Print Form

Summary Form for Electronic Document Submittal

Form F

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: _____

Project Title: Dual-Branded Hotel at Coleman and Brokaw

Lead Agency: City of Santa Clara

Contact Name: Debby Fernandez, Associate Planner

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Project Location: 1240 Coleman Avenue, Santa Clara, CA Santa Clara
City *County*

Project Decription (Proposed actions, location, and/or consequences).

The applicant, Mogul Capital, is proposing to redevelop a 72,204-square-foot (1.66-acre) site on the eastern edge of the City of Santa Clara with a dual-branded six-story hotel that would provide up to 400 guest rooms, as well as meeting rooms and amenities such as a swimming pool and fitness center. An enclosed parking garage would provide hotel guest and employee valet parking in triple-stacked mechanical parking lifts.

The project requires a Use Permit to allow a hotel use on a Light Industrial (ML) zoned property along with on-site sale and service of distilled spirits (Type 48 ABC License); and a Variance to allow a building height of 86 feet where 70 feet is the maximum in the ML zone and 284 stacked parking spaces where 396 spaces are required.

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

The Initial Study identifies potentially significant impacts on air quality, biological resources, cultural resources, hazards and hazardous materials, hydrology and water quality, and noise. Construction impacts on air quality would be mitigated by standard dust control measures, exhaust reduction measures, and compliance with regulations on architectural coatings. Potential impacts to nesting birds would be mitigated by pre-construction surveys and establishing protective buffers if any are found. Potential construction impacts on cultural resources would be mitigated by subsurface testing by an archaeologist and appropriate evaluation and protection measures if significant cultural resources are identified, monitoring by an archaeologist during all ground-disturbing work, and by implementation of standard measures stipulated in Section 15064.5 of the CEQA Guidelines. Potential impacts from exposure to hazardous materials would be mitigated by implementation of a Health and Safety Plan and a Site Management Plan; prohibition of subsurface spaces below the hotel and installation of a vapor barrier; and pre-construction surveys for asbestos-containing building materials, lead-based paint, and polychlorinated biphenyls. Potential construction impacts on water quality would be mitigated by standard Best Management Practices for controlling erosion and sedimentation. Potential construction vibration/noise impacts would be mitigated by implementation of a vibration monitoring plan and avoidance of pile driving, impact hammers, vibratory rollers, and other equipment that generates significant vibration. Potential operational noise impacts would be mitigated by installation of sound-rated doors and windows, as determined by a qualified acoustical consultant.

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

None.

Provide a list of the responsible or trustee agencies for the project.

San Francisco Bay Regional Water Quality Control Board