

APPENDIX A
SHADE AND SHADOW STUDY

DATE: 04/15/2016
TO: CITY OF BURLINGAME CC:
FROM: CASEY FEESER, AIA
PROJECT: 1491-1493 Oak Grove Avenue SUBJECT: Shadow Study Summary
APN # 029-100-040
APN # 029-100-050

OVERALL SUMMARY:

This study is for the proposed project at 1491-1493 Oak Grove Avenue, Burlingame CA. The proposed building is a new construction of a 5-story building over basement level parking; with a lobby, community room, and parking at the ground floor; and residential units on floors 2-5. The following are itemized summaries that correspond to the shadow studies provided in the attached document for the 1491-1493 Oak Grove Avenue project.

Itemized Summaries:

Shadow Studies:

A. June 21st:

1. 9AM: The orientation of the sun at this instance creates a shadow on the north-west and south-west facing facades of the project. Creating a shadow that extends onto our front and side yard setbacks and partially onto the adjacent property setback at 1499 Oak Grove Avenue.
2. Noon: The orientation of the sun at this instance creates a minor shadow on the north-west and north-east facing facades of the project. Creating a shadow that extends onto our front and side yard setbacks.
3. 4PM: The orientation of the sun at this instance creates a shadow on the north-east and south-east facing facades of the project. Creating a shadow that extends onto our side and rear yard setbacks and partially onto the adjacent property at 1463 Oak Grove.

B. September/March 21st:

1. 9AM: The orientation of the sun at this instance creates a shadow on the north-west and south-west facing facades of the project. Creating a shadow that extends onto our front and side yard setbacks, partially onto the adjacent property setback at 1499 Oak Grove Avenue, public sidewalk, and Oak Grove Avenue.

2. Noon: The orientation of the sun at this instance creates a minor shadow on the north-west and north-east facing facades of the project. Creating a shadow that extends onto our front and side yard setbacks, side setback of adjacent property at 1463 Oak Grove, and the public sidewalk.
3. 4PM: The orientation of the sun at this instance creates a shadow on the north-east and south-east facing facades of the project. Creating a shadow that extends onto our side and rear yard setbacks, partially onto the adjacent properties at 1459 and 1463 Oak Grove.

C. December 21st:

1. 9AM: The orientation of the sun at this instance creates a shadow on the north-west facing facade of the project. Creating a shadow that extends onto our front yard setback, public sidewalk, Oak Grove Avenue, and partially onto front yard setback of the property at 1490 Oak Grove.
4. Noon: The orientation of the sun at this instance creates a shadow on the north-west and north-east facing facades of the project. Creating a shadow that extends onto our front and side yard setbacks, partially onto the adjacent property at 1463 Oak Grove, public sidewalk, and Oak Grove Avenue.
2. 4PM: The orientation of the sun at this instance creates a shadow on the north-east facing facade of the project. Creating a shadow that extends onto our side yard setback, and partially onto the adjacent properties to the north-east of the project. Please note the sun sets approximately at 4:54pm, therefore these shadows are only accurate for less than one hour for that given day.

Sincerely,

Casey Feeser, AIA
Levy Design Partners Inc.



SHADOW STUDIES

1491-1493 OAK GROVE AVE



LEVY DESIGN PARTNERS INC
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April 15, 2016



May 25, 2016

Catherine Keylon, Senior Planner
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

**RE: Shadow Analysis Peer Review
1491-1493 Oak Grove Avenue Condominium Development**

Overview

David J. Powers & Associates, Inc. (DJP&A) was provided a shadow study summary prepared by Levy Design Partners for the proposed condominium building at 1491-1493 Oak Grove Avenue in Burlingame. The following presents a summary review of our findings.

The project site is located on the south side of Oak Grove Avenue, approximately 150 east of El Camino Real in Burlingame. The project site is bounded by Oak Grove Avenue to the north, three and four-story multi-family residential buildings to the south and southwest, a single-family residence to the southeast, and two- to three-story multi-family residential buildings to the east and northeast. Public uses in the vicinity of the site include McKinley School located opposite Oak Grove Avenue from the project site to the northwest. The proposed project would construct a five-story condominium building on the site with the fifth floor stepped back from the Oak Grove Avenue frontage of the site.

Conclusion

DJP&A has reviewed the Shadow Study Summary provided to the City of Burlingame by Casey Feeser, AIA of Levy Design Partners on April 15, 2016. DJP&A independently calculated and plotted the anticipated shadows cast by the proposed building and found the shadow study provided by the architect to be accurate. The Burlingame Downtown Specific Plan specifically states that shadow diagrams should be evaluated for 9 AM, 12 noon, and 3 PM to determine impacts to public and quasi-public open spaces and major pedestrian routes for the autumnal and vernal equinoxes as well as the summer and winter solstices. In the study provided, a 4 PM shadow diagram was prepared which shows a greater shadow being cast than otherwise would be analyzed for the 3 PM condition. Regardless, the shadows cast by the proposed building even at 4 PM would not shadow playgrounds at McKinley School during any time of year or significantly increase shadows on the adjacent public sidewalk.

Please contact me with any questions regarding this peer review.

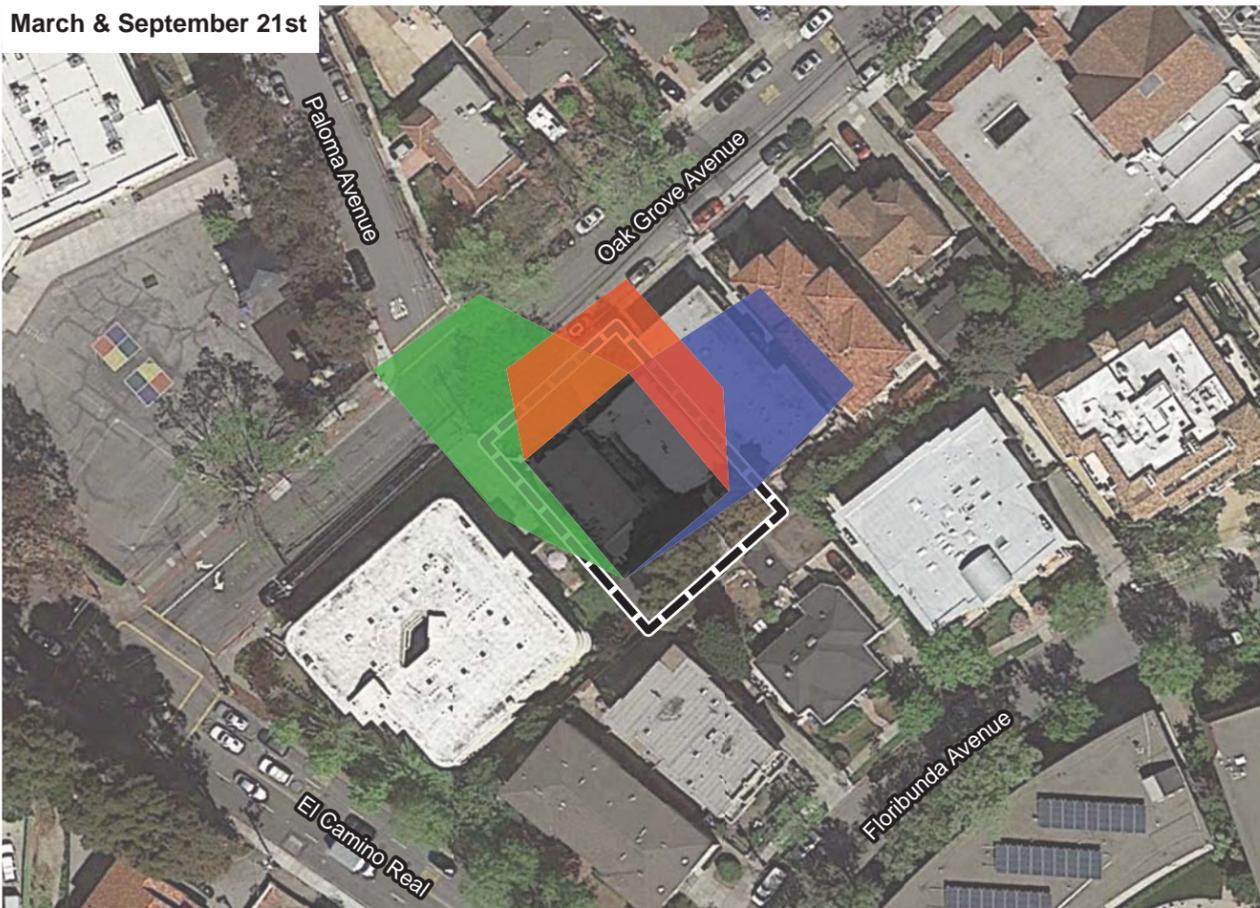
Regards,

Will Burns, AICP

June 21st



March & September 21st



December 21st

