Darnell & Associates

September 1, 2020

Ben Anderson 32nd and Broadway, LLC 3184 Airway Avenue, Suite B Costa Mesa, CA. 92626

Subject: Transportation Analysis Scoping for the Proposed Tentative Map located at 32nd Street and

D&A Ref. No: 180905

Broadway in the City of San Diego, City of San Diego Project No. 637438

Dear Mr. Anderson:

Darnell & Associates, Inc. (D&A) has prepared this letter report documenting the projects trip generation, Project Information Form (PIF) and Vehicles Miles Traveled (VMT) Analysis for the 32nd and Broadway Project. A PIF that includes the project location / context, site plan, project description, and trip generation is required by the City of San Diego to determine the types of analysis that will be required, including a Local Mobility Analysis (LMA) and a VMT-based transportation analysis to evaluate transportation impacts under CEQA in accordance with the City of San Diego Transportation Study Manual adopted June 2020. This report has been prepared to complete the attached Project Information Form presented in Appendix A.

The following discretionary approvals are required as part of the project:

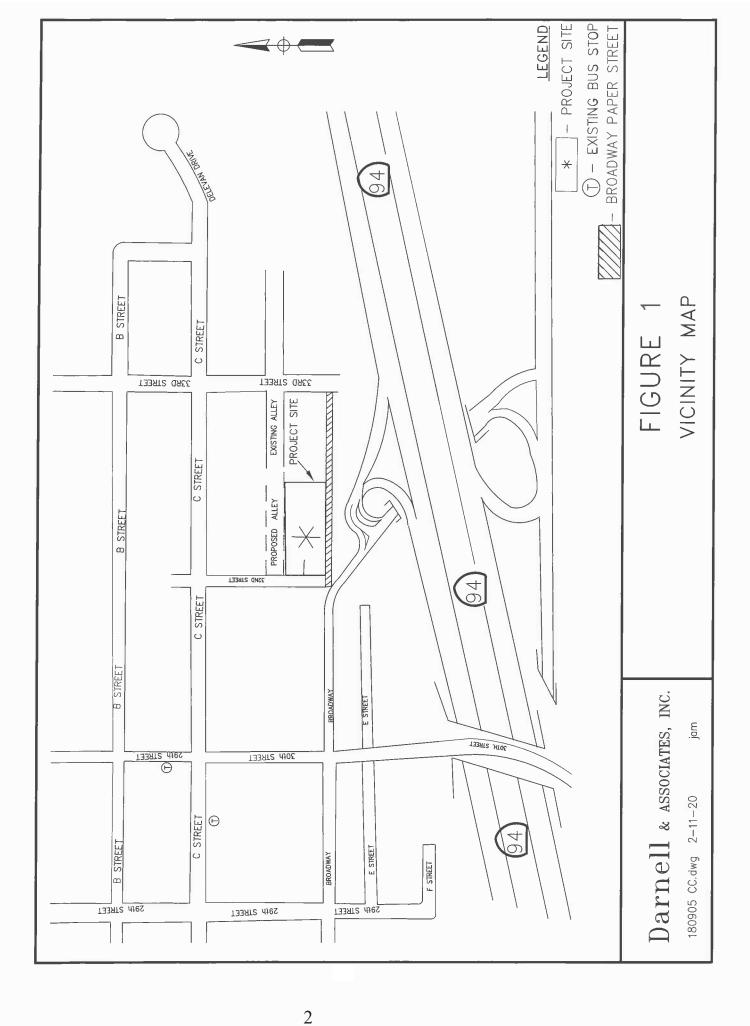
- 1. Right-of-Way (ROW) Vacation
- 2. Tentative Map
- 3. Site Development Permit

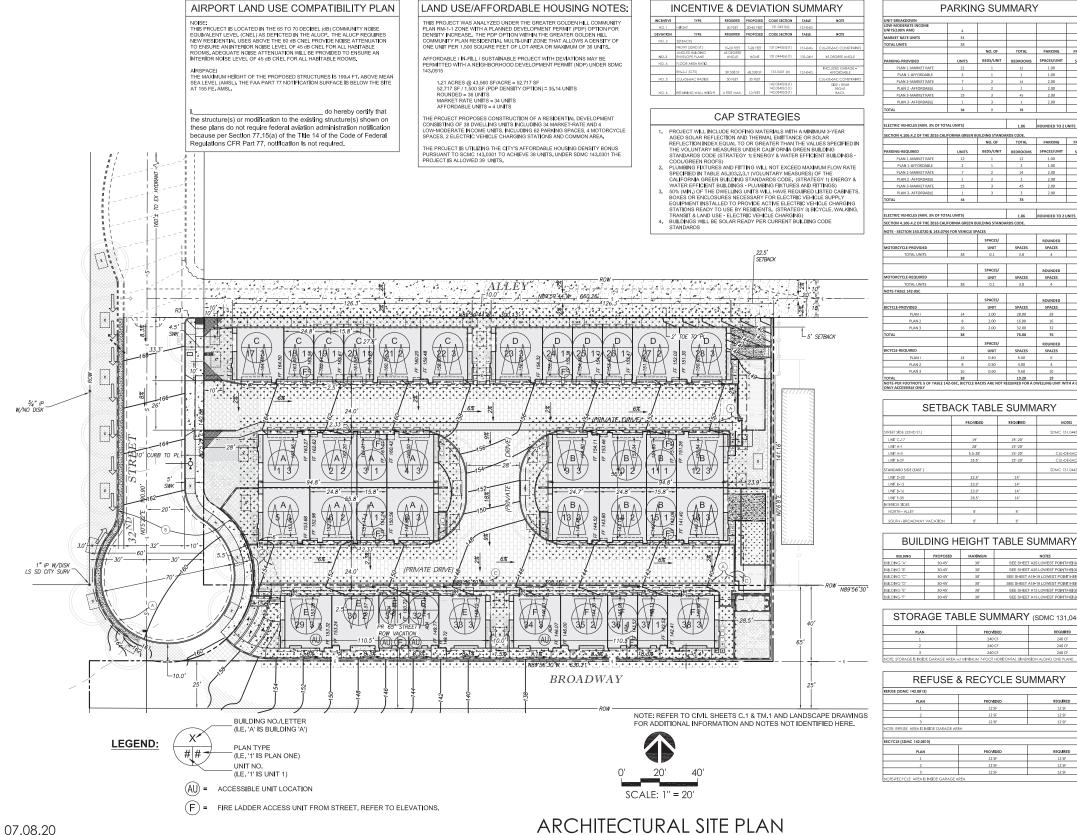
PROJECT DESCRIPTION

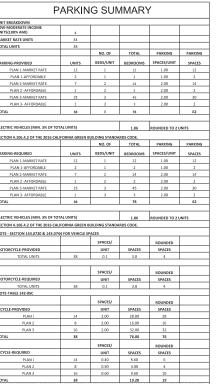
The project proposes the construction of a 38-unit residential development consisting of 34 market rate residential condominium units and 4 low-moderate income units in six, three-story buildings, with parking for 62 vehicles and 4 motorcycles, and to vacate the northern 40 ft of the 80 ft wide of Broadway ROW adjacent to the property. The 1.21-acre unimproved site is located east of 32nd Street, north of State Route 94, in the RM-1-1 zone, the San Diego International Airport (SDIA) Noise Contours Overlay Zone (65-70 CNEL), the Airport Influence Area (SDIA – Review Area1), the Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA – Threshold at 175 Feet AMSL), within the Greater Golden Hill Community area and Council District 5.

PROJECT LOCATION AND SITE PLAN

The project site is located in the Greater Golden Hill Community Plan area of the City of San Diego located on the east side of 32^{nd} Street between C Street and Right of Way for land previously dedicated for Broadway. The project site includes Assessor Parcel Numbers (APN) 539-563-06-00, 539-563 07-00 and 539-563-10-00. Figure 1 shows the project location and Figure 2 presents a copy of the proposed site plan to develop 38 residential units consisting of 34 market rate and 4 low to moderate affordable rate units.







SETBACK TABLE SUMMARY							
	PROVIDED	REQUIRED	NOTES				
STREET SIDE (32ND ST.)			SDMC 131.0443(d)(1)				
UNIT C-17	15'	19'-20'					
UNIT A-1	28'	15'-20'					
UNIT A-S	5.5-28'	15'-20'	CUL-DE-SAC				
UNIT 5-29	15.5'	19'-20'	CUL-DE-SAC				
STANDARD SIDE (EAST)			SDMC 131.0443[d)(2)				
UNIT D-28	22.5'	14'					
UNIT B-13	23.9'	14'					
UNIT B-16	23.9'	14'					
UNIT F-38	28.5'	14'					
INTERIOR SIDES							
NORTH - ALLEY	5'	5'					
SOUTH - BROADWAY VACATION	5'	5'					

BUILDING	PROPOSED	MUMEXAM	NOTES
BUILDING "A"	30-45"	30"	SEE SHEET A2S LOWEST POINT/HEIGHT
BUILDING "B"	30-45"	30'	SEE SHEET A25 LOWEST POINT/HEIGHT
BUILDING "C"	30-45"	30"	SEE SHEET A18-19 LOWEST POINT/HEIGHT
BUILDING "D"	30-45"	30"	SEE SHEET A18-19 LOWEST POINT/HEIGHT
BUILDING "E"	30-45"	30'	SEE SHEET A13 LOWEST POINT/HEIGHT
BUILDING "F"	30-45'	30"	SEE SHEET A13 LOWEST POINT/HEIGHT

1	240 CF	240 CF
2	240 CF	240 CF
3	240 CF	240 CF

FUSE (SDMC 142.0813)		
PLAN	PROVIDED	REQUIRED
1	12 SF	12 SF
2	12 SF	12 SF
3	12 SF	12 SF
	AREA	
DTE: REFUSE AREA IS INSIDE GARAGE CYCLE (SDMC 142.0810)	T	REQUIRED
	PROVIDED 12 SF	REQUIRED 12 SF
CYCLE (SDMC 142.0810)	PROVIDED	

				2ND	l			Ι.
BUILDING "A"	UNIT NO.	PLAN 3	IST FLOOR 96	FLOOR 702	3RD FLOOR 736	GARAGE 557	BALCONY	2
	2	2	98	650	670	560	67	
	3	1	78	384	404	335	60	-
	4	3	96	702	736	557	100	- 2
	5	3	96	702	736	557	100	-
	6	2	93	650	670	560	67	- 2
	7	1	78	384	404	335	60	:
	8	3	96	702	736	557	0	- 2
SUBTOTAL BLDG: "A"	8		726	4,876	5,092	4,018	454	1
BUILDING "B"								_
	9	3	96	702	736	557	0	2
	10	2	93	650	670	560	67	- 2
	11	1	78	384	404	335	60	1
	12	3	96	702	736	557	100	2
	13	3	96	702	736	557	100	2
	14 15	2	93 78	650 384	670 404	560	67	2
	16	3	96	702	736	335 557	0	2
SUBTOTAL BLDG, "B"	8	3	726	4,876	5,092	4,018	454	1
BUILDING "C"			, ,,,,,,	.,	,	-,	1, 1,51	_
	17	3	96	702	754	557	0	2
	18	1	81	407	427	331	61	1
	19	1	81	407	427	331	61	3
	20	1	81	407	427	331	61	1
	21	2	90	650	688	562	67	2
	22	3	96	702	754	557	0	- 3
BUILDING "D"	23 24	3	96 81	702 407	754 427	557 331	0 61	1
	25	1	81	407	427	331	61	1
	26	1	81	407	427	331	61	1
	27	2	90	650	688	562	67	- 2
	28	3	96	702	754	557	0	- 2
SUBTOTAL BLDG: "D"	6		525	3,275	3,477	2,669	250	10
BUILDING "E"								
ADA	29	3	179	702	754	484	0	2
	30	2	90	650	688	562	67	2
ADA	31	1	159	407	427	259	61	1
ADA	32	1	159	407	427	259	61	1
	33	3	96	702	754	552	0	2
SUBTOTAL BLDG. "E"	5	l	683	2,868	3,050	2,116	189	8
BUILDING "F"	34	3	179	702	754	484	0	2
ADA	34	2	179	702 650	754 688	484 562	67	2
	36	1	159	407	427	259	62	1
	37	1	159	407	427	259	62	3
	38	3	96	702	754	552	0	2
SUBTOTAL BLDG, "F"	5		683	2,868	3,050	2,116	191	8
SUMMARY								_
SUBTOTAL BLDG. "A"	8		726	4,876	5,092	4,018	454	1
SUBTOTAL BLDG, "B"	8		726	4,876	5,092	4,018	454	1
SUBTOTAL BLDG, "C"	6		525	3,275	3,477	2,669	250	1
SUBTOTAL BLDG. "D"	6		525	3,275	3,477	2,669	250	1
SUBTOTAL BLDG, "E"	5		683	2,868	3,050	2,116	189	8
SUBTOTAL BLDG: "F"	5		683	2,868	3,050	2,116	191	8

F.A.R. / SQ. FT. SUMMARY - BUILDINGS									
	1ST	2ND	3RD			TOTAL			
UNITS	FLOOR	FLOOR	FLOOR	GARAGE	BALCONY	SF			
8	726	4,876	5,092	4,018	454	15,166			
8	726	4,876	5,092	4,018	454	15,166			
6	523	3,275	3,477	2,669	250	10,196			
6	525	3,275	3,477	2,669	250	10,196			
5	683	2,868	3,050	2,116	189	8,906			
5	683	2,868	3,050	2,116	191	8,908			
38	3,868	22,038	23,238	17,606	1,788	68,538			
ACRES (SF)						52,717			
	UNITS 8 8 6 5 3	151 UNIIS FLOOR 8 726 6 529 6 525 5 683 3 3,868	151 280 151 280 151 280 151	157 260 380	157 2ND 38D 38D 10 10 10 10 10 10 10 1	157 2NO 380			

UNIT MIX SUMMARY							
	PLAN I	PLAN 2	PLAN 3				
RE FOOTAGE	866-915-993	1413-1428	1534-1552-1635	TOTAL			
NG "A"	2	2	4	8			
NG "B"	2	2	4	8			
NG "C"	3	1	2	6			
NG 'D'	3	1	2	6			
NG 'E'	2	1	2	5			
NG 'F'	2	1	2	5			
	14	8	16	38			

PRIVATE OPEN SPACE SUMMARY (SDMC 131,0455)							
BUILDING	UNITS	REQUÍRED	PROV I DED				
BUILDING "A"	8	480	654				
BUILDING "B"	8	480	694				
BUILDING "C"	6	360	450				
BUILDING "D"	6	360	450				
BUILDING "E"	5	300	355				
BUILDING 'F'	5	300	357				
TOTAL	38	2,280	2,920				



32ND & BROADWAY SAN DIEGO, CALIFORNIA

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TRIP GENERATION AND ASSIGNMENT

Trip generation for the proposed project was calculated based on the trip rates used in the Trip Generation Manual (May 2003) published by the City of San Diego.

The project proposes development of 38 Multi-Family Dwelling Units, on a 1.21-acre site providing 33.6 Units/Acre. **Table 1** provide a summary of the trip generation for the proposed project.

Table 1 summarizes the AM and PM peak hour and daily project trip generation and shows that the project is expected to generate 228 daily trips, 18 AM peak hour trips (4 In, 14 out), 21 PM peak hour trips (15 In, 6 Out). No adjustments to the trip making for pass-by reduction are used.

		Table	1 – P	roject [Trip Gen	eration			
	Trip Generation Rates								
I and Has	Daile Data	AM Peak				PM Peak			
Land Use	Daily Rate	% of D	aily	ly In/Out Ratio		% of Dai	ly	In/Out Ratio	
Residential	6 Trip/DU	8%		(2:8)		(2:8) 9% (7:3		(7:3)	
			Tr	ip Gen	eration				
Land Use	Donaity	ADT		AM Peak			PM Pe	eak	
Land Use	Density	ADI	In	Out	Total	In	Out	Total	
Residential	38 DU	228	4	14	18	15	6	21	
	Total 228 4 14 18 15 6 21							21	
DU= Dwelli	ng Unit								

LOCAL MOBILITY ANALYSIS

Based on the Draft TSM guidelines, the project is screened out from requiring an LMA because the project that is consistent with Community Plan Zoning and is expected to generate less than 1,000 daily unadjusted driveway trips. The project is estimated to generate 228 daily unadjusted trips and is less than the 1,000 daily vehicle screening criteria.

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TRANSPORTATION VMT CEQA ANALYSIS

The project is presumed to have less than significant VMT impact because it is located within Census Tract 41 with a 2016 residential VMT per capita of 13.7 miles, which is 72.3% of the 2016 regional average of 19.0 miles per resident, and therefore under 85% of the regional average VMT/capita.

SUMMARY

• The proposed 32nd and Broadway 38 Unit Residential Project will generate 228 unadjusted daily, 18 AM peak hour trips and 21 PM peak hour trips.

• Local Mobility Analysis (LMA)

The project is expected to generate approximately 228 ADT with 18 AM (4 in, 14 out) peak hour trips, and 21 PM (15 in, 6 out) peak hour trips. As it is a small project that is consistent with the Community Plan / Zoning designation, the project would be screened out of preparing an LMA per the draft Transportation Study Manual Guidelines, dated 6/10/20.

VMT Analysis

The project is presumed to have less than significant VMT impact because it is located within Census Tract 41 with a 2016 residential VMT per capita of 13.7 miles, which is 72.3% of the 2016 regional average of 19.0 miles per resident, and therefore under 85% of the regional average VMT/capita.

If you have any questions or require additional information, please feel free to contact this office.

Sincerely,

DARNELL & ASSOCIATES

Billy E. Darnell, P.E.

Firm Principal RCE: 22338 TR: 539

BED/jam

9/1/2020

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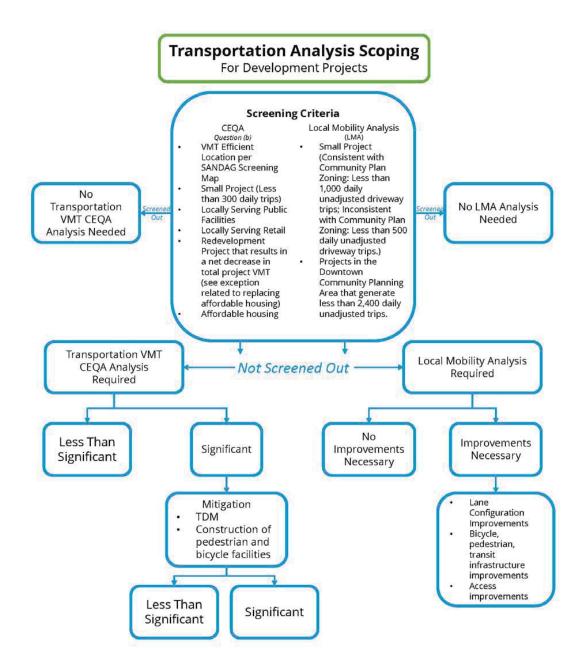
No. 22338

180905 - TRANSPORTATION ANALYSIS SCOPING FOR 32ND AND BROADWAY.DOCX

ATTACHMENTS

> City of San Diego Project Information Form





TRANSPORTATION ANALYSIS SCOPING for DEVELOPMENT PROJECTS SCREENING CRITERIA



City of San Diego Project Information Form

Project Information

Project Name:	32ND BRAODWA	RESIDENTIA	L						
		Pro	ject Applica	ent					
Name:	32ND AND BROA	DWAY LLC							
Address:	Address: 3184 AIRWAY AVENUE, SUITE B, COSTA MESA CA. 92828								
Contact Information	Phone Number:	949-233	-6700		Email:	benan	derson3	2ndst@gmail.com	
		Project Lo	cation and	Contex	t				
Project Address:	1100 BLOCK, 32N	STREET, SA	N DIEGO CA 9	2102					
APN:	539-563-06-00, 539	39-563-06-00, 539-683-07-00, 539-563-10-00							
Driveway Cross Streets:	South of 3	South of 32nd Street and C Street							
Please attach a Project Location Map that clearly identifies project driveways and access points.									
Community Plan Area:	GREATER GOLDEN HIL	Land Us Designa	esignation: RESIDENTIAL		NTIAL	Zoning Designat	Coning RM-1		
Is any portion of the pr	oject l ocated in	an RTIP Tra	nsit Priority	Area?:	□Yes	■No)		
Project Description (wit See Attached.	h Proposed Lan	d Uses and	Intensities)):		*			
Number of Parking Spaces:	Vehicle Space	es Acc	essible Spa	ces	(racks a	e Spaces and secure arage)	Мо	torcycle Spaces	
	62		0			76 (a)	- 51	4	
Identify any project for management meas (transportation ame subsidies, u	sures that are re enities) or the Cl Inbundled parkl	quired base imate Action	ed on the Sons on Plan Cons services, car	an Dieg sistency r share,	o Munio Checkli bicycle	ipal Code st. For ex	Section	1 142.0528 Transit pass	

Please attach a project site plan that clearly identifies the following:

- Land use types and quantities, and number of parking spaces provided (vehicle and bicycle) clearly identified.
- Driveway locations and type (full access, partial access, right in/out only) identified.
- Pedestrian access, bicycle access and on-site pedestrian circulation clearly identified.
- Location/distance of closest existing transit stop and proposed transit stops identified in RTIP (measured as walking distance to project entrance/or middle of parcel).
 - (a) Bicycle spaces are provided in each garage $(38 \times 2 = 76)$ as shown in the Parking Summary on Figure 2.



City of San Diego Project Information Form

Trip Generation Estimates	Unadjusted Driveway	Trips	Total Net New Trips		
(calculated using the process described in the TSM):	Daily:	228	Daily:	228	
	AM Peak Hour:	18	AM Peak Hour:	18	
	PM Peak Hour:	21	PM Peak Hour:	21	

Pre	ellminary Screen	ing Criteria					
Of	CEQA Transportation Analysis Screening 1) Select the Land Uses that apply to your project 2) Answer the questions for each Land Use that applies to your project (if "Yes" in any land use category below then that land use (or a portion of the land use) is screened from CEQA Transportation Analysis)						
	1. Redevelopment Project:						
	a. Does the p	roject result in a net decrease i	n total Project VMT?		0	(0)	
	 Answer if yes to 1a. If the project replaces affordable housing with market rate housing, are there more market rate units planned than existing affordable units being replaced. 						
√	2. Residential Pro						
		* * * * * * * * * * * * * * * * * * * *	a (per SANDAG screening maps	5)7	(0	
	b. Does the project include Affordable Housing? $ \frac{4}{Affordable Units} + \frac{34}{Market Rate Units} = \frac{38}{Total Units} $ All affordable units are screened out.						
	3. Commercial Em						
			Area? (per SANDAG screening n	naps?)			
	4. Industrial Emplo						
		ct in a VMT/Industrial Employee	Efficient Area?		0		
	5. Retail/Public Fac	cility/Recreational					
	Is the project	ct locally serving: - Retail OR Pu	blic Facility OR Recreational		0	(0)	
1	6. Small Project						
	For all components of a project that are not screened out above (all Yes' in a land use category), what is the daily unadjusted driveway trip generation? 228 Is it less than 300 daily trips?						
		Local Mobility					
cons	our project's land use sistent with the amunity Plan zoning?	Consistent Generates less than 1,000 dally trips (unadjusted driveway trips)	Olnconsistent Generates less than 500 d driveway trips)	ally trips	(unadju	ısted	
	project development hased?	NO	In what month are traffic counts planned to be conducted?				



City of San Diego Project Information Form

If a project generates 1,000 or more daily trips (consistent with Community Plan Zoning) or 500 or more daily trips (inconsistent with Community Plan zoning), attach an exhibit showing the project's trip distribution percentages and project trip assignment using the process described in the TSM.

NOT REQUIRED

PROJECT DESCRIPTION

A Process Five, Right-Of-Way Vacation, Tentative Map, and Site Development Permit for the construction of a 38-unit residential development consisting of 34 market rate residential condominium units and 4 low-moderate income units in six, three-story buildings, with parking for 62 vehicles and 4 motorcycles, and to vacate the public right-of-way of Broadway adjacent to the property. The 1.21-acre unimproved site is located east of 32nd Street, north of State Route 94, in the RM-1-1 zone, the San Diego International Airport (SDIA) Noise Contours Overlay Zone (65-70 CNEL), the Airport Influence Area (SDIA – Review Area1), the Federal Aviation Administration (FAA) Part 77 Noticing Area (SDIA – Threshold at 175 Feet AMSL), within the Greater Golden Hill Community area and Council District 5.