

**SALINAS PLANNING COMMISSION
RESOLUTION NO. 2026-___**

RESOLUTION RECOMMENDING THAT THE CITY COUNCIL APPROVE A 36-MONTH TIME EXTENSION TO TENTATIVE MAP 2022-001 LOCATED AT THE SOUTHEAST CORNER OF THE JOHN STREET AND ABBOTT STREET INTERSECTION IN THE COMMERCIAL OFFICE – ABBOTT STREET FOCUSED GROWTH OVERLAY (CO – FG-4) AND INDUSTRIAL – GENERAL (IG) ZONING DISTRICT (TM 2026-003)

WHEREAS, on June 11, 2024, at the request of the Applicant and Property Owner, The UniKool Partners, the Salinas City Council approved Planned Unit Development Permit 2020-002, Conditional Use Permit 2020-030, and Tentative Map 2022-001 to reconfigure 14 lots into 9 lots and construct a seven-phase, Mixed Use Development with a 70,000 square-foot hotel with 111 guest rooms, approximately 232,800 square feet of residential uses (197 units), 107,900 square feet of retail use, and 30,900 square feet of office use for a total of 441,600 square feet of new development southeast of John Street and Abbott Street (Assessor's Parcel Numbers: 002-481-033-000, 002-371-039-000, 002-371-044-000, 002-481-035-000, 002-481-034-000, 002-481-029-000, 002-481-025-000, 002-481-030-000, 002-481-031-000, 002-481-026-000, 002-481-027-000, 002-481-028-000, and 002-481-032-000) per attached Resolution No. 22978; and

WHEREAS, on May 8, 2026, the Applicant/Subdivider submitted a 36-month Time Extension request, known as TE 2026-003, to allow additional processing time to file a Final Map for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030; and

WHEREAS, upon receipt of the application for TE 2026-003, pursuant to Municipal Code Section 31-313.1, Tentative Map 2022-001 was automatically extended 60 days to August 10, 2026; and

WHEREAS, on May 29, 2026, the City Planner determined TE 2026-003 to be complete pursuant to Municipal Code Section 31-313.2(a); and

WHEREAS, per Municipal Code Section 31-313.2(a), within 30-days of determining that the request for a tentative map extension is complete, the City Planner shall submit the application for the extension together with a report to the Planning Commission at a public hearing with a recommendation for approval or denial; and

WHEREAS, pursuant to the same Municipal Code Section, the City Council shall consider the application within 45 days of the Planning Commission recommendation. The final deadline for processing this Time Extension is July 13, 2026; and

WHEREAS, on June 3, 2026, the Salinas Planning Commission, pursuant to Municipal Code Section 31-313.2(a), held a duly noticed public hearing to consider a recommendation to the City Council of TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029, pursuant to Municipal Code Section 31-401.11; and

WHEREAS, the Planning Commission weighed the evidence presented at said public hearing, including the Staff Report which is on file at the Community Development Department together with the record of environmental review; and

NOW, THEREFORE, BE IT RESOLVED by the Salinas Planning Commission that the Commission recommends that the City Council approve TE 2026-003 to extend the expiration date of Tentative Map 2022-001 from June 11, 2026, to June 11, 2029; and

BE IT FURTHER RESOLVED that the Salinas Planning Commission adopts the following findings as the basis for its determination, and that the foregoing recitations are true and correct, and are included herein by reference as findings:

Previous Mitigated Negative Declaration:

1. *On June 11, 2024, the City Council considered and adopted a Mitigated Negative Declaration (MND) along with a Mitigation Monitoring and Reporting Program for Tentative Map 2022-001 and related Planned Unit Development Permit 2020-002 and Conditional Use Permit 2022-030.*

The Time Extension does not change the scope of the project from its initial approval. Therefore, the Time Extension request does not require further environmental analysis under CEQA.

For the Time Extension to Tentative Map 2022-001:

2. *Pursuant to Municipal Code Section 31-313.2, The City Planner, Planning Commission, and/or City Council, as applicable, may approve a request for an extension if it finds that the map is consistent with the City's General Plan and Zoning. The City may impose only those conditions of approval that were imposed for the initial map approval, unless the developer consents to the imposition of additional conditions.*

On June 11, 2024, the City Council found that the Tentative Map is consistent with the General Plan and the Zoning Code. To date, there are no substantial changes to the General Plan or the Zoning Code applicable to the project. No additional conditions of approval to Tentative Map 2022-001 are required. All remaining terms, requirements, and conditions of the Tentative Map remain in full force and effect. Pursuant to Municipal Code Section 31-313, the City may only approve a Time Extension of up to 36-months from the original 24-month approval date of a Tentative Map. Because Tentative Map 2022-001 was approved on June 11, 2024, with a 24-month expiration date on June 11, 2026, one 36-month Time Extension to June 11, 2029, may be approved by the City.

PASSED AND APPROVED this 3rd day of June 2026, by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

THIS IS TO CERTIFY that the foregoing is a full, true, and correct copy of a Resolution of the Planning Commission of the City of Salinas, that said Resolution was passed and approved by the affirmative and majority vote of said Planning Commission at a meeting held on June 3, 2026, and that said Resolution has not been modified, amended, or rescinded, and is now in full force and effect.

SALINAS PLANNING COMMISSION

Date: _____

Courtney Grossman
Secretary

Attachments:

- Exhibit 1: City Council Resolution No. 22978
- Exhibit 2: Recorded Planned Unit Development Permit 2020-002, Conditional Use Permit 2022-030, and Tentative Map 2022-001 without Exhibits