

Welcome!

6:00 Meeting Begins

6:45 Presentation

7:00 Break-out & discussion

7:45 Wrap-up

TEF





Salinas Chinatown

Soledad Street Redevelopment Community Meeting

City of Salinas | April 29 2025



Photo: Larry Hirahara

We Craft Places People Love.

Established in 1997, our San Francisco-based staff of architects and interior designers provides large firm experience, delivered through the culture and care of a small practice.

25+

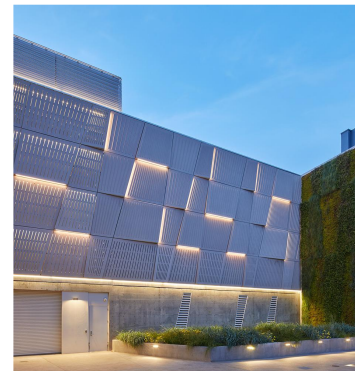
Years serving
the Bay Area

50+

Architects, designers
and support staff

MBE

Minority Business
Enterprise, CA State



TEF

TEF Design at a Glance . . .

Based in San Francisco

Close proximity enables us to provide hands-on, responsive support at every phase.

50+ Employees

We provide a large firm experience delivered through the culture of a small practice.

- 16 CA Licensed Architects
- 5 Interior Designers
- 23 Technical Designers



01

Salinas Chinatown Redevelopment



Cultural 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



Site Context

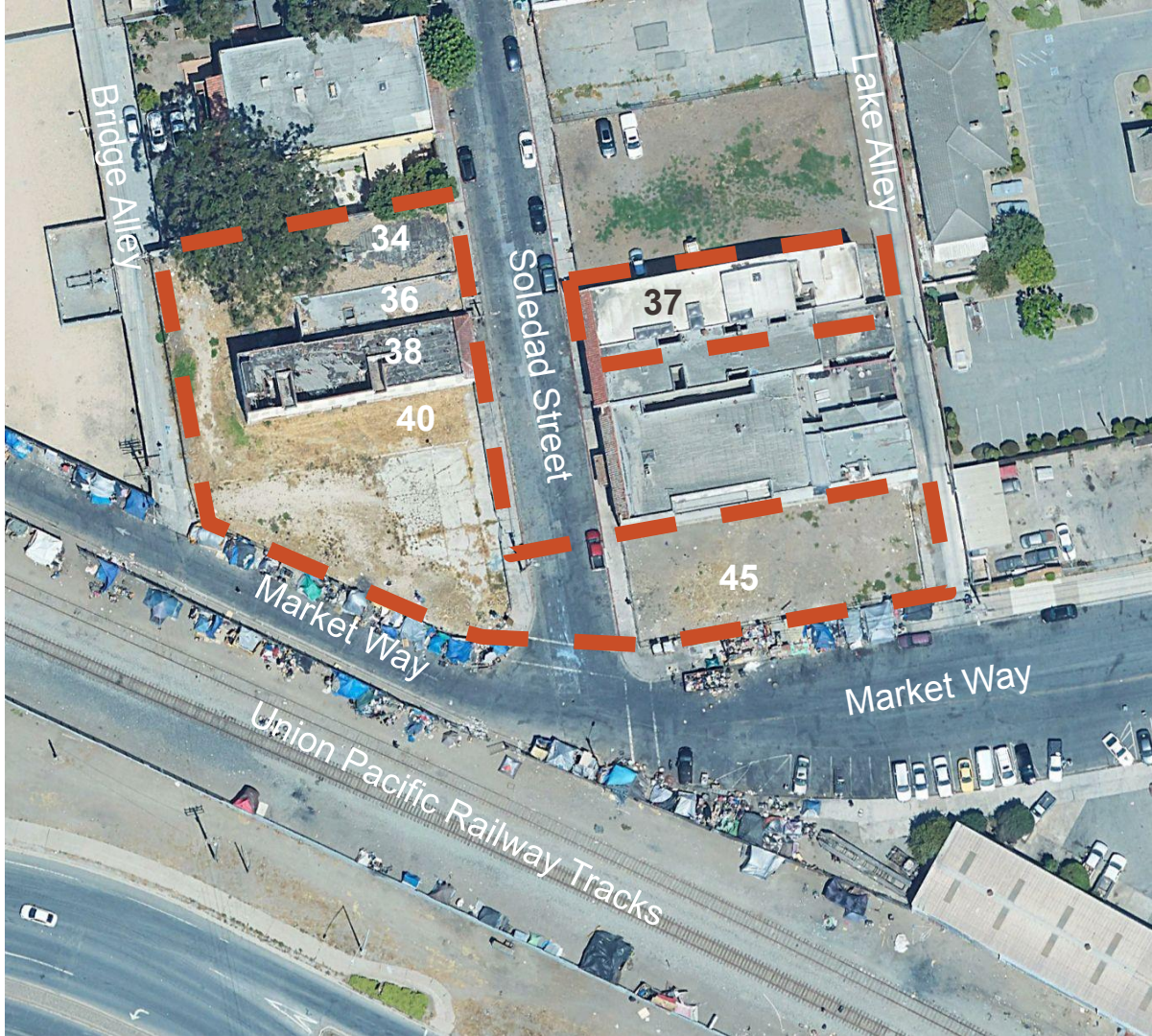
34 & 36 Soledad: Existing 1-story buildings, formerly commercial/ restaurant use

38 Soledad: Existing 2-story building, formerly Arre's Pool Hall + apartments, City of Salinas Historic Resource

40 Soledad: Empty lot

37 Soledad: Republic Cafe, NRHP listed property

45 Soledad: City-owned lot



Overall Project Goals

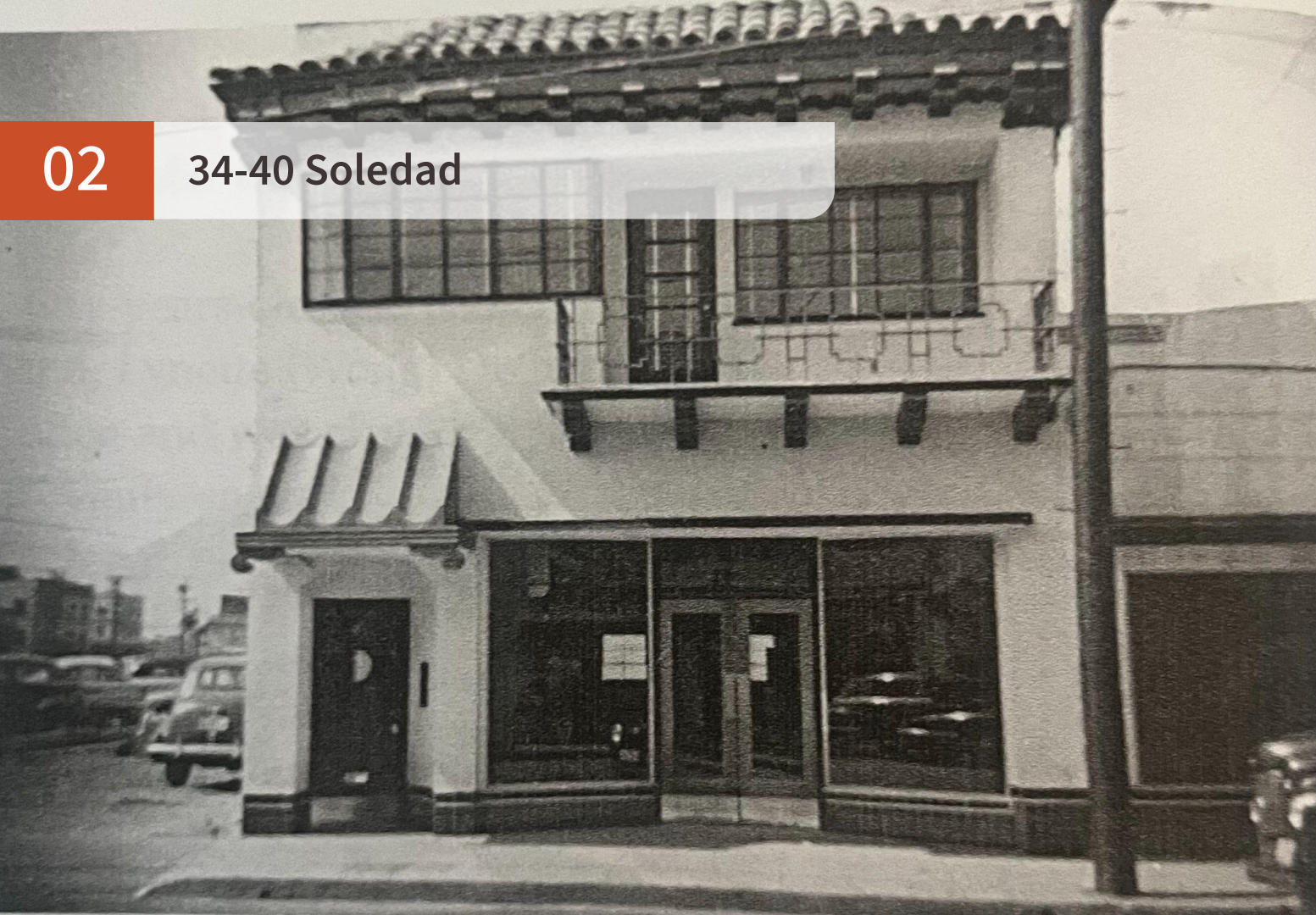
Soledad Street Redevelopment

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



02

34-40 Soledad



38 Soledad Street

City of Salinas Historic Resource

- Existing 2-story building
- Formerly Arre's Pool Hall with apartments above
- Recently red-tagged due to weather damage & safety concerns
- Proposed development would aim to salvage existing architectural elements and reconstruct the historic facade



34-40 Development

Mixed Use

Commercial + Affordable Housing

Level 1

Commercial Space	+/- 5000 SF
Resident Lobby/Service	+/- 2000 SF
Resident Garage	26 spots

Level 2

Resident Green	+/- 5600 SF
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Levels 2-5

Studios	4	10%
1 Bed	16	40%
2 Bed	16	40%
3 Bed	4	10%



34-40



34-40



TEF

34-40 Soledad Proposed Development



03

45 Soledad



45 Soledad Street

Lost Building - Former Republic Hotel

- Constructed c. 1932
- Building lost to fire in 2017
- Not a listed historic resource, but replacing the building in a future development would support the historic neighborhood character
- Lost Architectural Features:
 - Two-story masonry building
 - Hipped tiled roof with a subtle flare
 - Prominent awning at Soledad St over a central commercial entry
 - Inset windows of various sizes with ornate balconies at both facades



45 Soledad Development Options

Mixed Use - Commercial + Affordable Housing

3-Story Option

Level 1

Commercial Space	+/- 3,630 SF
Resident Lobby/Service	+/- 980 SF
Commercial Garage	1 loading zone

Levels 2-3

Studios	1	11%
1 Bed	4	44%
2 Bed	3	33%
3 Bed	1	11%

Roof

Resident Green	+/- 2,870 SF
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5-Story Option

Level 1

Commercial Space	+/- 1,630 SF
Resident Lobby/Service	+/- 1,150 SF
Resident Garage	5 spots

Levels 2-5

Studios	2	12.5%
1 Bed	6	37.5%
2 Bed	6	37.5%
3 Bed	2	12.5%

Roof

Resident Green	+/- 3,120 SF
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3-Story



3-Story



5-Story



5-Story



45 Soledad Development Options



3-Story Option



5-Story Option

04

37 and 39 Soledad



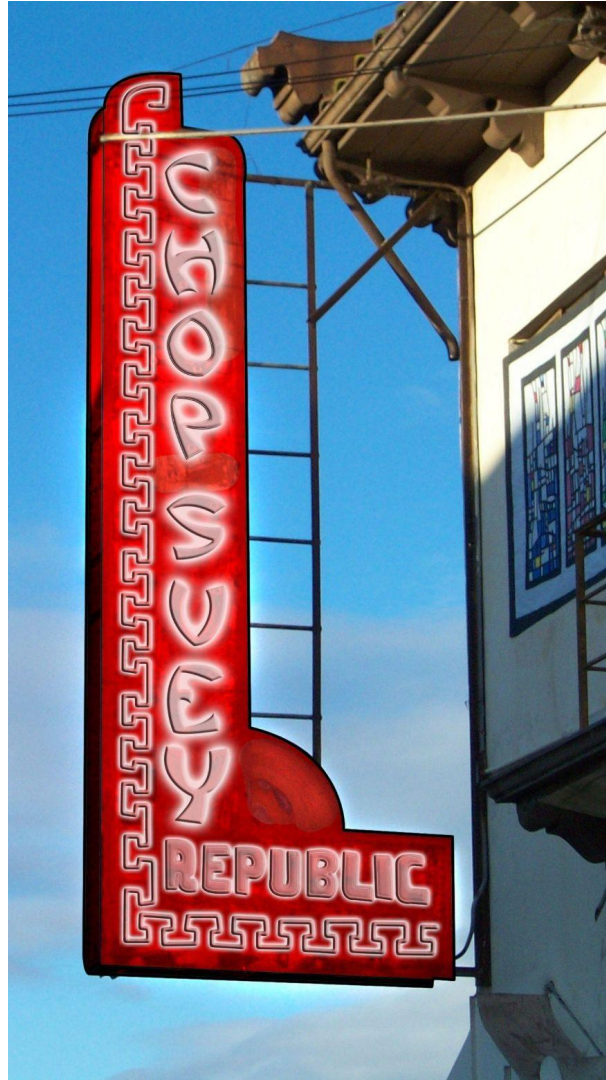
37 Soledad Street

Republic Cafe

- NRHP listed property & City of Salinas Historic Resource
- Built in 1941 by Wallace Ahyte and Bow Chin
- Significant gathering place for Chinese, Filipino and Japanese community members
- Planned as future museum & cultural center to commemorate Salinas Chinatown

39 Soledad Street

Lotus Inn and Mi Cantina



37 and 39 Soledad

Concept Plans from
previous planning
efforts by the Asian
Cultural Experience
of Salinas (ACES)



Courtesy of ACE (Asian Cultural Experience)