



## **CITY OF SALINAS COUNCIL STAFF REPORT**

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**DATE:** FEBRUARY 24, 2026

**DEPARTMENT:** COMMUNITY DEVELOPMENT

**FROM:** LISA BRINTON, DIRECTOR

**BY:** GRANT LEONARD, PLANNING MANAGER

**TITLE:** UPDATE ON PREDEVELOPMENT ACTIVITIES FOR 34, 36, 38, 40, 37-39, AND 45 SOLEDAD STREET IN CHINATOWN

**RECOMMENDED MOTION:**

Receive an update on predevelopment activities for 34, 36, 38, 40, 37-39, and 45 Soledad Street in Chinatown. No action required.

**EXECUTIVE SUMMARY:**

The City is currently in the process of developing site plans and architectural renderings for mixed-use affordable housing developments to be located on City-owned property at 34, 36, 38, and 40, 37-39, and 45 Soledad Street.

**BACKGROUND:**

As part of the on-going efforts to implement the Chinatown Revitalization Plan (2019), the City purchased 34, 36, 38, and 40 Soledad Street, 37-39 Soledad Street (Republic Café), and 45 Soledad Street. In 2023 the City applied for and received \$1,555,000 in Regional Early Action Planning Grant (REAP 2.0) funding from the Association of Monterey Bay Area Governments (AMBAG) to complete predevelopment activities for the development of mixed-use affordable housing in the Chinatown neighborhood.

In February 2024, the City entered into a professional services agreement with TEF Architecture and Interior Design, Inc. (TEF) to develop conceptual site plans and architectural renderings for a mixed-use affordable housing development to be located at 34-38 Soledad Street, with the intent of obtaining planning entitlements prior to issuing a Request for Proposals to developers to then develop the sites. The agreement with TEF was later amended to include design and entitlement work for 37-39 and 45 Soledad Street, as well as preparation of construction documents for emergency stabilization and subsequent rehabilitation of 37-39 Soledad Street (Republic Café).

To date, TEF has prepared conceptual site plans and architectural renderings for 34, 36, 38, 40 and 45 Soledad Street that have been informed by site visits, the historic context of the property and

neighborhood, multiple stakeholder meetings, and consultation with affordable and market rate housing developers. Concepts for 37 and 39 Soledad are currently being finalized along with the construction documents for the emergency stabilization and future rehabilitation.

An important aspect of the predevelopment process has been the close and continued engagement with the Chinatown community stakeholders. Since 2024, the City and TEF have regularly consulted with the Chinatown Collaboration, Salinas Downtown Community Board, neighboring property owners such as Dorothy's Place and Victory Mission, and the general public on the design and use of future buildings located on 34, 36, 38, 40, 37-39, and 45 Soledad Street. The result is a mixed-use, multi-site development that includes multiple ground-floor commercial spaces, approximately 85 affordable housing units comprised of studios, 1-bedroom, 2-bedroom, 3-bedroom, and senior units, and space within the Republic Café (37 Soledad Street) for the Asian Cultural Experience of Salinas to develop a cultural museum dedicated the history of Chinatown. The exterior designs of the buildings also include elements of the historic architecture of Chinatown, thereby contributing to the unique look and feel of Chinatown.

In December 2025, the City and TEF submitted an entitlement application 34, 36, 38, 40 Soledad Street, are currently responding to comments received through the departmental review and intend to submit a revised application in March 2026. Simultaneously, the City and TEF are preparing to submit an entitlement application for 45 Soledad Street in March 2026. Following approval of the entitlement applications, the City will prepare and issue a Request for Proposals soliciting proposals from housing developers to construct the projects.

Finally, the City and TEF are preparing construction documents for the emergency stabilization of 37-39 Soledad Street to submit a building permit application in the Spring of 2026, followed by construction documents for the complete rehabilitation of 37-39 Soledad Street (Republic Café) to submit a building permit application in the Summer of 2026. A detailed cost estimate is being prepared with the construction documents, but the preliminary estimate is approximately \$2 million for the emergency stabilization and \$3 million for the rehabilitation. Construction of the stabilization and rehabilitation of the Republic Café (37-39 Soledad Street) are currently planned to be undertaken by the City, subject to funding availability.

#### CEQA CONSIDERATION:

**Not a Project.** The City of Salinas has determined that the proposed action is not a project as defined by the California Environmental Quality Act (CEQA) (CEQA Guidelines Section 15378). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. 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, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

No.

STRATEGIC PLAN INITIATIVE:

Development of City-owned properties in Chinatown advances the City Council’s 2025-2028 Housing and Economic Development initiatives by supporting the development of mixed-use affordable housing and the revitalization of the Chinatown neighborhood.

DEPARTMENTAL COORDINATION:

The Community Development Department is leading this effort with close coordination with Public Works and Finance Departments.

FISCAL AND SUSTAINABILITY IMPACT:

There is no fiscal impact for the report. Funding for this project comes from the Regional Early Action Planning Grant (REAP 2.0) funds from the Association of Monterey Bay Area Governments (AMBAG) and the City’s Chinatown Revitalization CIP (9070).

<b>Fund</b>	<b>General Ledger Number (Operating/CIP)</b>	<b>General Ledger Account Name</b>	<b>Remaining Budget Appropriation</b>	<b>Amount Requested</b>
N/A	N/A	N/A	N/A	N/A

ATTACHMENTS:

1. Presentation