



**City of  
Santa Clara**  
The Center of What's Possible

# NOTICE

NOTICE OF AVAILABILITY  
**Mitigated Negative Declaration**  
Distribution Date: March 25, 2021

As authorized by the City of Santa Clara as a Lead Agency, the City hereby provides a 30-day public review period for a Mitigated Negative Declaration (MND) prepared pursuant to the California Environmental Quality Act (CEQA) for the following project:

Project Title: **Dual Branded Hotel at Coleman and Brokaw Project**  
Files: **PLN2019-14051 and CEQ2020-01073**  
Location: 1240 and 1290 Coleman Avenue and 312 Brokaw Road; three contiguous parcels totaling 1.66 acres at the northeast corner of Brokaw Road and Coleman Avenue; APNs: 230-05-045, 049 and 050; properties are zoned Light Industrial (ML)  
Applicant: Mogul Hotel Partners – Santa Clara LLC, Rachel Lambert  
Owner: Kevin Wennergen  
Request: **Adoption of a Mitigated Negative Declaration; Approval of a Use Permit** to construct a six-story, 396-room hotel with a Type 47 ABC license for on-site sale and service of alcohol and the provision of lounge entertainment; and **Approval of a Variance** to increase maximum building height from 70 feet to 86 feet 4 inches and reduce the minimum parking requirement from 396 to 284 spaces in a stacked stall arrangement

## INITIAL STUDY DETERMINATION

An Initial Study was completed by Douglas Herring & Associates in accordance with the California Environmental Quality Act (CEQA), and is available online at [www.santaclaraca.gov/CEQA](http://www.santaclaraca.gov/CEQA). Based upon the Initial Study, insofar as the project involves a Use Permit and Variance to allow construction of a hotel, the **project will not have a significant effect on the environment** because mitigation measures have been incorporated into/added to the project by conditions of approval that will reduce potential impacts to a less than significant level.

## COMMENTS

Comments may be filed with the City in response to the preparation of this Mitigated Negative Declaration, within the review period **beginning March 26, 2021 and ending April 26, 2021**, pursuant to Section 15073 of the CEQA Guidelines. Responses received in writing on or before the date of review or verbally at the time of the review of this project will be considered along with the proposed Mitigated Negative Declaration.

Lead Agency: City of Santa Clara Planning Division  
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Date: 3.25.21