



**CITY OF SALINAS  
PLANNING COMMISSION STAFF REPORT**

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**DATE:** MAY 6, 2026  
**DEPARTMENT:** COMMUNITY DEVELOPMENT  
**FROM:** LISA BRINTON, DIRECTOR  
**THROUGH:** COURTNEY GROSSMAN, PLANNING MANAGER  
**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.

DISCUSSION:

As part of the on-going efforts to implement the Chinatown Revitalization Plan (2019), the City has 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. 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 receiving planning entitlements prior to issuing a Request for Proposals to developers to then develop the sites. The agreement with Architecture and Interior Design, Inc. 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.

To date, TEF Architecture and Interior Design, Inc. 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 Architecture and Interior Design, Inc. 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 to 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 Design submitted an entitlement application for 34, 36, 38, 40 Soledad Street; they 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 Design are preparing to submit an entitlement application for 45 Soledad Street in March. Following approval of the entitlement applications, the City will prepare and issue a Request for Proposals to affordable housing developers for the construction of the projects.

Finally, the City and TEF Design are preparing construction documents for the emergency stabilization of 37-39 Soledad Street that will be submitted for a building permit in the Spring of 2026, followed by construction documents for the complete rehabilitation of 37-39 Soledad Street that will be submitted for a building permit 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 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). Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

#### ATTACHMENTS:

1. Presentation