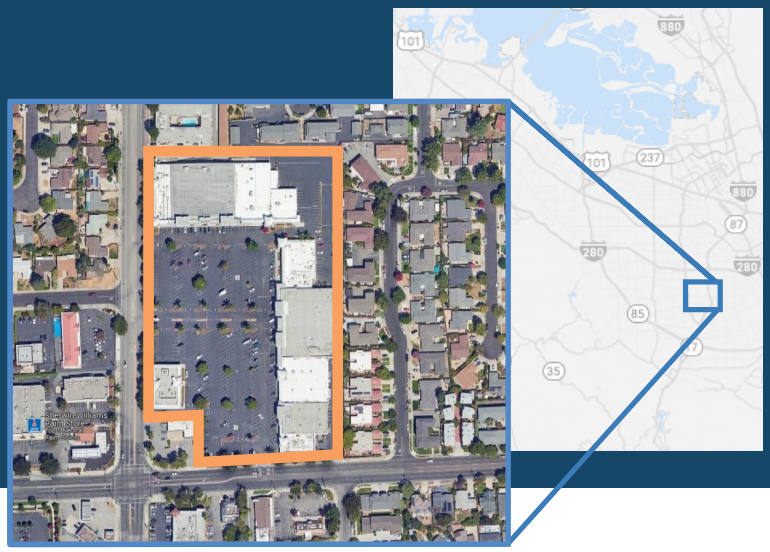
# Housing Development Opportunity in Campbell

Potential Units: 444 - 1,180

## 100 N. San Tomas Aquino Rd.

Location: See Interactive GIS Viewer

**APN:** 307-50-083, privately owned
**Lot Size:** 9.846 gross acres
**Historic Designation:** No
**Flood Zone:** X/0236
**Zoning:** CC-MU (Commerical Cooridor Mixed-Use)
**General Plan:** Commercial Corridor Mixed-Use, 45-60 units/gr. acre



## Affordable Housing Incentives

For affordable housing developers looking to maximize development potential.

### Key Features

**Housing Opportunity Site:** designated a priority housing site by the 2023-2031 Housing Element

**Base Density Range:** 444-590 units, offering a range for various project scales

**Density Bonus:** eligible for density bonuses to increase potential unit count to 1,180 units

**Development Standards:** must meet objective design guidelines to ensure streamlined approval

### Support for Development

**Inclusionary Housing:** 100% affordable deed restricted projects are exempt from requirements

**Park Fees:** potential reduction by up to 100%, lowering overall project costs

**Expedited Permit Review:** streamlined ministerial process with a 4-6 month timeline

**CEQA Streamlining:** may tier from General Plan EIR or qualify for exemption

**TCAC Score:** 2025 HCD Opportunity Map

## Development Impact Fees

**Park Fees:**

- Single-family units: $31,452/unit
- Multi-family units: $22,247/unit
- ADUs (750 SF or larger): $8,884/unit
- Large Site Fee Reductions: potential for reduced fees on larger sites

**School Fees:** as applicable, based on project specifics

**Inclusionary Ordinance:** 15% of units must be affordable, see ordinance for more information

## Anticipated Offsite Improvements

**Both Frontages:**

- Reconstruct damaged curb, gutter, and sidewalk
- Improve the frontage

**Stormwater:**

- C3 Stormwater treatment

## How can we help?

Contact us today to explore how we can support your housing project in Campbell. View the Housing Opportunity Map to find more sites.

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Disclaimer: The information provided is advisory only. Codes and standards may change. This flyer reflects those in effect at the time of publication: 1/2025