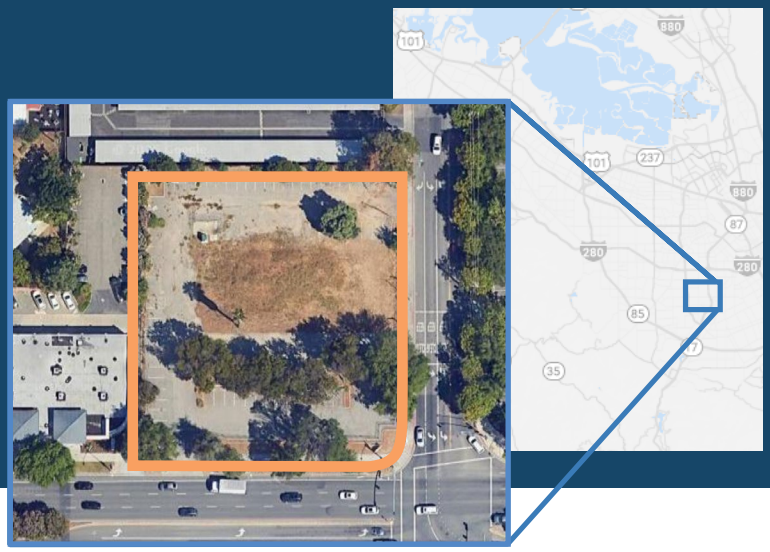
Housing Development Opportunity in Campbell

Potential Units: 71 - 184

499 E. Hamilton Ave.

Location: See Interactive GIS Viewer

APN: 279-30-051, privately owned
Lot Size: 1.229 gross acres
Historic Designation: No
Flood Zone: X/0237
Zoning: TO-MU (Transit-Oriented Mixed-Use)
General Plan: Commercial Corridor Mixed-Use, 57-75 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: 71-92 units, offering a range for various project scales

Density Bonus: eligible for density bonuses to increase potential unit count to 184 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

Almarida Drive Frontage:

- Relocate existing traffic signal controller and and meter
- Dedicate land for standard sidewalk

Hamilton Avenue Frontage:

- Reconstruct driveway
- Improve frontage per City's Streetscape Standards

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.

Campbell Planning Division
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Email: planning@campbellca.gov

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