



THE CITY OF SAN DIEGO

M E M O R A N D U M

DATE: November 1, 2018

TO: City of San Diego Planning Commission

FROM: Jeffrey A. Peterson, Development Project Manager, Development Services Department

SUBJECT: Hilltop/Euclid Mixed-Use Development Project No. 560527, Planning Commission agenda for November 8, 2018.

Within the body of the deviation request No. 3 for the Minimum Lot Area, the lot area should have stated 1,197-square-foot, not 1,1971-square foot. An extra one was erroneously added at the back of the number. The Resolutions and Permit have been corrected.

Correction in yellow below:

3. A deviation from [SDMC Table 131-04G](#) - Minimum Lot Area, to allow for reduced minimum lot area for the single-family dwelling units (2,170- through 3,431-square -foot lots) and townhomes lots (987- through 1,197 1,197-square-foot lots), where a minimum 6,000 square feet is required for each lot within the RM-1-2 zone.

In addition, attached are color renderings of the project as follows:

1. Site Plan
2. Site Concept Diagram
3. 3D Aerial-Viewed from the South
4. 3D Aerial -Viewed form the East
5. 3D Aerial -Viewed form the North
6. Lifestyle Images



Jeffrey A. Peterson

cc: Project File No. 560527

SITE AREAS + AMENITIES

- 1 PROJECT PASEO
- 2 MULTIUSE LAWN
- 3 PLAYGROUND
- 4 COMMUNITY VEGETABLE GARDEN
- 5 FITNESS AREA
- 6 BASKETBALL COURT
- 7 POOL DECK W/6' ENCLOSURE
- 8 PEDESTRIAN BRIDGE PLAZA
- 9 PEDESTRIAN BRIDGE
- 10 NATURE PLAY
- 11 BIOFILTRATION BASIN
- 12 ARROYO OVERLOOK
- 13 COMMUNITY TRAIL
- 14 POOL AREA PATIO
- 15 BBQ/DINING TERRACE
- 16 BUS STOP
- 17 PROPOSED ARROYO INLET
- 18 PROPOSED ARROYO OUTLET
- 19 SINGLE FAMILY HOMES
- 20 2 STORY TOWN HOMES
- 21 3 STORY TOWN HOMES
- 22 BIKE RACKS
- 23 SITE LIGHTING

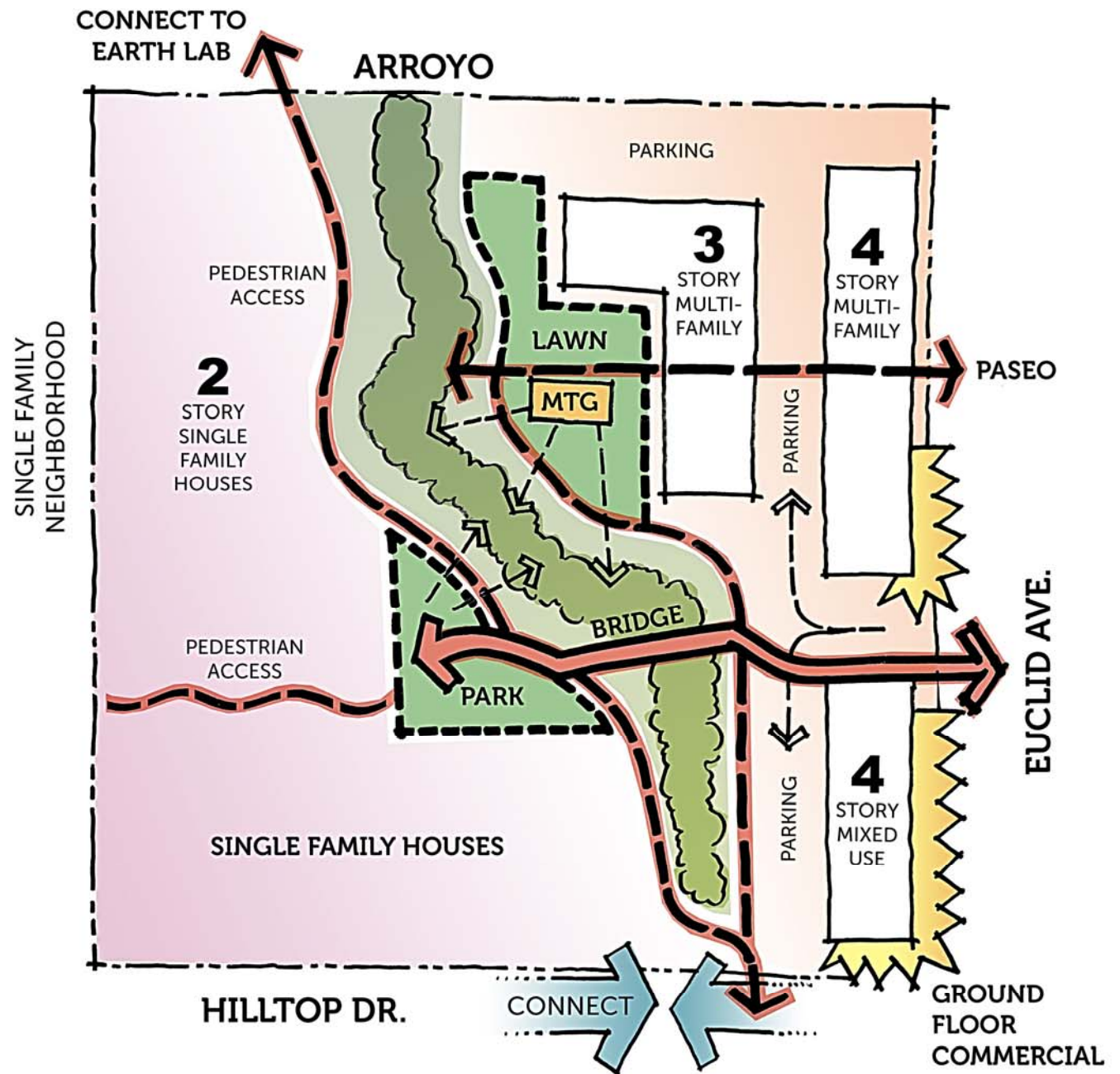


Hilltop and Euclid

Hilltop and Euclid Gateway Mixed-Use

SITE CONCEPTS

1. Showcase the arroyo, connect to residential open spaces
2. Provide pedestrian access through site and across arroyo
3. Connect Hilltop Dr. to Euclid Ave.
4. Activate Euclid Ave. with ground-floor commercial
5. Step down building height to single family neighborhood











HILLTOP DR.

EUCLID AVE.

