.

Discussion

- Land Disposition and Development Agreement (Government Code section 65864)
- Parking Lot 12
 - Multi-Family Residential/Retail use
 - Approximately sixty-six (66) residential units
 - Subject to Inclusionary Housing Ordinance and Guidelines
 - Development expected to occur 1-5 years of receiving project approvals
- Parking Lot 8
 - Hotel/Retail/Commercial Use
 - Development expected to occur within 3-8 years of receiving project approvals

Multi-Family Residential/Retail Use (Parking Lot 12)




CONCEPT PERSPECTIVE
VIEW FROM N.E.C. OF W. GABILAN STREET & LINCOLN AVE.
LOOKING NORTH WEST

Multi-Family Residential/Retail Use (Parking Lot 12)



CONCEPT PERSPECTIVE
VIEW FROM LINCOLN AVE.
LOOKING SOUTH WEST

	LINCOLN AVE MIXED-USE		DATE: JUNE 26, 2023
	SEC LINCOLN AVE & W. GARIBAY ST. SALINAS, CALIFORNIA		PROJECT: A20046
	CONCEPTUAL PERSPECTIVE		DRAWN BY: JEFF LUNDGREN CHECKED BY: JEFF LUNDGREN A51

Multi-Family Residential/Retail Use (Parking Lot 12)



CONCEPT PERSPECTIVE
VIEW FROM LINCOLN AVE.
LOOKING SOUTH WEST

Hotel/Retail/Commercial Use (Parking Lot 8)



3D EXTERIOR RENDERING - VIEW FROM CORNER OF W. GABILAN ST. / SALINAS ST.

PROPOSED HOTEL CONCEPTUAL DESIGN (OPTION 2)
- LOT 8 -

CEQA Consideration

- Exempt
 - California Environmental Quality Act (CEQA) Guidelines sections 15060(c), 15061(b)(3), and/or 15378
 - Proposed Land Disposition and Development Agreement
 - 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
 - will not result in a direct or reasonably foreseeable indirect physical change in the environment
 - no possibility that the activity in quest

Strategic Plan Initiative (2025-2028)

- Economic Development
 - Support and engage with both new and established businesses to revive economic growth and job creation
 - Revitalize residential and commercial blighted areas through targeted initiatives, private investment, and community partnerships
 - Strategically explore and expand economic development opportunities throughout the city
- Housing
 - Facilitate the addition of workforce, low-income, farmworker housing, and ADU development, while minimizing impacts to neighborhoods

Fiscal Impact

- No immediate direct impact to the City's General Fund

Recommendation

- Approve a Resolution recommending the City Council take the following actions:
 - Find the project exempt from environmental analysis pursuant to Sections 15060(c), 15061(b)(3), and/or 15378 of the CEQA Guidelines
 - Adopt an ordinance approving a Land Disposition and Development Agreement [Development Agreement 2025-001 (DA 2025-001)] between the City of Salinas and Taylor Fresh Foods