



34-40 SOLEDAD RENDERINGS

HISTORIC C - SOLEDAD STREET VIEW
08.07.24

R-01A





34-40 SOLEDAD RENDERINGS

HISTORIC C - BIRDSEYE
08.07.24

R-01B





34-40 SOLEDAD RENDERINGS

ALLEY L - SOLEDAD STREET VIEW

08.07.24

R-02A





34-40 SOLEDAD RENDERINGS

ALLEY L - BIRDSEYE

08.07.24

R-02B





34-40 Soledad Street

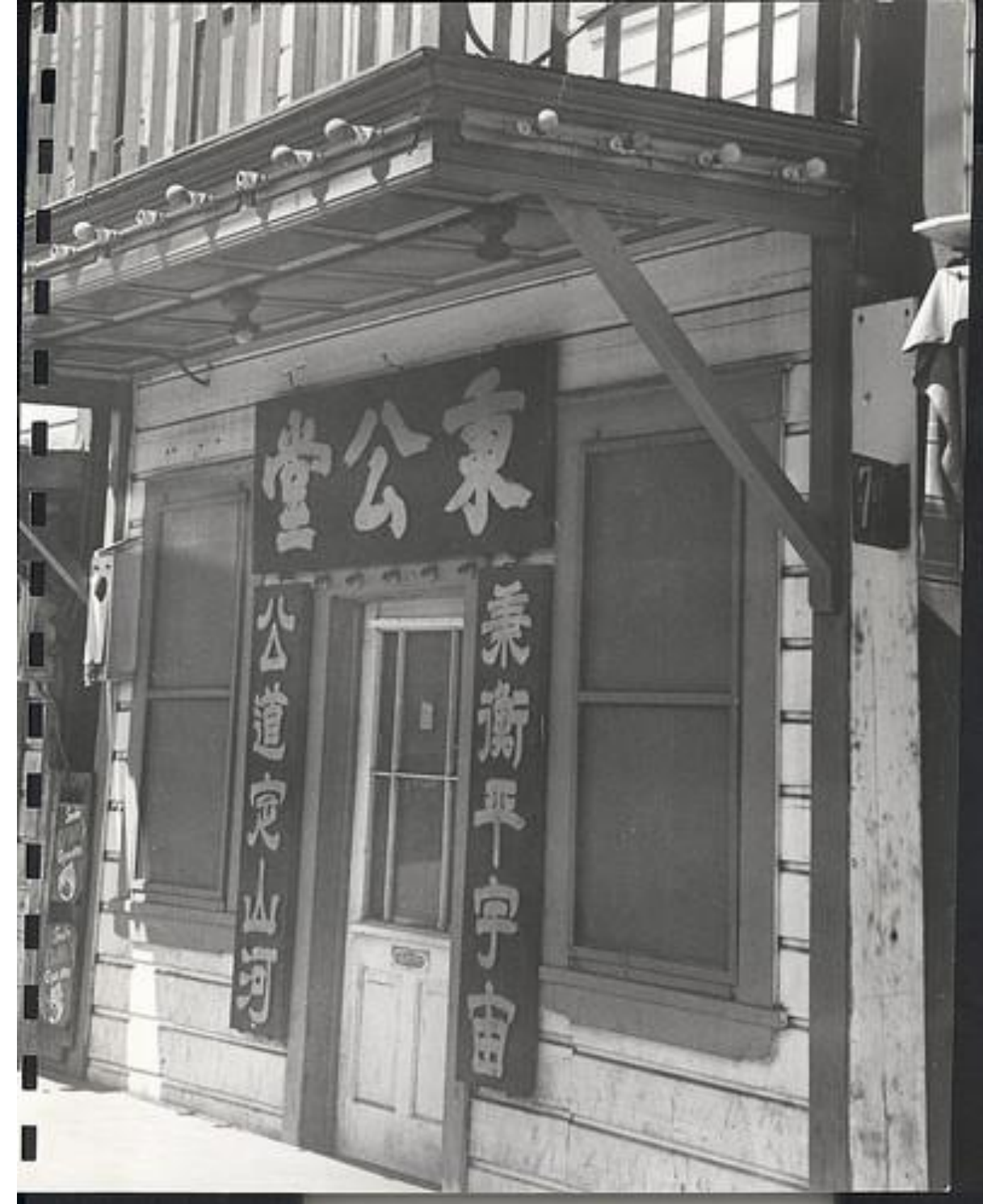
Community Meeting #2 - HRB

07.01.24

AGENDA

1. Project Goals & Schedule
2. Site & Historic Context
3. Local Housing Precedents
4. Use & Unit Targets
5. Massing Concepts
6. Discussion

Right: LH16 Building at 12 Soledad Street, 1940-1950 Billy Emery, <https://calisphere.org/>





1

Project Goals

- Engage community + build on revitalization work to date
- Celebrate history, character + culture of Chinatown
- Focus on mixed use + affordable housing
- Emphasize energy efficiency

PROJECT SCHEDULE



The background image shows a traditional Chinese building with a tiled roof. A balcony with a wooden railing is visible, with laundry hanging on a line. The building has a weathered appearance. A utility pole with wires is on the right side. The sky is clear and blue.

2

Site & Historic Context

38

SITE CONTEXT



28-32 Soledad: Dorothy’s Place (services and support to people experiencing homelessness and poverty)

34 & 36 Soledad: Existing 1-story buildings, formerly commercial/restaurant use

38 Soledad: Existing 2-story building, formerly commercial + residential (Arre’s Pool Hall + apartments), City of Salinas Historic Resource

40 Soledad: Empty lot

31 & 33 Soledad: Empty lots

37 Soledad (Republic Cafe): NRHP listed property, City is in process to buy property

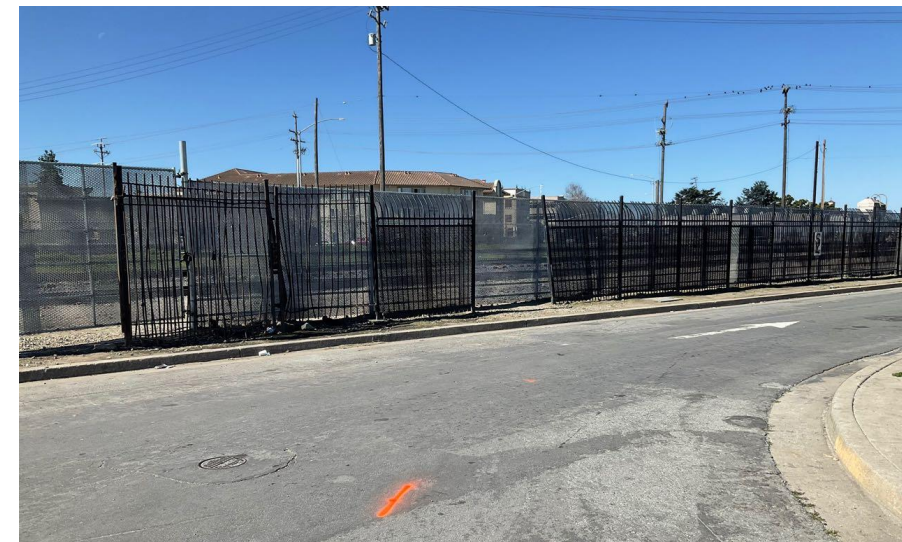
39 Soledad: former restaurant (Mi Cantina)

43 Soledad: Victory Mission (service organization focused on unhoused community)

45 Soledad: City-owned lot

Railway Tracks: Union Pacific installed boulders along tracks as measure against encampments

SITE PHOTOS



LEFT: 34 - 38
Soledad

Top Right: View from
Bridge Alley Looking
North

Lower Right: View
from Market Way to
railway tracks

HISTORIC DISTRICT

- Asian Cultural Heritage District
- Period: 1893 - 1957
- Largest active Chinatown between San Francisco and Los Angeles
- Multicultural gathering place for immigrant laborers who formed the backbone of CA's agricultural economy (Chinese, Japanese, Filipinos, Mexican)
- Within City of Salinas "Areas of Historic and Architectural Merit"*
- Architectural style is an emblem of multicultural heritage and historic buildings display Asian and Spanish influence: upturned roof eaves, tile roofs, and detailed balcony railings**

* *City General Plan Policies Related to Cultural Resources, City of Salinas, September 2000*

** *Chinatown Revitalization Plan, 2019*



DISTRICT RESOURCES

National Register of Historic Places

- 37 Soledad (Republic Cafe) #11000430*

City of Salinas Historic Resources**

- 1 California Street (Salinas Confucius Church)
- 14 California Street (Buddhist Temple of Salinas)
- 21 California Street (Iglesia Agua Viva)
- 21 Peach Drive (Queen Anne style cottage)
- 38 Soledad (Arre's Pool Hall)

* Also a City of Salinas Historic Resource

** List of Historic Resources - Salinas Survey 1989 & 2017

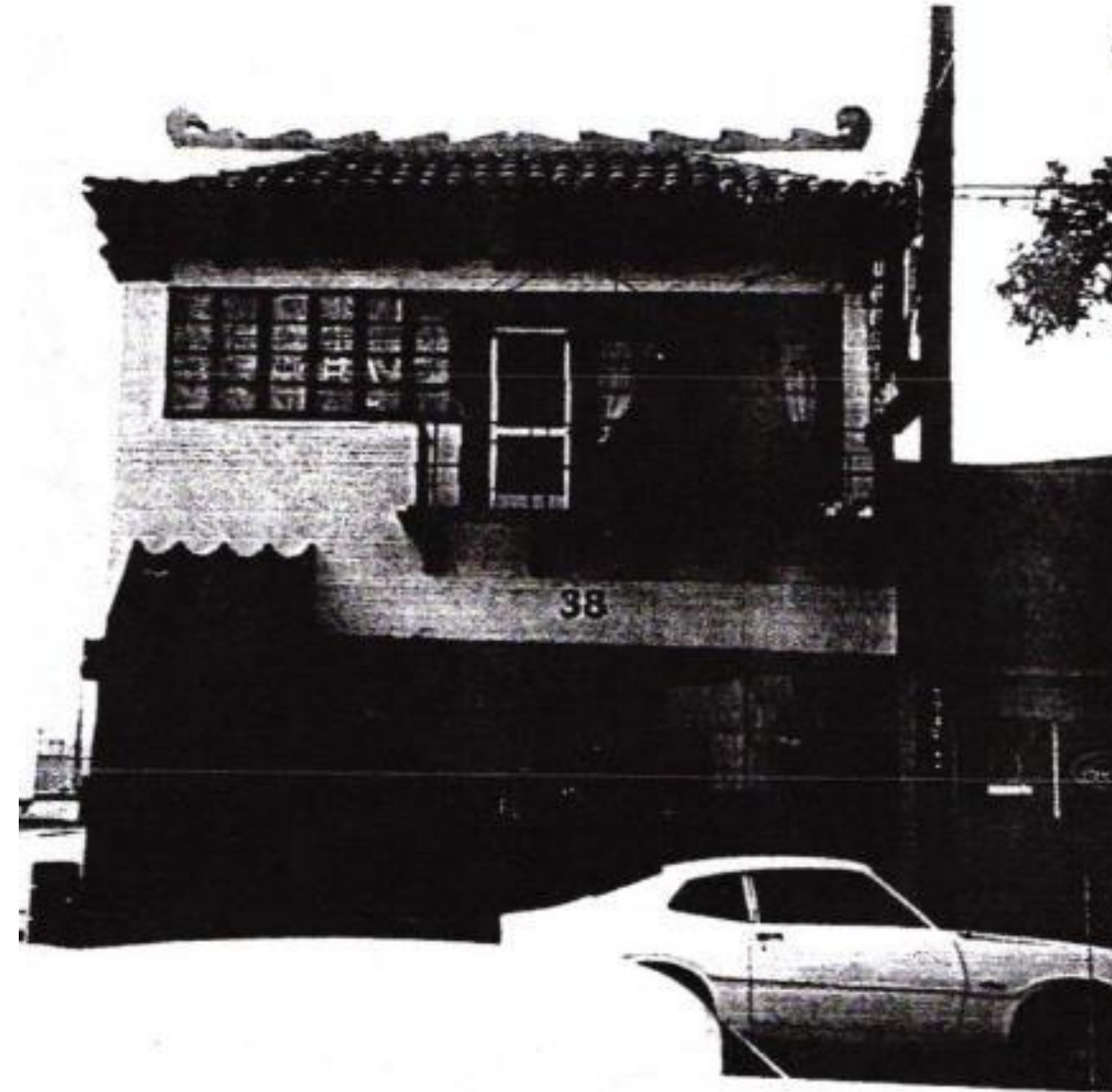


ARRE'S POOL HALL

- Address: 38 Soledad
- Construction Date: c. 1920
- Previous Owner: Lily Ida Ahtye
- Significance:

This structure is significant as being a part of what was known as Chinatown and for its Oriental design features in the building design. It was built prior to 1925. It is significant because of its architectural reference to an important ethnic population in Salinas and qualifies as a historic resource under Criterion 1,2,3,4, a,b,c,d,e,f.

- Condition (in 1989): Fair
- Current Condition: Unknown (City to conduct structural assessment in next phase of project)



**Source: Historic Resources Inventory, Monterey Historical Society, 1989*

CHARACTER-DEFINING FEATURES

- Style: Traditional Chinese Decorative Forms
- Major Alterations: First floor space
- Character-Defining Features:

This structure is a two story wood frame building with reinforced concrete at both the front and rear elevations. It has been stuccoed over and the first floor commercial space has been altered with plate glass windows. The second floor contains a balcony area with door flanked by many multi-colored windows. The unique design feature of the building is the hipped tiled roof with flaring tiles and the shaped parapet, all resulting from traditional Chinese building influence.



Source: *Historic Resources Inventory, Monterey Historical Society, 1989*



3

Local Housing Precedents

MOON GATE



Location: [21 Soledad Street](#)

90 Units: 40 supportive, 50 low-income

- Studio
- 1 Bedroom
- 2 Bedroom

29 Parking Spaces

HACIENDAS PLACE 1 & 2



Location: [245 Calle Cebu](#)

99 Units:

- 15 x 1-bedroom (15%)
- 47 x 2-bedroom (47%)
- 31 x 3-bedroom (31%)
- 6 x 4-bedroom (6%)

HACIENDAS 3 (HIKARI)



Location: [40 E. Rossi Street](#)

52 Units

- 19 x 1-bedroom (37%)
- 15 x 2-bedroom (29%)
- 15 x 3-bedroom (29%)
- 3 x 4-bedroom (5%)

4

Use & Unit Targets



HOUSING TARGETS

Mixed Use - Density Bonus

- Min. 40 units*

Proposed Sizing

- Studio / 1 Bath: 400 SF
- 1-Bed / 1 Bath: 600 SF
- 2-Bed / 2 Bath: 850 SF
- 3-Bed / 2 Bath: 1150 SF

Proposed Mix

- Studio: 10%
- 1 Bed: 40%
- 2 Bed: 40%
- 3 Bed: 10%

* assumes 100% affordable/supportive housing

ADDITIONAL CONSIDERATIONS

- Ground floor residential: 25%-30% only

Commercial Space

- Allowable area: 5,276 SF (based on 0.48 acres)
- Potential tenants: small business incubator, SNAP/WIC grocery, bodega, other?

Parking Options (40 Units):

- Baseline 1:1*: 40 spaces
- Residential Code**: 68 spaces

** Parking is not required due to proximity to downtown/transit, thus 1:1 is noted as a minimum*

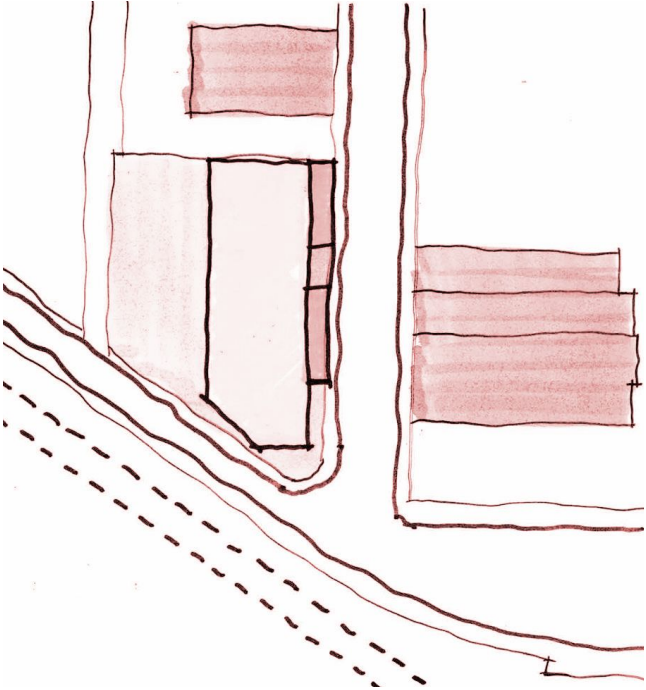
*** Residential parking requirements per Salinas Code Section 37.50.350 and based on unit mix on previous slide*



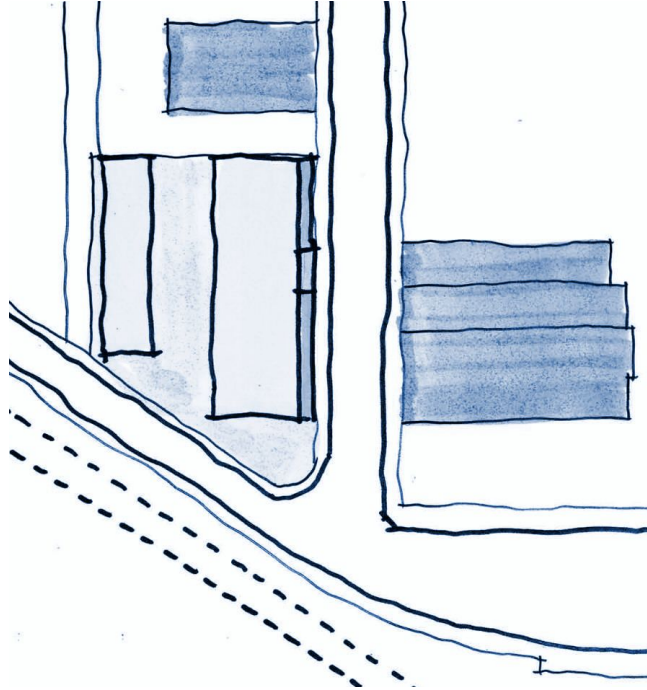
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Massing Concepts

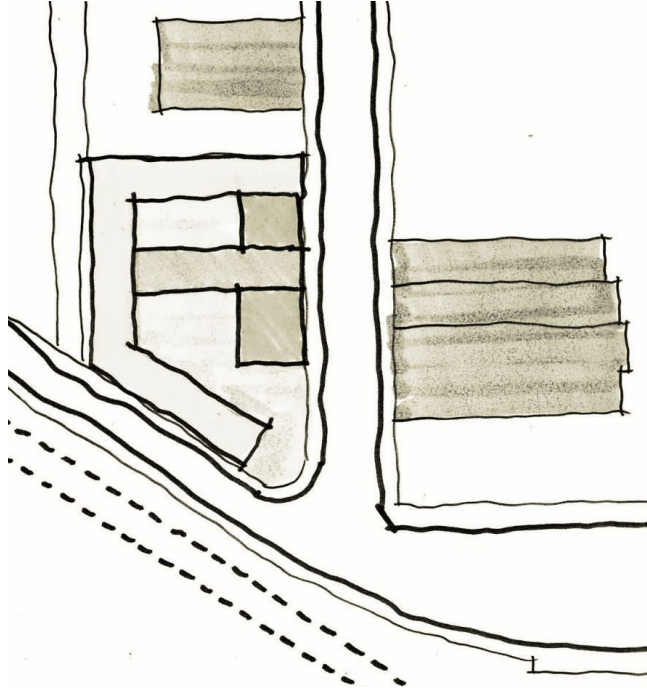
INITIAL CONCEPTS



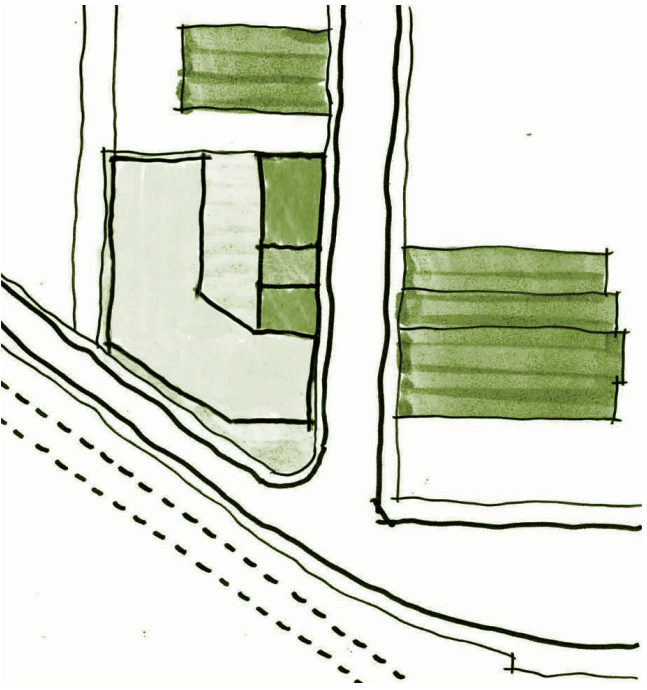
LINEAR



DOUBLE BAR



HISTORIC "C"

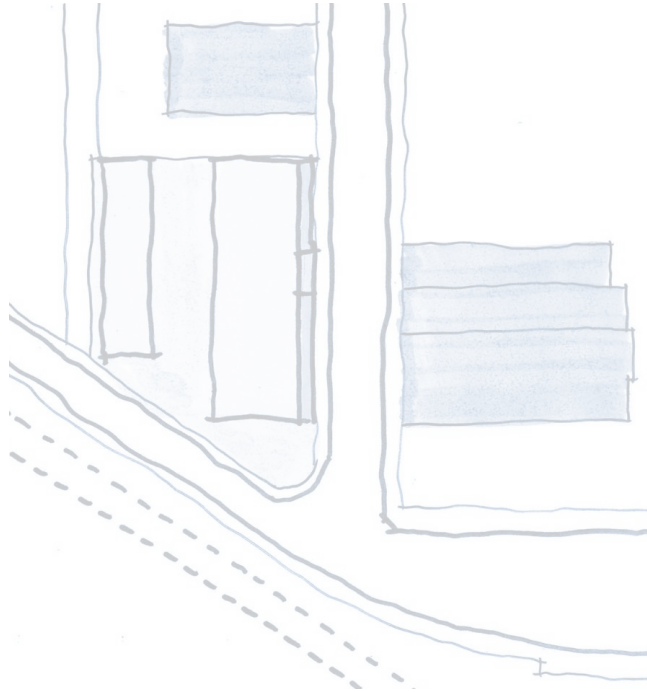


ALLEY "L"

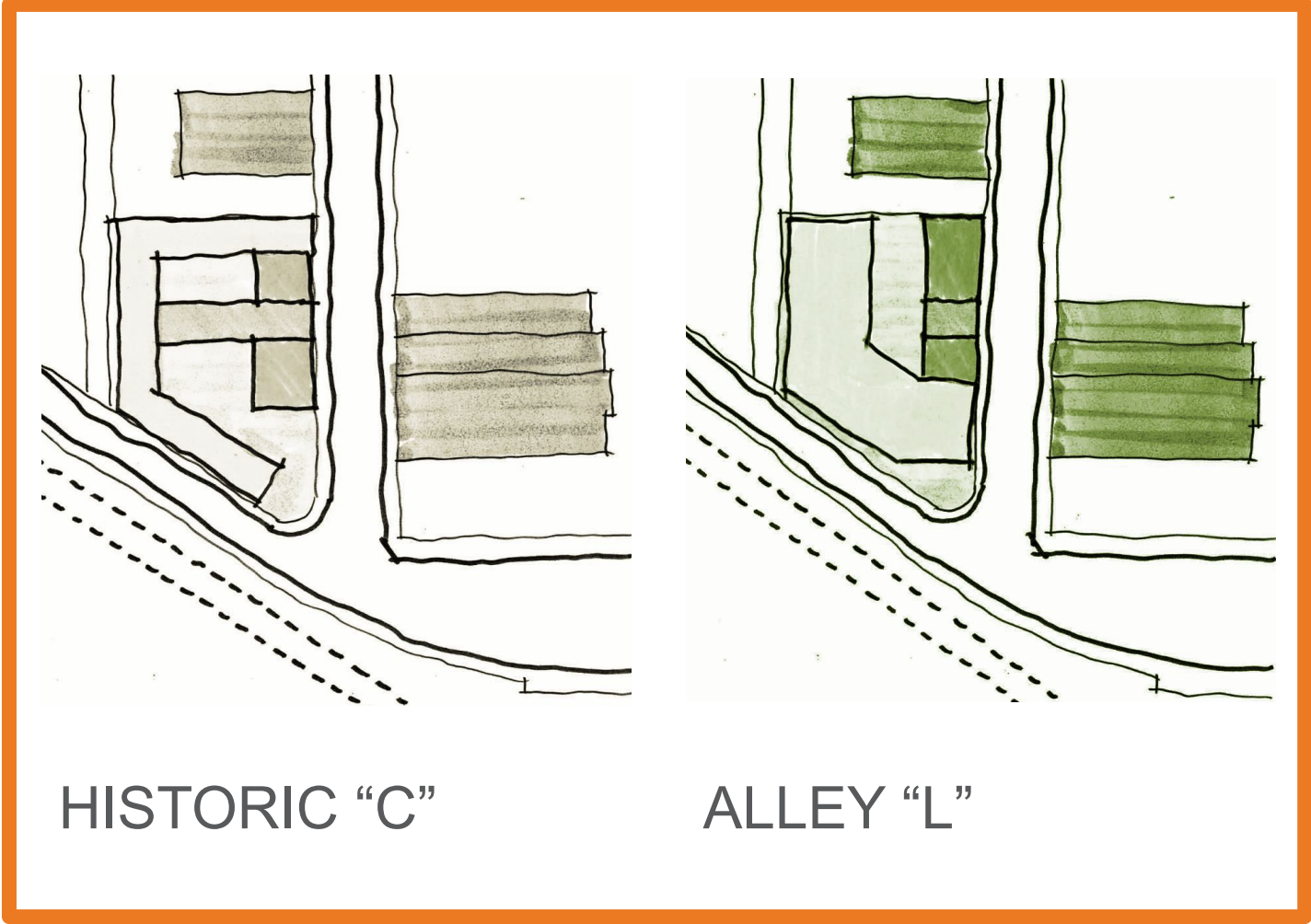
SELECTED CONCEPTS



LINEAR



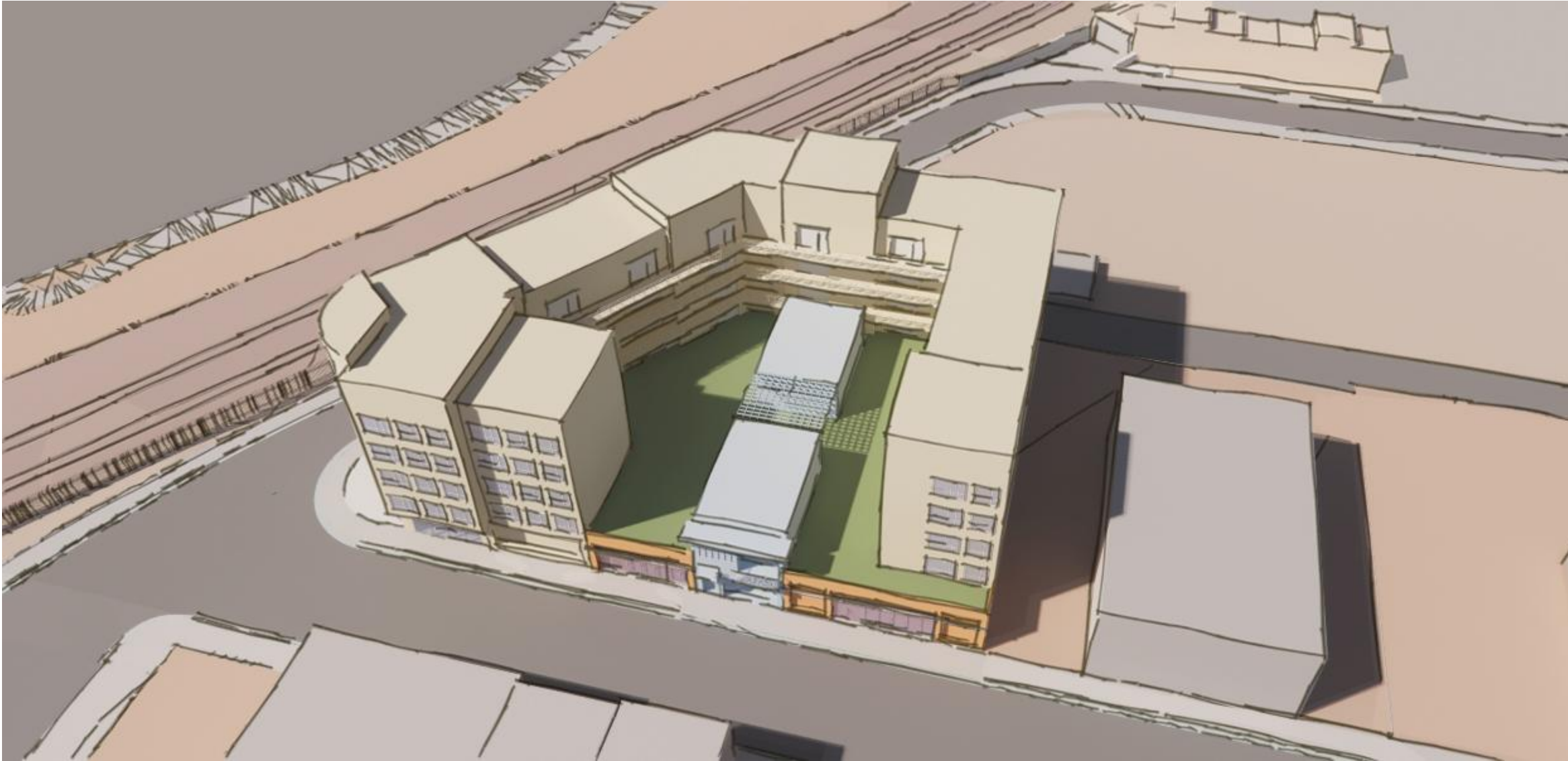
DOUBLE BAR



HISTORIC "C"

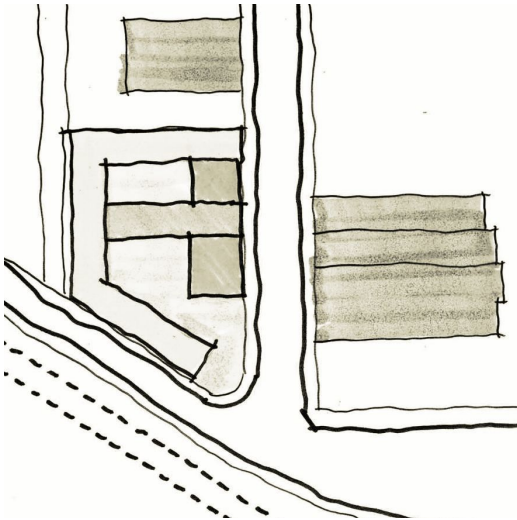
ALLEY "L"

HISTORIC "C"



KEY

- HISTORIC BLDG
- COMMERCIAL
- HOUSING
- GREEN SPACE



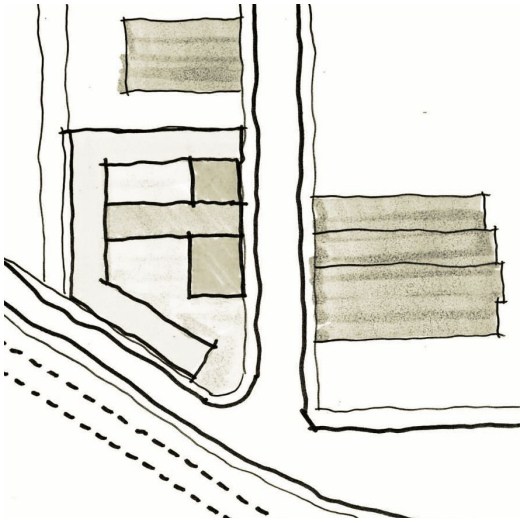
Bird's Eye

HISTORIC "C"



KEY

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- COMMERCIAL
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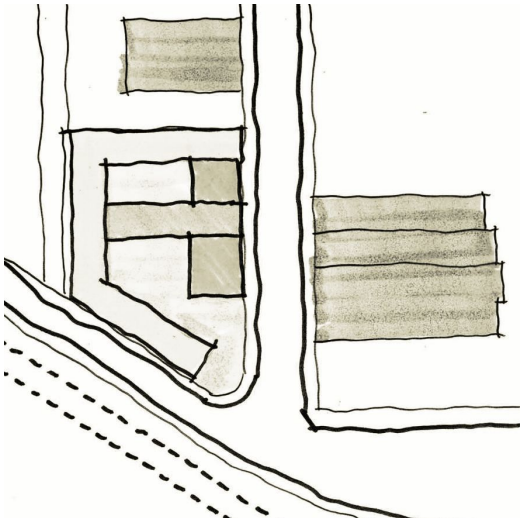
Soledad Street Elevation

HISTORIC "C"



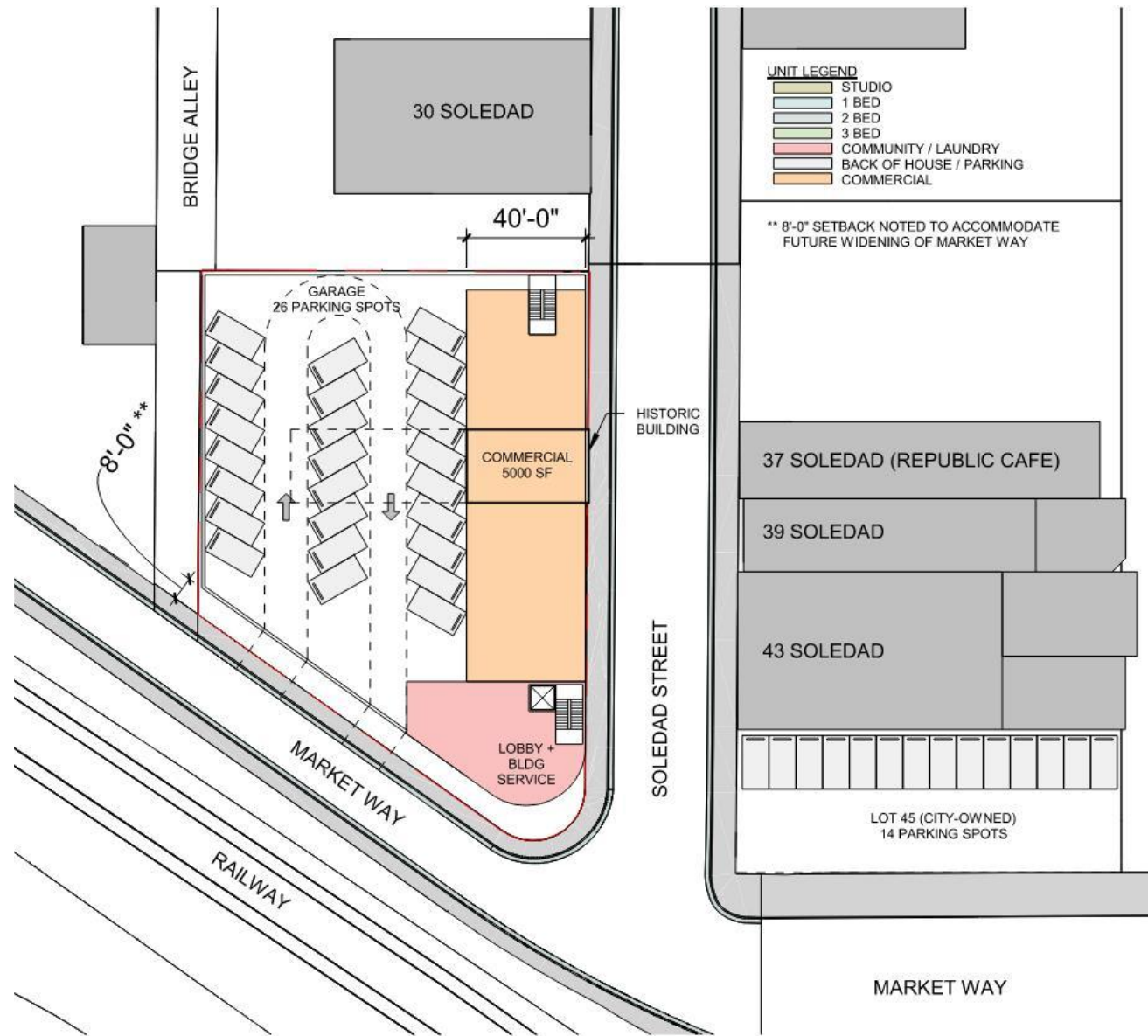
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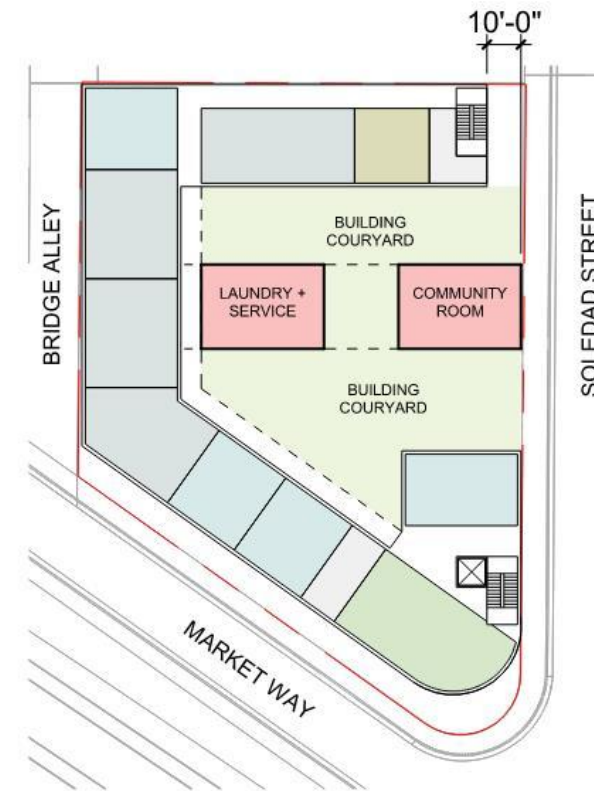


View from Market Way

HISTORIC "C"



SITE & LEVEL 1



LEVELS 2 - 5

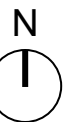
SCHEME SUMMARY

LEVEL 1:
 LOBBY + SERVICE: 2000 SF
 COMMERCIAL: 5000 SF
 BLDG GARAGE: 21 SPOTS

LEVELS 2-5 (10,500 SF/FLOOR): 40 UNITS
 STUDIO: 4 TOTAL (10%)
 1 BED: 16 TOTAL (40%)
 2 BED: 16 TOTAL (40%)
 3 BED: 4 TOTAL (10%)

PARKING TOTALS: 40 SPOTS
 BLDG GARAGE: 26 SPOTS
 LOT 45: 14 SPOTS
 RATIO: 1:1



GREEN SPACE
 BUILDING GREEN: 5600 SF

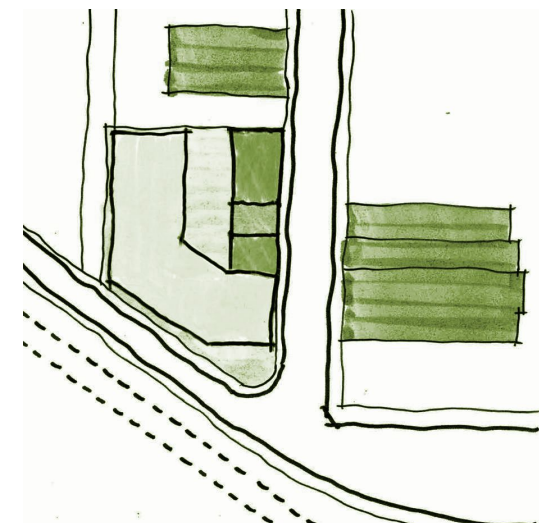


ALLEY "L"



KEY

-  HISTORIC BLDG
-  COMMERCIAL
-  HOUSING
-  GREEN SPACE






Bird's Eye

ALLEY "L"



KEY

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-  COMMERCIAL
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




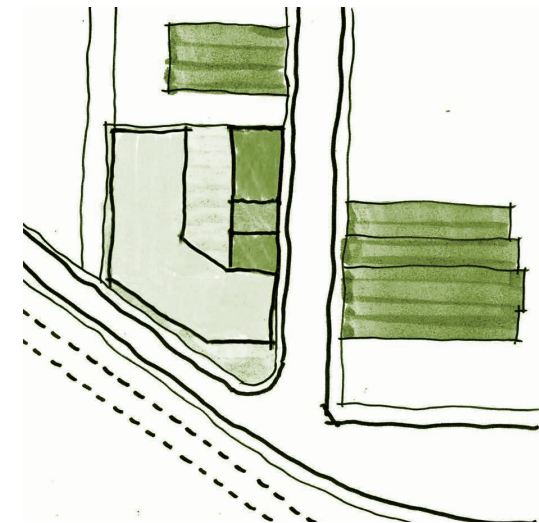
Soledad Street Elevation

ALLEY "L"



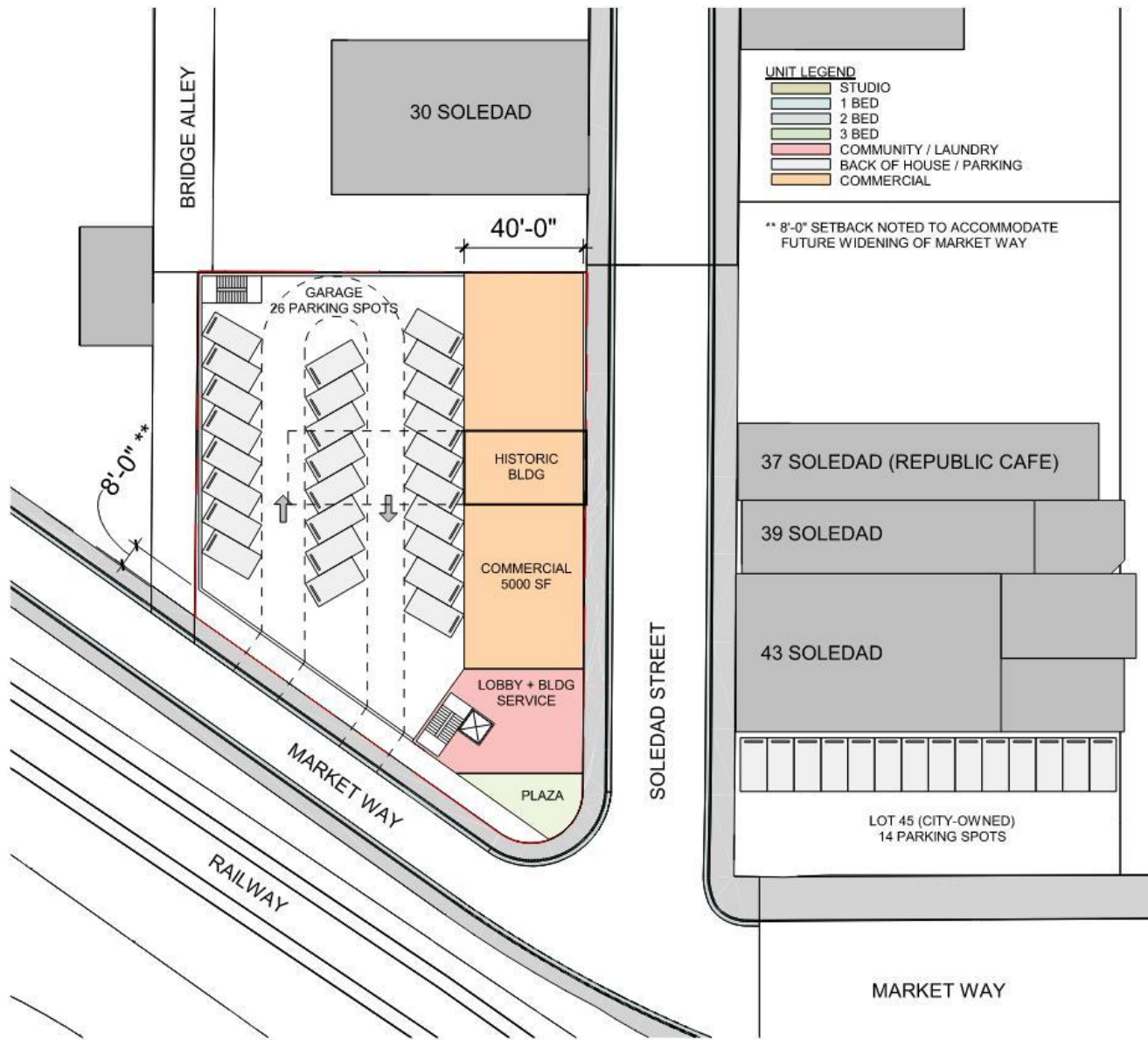
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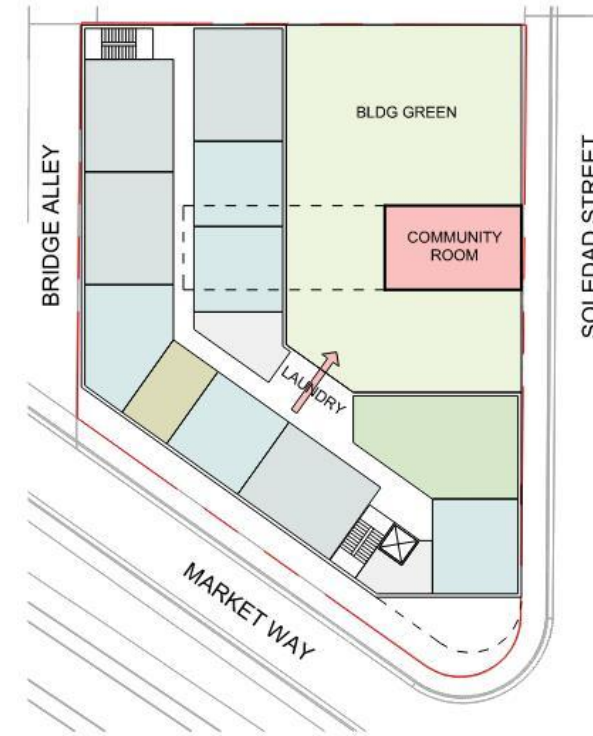


View from Market Way

ALLEY "L"



SITE & LEVEL 1



LEVELS 2 - 5

SCHEME SUMMARY

LEVEL 1

| | |
|------------------|----------|
| LOBBY + SERVICE: | 1700 SF |
| COMMERCIAL: | 5000 SF |
| BLDG GARAGE: | 26 SPOTS |

LEVELS 2-5 (11,500 SF/FLOOR): 40 UNITS

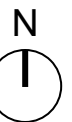
| | | |
|---------|----------|-------|
| STUDIO: | 4 TOTAL | (10%) |
| 1 BED: | 16 TOTAL | (40%) |
| 2 BED: | 16 TOTAL | (40%) |
| 3 BED: | 4 TOTAL | (10%) |

PARKING TOTALS: 40 SPOTS

| | |
|--------------|----------|
| BLDG GARAGE: | 26 SPOTS |
| LOT 45: | 14 SPOTS |
| RATIO: | 1:1 |

GREEN SPACE

| | |
|-----------------|---------|
| BUILDING GREEN: | 6200 SF |
|-----------------|---------|



CONCEPT SUMMARY

HISTORIC "C"



LEVEL 1:
 LOBBY + SERVICE: 2000 SF
 COMMERCIAL: 5000 SF
 BLDG GARAGE: 21 SPOTS

LEVELS 2-5 (10,500 SF/FLOOR): 40 UNITS

STUDIO: 4 TOTAL (10%)
 1 BED: 16 TOTAL (40%)
 2 BED: 16 TOTAL (40%)
 3 BED: 4 TOTAL (10%)

PARKING TOTALS: 40 SPOTS

BLDG GARAGE: 26 SPOTS
 LOT 45: 14 SPOTS
 RATIO: 1:1

GREEN SPACE

BUILDING GREEN: 5600 SF

ALLEY "L"



LEVEL 1:
 LOBBY + SERVICE: 1700 SF
 COMMERCIAL: 5000 SF
 BLDG GARAGE: 26 SPOTS

LEVELS 2-5 (11,500 SF/FLOOR): 40 UNITS

STUDIO: 4 TOTAL (10%)
 1 BED: 16 TOTAL (40%)
 2 BED: 16 TOTAL (40%)
 3 BED: 4 TOTAL (10%)

PARKING TOTALS: 40 SPOTS

BLDG GARAGE: 26 SPOTS
 LOT 45: 14 SPOTS
 RATIO: 1:1

GREEN SPACE

BUILDING GREEN: 6200 SF

The background image shows a traditional Chinese building with a tiled roof. A balcony with a wooden railing is visible, with laundry hanging on it. The building has a weathered appearance. The number '38' is visible on the wall below the balcony. The sky is clear and blue.

6

Discussion

DISCUSSION TOPICS

Community Concerns (per Community Meeting #1)

- New building scale relative to historic building
- Parking counts for complex and district in general
- Incorporation of cultural motifs/markers and district didactic materials (plaques, etc)

Additional Topics

- Commercial space potential uses and relationship to district plan and uses
- Treatment of historic Pool Hall



Thank you