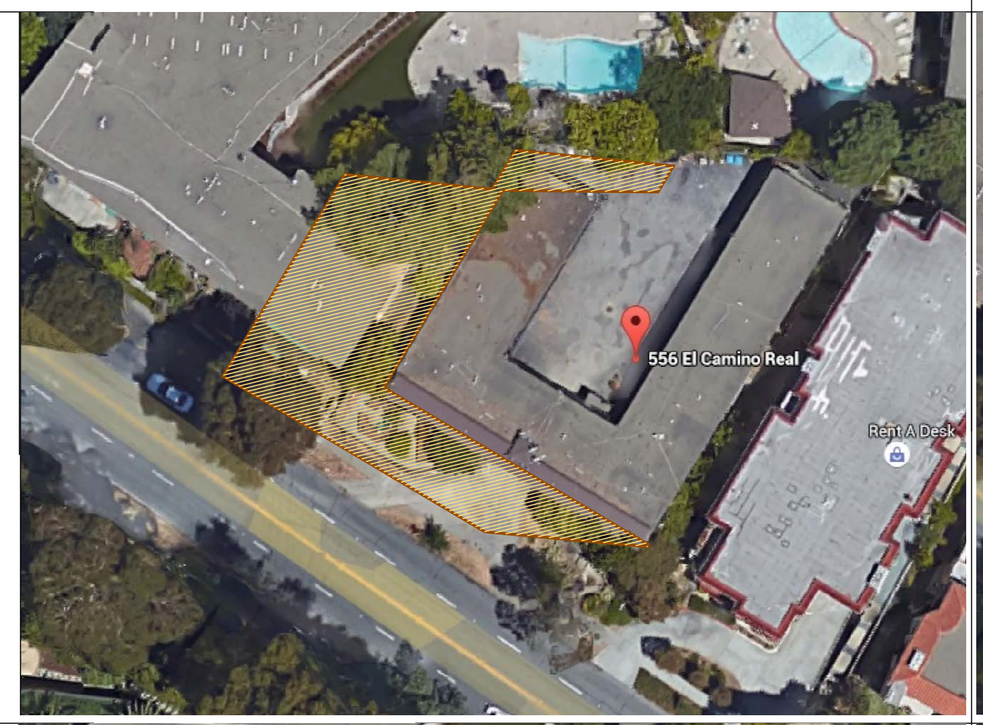
APPENDIX A
SHADE AND SHADOW ANALYSIS

	9 AM	NOON	3 PM
JUNE 21ST			
SEPTEMBER/ MARCH 21ST			
DESEMBER 21ST			

SHADOW STUDIES

N

21 UNIT CONDOMINIUM 556 EL CAMINO REAL BURLINGAME, CA
FOR ROMAN KNOP 261 17TH STREET SAN FRANCISCO, CA 94121
PH: (415) 516-5180

REVISION	BY
	VMK

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556 EL CAMINO REAL

BURLINGAME, CA

DATE	09/03/14
SCALE	3/16"=1'-0"
DRAWN	VMK
JOB	ROMAN
SHEET	A-16
OF	SHEETS

December 21, 2016

Kevin Gardiner, Planning Manger
City of Burlingame
501 Primrose Road
Burlingame, CA 94010

RE: Shadow Analysis Peer Review
556 El Camino Real Condominium Development

Overview

David J. Powers & Associates, Inc. (DJP&A) was provided a shadow study summary prepared by VMK Design Group for the proposed condominium building at 556 El Camino Real in Burlingame. The following presents a summary review of our findings.

The project site is located on the north side of El Camino Real in Burlingame. The project site is bounded by El Camino Real to the south and southwest, a three-story multi-family residential buildings to the north and northwest, and a multi-family residence to the east and northeast. The proposed project would construct a five-story condominium building over a sub-grade parking podium.

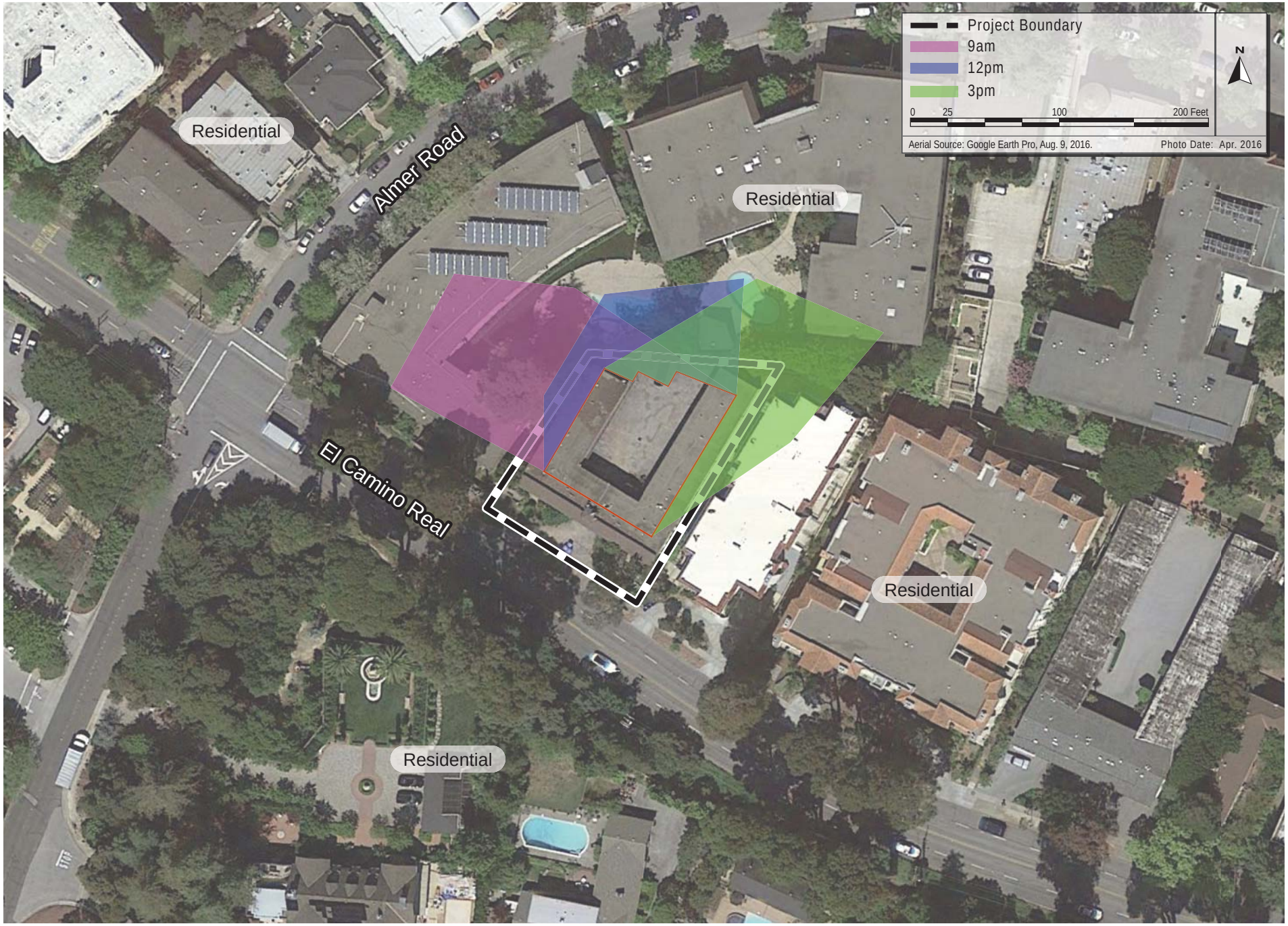
Conclusion

DJP&A has reviewed the Shadow Study Summary provided to the City of Burlingame by Vadim Melik-Karamov, President of VMK Design Group on August 24, 2015. 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 major pedestrian routes for the autumnal and vernal equinoxes as well as the summer and winter solstices. The shadows cast by the proposed building at these times would not significantly increase shadows on the adjacent public sidewalk along El Camino Real (refer to Figures A, B, and C).

Please contact me with any questions regarding this peer review.

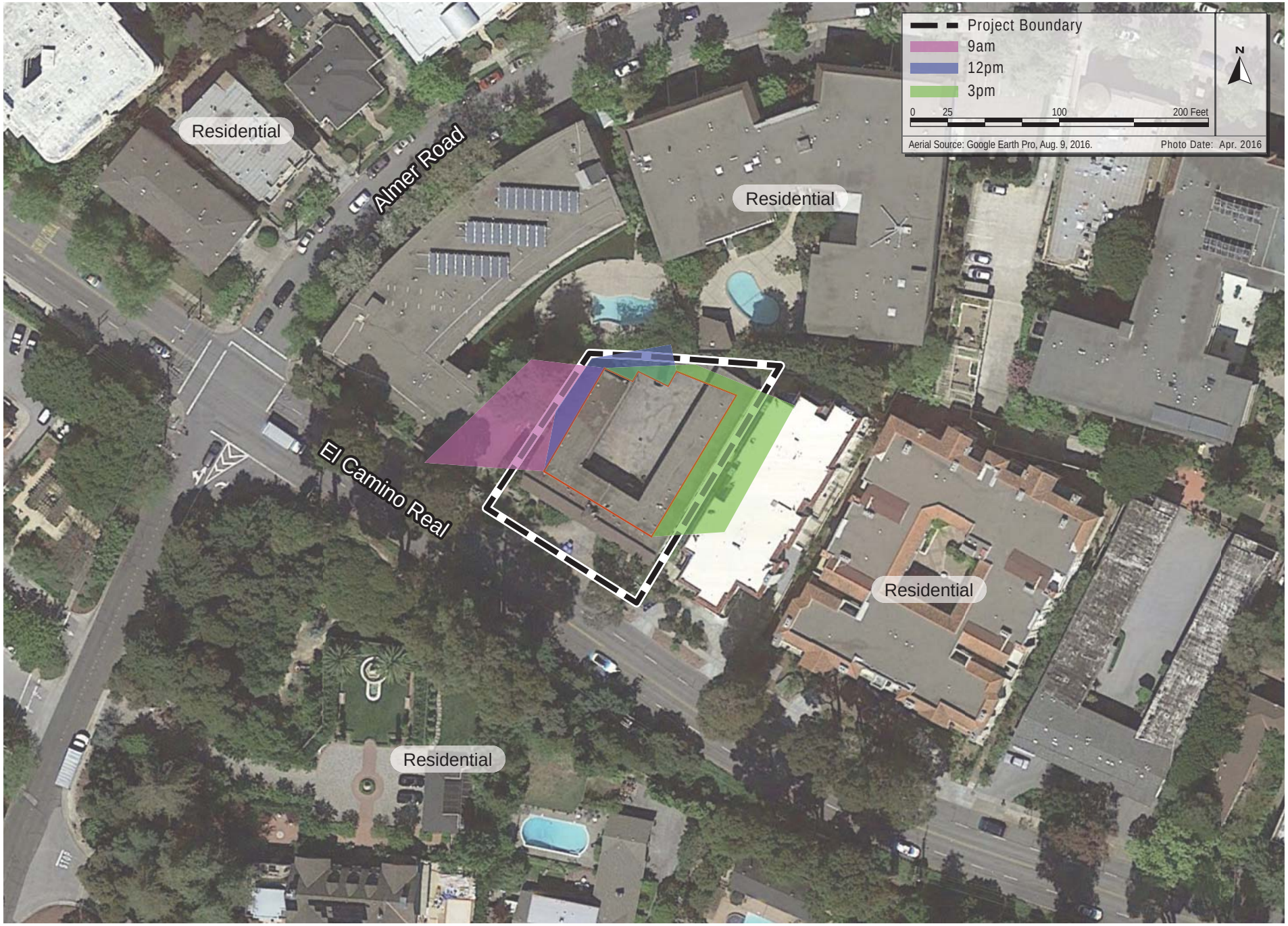
Regards,

Will Burns, AICP



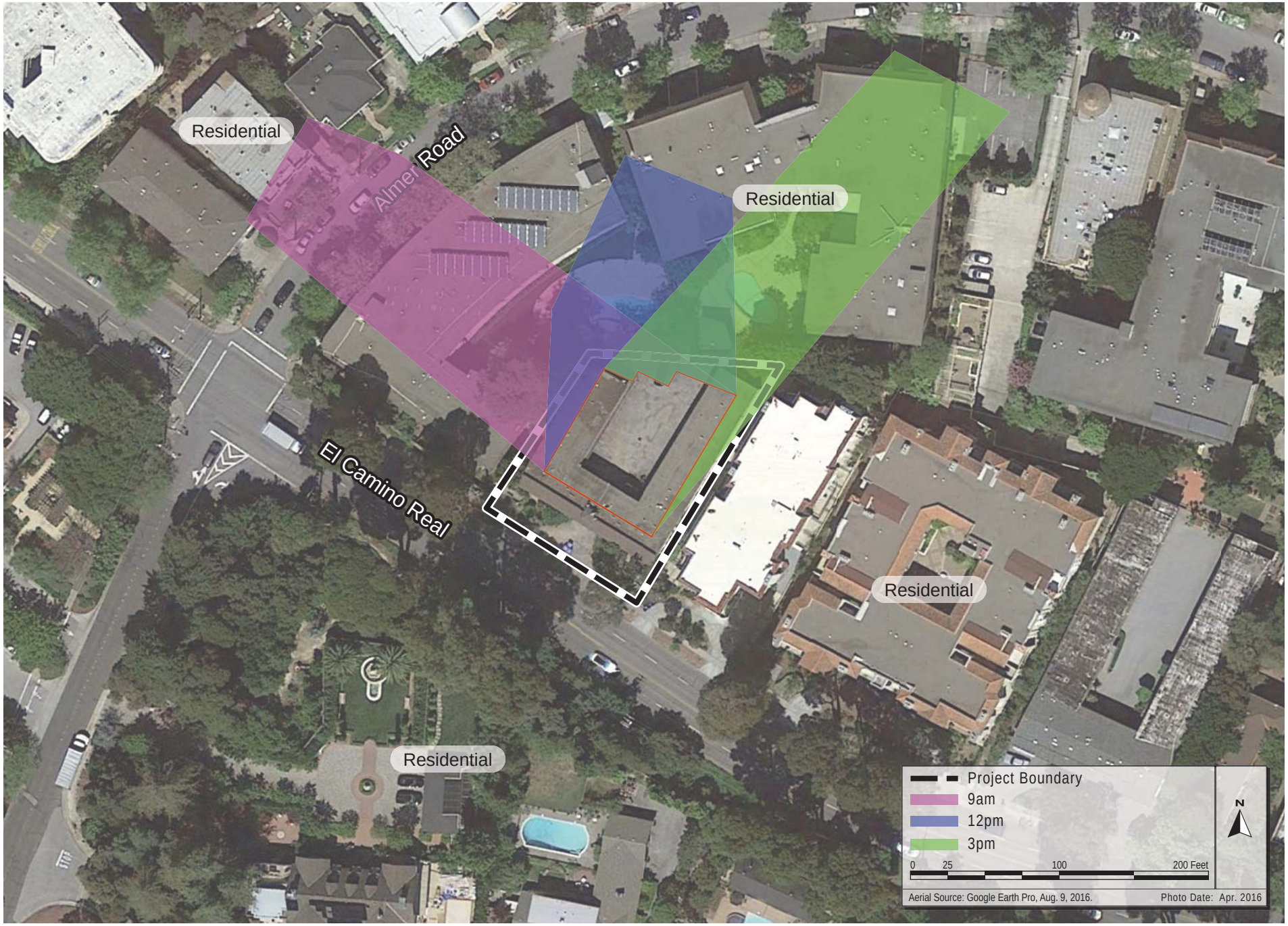
SHADE AND SHADOW STUDY - EQUINOX

FIGURE x



SHADE AND SHADOW STUDY - SUMMER SOLSTICE

FIGURE x



SHADE AND SHADOW STUDY - WINTER SOLSTICE

FIGURE x