

# LAND DISPOSITION AND DEVELOPMENT AGREEMENT

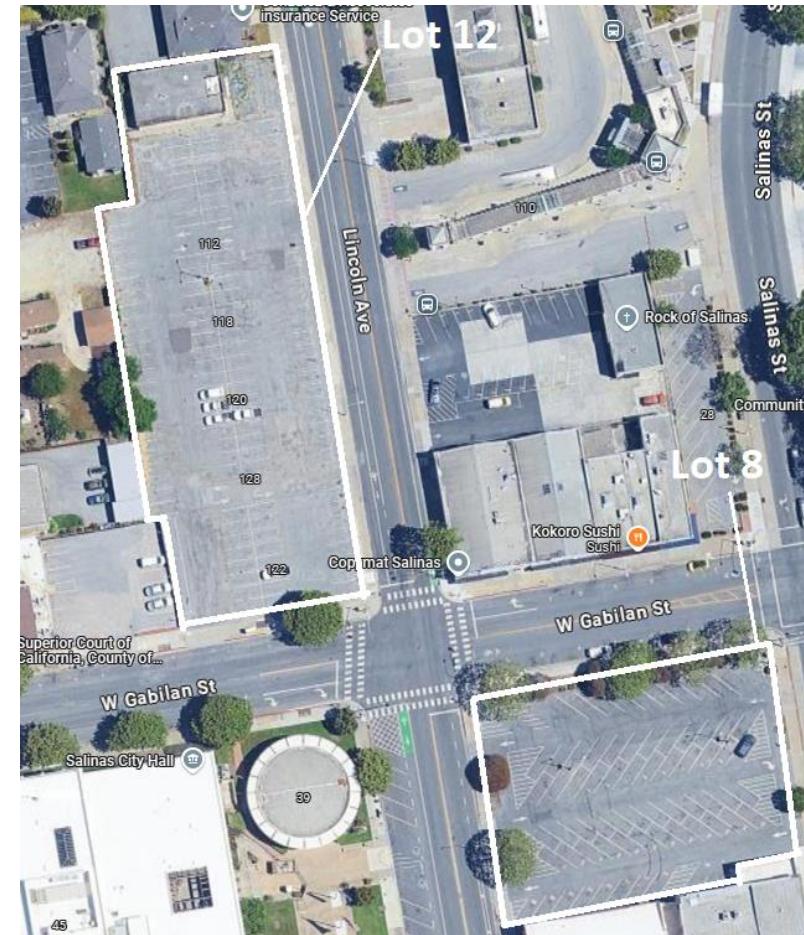
## City Parking Lots 8 and 12



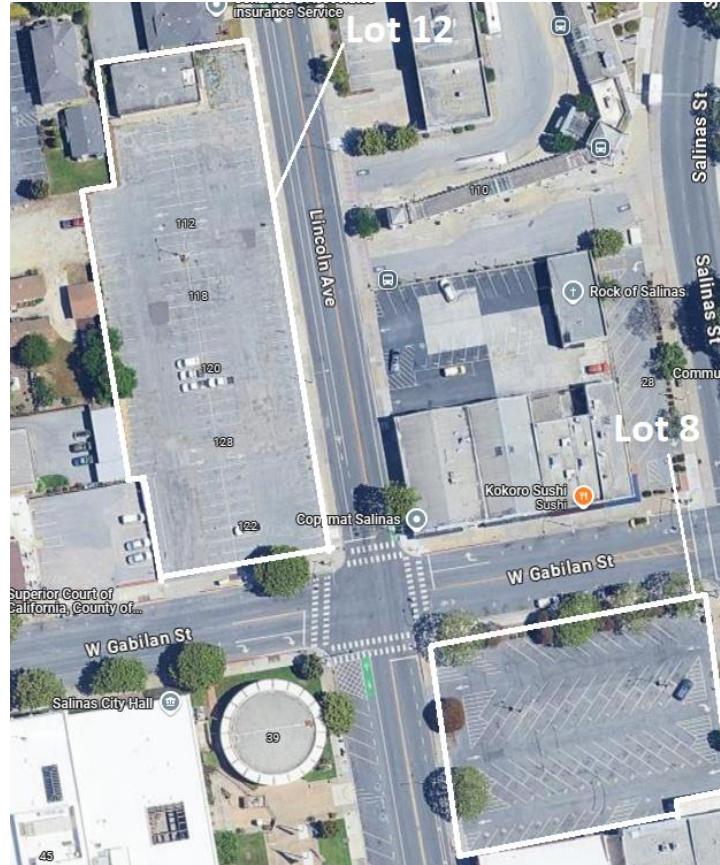
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November 5, 2025

# 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

# 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