APPENDIX A
SHADE AND SHADOW ANALYSIS
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
Residential

El Camino Real

Almer Road

Residential

Residential

Residential

Residential

SHADE AND SHADOW STUDY - WINTER SOLSTICE

Project Boundary

- 9am
- 12pm
- 3pm

Aerial Source: Google Earth Pro, Aug. 9, 2016. Photo Date: Apr. 2016

FIGURE x