

# **Darnell & Associates**

September 1, 2020

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

D&A Ref. No: 180905

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

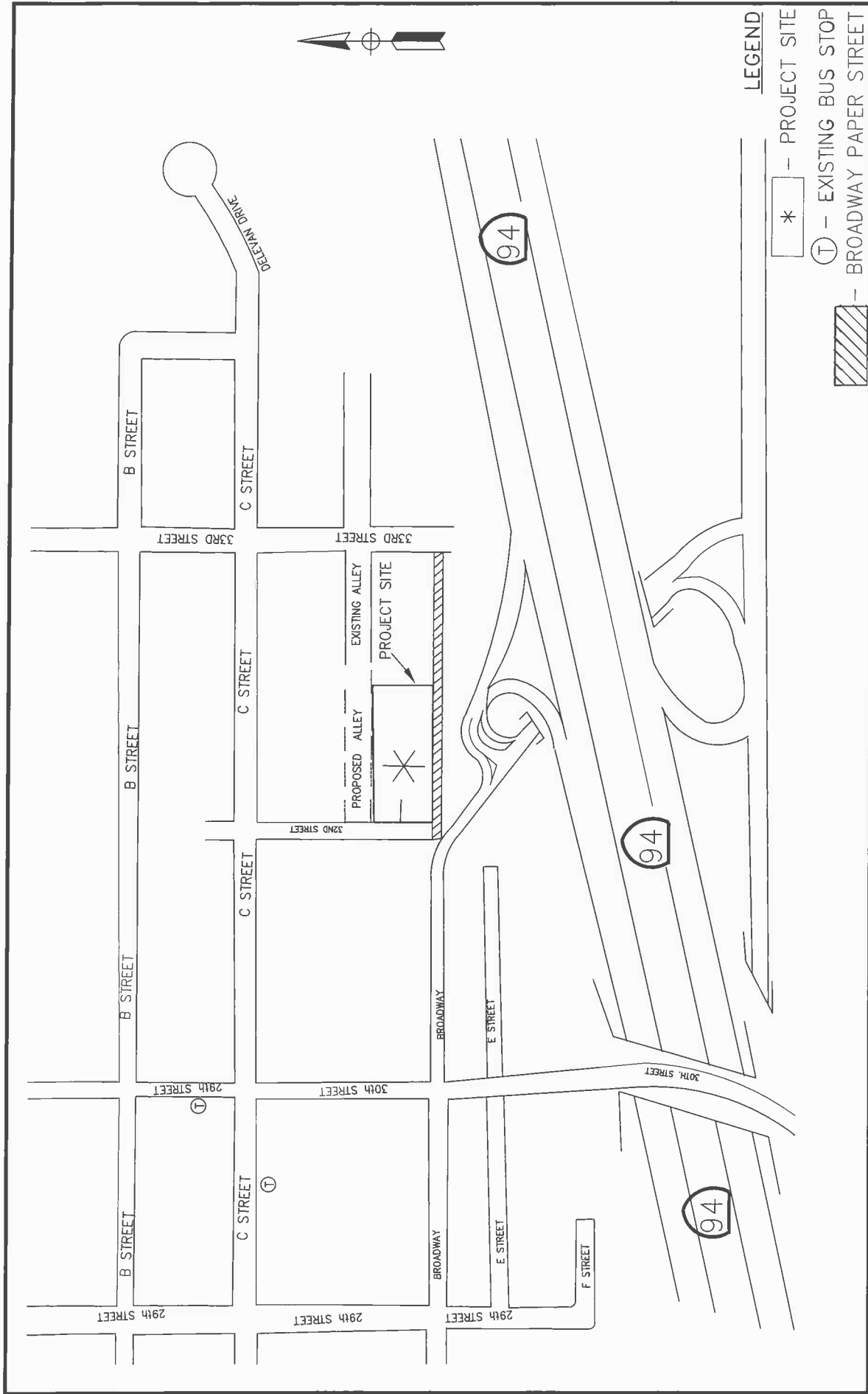
1. Right-of-Way (ROW) Vacation
2. Tentative Map
3. Site Development Permit

## **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 32<sup>nd</sup> 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<sup>nd</sup> 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.



**FIGURE 1**  
VICINITY MAP

**Darnell & ASSOCIATES, INC.**

jorn

180905 CC.dwg 2-11-20



## 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.

<b>Table 1 – Project Trip Generation</b>								
<b>Trip Generation Rates</b>								
<b>Land Use</b>	<b>Daily Rate</b>	<b>AM Peak</b>			<b>PM Peak</b>			
		<b>% of Daily</b>	<b>In/Out Ratio</b>		<b>% of Daily</b>	<b>In/Out Ratio</b>		
Residential	6 Trip/DU	8%	(2:8)		9%	(7:3)		
<b>Trip Generation</b>								
<b>Land Use</b>	<b>Density</b>	<b>ADT</b>	<b>AM Peak</b>			<b>PM Peak</b>		
			<b>In</b>	<b>Out</b>	<b>Total</b>	<b>In</b>	<b>Out</b>	<b>Total</b>
Residential	38 DU	228	4	14	18	15	6	21
<b>Total</b>		<b>228</b>	<b>4</b>	<b>14</b>	<b>18</b>	<b>15</b>	<b>6</b>	<b>21</b>
DU= Dwelling 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.

## 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.

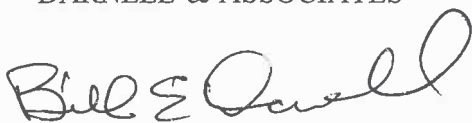
### SUMMARY

- The proposed 32<sup>nd</sup> 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.

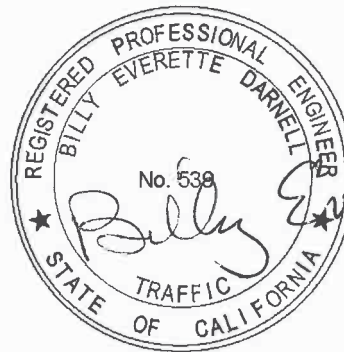
Sincerely,

DARNELL & ASSOCIATES



Billy E. Darnell, P.E.  
Firm Principal  
RCE: 22338  
TR: 539

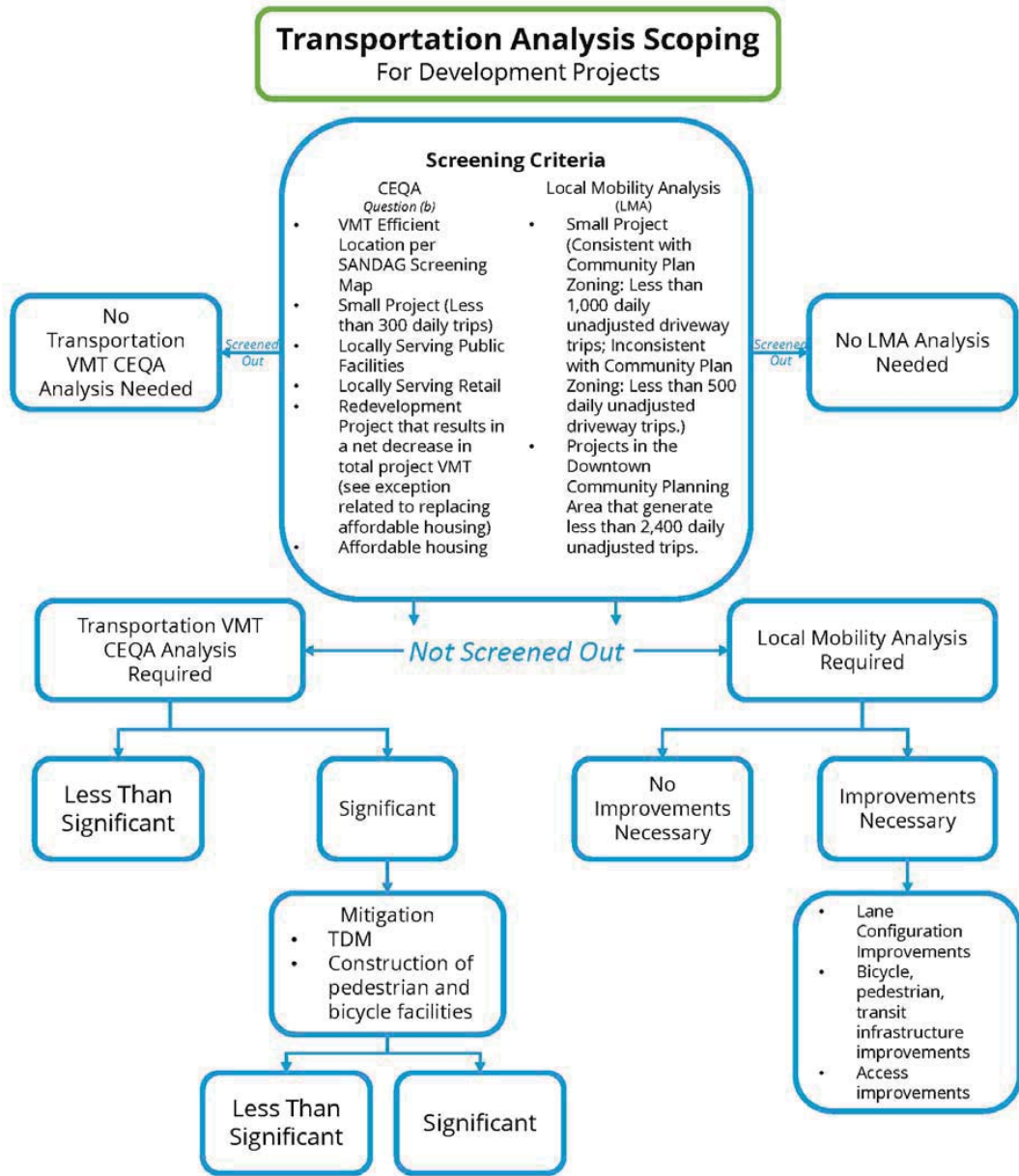
BED/jam



9/1/2020  
Date

## 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 BRAODWAY RESIDENTIAL		
Project Applicant				
Name:		32ND AND BROADWAY LLC		
Address:		3184 AIRWAY AVENUE, SUITE B, COSTA MESA CA. 92628		
Contact Information	Phone Number:	949-233-6700	Email:	benanderson32ndst@gmail.com
	Project Location and Context			
Project Address:		1100 BLOCK, 32ND STREET, SAN DIEGO CA 92102		
APN:		539-583-06-00, 539-583-07-00, 539-583-10-00		
Driveway Cross Streets:		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 HILL	Land Use Designation:	RESIDENTIAL	Zoning Designation: RM-1-1
Is any portion of the project located in an RTIP Transit Priority Area?: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No				
Project Description (with Proposed Land Uses and Intensities): See Attached.				
Number of Parking Spaces:	Vehicle Spaces	Accessible Spaces	Bicycle Spaces <i>(racks and secure Storage)</i>	Motorcycle Spaces
	62	0	76 (a)	4
Identify any project features related to TDM and Identify any transportation amenities or travel demand management measures that are required based on the San Diego Municipal Code Section 142.0528 (transportation amenities) or the Climate Action Plan Consistency Checklist. For example: transit pass subsidies, unbundled parking, shuttle services, car share, bicycle supportive features (bike repair station, bike lockers, etc.).				
Please attach a project site plan that clearly identifies the following: <ul style="list-style-type: none"> <li>Land use types and quantities, and number of parking spaces provided (vehicle and bicycle) clearly identified.</li> <li>Driveway locations and type (full access, partial access, right in/out only) identified.</li> <li>Pedestrian access, bicycle access and on-site pedestrian circulation clearly identified.</li> <li>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).</li> </ul> (a) Bicycle spaces are provided in each garage (38 x 2 = 76) as shown in the Parking Summary on Figure 2.				





**City of San Diego  
Project Information Form**

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

**Preliminary Screening Criteria**

CEQA Transportation Analysis Screening		Screened Out	Not Screened Out
1) Select the Land Uses that apply to your project 2) Answer the questions for each Land Use that applies to your project <i>(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)</i>		Yes	No
<input type="checkbox"/>	<b>1. Redevelopment Project:</b>		
	a. Does the project result in a net decrease in total Project VMT?	<input type="radio"/>	<input checked="" type="radio"/>
	b. 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.	<input type="radio"/>	<input type="radio"/>
	N/A		
<input checked="" type="checkbox"/>	<b>2. Residential Project:</b>		
	a. Is the project in a VMT/Capita Efficient Area (per SANDAG screening maps)?	<input checked="" type="radio"/>	<input type="radio"/>
	b. Does the project include Affordable Housing?	<input checked="" type="radio"/>	<input type="radio"/>
	$\frac{4}{\text{Affordable Units}} + \frac{34}{\text{Market Rate Units}} = \frac{38}{\text{Total Units}}$ All affordable units are screened out.		
<input type="checkbox"/>	<b>3. Commercial Employment Project:</b>		
	• Is the project in a VMT/Employee Efficient Area? (per SANDAG screening maps?)	<input type="radio"/>	<input checked="" type="radio"/>
<input type="checkbox"/>	<b>4. Industrial Employment Project</b>		
	• Is the project in a VMT/Industrial Employee Efficient Area?	<input type="radio"/>	<input checked="" type="radio"/>
<input type="checkbox"/>	<b>5. Retail/Public Facility/Recreational</b>		
	• Is the project locally serving: - Retail OR Public Facility OR Recreational	<input type="radio"/>	<input checked="" type="radio"/>
<input checked="" type="checkbox"/>	<b>6. Small Project</b>		
	• 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?	<input checked="" type="radio"/>	<input type="radio"/>
	$\underline{\quad 228 \quad}$ Is it less than 300 daily trips?		

Local Mobility Analysis			
Is your project's land use consistent with the Community Plan zoning?	<input checked="" type="radio"/> Consistent	<input type="radio"/> Inconsistent	
	<input checked="" type="checkbox"/> Generates less than 1,000 daily trips (unadjusted driveway trips)	<input type="checkbox"/> Generates less than 500 daily trips (unadjusted driveway trips)	
Will project development be phased?	NO	In what month are traffic counts planned to be conducted?	NOT REQUIRED



**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 32<sup>nd</sup> 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.**