

Subject: RE: Time sensitive question: "350 San Jose Avenue Shadow Study"
Date: Monday, September 21, 2020 at 12:16:23 PM Pacific Daylight Time
From: Adam Phillips
To: Calpin, Megan (CPC)
Attachments: image005.jpg, image006.jpg, image007.jpg, image001.jpg

Yes, 2019. My error.

Adam Phillips



From: Calpin, Megan (CPC) <megan.calpin@sfgov.org>
Sent: Monday, September 21, 2020 12:05 PM
To: Adam Phillips <adam@previsiondesign.com>
Subject: Re: Time sensitive question: "350 San Jose Avenue Shadow Study"

Adam,

Just to clarify, did you mean the final shadow study from April 23, 2019?

-
Thank you,
Megan

--
Megan Calpin (she/her)
Environmental Planning Division
San Francisco Planning

From: "Calpin, Megan (CPC)" <megan.calpin@sfgov.org>
Date: Monday, September 21, 2020 at 11:38 AM
To: Adam Phillips <adam@previsiondesign.com>
Subject: Re: Time sensitive question: "350 San Jose Avenue Shadow Study"

Hi Adam,

Thank you for the quick reply. This is sufficient for the needs of the report for now.

Much appreciated,
Megan

--
Megan Calpin (she/her)
Environmental Planning Division
San Francisco Planning

From: Adam Phillips <adam@previsiondesign.com>

Date: Monday, September 21, 2020 at 11:16 AM

To: "Calpin, Megan (CPC)" <megan.calpin@sfgov.org>

Subject: RE: Time sensitive question: "350 San Jose Avenue Shadow Study"

Hi Megan-

Yes, in my professional option, the building's shift to the east and other associated revisions would result in a net reduction in shadow cast by the project as compared to the project as analyzed by our 4/23/2020 study.

As compared to the results of that prior analysis, within the affected areas I would anticipate the amount of shadow reduction to be more significant along the western portions of Juri Commons with little to no change in net shadow effect to the central portions of the park.

For a more comprehensive/definitive evaluation of the net change in shadow effects, I would need to revised the model and rerun calculations and/or graphics. Please advise if these steps are needed or if the statement above suffices.

Thanks,

Adam Phillips



From: Calpin, Megan (CPC) <megan.calpin@sfgov.org>

Sent: Monday, September 21, 2020 10:16 AM

To: Adam Phillips <adam@previsiondesign.com>

Subject: Time sensitive question: "350 San Jose Avenue Shadow Study"

Good morning Adam,

I hope you are doing well. I am writing with a time sensitive request. If possible, as response as soon as you are able would be greatly appreciated.

I have received an updated plan set for 350-352 San Jose Avenue (available [here](#)). The new proposal includes moving the building east by an additional 8 feet from what you previously analyzed (total building move would be 23 feet). I am revising the Community Plan Evaluation to analyze the new design.

The changes to the project are:

- Building moved forward additional 8' feet to give more relief to Jury Commons.
- Parking have converted to a 2-Bedroom ADU unit and driveway is now a Private Open Space
- Added a 0- Spot bike parking in the rear yard.
- At 3rd floor, South-West corner of the building mass reduced by 5 feet to mitigate shadow impact on the park.

I am wondering if, in your professional opinion, moving the building an additional 8 feet east would further alleviate net new shadow on the park (compared to what was previously analyzed)?

Thank you and take care,
Megan

Megan Calpin (she/her)
Environmental Planning Division

San Francisco Planning

PLEASE NOTE MY NEW ADDRESS AND PHONE NUMBER AS OF AUGUST 17:

49 South Van Ness Avenue, Suite 1400, San Francisco, CA 94103

Direct: 628.652.7508 | www.sfplanning.org

[San Francisco Property Information Map](#)

Due to COVID-19, San Francisco Planning is not providing any in-person services, but we are operating remotely. Our staff are [available by e-mail](#), and the Planning and Historic Preservation Commissions are [convening remotely](#). The public is [encouraged to participate](#). Find more information on our services [here](#).

From: Adam Phillips <adam@previsiondesign.com>

Date: Tuesday, September 24, 2019 at 12:22 PM

To: "Calpin, Megan (CPC)" <megan.calpin@sfgov.org>

Subject: RE: Adam Phillips shared a showcase with you: "350 San Jose Avenue Shadow Study"

Hi Megan-

I have reviewed the plans dated 9/3/19 for the 305 San Jose Avenue project. Based on the location of the rooftop HVAC units (set back from the building edges) coupled with their relatively low height (3'), the addition of these elements would not alter the conclusions of the shadow study I prepared for this project (dated 4/23/19).

Let me know if you have any additional questions.

Cheers,

Adam Phillips



From: Calpin, Megan (CPC) <megan.calpin@sfgov.org>

Sent: Monday, September 23, 2019 5:59 PM

To: Adam Phillips <adam@previsiondesign.com>

Subject: RE: Adam Phillips shared a showcase with you: "350 San Jose Avenue Shadow Study"

Hi Adam,

I'm writing to see if you could write up a brief memo or even email to me addressing the addition of three, three-foot-by-three-foot potential HVAC compressors or some other mechanical equipment that may potentially be on top of the proposed building at 350-352 San Jose Ave? New plans are attached to this email for your review.

Please discuss in the memo or email whether this 3-foot addition would change the conclusions in your shadow analysis for the proposed development.

Thank you,
Megan



APRIL 23, 2019
FINAL R3

SHADOW ANALYSIS REPORT FOR THE PROPOSED 350 SAN JOSE AVENUE PER SF PLANNING AND CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) STANDARDS



FROM:
ADAM PHILLIPS
PRINCIPAL
PREVISION DESIGN



TO:
MEGAN CALPIN, SAN FRANCISCO PLANNING DEPT.
1650 MISSION STREET, SUITE 400
SAN FRANCISCO, CA 94103

CONTENTS

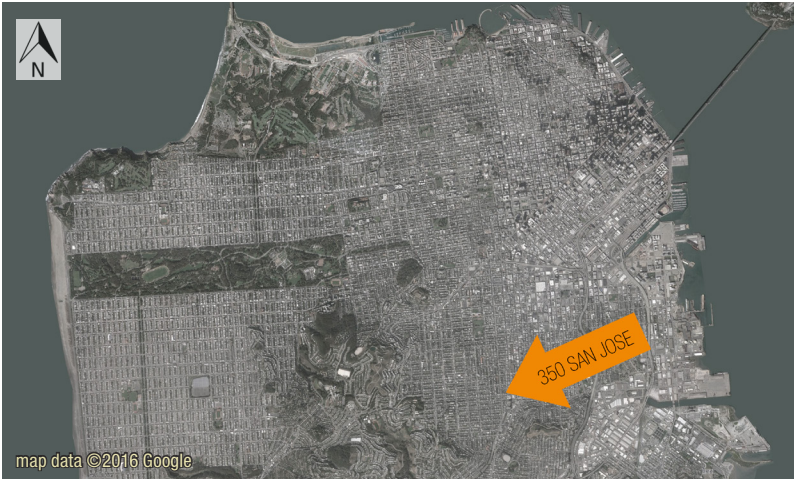
I. INTRODUCTION AND OVERVIEW	2
<i>FIGURE 1: Context & Vicinity Map</i>	3
II. PROPOSED PROJECT	4
<i>FIGURE 2: Project Rendering.</i>	4
<i>FIGURE 3: Existing Site Plan</i>	5
<i>FIGURE 4: Proposed Site Plan</i>	6
<i>FIGURE 5: Project Existing & Proposed South Elevations</i>	7
<i>FIGURE 6: Project Existing & Proposed North Elevations</i>	8
III. PUBLICLY-ACCESSIBLE OPEN SPACES IN THE VICINITY	9
Juri Commons	9
<i>FIGURE 7: Juri Commons at San Jose Avenues</i>	9
<i>FIGURE 8: Play area and pathway</i>	9
<i>FIGURE 9: Juri Commons Park Diagram</i>	10
Other Open Spaces	10
IV. CEQA EVALUATION CRITERIA AND METHODOLOGY	11
Analysis Review Standards	11
Report Methodology	11
Graphical Analysis	11
Cumulative Analysis	12
Other Factors Affecting Sunlight	12
V. SHADOW ANALYSIS FINDINGS	12
Existing Conditions	12
EXHIBIT A: AGGREGATE SHADOW FAN DIAGRAM	14
A1 - Annual net new shadow extents from the proposed project	14
EXHIBIT B: SHADOW DIAGRAMS ON SUMMER SOLSTICE	16
B1 - June 21	16
EXHIBIT C: SHADOW DIAGRAMS NEAR EQUINOXES	32
C1 - September 20 (Autumnal), March 22 (Vernal) similar	32
EXHIBIT D: SHADOW DIAGRAMS ON WINTER SOLSTICE	46
D1 - December 20 (Date of Maximum Net New Shadow)	46

I. INTRODUCTION AND OVERVIEW

This report describes the results of an analysis conducted by PreVision Design to identify the shadow effects that would be caused by the proposed construction of a vertical and horizontal addition at 350 San Jose Avenue (“the proposed project”) on Juri Commons, a publicly-accessible open space reviewable under the California Environmental Quality Act (CEQA). NOTE: This project is not subject to review under Section 295 of the Planning Code as those provisions only apply to projects greater than 40’ in height.

An evaluation of shading impacts under CEQA determines whether the proposed project would create new shadow in a manner that substantially affects existing outdoor recreational facilities or other public areas. There is no single established technical standard or methodology for evaluation of shadow impacts under CEQA; however, the methodology implemented by the City and County of San Francisco for review of projects subject to Planning Code Section 295 as encoded in (1) the February 3, 1989 memorandum titled “Proposition K – The Sunlight Ordinance” and (2) the July 2014 memorandum titled “Shadow Analysis Procedures and Scope Requirements” is typically used to support CEQA analysis for development projects in San Francisco and under the guidance of the San Francisco Planning Department has been adapted for use in this study.

This report includes graphical representations and discussion of the shadow effects of the proposed project on Juri Commons, factoring in the presence of current shadow conditions caused by existing development. This report does not present opinions or conclusions about whether or not the shadow from the proposed project would or should be considered significant/insignificant or acceptable/unacceptable. Such determinations shall be made by the San Francisco Planning Department and its Commission. ■



- 350 San Jose Avenue Project Site
- Publicly-accessible Open Spaces
- 1 Juri Commons



FIGURE 1: Context & Vicinity Map



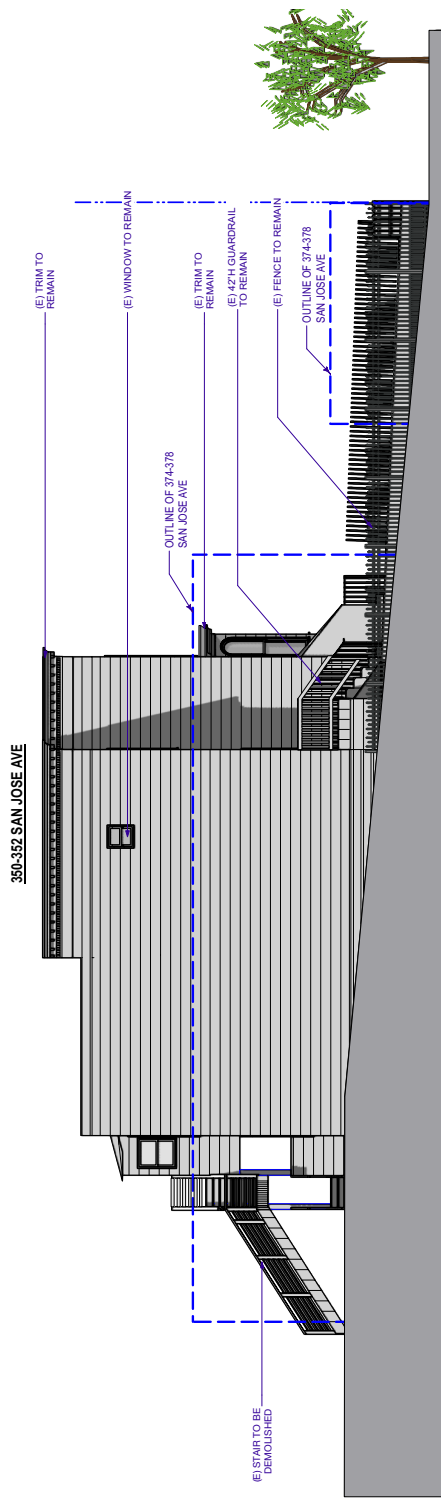
FIGURE 2: Project Rendering

II. PROPOSED PROJECT

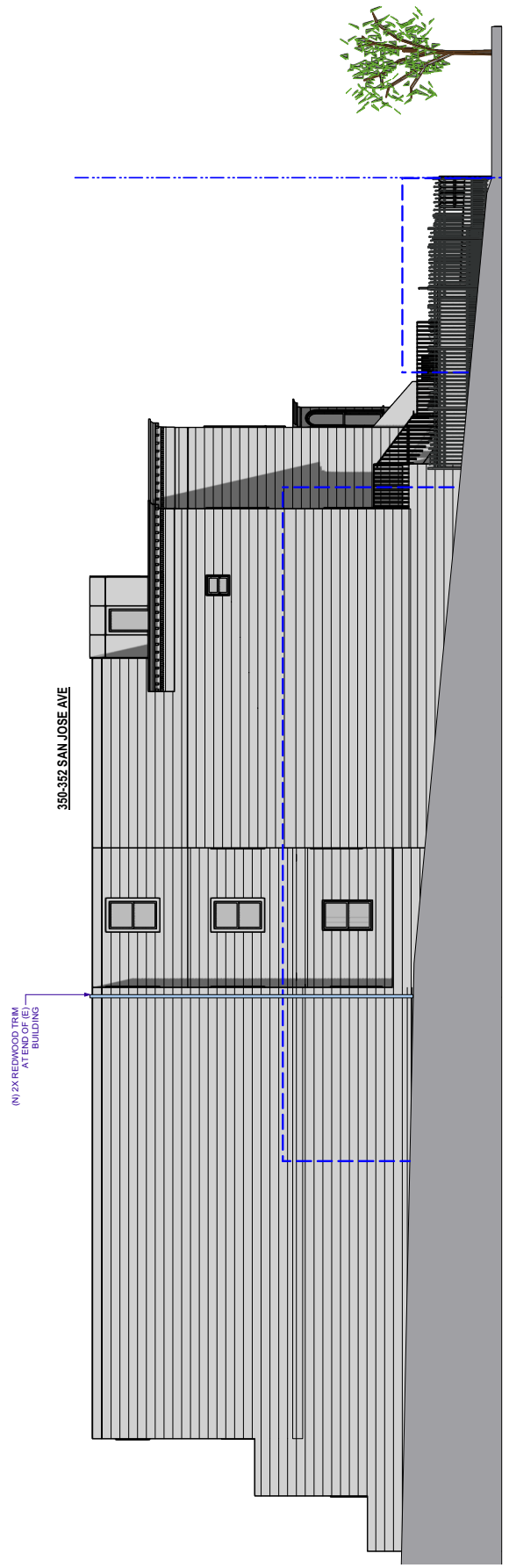
The proposed project would be located on a 7,148 sf lot in the Mission neighborhood of San Francisco on the block bounded by 25th Street to the north, 26th Street to the south, Guerrero Street to the west, and San Jose Avenue to the east. The proposed project is located on Assessor's Block 6532 / Lot 10A. Figure 1 shows the location of the proposed project.

The area surrounding the proposed project site is comprised of single and multi-family residential buildings between 2 and 4-stories in height. The project site currently a 4-unit residential building.

The proposed project would retain the existing building but relocate it 15 feet closer to San Jose Avenue, add a horizontal addition to the rear of the building as well as a one-story vertical addition and excavate on the rear of the building to add a basement level. The overall modified building height would be 40'-0", a height increase of 5'-9" above the current top of roof height of 34'-3" (measured from sidewalk finish elevation at the building centerline). The proposed addition and modifications would create 13,400 sf of additional building area and eight new residential units. Figure 2 shows a rendering of the proposed project, Figure 3 shows the existing site plan, Figure 4 shows the proposed project site plan, and Figures 5 and 6 show existing vs. proposed building elevations. ■

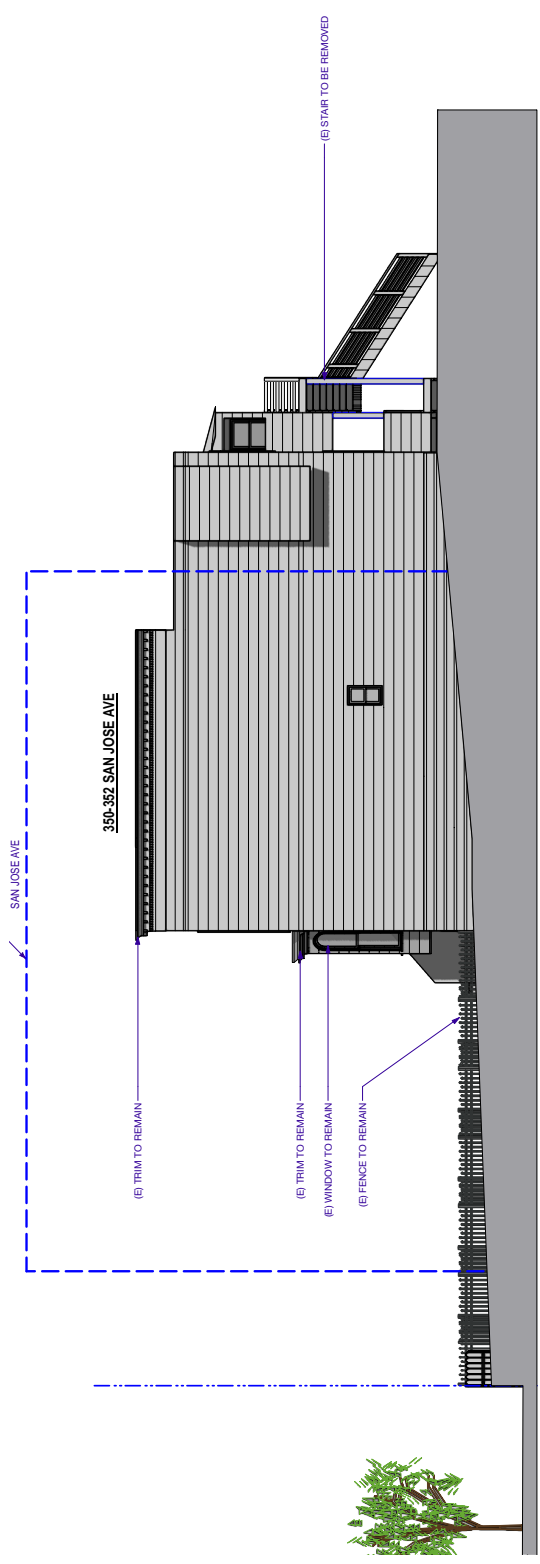


Existing Left Elevation (South)
3/16" = 1'-0"

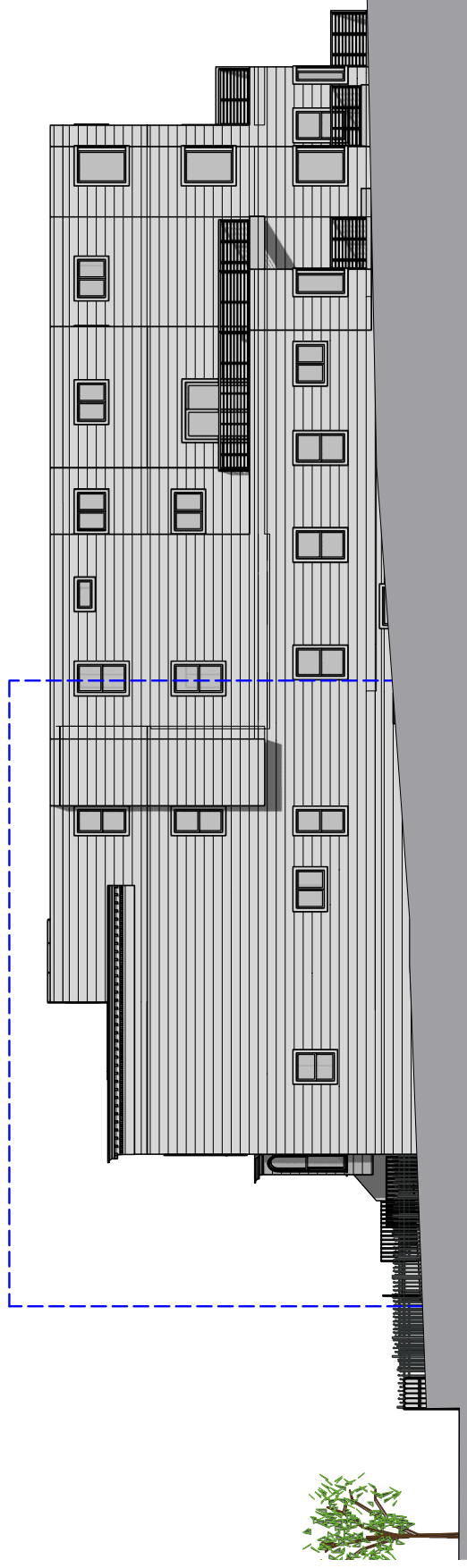


Proposed Left Elevation (South)
3/16" = 1'-0"

FIGURE 5: Project Existing & Proposed South Elevations



Existing Right Elevation (North)
3/16" = 1'-0"



Proposed Right Elevation (North)
3/16" = 1'-0"

FIGURE 6: Project Existing & Proposed North Elevations



FIGURE 7: Juri Commons at San Jose Avenues



FIGURE 8: Play area and pathway

III. PUBLICLY-ACCESSIBLE OPEN SPACES IN THE VICINITY

Juri Commons

Juri Commons is a publicly-accessible open space under the jurisdiction of the San Francisco Recreation and Parks Department (RPD). It is a 0.28 acre (12,406 sf) urban park located in the Mission neighborhood on Assessor's Block 6532 / Lot 8. The park site is the former location of a railway line and bisects the block bounded by 25th Street, San Jose Avenue, 26th Street, and Guerrero Street. The open space has public entries on San Jose Avenue and Guerrero Street frontages where it enclosed by low fences and gates. The park is bounded on the north and south by private residential properties. The official hours of operation for Juri Commons are from 6 am to 10pm and the official park website is <http://sfrecpark.org/destination/juri-commons>. Figure 9 shows a diagram plan of Juri Commons.



map data ©2018 Google

FIGURE 9: Juri Commons Park Diagram

LEGEND

- ① Pathway
- ② Planted Areas
- ③ Play Area

Juri Commons contains a meandering paved footpath connecting the two street frontages. On either side of the pathways are landscaping comprised of approximately 10 mature trees and various other bushes and plantings, small grassy areas and volunteer-maintained planting beds. Near the Guerrero Street side, there is a children’s play area with poured rubber paving containing two small climbing structures, a swing set and two fixed benches.

Other Open Spaces

The proposed project does not have the potential to affect any other public parks, public open space, or privately owned publicly-accessible open spaces (POPOS). ■

IV. CEQA EVALUATION CRITERIA AND METHODOLOGY

Analysis Review Standards

An evaluation of shading impacts under CEQA must determine whether the proposed project would create new shadow that substantially and adversely affects the use and enjoyment of publicly accessible open spaces. To understand whether such new shading may be considered substantial and adverse, both quantitative findings (how large the shadows would be, when and for how long they would occur) as well as qualitative elements (what activities occur in the open spaces, how are the spaces used) must be evaluated.

There is no single adopted technical standard or methodology for evaluation of shadow impacts under CEQA; however, the methodology implemented by the City and County of San Francisco under Planning Code Section 295 provides a framework and technical standards for quantitative, graphical and qualitative shading review, which are often also used to support CEQA analysis for development projects in San Francisco and have been adapted for use in this project analysis as further described below. Although, as discussed on page 2, the proposed project is not subject to Planning Code Section 295, the methodology applied under this section was used to analyze shadow impacts of the proposed project, as described below.

Report Methodology

The shadow analysis completed by PreVision Design used a 3D virtual model of the proposed project, the affected open space (based on lot boundaries per city records), and the surrounding urban environment to simulate both existing amounts of shadow as well as new shadow that would be present with the addition of the proposed project to derive the *net new shadow* that would occur as a result of the proposed project. The period of evaluation for shadow starts one hour after sunrise through one hour before sunset (hereafter “the daily analysis period”). Within the daily analysis period, the model was used to output graphics as described below to provide a visual understanding of the location, size and extent of new shadow. Additionally, this report contains a discussion of the findings of this analysis.

Graphical Analysis

- **Refined Shadow Fan.** Graphic showing the full extent of the areas receiving net new shadow at any point throughout the year, factoring out the presence of shadow from existing buildings. This graphic appears as Exhibit A.

- **Hourly diagrams.** Graphics showing snapshot shading conditions at hourly intervals within the daily analysis period on the summer solstice (June 21), the equinoxes (March 22/September 20) and the winter solstice (December 20) which is also the date with the greatest quantitative net new shadow. On the date of maximum net new shadow, additional graphics are provided at 15-minute intervals at times the project is casting net new shadow on the open space. These graphics appear as Exhibits B-D.

Cumulative Analysis

In addition to an analysis of the net new shadow that would be generated by the proposed project, it is typical to also include analysis of shadow cast on the affected open space from nearby reasonably foreseeable future projects (i.e., “cumulative” projects). In the case of this project, there are no proposed projects in the vicinity that would cast shadow on Juri Commons, so this analysis is not applicable.

Other Factors Affecting Sunlight

Shade contributed by private fences, trees and other landscape features are not taken into consideration as part of the quantitative analysis, as such features are considered “impermanent” given they may change over time and often may be added or removed without official notice and/or a public review process. However, at times such features may constitute a *defining* feature of the open space (or features within it) and contribute a significant shadow presence which may capture some or all new shading generated by the proposed project. In such cases, an informal discussion of the presence and nature of such features is included for informational purposes. ■

V. SHADOW ANALYSIS FINDINGS

Timing and Location of Shadow Under Existing Conditions

Juri Commons is a narrow park surrounded on almost all sides by nearby residential buildings of two, three and four stories. Not taking into consideration trees and other vegetation, under current summertime conditions, the park is substantially cast in shadow during early morning hours then becoming largely unshaded by around midday with shadows returning in late afternoon/early evening. During the spring and fall, substantial morning shadows recede slowly until the park is largely unshaded by early-to-mid afternoon with shadows returning again in the late afternoon. Over winter,

nearly the entire park is cast in shadow prior to 9am with shadows slowly diminishing until the late afternoon when the park becomes largely unshaded.

Timing and Location of Net New Shadow from Proposed Project

Net new shadow from the proposed project would fall on Juri Commons year-round. Over the summer, net new shadow would be present in the early mornings and would leave the park by between 9am and 11am. Over the spring and fall, net new shadow would again be present during the morning but remain in the park until between 11am and 12:45pm. Over the winter, shadows would be present from the morning and remain until between 12:45pm and 1:45pm. The duration of new shading in the park would range from about 2 hours and 45 minutes on the summer solstice to around 5 hours and 45 minutes on the winter solstice, with shadows moving from the southwest toward the northeast throughout that period. The size of the new shadows would also vary, with the largest new shadow area occupying about 15% of the park area.

The portions of the park affected by the net new shadow are shown by Exhibit A1, which graphically represents the aggregate shadow boundary of areas receiving net new shadow from the proposed project throughout the year. The areas that would most frequently receive net new shadow would be the central portion of the park which include the walking path and landscaped/planting areas. The northern portion of the children's play area would also receive some early morning shadow over the summertime for up to approximately one hour and 15 minutes (shadow would be gone no later than 8:00 am).

The days of maximum net new shadow on the park due to the proposed project would occur on Dec 20 and Dec 21, when net new shadow from the proposed project would fall on Juri Commons from one hour after sunrise (8:19am) and be present for approximately 5 hours and 45 minutes, until around 1:45pm. The largest shadows on this date would occur between 9:30 and 11:30 am where up to approximately 15% of the park area would be affected. The areas affected on this date include landscaped areas as well as the pedestrian pathway. The children's play area would not be affected.

As stated, per Planning Department standards, private fences, trees and other plantings are not accounted for in this shadow analysis. On a practical basis, the approximately 10 mature trees, numerous solid fences, and other plantings present in the park do significantly contribute to the current shadow conditions and user experience of the park, and therefore shadows created by the proposed project may have a diminished perceived effect on features that are currently already in shadow due to shadow cast by such features. ■

EXHIBIT A: AGGREGATE SHADOW FAN DIAGRAM

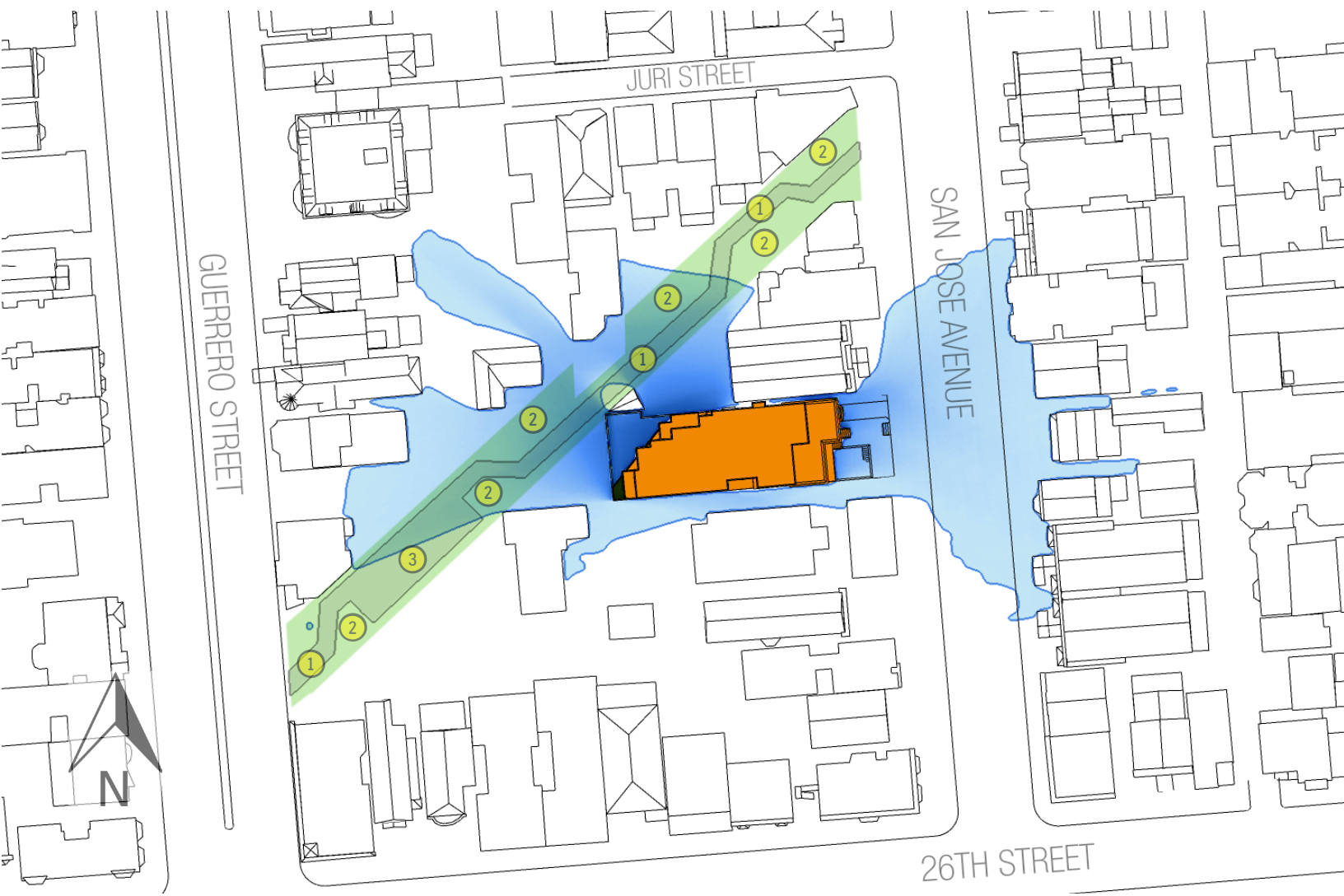
A1 - Annual net new shadow extents from the proposed project

Diagram showing extents of all areas receiving net new shadow from the proposed project at *some* point during the year.

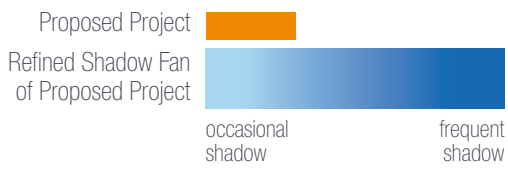
A1

350 SAN JOSE AVENUE

Refined Shadow Fan diagram, factoring in existing shadow



AGGREGATE NET NEW SHADOW AREAS OF IMPACT FULL YEAR REFINED SHADOW FAN



- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

EXHIBIT B: SHADOW DIAGRAMS ON SUMMER SOLSTICE

B1 - June 21

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset.

B1.1

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

6:46 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.2

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

7:00 AM

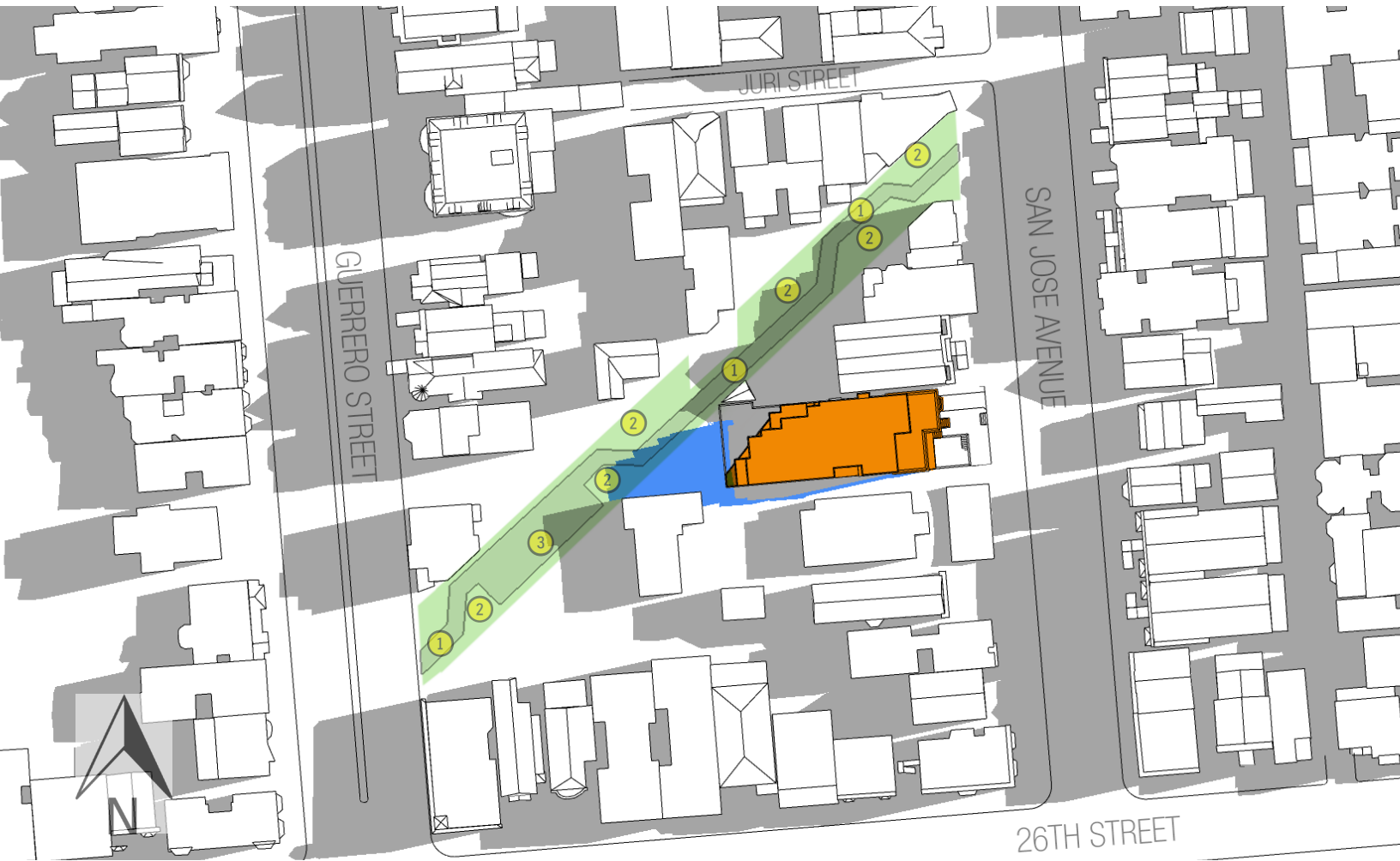
- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.3

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

8:00 AM

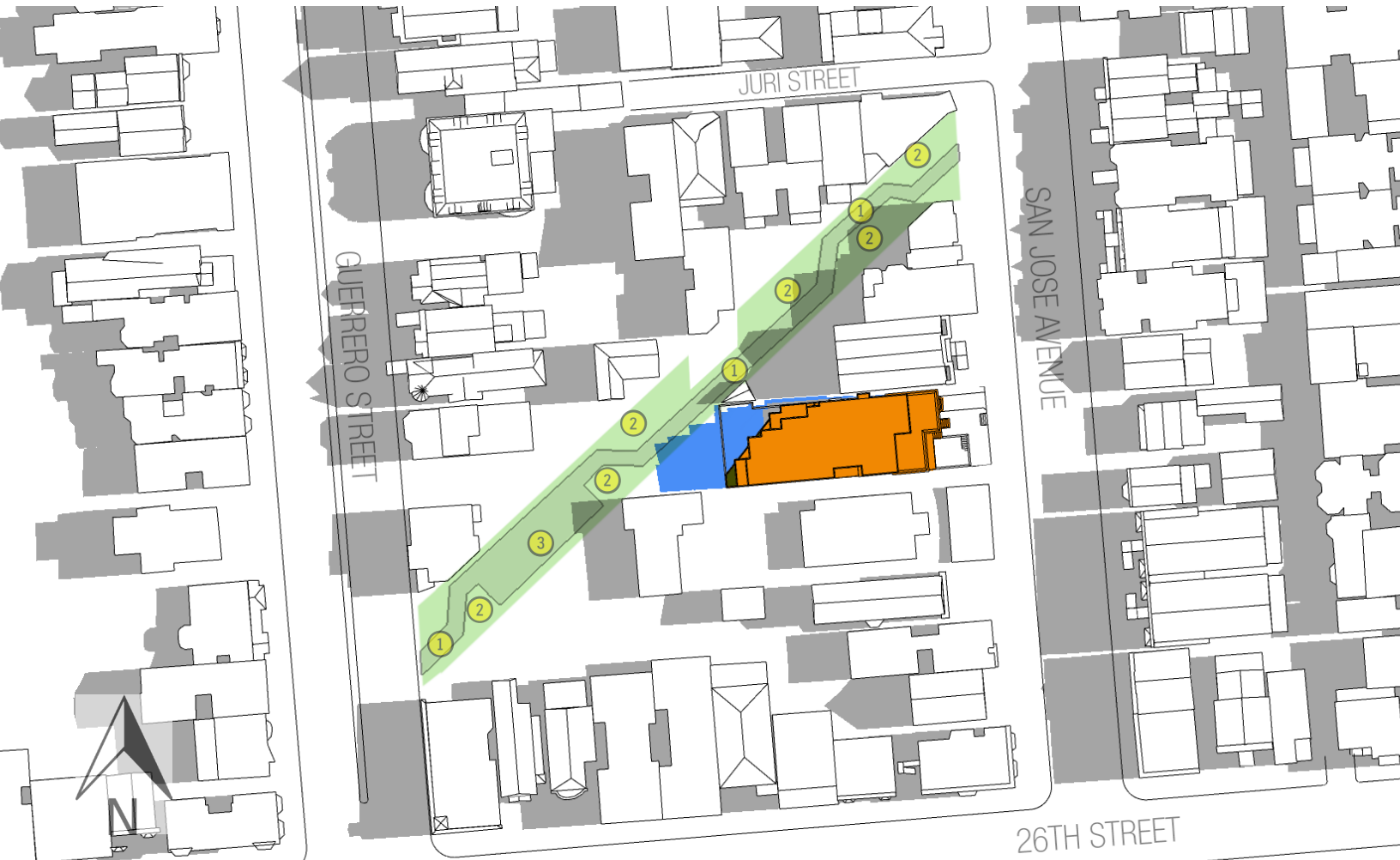
- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.4

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

9:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.5

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

10:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.6

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

11:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.7

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

12:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
 - 1 Paved Pathway
 - 2 Landscaping
 - 3 Play Area

B1.8

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

1:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.9

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



**SUMMER SOLSTICE
JUNE 21**

2:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.10

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

3:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.11 350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

4:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.12 350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

5:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.13 350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

6:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.14 350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

7:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

B1.15

350 SAN JOSE AVENUE

Shading diagrams on the Summer Solstice



SUMMER SOLSTICE
JUNE 21

7:36 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

EXHIBIT C: SHADOW DIAGRAMS NEAR EQUINOXES

C1 - September 20 (Autumnal), March 22 (Vernal) similar

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset.

C1.1

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

7:57 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.2

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

8:00 AM

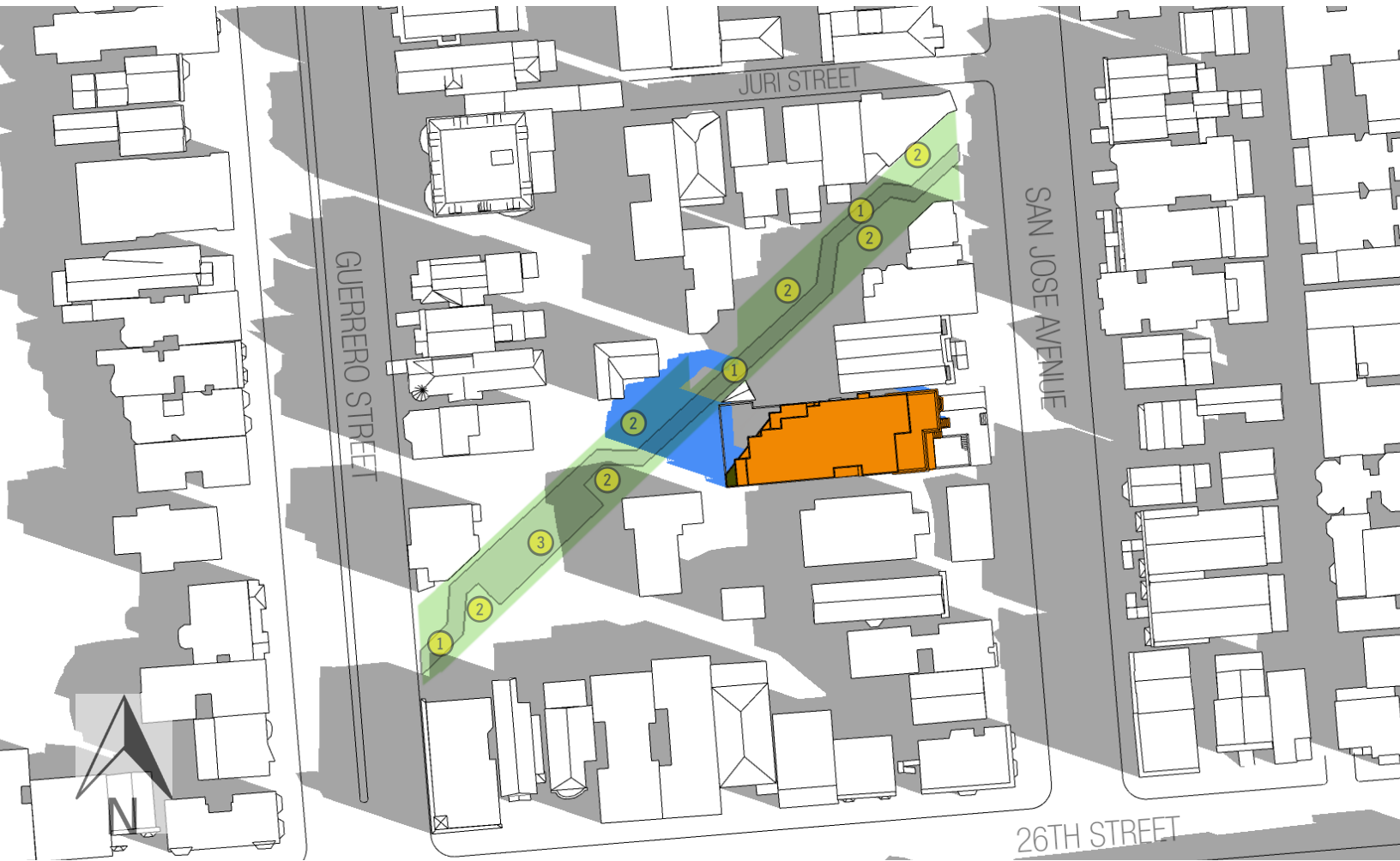
- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.3

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

9:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.4

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

10:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.5

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

11:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.6

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

12:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.7

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

1:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.8

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

2:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.9

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

3:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.10

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

4:00 PM

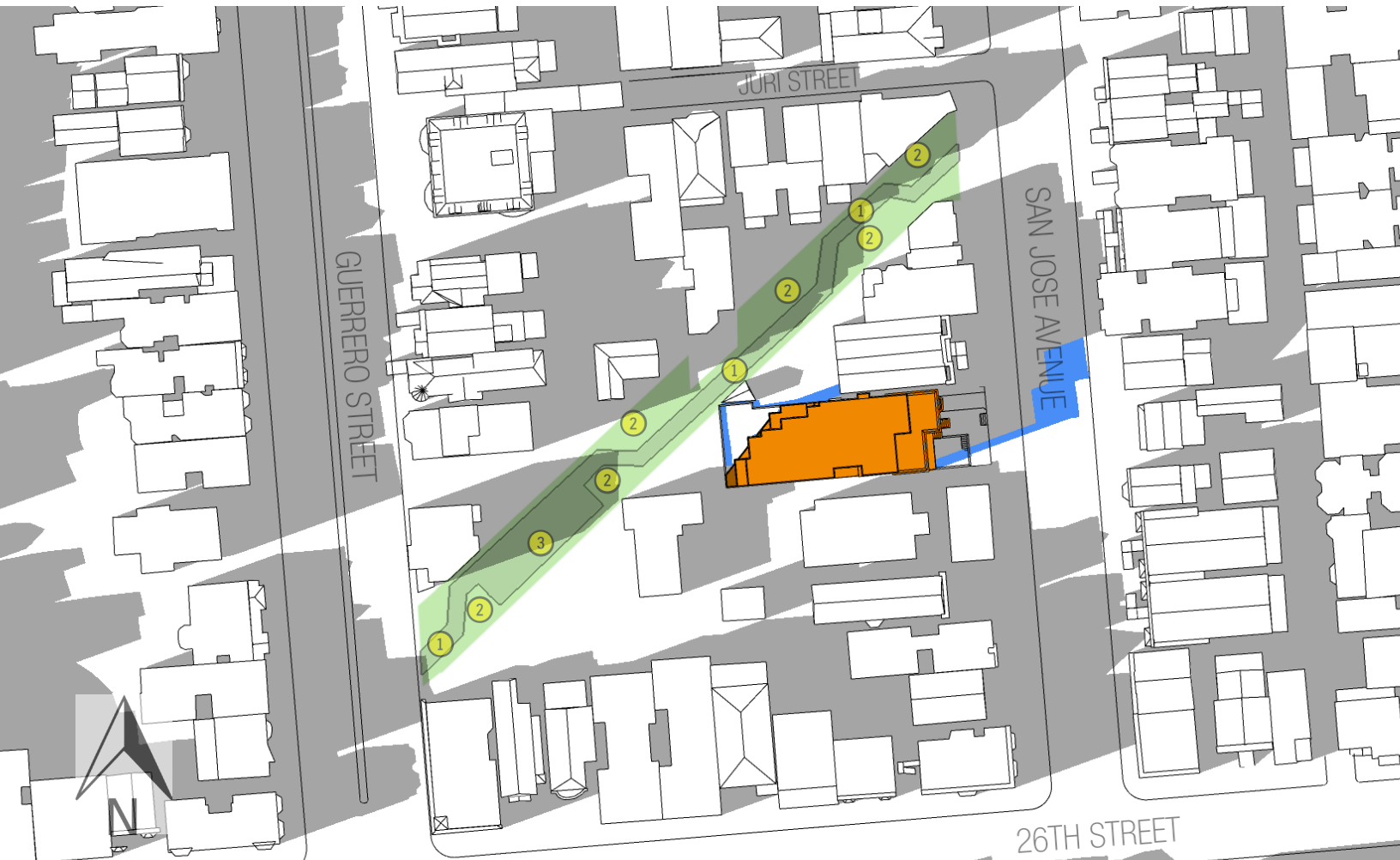
- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.11

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

5:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.12

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

6:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

C1.13

350 SAN JOSE AVENUE

Shading diagrams near the Fall/Spring Equinoxes



APPROX. FALL EQUINOX (SPRING SIMILAR)
SEPTEMBER 20

6:09 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

EXHIBIT D: SHADOW DIAGRAMS ON WINTER SOLSTICE

D1 - December 20 (Date of Maximum Net New Shadow)

Diagrams at one hour intervals starting one hour after sunrise to one hour prior to sunset.

D1.1

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

8:19 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.2

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

8:30 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.3

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

8:45 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.4

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

9:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.5

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

9:15 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.6

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

9:30 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.7

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

9:45 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.8

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

10:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.9

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

10:15 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.10

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

10:30 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.11 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

10:45 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.12 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

11:00 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.13 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

11:15 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.14 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

11:30 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.15

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

11:45 AM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.16

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

12:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.17 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

12:15 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.18 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

12:30 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.19

350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

12:45 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.20 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

1:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.21 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

1:15 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.22 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

1:30 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.23 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

1:45 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.24 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

2:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.25 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

3:00 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area

D1.26 350 SAN JOSE AVENUE

Shading diagrams on the Winter Solstice



WINTER SOLSTICE
DECEMBER 20

3:54 PM

- Proposed Project
- Existing (current) Shadows
- New Shading by Proposed Project

- Juri Commons (RPD)
- Park Features
- 1 Paved Pathway
- 2 Landscaping
- 3 Play Area



995 Market Street, Second Floor
San Francisco, CA 94103

tel 415.498.0141
fax 415.493.0141

www.previsiondesign.com
info@previsiondesign.com