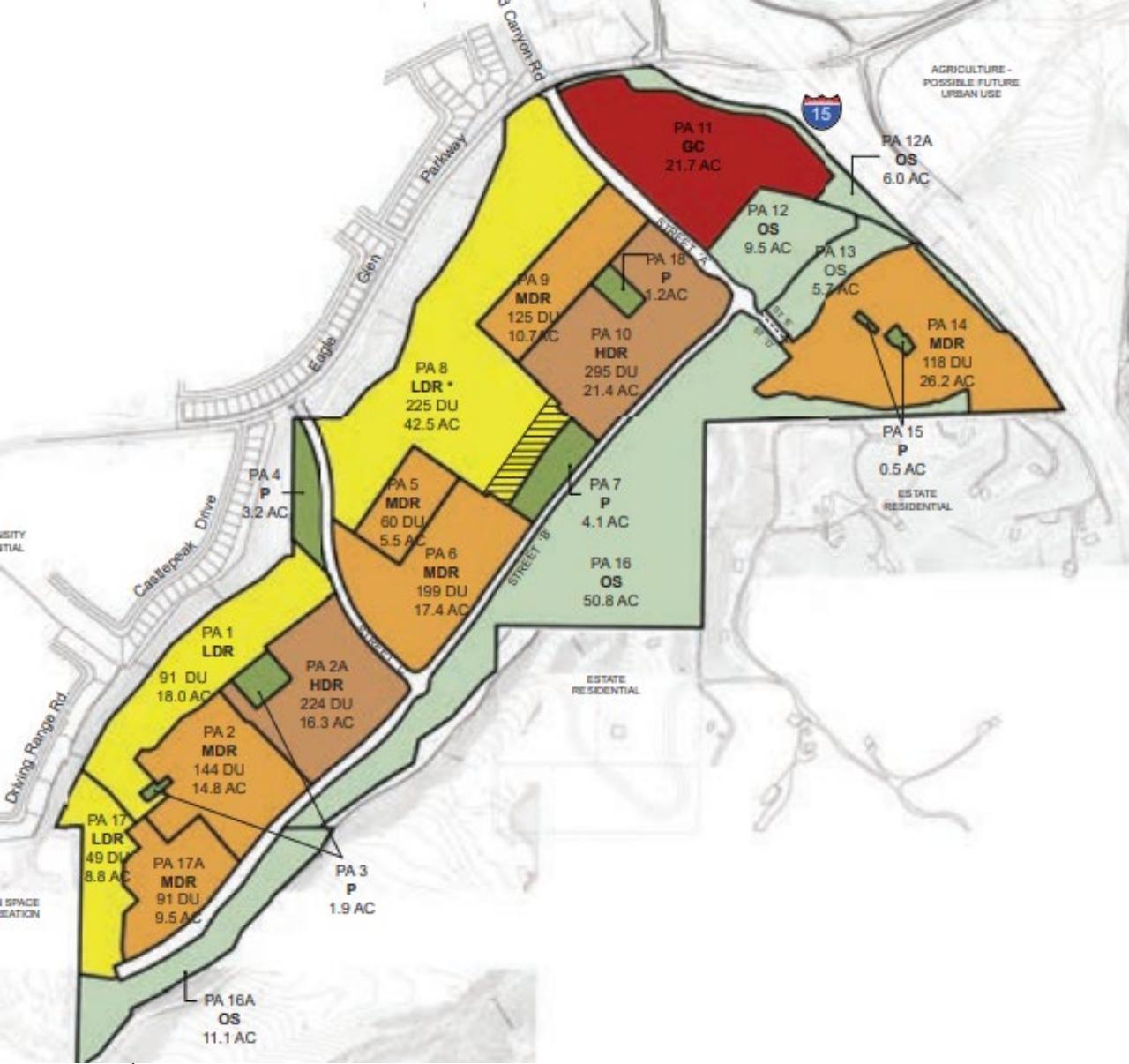




TTM 38572 and PP2023-0004

Sandra Vanian
Planning Manager



ARANTINE HILLS SPECIFIC PLAN

Background Arantine Hills

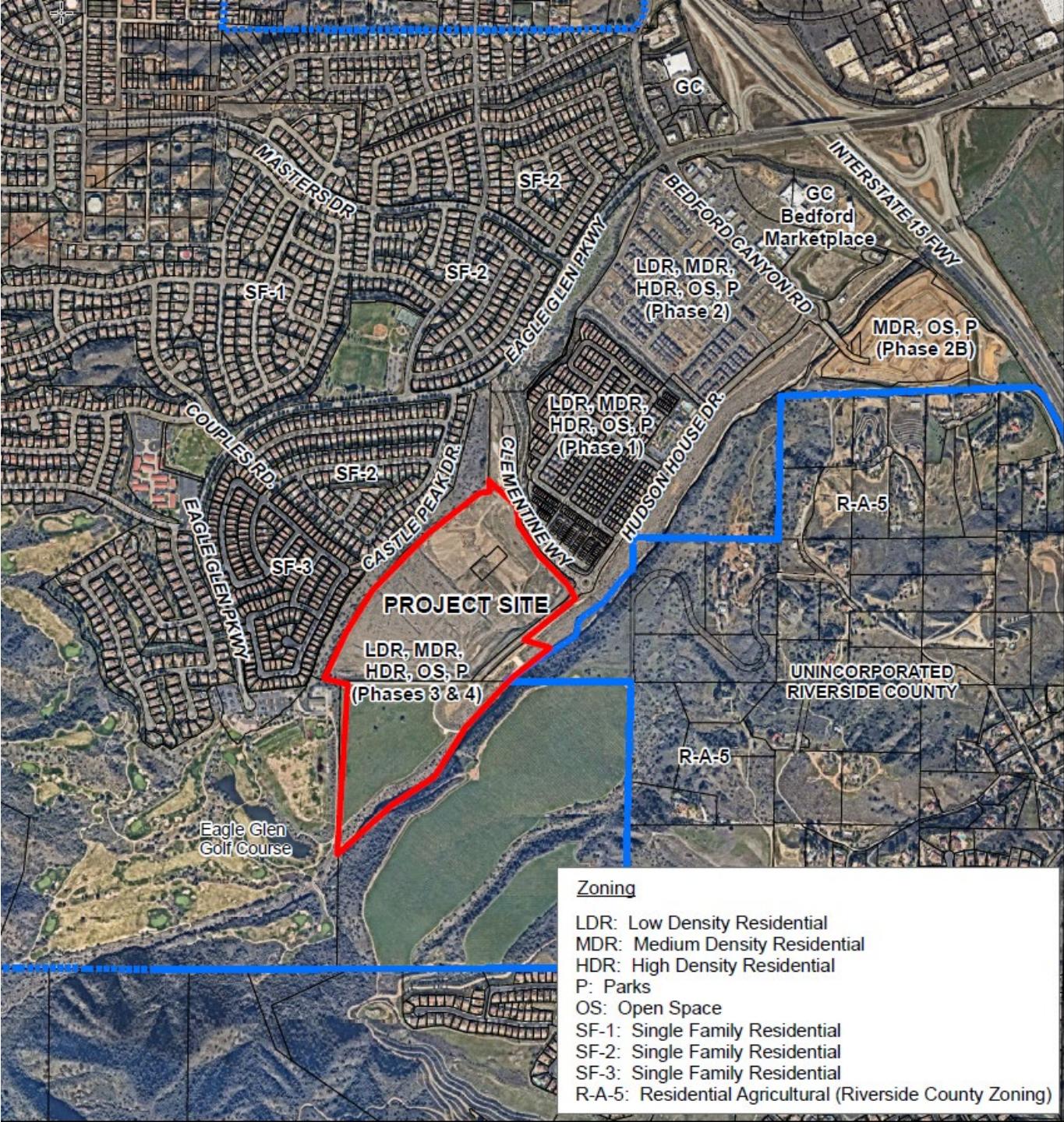
The Project is located in the Arantine Hills Specific Plan, which is 325.7-acre master-planned residential and commercial community. Previous approvals include:

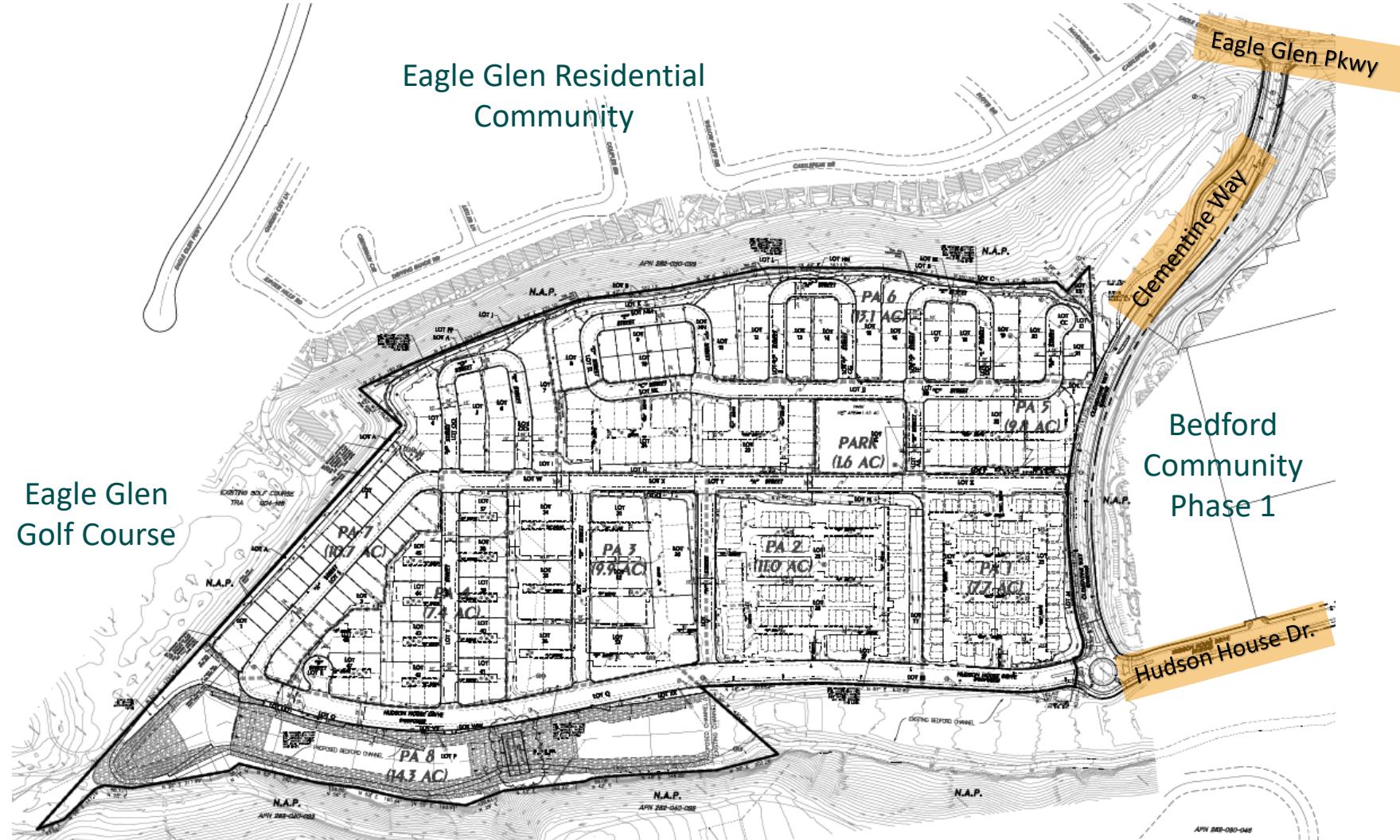
- 997 condominium units.
- 2 multi-purpose recreation centers.
- 21.7-acre commercial center.
- Bridge over the Bedford Channel.

Proposed Project

Phases 3 and 4: 85.51 acres

- Tentative Tract Map 38572 includes:
 - 47 lots for residential purposes.
 - 50 lots for private streets, parks, open space, trails and extension of Bedford Channel.
- Precise Plan 2023-0004 includes:
 - 546 residential condominium units.
 - Parks, perimeter fencing, open space and trails.

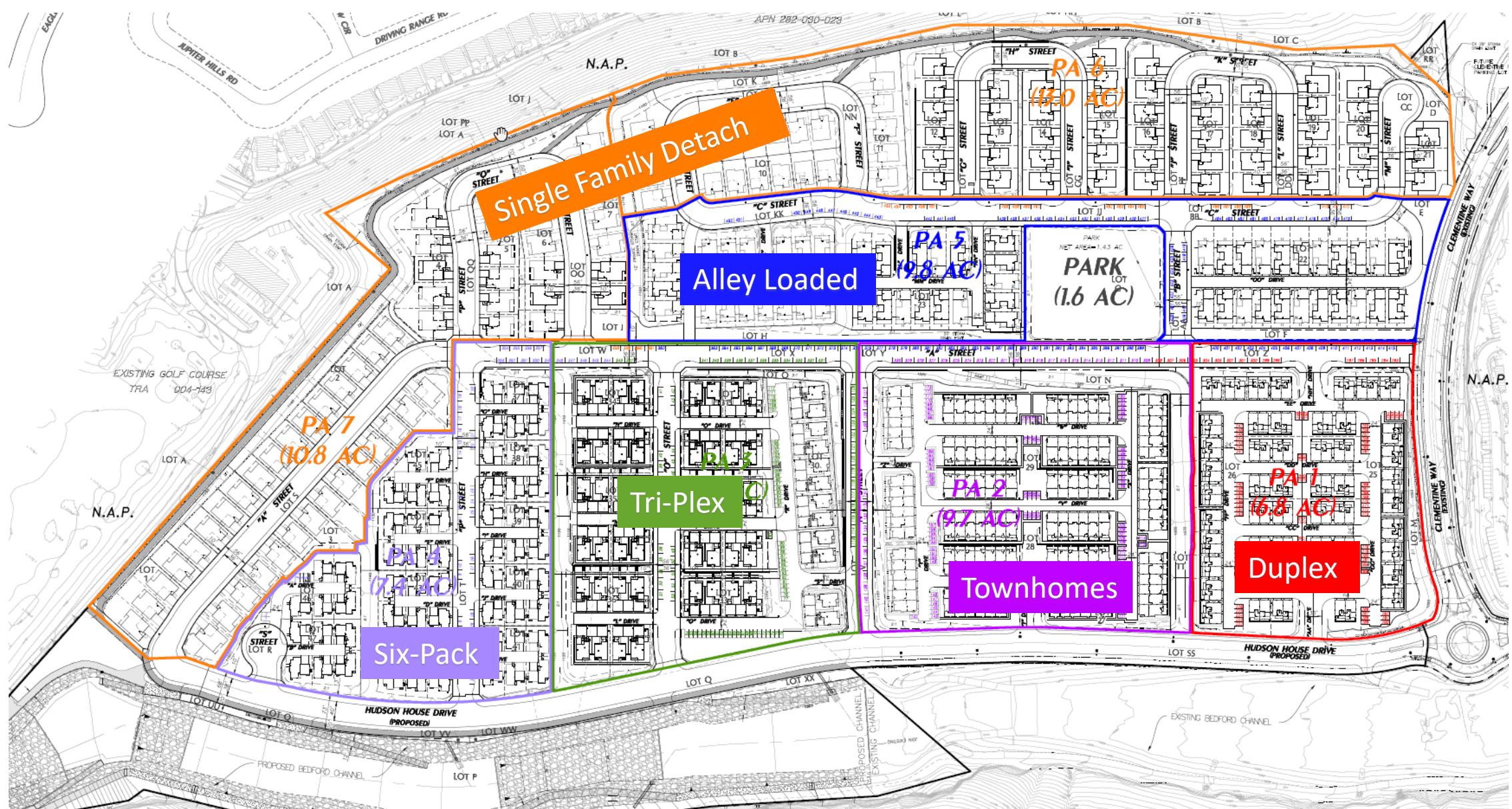




Project TTM 38572

- 85.51 acres.
- Create 47 lots for residential condominium purposes.
- Create 50 lots for private streets, parks, open space, trails and the extension of Hudson House Drive and the Bedford Channel.

Site Layout



Proposed Project

Planning Area No.	Acreage	Zoning	Allowable Density	Proposed Land Use	Proposed Density
Phase 3					
1	18 ac	LDR	3-6 du/ac	85 Single Family Detached Units	4.7 du/ac
2	14.8 ac	MDR	6-15 du/ac	29 Alley Loaded Units 60 Tri-plex Units 46 Townhome Units	9.1 du/ac
2A	16.3 ac	HDR	15-36 du/ac	27 Alley Loaded Units 67 Townhome Units 102 Duplex Units	12.0 du/ac
3	1.85 ac	Park	N/A	2 Private Parks	N/A
Phase 4					
16A	11.1 ac	Open Space	N/A	Bedford Channel	N/A
17	8.8 ac	LDR	3-6 du/ac	42 Single Family Detached Units	4.7 du/ac
17A	9.5 ac	MDR	6-15 du/ac	24 Tri-plex Units 64 Six-pack Units	9.2 du/ac



Architectural Styles

Six-pack Units



Townhomes

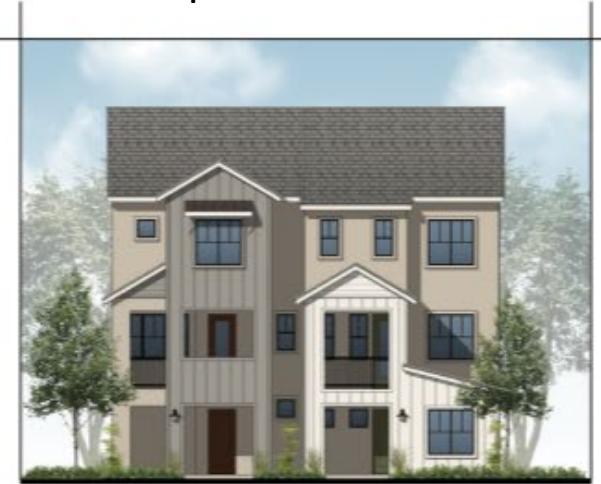


Architectural Styles

Duplex Units



Spanish Colonial



Transitional Farmhouse



Contemporary Ranch

Tri-plex Units



Spanish Colonial

Spanish Monterey

California Bungalow

Architectural Styles

Alley Loaded Units



Single Family Units

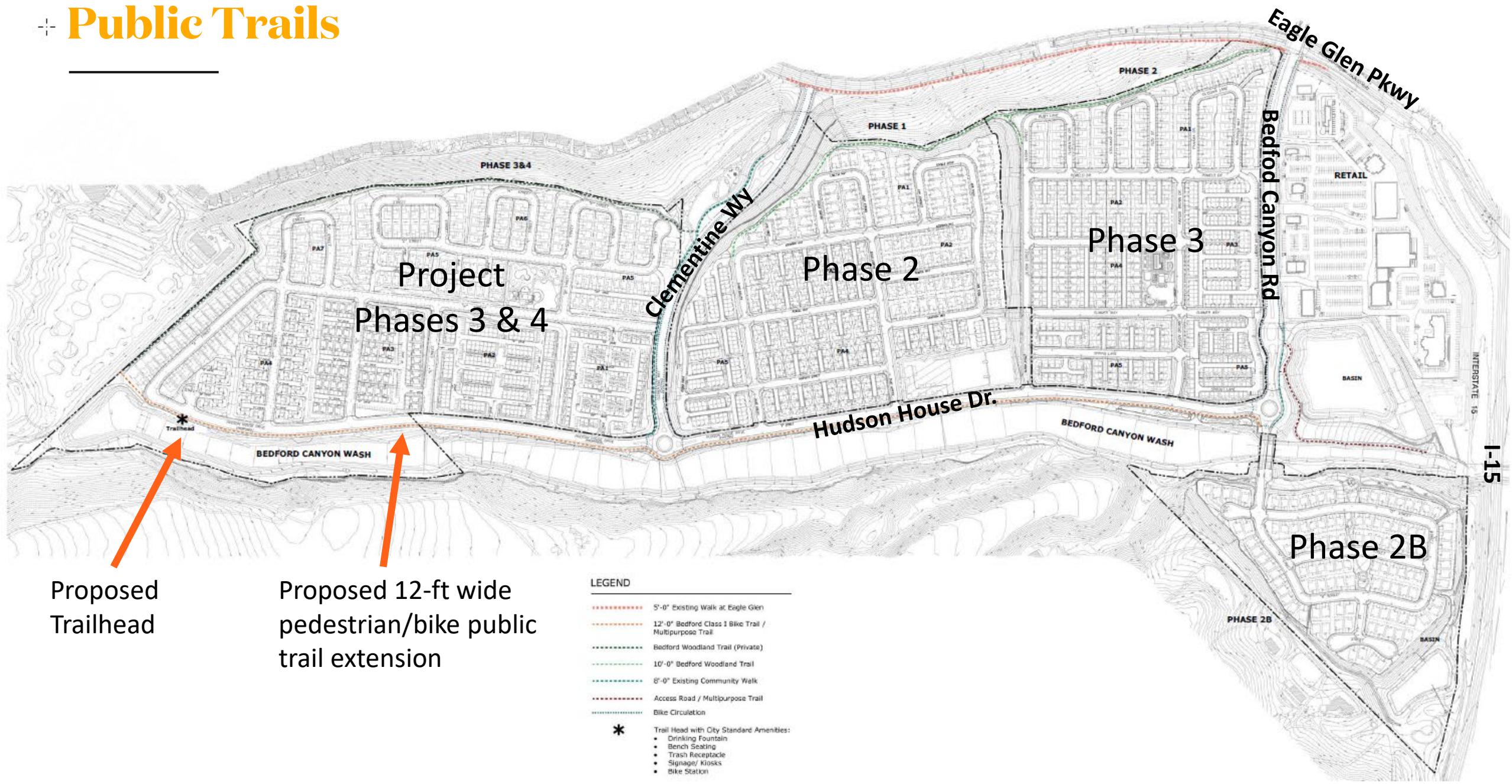


Parks/Open Space

- 1.85 acres of private parks
 - Open turf field
 - Pool
 - Picnic Area
 - Multi-purpose Building
- Several slopes and open areas
- Private trails and sidewalks



Public Trails



Recommendations

TTM 38572:

The Planning and Housing Commission recommend approval of TTM 38572 to the City Council.

PP2023-0004:

The Planning and Housing Commission adopt Resolution No. 2630 granting PP2023-0004.