



CITY OF SALINAS COUNCIL STAFF REPORT

DATE: FEBRUARY 3, 2026

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: LISA BRINTON, DIRECTOR

THROUGH: GRANT LEONARD, PLANNING MANAGER

TITLE: AMENDMENT NO. 2 TO AGREEMENT FOR SERVICES WITH CALIFORNIA PREMIER RESTORATION FOR EMERGENCY CLEAN-UP AND STABILIZATION OF 37 AND 39 SOLEDAD STREET

RECOMMENDED MOTION:

A motion to approve a Resolution authorizing the City Manager to execute Amendment No. 2 to Agreement for Services with California Premier Restoration for emergency clean-up and stabilization of 37 and 39 Soledad Street to increase the total compensation amount by \$135,000 for a maximum compensation amount not to exceed \$382,150.

EXECUTIVE SUMMARY:

The City currently has an Agreement for Services with California Premier Restoration for emergency clean-up and stabilization of 37 and 39 Soledad Street. This Amendment expands the scope of services provided and increases the total compensation amount by \$135,000 for a maximum compensation amount not to exceed \$382,150. There is no change to the term of June 30, 2026.

BACKGROUND:

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 to be located in the Chinatown neighborhood.

As part of the on-going efforts to implement the Chinatown Revitalization Plan (2019), the City purchased the Republic Café and Lotus Inn (37 and 39 Soledad Street) in December 2024. The buildings were damaged due to a fire in 2022 and are currently boarded up. In November of 2025, the City entered into an Agreement for Services with California Premier Restoration for emergency clean-up and stabilization of 37 and 39 Soledad Street for a not to exceed amount of \$247,150.

The scope of work for California Premier Restoration included an optional task to complete removal of interior finishes and fixtures to bring the interior to bare stud condition following testing for lead and asbestos. The City completed lead and asbestos testing for the buildings in December 2025, and California Premier Restoration is now prepared to move forward with the removal of the interior finishes, as outlined in the attached Change Order (Exhibit A).

In January 2026, the City administratively executed Amendment No. 1 to the Agreement for Services with California Premier Restoration to extend the term to June 30, 2026. Amendment No. 2 allows the City and California Premier Restoration to complete the additional clean-up work and get the building interiors prepared for future rehabilitation and restoration work.

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). In addition, CEQA Guidelines Section 15061 includes the general rule that CEQA applies only to activities which have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. Because the proposed action and this matter have no potential to cause any effect on the environment, or because it falls within a category of activities excluded as projects pursuant to CEQA Guidelines section 15378, this matter is not a project. Because the matter does not cause a direct or foreseeable indirect physical change on or in the environment, this matter is not a project. Any subsequent discretionary projects resulting from this action will be assessed for CEQA applicability.

CALIFORNIA GOVERNMENT CODE §84308 APPLIES:

Yes.

STRATEGIC PLAN INITIATIVE:

Development of the City-owned properties in Chinatown advances the City Council's 2025-2028 Housing and Economic Development initiatives by supporting the development of mixed-use affordable housing and the revitalization of the Chinatown neighborhood.

DEPARTMENTAL COORDINATION:

The Community Development Department is leading this effort with close coordination with Public Works and Finance Departments.

FISCAL AND SUSTAINABILITY IMPACT:

The Regional Early Action Planning Grant (REAP 2.0) from the Association of Monterey Bay Area Governments (AMBAG) funds this project. REAP 2.0 funding has a March 31, 2026, expenditure deadline and to meet that deadline, \$135,000 in REAP 2.0 funds previously allocated

to a separate contract with TEF Design for architectural services for Chinatown are being reallocated to fund Amendment No. 2.

Fund	General Ledger Number (Operating/CIP)	General Ledger Account Name	Remaining Budget Appropriation	Amount Requested
2953	30.3111-63.6010	Outside Professional Services	\$0	\$135,000

ATTACHMENTS:

1. Resolution
2. Amendment No. 2
 - a. Exhibit “A” California Premier Restoration Change Order
3. Agreement for Services
4. Amendment 1