



**CITY OF SALINAS  
PLANNING COMMISSION REPORT**

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**DATE: JUNE 3, 2026**

**TO: PLANNING COMMISSION**

**FROM: LISA BRINTON, COMMUNITY DEVELOPMENT DIRECTOR**

**THROUGH: COURTNEY GROSSMAN, PLANNING MANAGER**

**BY: BOBBY LATINO, ASSOCIATE PLANNER**

**TITLE: TIME EXTENSION 2026-003 (TE 2026-003); REQUEST FOR 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**

**RECOMMENDED MOTION:**

A motion to approve a resolution finding the project consistent with the Initial Study Mitigated Negative Declaration adopted by the City Council on June 11, 2024, affirming the findings, and recommending City Council approve a 36-month time extension to Tentative Map 2022-001.

**EXECUTIVE SUMMARY:**

The UniKool Partners, Applicant and Property Owner, requests a 36-month extension to Tentative Map 2022-001 to extend the expiration date from June 11, 2026 to June 11, 2029. Tentative Map 2022-001 was approved by City Council on June 11, 2024, which reconfigures fourteen (14) lots into nine (9) lots in connection with a proposed mixed use development project. The time extension is requested to allow additional time to process civil drawings submitted for on- and off-site infrastructure improvements and a building application for the construction of the hotel which cannot be issued prior to Final map recordation. More time is also needed to undertake additional testing required for compliance with mitigations measures identified in the adopted Initial Study Mitigated Negative Declaration (ISMND) and Mitigation Monitoring and Reporting Program (MMRP). Pursuant to Municipal Code Section 31-401.11, extensions to approved tentative maps require a recommendation from the Planning Commission and final determination by the City Council.

## BACKGROUND:

On June 11, 2024, the City Council approved Tentative Map 2022-001 and related Planned Unit Development 2020-002 and Conditional use Permit 2022-030. Planned Unit Development 2020-002 and Conditional use Permit 2022-030 authorized development of 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 on the southeast corner of John Street and Abbott Street. As part of the project, the City Council considered and adopted an Initial Study Mitigated Negative Declaration along with a Mitigation Monitoring and Reporting Program (Environmental Review 2020-018).

Per Municipal Code Section 31-313.2, extensions of Tentative Maps require a recommendation by the Planning Commission and final determination by the City Council. Per Municipal Code Section 31-313.2, the City Planner shall submit the application for the extension, together with a staff report, and recommendation of approval or denial.

Pursuant to Zoning Code 37-60.1050(a)(3), the City Planner has the authority to administratively extend the related Planned Unit Development Permit 2020-002 without a public hearing. Per Zoning Code Section 37-60.540(a)(4), the City Planner has the authority to administratively extend the related Conditional Use Permit 2022-030 without a public hearing. All three land use entitlements (Tentative Map 2022-001, Planned Unit Development 2020-002, and Conditional Use Permit 2022-030) need to be effective to implement the project. A Final Map needs to be approved by the City Council and recorded by the County Recorder prior to the expiration date of the tentative map and before issuance of any building permits to implement the project.

Most of the property (13 of the 14 existing lots) is in the Commercial Office Zoning District with one lot within the General Industrial Zoning District. The property is within the Abbott Street Focused Growth Overlay District. The following provides an overview of the land uses and zoning districts adjacent to the project site:

North: Industrial use - Industrial – General Commercial (IGC)

South: Industrial uses - Industrial – General (IG), Commercial Office (CO), Industrial – General Commercial (IGC)

East: Industrial uses - Industrial – General Commercial (IGC), Industrial – General (IG)

West: Mixed Use Developments - Mixed Use (MX)

## Analysis:

Below is a timeline for the processing of Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030:

May 29, 2024                      The Planning Commission recommended that the City Council adopt a Mitigated Negative Declaration and Mitigation Monitoring and Reporting

Program and approve Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030.

June 11, 2024

The City Council adopted a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030. Per the attached approval document and Municipal Code Section 31-312(a), the expiration date of Tentative Map 2022-001 was set 12 months from the date of approval (June 11, 2024), which should have been 24-months in accordance with the Subdivision ordinance. City Council Resolution No. 22978 is attached to this report.

May 8, 2026

Applicant requested a 36-month Time Extension to Tentative Map 2022-001, and related Planned Unit Development 2020-002 and Conditional Use Permit 2022-030. The time extension is requested to allow additional time to process the project because:

- Civil drawings were submitted for ENC 26-0001 on January 5, 2026, for on- and off-site infrastructure improvements (Phase 1 of Planned Unit Development 2020-002) and City review is ongoing.
- Coordination of off-site improvements affecting the City of Salinas right-of-way.
- Building permit plans were submitted for B25-1221 on December 30, 2025, for the Hotel (Phase 1 of Planned Unit Development 2020-002) to be constructed as approved by Conditional Use Permit 2022-030. The building permit for this project cannot be issued until the Final Map is recorded.
- Mitigation measures outlined in City Council Resolution No. 22978 require further testing.
- The Regional Water Quality Board requires continued environmental site investigations.

Pursuant to Municipal Code Section 31-313, the City may only approve an extension of up to 36-months from the original 24-month approval date of a Tentative Map. If the terms and conditions of Tentative Map 2022-001, Planned Unit Development 2020-002, and Conditional Use Permit 2022-030 are not complied with by June 11, 2026, then the Tentative Map and the related Planned Unit Development Permit and Conditional Use Permit will expire and the Applicant, or successor-in-interest, would need to reapply for new entitlements.

#### Findings:

The Planning Commission may recommend City Council approval of a 36-month Time Extension from June 11, 2026, to June 11, 2029, for Tentative Map 2022-001 if all the findings set forth in the proposed Planning Commission Resolution are established.

Time Consideration:

Upon receipt of the application for TE 2026-003, Tentative Map 2022-001 was automatically extended 60 days to August 10, 2026 pursuant to Municipal Code Section 31-313.1. The project was deemed complete by the City Planner on May 29, 2026. 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. 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.

Alternatives Available to the Commission:

The Planning Commission has the following alternatives:

1. Affirm the findings set forth in the attached Resolution, and recommend that the City Council approve Time Extension 2026-003 with modifications; or
2. Find that the request for Time Extension is not appropriate and establish findings at the public hearing recommending that the City Council deny Time Extension 2026-003.

CEQA CONSIDERATION:

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 (Environmental Review 2020-018). 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.

ATTACHMENTS:

Proposed Planning Commission Resolution, with the following 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

Request from the Applicant for a Time Extension to Tentative Map 2022-001, Planned Unit Development Permit 2020-002, and Conditional Use Permit 2022-030 received on May 8, 2026

Cc: The UniKool Partners, Applicant/Property Owner