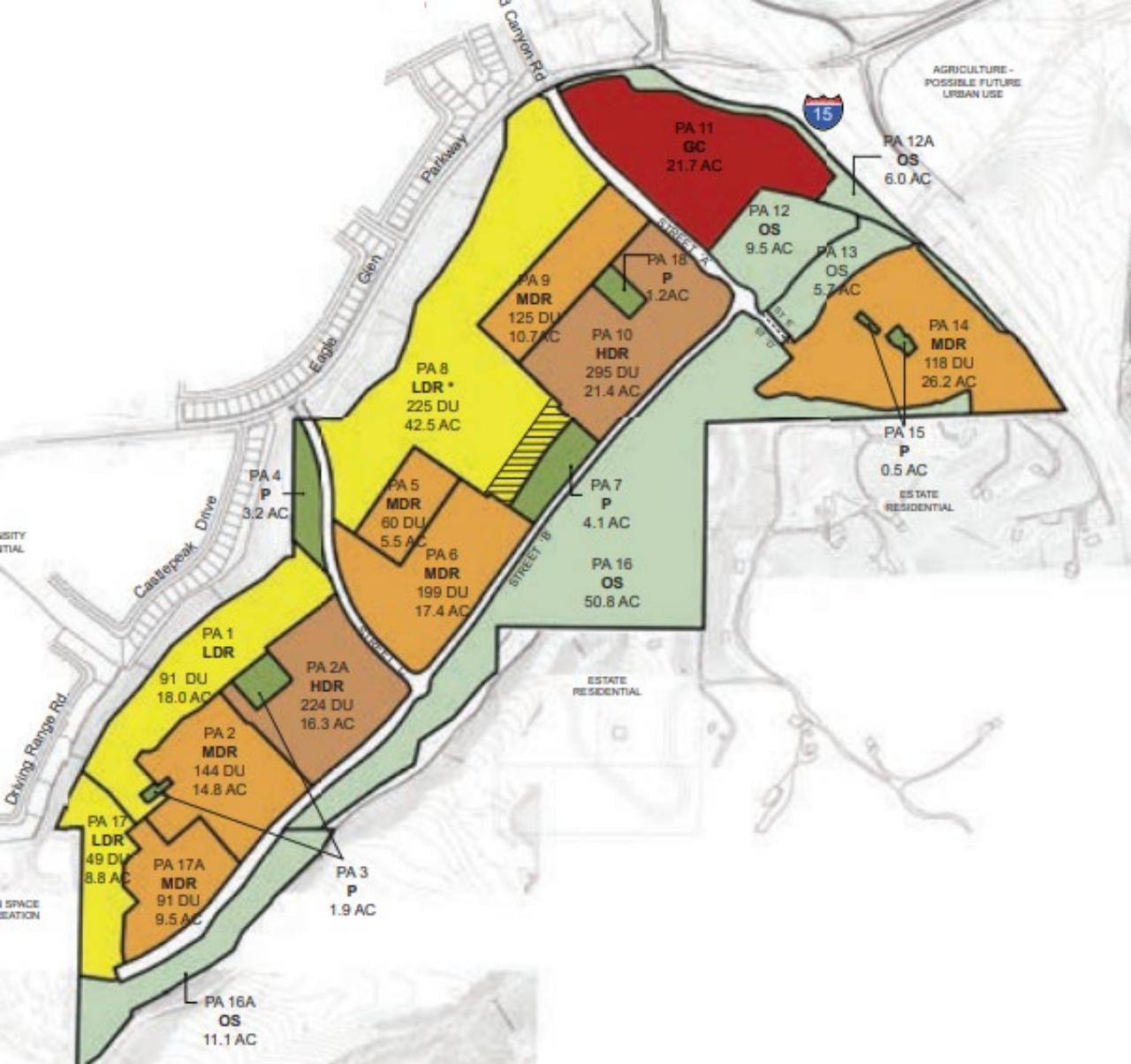




# TTM 38572 and PP2023-0004

**Sandra Vanian**  
Planning Manager



## 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.

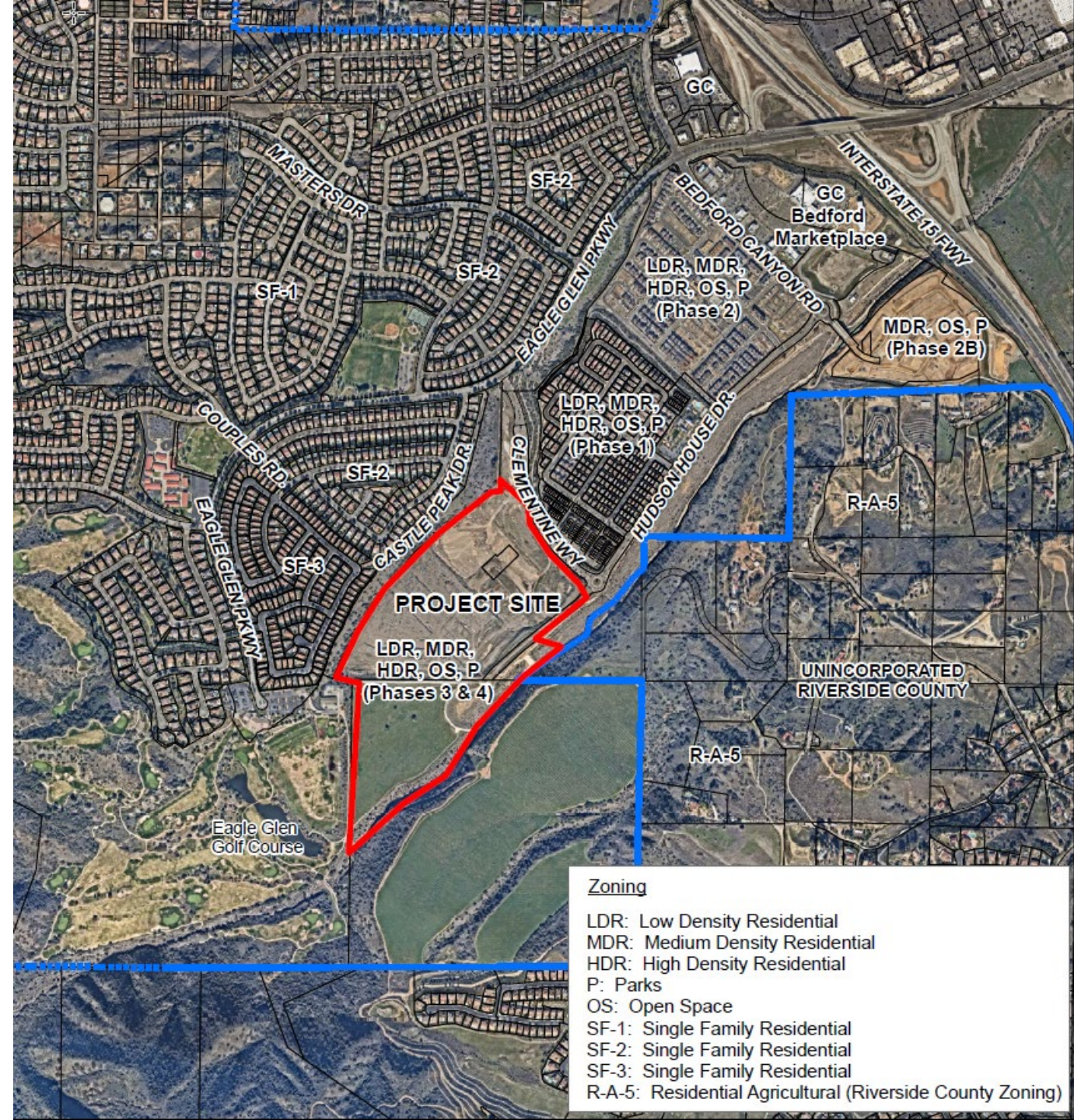
# ARANTINE HILLS SPECIFIC PLAN



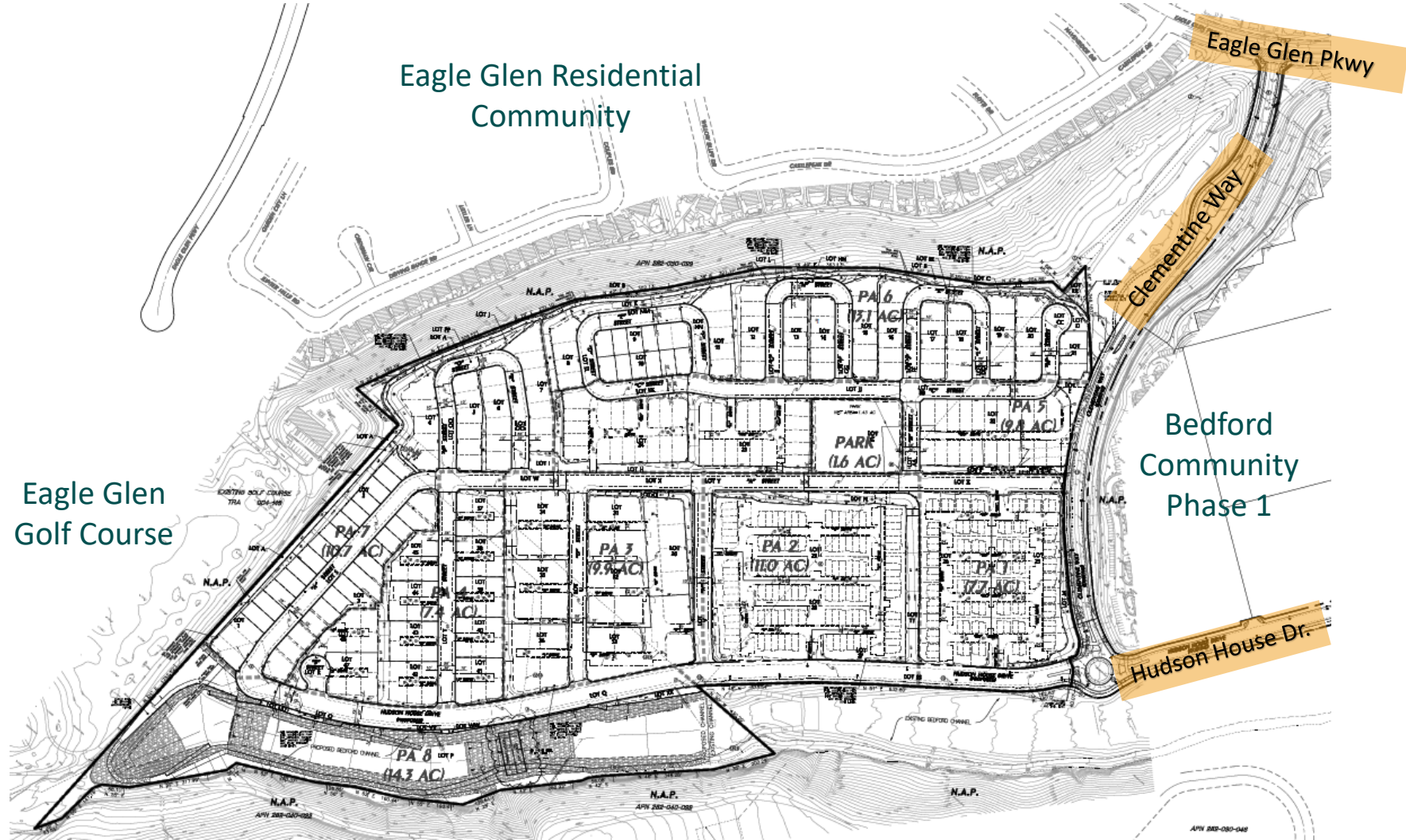
# Proposed Project

## 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.

The site plan for the 2830-023 APN project shows a variety of housing units and their respective acreages:

- Single Family Detach:** PA 6 (12.0 AC)
- Alley Loaded:** PA 5 (9.8 AC)
- PARK:** LOT (1.6 AC)
- Tri-Plex:** PA 3 (9.4 AC)
- Townhomes:** PA 2 (9.7 AC)
- Duplex:** PA 1 (6.8 AC)
- Six-Pack:** PA 4 (7.4 AC)
- PA 7:** (10.8 AC)

The plan also includes labels for streets (e.g., JUPITER HILLS RD, DRIVING RANGE RD, HUDSON HOUSE DRIVE), lots (e.g., LOT A, LOT B, LOT C), and other features like the EXISTING GOLF COURSE TRA and PROPOSED BEDFORD CHANNEL.



# 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



American Farmhouse

Spanish Colonial

Contemporary Ranch

## Townhomes



FRONT

TRANSITIONAL FARMHOUSE 'C'



# Architectural Styles

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## Duplex Units



Spanish Colonial



Transitional Farmhouse



Contemporary Ranch

## Tri-plex Units



Spanish Colonial

Spanish Monterey

California Bungalow



# Architectural Styles

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## 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







# Recommendations

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## **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.