

Notice of Determination

Appendix D

To: [x] Office of Planning and Research
U.S. Mail: P.O. Box 3044 Sacramento, CA 95812-3044
Street Address: 1400 Tenth St., Rm 113 Sacramento, CA 95814

[x] County Clerk
County of: Monterey
Address: 168 West Alisal Street, 1st Floor Salinas, CA 93901

From: Public Agency: City of Monterey
Address: 570 Pacific Street Monterey, CA 93940
Contact: Christy Sabdo, AICP, Principal Planner
Phone: 831-646-3885

Lead Agency (if different from above): FILED
Address: JUN 03 2025

Contact: XOCITEL MARTINA CAMACHO
Phone: MONTEREY COUNTY CLERK
2025-089 DEPUTY

SUBJECT: Filing of Notice of Determination in compliance with Section 21108 or 21152 of the Public Resources Code.

State Clearinghouse Number (if submitted to State Clearinghouse): 2024091088

Project Title: Assembly Major Use and Amplified Music Use for 456 Lighthouse Avenue Use Permit Application

Project Applicant: Samuel Pitnick

Project Location (include county): City of Monterey, Monterey County, CA

Project Description:

The proposed project involves a change in use of an existing two story, 8,057-square-foot building from professional office and warehouse storage to professional office, warehouse storage, and Assembly Major Use for private events and entertainment, including indoor Amplified Music Use. This change would increase the occupancy from 30 individuals to approximately 314 individuals and allow up to 12 private auto-related events per year. The proposed project would also construct a new trash enclosure and re-stripe the existing parking lot to increase parking spaces.

This is to advise that the City of Monterey has approved the above (Lead Agency or Responsible Agency)

described project on May 27, 2025 and has made the following determinations regarding the above described project.

- 1. The project will not have a significant effect on the environment.
2. An Environmental Impact Report was prepared for this project pursuant to the provisions of CEQA. A Negative Declaration was prepared for this project pursuant to the provisions of CEQA.
3. Mitigation measures were made a condition of the approval of the project.
4. A mitigation reporting or monitoring plan was adopted for this project.
5. A statement of Overriding Considerations was adopted for this project.
6. Findings were made pursuant to the provisions of CEQA.

This is to certify that the final EIR with comments and responses and record of project approval, or the negative Declaration, is available to the General Public at:

570 Pacific St Monterey CA 93940

Signature (Public Agency): [Signature] Title: Senior Planner

Date: 6/3/2025 Date Received for filing at OPR: