

Land Disposition and Development Agreement:

City Parking Lots 8 and 12

November 18, 2025

City Council

Lisa Brinton, Community Development Director



Background

- 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)

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)

Peformance 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)

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

YES PROMISEC OF M. GABLANT PRET & LINCOLS, MA. LOCKING WORTH HIGH



Multi- Family Residential/Retail/ Commercial Use Lot 12



CONCEPT PERSPECTIVE VERN HOME INCOME AND







20 EXTERIOR RENDETING - VEW FROM CORNER OF M. GARLAN ST. / SALMAS ST.

PROPOSED HOTEL CONCEPTUAL DESIGN (OFTICH 2)
- LOT 4 -

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

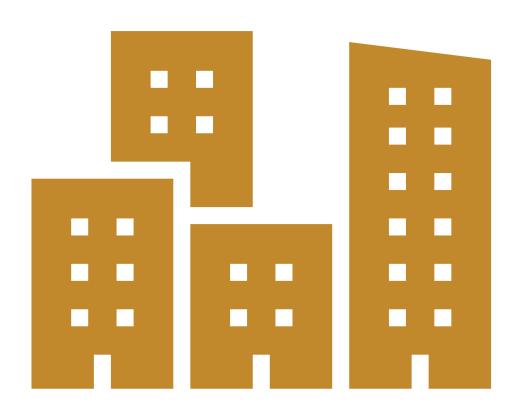
Strategic Plan Initiative (2025-2028)

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

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?