



**SALINAS**

**RICH IN LAND | RICH IN VALUES**

# Land Disposition and Development Agreement:

## City Parking Lots 8 and 12

November 18, 2025

City Council

Lisa Brinton,  
Community  
Development Director



# Background

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- ❖ City-owned Parking Lots 8 and 12
  - Determined to be surplus land (2020)
  - Land use and zoning amendments to Mixed-Use (2021)
- ❖ Taylor Fresh Foods Proposes
  - Multi-Family Residential/Retail/Commercial use (Lot 12)
  - Hotel/Retail/Commercial Use (Lot 8)



## Land Disposition and Development Agreement (Government Code section 65864)

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### Land Use and Entitlement Process

- ❖ Residential/Retail/Commercial Use
  - Approximately 66 residential units
  - Administrative Site Plan Review
  - Affordable Housing Plan
- ❖ Hotel/Retail/Commercial Use
  - Administrative Site Plan Review – Retail/Commercial Use
  - Administrative Conditional Use Permit – Hotel use



## Land Disposition and Development Agreement (Government Code section 65864)

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### Performance Schedule

- ❖ Lot 12
  - Apply for project approvals within 1 year
  - Commence development within 1-5 years of project approval
- ❖ Lot 8
  - Apply for project approvals within 5 years
  - Commence development within 5-8 years of project approval



## Land Disposition and Development Agreement (Government Code section 65864)

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### Monitoring

- Developer: Minimum quarterly progress reports
- City: Annual progress reports

### Purchase Price

- Negotiated through an appraisal process.
- Agreement can be terminated if purchase price not reached.
- Agreed Purchase Price to be paid in cash to City at close of escrow.

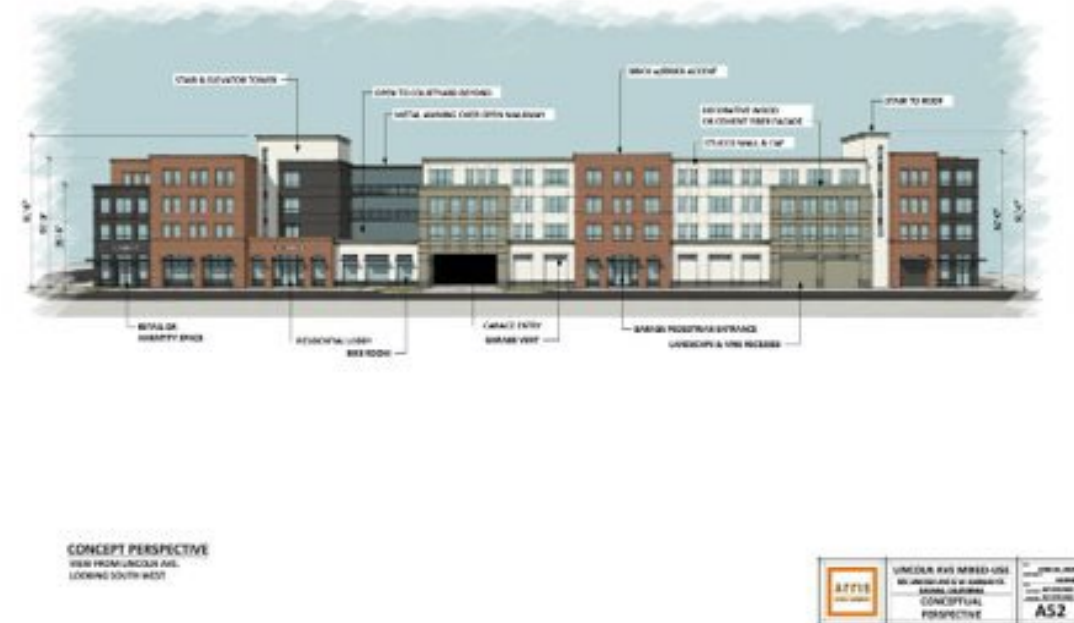
# Multi- Family Residential/Retail/ Commercial Use Lot 12



CONCEPT PERSPECTIVE  
VIEW FROM S.E.C. OF W. GARLAN STREET & LINCOLN AVE.  
LOOKING NORTH WEST

|       |                                                                                                       |                                           |
|-------|-------------------------------------------------------------------------------------------------------|-------------------------------------------|
| ATFIS | LINCOLN AVE MIXED-USE<br>RE-DEVELOPMENT & W. GARLAN ST.<br>ARCHITECTURAL<br>CONCEPTUAL<br>PERSPECTIVE | DATE: 10/1/2019<br>BY: [Signature]<br>A50 |
|-------|-------------------------------------------------------------------------------------------------------|-------------------------------------------|

Multi- Family  
Residential/Retail/  
Commercial Use  
Lot 12





3D EXTERIOR RENDERING - VIEW FROM CORNER OF M. GABILAN ST. / SALINAS ST.

PROPOSED HOTEL CONCEPTUAL DESIGN (OPTION 2)  
- LOT 8 -

Hotel/Retail/  
Commercial Use  
Lot 8

# Exempt

- ❖ California Environmental Quality Act (CEQA) Guidelines sections 15060(c), 15061(b)(3), and/or 15378
- ❖ Proposed Land Disposition and Development Agreement
  - does not constitute a "project"
  - does not commit the City to a definite course of action
  - does not constitute discretionary approval of a specific project
  - will not result in a direct or reasonably foreseeable indirect physical change in the environment

CEQA Consideration

# Strategic Plan Initiative (2025-2028)

## Economic Development

- Support and engage with both new and established businesses to revive economic growth and job creation
- Revitalize residential and commercial blighted areas through targeted initiatives, private investment, and community partnerships
- Strategically explore and expand economic development opportunities throughout the city

## Housing

- Facilitate the addition of workforce, low-income, farmworker housing, and ADU development, while minimizing impacts to neighborhoods



# Fiscal Impact

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No immediate impact to the City's General Fund.

Should negotiations progress to the sale of the two lots, the City would receive one-time sale proceeds.

It is further anticipated that the future proposed development would result in increased property and sales tax revenue.

# Recommendations

- It is recommended that the City Council take the following actions:
  - Find the project exempt from environmental analysis pursuant to Sections 15060(c), 15061(b)(3), and/or 15378 of the CEQA Guidelines
  - Adopt an ordinance approving a Land Disposition and Development Agreement [Development Agreement 2025-001 (DA 2025-001)] between the City of Salinas and Taylor Fresh Foods



# Questions?

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