



CITY OF SALINAS

COUNCIL STAFF REPORT

DATE: MARCH 20, 2018

DEPARTMENT: COMMUNITY DEVELOPMENT

FROM: MEGAN HUNTER, COMMUNITY DEVELOPMENT DIRECTOR

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TITLE: CITY AND PG&E CHINATOWN AGREEMENT

RECOMMENDED MOTION:

It is recommended that the City Council approve a motion authorizing the Chinatown Revitalization Agreement (Agreement) with PG&E in the amount of \$25,000 (PG&E donation to City) and authorizing City staff to enter into Professional Services Agreements (PS Agreements) with three consultants: California Academy for Economic Development (CALED), National Development Council (NDC), and Center for Creative Land Recycling (CCLR), to hold a Local Economic Advisory Program (LEAP) event that will assist in the development of an action plan to attract new private investment and cleanup of brownfield contamination throughout Chinatown.

RECOMMENDATION:

Staff recommends that the City Council authorize the approval of the Agreement and PS Agreements to assist in the planning efforts to assist in the overall Chinatown Revitalization Plan which is currently underway.

EXECUTIVE SUMMARY:

The main goal of this LEAP event is for the City and its partners to collaborate toward a strong plan of action that will assist in the revitalization of Chinatown for the neighborhood, families, businesses, and cultural partners. This action plan will provide the foundation for on-going collaboration and partnership between the City and the community. The bigger Revitalization Plan is expected to involve three overarching concerns: Environmental Justice, Social Equity, and private investment. Creating a vibrant, mixed-use, cultural district is the vision with the Revitalization Plan.

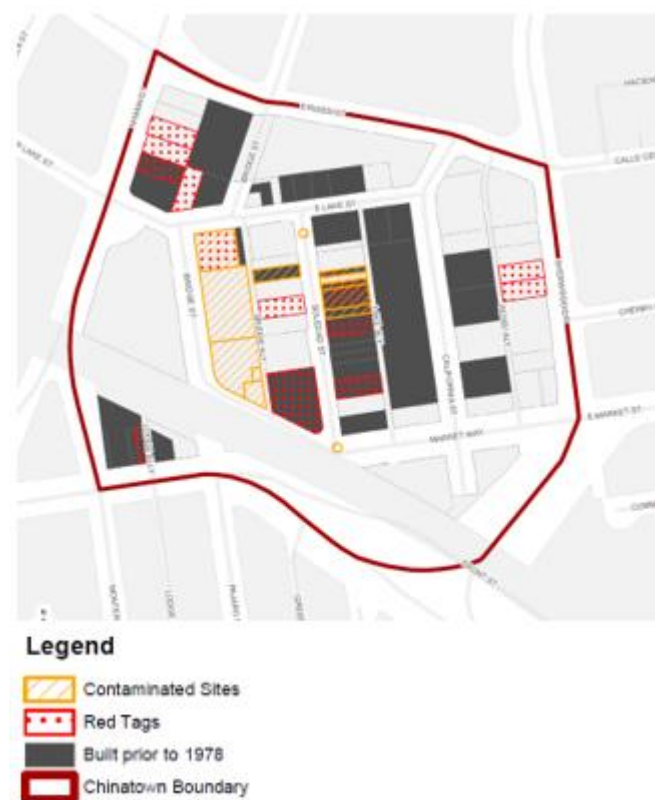
BACKGROUND:

“Chinatown”, originally an Asian community just north of Downtown, is a 10 square block, 33 acre area, with low-income enclave that is physically separated from the surrounding downtown communities by the railroad tracks and by the main arterials, which include East Market Street,

Sherwood Drive, East Rossi Street, Monterey Street and North Main Street. The area is currently dominated by churches, subsidized housing, Homeless services and automotive repair shops. In Chinatown, there are eighteen (18) known contaminated sites that require cleanup. Currently, the City and MidPen Housing Corporation are conducting soil remediation of several parcels (15-21 Soledad St.) that will house the 90-unit Moon Plaza apartment complex and provide permanent supported housing to extremely low-income individuals.

This LEAP event is just a small action plan that will be part of the larger Chinatown Revitalization Plan (the “Revitalization Plan” or “Plan”) that builds on the work completed in the 2007 Chinatown Renewal Project Plan and the 2010 Chinatown Rebound: An Implementation Strategy for the Chinatown Renewal Project Plan. The Great Recession of 2008 and the loss of Redevelopment funds in 2012 affected the financial resources of the City to complete implementation of 2007 and 2010 strategies to revitalize Chinatown. Therefore, the LEAP action plan and Revitalization Plan will assist by employing new strategies relevant to current economic conditions to revitalize and enhance the economic, social, and cultural fabric of the City’s Chinatown Neighborhood. Despite the lack of City resources, substantial housing development has occurred on Rossi Street thanks to

the efforts of the Housing Authority which has built Haciendas I and II, Seniors and Haciendas III (currently under construction). Additionally, MidPen Housing is about to start construction on 90 SRO units of supportive housing for very low-income and disabled residents including the homeless.



The City has submitted for a Brownfield grant this year and will know in June whether the City will move forward on the scope of the grant. The Brownfield grant intends to identify parcels in Chinatown that are contaminated. This information will allow the City to apply for an implementation grant, once contaminated parcels, publicly or privately owned, are identified. PG&E and Chevron have already undergone significant testing of contaminants on their parcels and the surrounding right of way on Bridge street.

DISCUSSION:

The LEAP event will serve as a catalyst for the development of an action plan to attract new private investment and cleanup of brownfield contamination in Chinatown especially with the current housing developments that have been completed or currently under construction.

NDC and CCLR will continue work with city staff to implement the action plan that is drafted from the LEAP event.

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 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.

STRATEGIC PLAN INITIATIVE:

This Chinatown plan and its implementation supports the following City Council strategic goals: 1) Economic Diversity and Prosperity; 2) Safe, Livable Community; and 3) Quality of Life. This project specifically advances the objective have developing an updated plan for Chinatown.

FISCAL AND SUSTAINABILITY IMPACT:

The total cost of the LEAP event and consulting work is estimated at \$25,000 which will be paid for by the PG&E donation.

ATTACHMENTS:

Resolution
City PG&E Chinatown Agreement