

## ORDINANCE NO. 2229

BEING AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CAMPBELL APPROVING A ZONING MAP AMENDMENT (PLN2017-100) TO CHANGE THE ZONING DISTRICT DESIGNATION FROM R-M (MULTIPLE-FAMILY RESIDENTIAL) TO P-D (PLANNED DEVELOPMENT) FOR THE PROJECT LOCATED AT **1323 ELAM AVENUE**.

After notification and public hearing, as specified by law and after presentation by the Community Development Director, proponents and opponents, the hearing was closed.

After due consideration of all evidence presented, the City Council of the City of Campbell does ordain as follows:

### Environmental Finding

1. An Initial Study has been prepared for the project which provides documentation for the factual basis for concluding that a Mitigated Negative Declaration may be adopted since no substantial evidence exists, in light of the whole record, that the project may have a significant effect on the environment as conditioned.

### Evidentiary Findings

1. The proposed project ("project") includes a Planned Development Permit (PLN2017-101) for the approval of site configuration and architectural design for four two-story single-family homes, Tentative Subdivision Map (PLN2017-102) to create four single-family lots and one commonly owned lot, Zoning Map Amendment (PLN2017-100) to change the zoning from R-M (Multiple-Family Residential) to P-D (Planned Development), Parking Modification Permit (PLN2017-338) to allow for two of the required assigned/uncovered parking spaces, to be provided as uncovered guest parking.
2. The project site consists of a single parcel (18,152 sq. ft. net / 20,027sq. ft. gross) located on the north side of Elam Avenue between Inwood Drive and San Tomas Aquino Road.
3. The 18,152 square foot lot is currently developed with one single-family residence that will be demolished as part of the proposed subdivision.
4. Abutting land uses include single-family homes to the east and west, an apartment community to the north, and single-family homes across Elam Avenue to the south.
5. The proposed subdivision will require a 5-foot dedication along Elam Avenue, which will reduce the net lot area of the property from 18,152 square-feet to 17,776.90 square feet.
6. The project site is zoned R-M (Residential Multifamily) as shown on the Campbell Zoning Map and will be rezoned to P-D (Planned Development).
7. The project site is designated Low-Medium Density Residential (6-13 Units / Gr. Acre) as shown on the Campbell General Plan Map.

8. The proposed residential land use, at a density of 8.71 units/gr. acre, is consistent with the allowable land use and maximum density permitted by the Low-Medium Density Residential General Plan land use designation and would be permitted by the P-D Zoning district with the approval of a Planned Development Permit and associated land use entitlements.

Based upon the foregoing findings of fact, the City Council further finds and concludes that:

9. The proposed amendment is consistent with the goals, policies, and actions of the General Plan.
10. The proposed amendment would not be detrimental to the public interest, health, safety, convenience, or general welfare of the city.
11. The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.
12. The parcel is physically suitable (including absence of physical constraints, access, compatibility with adjoining land uses, and provision of utilities) for the requested zoning designation(s) and anticipated land uses/project.

SECTION ONE: That this Ordinance be adopted to approve a Zoning Map Amendment (PLN2017-100) to amend the Zoning Map designation from R-M (Residential Multifamily) to P-D (Planned Development) for property located at **1323 Elam Avenue**, as depicted by **Exhibit A**.

SECTION TWO: This Ordinance shall become effective thirty (30) days following its passage and adoption and shall be published, one time within fifteen (15) days upon passage and adoption in the Campbell Express, a newspaper of general circulation in the City of Campbell, County of Santa Clara.

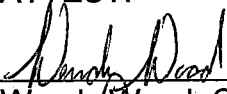
PASSED AND ADOPTED this 20th day of February, 2018, by the following roll call vote:

AYES:	COUNCILMEMBERS: Gibbons, Landry, Waterman, Resnikoff
NOES:	COUNCILMEMBERS: None
ABSTAINED:	COUNCILMEMBERS: None
ABSENT:	COUNCILMEMBERS: Cristina

APPROVED:

  
Paul Resnikoff, Mayor

ATTEST:

  
Wendy Wood, City Clerk

# Project Location Map

