

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

5/6/2026

Planning Commission



TEF



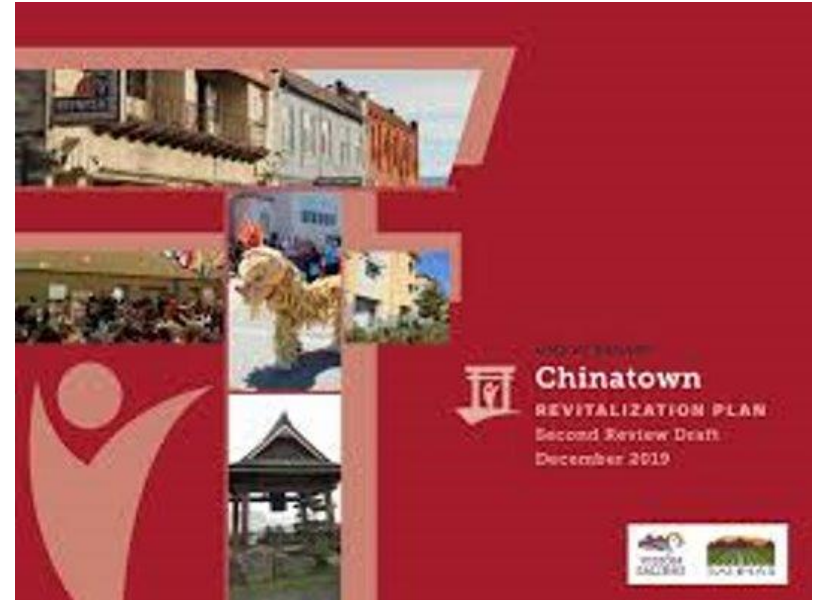
Agenda

- 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

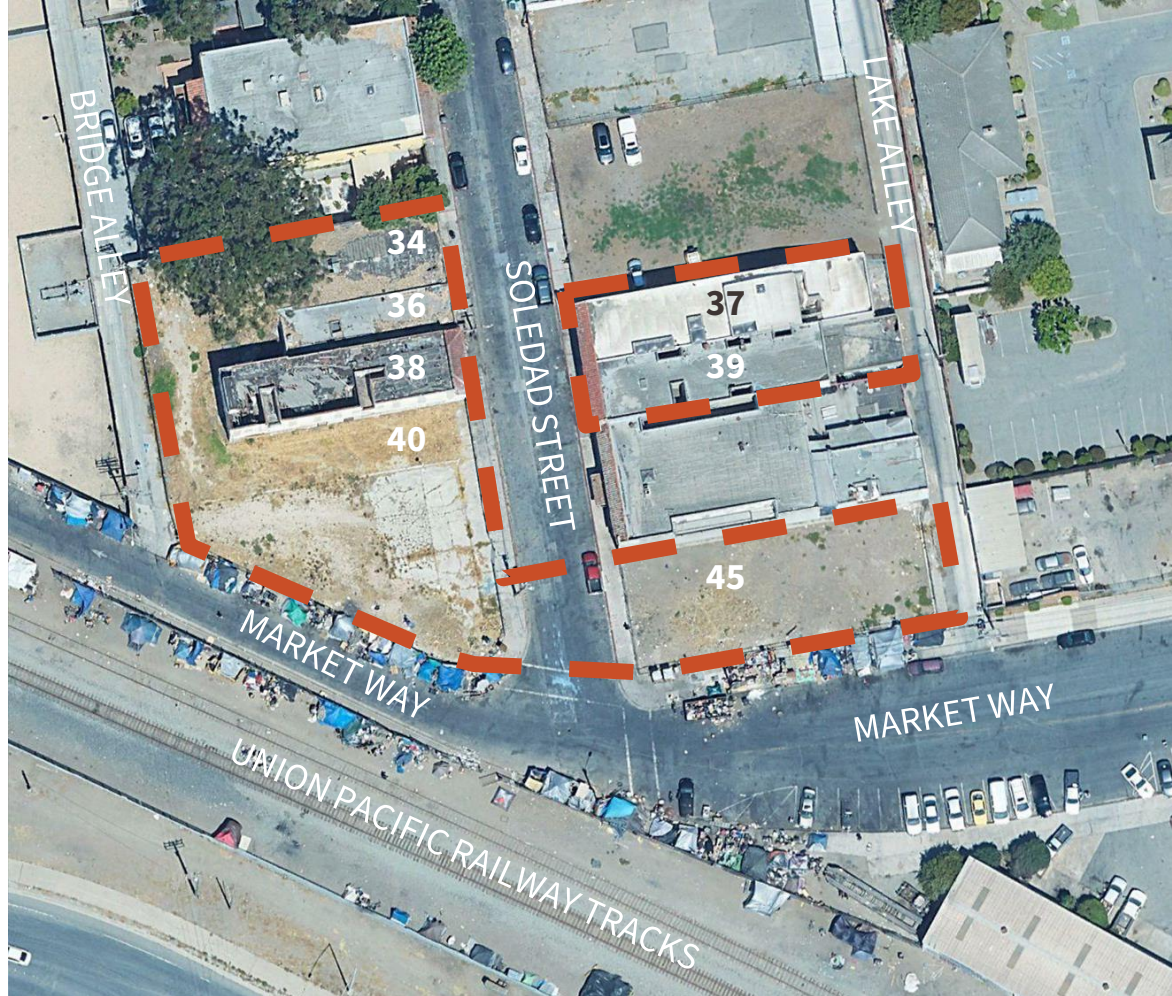
34 & 36 Soledad: 1-story buildings, formerly commercial/ restaurant use - demolished in 2025 after fire

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

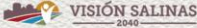

**Chinatown
Community
Open House**

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 Josh Wigger



Mural by BiP Apollo

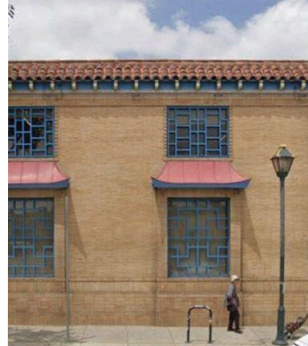




Casa de la Mision, The Mission, SF
MERCY HOUSING



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

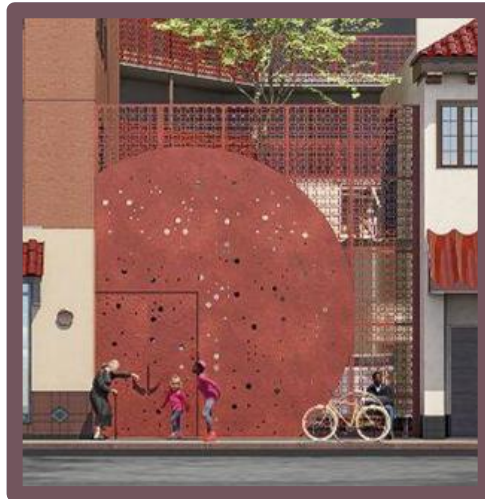
- Barrel clay tile awnings
- Small decorative tile wall accents
- Stucco finish with warm earth tone colors



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.



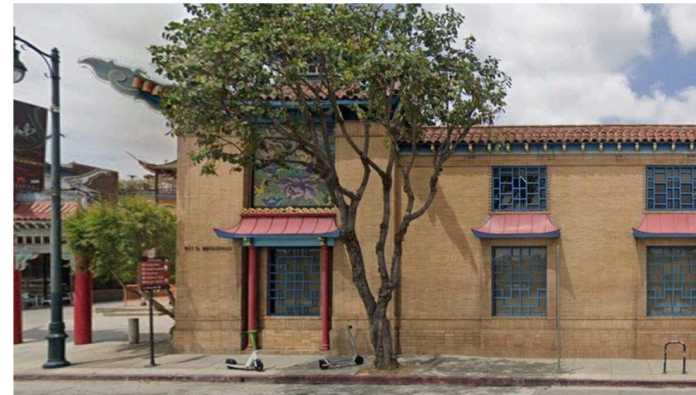
946 Mei Ling Way - Los Angeles, CA



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



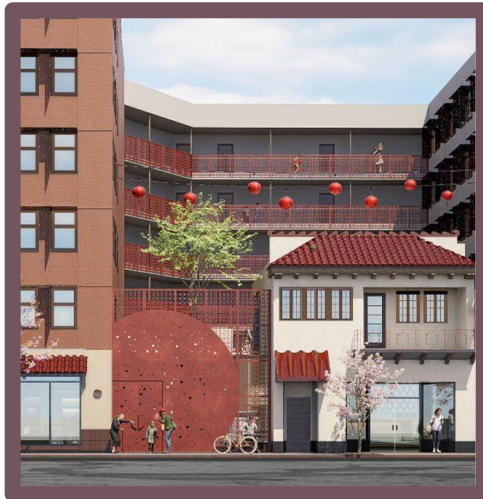
Casa de la Mision, SF
MERCY HOUSING



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

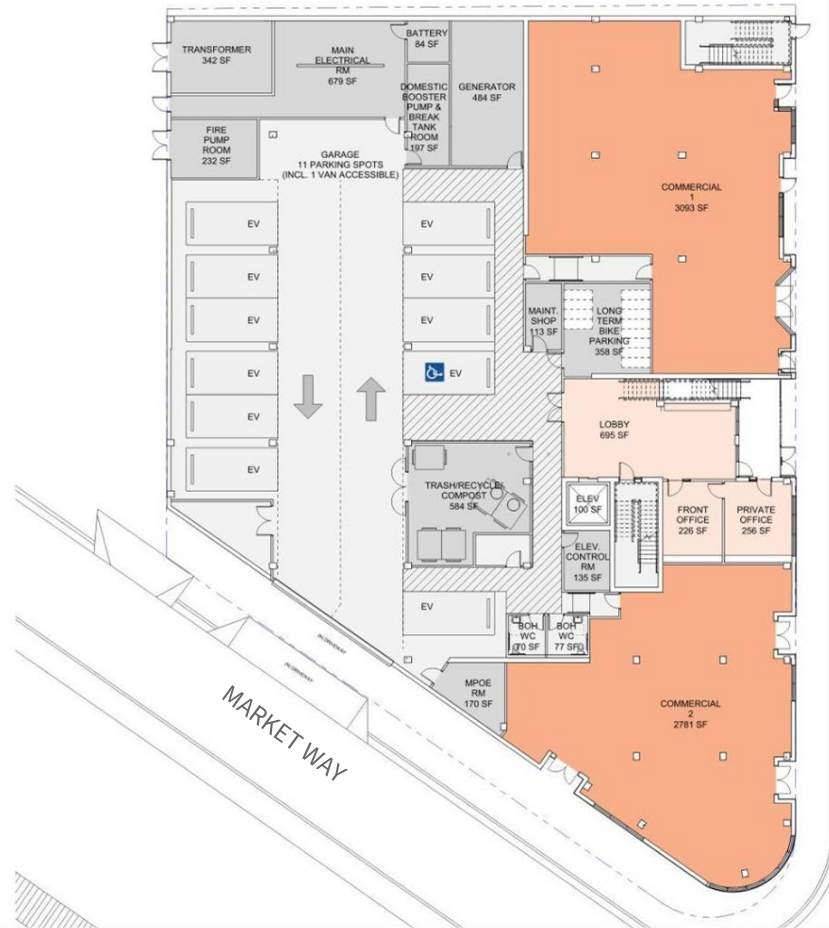
34-40 Soledad



34-40 Soledad

Ground Floor Plan






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



SOLEDAD STREET

34-40 Soledad

Floor Plan - Level 2

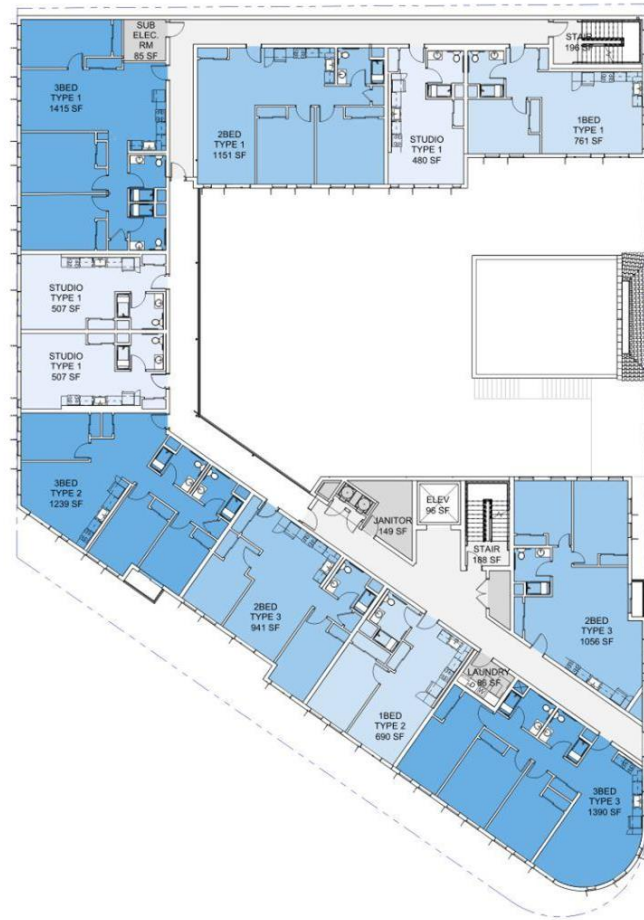
-  Community
-  Studio
-  1 Bedroom
-  2 Bedroom
-  3 Bedroom



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







03

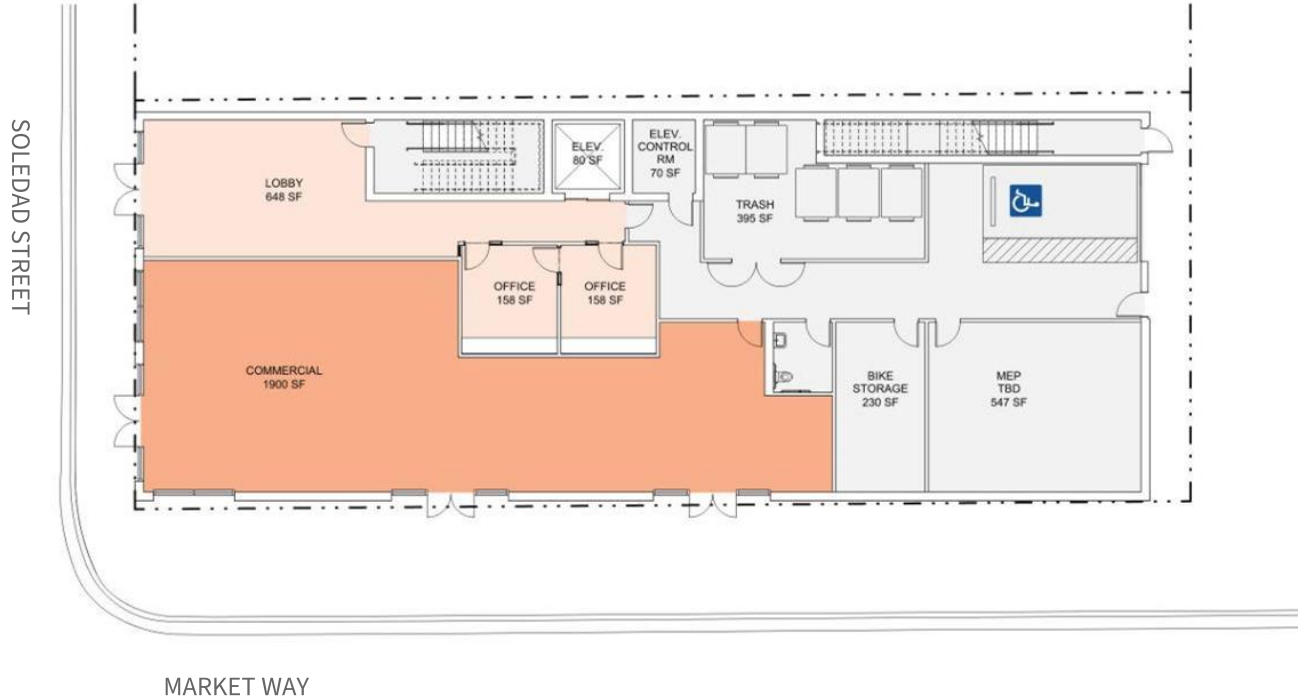
45 Soledad



45 Soledad

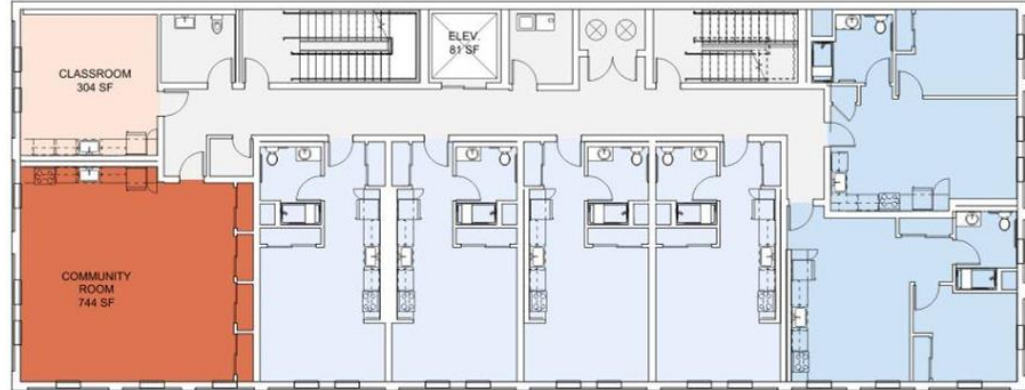
Ground Floor Plan





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



45 Soledad

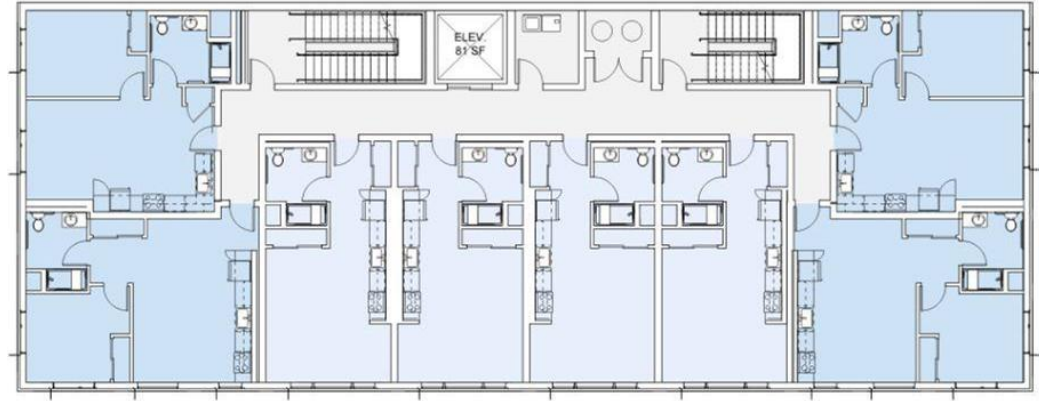
Floor Plan - Level 2



-  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



45 Soledad

Soledad Street Elevation



45 Soledad

Market Way Elevation



Artwork Credit: Belle Yang
Mural Art Work Potential

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:

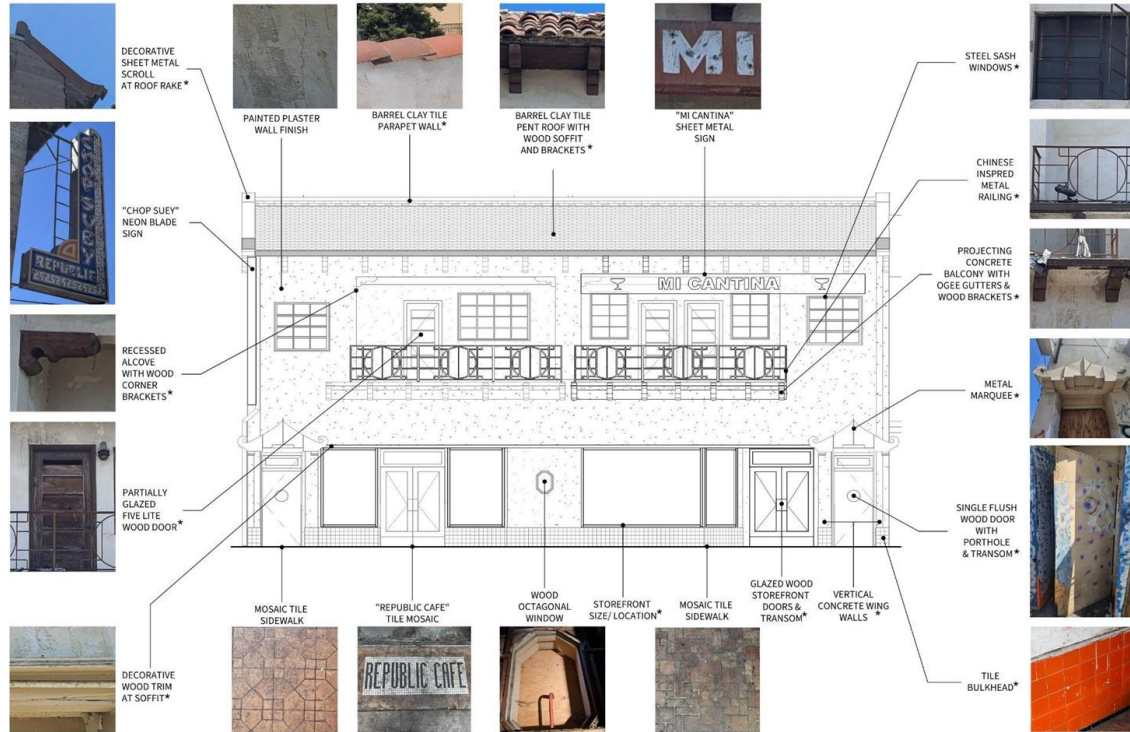
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West Facade Character Defining Features



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



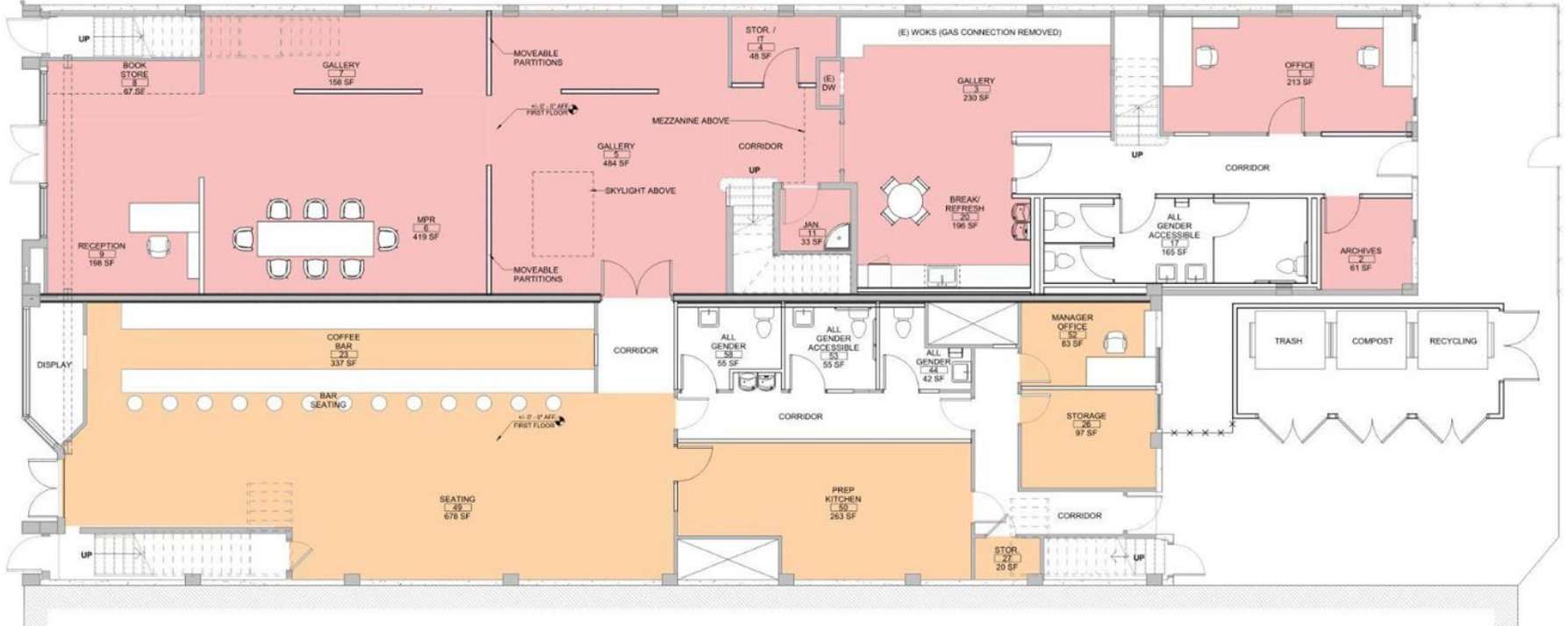
37-39 Soledad

Soledad Street Elevation



37-39 Soledad Street

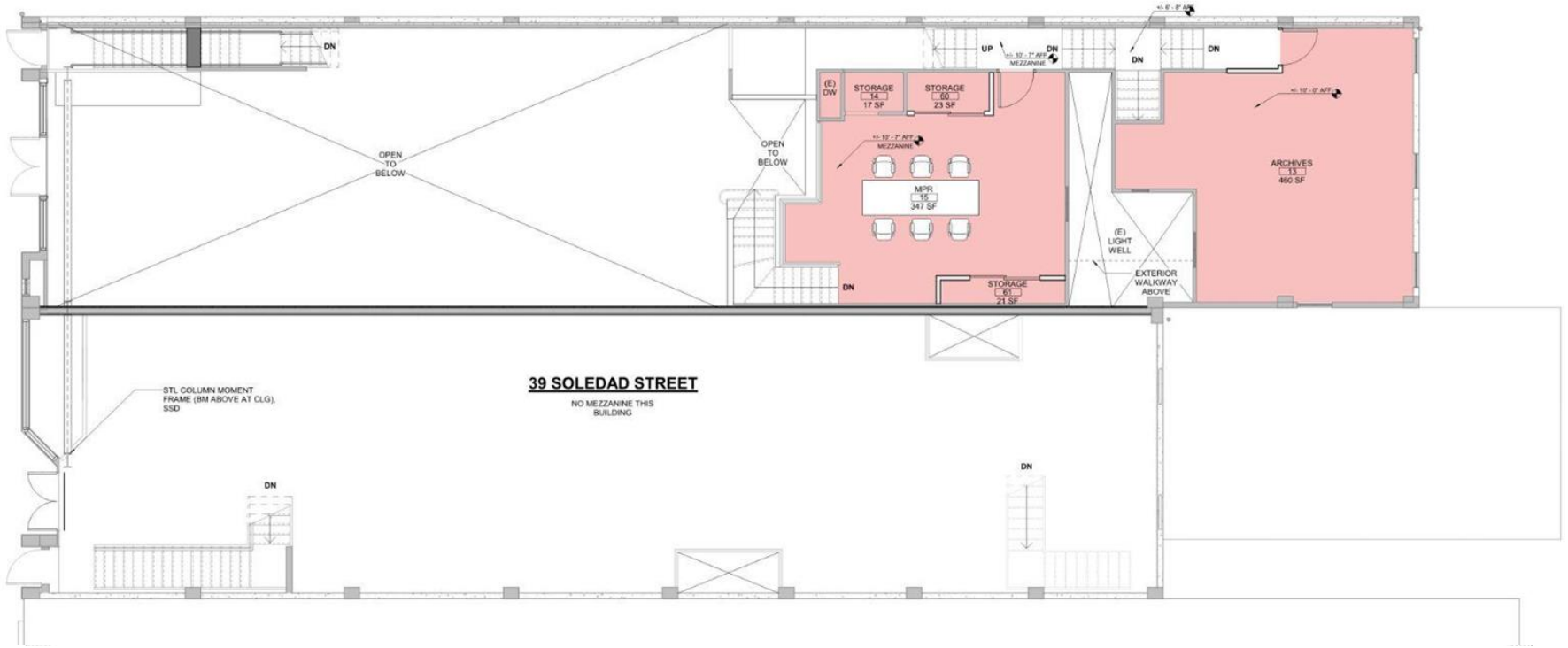
- Museum Area
- Commercial Area



Level 1 Concept Plan

37-39 Soledad Street

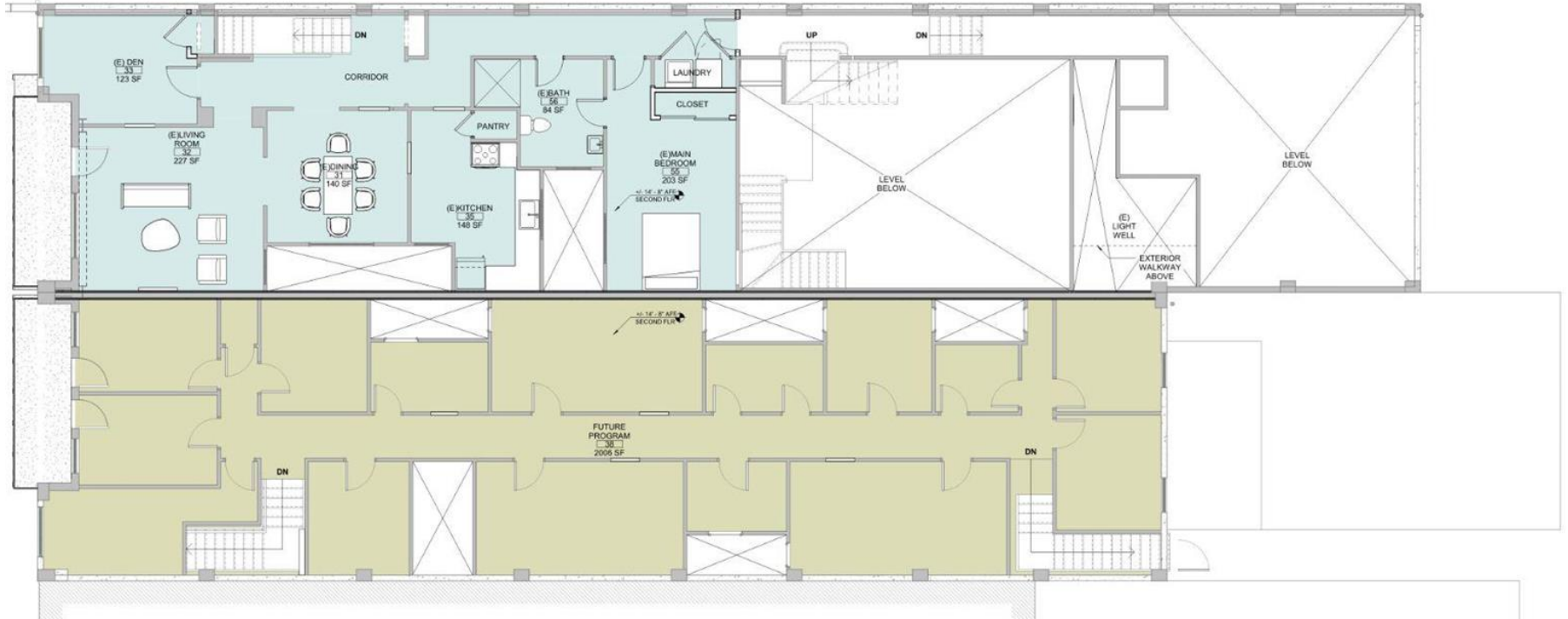
Museum Area



Mezzanine Concept Plan


37-39 Soledad Street

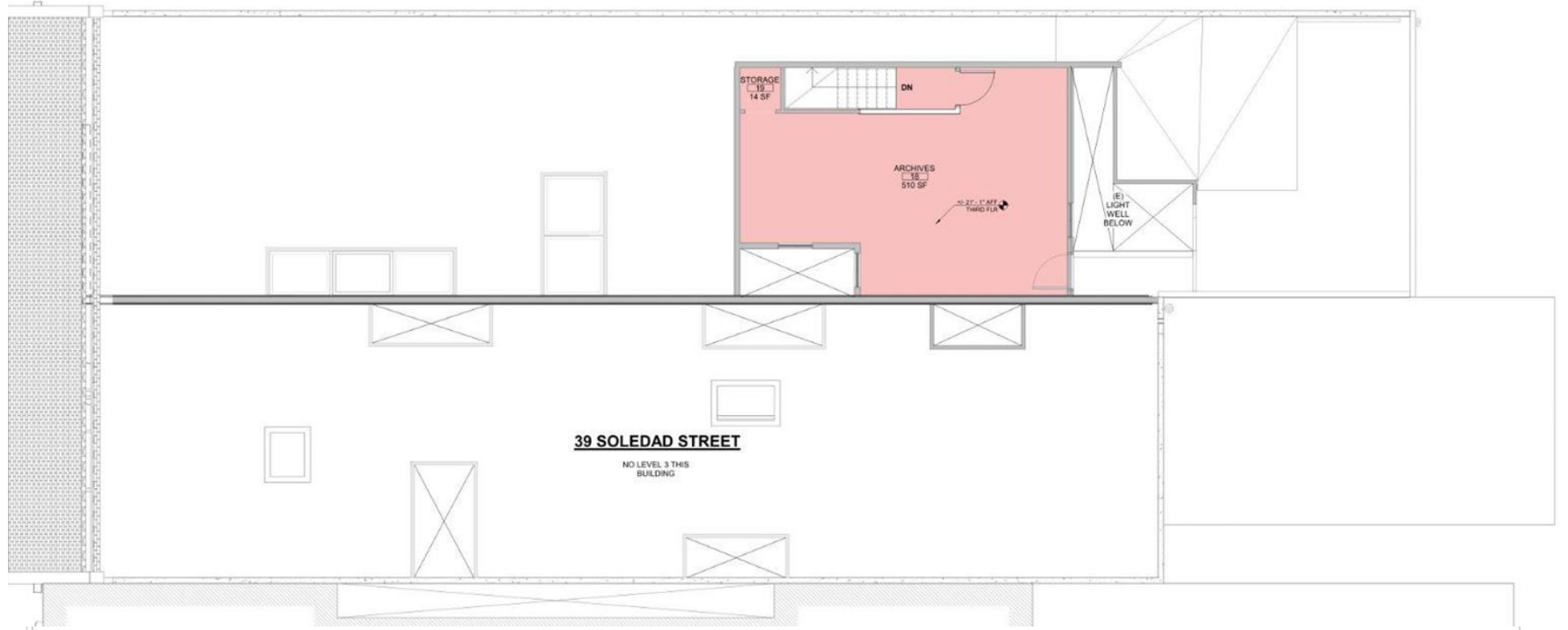
- Residential Area
- Future Program



Level 2 Concept Plan

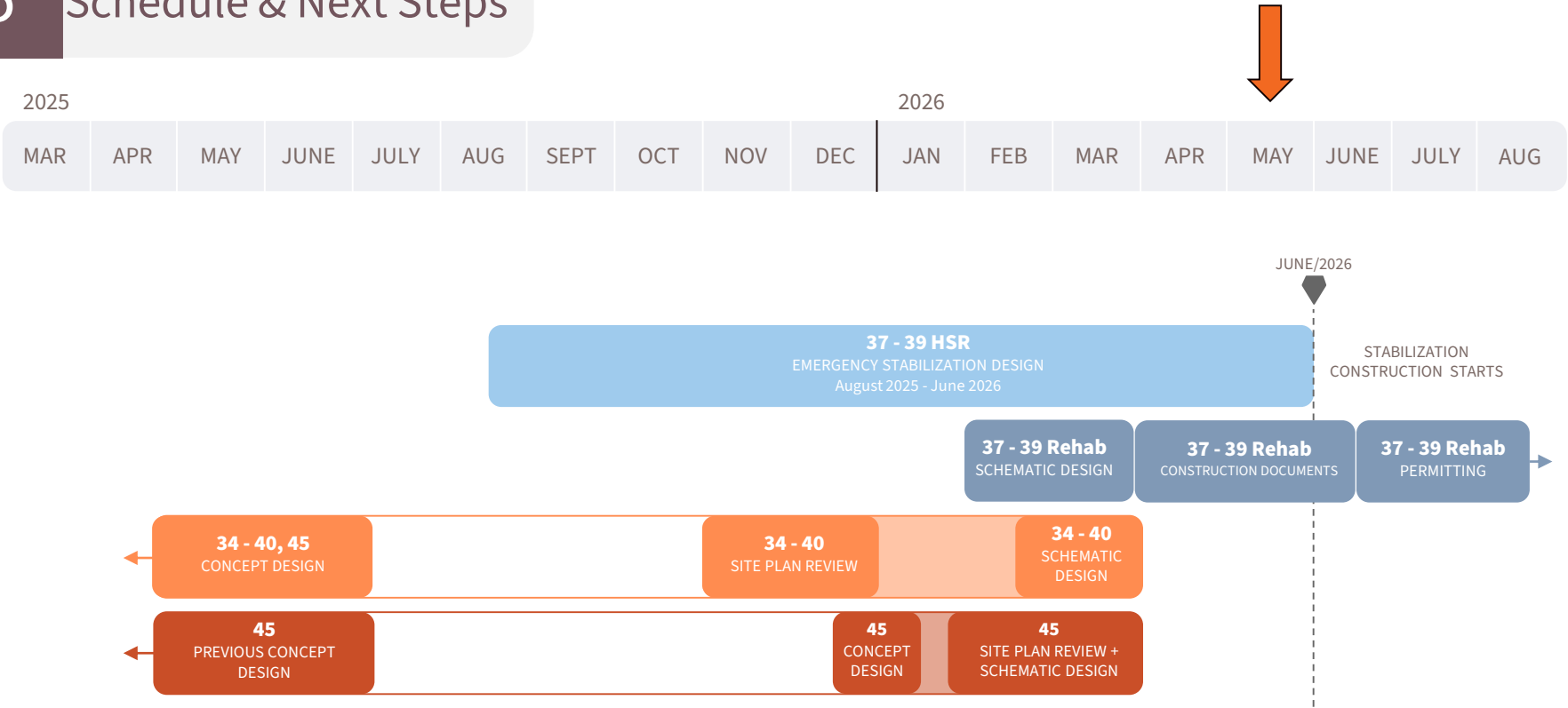
37-39 Soledad Street

 Museum Area



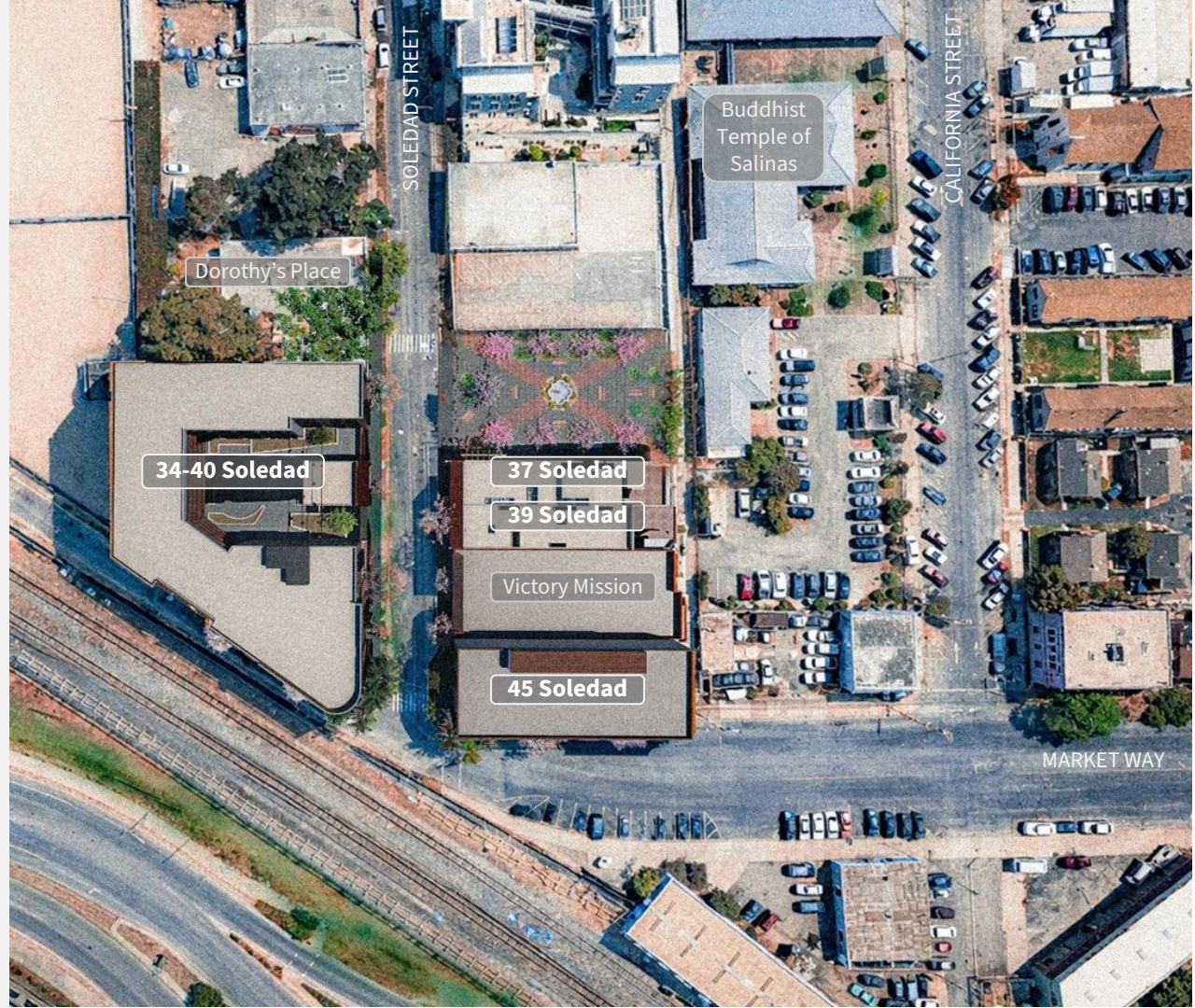
Level 3 Concept Plan

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



34-40 Soledad

45 Soledad



Questions?

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

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