

# City of Salinas

200 Lincoln Ave., Salinas, CA 93901

[www.cityofsalinas.org](http://www.cityofsalinas.org)



## Meeting Agenda - Final

Wednesday, May 6, 2026

4:00 PM

City Council Rotunda

### Planning Commission

*Commissioners:*

*Juan Gutierrez, Mayor's Appointee*

*Eric Mora, District 1 - John Meeks, District 2*

*Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4*

*Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6*

*Lisa Brinton, Community Development Director*

*Courtney Grossman, Planning Manager*

*Christopher A. Callihan, City Attorney*

*Community Development Department Office: (831) 758-7206*

**ZOOM WEBINAR PARTICIPATION**

**JOIN THE ZOOM WEBINAR TO PARTICIPATE LIVE AT:**

**<https://cityofsalinas.zoom.us/j/81266797496>**

**To participate telephonically, call any number below:**

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646 931 3860 US +1 689 278 1000 US +1 929 205 6099 US (New York) +1 301 715 8592 US  
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+1 360 209 5623 US +1 386 347 5053 US +1 507 473 4847 US**

**Webinar ID: 812 6679 7496**

**If prompted to enter a participant ID, press #.**

**PLEDGE OF ALLEGIANCE****ROLL CALL****PUBLIC COMMENT TIME RESTRICTIONS**

*Public comments generally are limited to two minutes per speaker; the Chair may further limit the time for public comments depending on the agenda schedule. Public comment may also be submitted via email at [PublicCommentCD-P@salinas.gov](mailto:PublicCommentCD-P@salinas.gov) and will be entered into the record.*

**GENERAL PUBLIC COMMENTS**

*Receive public communications on items that are not on the agenda and that are in the City of Salinas' subject matter jurisdiction. Comments on Consideration, Public Hearing items, and the Consent Agenda should be held until the items are reached.*

**CONSENT**

**[ID#26-176](#) Minutes of April 15, 2026.**

**Recommendation:** Motion to approve the minutes of April 15, 2026.

**ADMINISTRATIVE REPORTS**

**[ID#26-193](#) Update on Predevelopment Activities for 34, 36, 38, 40, 37-39, and 45  
Soledad Street in Chinatown**

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

**PUBLIC HEARINGS**[ID#26-195](#)

**Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District**  
**Continued to May 20, 2026**

**CONSIDERATIONS****COMMISSIONER COMMENTS / REPORTS**

*Receive communication from Commissioners on reports, appointments and future agenda items. Commissioner comments are generally limited to three minutes.*

**FUTURE AGENDA ITEMS****ADJOURNMENT**

*Confirmation of attendance at next meeting prior to adjournment.*

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**Brisa Salcedo / Administrative Aide****AGENDA MATERIAL / ADDENDUM**

*Any addendums will be posted within 72 hours of regular meetings or 24 hours of special meetings and in accordance with Californian Government Code Section 54954.2 and 54956. City Commission/Board/Committee agenda reports and other writings distributed to the legislative body may be viewed at the Salinas City Clerk's Office, 200 Lincoln Avenue, Salinas, and are posted on the City's website at [www.cityofsalinas.org](http://www.cityofsalinas.org) in accordance with California Government Code section 54597.5. The Commission/Board/Committee may take action that is different than the proposed action reflected on the agenda.*

*Disability-related modification or accommodation, including auxiliary aids or services, may be requested by any person with a disability who requires a modification or accommodation in order to participate in the meeting. Language interpretation may be requested as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Requests should be referred to the City Clerk's Office At 200 Lincoln Avenue, Salinas, 758-7381, as soon as possible but by no later than 5 p.m. of the last business day prior to the meeting. Hearing impaired or TTY/TDD text telephone users may contact the city by dialing 711 for the California Relay Service (CRS) or by telephoning any other service providers' CRS telephone number.*

**PUBLIC NOTIFICATION**

*This agenda was posted on Friday, May 1, 2026 in the Salinas Rotunda and City's website.*

*Meetings are streamed live at <https://salinas.legistar.com/Calendar.aspx> and televised live on Channel 25 on the date of the regularly scheduled meeting and will be broadcast throughout week following the meeting. or the most up-to-date Broadcast Schedule for The Salinas Channel on Comcast 25, please visit or subscribe to our Google Calendar located at <http://tinyurl.com/SalinasChannel25>. All past City Council meetings may also be viewed on the Salinas Channel on YouTube at <http://www.youtube.com/thesalinaschannel>.*



# City of Salinas

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CA 93901  
[www.cityofsalinas.org](http://www.cityofsalinas.org)

## Legislation Text

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**File #: ID#26-176, Version: 1**

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### **Minutes of April 15, 2026.**

Motion to approve the minutes of April 15, 2026.



# City of Salinas

200 Lincoln Ave., Salinas,  
CA 93901  
www.cityofsalinas.org

## Meeting Minutes - Draft

### Planning Commission

**Commissioners:**

**Juan Gutierrez, Mayor's Appointee**  
**Eric Mora, District 1 - John Meeks, District 2**  
**Lorisa McKelvey Daye, District 3 - Maureen Wruck, District 4**  
**Carissa Purnell, District 5 - Marcelino Rocamora Jr, District 6**

**Lisa Brinton, Community Development Director**  
**Courtney Grossman, Planning Manager**  
**Christopher A. Callihan, City Attorney**  
**Community Development Department Office: (831) 758-7206**

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Wednesday, April 15, 2026

4:00 PM

City Council Rotunda

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#### PLEDGE OF ALLEGIANCE

#### ROLL CALL

**Present:** 6 - Commissioner Lorisa McKelvey Daye  
Commissioner Carissa Purnell  
Commissioner Marcelino Rocamora Jr  
Commissioner Eric Mora  
Commissioner Maureen Wruck  
Commissioner Juan Gutierrez

**Absent:** 1 - Commissioner John Meeks

#### GENERAL PUBLIC COMMENTS

*No public comment received.*

#### CONSENT

[ID#26-158](#) **Minutes of April 1, 2026**

**Upon motion by Commissioner Purnell, seconded by Commissioner Mora, the minutes of April 1, 2026 were approved. The motion carried by the following vote.**

**Ayes:** 5 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr, Commissioner Mora and Commissioner Gutierrez

**Absent:** 1 - Commissioner Meeks

**Abstain:** 1 - Commissioner Wruck

#### PUBLIC HEARINGS

[ID#26-156](#)

**Conditional Use Permit 2024-067; Request for Residential Design Review to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three car garage, an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470 square-foot Junior Accessory Dwelling Unit (JADU) located at 110 Chestnut Street in the Residential Low Density-Airport Overlay (R-L-5.5 - AR) Zoning District**

*Received report from Senior Planner, Son Pham Gallardo, on Conditional Use Permit 2024-06. Julio Monroy (Monroy Designs), on behalf of Jose and Dolores Castillo, is requesting approval of a Conditional Use Permit (CUP) for Residential Design Review to construct a 1,614 detached single family dwelling unit with a 748 square-foot attached three-car garage on a vacant 6,500 square-foot lot. Although not subject to a CUP, the project also includes construction of an 818 square-foot Accessory Dwelling Unit (ADU) and an attached 470-square-foot Junior Accessory Dwelling Unit (JADU). On March 16, 2026, a Notice of Intent to Approve the CUP was mailed to all property owners located within 300 feet of the subject property and interested parties. Prior to the proposed March 26, 2026, approval date, protest letters were received from nearby property owners. Therefore, the CUP was scheduled for Planning Commission consideration. A new public hearing notice was mailed on April 3, 2026, to the same property owners and interested parties regarding the scheduled public hearing before the Planning Commission on April 15, 2026. The public hearing notice was also published in the Monterey Herald on the same date as the mailing. Report filed with the Commission Secretary as the official record.*

*Received public comment from the following protesters:*

- Gale Elkins*
- Angela McNelte*
- Joel Panzer*

*Received a response from project owner, Jose Castillo.*

*Received rebuttal comments from the following protesters:*

- Angela McNelte*
- Joel Panzer*

*Received final comments from project owner, Jose Castillo.*

**Upon motion by Commissioner Mora, seconded by Commissioner Purnell, Resolution finding the project exempt pursuant to Sections 15303 and 15332 of the CEQA Guidelines, affirming the findings, and approving Conditional Use Permit 2024-067 was approved. The motion carried by the following vote:**

**Ayes:** 4 - Commissioner McKelvey Daye, Commissioner Purnell, Commissioner Rocamora Jr and Commissioner Mora

**Absent:** 1 - Commissioner Meeks

**Recused:** 2 - Commissioner Wruck and Commissioner Gutierrez

Enactment No: RES 2026-03

**CONSIDERATIONS**

*No consideration items were presented.*

**COMMISSIONER COMMENTS / REPORTS**

**FUTURE AGENDA ITEMS**

*Planning Manager, Courtney Grossman, introduced the tentative items for the May 6, 2026 meeting.*

**ADJOURNMENT**

*Meeting adjourned at 5:20 p.m.*

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**Brisa Salcedo / Administrative Aide**



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## Legislation Text

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**File #:** ID#26-193, **Version:** 1

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### **Update on Predevelopment Activities for 34, 36, 38, 40, 37-39, and 45 Soledad Street in Chinatown**

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



# 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

# Update on Predevelopment for 34, 36, 38, 40, 37-39, and 45 Soledad Street in Chinatown

5/6/2026  
Planning Commission



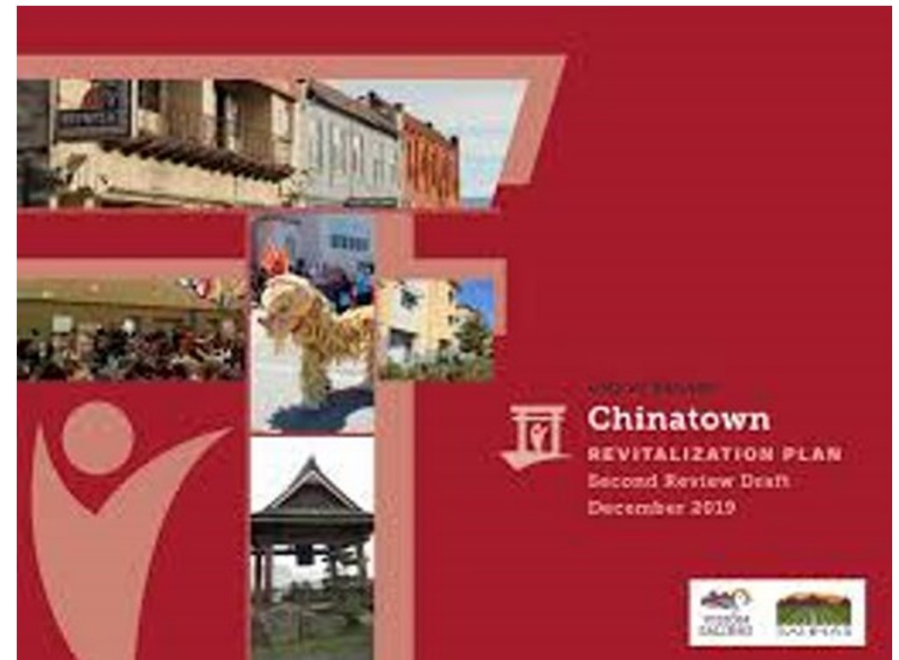
# Agenda

- 00 Background
- 01 Design Precedents
- 02 34-40 Soledad St.
- 03 45 Soledad St.
- 04 37-39 Soledad St.
- 05 Schedule and Next Steps



# Chinatown Revitalization

- Continued implementation of 2019 Chinatown Revitalization Plan
  - Safety and Homelessness
  - Infrastructure Improvements
  - Economic Development
  - Housing Development



# Project Background

- City purchase of vacant properties
  - 45 Soledad Street
  - 34, 36, 38, 40 Soledad Street (one property)
  - 37-39 Soledad Street (Republic Cafe)
- Grant funding for predevelopment work in 2024
  - \$1.5 million Regional Early Action Planning Grant
  - TEF Design selected for design and entitlement work



45 Soledad Street



34, 36, 38, 40 Soledad Street

# Project Map

34 & 36 Soledad: 1-story buildings, formerly commercial/ restaurant use - demolished in 2025 after fire

38 Soledad: 2-story building, formerly Arre's Pool Hall + apartments, eligible Historic Resource - demolished in 2025 after fire

40 Soledad: Empty lot

37-39 Soledad: Republic Cafe, NRHP listed property + Lotus Inn

45 Soledad: 2-story building, formerly mixed use - demolished in 2017 after fire



# Goals for Predevelopment

- Complete all required predevelopment tasks before a developer is selected
  - Planning entitlements
- Ensure community engagement
  - Design that reflects the rich history and architecture of Chinatown
- 100% affordable mixed use development
  - Varied income levels
  - Mix of unit types - studio, family, senior
  - Commercial spaces designed for success



**Chinatown  
Community  
Open House**

Join us to learn more about new housing and commercial developments planned for Soledad Street. Share your ideas and comment on the draft plans.

**Buddhist Temple  
of Salinas**

55 California Street,  
Salinas, CA 93901

**29  
APRIL** Food Provided! **6-7:30  
PM**

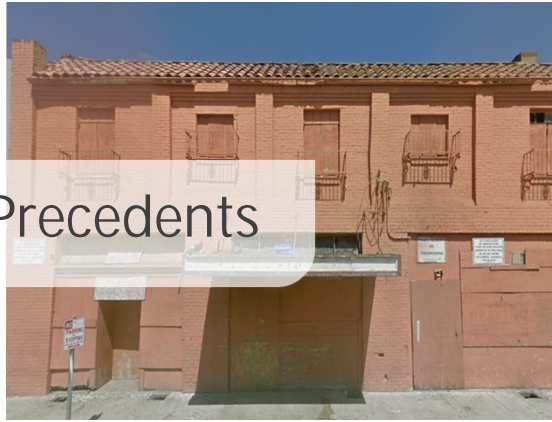
# Background on Process to Date

- May 2024: Project Kick-Off (34-40 Soledad)
- June 2024: Community Visioning Community
- July 2024: Meeting with Historic Resources Board (34-40 Soledad)
- Aug. 2024: Developer Consultations (34-40 Soledad)
- Jan. 2025: Project Kick-Off (45 Soledad)
- Feb 2025: Meeting with Historic Resources Board (45 Soledad)
- March 2025: Market Study (34-40 & 45 Soledad)
- April 2025: Community Visioning Workshop (45 Soledad)
- June 2025: Costing Package (34-40 & 45 Soledad)
- In Progress: CEQA Exemption is being prepared  
34-40 Soledad Site Plan Review submitted to City on Dec. 22, 2025



01

Design Precedents



Mural by BIP Apollo

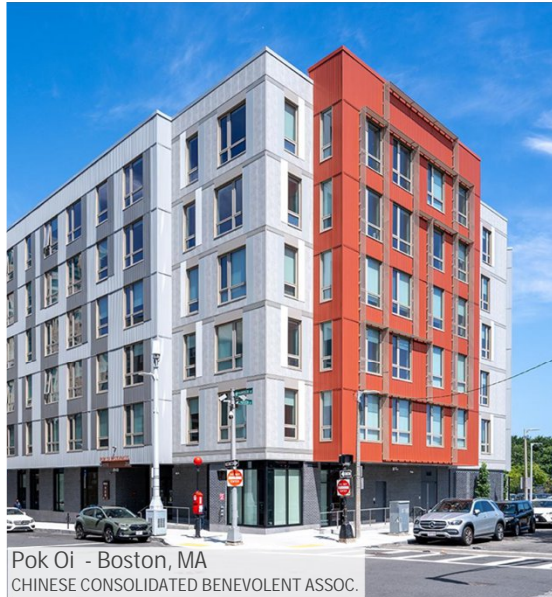


Mural by Josh Wigger

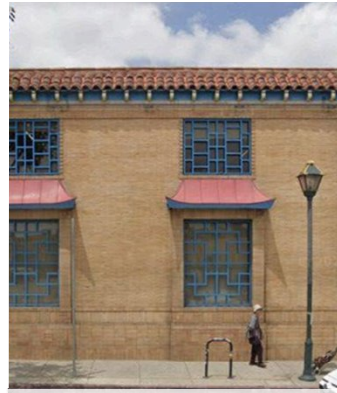




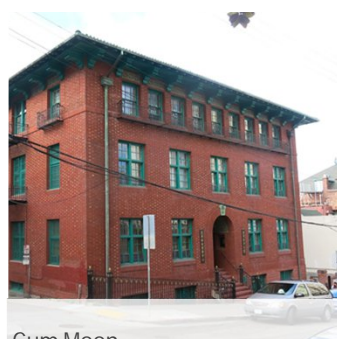
Casa de la Mision, The Mission, SF  
MERCY HOUSING



Pok Oi - Boston, MA  
CHINESE CONSOLIDATED BENEVOLENT ASSOC.



951 N Broadway - Los Angeles



Gum Moon  
Chinatown, SF



Morning Star  
Japantown, SF



Maceo May - Treasure Island  
CHINATOWN CDC



Park View Terrace, SF  
CHINATOWN CDC



Tahanan - SOMA Pilipinas, SF  
MERCY HOUSING



900 Pacific - SF  
CHINATOWN CDC

# Spanish Revival Influence

Historic Design Context - Early Settlement of the Salinas Valley

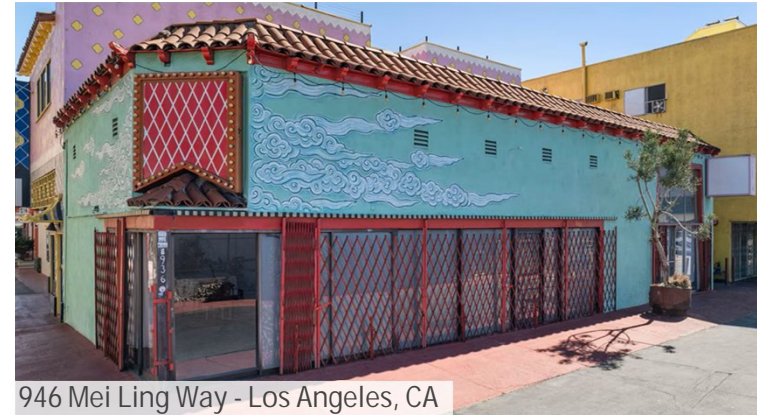
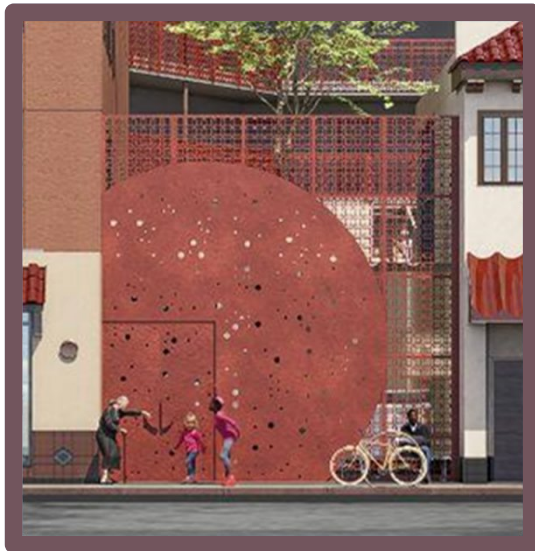
- Barrel clay tile awnings
- Small decorative tile wall accents
- Stucco finish with warm earth tone colors



# Chinese Influence

Historic Design Context - Establishment of Salina's Chinatown

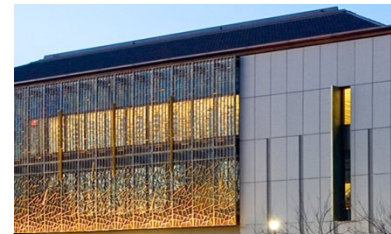
- Chinese red color - Good fortune, joy and celebration
- Moongate - symbolizes a passage into serenity, renewal and good fortune in connection to lunar deities.



946 Mei Ling Way - Los Angeles, CA



Moongate Lounge, SF



E.A. Library, UC Berkeley



951 N Broadway - Los Angeles, CA

# Moon Gate

## Design Concepts

- A welcoming and secure entry
- Easy wayfinding
- Inspired by Chinese motif



Blue Oak Landing, SF - Eden Housing



Dr. Sun Yat-Sen, Vancouver



Moongate Lounge, SF

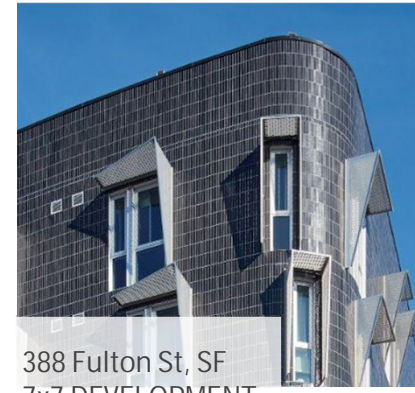


Hortus Haren Botanical Garden, Netherlands

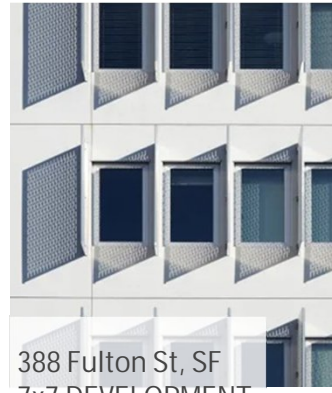
# Solar Shades

## Design Concepts

- Japanese joinery techniques
- Perforated metal to match moongate entry
- Visually connect 34-40 and 45 Soledad with a similar design element



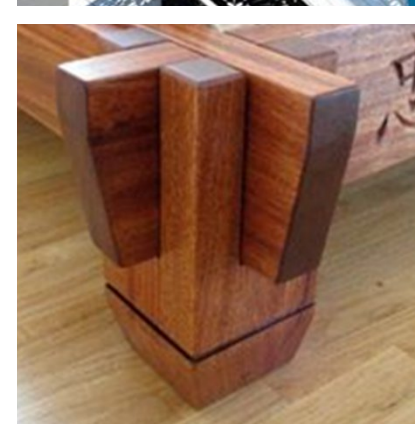
388 Fulton St, SF  
7x7 DEVELOPMENT



388 Fulton St, SF  
7x7 DEVELOPMENT



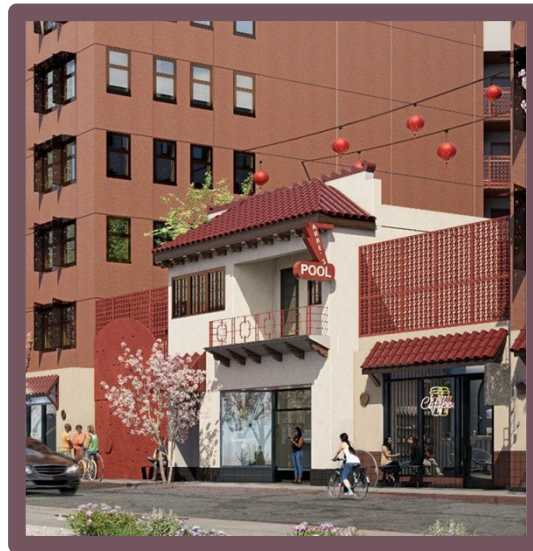
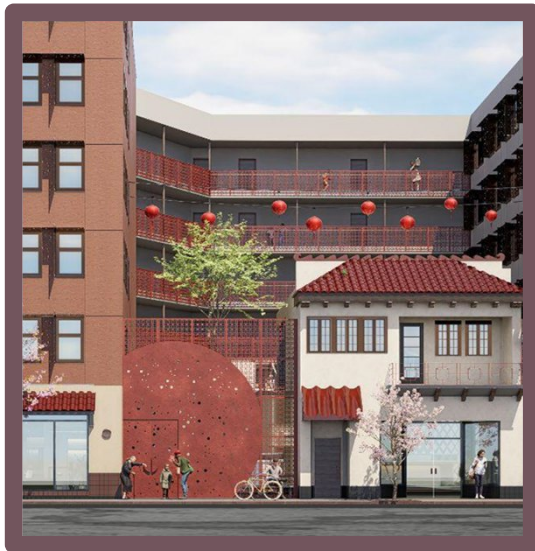
Casa de la Mision, SF  
MERCY HOUSING



# String of Lanterns

## Design Concepts

- Inspired by Asian cultural relevance
- Connecting the two taller volumes of 34-40
- Celebrating the historic replica in the center and its presence on the site



Stainless Steel Lantern



Chinatown, SF



Lantern Festival



SOMA Pilipinas Patrol Lantern Festival + Parade, SF

# Mural Opportunities

## Design Concepts

- Breaking up large expanse of wall in an economical way
- Celebrates local artists and ideas, giving voice to the community



Lotus in Rain



Odello Artichoke Field #2



After Brueghel

The murals shown at 34–40 and 45 Soledad showcase a selection of Belle Yang’s art and are used with her permission.

**ABOUT BELLE YANG:**  
“Born in Taiwan, Belle Yang is author and illustrator of adult nonfiction books, children’s books and a graphic memoir. She spent part of her childhood in Japan. At age seven she emigrated to the United States with her mother and father. She attended Stirling University in Scotland, graduated from the University of California, Santa Cruz in biology but went on to study art at Pasadena Art Center College of Design and the Beijing Institute of Traditional Chinese Painting.”

# Conceptual Soledad Gateway



# Conceptual Neighborhood Square



Artwork Credit: Belle Yang  
Mural Art Work Potential

02

34-40 Soledad



# 34-40 Soledad






## Ground Floor Plan

- Retail
- Lobby/Resident Services
- Back of House/Mechanical
- Parking/Circulation



# 34-40 Soledad

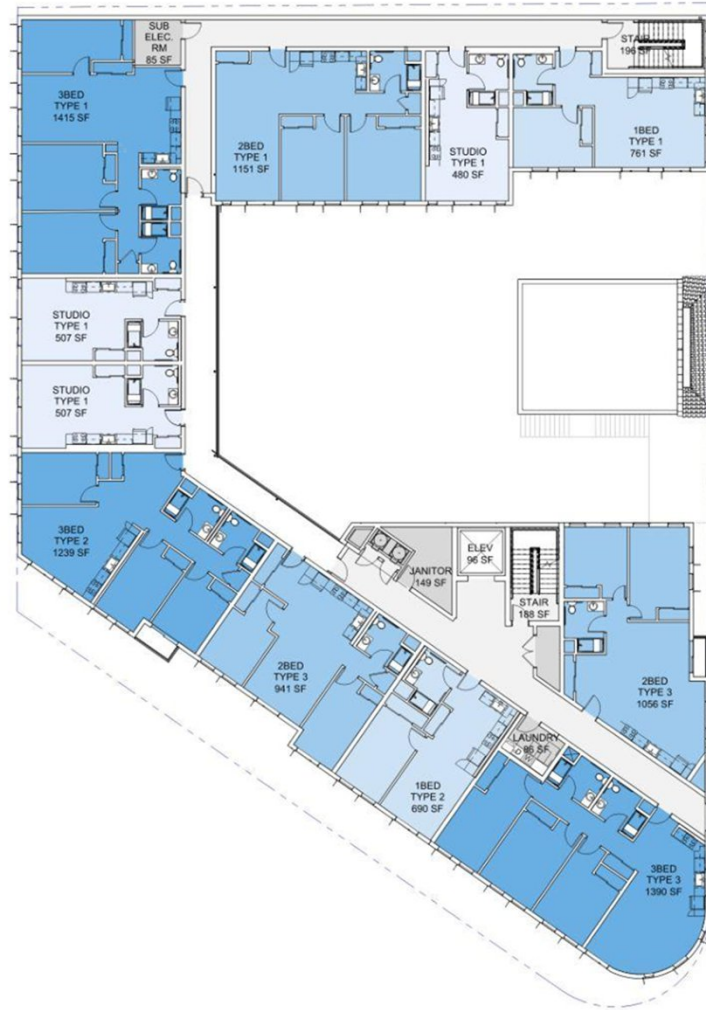
## Floor Plan - Level 2

-  Community
-  Studio
-  1 Bedroom
-  2 Bedroom
-  3 Bedroom



# 34-40 Soledad Floor Plan - Level 3-6

- Community
- Studio
- 1 Bedroom
- 2 Bedroom
- 3 Bedroom



# 34-40 Soledad

Mixed Use

Commercial + Multi-Family Affordable Housing

## Level 1

Commercial Space	5,876 SF
Resident Lobby/Service	1,155 SF
Car Parking Spaces	11 spaces
Bike Long Term Storage	18 spaces
Bike Short Term Storage	4 spaces

## Level 2

Shared Open Space	2,897 SF
Community Room	777 SF

## Levels 2-6: 55 Residential Units

Studios	15	27%
1 Bed	10	18%
2 Bed	15	27%
3 Bed	15	27%



Artwork Credit: Belle Yang  
Mural Art Work Potential



# 34-40 Soledad

## Soledad Street Elevation



# 34-40 Soledad Market Way Elevation



24  
Artwork Credit: Belle Y  
Mural Art Work Poter





03

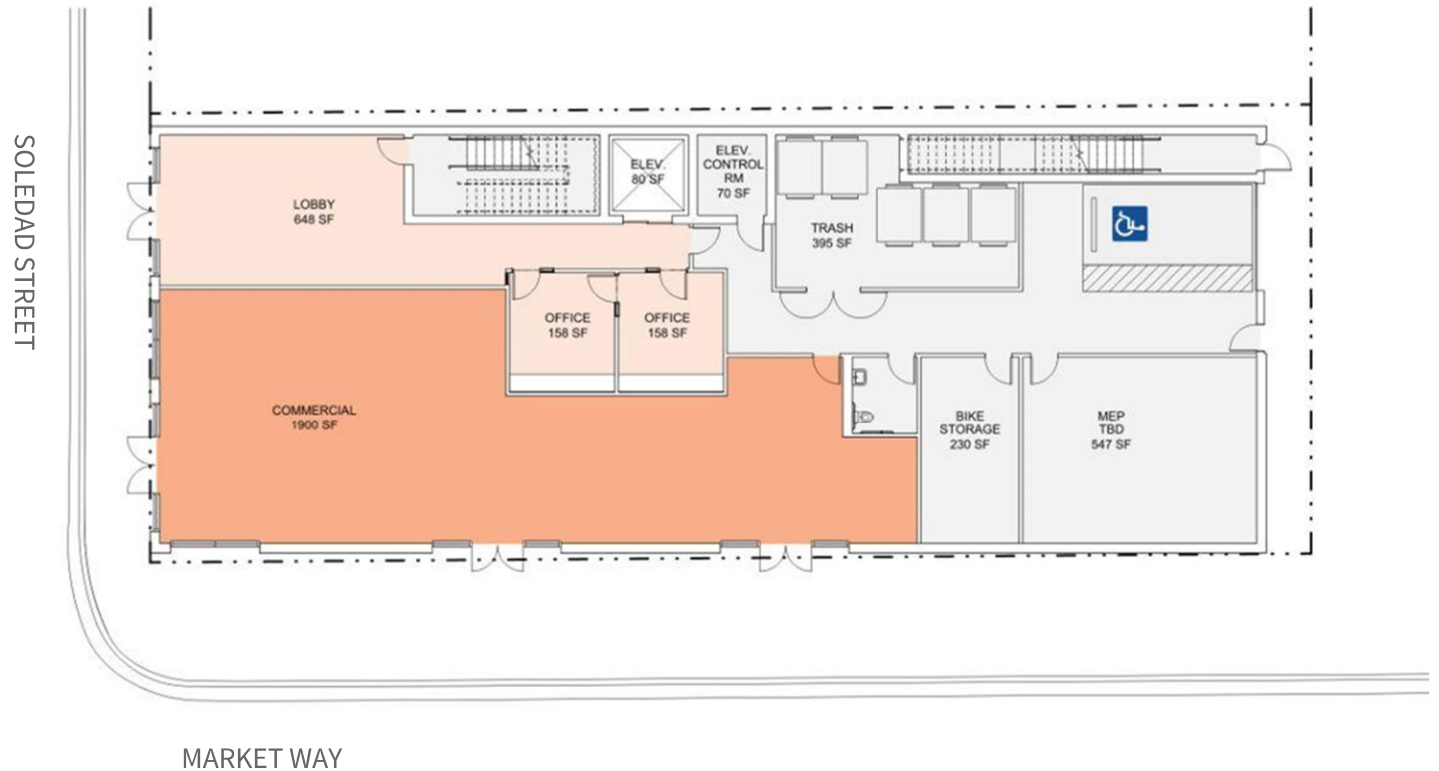
45 Soledad



# 45 Soledad

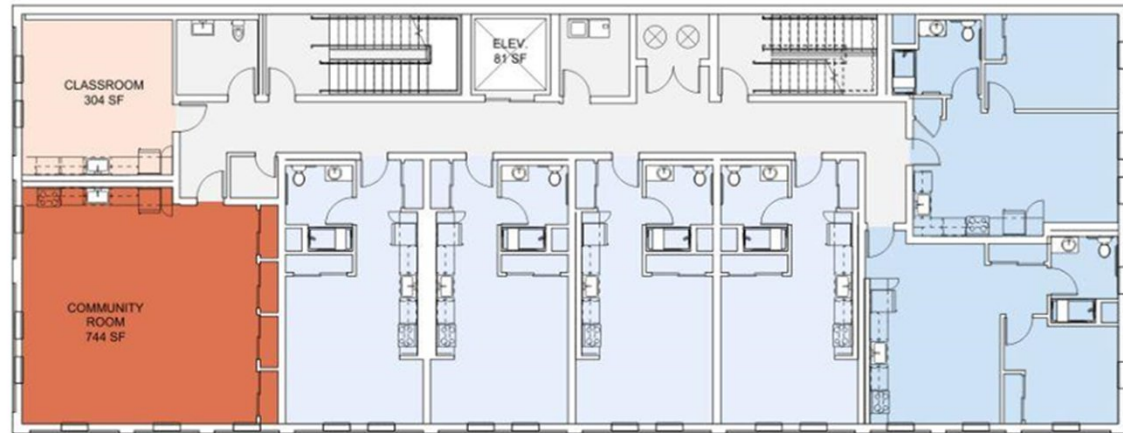
## Ground Floor Plan




-  Retail
-  Lobby/Resident Services
-  Back of House/Mechanical
-  Parking/Circulation



# 45 Soledad

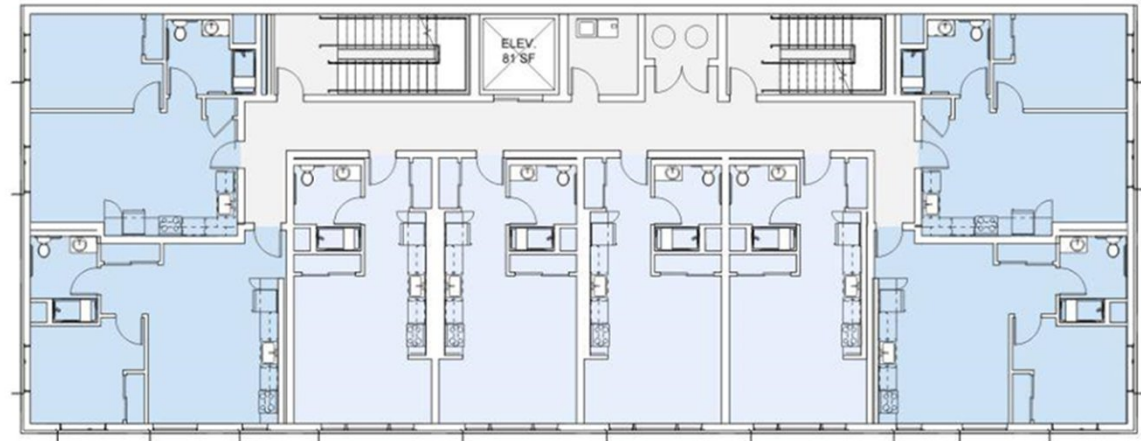
Floor Plan - Level 2





-  Community
-  Resident Services
-  Studio
-  1 Bedroom

# 45 Soledad

Floor Plan - Level 3-6



-  Studio
-  1 Bedroom

# 45 Soledad

Mixed Use - Commercial + Affordable Senior Housing

5-Stories: 30 Units

## Level 1

Commercial Space	+/- 1,900 SF*
Resident Lobby/Service	+/- 650 SF
Car Parking Spaces	1 space

## Levels 2-5: 30 Units

Classroom	+/- 300 SF
Community Room	+/- 460 SF
Studios	16
1 Bed	14

\*AREA EXPECTED TO DECREASE WITH FURTHER  
MEP DEVELOPMENT



Artwork Credit: Belle Yang  
Mural Art Work Potential

# 45 Soledad

## Soledad Street Elevation



# 45 Soledad Market Way Elevation



Artwork Credit: Belle Yang  
Mural Art Work Potential

04

# 37-39 Historic Structures Report, Stabilization & Rehab Design



# Historic Structures Report Findings

## Republic Cafe

37 Soledad Street

### Historical Significance:

- Listed Salinas Historic Resource: 1989
- **Designated** in National Register of Historic Places: 2011

### Historic Structures Report Findings:

Eligible for National Register of Historic Places under the following:

- **Criterion A:** Associated with cultural heritage as prominent ethnic minority business
- **Criterion B:** Association with Wallace Ahtye Sr. & Lily Ahtye
- **Criterion C:** Architecturally distinctive example of Chinese-inspired architecture

## Lotus Inn

39 Soledad Street

### Historical Significance:

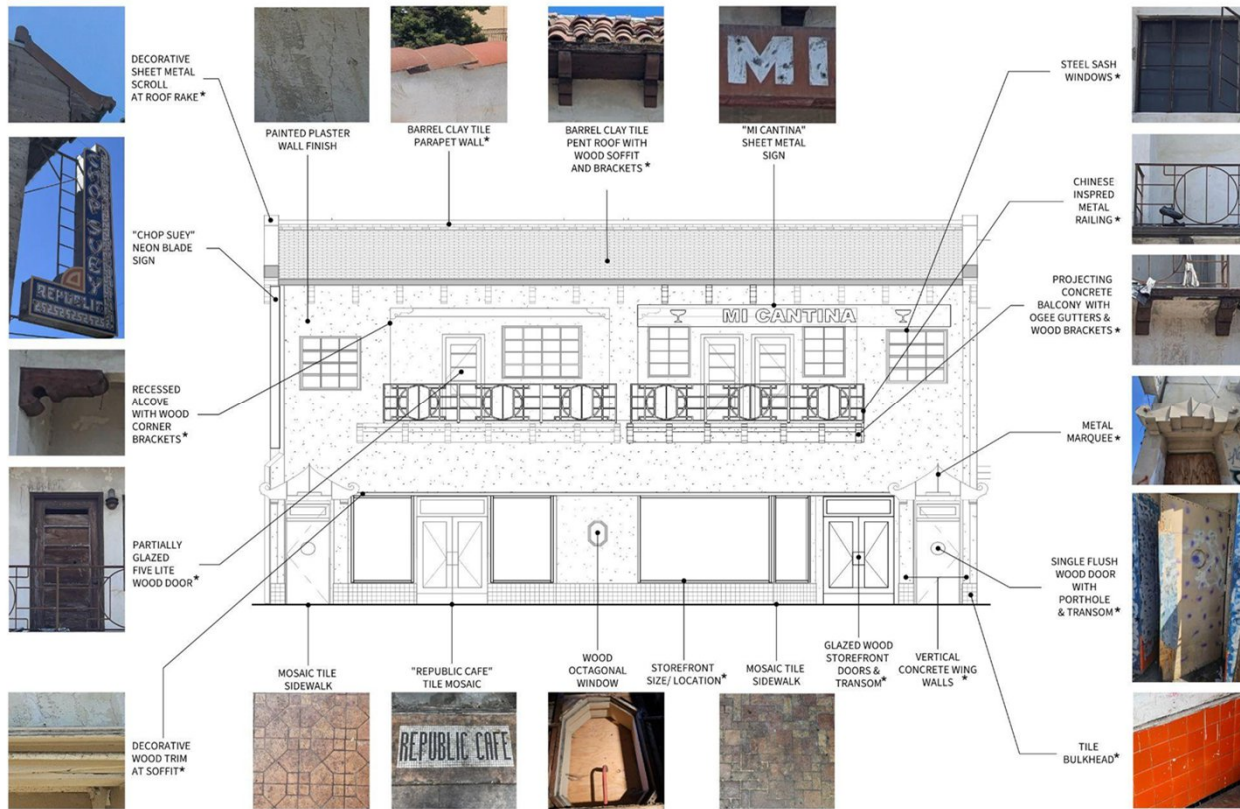
- Listed Salinas Historic Resource: 1989
- **Eligible** for National Register of Historic Places

### Historic Structures Report Findings:

Eligible for National Register of Historic Places under the following:

- **Criterion A:** Associated with cultural heritage as prominent ethnic minority business
- **Criterion C:** Architecturally distinctive example of Chinese-inspired architecture

# West Facade Character Defining Features



\* feature is present on both 37 & 39 Soledad Street

# 37-39 Soledad Street

## Emergency Stabilization Scope of Work

- Stabilize front facade
- Repair fire damaged components
- Install fire sprinkler system
- Stabilize building structure
- Make watertight (roof replacement) and vandal resistant



# Areas of Temporary Reconstruction



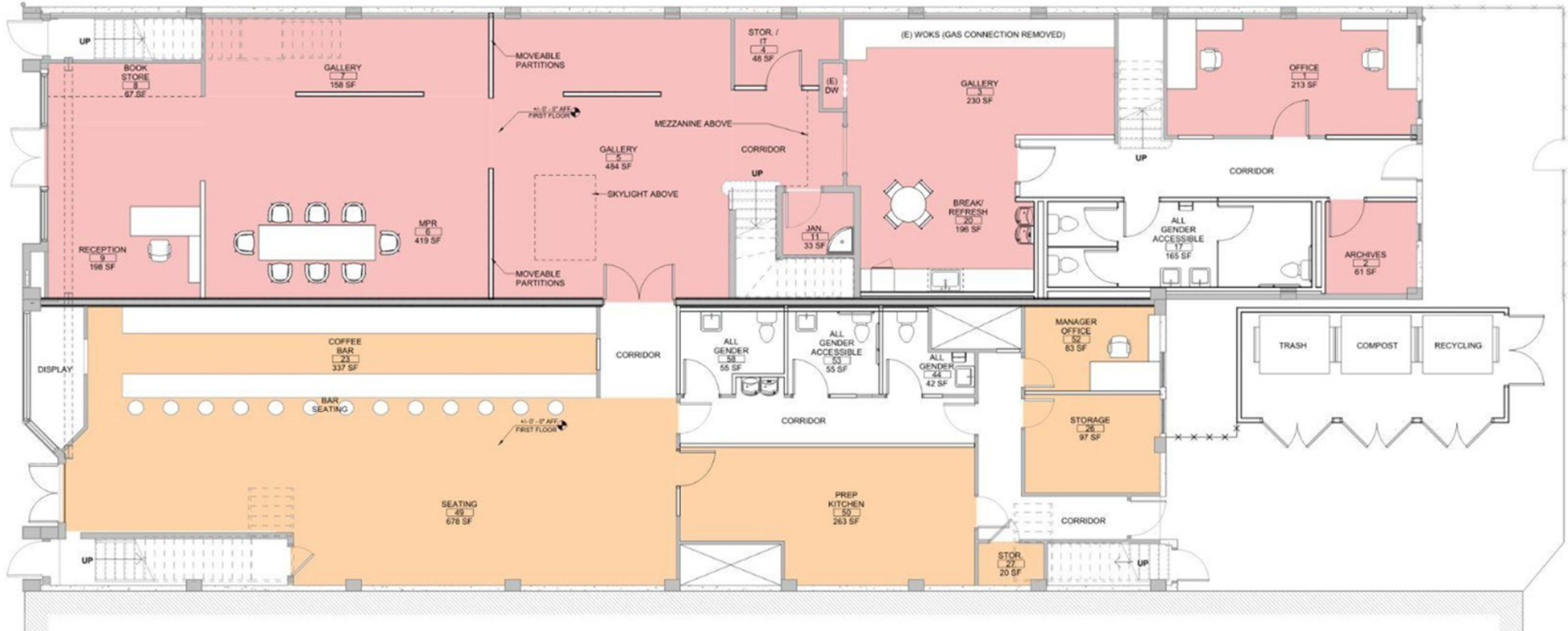
TEF

37-39 Soledad  
Soledad Street Elevation



# 37-39 Soledad Street

- Museum Area
- Commercial Area

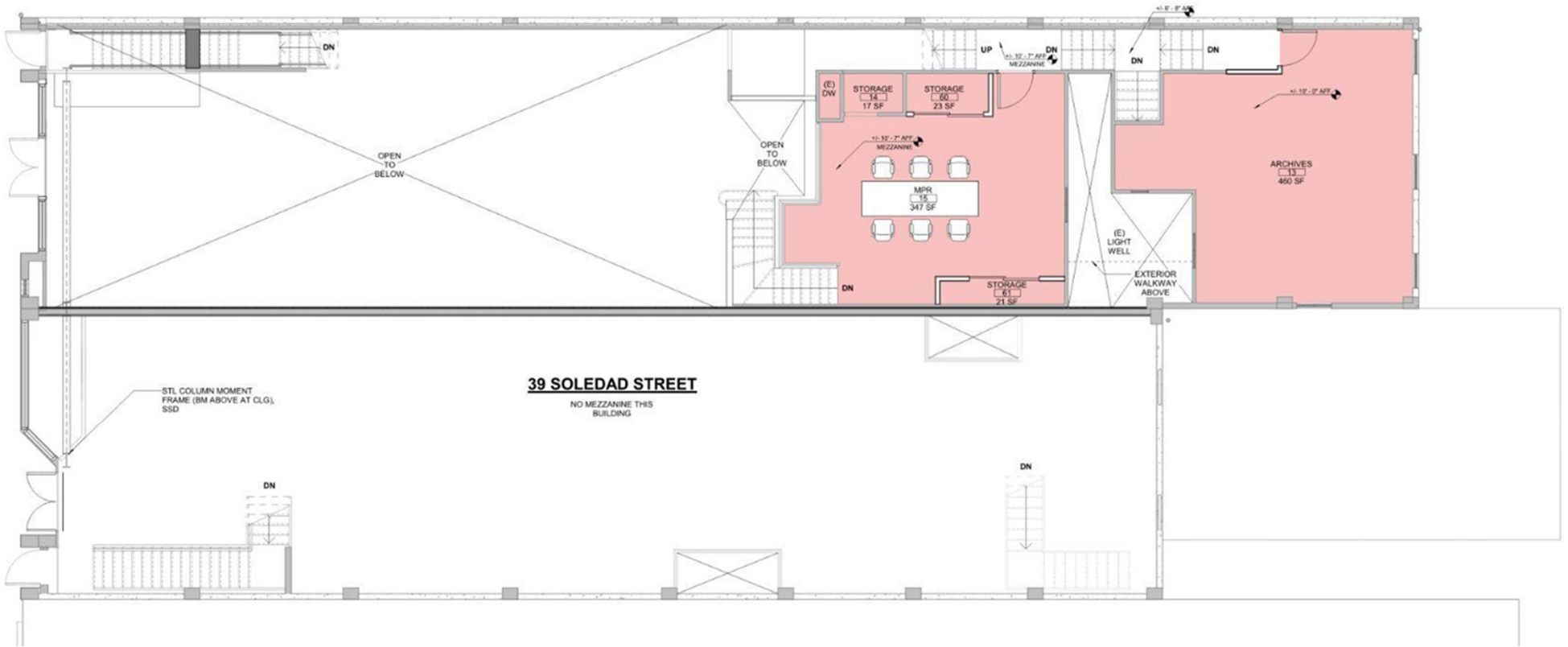


Level 1 Concept Plan



# 37-39 Soledad Street

Museum Area

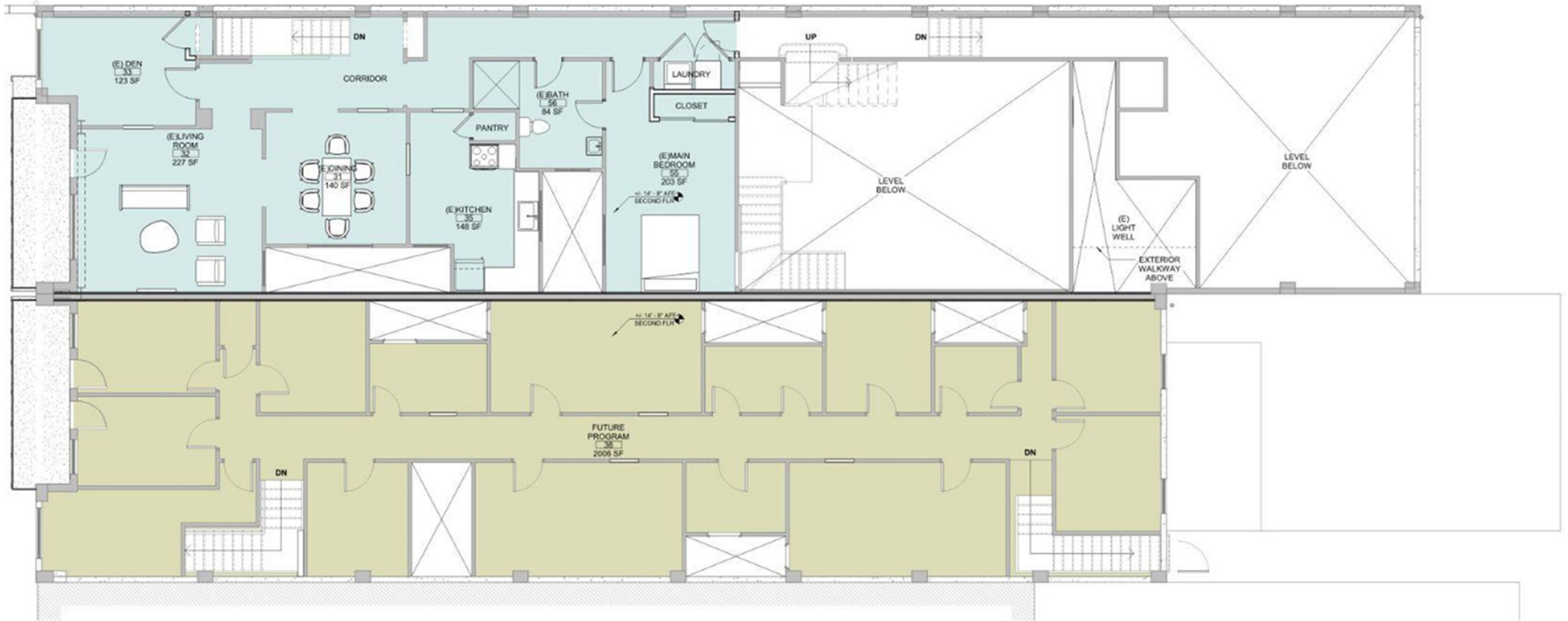


Mezzanine Concept Plan



# 37-39 Soledad Street

- Residential Area
- Future Program

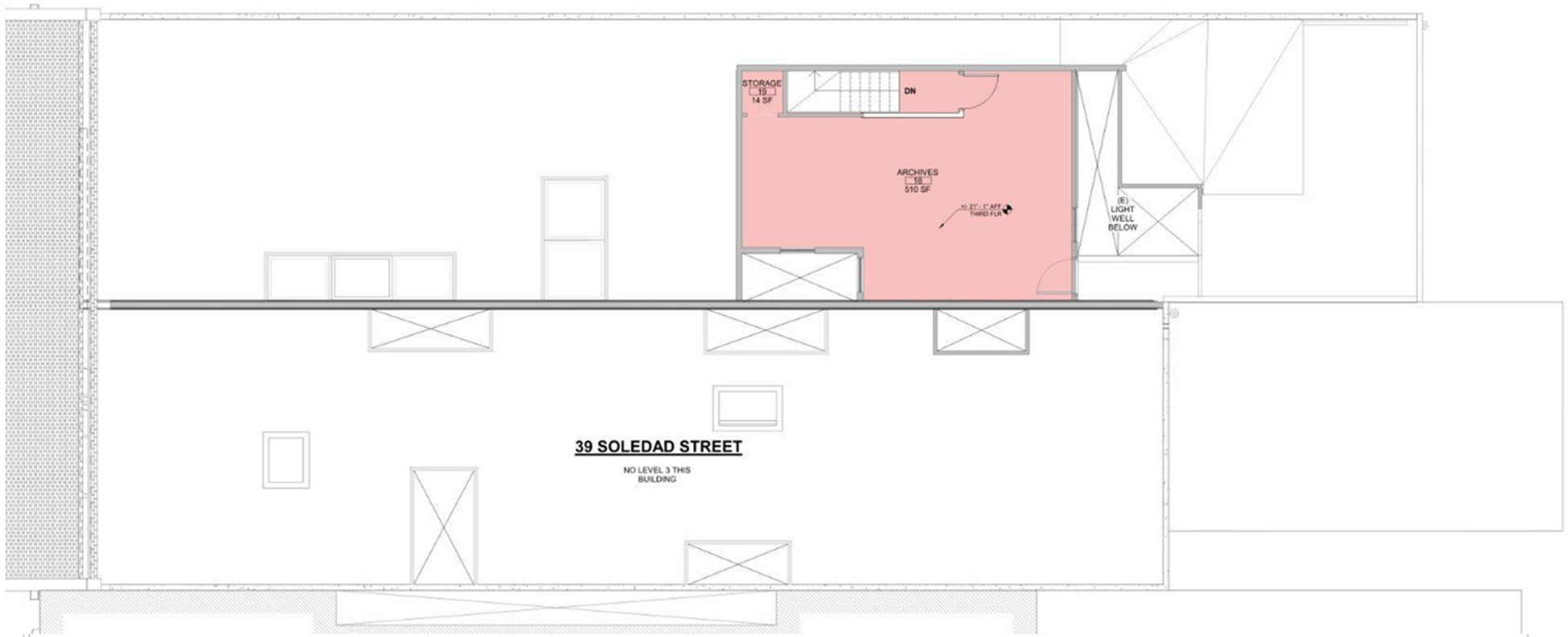


Level 2 Concept Plan



# 37-39 Soledad Street

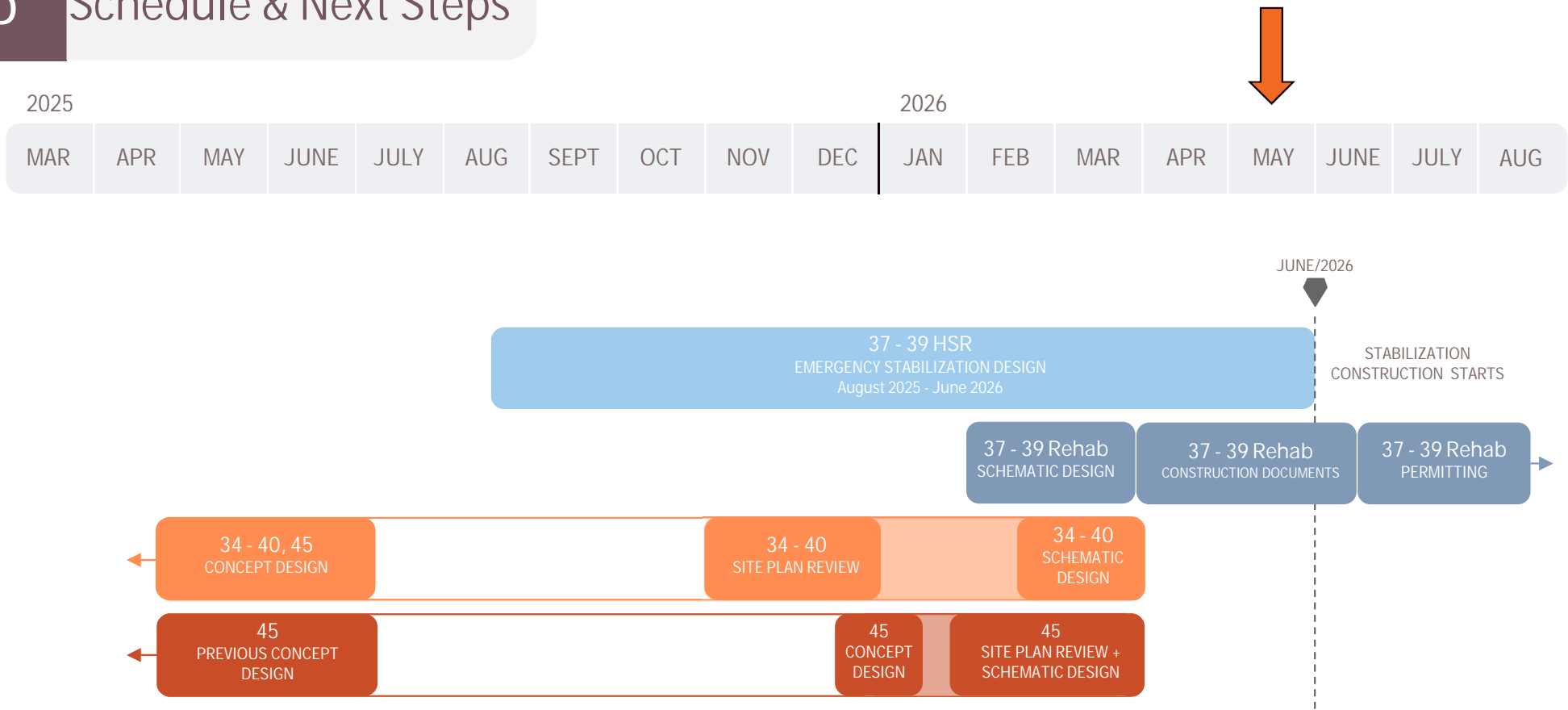
Museum Area



Level 3 Concept Plan



# 05 Schedule & Next Steps



## Next Steps

- Submit 45 Soledad Site Plan Review
- Respond to 34-40 City Planning Comments
- Finalize designs for 34-40 and 45 Soledad Street
- Prepare construction documents for 37-39 Soledad Street
- Prepare Developer Request for Proposals



# Conceptual Project Aerial





## Questions?

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For more information, contact Grant Leonard  
(831) 758-7579

<https://www.cityofsalinas.org/Your-Government/Departments/Community-Development>



# City of Salinas

200 Lincoln Ave., Salinas,  
CA 93901  
[www.cityofsalinas.org](http://www.cityofsalinas.org)

## Legislation Text

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**File #: ID#26-195, Version: 1**

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**Planned Unit Development Permit 2025-003 (PUD 2025-003) and Conditional Use Permit 2025-025 (CUP 2025-025); Request to construct 88 affordable multifamily housing units with a 4,335 square-foot daycare center located at 200 Casentini Street in the Residential High Density - Flood Overlay (R-H-2.1 - F) Zoning District**

**Continued to May 20, 2026**