

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

**A RESOLUTION APPROVING THE 1ST AMENDMENT TO THE AGREEMENT
BETWEEN THE CITY OF SALINAS AND DONGJUN CHO FOR THE CITY-OWNED
PROPERTY LOCATED AT 282 EAST ALISAL STREET**

WHEREAS, the City is the owner of that real property (the “Property”) known as 282 East Alisal Street, also known as Monterey County Assessor’s Parcel Number (APN) 003-041-031-000 (the “Property”); and

WHEREAS, the City has adopted the Alisal Vibrancy Plan, which identifies the Property as a part of a potential Opportunity Site for a mixed-use affordable housing development; and

WHEREAS, Dongjun Cho currently leases the Property in order to operate a car and pet wash on a portion of the Property (the “Premises”); and

WHEREAS, the existing lease agreement will expire on September 30, 2025; and

WHEREAS, both Dongjun Cho and the City desire to enter into the attached 1st Amendment to the Lease Agreement (the “Lease”) to allow Dongjun Cho to continue to utilize the Premises as a car and pet wash while the City continues to pursue development of the site in accordance with the Alisal Vibrancy Plan; and

NOW, THEREFORE, BE IT RESOLVED that the Salinas City Council hereby finds and determines that the above recitals and accompanying Staff Report are true and correct and have served as the basis, in part, for the actions of the City Council set forth below; and

BE IT FURTHER RESOLVED THAT that the Mayor of Salinas be and is hereby authorized and directed, for and on behalf of the City of Salinas to execute the attached 1st Amendment to the Lease between the City of Salinas and Dongjun Cho; and

BE IT FURTHER RESOLVED THAT the City Council hereby determines that the proposed Agreement is Categorically Exempt pursuant to Public Resources Code 15301, as the Lease does not propose any change of use or expansion of any existing use; and

BE IT FURTHER RESOLVED that the City Council authorizes the City Manager or his/her designee to take such other actions as may be necessary to execute such other documents as are appropriate to effectuate the intent of this Resolution.

PASSED AND APPROVED this 12th day of August 2025, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

APPROVED:

Dennis Donohue, Mayor

ATTEST:

Patricia M. Barajas, City Clerk

Exhibit A: Proposed Lease Agreement, including the following Exhibits:

Exhibit A – Description of the Premises

Exhibit B – Acceptance of the Leased Premises

Exhibit C – Insurance Requirements