

TO: Chase McConnell; OnPoint Development

FROM: Phuong Nguyen, PE; Chen Ryan Associates
Sasha Jovanovic, AICP; Chen Ryan Associates

DATE: April 5, 2021

RE: **Miramar Superstar Car Wash VMT Screening Analysis – PTS #658226**



Background

The purpose of this memo is to determine whether the Super Star Car Wash located at 6270 Miramar Road in the Mira Mesa Community Planning area in the City of San Diego would result in any significant transportation impacts.

Project Description

The Super Star Car Wash (Proposed Project) site area is 31,008 square feet, demolishing an existing 3,200 square foot building automobile dealership to construct a 3,885 square foot express carwash. The Proposed Project requires a Site Development Permit (SDP) and is estimated to be constructed by 2022.

Screening Criteria

Per the City of San Diego's Transportation Study Manual (COSD TSM), a project meeting at least one of the screening criteria below would be presumed to have a less than significant VMT impact due to project characteristics and/or location:

- Residential, Commercial, or Industrial projects located in a 'VMT-efficient location' per SANDAG Screening Map
- Small Project - defined as generating less than 300 Average Daily Trips (ADT)
- Locally serving public facilities (transit centers, public schools, libraries, post offices, park-and-ride lots, police and fire facilities, government offices, communication and utilities buildings, water sanitation, and waste management)
- Locally serving retail/recreational project (less than 100,000 square feet gross floor area and can demonstrate in a market study that the market capture area is 3 miles or less and serves a population of 25,000 people or less)¹
- Redevelopment project that results in a net decrease in total VMT²

VMT Impact Screening Analysis

The Proposed Project, an express car wash, is a retail land use. The purpose of this analysis is to determine the project meets the criteria of a "Locally Serving Retail Project," as defined by the City of San Diego.

The City definition for locally serving retail includes the following parameters:

- The retail gross floor area of the project is 100,000 square feet or less
- The market capture area for the project is approximately three miles or less and serves a population of roughly 25,000 people or less

¹ Does not include adding retail/recreation square footage to an existing regional retail shopping area.

² See the COSD TSM for specific criteria regarding redevelopment and affordable housing

Attachment A of this memo is an exhibit of the project site plan. As shown, the Project building is 3,885 square feet on a 0.71-acre site, thereby having less than 100,000 square feet of gross floor area.

The Project’s market capture area was analyzed to determine the extent it meets the geographic and population criteria of having a market capture area of three miles or less and serving 25,000 people or less.

Figure 1 shows existing car wash businesses within three miles of the proposed Miramar Super Star Car Wash project, each car wash’s market territory (geographic area with boundaries half the distance to each next closest car wash) within that three-mile area, and the three-mile network travelshed from the project. Within Miramar Super Star Car Wash’s presumptive market territory, there are a combined 2,112 jobs and residents. The geographic size of the project’s market territory is less than a square mile as it is hemmed in by existing car wash businesses along Miramar Road within a half mile to the east and west of the project. The 0.4 square mile market territory is less than the area of a circle with 3-mile radius (28.3 square miles).

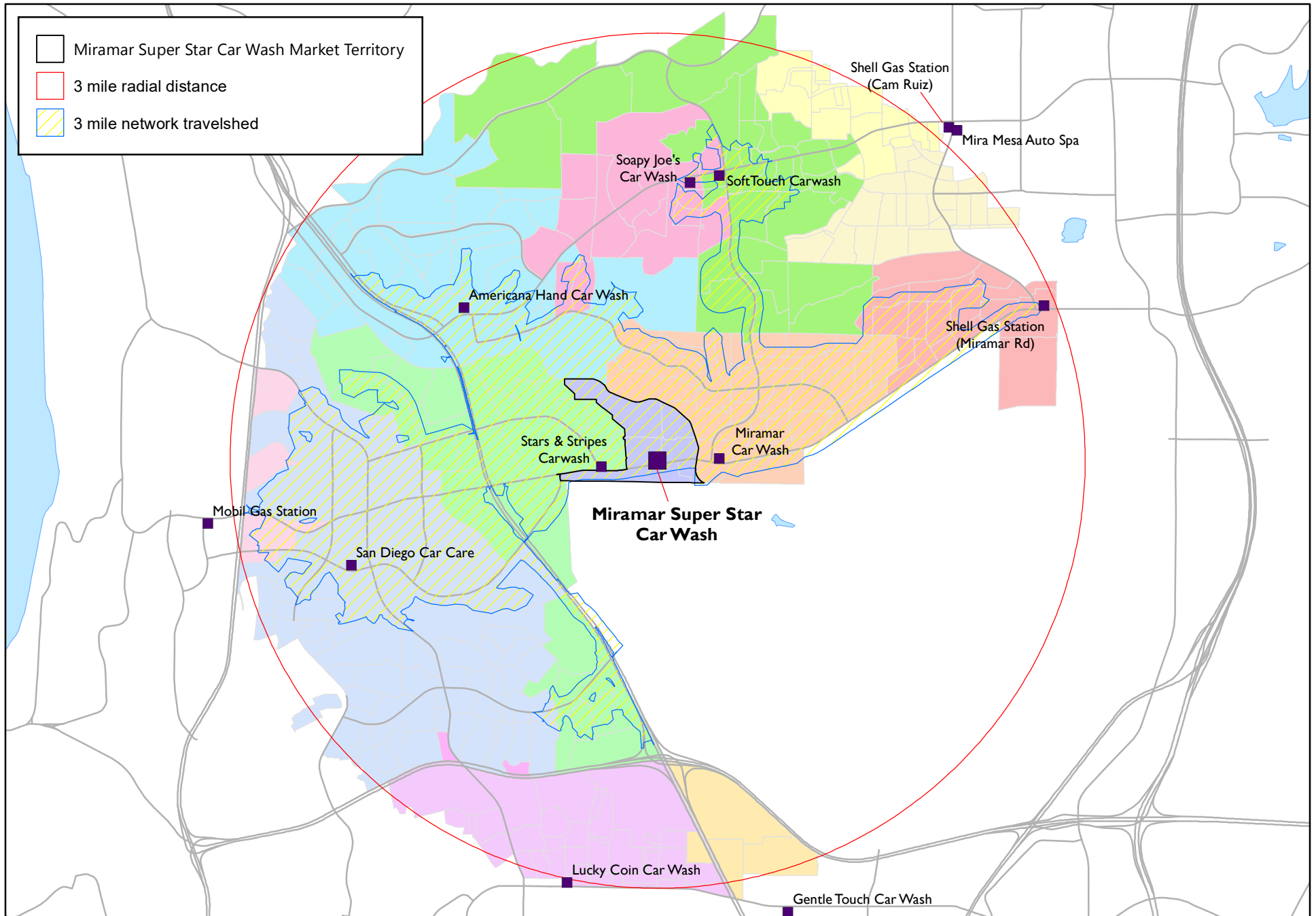
Within the three-mile network travelshed of the project, there are 27,536 residents and 48,988 employees, based on American Community Survey (ACS) 2018 data apportioned to SANDAG Series 13 Master Geographical Reference Area (MGRA) boundaries, a unit of geography used by SANDAG in transportation modeling. While the combined population and employment size (76,524) within the three-mile vicinity of Miramar Super Star Car Wash’s exceeds 25,000, this does not adjust for the presence of competing businesses (which dilute market capture). **Figure 2** shows the three-mile travelshed of the project with MGRAs symbolized by the number of car wash businesses that are within three miles. The proximity of these competing businesses would dilute Miramar Super Star Car Wash’s market capture. **Table 2** applies the adjustment to the population to account for the business competition in areas served by multiple car washes and adjusts the market share to assume only a proportion of the population uses each car wash.

Table 2: Population and Employment Served by Miramar Super Star Car Wash

Number of Car Washes within 3-miles	Population (Combined by MGRA)	Employment (Combined by MGRA)	Population + Employment	Adjusted Population + Employment
a	b	c	b + c	(b + c) / a
10	57	775	832	83
9	62	734	796	88
8	1,853	3,416	5,269	659
7	459	5,139	5,598	800
6	1,317	9,573	10,890	1,815
5	12,617	13,254	25,871	5,174
4	6,651	10,468	17,119	4,280
3	2,424	735	3,159	1,053
2	672	4,764	5,436	2,718
0 or 1	1,424	130	1,554	1,554
Total	27,536	48,988	76,524	18,224

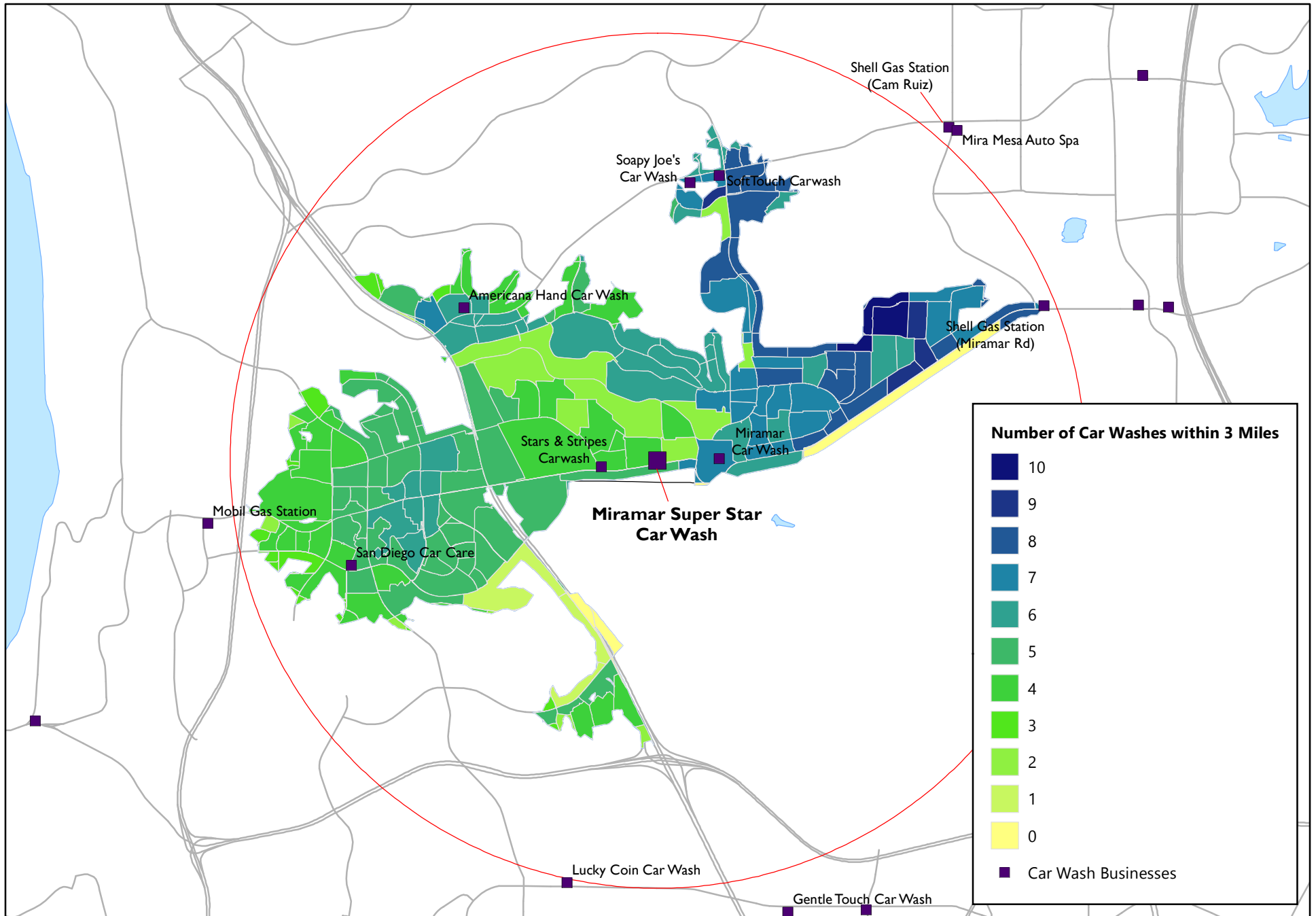
Table 2 demonstrates that the adjusted combined population and employment within three miles of the project is 18,244, which is less than the 25,000 population criteria for locally serving retail.

Based on the market capture analysis provided above, the project satisfies the Locally Serving Retail/Recreational Project criteria. Therefore, the project is presumed to have a less than significant VMT impact per the COSD TSM screening criteria and no additional VMT analysis is required.



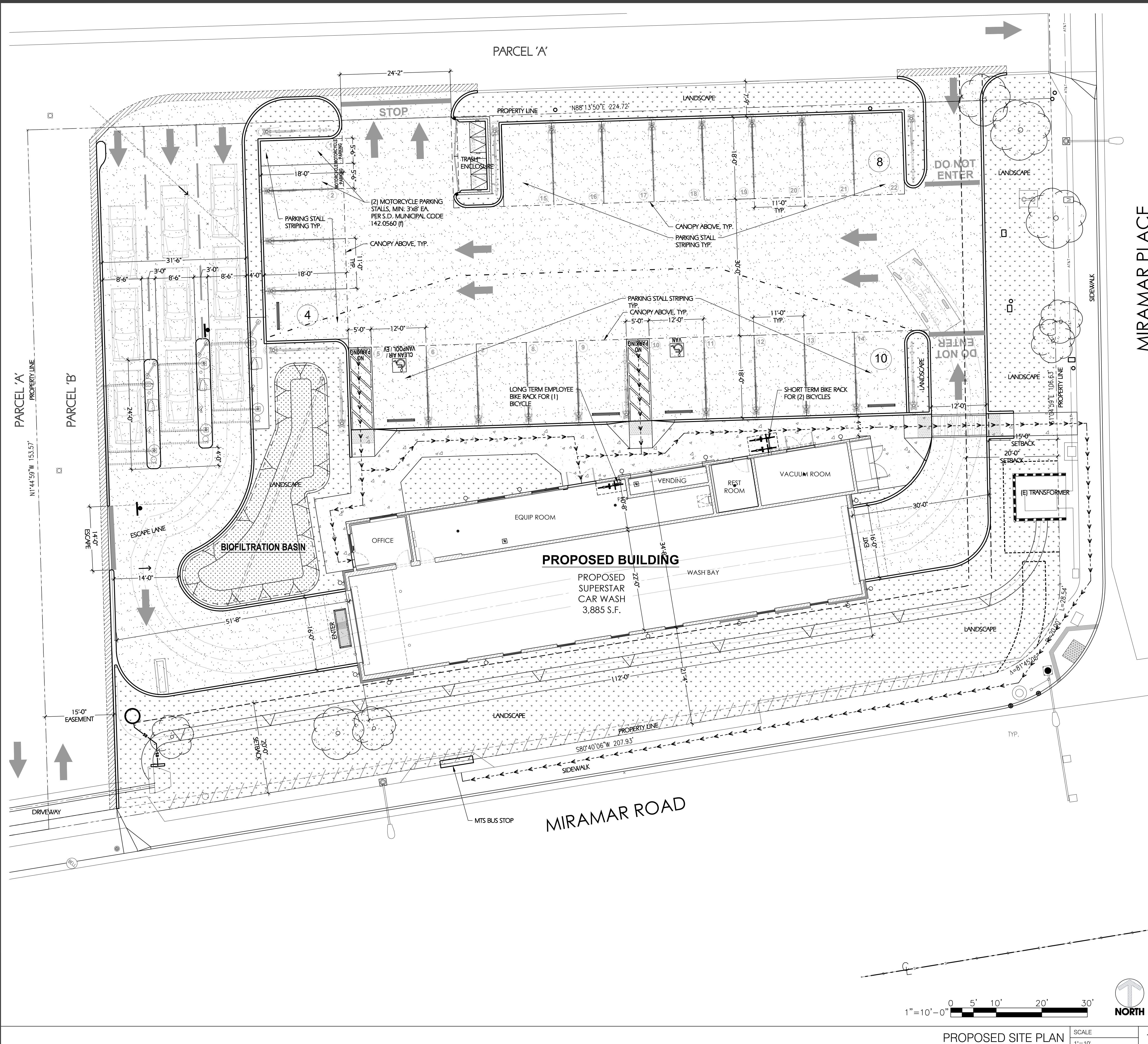
Miramar Superstar Car Wash VMT Screening Analysis
PTS #658226

Figure 1
Miramar Super Star Car Wash Market Territory and 3-Mile Network Traveled



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Figure 2
Car Wash Businesses within 3 Miles by MGRA
Inside of Miramar Super Star Car Wash's 3-Mile Network Travelshed



SITE DATA:

CLIENT: SUPERSTAR CAR WASH
14425 W. McDOWELL RD. #F-108
GOODYEAR, AZ 85395

PROJECT ADDRESS: SUPERSTAR CAR WASH
6270 MIRAMAR RD.
SAN DIEGO, CA 92121

JURISDICTION: CITY OF SAN DIEGO

A.P.N No.: 343-252-34-00

LEGAL DESCRIPTION: SEE CIVIL

ZONING: IL-2-1 (INDUSTRIAL)

SITE AREA: 31,008 S.F. / .71 ACRES
MAX. STRUCT. HT.: NO RESTRICTION (SEC. 131.0644)
F.A.R.: 0.125 < FAR MAX. OF 0.17
(3,885 SF / 31,008 SF = 0.125)

LANDSCAPE COVERAGE: ±8,862 S.F.

SETBACKS:
• FRONT : 20'
• SIDE : 10'
• REAR : 15'

*PARCEL 'A'- SHARED ACCESS EASEMENT
*PARCEL 'B'- ACCESS EASEMENT

BUILDING DATA:

BUILDING AREA: ±3,885 S.F.
STORIES: (1)
BUILDING HEIGHT: 20'-0" (20' MAX. ALLOWED)

OCCUPANCY: B - BUSINESS

CONST. TYPE: V-B

PARKING CALCS:

BUILDING AREA :
TOTAL: 3,885 S.F.

REQUIRED PARKING:
CAR WASH USE = VEHICLE REPAIR & MAINTENANCE
SECTION 142.0530(c) TABLE 142-05G - (5) STALLS / 1,000 SF = (20) STALLS
(OUTSIDE TRANSIT AUTH AREA)

PARKING PROVIDED:
TOTAL REGULAR VACUUM BAYS: (22) STALLS

QUEUE LINE AT PAYPOINT:
PROVIDED: (9) CARS

SHORT TERM BICYCLE PARKING REQUIREMENTS:
SECTION 142.0530(e)(1)
REQUIRED = MIN. (2) BICYCLES (MOST RESTRICTIVE)
PROVIDED = BIKE RACK FOR (2) BICYCLES

LONG TERM BICYCLE PARKING REQUIRED:
SECTION 142.0530(e)(2)(A)
REQUIRED = (1) (MOST RESTRICTIVE - LESS THAN 10 EMPLOYEES)
PROVIDED = (1) LONG TERM ENCLOSED BIKE PARKING FOR EMPLOYEES SHALL BE LOCATED INSIDE EQUIPMENT ROOM.

MOTORCYCLE PARKING REQUIREMENTS:
SECTION 142.0530(g); 142.0560 (f)
REQUIRED = MIN. (2) MOTORCYCLES (MOST RESTRICTIVE)
PROVIDED = PARKING SPACE FOR (2) MOTORCYCLES

CARPOOL / EV / ZERO EMISSIONS VEHICLE PARKING REQ'D:
SECTION 142.0530(d)(1)(B)
REQUIRED = CARPOOL / ZERO E = MIN. (1) STALL (10-25 SPACES)
PROVIDED = (1) STALL.

EV PARKING REQUIRED: (CAL GREEN CODE)
SECTION 5.106.5.3.3
REQUIRED = (1) STALL (10-25 SPACES)
PROVIDED = (1) STALL

NOTE: CARPOOL/ CLEAN AIR & EV VAN ARE COMBINED IN (1) STALL, AS ALLOWED BY CODE.

LEGEND:

--- PROPERTY LINE
- - - EASEMENT / SETBACK LINE
- - - - ACCESSIBLE PATH OF TRAVEL:
• 48" MIN. CLEAR WIDTH
• 5% MAX. SLOPE
• 2% MAX CROSS SLOPE

♿ ACCESSIBLE PARKING

LANDSCAPE

HARDSCAPE

PM DESIGN
Architectural Solutions Group

38 EXECUTIVE PARK
SUITE 310
IRVINE, CA 92614

PROJECT CONTACT: JEFF LIEDERMAN
PHONE: (949) 430-7051
EMAIL: jlederman@pmdesign.com

JEFF LIEDERMAN, ARCHITECT
SEAL:

LICENSED ARCHITECT
JEFFREY S. LIEDERMAN
No. C-29534
APR. 30, 2021
RENEWAL DATE
STATE OF CALIFORNIA

CONSULTANT:

SuperStar CAR WASH

STORE NO.: #XXXXX

MIRAMAR RD. & MIRAMAR PL.
SAN DIEGO, CA

14425 W. McDOWELL RD. STE. F-108
GOODYEAR, AZ 85395

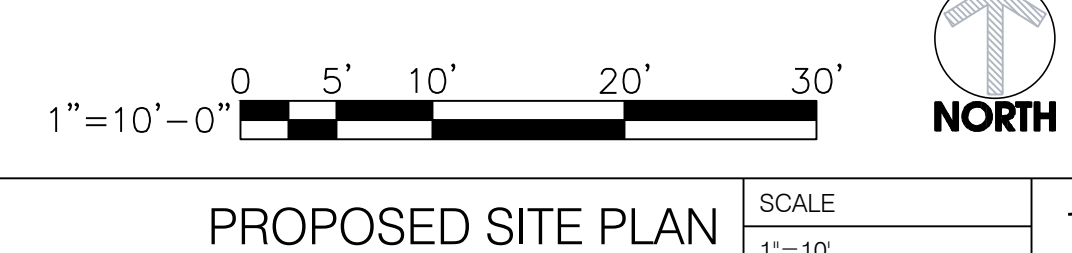
REV	DATE	DESCRIPTION
02.10.21		Planning Re-submittal
02.24.21		Planning Re-submittal

DRAWN BY: MP
CHECKED BY: RK

ARCH. PROJECT NO.: SSW19005.0

SHEET NAME: PROPOSED SITE PLAN

SHEET NUMBER: A1.0



PLANNING RESUBMITTAL 2-24-2021