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VEHICLE MILES TRAVELED ASSESSMENT

NEWMAN BUILDING

San Diego, California
May 2025
PRJ-1105210

LLG Ref. 3-24-3906

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EXECUTIVE SUMMARY

Linscott, Law & Greenspan, Engineers has prepared this Vehicle Miles Traveled (VMT) Assessment for the Newman Building project (hereby referred to as the “Project”). The Project is proposed to be located on the north side of University Avenue between Kansas Street and 30th Street.

Project Description

The Project proposes to develop the site with 92 multi-family dwelling units (53 studio, 27 1-bedroom, 12 2-bedroom) inclusive of 16 affordable units (6 very low, 4 low, and 6 moderate income units), approximately 4,900 SF of Commercial uses (assumed to be a high-turn-over sit-down restaurant), and parking for 28 vehicles in a sub-grade parking garage. The Project site is located at 2906-2920 University Avenue in a Transit Priority Area, Transit Area Overlay Zone, and Mobility Zone 2 in the CC-3-9 within the North Park Community Planning Area of the City of San Diego. Regional access to the site is provided via Interstate 805 (I-805), State Route 163 (SR-163). Local access to the site is provided via University Avenue and 30th Street and the parking garage is accessed via a driveway from the adjacent alley. The Project requires a Site Development Permit due to historic structures within the Project site. The Project does not require or propose a Community Plan Amendment or a rezone. The anticipated Opening Year is 2028 and the Project will be constructed in one phase.

Vehicle Miles Traveled

VMT is defined as the “amount and distance of automobile travel attributable to a project” per CEQA Guidelines Section 15064.3. VMT is a measure of the use and efficiency of the transportation network as well as land uses in a region. VMT is calculated based on individual vehicle trips generated and their associated trip lengths. VMT accounts for two-way (roundtrip) travel and is estimated for a *typical* weekday for the purposes of measuring transportation impacts.

Methodology

A Transportation Study Manual (TSM) has been published by the City of San Diego on September 20, 2020, pursuant to guidance from the Governor’s Office of Planning and Research (OPR) in December 2018 (*Technical Advisory on Evaluating Transportation Impacts in CEQA*) and was adopted by City Council on November 9, 2020, as part of the Complete Communities: Mobility Choices program. This document was recently updated on September 19, 2022

Given that the City of San Diego has developed significance thresholds and technical methodologies, the TSM (September 2022) was utilized to perform a Project-Specific VMT analysis.

Project Trip Generation

The trip generation rates for the Project were taken from the *City of San Diego Trip Generation Manual*, May 2003. The Project is expected to generate approximately 1,189 average daily trips with 95 trips during the AM peak hour (35 inbound/60 outbound trips) and 101 trips during PM peak hour (66 inbound/35 outbound trips).

VMT Assessment

Residential Component

For the residential portion of the project, using the SANDAG Series 14 (ABM2+), Base Year 2016 screening map for residential projects, the Project is located in Census Tract 13 and would be expected to generate 13.8 VMT/Capita which is 73.3% of the regional average VMT of 18.9. Therefore, the residential component of the Project is screened out from a VMT analysis.

Commercial Component

The proposed 4,900 sf restaurant would be expected to serve 485 people, which is less than the threshold of 25,000 people. The proposed restaurant portion of the Project would be categorized as a “Locally Serving Retail” land use and presumed to have a less than significant transportation VMT impact per the City’s screening criteria. Therefore, this land use component of the Project is also screened out, and further analysis of the Project VMT is not required.

TABLE OF CONTENTS

SECTION	PAGE
1.0 Introduction.....	6
2.0 Project Description	7
2.1 Project Description.....	7
2.2 Project Trip Generation.....	7
3.0 Vehicle Miles Traveled: Overview and Background.....	7
4.0 VMT Significance Criteria & Methodology	8
Local / Regional Agency Transition to SB743	8
4.1 Significance Criteria	8
4.1.1 City of San Diego Screening Criteria	9
4.1.2 VMT Analysis Methodology	10
5.0 VMT Analysis.....	11
5.1 TSM Screening Criteria	11
5.2 Residential Component.....	11
5.3 Commercial Component	11
6.0 Conclusions.....	14

APPENDICES

APPENDIX

- A. Project Information Form
- B. SANDAG Series 14 SB743 ABM2+ (Base Year 2016) Screening Map for Residential
- C. Market Study Data and Calculations

LIST OF FIGURES

SECTION—FIGURE #	FOLLOWING PAGE
Figure 2–1 Vicinity Map	4
Figure 2–2 Project Area Map	5
Figure 2–3 Conceptual Site Plan	6
Figure 5–1 3-Mile Area.....	13

LIST OF TABLES

SECTION—TABLE #	PAGE
Table 2–1 Trip Generation Summary	3
Table 4–1 VMT Significance Thresholds.....	8
Table 5–1 VMT Screening Criteria – Project Applicability	11

**VEHICLE MILES TRAVELED ASSESSMENT
NEWMAN BUILDING**

PRJ-1105210

San Diego, California

May 2025

1.0 INTRODUCTION

Linscott, Law & Greenspan, Engineers (LLG) has prepared this Transportation Impact Analysis (TIA) to determine the Vehicle Miles Traveled (VMT) impacts for the Newman Building Project. The Project site is located at 2960-2902 University Avenue on the north side of University Avenue between Kansas Street and 30th Street in a Transit Priority Area, Transit Area Overlay Zone, and Mobility Zone 2 in the CC-3-9 zone within the North Park Community Planning Area. Local access to the site is proposed via University Avenue and 30th Street and the parking garage is accessed via a driveway from the adjacent alley. The Project requires a Site Development Permit due to historic structures within the Project site. The Project does not require or propose a Community Plan Amendment or a rezone. The anticipated Opening Year is 2028 and the Project will be constructed in one phase.

This TIA analyzes the potential transportation impacts to satisfy the California Environmental Quality Act (CEQA) guidelines as implemented through the City's Transportation Study Manual (current version dated September 2022) and the City's Significance Determination Thresholds which utilize VMT as the CEQA metric.

This study includes the following:

- Project Description
- Vehicle Miles Traveled: Overview and Background
- VMT Significance Criteria and Methodology
- VMT Analysis
- Conclusions

2.0 PROJECT DESCRIPTION

The Project site is located at 2906-2920 University Avenue in a Transit Priority Area, Transit Overlay Zone, and Mobility Zone 2 in the CC-3-9 zone within the North Park Community Planning Area of the City of San Diego. Regional access to the site is provided via Interstate 805 (I-805), State Route 163 (SR-163). Local access to the site is provided via University Avenue and 30th Street and via an entrance to the parking garage from the adjacent alley. The project proposes access to the site via the alleyway between Kansas Street and 30th Street. **Appendix A** includes the Project Information Form (PIF).

2.1 Project Description

The Project consists of 92 multi-family dwelling units (53 studio, 27 1-bedroom, 12 2-bedroom), inclusive of 16 affordable units (6 very low, 4, low, and 6 moderate income units), and approximately 4,900 SF of Commercial Restaurant space, and parking for 28 vehicles on a 0.335-acre site. Currently, a commercial retail building occupies this site but is unoccupied. The development of the Project will require a Site Development Permit due to the proposed modification of a locally-eligible historic resource. The anticipated Opening Year is 2028.

Figure 2-1 depicts the Vicinity Map and **Figure 2-2** depicts the Project Area Map. **Figure 2-3** depicts the Site Plan.

2.2 Project Trip Generation

Trip generation calculations are summarized in **Table 2-1**.

The trip generation rates for the Project were taken from the *City of San Diego Trip Generation Manual*, May 2003. The Project is expected to generate approximately 1,189 average daily trips with 95 trips during the AM peak hour (35 inbound/60 outbound trips) and 101 trips during PM peak hour (66 inbound/35 outbound trips).

The type of ground-floor commercial land use is not known at this time. Therefore, the land use with the highest trip generation contemplated for this project (High Turnover Restaurant (sit-down)) was assumed. The following land use designations were used for this Project:

- **Dwelling Units:** Trip rate of 6 daily trips for the “Multiple Dwelling Units: Over 20 Dwelling Units per Acre”.
- **Restaurant:** Trip rate of 130 daily trips for the “High Turnover Restaurant (sit-down)” was used.

**TABLE 2-1
TRIP GENERATION SUMMARY**

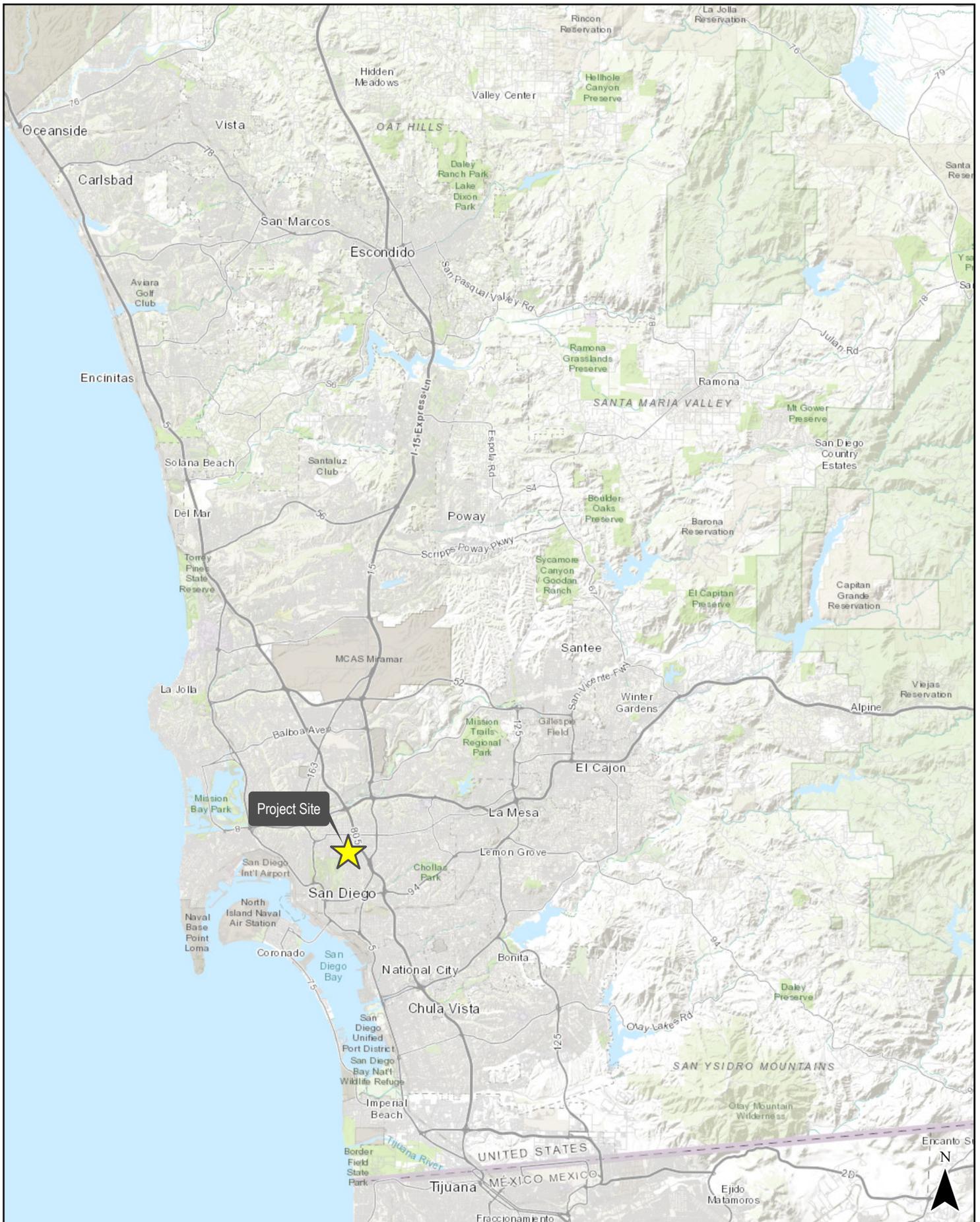
Land Use	Size	Daily Trip Ends (ADT ^a)		AM Peak Hour					PM Peak Hour				
		Rate ^b	Volume	% of ADT	In:Out Split	Volume			% of ADT	In:Out Split	Volume		
						In	Out	Total			In	Out	Total
Restaurant ^c	4.9 KSF	130 / KSF	637	8%	50:50	26	25	51	8%	60:40	31	20	51
Multi-Family Units ^d	92 DU	6 / DU	552	8%	20:80	9	35	44	9%	70:30	35	15	50
Total			1,189			35	60	95			66	35	101

Footnotes:

- a. Average Daily Trips
- b. Trip Generation Rate from the *City of San Diego Trip Generation Manual*, May 2003.
- c. Trip rate for High Turnover Restaurant (sit-down).
- d. Trip rate for Multiple Dwelling Unit (DU) Over 20 units per acre is used.

General Notes:

KSF – 1,000 Square Feet
DU – Dwelling Units



Project Site



N:13906/Figure
Date: 5/10/2024

SanGIS, Bureau of Land Management, Esri, HERE, Garmin, USGS, NGA, EPA, USDA, NPS

Figure 2-1
Vicinity Map

NEWMAN BUILDING

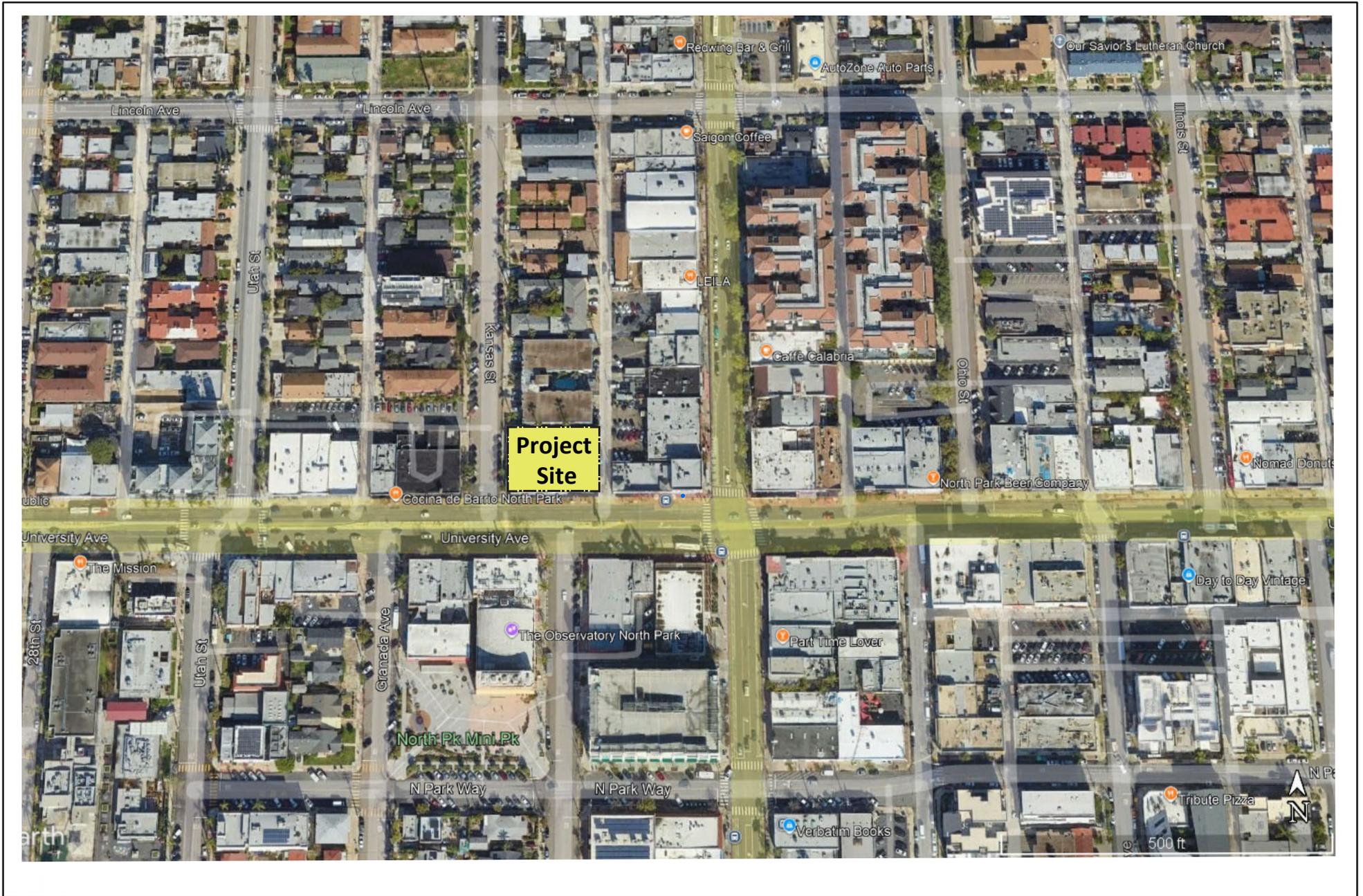


Figure 2-2
Project Area Map

SECURE BICYCLE STORAGE ROOM:

LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).

NON-RESIDENTIAL LONG-TERM BICYCLE PARKING:
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.

NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES:
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

2HR TIME LIMITED ON-STREET PARKING TO REMAIN

KANSAS STREET (80' WIDE PUBLIC R/W)

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

CURB & GUTTER ALONG PROJECT FRONTAGE (TYP.)

PROPOSED PASSENGER LOADING SPACE

EXISTING STREET TREE TO BE REMOVED AND RELOCATED.

EXISTING STREET TREE TO REMAIN PER CITY ARBORIST.

PROPOSED STREET TREE. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

EXISTING PARKING SIGNAGE TO BE REMOVED

PROPOSED STREET TREE. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

UNIVERSITY AVE (80' WIDE PUBLIC R/W)

ALLEY (20' WIDE PUBLIC R/W)

10' x 10' VISIBILITY TRIANGLE
NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA, SHALL EXCEED 36 INCHES IN HEIGHT.

BIOFILTRATION PLANTER IS 36" TALL. SEE SECTION 1 ON SHEET A10.3

THERE ARE NO ADDITIONAL PROPOSED UTILITY BOXES

EXISTING STREET TREE TO REMAIN PER CITY ARBORIST.

EXISTING ABOVE GROUND UTILITY BOXES TO REMAIN

EXISTING PERMANENTLY ANCHORED BICYCLE RACKS (4 SPACES)

TO FULFILL REQUIREMENT OF NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING

ISSUES:

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV.	3/22/24

carrierjohanson + CULTURA
architecture + environments + brand strategy + graphics

THE NEWMAN BUILDING
2906 University Ave San Diego, CA 92104

3.0 VEHICLE MILES TRAVELED: OVERVIEW AND BACKGROUND

In September 2013, the Governor signed SB 743 into law, starting a process that fundamentally changed the way transportation impact analysis is conducted under CEQA.

In compliance with Senate Bill 743 (SB 743) and the City of San Diego Transportation Study Manual Guidelines (TSM, September 19, 2022) a project is required to evaluate transportation impacts under the California Environmental Quality Act (CEQA) using a Vehicle Miles Traveled (VMT) metric, pursuant to guidance from the Governor's Office of Planning and Research (OPR) in December 2018 (Technical Advisory on Evaluation Transportation Impacts in CEQA).

These changes included the elimination of auto delay, level of service (LOS), and similar measurements of vehicular roadway capacity and traffic congestion as the basis for determining significant impacts. The guidance identifies VMT as the most appropriate CEQA transportation metric, along with the elimination of Auto Delay/LOS for CEQA purposes statewide. The justification for this paradigm shift is that Auto Delay/LOS impacts lead to improvements that increase roadway capacity and therefore induce more traffic and greenhouse gas emissions.

4.0 VMT SIGNIFICANCE CRITERIA & METHODOLOGY

Local / Regional Agency Transition to SB743

A Transportation Study Manual (TSM) was published by the City of San Diego on September 20, 2020, pursuant to guidance from the Governor’s Office of Planning and Research (OPR) in December 2018 (*Technical Advisory on Evaluating Transportation Impacts in CEQA*) and was adopted by City Council on November 9, 2020, as part of the Complete Communities: Mobility Choices program. This document was updated on September 19, 2022 to reflect changes requested by the California Coastal Commission.

Given that the City of San Diego has developed significance thresholds and technical methodologies, the TSM (September 2022) was utilized to perform a Project-Specific VMT analysis.

4.1 Significance Criteria

According to the City of San Diego’s TSM, the City’s transportation VMT thresholds of significance are shown in *Table 4-1*.

**TABLE 4-1
VMT SIGNIFICANCE THRESHOLDS**

Land Use Type ¹	Thresholds for Determination of a Significant Transportation VMT Impact ²
Residential	15% below regional average ³ Resident VMT/Capita
Commercial Employment	15% below regional average ³ VMT/Employee
Industrial Employment	Regional average ³ VMT/Employee
Regional Retail	Zero net increase in total regional VMT
Hotel	See Commercial Employment
Regional Recreational	See Regional Retail
Regional Public Facilities	See Regional Retail
Mixed-Use	Analyze each land use individually per above categories
Redevelopment	Apply the relevant threshold based on proposed land use (ignore the existing land use)

Source: Table 3: Transportation VMT Thresholds of Significance by Land Use per the TSM, September 19, 2022.

Footnotes:

1. See Appendix B of the TSM for specific land use designations.
2. Projects that exceed these thresholds would have a significant impact.
3. The regional average and total regional VMT are determined using the current SANDAG Regional Travel Demand Model (Series 14, ABM2+, Base Year 2016)

4.1.1 City of San Diego Screening Criteria

According to the TSM, a project that meets at least one of the following screening criteria would be presumed to have a less than significant VMT impact due to project characteristics and/or location.

1. **Residential or Commercial Project Located in a VMT Efficient Area:** The project is a residential or commercial employment project located in a VMT efficient area (15% or more below the regional average household VMT/capita or VMT/employee) based on the applicable location-based screening map produced by SANDAG.
2. **Industrial Project Located in a VMT Efficient Area:** The project is an industrial employment project located in VMT efficient area (in an area with average or below average base year VMT/employee) based on the applicable location-based screening map produced by SANDAG.
3. **Small Project:** The project is a small project defined as generating less than 300 daily unadjusted driveway trips using the City of San Diego trip generation rates/procedures.
4. **Locally Serving Retail:** The project is a locally serving retail/recreational project defined as having 100,000 square feet gross floor area or less and demonstrates through a market area study that the market capture area for the project is approximately three miles (or less) and serves a population of roughly 25,000 people or less. Adding retail square footage (even if it is 100,000 square feet gross floor area or less) to an existing regional retail shopping area is not screened out.
5. **Locally Serving Public Facility:** The project is a locally serving public facility defined as a public facility that serves the surrounding community or a public facility that is a passive use. The following are considered locally serving public facilities: transit centers, public schools, libraries, post offices, park-and-ride lots, police and fire facilities, and government offices. Passive public uses include communication and utility buildings, water sanitation, and waste management.
6. **Affordable Housing:** The project has access to transit* and is wholly or has a portion that meets one of the following criteria: is affordable to persons with a household income equal to or less than 50% of the area median income (as defined by California Health and Safety Code Section 50093), housing for senior citizens [as defined in Section 143.0720(e)], housing for transitional foster youth, disabled veterans, or homeless persons [as defined in 143.0720(f)]. The units shall remain deed restricted for a period of at least 55 years. The project shall provide no more than the minimum amount of parking per unit, per San Diego Municipal Code Section 143.0744. Only the portion of the project that meets the above criteria is

screened out. For example, if the project is 100 units with ten deed- restricted affordable housing units, transportation VMT analysis would not be necessary for the ten affordable units but would be necessary for the remaining 90 units (unless they meet one of the other screening criteria). For purposes of applying the small project screening criteria, the applicant would only include the trip generation for the non- affordable housing portion of the project (since the affordable housing portion is screened out).

*Access to transit is defined as transit being located within a reasonable walking distance (1/2 mile) from the project driveway.

7. **Mixed-Use Project Screening Considerations:** The project's individual land uses should be compared to the screening criteria above. It is possible for some of the mixed-use project's land uses to be screened out and some to require further analysis. For purposes of applying the small project screening criteria, the applicant would only include the trip generation for portions of the project that are not screened out based on other screening criteria. For example, if a project includes residential and retail, and the retail component was screened out because it is locally serving; only the trip generation of the residential portion would be used to determine if the project meets the definition of a small project.
8. **Redevelopment Project Screening Considerations:** The project is a redevelopment project that demonstrates that the proposed project's total project VMT is less than the existing land use's total VMT. Exception: If a project replaces affordable housing (either deed restricted or other types of affordable housing) with a smaller number of moderate- income or high-income residential units, the project is not screened out and must analyze VMT impacts per *Table 3* of the *TSM*.

The criterion, “Residential or Commercial Project Located in a VMT Efficient Area” applies to the residential portion of the Project and the criterion “Locally Serving Retail/Recreational Project” applies to the restaurant portion of the Project.

4.1.2 VMT Analysis Methodology

If a project is not screened out, additional criteria is used to determine the methodology for completing the VMT analysis. San Diego Association of Governments (SANDAG) provides the base Year 2016 data using the SANDAG Series 14 ABM2+model. By utilizing the SANDAG screening maps, the VMT per Capita and can be evaluated at the census tract level.

5.0 VMT ANALYSIS

5.1 TSM Screening Criteria

Based on the Project’s land uses as a mixed-use project, each component of the Project could be measured separately against the appropriate screening criteria. The Project’s VMT would be evaluated as residential and locally serving retail per Table Appendix B-1 of the TSM. Based on the screening criteria described in Section 4.3.1, the Project screen out from a VMT analysis as detailed below. *Table 5-1* summarizes the Project applicability of the TSM screening criteria to each component of the Project.

**TABLE 5-1
VMT SCREENING CRITERIA – PROJECT APPLICABILITY**

Screening Criteria ¹	Applicable to the Project?	Project Screen out?
1. Residential or Commercial Project Located in a VMT Efficient Area	Yes	Yes
2. Industrial Project Located in a VMT Efficient Area	No	—
3. Small Project	No	—
4. Locally Serving Retail	Yes	Yes
5. Locally Serving Public Facility	No	—
6. Affordable Housing	No	—
7. Mixed-Use Project Screening Considerations	No	—

Source: TSM, September 2022.

5.2 Residential Component

The project has a residential component located in a VMT efficient area (15% or more below the base year average resident VMT/capita based on the applicable location-based screening map produced by SANDAG (included as *Appendix B*). The San Diego average regional VMT/resident is 18.9 would equate to 16.07 per SANDAG Series 14 ABM 2+ (Base Year 2016) data.

For the residential portion of the project, using the SANDAG Series 14 (ABM2+), Base Year 2016 screening map for residential projects, the Project is located in Census Tract 13 and would be expected to generate 13.8 VMT/Capita which is 73.3% of the regional average VMT of 18.9. Therefore, the residential component of the Project is screened out from a VMT analysis.

5.3 Commercial Component

The VMT for the restaurant component is analyzed by a marketing information covering existing restaurants within a 3-mile area and the Census Tract data to demonstrate that the proposed 4,900 sf ground floor commercial land use component of the Project would be locally-serving per the TSM (anticipated to be a high-turnover sit down restaurant).

LLG prepared a map of restaurant locations with population data within a 3-mile radius. Currently, there are 614 restaurants located within a 3-mile radius of the Project site. Furthermore, to determine population served, population data per census tract within a 3-mile radius of the Project site was reviewed. The total population within this area is 297,830. **Appendix C** includes a list of the restaurants and the population served within the 3-mile radius.

Total Population = 297,830 persons

Total Restaurants = 614

Therefore, population per restaurant = $297,830 / 614 = 485$ person

The proposed 4,900 sf restaurant would be expected to serve 485 people, which is less than the threshold of 25,000 people. The proposed restaurant portion of the Project would be categorized as a “Locally Serving Retail” land use and presumed to have a less than significant transportation VMT impact per the City’s screening criteria. Therefore, this land use component of the Project is also screened out, and further analysis of the Project VMT is not required.

Figure 5-1 3-Mile Area

6.0 CONCLUSIONS

Based on the VMT analysis presented in this study, the residential component of the Project is screened out from a VMT analysis since it is located in a VMT efficient area of 73.3% of the regional average VMT/resident below (85% of the regional mean) and is therefore presumed to have a less than significant VMT impact.

The market information demonstrates that the commercial / restaurant component of this Project is a locally serving commercial use and is therefore screened out from requiring a VMT analysis, and is therefore presumed to have a less than significant VMT impact

APPENDICES

APPENDIX A

PROJECT INFORMATION FORM (PIF)



City of San Diego Project Information Form

Project Information

Project Name:		Newman Building Project			
Project Applicant					
Name:		The Newman Building			
Address:		2906 – 2920 University Ave San Diego, CA 92104			
Contact Information		Phone Number:	619-818-0399 (Nate Cadieux)	Email:	nate@havepurpose.com
Project Location and Context					
Project Address:		2906 University Avenue			
APN:		446-412-10-00; 446-412-11-00			
Driveway Cross Streets:		Kansas Street			
Please attach a Project Location Map that clearly identifies project driveways and access points.					
Community Plan Area:	North Park	Land Use Designation:	Mixed-Use Multifamily Residential above Commercial	Zoning Designation:	Community Commercial-3-9 (CC-3-9)
Is any portion of the project located in an RTIP Transit Priority Area?: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No					
92 multi-family units including 16 affordable units and 4,900 SF commercial retail (high-turnover Restaurant)					
Number of Parking Spaces:	Vehicle Spaces	Accessible Spaces	Bicycle Spaces <i>(racks and secure Storage)</i>	Motorcycle Spaces	
	28	2	21	9	
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"> • 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). 					



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:		Daily:	
	AM Peak Hour:		AM Peak Hour:	
	PM Peak Hour:		PM Peak Hour:	

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"/>	1. Redevelopment Project: a. Does the project result in a net decrease in total Project VMT? 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="checkbox"/>	2. Residential Project: a. Is the project in a VMT/Capita Efficient Area (per SANDAG screening maps)? b. Does the project include Affordable Housing? $\frac{\text{Affordable Units}}{\text{Total Units}} + \frac{\text{Market Rate Units}}{\text{Total Units}} = \frac{\text{Total Units}}{\text{Total Units}}$ All affordable units are screened out. 6 very low income units at 50%AMI, 4 low-income units at 60% AMI and 6 moderate income units at 120% AMI. Total = 16 Affordable units		
<input type="checkbox"/>	3. Commercial Employment Project: • Is the project in a VMT/Employee Efficient Area? (per SANDAG screening maps?)		
<input type="checkbox"/>	4. Industrial Employment Project • Is the project in a VMT/Industrial Employee Efficient Area?		
<input type="checkbox"/>	5. Retail/Public Facility/Recreational • Is the project locally serving: - Retail OR Public Facility OR Recreational		
<input type="checkbox"/>	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? _____ Is it less than 300 daily trips?		

Local Mobility Analysis		
Is your project's land use consistent with the Community Plan zoning?	<input type="checkbox"/> Consistent <input type="checkbox"/> Generates less than 1,000 daily trips (unadjusted driveway trips)	<input type="checkbox"/> Inconsistent <input type="checkbox"/> Generates less than 500 daily trips (unadjusted driveway trips)
Will project development be phased?		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 and zoning) or 500 or more daily trips (inconsistent with community plan or zoning), attach an exhibit showing the project's trip distribution percentages and project trip assignment using the process described in the TSM.

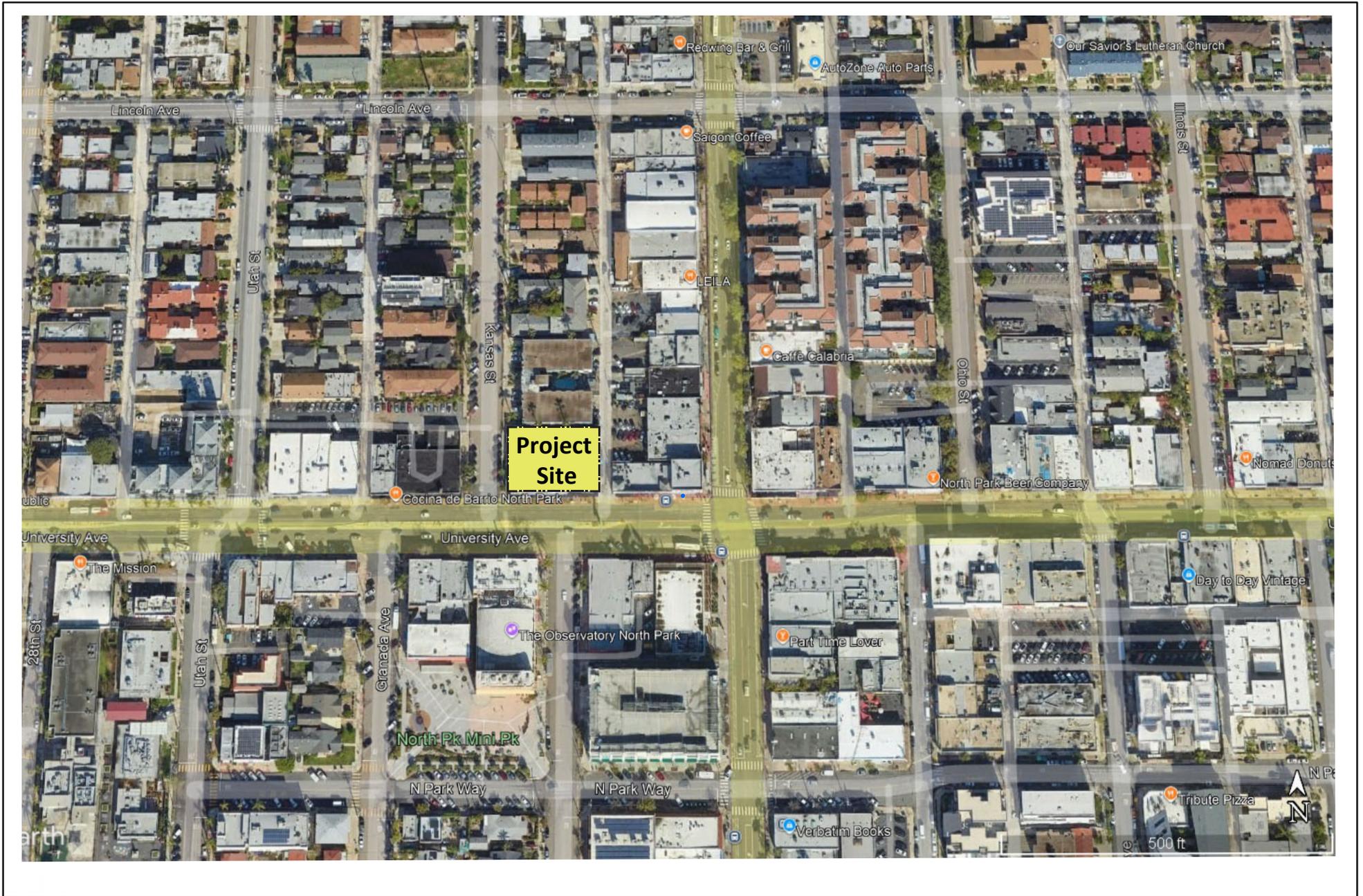


Figure 2-2
Project Area Map

SECURE BICYCLE STORAGE ROOM:

LONG-TERM RESIDENTIAL BICYCLE PARKING SPACES:
44 SPACES (50% SHALL BE SUPPLIED WITH ELECTRIC CHARGING OUTLETS).

NON-RESIDENTIAL LONG-TERM BICYCLE PARKING:
THE APPLICANT DOES NOT ANTICIPATE MORE THAN 10 FULL-TIME EMPLOYEES ON-SITE.

NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES:
A CREDIT SHALL BE APPLIED FOR EXISTING BICYCLE PARKING SPACES (4 SPACES) THAT ARE LOCATED IN A PERMANENTLY ANCHORED BICYCLE RACK IN THE PUBLIC RIGHT-OF-WAY ALONG UNIVERSITY AVE TO FULFILL THE REQUIREMENT OF 2 NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING SPACES.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

2HR TIME LIMITED ON-STREET PARKING TO REMAIN

KANSAS STREET (80' WIDE PUBLIC R/W)

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

PROPOSED STREET TREES. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

CURB & GUTTER ALONG PROJECT FRONTAGE (TYP.)

PROPOSED PASSENGER LOADING SPACE

EXISTING STREET TREE TO BE REMOVED AND RELOCATED.

EXISTING STREET TREE TO REMAIN PER CITY ARBORIST.

PROPOSED STREET TREE. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

EXISTING PARKING SIGNAGE TO BE REMOVED

PROPOSED STREET TREE. PLEASE SEE LANDSCAPE PLANS FOR FURTHER STREET TREE INFORMATION.

UNIVERSITY AVE (80' WIDE PUBLIC R/W)

ALLEY (20' WIDE PUBLIC R/W)

10' x 10' VISIBILITY TRIANGLE
NO OBSTRUCTION, INCLUDING LANDSCAPING OR SOLID WALLS IN THE VISIBILITY AREA, SHALL EXCEED 36 INCHES IN HEIGHT.

BIOFILTRATION PLANTER IS 36" TALL. SEE SECTION 1 ON SHEET A10.3

THERE ARE NO ADDITIONAL PROPOSED UTILITY BOXES

EXISTING STREET TREE TO REMAIN PER CITY ARBORIST.

EXISTING ABOVE GROUND UTILITY BOXES TO REMAIN

EXISTING PERMANENTLY ANCHORED BICYCLE RACKS (4 SPACES)

TO FULFILL REQUIREMENT OF NON-RESIDENTIAL SHORT-TERM BICYCLE PARKING

ISSUES:

NO	DESCRIPTION	DATE
2	SDP CYCLE 2 REV.	3/22/24

carrierjohanson + CULTURA
architecture + environments + brand strategy + graphics

THE NEWMAN BUILDING
2906 University Ave San Diego, CA 92104

APPENDIX B

**SANDAG SERIES 14 SB743 ABM2+ (BASE YEAR 2016)
SCREENING MAP FOR RESIDENTIAL**

VMT PER RESIDENT



VMT per Resident = 73.3%

APPENDIX C

MARKET STUDY DATA AND CALCULATIONS

Restaurants Within 3-Mile Radius By Census Tract

Census Tract 1

- 1 Casa de Reyes - 2754 Calhoun St, San Diego, CA 92110
- 2 Miguel's Cocina - 2444 San Diego Ave, San Diego, CA 92110
- 3 New Orleans Creole Café - 2476 San Diego Ave, San Diego, CA 92110
- 4 Old Town Tequila Factory Restaurant & Cantina - 2467 Juan St, San Diego, CA 92110
- 5 Casa de Freds, Tacos y Tequila - 2470 San Diego Ave, San Diego, CA 92110
- 6 Mezcaleria - 2414 San Diego Ave, San Diego, CA 92110
- 7 El Agave Restaurant & Tequileria - 2304 San Diego Ave B, San Diego, CA 92110
- 8 Srta Vargas's Restaurante Mexicano - 2304 San Diego Ave, San Diego, CA 92110
- 9 Sushi Tadokoro - 2244 San Diego Ave, San Diego, CA 92110

Census Tract 2.01

- 10 Izakaya Masa - 928 Fort Stockton Dr, San Diego, CA 92103
- 11 What De Health Thai - 928 Fort Stockton Dr Unit101, San Diego, CA 92103
- 12 Lefty's Chicago Pizzeria - 4030 Goldfinch St, San Diego, CA 92103
- 13 Fort Oak - 1011 Fort Stockton Dr, San Diego, CA 92103
- 14 Cardellino - 4033 Goldfinch St, San Diego, CA 92103
- 15 Harley Gray Kitchen & Bar - 902 W Washington St, San Diego, CA 92103
- 16 La Puerta - 4020 Goldfinch St, San Diego, CA 92103
- 17 Huddle - 4023 Goldfinch St, San Diego, CA 92103
- 18 Komatsuya - 4015 Goldfinch St, San Diego, CA 92103
- 19 Farmer's Bottega - 860 W Washington St, San Diego, CA 92103

Census Tract 2.02

- 20 Yoshino's Japanese - 1790 W Washington St, San Diego, CA 92103
- 21 Lucha Libre Taco Shop - 1810 W Washington St, San Diego, CA 92103
- 22 Fiori's Pizza - 811 W Washington St, San Diego, CA 92103
- 23 Jo's Diner - 807 W Washington St, San Diego, CA 92103
- 24 The Red Door - 741 W Washington St, San Diego, CA 92103
- 25 Tony's Fresh Mexican Food - 719 W Washington St, San Diego, CA 92103
- 26 Karina's Ceviche & More - 3731 India St B, San Diego, CA 92103
- 27 Saffron Thai - 3737 India St B, San Diego, CA 92103
- 28 Rubicon Deli Mission Hills - 3715 India St, San Diego, CA 92103
- 29 Shakespeare's Pub - 3701 India St, San Diego, CA 92103
- 30 El Indio Mexican Restaurant and Catering - 3695 India St, San Diego, CA 92103
- 31 Blue Water Seafood Market & Grill - 3731 India St B, San Diego, CA 92103
- 32 Pizza e Birria San Diego - 3625 India St, San Diego, CA 92103

Census Tract 3.01

ALL RESIDENTIAL

Census Tract 3.02

- 33 HILLCRUST Pizza - 127 University Ave, San Diego, CA 92103
- 34 Ortega's A Mexican Bistro - 141 University Ave, San Diego, CA 92103
- 35 FurnSaj Bakery & Restaurant - 301 University Ave, San Diego, CA 92103
- 36 Subway - 3886 Fourth Ave, San Diego, CA 92103
- 37 Poke Chop - 3884 Fourth Ave, San Diego, CA 92103
- 38 Hong Kong Restaurant - 3871 Fourth Ave, San Diego, CA 92103
- 39 Arrivederci Ristorante - 3845 Fourth Ave, San Diego, CA 92103
- 40 Massachusetts Mike's Pizzeria - 435 University Ave, San Diego, CA 92103
- 41 Tandoori Hut - University Avenue, 3890 Fifth Ave, San Diego, CA 92103

Restaurants Within 3-Mile Radius By Census Tract

- 42 Don Cabron - 501 University Ave, San Diego, CA 92103
- 43 Alexi's Greek Café - 3863 Fifth Ave, San Diego, CA 92103
- 44 Dumplings N More - 3865 Fifth Ave, San Diego, CA 92103
- 45 Taste of Thai - 527 University Ave, San Diego, CA 92103
- 46 Khyber Pass Zarparan - 523 University Ave, San Diego, CA 92103
- 47 La Vecindad Neighborhood Tacos - 3827 Fifth Ave, San Diego, CA 92103
- 48 Pho Fifth Avenue - 3807 Fifth Ave, San Diego, CA 92103
- 49 HiroNori Craft Ramen - 3803 Fifth Ave, San Diego, CA 92103
- 50 Common Stock - 3805 Fifth Ave, San Diego, CA 92103
- 51 Ramen Ryoma Hillcrest - 815 University Ave, San Diego, CA 92103
- 52 Crest Café - 425 Robinson Ave, San Diego, CA 92103
- 53 Bahn Thai – 3766 Fifth Ave, San Diego, CA 92103
- 54 Babycakes Hillcrest - 3795 Fourth Ave, San Diego, CA 92103
- 55 La Pizzeria Arrivederci - 3789 Fourth Ave, San Diego, CA 92103
- 56 Kafe at the Abpopa - 3776 Fourth Ave, San Diego, CA 92103
- 57 The Deli Llama - 3702 Fifth Ave, San Diego, CA 92103
- 58 Cocina De Barrio - 3707 Fifth Ave, San Diego, CA 92104
- 59 La Bonne Table - 3696 Fifth Ave, San Diego, CA 92103
- 60 Huapangos - 3693 Fifth Ave, San Diego, CA 92103
- 61 Breakfast Republic – 3685 Fifth Ave, San Diego, CA 92103
- 62 NOLA on 5th - 3683 Fifth Ave, San Diego, CA 92103
- 63 La Taverna – 3650 Fifth Ave, San Diego, CA 92103
- 64 Sisters Pizza - 3603 Fourth Ave, San Diego, CA 92103
- 65 Corner Café - 3614 Fifth Ave, San Diego, CA 92103
- 66 Hash House A Go Go – 3628 Fifth Ave, San Diego, CA 92103
- 67 Mia Trattoria - 3401 First Ave., San Diego, CA 92103
- 68 Au Revoir French Bistro – 420 Robinson Ave, San Diego, CA 92103
- 69 Breakfast Bitch – 3825 Fifth Ave, San Diego, CA 92103
- 70 Urban MO's Bar & Grill – 308 University Ave, San Diego, CA 92103

Census Tract 4

- 71 Chipotle Mexican Grill – 734 University Ave Ste C, San Diego, CA 92103
- 72 Menya Ultra Hillcrest Ramen - 690 University Ave, San Diego, CA 92103
- 73 Five Guys - 670 University Ave, San Diego, CA 92103
- 74 Oscar's Mexican Seafood - 646 University Ave, San Diego, CA 92103
- 75 Kiki Sushi - 600 University Ave, San Diego, CA 92103
- 76 664 TJ Birrieria - 540 University Ave, San Diego, CA 92103
- 77 RAKITORI Japanese Pub&Grill - 530 University Ave, San Diego, CA 92103
- 78 Los Panchos – 441 Washington St, San Diego, CA 92103
- 79 Snooze, an A.M Eatery – 3940 Fifth Ave, San Diego, CA 92103
- 80 Steak & Bones Tacos - 3923 Fourth Ave, San Diego, CA 92103
- 81 Luna Grill Hillcrest - 350 W University Ave Suite A, San Diego, CA 92103
- 82 Taste of Denmark - 142 University Ave, San Diego, CA 92103
- 83 Crème de le crepe - 142 W University Ave Ste C, San Diego, CA 92103
- 84 RK Sushi – 334 W Washington St, San Diego, CA 92103
- 85 Sushi Deli 1 - 228 W Washington St, San Diego, CA 92103
- 86 Mediterranean Café - 112 W Washington St, San Diego, CA 92103
- 87 El Cuervo Mexican - 110 W Washington St, San Diego, CA 92103

Restaurants Within 3-Mile Radius By Census Tract

- 88 Panda Express - 120 Washington St, San Diego, CA 92103
- 89 Domino's Pizza - 126 W Washington St Ste A, San Diego, CA 92103
- 90 Bronx Pizza - 111 Washington St, San Diego, CA 92103
- 91 La Posta De Acapulco's 8 - 3980 3rd Ave, San Diego, CA 92103
- 92 Los Panchos Tacos & Catina - 441 Washington St, San Diego, CA 92103
- 93 Lemonade Restaurant - 3958 Fifth Ave, San Diego, CA 92103
- 94 Sushi Roll Land - 3955 Fifth Ave #100, San Diego, CA 92103
- 95 Snooze, an A.M. Eatery - 3940 Fifth Ave, San Diego, CA 92103
- 96 The Asian Bistro - 414 University Ave, San Diego, CA 92103
- 97 Burger Lounge - 406 University Ave, San Diego, CA 92103
- 98 Sushi Deli 1 – 228 W Washington St, San Diego, CA 92103
- 99 Bronx Pizza - 111 Washington St, San Diego, CA 92103

Census Tract 5

- 100 Pop Pie Co. University Heights - 4404 Park Blvd suite a, San Diego, CA 92116
- 101 Grains - 2201 Adams Ave, San Diego, CA 92116
- 102 SOICHI - 2121 Adams Ave, San Diego, CA 92116
- 103 Plumeria Vegetarian Restaurant - 4661 Park Blvd, San Diego, CA 92116
- 104 Bahn Thai - 4646 Park Blvd, San Diego, CA 92116
- 105 Muzita Abyssinian Bistro - 4651 Park Blvd, San Diego, CA 92116
- 106 El Zarape - 4642 Park Blvd, San Diego, CA 92116
- 107 Madison - 4622 Park Blvd, San Diego, CA 92116
- 108 Johnston's - 4628 Park Blvd, San Diego, CA 92116
- 109 Parkhouse Eatery - 4574 Park Blvd, San Diego, CA 92116

Census Tract 6

- 110 Great Maple – 1451 Washington St, San Diego, CA 92103
- 111 Tavola Nostra Pizzeria e Cucina - 1040 University Ave B101, San Diego, CA 92103
- 112 Gossip Grill - 1220 University Ave, San Diego, CA 92103
- 113 Uptown Tavern - 1236 University Ave, San Diego, CA 92103
- 114 Nishiki Ramen - 1040 University Ave ste b-111, San Diego, CA 92103
- 115 Taste of the Himalayas - 1260 University Ave, San Diego, CA 92103
- 116 Wonderful Sushi Hillcrest - 1288 University Ave, San Diego, CA 92103
- 117 Tacaliente Mexican Grill - 1266 University Ave, San Diego, CA 92103
- 118 Papa Johns Pizza - 1280 University Ave, San Diego, CA 92103
- 119 Golden Spoon - 1254 University Ave, San Diego, CA 92103
- 120 Pragers Brothers Artisan Breads - 1252 University Ave, San Diego, CA 92103
- 121 Cali "O" Burgers - 1290 University Ave, San Diego, CA 92103

Census Tract 7

- 122 La Fuente Mexican Food - 1227 University Ave, San Diego, CA 92103
- 123 White Elephant Asian Kitchen - 3843 Richmond St, San Diego, CA 92103
- 124 Mattarello Cooking – 1295 University Ave, San Diego, CA 92103
- 125 Baja Betty's – 1421 University Ave, San Diego, CA 92103
- 126 Michoz Fresh Lebanese Grill - 1459 University Ave, San Diego, CA 92103
- 127 Inside OUT – 1642 University Ave #100, San Diego, CA 92103
- 128 Sunnyboy's Biscuit Co. - 3749 Park Blvd, San Diego, CA 92103
- 129 Trust - 3752 Park Blvd, San Diego, CA 92103
- 130 Veganic Thai Café - 1417 Suit A, University Ave, San Diego, CA 92103
- 131 Ichiban - 1449 University Ave, San Diego, CA 92103

Restaurants Within 3-Mile Radius By Census Tract

- 132 Alfredo's Pizzeria - 1417 University Ave, San Diego, CA 92103
- 133 Micho'z Fresh Lebanese Grill - 1459 University Ave, San Diego, CA 92103
- 134 Our Green Affair - 1255b University Ave, San Diego, CA 92103

Census Tract 8

- 135 Breakfast and Bubbles – 3831 Park Blvd, San Diego, CA 92103
- 136 RustiCucina - 3797 Park Blvd, San Diego, CA 92103
- 137 El Jardin The Vegan Paradise - 2041 University Ave, San Diego, CA 92104
- 138 Louisiana Purchases - 2305 University Ave, San Diego, CA 92104

Census Tract 9.01

- 139 Colima's Mexican Food - 2302 University Ave, San Diego, CA 92104
- 140 Olympic Café - 2310 University Ave, San Diego, CA 92104
- 141 Pizza Hut - 2340 University Ave, San Diego, CA 92104

Census Tract 9.02

- 142 Al Dente - 4207 Park Blvd, San Diego, CA 92103
- 143 Wingstop - 1901 El Cajon Blvd, San Diego, CA 92104
- 144 Loving Hut North Park - 1905 El Cajon Blvd, San Diego, CA 92104
- 145 Bahia Mexican Restaurant - 1985 El Cajon Blvd, San Diego, CA 92104
- 146 Pizzeria Luigi - 2121 El Cajon Blvd, San Diego, CA 92104

Census Tract 10

- 147 Red Fox Room and Steakhouse - 2200 El Cajon Blvd, San Diego, CA 92104
- 148 Gnarly Girl Pizza - 2302 El Cajon Blvd, San Diego, CA 92104
- 149 Pomegranate - 2312 El Cajon Blvd, San Diego, CA 92104
- 150 Le Reyna Del Sur Mariscos 2 4404 Texas St, San Diego, CA 92116

Census Tract 11

- 151 Café 21 University Heights - 2736 Adams Ave, San Diego, CA 92116
- 152 Sukho Thai Extraordinaire - 2789 Adams Ave, San Diego, CA 92116
- 153 Whiskers & Wine Cat Lounge and Cocktails - 2856 Adams Ave, San Diego, CA 92116
- 154 Hanna's Gourmet - 2864 Adams Ave, San Diego, CA 92116
- 155 Cantina Mayahuel - 2934 Adams Ave, San Diego, CA 92116
- 156 Swan Bar - 2933 Adams Ave, San Diego, CA 92116
- 157 Polite Provisions - 4696 30th St, San Diego, CA 92116
- 158 Et Voilà! French Bistro - 3015 Adams Ave, San Diego, CA 92116
- 159 Tajima Ramen North Park - 3015 Adams Ave #102b, San Diego, CA 92116
- 160 El Zarape Mexican Eatery - 3038 Adams Ave, San Diego, CA 92116
- 161 Fortunate Son Chinese - 2943 Adams Ave, San Diego, CA 92116
- 162 Wormwood - 4677 30th St, San Diego, CA 92116

Census Tract 12.01

- 163 The Nood Bar - 4596 30th St, San Diego, CA 92116
- 164 The Friendly - 4592 30th St, San Diego, CA 92116
- 165 Chris' Ono Grinds Island Grill - North Park - 4506 30th St, San Diego, CA 92116
- 166 Tacotarian - 4332 30th St, San Diego, CA 92104
- 167 Rudford's Restaurant - 2900 El Cajon Blvd, San Diego, CA 92104
- 168 Lips Restaurant - 3036 El Cajon Blvd, San Diego, CA 92104
- 169 Medina - 2850 El Cajon Blvd #4, San Diego, CA 92104
- 170 Rudford's Restaurant- 2900 El Cajon Blvd, San Diego, CA 92104
- 171 Wings Mix - 2940 El Cajon Blvd, San Diego, CA 92104

Census Tract 12.02

Restaurants Within 3-Mile Radius By Census Tract

- 172 Shrimp Heads - 2832 El Cajon Blvd, San Diego, CA 92104
- 173 Café Madeleine - 2850 El Cajon Blvd suite b, San Diego, CA 92104
- 174 Tacotarian - 4332 30th St, San Diego, CA 92104
- 175 Little Ceasars Pizza - 2810 El Cajon Blvd, San Diego, CA 92104
- 176 El Tianguis Rolled Taquitos - 2810 El Cajon Blvd, San Diego, CA 92104
- 177 The Barn - 2850 El Cajon Blvd #3, San Diego, CA 92104
- 178 Awash Ethiopian Restaurant - 2884 El Cajon Blvd, San Diego, CA 92104

Census Tract 13.01

- 179 Crazee Burger - 3993 30th St, San Diego, CA 92104
- 180 Siamo Napoli Restaurant - 3959 30th St STE 105, San Diego, CA 92104
- 181 City Tacos - 3028 University Ave, San Diego, CA 92104
- 182 Street Side Thai Kitchen - 3025 University Ave, San Diego, CA 92104
- 183 El Comal - 3946 Illinois St, San Diego, CA 92104
- 184 Verbena Kitchen - 3043 University Ave, San Diego, CA 92104
- 185 Shank & Bône - 2930 University Ave, San Diego, CA 92104
- 186 Ranchos Cocina - 3910 30th St, San Diego, CA 92104
- 187 Lucha Libre Taco Shop - 3016 University Ave, San Diego, CA 92104
- 188 Encontro – 3001 University Ave #3001, San Diego, CA 92104
- 189 Sipz Vegeterian – 3914 30th St, San Diego, CA 92104poke
- 190 Riki Sushi – 3930 30th St, San Diego, CA 92104
- 191 URBN North Park - 3085 University Ave, San Diego, CA 92104
- 192 Poke One N Half - 3030 University Ave, San Diego, CA 92104

Census Tract 13.02

- 193 Denny's - 2445 El Cajon Blvd, San Diego, CA 92104FD
- 194 San Diego Chicken Pie Shop - 2633 El Cajon Blvd, San Diego, CA 92104
- 195 Blue Poke - 2885 El Cajon Blvd Suite D, San Diego, CA 92104
- 196 Redwing Bar & Grill - 4012 30th St, San Diego, CA 92104
- 197 Thai Time North Park - 4102 30th St, San Diego, CA 92104
- 198 Ray's Mexican Restaurant - 2885 El Cajon Blvd, San Diego, CA 92104
- 199 Crushed North Park - 2920 University Ave, San Diego, CA 92104
- 200 Craft House Burgers - 4101 30th St suite c, San Diego, CA 92104
- 201 Brother's Mexican Restaurant - 4006 30th St, San Diego, CA 92104

Census Tract 14

- 202 Breakfast Republic – 2730 University Ave, San Diego, CA 92104
- 203 The Friendly Tavern – 2632 University Ave, San Diego, CA 92104
- 204 The Mission – 2801 University Ave, San Diego, CA 92104
- 205 Dre's Southern Pies - 2510 Landis St, San Diego, CA 92104
- 206 Swami's Café North Park - 3794 30th St, San Diego, CA 92104
- 207 Kin Len Thai Street Eats - 3934 30th St, San Diego, CA 92104
- 208 Saiko Sake and Sushi Bar - 2884 University Ave, San Diego, CA 92104
- 209 Tribute Pizza - 3077 N Park Way, San Diego, CA 92104
- 210 Tabu Shabu North Park - 3647 30th St, San Diego, CA 92104
- 211 Dunedin New Zealand Eats - 3501 30th St, San Diego, CA 92104
- 212 Lefty's Chicago Pizzeria - 3448 30th St, San Diego, CA 92104
- 213 Underbelly North Park - 3000 Upas St, San Diego, CA 92104

Census Tract 15

- 214 Tabu Shabu North Park – 3647 30th St, San Diego, CA 92104

Restaurants Within 3-Mile Radius By Census Tract

- 215 Bangkok Spices Thai - 3627 30th St, San Diego, CA 92104
- 216 UBRN North Park – 3085 University Ave Suite A, San Diego, CA 92104
- 217 Tribute Pizza – 3077 N Park Way, San Diego, CA 92104
- 218 Panchita’s Kitchen – 3803 32nd St, San Diego, CA 92104
- 219 La Burre - 3013 Capps St, San Diego, CA 92104
- 220 Dunedin New Zealand Eats – 3501 30th St, San Diego, CA 92104
- 221 Lefty’s Chicago Pizzeria – 3448 30th St, San Diego, CA 92104
- 222 The Smoking Goat Restaurant – 3408 30th St, San Diego, CA 92104
- 223 The Taco Stand - 3000 Upas St suite 105 suite 105, San Diego, CA 92104

Census Tract 16

- 224 Falafel Heights - 4118 30th St, San Diego, CA 92104
- 225 El Comal - 3946 Illinois St, San Diego, CA 92104
- 226 Filiberto's Mexican Food - 3446 University Ave, San Diego, CA 92105
- 227 Venice Pizza House Since 1954 - 3333 El Cajon Blvd, San Diego, CA 92104
- 228 Church’s Texas Chicken - 3495 El Cajon Blvd, San Diego, CA 92104

Census Tract 17

- 229 El Zarape Mexican Cantina - 3201 Adams Ave, San Diego, CA 92116
- 230 The Vibe - 3250 Adams Ave Ste 101, San Diego, CA 92116
- 231 Zia Gourmet Pizza - 3311 Adams Ave A, San Diego, CA 92116
- 232 Jyoti-Bihanga - 3351 Adams Ave, San Diego, CA 92116
- 233 The Rabbit Hole - 3377 Adams Ave, San Diego, CA 92116
- 234 Nozaru Ramen Bar - 3375 Adams Ave, San Diego, CA 92116
- 235 Bocas Del Sol - 3402 Adams Ave, San Diego, CA 92116

Census Tract 18.01

Residential

Census Tract 18.02

Residential

Census Tract 19

Residential

Census Tract 20.01

Residential – no restaurants or retails

Census Tract 20.02

Residential – no restaurants or retails

Census Tract 21

- 236 Savio's Pizza - 3446 Adams Ave, San Diego, CA 92116
- 237 Thai Joint - 3456 Adams Ave, San Diego, CA 92116
- 238 Hayes Burger - 3460 Adams Ave, San Diego, CA 92116
- 239 Rolberto's Taco Shop - 3462 Adams Ave, San Diego, CA 92116
- 240 Subway - 3540 Adams Ave, San Diego, CA 92116
- 241 Mauricio's #1 Mexican food - 3200 Adams Ave #102, San Diego, CA 92116
- 242 DAO Fu - 3332 Adams Ave, San Diego, CA 92116
- 243 Bleu Bohème - 4090 Adams Ave, San Diego, CA 92116
- 244 Burger Lounge - 4116 Adams Ave, San Diego, CA 92116
- 245 Pappalecco - 4202 Adams Ave, San Diego, CA 92116
- 246 El Borrego Restaurant Caterer, Outdoor Venue , outdoor patio - 4280 El Cajon Blvd, San Diego, CA 92105
- 247 Tasty Pizza - 4202 El Cajon Blvd, San Diego, CA 92105
- 248 Rolberto's Taco Shop - 4090 El Cajon Blvd APT G, San Diego, CA 92105

Restaurants Within 3-Mile Radius By Census Tract

249 Pizza Hut - 4090 El Cajon Blvd Ste C, San Diego, CA 92105

250 Giant Pizza King - 3638 El Cajon Blvd, San Diego, CA 92104

Census Tract 22.01

251 Addis Resturant - 3647 El Cajon Blvd, San Diego, CA 92104

252 Canada Steak Burger - 3604 University Ave, San Diego, CA 92104

253 Baja fusión grill - 3564 University Ave, San Diego, CA 92104

254 El Salvador Pupuseria Y Restaurante - 3824 University Ave, San Diego, CA 92105

255 Brothers Mexican Restaurant - 3531 39 Adams Ave, San Diego, CA 92116

256 Kensington Café - 4141 Adams Ave, San Diego, CA 92116

Census Tract 22.02

257 Subway - 4151 El Cajon Blvd Suite D, San Diego, CA 92105

258 Phở Vân Restaurant - 4233 El Cajon Blvd, San Diego, CA 92105

259 Castañeda's Mexican Food - 4029 43rd St suite 800-a, San Diego, CA 92105

260 George's Café - 4012 43rd St, San Diego, CA 92105

261 Healthy Choice Club - 4020 43rd St, San Diego, CA 92105

262 So Saap - 4134 University Ave, San Diego, CA 92105

263 Ban Lao express - 4126 University Ave, San Diego, CA 92105

264 Sushi Heights - 4204 University Ave store #2, San Diego, CA 92105

Census Tract 23.01

265 Maxim's Seafood Restaurant - 4616 El Cajon Blvd #1, San Diego, CA 92115

266 Minh Ky Restaurant - 4644 El Cajon Blvd #101, San Diego, CA 92115

267 Hoài Huế Restaurant - 4660 El Cajon Blvd Suite 102, San Diego, CA 92115

268 Com Tam Nhu Y Restaurant - 4712 El Cajon Blvd A, San Diego, CA 921 - 15

269 Pho Minh - 4712 El Cajon Blvd, San Diego, CA 92115

270 Clem's Station - 4715 Monroe Ave, San Diego, CA 92115

271 Cơm Nhà Quán - 4776 El Cajon Blvd #104, San Diego, CA 92115

272 Tata's Tacos y Tortas - 4750 El Cajon Blvd, San Diego, CA 92115

273 The Purple Mint Vegan Bistro - 4616 El Cajon Blvd suite 3, San Diego, CA 92115

274 Pho King - 4658 El Cajon Blvd, San Diego, CA 92115

Census Tract 23.02

275 Tacos El Panson - 4433 El Cajon Blvd, San Diego, CA 92115

276 Phở Hòa - 4717 El Cajon Blvd, San Diego, CA 92115

277 Gallego's Mexican Restaurant - 4728 University Ave, San Diego, CA 92105

278 777 Noodle House - 4686 University Ave, San Diego, CA 92105

279 Cafeina Café - 4011 46th St, San Diego, CA 92105

280 Mi Amigo Mexican Food & Sea - 4408 University Ave, San Diego, CA 92105

281 Birrieria Y Menuderia Guadalajara - 4448 University Ave, San Diego, CA 92105

282 Leona's Cucina Italiana - 4748 University Ave ste b, San Diego, CA 92105

283 Babaz Grill Pizza & Subs - 4672 University Ave STE D, San Diego, CA 92105

Census Tract 24.01

284 Super Cocina - 3627 University Ave, San Diego, CA 92104

285 Las Morelias - 3643 University Ave, San Diego, CA 92104

286 Fredcel Lumpias & Catering - 3876 38th St, San Diego, CA 92105

Census Tract 24.02

287 Da Nang Restaurant and Café - 4135 University Ave, San Diego, CA 92105

Census Tract 25.01

288 Mariscos El Titanic - 3600 Fairmount Ave, San Diego, CA 92105

Restaurants Within 3-Mile Radius By Census Tract

289 La Barbacoa Autentica De Borrego - 4340 Myrtle Ave, San Diego, CA 92105

Census Tract 25.02

Residential and commercial

Census Tract 26.01

290 The Meltdown - 4365 University Ave, San Diego, CA 92105

291 Denny's - 4365 University Ave, San Diego, CA 92105

292 Wingstop - 4403 University Ave Unit 400, San Diego, CA 92105

293 Ly Heng Restaurant - 4451 University Ave, San Diego, CA 92105

294 The Burger Den - 4365 University Ave, San Diego, CA 92105

295 Panda Express - 4371 University Ave #100, San Diego, CA 92105

296 Santa Ana Fresh Mexican Food - 4403 University Ave #100, San Diego, CA 92105

297 Trieu Chau Restaurant - 4653 University Ave, San Diego, CA 92105

298 Red Sea Ethiopian Restaurant - 4717 University Ave, San Diego, CA 92105

299 Key and Cleaver - 4727 University Ave, San Diego, CA 92105

Census Tract 26.02

300 Nate's Garden Grill - 3120 Euclid Ave, San Diego, CA 92105

Census Tract 27.05

Residential

Census Tract 27.07

301 Salsa Brava - 4885 El Cajon Blvd, San Diego, CA 92115

302 Santa Ana Fresh Mexican Food - 4909 El Cajon Blvd, San Diego, CA 92115

303 Crispy Fried Chicken - 4919 El Cajon Blvd, San Diego, CA 92115

304 Lotus Garden Restaurant - 4007 Euclid Ave, San Diego, CA 92105

305 Tu Thanh - 4804 University Ave, San Diego, CA 92105

306 Taco Fiesta - 4920 University Ave, San Diego, CA 92105

Census Tract 27.08

307 Phở Ca Dao Restaurant - 5223 El Cajon Blvd, San Diego, CA 92115

308 Eli's Peruvian Kitchen - 4979 El Cajon Blvd, San Diego, CA 92115

309 TRÀM CHIM RESTAURANT - 4350 54th St, San Diego, CA 92115

Census Tract 27.09

310 Fatuma Restaurant - 4869 University Ave, San Diego, CA 92105

311 Aalami Restaurant - Somali Cuisine - 4879 University Ave # C, San Diego, CA 92105

312 Bravo's Taco Shop - 3815 Euclid Ave, San Diego, CA 92105

Census Tract 27.10

313 Taste of African Cuisine - 5241 University Ave, San Diego, CA 92105

Census Tract 34.01

314 La Loma Bonita - 4115 Home Ave, San Diego, CA 92105

315 Peppoli's Pizza & Philly Steaks - 4115 Home Ave #5203, San Diego, CA 92105

316 Side Chick - Chicken & Fries - 5075 Federal Blvd, San Diego, CA 92102

317 La Morena Taco Shop - 5059 Federal Blvd, San Diego, CA 92102

318 Wings Empire - 4737 Federal Blvd, San Diego, CA 92102

319 Trevi Ristorante & Pizzeria - 4703 Federal Blvd, San Diego, CA 92102

320 Faridas Somali Cuisine - 1754 Euclid Ave, San Diego, CA 92105

321 Subway - 1722 Euclid Ave, San Diego, CA 92105

322 Rigoberto's Taco Shop - 5070 Federal Blvd, San Diego, CA 92102

Census Tract 34.03

323 Taste of Chicago Grill - 4211 Market St, San Diego, CA 92102

Restaurants Within 3-Mile Radius By Census Tract

- 324 Los Reyes Mexican Food - 4239 Market St, San Diego, CA 92102
- 325 Mariscos Altata - 4297 Market St, San Diego, CA 92102

Census Tract 40

- 326 Tamales Brenda's - 2815 Imperial Ave, San Diego, CA 92102
- 327 Pizza Hut – 2931 Market St, San Diego, CA 92102
- 328 Carnitas y Mariscos – 2822 Imperial Ave, San Diego, CA 92102
- 329 El Salvadoreno – 2845 Imperial Ave, San Diego, CA 92102
- 330 Catalano's Pizzeria - 3002 Imperial Ave, San Diego, CA 92102

Census Tract 41.01

- 331 Gloria's Taco Shop - 1233 28th St, San Diego, CA 92102
- 332 Benny's Mexican Food – 1244 30th St, San Diego, CA 92102
- 333 Rock Steady Real Jamaican Restaurant – 2820 Market St, San Diego, CA 92102
- 334 Nolberto's Taco Shop - 3120 Market St, San Diego, CA 92102

Census Tract 41.02

- 335 55 Thai Kitchen Golden Hill - 2601 Broadway, San Diego, CA 92102
- 336 Taqueria Campos Tacos - 2778 Treat St, San Diego, CA 92102

Census Tract 42

- 337 De Luca's Restaurant - 3226 Thorn St, San Diego, CA 92104

Census Tract 43

- 338 Cori Pastificio Trattoria - 2977 Upas St, San Diego, CA 92104
- 339 Aburi Sushi - 3396 30th St, San Diego, CA 92104
- 340 Pete's Seafood and Sandwich - 3382 30th St, San Diego, CA 92104
- 341 Grand Ole BBQ Y Asado - 3302 32nd St, San Diego, CA 92104
- 342 Alexanders on 30th - 3391 30th St, San Diego, CA 92104

Census Tract 44

- 343 Carbon BBQ - 2318 30th St, San Diego, CA 92104
- 344 Mazara Trattoria - 2302 30th St, San Diego, CA 92104
- 345 Café Madeleine South Park - 2248 30th St, San Diego, CA 92104
- 346 Sabor A Birria - 3013 Juniper St, San Diego, CA 92104
- 347 Curryosity - 3023 Juniper St, San Diego, CA 92104
- 348 Matteo - 3015 Juniper St, San Diego, CA 92104
- 349 Secret Sister Takeout - 2215 30th St, San Diego, CA 92104
- 350 Station Tavern - 2204 Fern St, San Diego, CA 92104
- 351 Sombrero Mexican Food - 2201 Fern St, San Diego, CA 92104
- 352 Eclipse Chocolate Bar, Bistro, & Bodega - 2145 Fern St, San Diego, CA 92104
- 353 Seafood La 57 - 3030 Grape Street, San Diego, CA 92102
- 354 Papis Birria - 3030 Grape Street, San Diego, CA 92102
- 355 Piacere Mio - 1947 Fern St, San Diego, CA 92102
- 356 Dharma Dogs - 3030 Grape Street, San Diego, CA 92102
- 357 Buona Forchetta South Park - 3001 Beech St, San Diego, CA 92102
- 358 Enoteca Buona Forchetta - 3011 Beech St, San Diego, CA 92102
- 359 Harland South Park - 2953 Beech St, San Diego, CA 92102

Census Tract 45.01

- 360 Pizzeria Luigi – 1137 25th St, San Diego, CA 92102
- 361 Golden Hill Café – 2505 C St, San Diego, CA 92102
- 362 Birria El Rey - 1015 25th St, San Diego, CA 92102
- 363 Humberto's Taco Shop – 1015 25th St, San Diego, CA 92102

Restaurants Within 3-Mile Radius By Census Tract

364 Juan Jasper Kitchen & Wine - 1216 28th St, San Diego, CA 92102

Census Tract 46

- 365 Turf supper Club – 1116 25th St, San Diego, CA 92102
- 366 Los Reyes Bar and Grill – 1116 25th St, San Diego, CA 92102
- 367 Kabob House – 2479 Broadway A, San Diego, CA 92102
- 368 Tasty Pizza - 2481 Broadway, San Diego, CA 92102
- 369 Kingfisher - 2469 Broadway, San Diego, CA 92102
- 370 Smokin Joe’s BBQ - 1830 Market St #A7, San Diego, CA 92102
- 371 Adalberto’s – 2498 Market St, San Diego, CA 92102

Census Tract 47

- 372 Cotijas Mex Grill - 2295 Market St, San Diego, CA 92102
- 373 La Fachada - 20 25th St, San Diego, CA 92102
- 374 La Flama Mexican Gril - 2150 Imperial Ave, San Diego, CA 92102
- 375 El Pasisa Fresh Mexican Grill - 2494 Imperial Ave, San Diego, CA 92102
- 376 Antojitos Colombianos Restaurant - 2040 Imperial Ave, San Diego, CA 92102
- 377 Golosito - 2275 Imperial Ave, San Diego, CA 92102

Census Tract 48

- 378 El Barbecue – 549 25th St, San Diego, CA 92102
- 379 La Concina De Rosita – 2665 Market St, San Diego, CA 92102
- 380 Tacos La Corita – 2505 J St Apt 13, San Diego, CA 92102
- 381 Ferchaladas Birria y Mariscos - 2709 Imperial Ave, San Diego, CA 92102

Census Tract 51.01

- 382 Sovereign Modern Thai Cuisine - 1460 J St, San Diego, CA 92101

Census Tract 51.02

- 383 TNT Pizza – 550 14th St #116, San Diego, CA 92101
- 384 The Mission / East Village - 1250 J St, San Diego, CA 92101
- 385 Park Blv Express Chinese- 1219 Market St, San Diego, CA 92101
- 386 Azteca Taco Shop - 555 Park Blvd, San Diego, CA 92101
- 387 Callie – 1195 Island Ave, San Diego, CA 92101
- 388 Basic Bar & Pizza - 410 Tenth Ave, San Diego, CA 92101
- 389 Lolita’s Mexican Food - 202 Park Blvd, San Diego, CA 92101

Census Tract 52.01

- 390 Subway – 1080 Park Blvd Suite 1, San Diego, CA 92101
- 391 El Primo Birrieria - 1177 C St, San Diego, CA 92101
- 392 Hive Sushi Lounge – 1065 14th St, San Diego, CA 92101
- 393 Lola 55 Taco & Cocktail – 1290 F St, San Diego, CA 92101
- 394 Bottle Rocket Bar and Grill - 805 16th St, San Diego, CA 92101
- 395 BESHOCK Ramen East Village - 1288 Market St, San Diego, CA 92101
- 396 Punch Bowl Social San Diego - 1485 E St, San Diego, CA 92101
- 397 Chef Buddha Blasian Soul Food - 1619 G St, San Diego, CA 92102

Census Tract 52.02

- 398 J & Tony’s Discount Cured Meats and Negroni Warehouse - 631 Ninth Ave, San Diego, CA 92101
- 399 Lotus Thai Cuisine - 906 Market St, San Diego, CA 92101
- 400 Cowboy Star Restaurant and Butcher Shop – 640 Tenth Ave, San Diego, CA 92101
- 401 Tavern + Bowl East Village - 930 Market St, San Diego, CA 92101
- 402 Southern Basics - 734 Park Blvd, San Diego, CA 92101
- 403 Wicked Chicken - 721 Ninth Ave STE 1, San Diego, CA 92102

Restaurants Within 3-Mile Radius By Census Tract

- 404 Tajima Ramen East Village – 901 E St, San Diego, CA 92101
- 405 Pokez Mexcan – 947 E St, San Diego, CA 92101
- 406 Papa Johns Pizza - 1001 Broadway, San Diego, CA 92101
- 407 Make Pizza and Sald - 699 Park Blvd, San Diego, CA 92101
- 408 KAFA Kabob Restaurant- 925 B St Ste. 101, San Diego, CA 92101
- 409 Hodad’s Downtown - 945 Broadway, San Diego, CA 92101
- 410 Empanada Kitchen – 819 C St, San Diego, CA 92101

Census Tract 53.01

- 411 The Taco Stand – 645 B St, San Diego, CA 92101
- 412 The Kebab Shop – 303 W Beech St, San Diego, CA 92101
- 413 Extraordinary Desserts – 1430 Union St, San Diego, CA 92101
- 414 Caps Pizza & Bar – 1428 First Ave., San Diego, CA 92101
- 415 Chipotle Mexican Grill – 101 W Broadway Ste 150, San Diego, CA 92101
- 416 Corner Bakery Café - 101 Broadway, San Diego, CA 92101
- 417 Dobson’s Bar & Restaurant – 956 Broadway Cir, San Diego, CA 92101
- 418 Panera Bread – 225 Broadway Cir Suite 160, San Diego, CA 92101
- 419 Tapas & Beers - 926 Broadway Cir, San Diego, CA 92101
- 420 Karin’s Catina Gaslamp- 755 Fifth Ave, San Diego, CA 92101
- 421 Chefs SD - 531 F St, San Diego, CA 92101
- 422 STK Steakhouse – 600 F St, San Diego, CA 92101
- 423 Tacos El Gordo – 511 F St, San Diego, CA 92101
- 424 Bud & Rob’s New Orleans Bistro – 815 F St, San Diego, CA 92101
- 425 Hi Poke 871 – 871 G St, San Diego, CA 92101
- 426 Breakfast Republic – 707 G St, San Diego, CA 9210

Census Tract 53.02

- 427 Garage Kitchen and Bar - 655 Fourth Ave, San Diego, CA 92101
- 428 Greystone Prine Steakhouse and Seafood - 658 Fifth Ave, San Diego, CA 92101
- 429 Barleymash - 600 Fifth Ave #6916, San Diego, CA 92101
- 430 Salvatore’s Cucina & Lounge – 750 Front St, San Diego, CA 92101
- 431 Athens Market Taverna - 109 F St, San Diego, CA 92101
- 432 Osteria Panevino - 722 Fifth Ave, San Diego, CA 92101
- 433 Gaslamp Burgers - 738 Fifth Ave, San Diego, CA 92101
- 434 Urban India Restaurant & Bar - 750 Fifth Ave, San Diego, CA 92101
- 435 Pizza on 5th - 734 Fifth Ave, San Diego, CA 92101
- 436 Asti Ristorante - 728 Fifth Ave, San Diego, CA 92101
- 437 Roma Mia - 825 Fourth Ave, San Diego, CA 92101
- 438 Sadaf Restaurant - 828 Fifth Ave, San Diego, CA 92101
- 439 The Prestige - 827 Fourth Ave, San Diego, CA 92101
- 440 Operacaffe - 835 Fourth Ave, San Diego, CA 92101
- 441 Gaslamp Tavern - 868 Fifth Ave, San Diego, CA 92101
- 442 Tony’s Pizza - 433 E St, San Diego, CA 92101
- 443 Inkazteca Mexican Cuisine – 431 E St, San Diego, CA 92101
- 444 Coastal Cantina - 431 E St, San Diego, CA 92101
- 445 Gaslamp Lumpia Factory - 423 F St, San Diego, CA 92101
- 446 The Waves Taco Club - 916 Fifth Ave, San Diego, CA 92101
- 447 Full Moon SD - 926 Fifth Ave, San Diego, CA 92101
- 448 Downtown Kebab House - 933 Fourth Ave, San Diego, CA 92101

Restaurants Within 3-Mile Radius By Census Tract

- 449 Rei Do Gado Brazilian Steakhouse - 939 Fourth Ave, San Diego, CA 92101
- 450 Gaslamp Fish House - 411 Broadway, San Diego, CA 92101
- 451 Senor Taquero - 435 Broadway, San Diego, CA 92101
- 452 5th Ave New York Pizza - 954 Fifth Ave, San Diego, CA 92101
- 453 A Brooklyn Pizzeria - 401 C St, San Diego, CA 92101
- 454 Coal Bros Taqueria - 407 C St, San Diego, CA 92101
- 455 Mendocino - 180 Broadway Suite 102, San Diego, CA 92101
- 456 Lucys Taco Shop – 109 W C St, San Diego, CA 92101
- 457 BBQ Boss - 1017 Front St, San Diego, CA 92101
- 458 Tender green – 110 W Broadway, San Diego, CA 92101
- 459 Taco Rey - 330 W Broadway Ste 101, San Diego, CA 92101
- 460 Citizen Rail - 428 C St #203, San Diego, CA 92101
- 461 Mocozy - 1100 Fifth Ave, San Diego, CA 92101
- 462 KO Underground Restaurant - 1320 Fifth Ave, San Diego, CA 92101
- 463 Mimoza Mediterranean Restaurant - 409 F St, San Diego, CA 92101

Census Tract 55

- 464 Subway - Balboa Hospital, 34800 Bob Wilson Dr, San Diego, CA 92134

Census Tract 56.01

- 465 Davanti Enoteca – 1655 India St, San Diego, CA 92101
- 466 Boun Appetito - 1609 India St, San Diego, CA 92101
- 467 Queenstown Public House – 1557 Columbia St, San Diego, CA 92101
- 468 Flamin’ Pho & Sushi Bar - 550 Cedar St Ste 103, San Diego, CA 92101
- 469 Darband Fifth Avenue Grill - 1556 Fifth Ave, San Diego, CA 92101

Census Tract 56.02

- 470 Cocina 35 – 1435 Sixth Ave, San Diego, CA 92101
- 471 Cali Breakfast - 702 Ash St, San Diego, CA 92101
- 472 Zoo – Not accessible to general public, restaurants located inside the zoo are not counted.

Census Tract 57

- 473 Hob Nob Hill – 2271 First Ave., San Diego, CA 92101
- 474 The Balboa Grill – 1863 Fifth Ave, San Diego, CA 92101
- 475 Wet Stone Wine Bar & Café

Census Tract 58.01

- 476 Turkish Grill - California St, San Diego, CA 92101
- 477 Wolfie’s Carousel Bar – 2401 Kettner Blvd, San Diego, CA 92101
- 478 Nolita Hall - 2305 India St, San Diego, CA 92101
- 479 The Yasi Vegan Japanese Experience - 2254 India St, San Diego, CA 92101
- 480 The Crack Shack - 2254 India St, San Diego, CA 92101
- 481 Herb & Wood - 2210 Kettner Blvd, San Diego, CA 92101
- 482 Ballast Point - 2215 India St, San Diego, CA 92101
- 483 Bun & Patti - 2171 Kettner Blvd, San Diego, CA 92101
- 484 Mona Lisa Italian Foods - 2061 India St, San Diego, CA 92101
- 485 Waterfront Bar & Grill - 2044 Kettner Blvd, San Diego, CA 92101
- 486 RoVino Restaurant + Bar - 2034 Kettner Blvd, San Diego, CA 92101
- 487 Kettner Exchange - 2001 Kettner Blvd, San Diego, CA 92101
- 488 Cloak and Petal – 1953 India St Level 2, San Diego, CA 92101
- 489 Bencotto - 750 W Fir St #103, San Diego, CA 92101
- 490 La Taqueria Tijuana – 1980 Kettner Blvd #30, San Diego, CA 92101

Restaurants Within 3-Mile Radius By Census Tract

- 491 Underbelly – Corner of Kettner & Fir, 750 W Fir St #101, San Diego, CA 92101
- 492 Born and Raised – 1909 India St, San Diego, CA 92101
- 493 Harumama Noodles + Buns - 1901 Columbia St, San Diego, CA 92101

Census Tract 58.02

- 494 Civico 1845 – 1845 India St, San Diego, CA 92101
- 495 Filippi's Pizza Grotto Little Italy – 1747 India St, San Diego, CA 92101
- 496 Mr. Moto Pizza Little Italy – 550 W Date St Suite #C, San Diego, CA 92101
- 497 Salt & Crew – 1670 India St, San Diego, CA 92101
- 498 Ironside Fish & Oyster – 1654 India St, San Diego, CA 92101
- 499 Burger Lounge – 1608 India St, San Diego, CA 92101
- 500 Isola Pizza Bar - 1526 India St, San Diego, CA 92101

Census Tract 59

- 501 The Market Place – 2601 Fifth Ave, San Diego, CA 92103
- 502 Mister A's – 2550 Fifth Ave 12th floor, San Diego, CA 92103
- 503 The Corner Drafthouse – 495 Laurel St, San Diego, CA 92101
- 504 CUCINA Urbana – 505 Laurel St, San Diego, CA 92101
- 505 Imperial Steakhouse & Bar - 505 Kalmia St, San Diego, CA 92101

Census Tract 60

- 506 Jimmy Carter's Mexican Café – 3172 Fifth Ave, San Diego, CA 92103
- 507 Evolution - 2965 Fifth Ave, San Diego, CA 92103
- 508 Extraordinary Desserts – 2870 Fourth Ave, San Diego, CA 92103
- 509 Parc Bistro Brasserie – 2760 Fifth Ave, San Diego, CA 92103
- 510 Barrio Star - 2706 Fifth Ave, San Diego, CA 92103

Census Tract 61

- 511 Space Kat BBQ - 3365 India St, San Diego, CA 92103
- 512 El Indio Mexican Restaurant
- 513 Shakespear Pub
- 514 Blue Water Seafood Market & Gril
- 515 The Regal Beagle
- 516 Pizza e Birra San Diego
- 517 Karina's Ceviches
- 518 Saffron Thai

Census Tract 87.02

- 519 Denny's - 7676 Friars Rd, San Diego, CA 92108
- 520 Mr. Moto Pizza Mission Valley - 5618 Mission Center Rd #1001, San Diego, CA 92108
- 521 Grater Grilled Cheese - 5618 Mission Center Rd #1002, San Diego, CA 92108
- 522 Flame Broiler - 5618 Mission Center Rd #1003, San Diego, CA 92108
- 523 Tandoor - 5608 Mission Center Rd #902, San Diego, CA 92108
- 524 Grater Greens - 5608 Mission Center Rd #901, San Diego, CA 92108
- 525 Subway - 5608 Mission Center Rd Suite 903, San Diego, CA 92108
- 526 Fin + Lime - 5664 Mission Center Rd #402, San Diego, CA 92108
- 527 Hamitbach - 5664 Mission Center Rd #402, San Diego, CA 92108
- 528 California Burritos - 7754 Starling Dr, San Diego, CA 92123

Census Tract 89.01

- 529 Taco Bomb Authentic Mexican Grill - 6725 Linda Vista Rd #7033, San Diego, CA 92111
Residential

Census Tract 89.02

Restaurants Within 3-Mile Radius By Census Tract

530 Fashion Valley Mall (27)

Census Tract 92.03

531 El Tianguis - Mission Valley - 7995 Civita Blvd Unit #1, San Diego, CA 92108

532 Poki Bowl - The Row at Civita, 7995 Civita Blvd, San Diego, CA 92108

Census Tract 92.04

Residential

Census Tract 93.01

Residential

Census Tract 93.05

Residential

Census Tract 93.07

533 Jane's Café - 591 Camino De La Reina Suite 130, San Diego, CA 92108

534 Shake Shack Mission Valley - 675 Camino De La Reina, San Diego, CA 92108

535 King's Fish House - 825 Camino De La Reina, San Diego, CA 92108

536 Panini Kabob Grill - 891 Camino De La Reina, San Diego, CA 92108

537 The Habit Burger Grill - 845 Camino De La Reina, San Diego, CA 92108

538 Puesto Mission Valley - 5010 Mission Center Rd, San Diego, CA 921083

539 Lazy Dog Restaurant & Bar - 1202 Camino Del Rio N, San Diego, CA 92108

540 Chipotle Mexican Grill - 1025 Camino De La Reina, San Diego, CA 92108

541 Denny's - 1065 Camino del Rio S, San Diego, CA 92108

542 Benihana - 477 Camino del Rio S, San Diego, CA 92108

543 Jane's Café - 591 Camino De La Reina Suite 130, San Diego, CA 92108

544 Jolene's Wings & Beer - 1202 Camino Del Rio N, San Diego, CA 92108

545 Hooters of Mission Valley - 1400 Camino De La Reina, San Diego, CA 92108

546 California Fish Grill - 1530 Camino De La Reina, San Diego, CA 92108

547 The Kebab Shop - 1570 Camino De La Reina, San Diego, CA 92108

548 Breakfast Republic - 1570 Camino De La Reina, San Diego, CA 92108

549 Sammy's Woodfired Pizza & Grill - 1620 Camino De La Reina, San Diego, CA 92108

550 QDOBA Mexican Eats - 1620C Camino De La Reina Suite E-3, San Diego, CA 92108

551 Rubio's Coastal Grill - 2075-A Camino De La Reina, San Diego, CA 92108

552 Dave's Hot Chicken - 2075 Camino De La Reina, San Diego, CA 92108

553 Pick Up Stix Fresh Asian Flavors - 2019 Camino Del Este, San Diego, CA 92108

554 El Pollo Loco - 2017 Camino Del Este, San Diego, CA 92108

555 Broken Yolc Café - 1760 Camino Del Rio N, San Diego, CA 92108

556 Mission Valley Mal (8)

Census Tract 93.08

557 Wood Ranch - Hazard Center, 7510 Hazard Center Dr #215, San Diego, CA 92108

558 BJ's Restaurant & Brewhouse - 1370 Frazee Rd, San Diego, CA 92108

559 Fig Tree Café - 7710 Hazard Center Dr, San Diego, CA 92108

560 Roberto's Taco Shop - 7710 Hazard Center Dr, San Diego, CA 92108

561 Epic Wings - 8660 Rio San Diego Dr Suite 102, San Diego, CA 92108

562 Mission Valley Breakfast Company - 8590 Rio San Diego Dr Suite 101, San Diego, CA 92108

563 The Poke Co. - Mission Valley - 8590 Rio San Diego Dr, San Diego, CA 92108

564 Ka Prao Thai Cuisine - 8590 Rio San Diego Dr # 105, San Diego, CA 92108

565 Sombrero Mexican Food - 8590 Rio San Diego Dr, San Diego, CA 92108

566 Jersey Mike's Subs - 8590 Rio San Diego Dr Suite #109, San Diego, CA 92108

Census Tract 96.03

Restaurants Within 3-Mile Radius By Census Tract

- 567 Hot Chickz Chicken Sandwiches - 4242 Camino Del Rio N, San Diego, CA 92108
- 568 Chili's Grill & Bar - 4252 Camino Del Rio N, San Diego, CA 92108
- 569 It's Just Wings - 4252 Camino Del Rio N, San Diego, CA 92108
- 570 Osaka Japanese Food & Sushi - 4242 Camino Del Rio N, San Diego, CA 92108
- 571 Sombrero Mexican Food - 6178 Mission Gorge Rd, San Diego, CA 92120
- 572 San Diego Poke Co. - 10387 Friars Rd, San Diego, CA 92120
- 573 McGregor's Bar and Grill - 10475 San Diego Mission Rd, San Diego, CA 92108
- 574 Wagyu Shawarma Grill Mission Valley - 10467 San Diego Mission Rd, San Diego, CA 92108
- 575 Burritos Santana - 10443 San Diego Mission Rd, San Diego, CA 92108
- 576 Chiba Japanese - 10435 San Diego Mission Rd, San Diego, CA 92108
- 577 Chicago Bros Pizzeria - 10423 San Diego Mission Rd, San Diego, CA 92108

Table A

Number of Restaurant and Population by Census Tract

Census Tract	Restaurant	Population	Remarks
Census Tract 1, San Diego, CA	9	2,970	-
Census Tract 2.01, San Diego, CA	10	2,198	-
Census Tract 2.02, San Diego, CA	13	4,129	-
Census Tract 3.01, San Diego, CA	-	2,258	Residential
Census Tract 3.02, San Diego, CA	38	2,945	-
Census Tract 4, San Diego, CA	32	3,922	-
Census Tract 5, San Diego, CA	10	3,113	-
Census Tract 6, San Diego, CA	12	3,288	-
Census Tract 7, San Diego, CA	13	4,322	-
Census Tract 8, San Diego, CA	4	5,155	-
Census Tract 9.01, San Diego, CA	3	3,455	Residential
Census Tract 9.02, San Diego, CA	5	2,218	-
Census Tract 10, San Diego, CA	4	3,995	-
Census Tract 11, San Diego, CA	12	3,118	
Census Tract 12.01, San Diego, CA	9	2,705	
Census Tract 12.02, San Diego, CA	7	3,334	-
Census Tract 13.01, San Diego, CA	14	2,914	-
Census Tract 13.02, San Diego, CA	9	3,192	-
Census Tract 14, San Diego, CA	12	3,420	-
Census Tract 15, San Diego, CA	10	3,780	-
Census Tract 16, San Diego, CA	5	5,742	
Census Tract 17, San Diego, CA	7	4,294	
Census Tract 18.01, San Diego, CA	-	1,966	Residential
Census Tract 18.02, San Diego, CA	-	3,340	Residential
Census Tract 19, San Diego, CA	-	3,193	Residential
Census Tract 20.01, San Diego, CA	-	3,316	Residential
Census Tract 20.02, San Diego, CA	-	2,546	Residential
Census Tract 21, San Diego, CA	15	5,506	
Census Tract 22.01, San Diego, CA	6	3,345	
Census Tract 22.02, San Diego, CA	8	5,447	

Table A

Number of Restaurant and Population by Census Tract

Census Tract	Restaurant	Population	Remarks
Census Tract 23.01, San Diego, CA	10	3,258	
Census Tract 23.02, San Diego, CA	9	7,579	
Census Tract 24.01, San Diego, CA	3	4,880	Residential
Census Tract 24.02, San Diego, CA	1	4,735	Residential
Census Tract 25.01, San Diego, CA	2	4,967	Residential
Census Tract 25.02, San Diego, CA	-	7,222	Residential/Commercial
Census Tract 26.01, San Diego, CA	10	5,647	
Census Tract 26.02, San Diego, CA	1	5,323	Residential
Census Tract 27.05, San Diego, CA	-	4,107	Residential
Census Tract 27.07, San Diego, CA	6	5,789	
Census Tract 27.08, San Diego, CA	3	5,279	
Census Tract 27.09, San Diego, CA	3	4,693	
Census Tract 27.10, San Diego, CA	1	4,026	Residential
Census Tract 34.01, San Diego, CA	9	6,792	
Census Tract 34.03, San Diego, CA	3	3,844	
Census Tract 40, San Diego, CA	5	4,552	-
Census Tract 41.01, San Diego, CA	4	4,699	-
Census Tract 41.02, San Diego, CA	2	2,359	-
Census Tract 42, San Diego, CA	1	5,925	Residential
Census Tract 43, San Diego, CA	5	3,972	-
Census Tract 44, San Diego, CA	17	4,129	-
Census Tract 45.01, San Diego, CA	5	2,423	-
Census Tract 46, San Diego, CA	7	1,967	-
Census Tract 47, San Diego, CA	6	1,646	-
Census Tract 48, San Diego, CA	4	3,906	-
Census Tract 51.01, San Diego, CA	1	1,757	Residential
Census Tract 51.02, San Diego, CA	7	3,281	-
Census Tract 52.01, San Diego, CA	8	2,856	-
Census Tract 52.02, San Diego, CA	13	4,474	-
Census Tract 53.01, San Diego, CA	16	2,386	-

Table A**Number of Restaurant and Population by Census Tract**

Census Tract	Restaurant	Population	Remarks
Census Tract 53.02, San Diego, CA	37	3,640	-
Census Tract 55, San Diego, CA	1	297	Naval Medical Center
Census Tract 56.01, San Diego, CA	5	2,432	-
Census Tract 56.02, San Diego, CA	2	2,069	San Diego Zoo Area
Census Tract 57, San Diego, CA	3	1,569	-
Census Tract 58.01, San Diego, CA	18	1,653	-
Census Tract 58.02, San Diego, CA	7	2,459	-
Census Tract 59, San Diego, CA	5	3,407	-
Census Tract 60, San Diego, CA	5	4,115	-
Census Tract 61, San Diego, CA	8	2,302	-
Census Tract 87.02, San Diego, CA	10	5,377	
Census Tract 89.01, San Diego, CA	1	5,517	Residential
Census Tract 89.02, San Diego, CA	27	2,624	Fashion Valley Mall
Census Tract 92.03, San Diego, CA	2	2,986	
Census Tract 92.04, San Diego, CA	-	4,067	Residential
Census Tract 93.01, San Diego, CA	-	5,809	Residential
Census Tract 93.05, San Diego, CA	-	4,911	Residential
Census Tract 93.07, San Diego, CA	31	4,171	Mission Valley Area
Census Tract 93.08, San Diego, CA	10	4,326	Mission Valley Area
Census Tract 96.03, San Diego, CA	13	5,668	
Total	614	297,830	

General Notes:

- a. While only a portion of some of the census tracts fall within the 3-mile radius of the Project site, the total restaurants within each of the census tracts was assumed in order to provide a conservative assessment of the market capture area.
- b. The Navy Base and San Diego Zoo Census tracts not included.

Table B**Market Capture Area Calculations**

Approximate Number of Restaurants within a 3-mile Radius	614
Population Capture	485