

Notice of Preparation

Notice of Preparation

To: _____ From: _____

(Address) (Address)

Subject: Notice of Preparation of a Draft Environmental Impact Report

_____ will be the Lead Agency and will prepare an environmental impact report for the project identified below. We need to know the views of your agency as to the scope and content of the environmental information which is germane to your agency's statutory responsibilities in connection with the proposed project. Your agency will need to use the EIR prepared by our agency when considering your permit or other approval for the project.

The project description, location, and the potential environmental effects are contained in the attached materials. A copy of the Initial Study (is is not) attached.

Due to the time limits mandated by State law, your response must be sent at the earliest possible date but not later than 30 days after receipt of this notice.

Please send your response to _____ at the address shown above. We will need the name for a contact person in your agency.

Project Title: _____

Project Applicant, if any: _____

Date June 23, 2022

Signature *Chris Schmidt*

Title Senior Associate Planner

Telephone (831) 646-3910

Reference: California Code of Regulations, Title 14, (CEQA Guidelines) Sections 15082(a), 15103, 15375.

2101 North Fremont Hotel Project Description

Lead Agency Contact

Christopher Schmidt
City of Monterey
Community Development Department
570 Pacific Street
Monterey, CA 93940
schmidt@monterey.org
(831) 646-3910

Project Applicant

Lakshmi Hotel Partners
2113 North Fremont
Monterey, CA 93490

Project Location

The 0.58-acre project site is located at 2101 North Fremont Street in the City of Monterey, California. The project site is located on the northeast corner of North Fremont Street and Casa Verde Way. The project site is located within the North Fremont Specific Plan area and is zoned as Visitor Accommodation Facility (VAF). Surrounding uses include residential uses to the northeast, north, and northwest, and hotel and commercial uses to the east, south, and west. Figure 1 shows the regional location of the project site, while Figure 2 shows the project site and surrounding land uses.

Project Description

The project includes demolition of an existing one-story, 18-guest room hotel and 134-seat restaurant and the construction of a new four-story, 42 guest room branded hotel. The project requires approval of a conditional use permit, architectural review permit, and building permit from the City of Monterey and a water permit from the Monterey Peninsula Water Management District. The project requires a text amendment to the North Fremont Specific Plan clarifying that: (a) for VAF zoned properties, the VAF zone requirements apply as required by City Charter; and (b) the Specific Plan is consistent with, but not part of the General Plan. The project also includes an amendment to the City's off-street parking standards and loading zone requirement, and readoption of the parking calculation in Section 38-36(A) of the City Municipal Code.

Project History

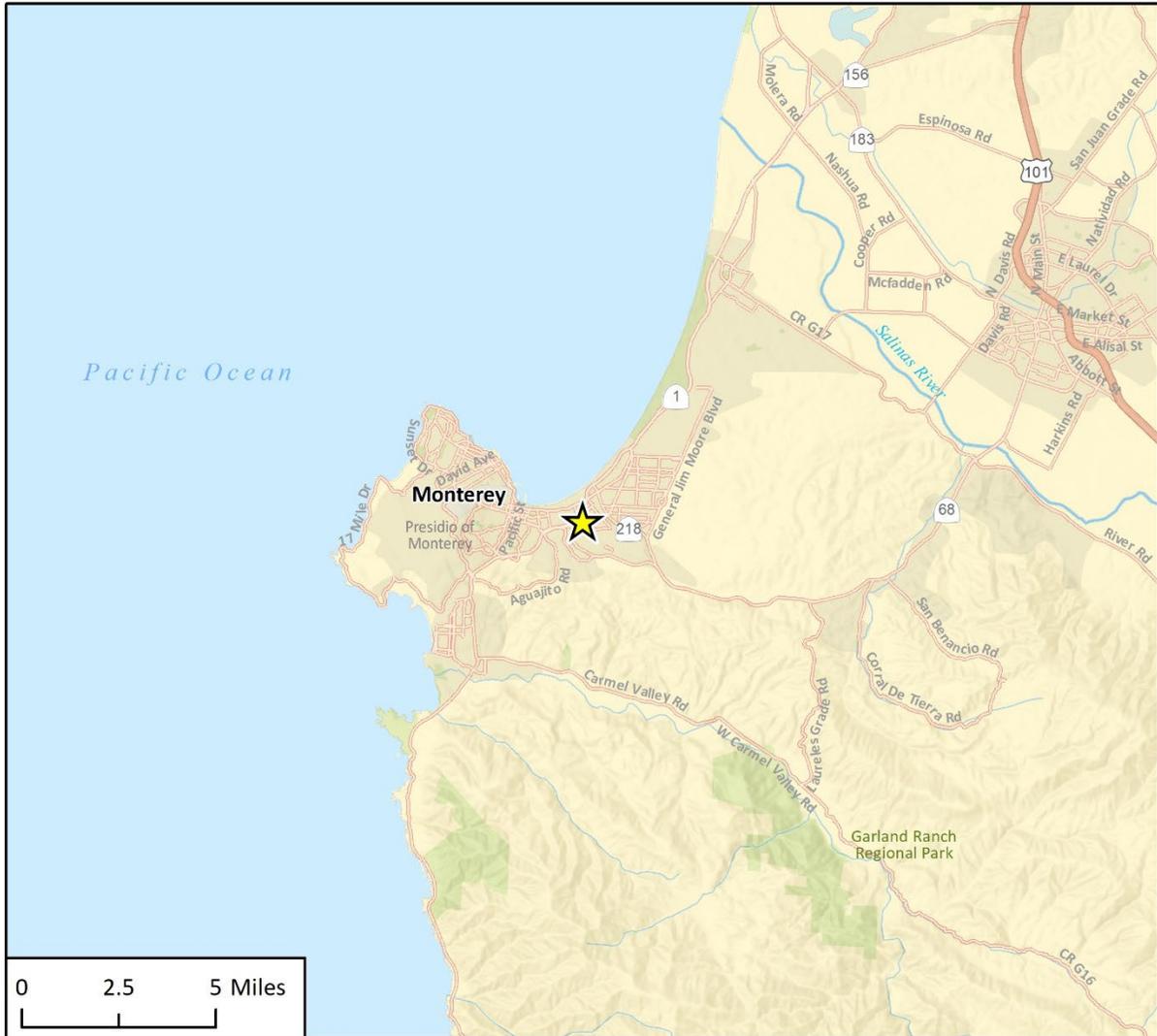
An Initial Study-Mitigated Negative Declaration (IS-MND) was prepared for the proposed project and was circulated for public review between March 17 and April 16, 2021. Comments received on the project were primarily related to building design (style, height, and massing), parking, noise, and water supply. The IS-MND was approved by the Planning Commission on October 12, 2021, following which an appeal was filed by an adjacent property owner. As a result of the public controversy, the City determined that an Environmental Impact Report (EIR) should be prepared.

Potential Environmental Effects

Based on the analysis in the IS-MND and issues raised by the public, the City determined that the EIR will analyze in detail potentially significant impacts related to cultural resources, hazards and hazardous materials, land use, noise, and tribal cultural resources.

In addition, the EIR will include a discussion of environmental topics found to have no impact or found not to be significant, including aesthetics, agriculture and forestry resources, air quality, biological resources, energy, geology and soils, greenhouse gas emissions, hydrology and water quality, mineral resources, population and housing, public services, recreation, transportation, utilities and service systems, and wildfire. The EIR will also include a discussion of other topics required by CEQA, including cumulative impacts, project alternatives, growth-inducing effects, and significant irreversible effects.

Figure 1 Regional Project Location



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★ Project Location

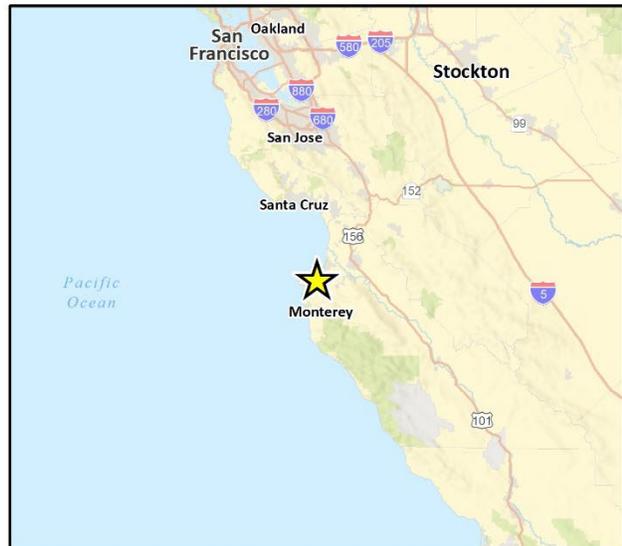


Fig 1 Regional Location

Figure 2 Project Site and Surrounding Land Uses



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Fig. 2 Project Location