



Institute for Arts & Culture

Planning Commission Hearing October 8, 2020

- Discuss Loading Issues with Neighbors
- Discuss shadow impacts/privacy with 1922 Page and 1928 Page
- Describe Housing Rationale

Outreach since October 8, 2020

- 10/8 – Email to all contacts – Only 2 responses
- 10/19 – Zoom Meeting- 6 attendees
 - Student population – Reduce Number of Students
 - White Zone Length – Keep existing White Zone Length, Find Remote White Zone (e.g. The Embarcadero or Ballpark) and shuttle to school, Incentivize non-driving modes
 - School Affiliation – Unclear relevance
- 10/19 – Response from Immediate neighbors to the east
 - 1928 pleased with 10' Setback, 1922 couldn't meet but was dissatisfied
- 10/20-21 – Several more emails on parking/pick-up

Proposed Pick-up/Drop-off Summary

- Transportation Management Plan (Appendix J in the Circulation Study dated 11/22/2019) required as part of CatEx and signed by School.
- Requires:
 - White Zone Extension (willing to shorten to 7:30 -9 and 4 - 6:30)
 - Schedule Staggering Program- Grades start at different times
 - Formalized Drop-off / Pick-up Procedures sent to parents and on web,
 - Vehicle Queuing Management
 - Staff in lobby and on street communicating by walkie talkie
 - Transportation Demand Management (TDM) Coordinator

Enhanced Pick-Up Drop Off Plans

- Modeling Sacred Heart's Website
- Commit to using Mobil App
- Violation Enforcement will be part of Parent Contract

Shadow Studies

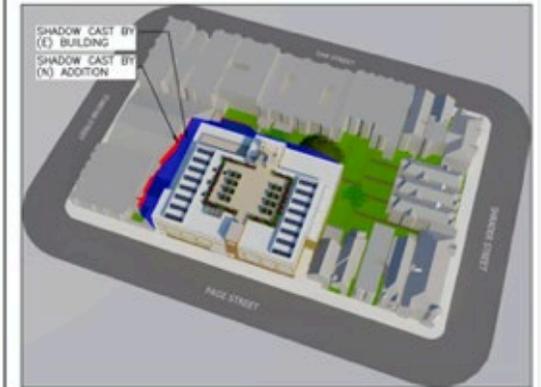
- Rear and side setbacks practically eliminate new shadows on ground plane
- New shadows are extremely minor or on roofs at Winter Solstice



MARCH / SEPTEMBER 21ST / 4:00 PM



MARCH / SEPTEMBER 21ST / 12:00 PM



MARCH / SEPTEMBER 21ST / 9:00 AM



JUNE 21ST / 4:00 PM



JUNE 21ST / 12:00 PM



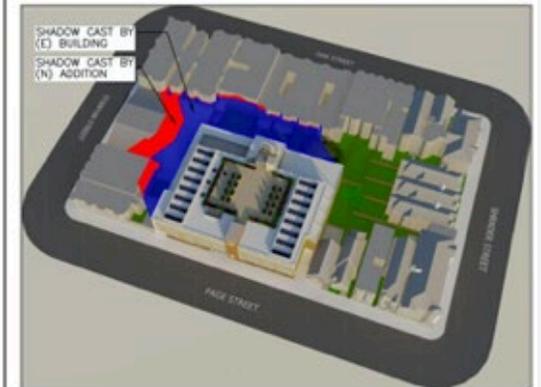
JUNE 21ST / 9:00 AM



DECEMBER 21ST / 4:00 PM



DECEMBER 21ST / 12:00 PM

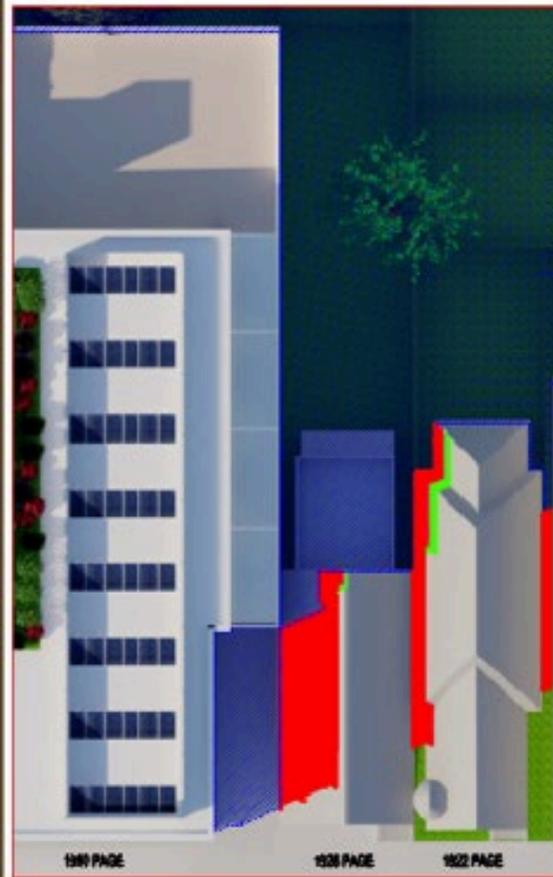


DECEMBER 21ST / 9:00 AM

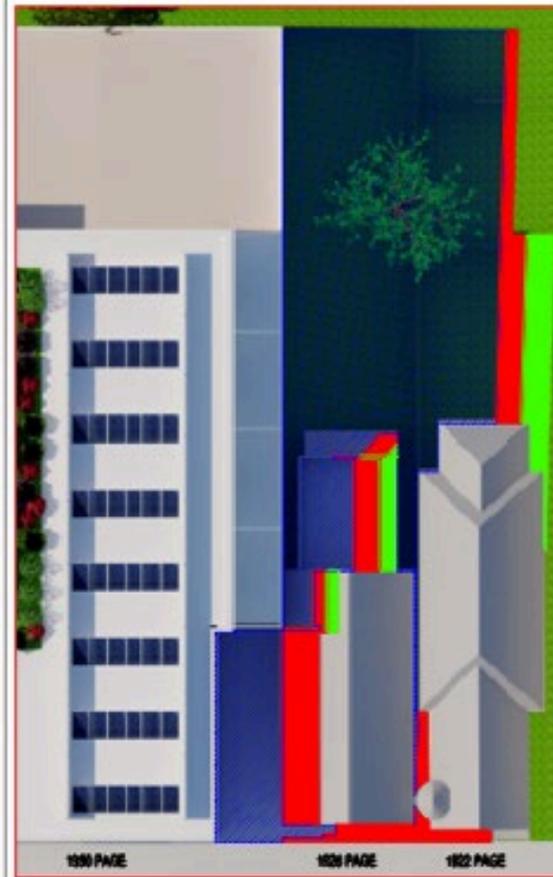


Detailed Shadow Studies

- Most Shadow created by existing building
- New shadows are extremely minor or on roofs at Winter Solstice



MARCH / SEPTEMBER 21ST / 4:00 PM

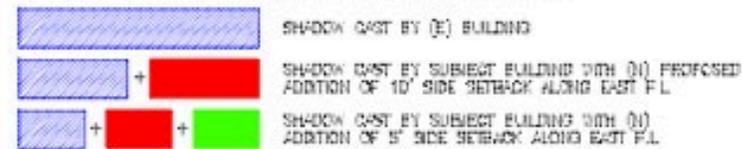


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SHADOW SHOWN ON THE FIGURED CHIT BY SUBJECT BUILDING ONLY



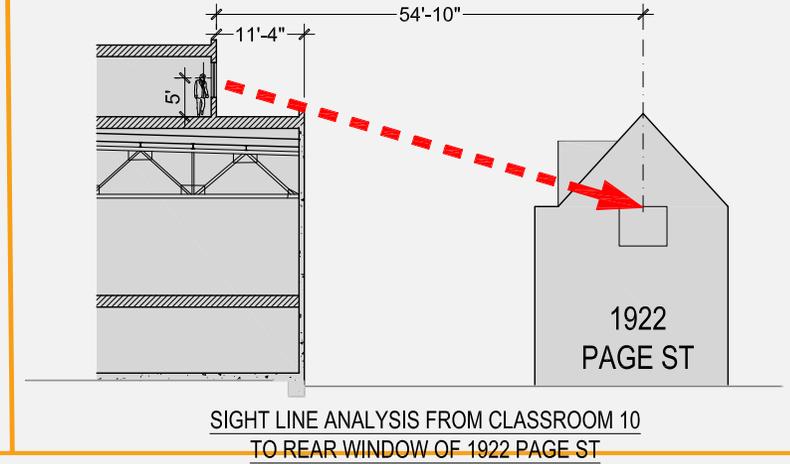
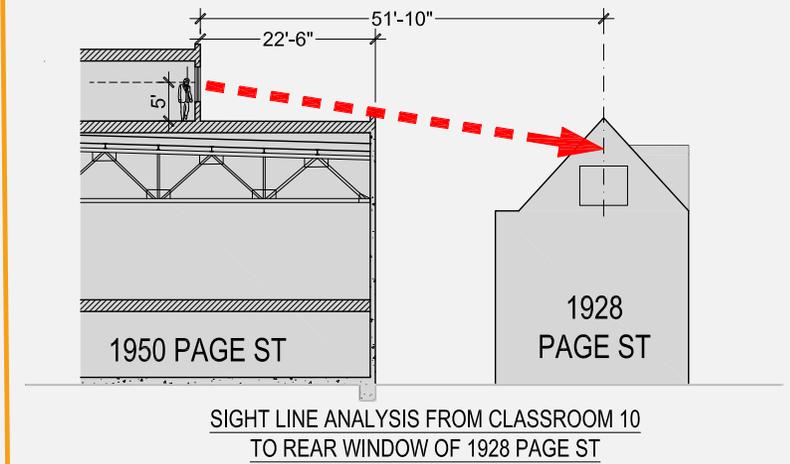
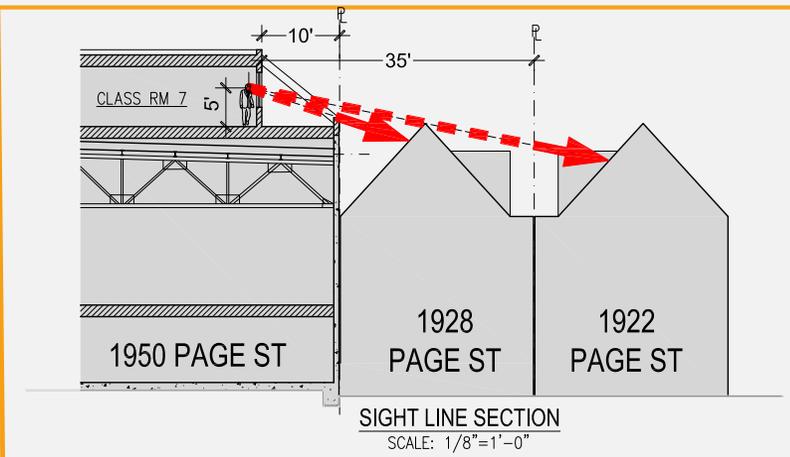
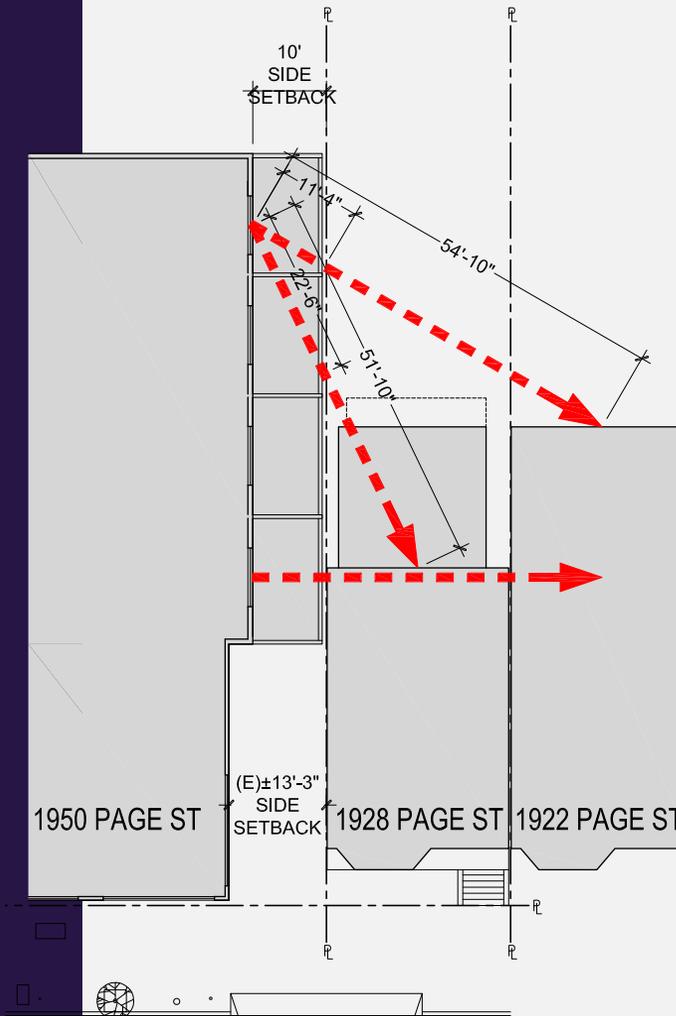
NOTE: SUBJECT BUILDING SHOWN IN PROPOSED CURRENT DESIGN WITH 10' SIDE SETBACK ALONG EAST F.L.





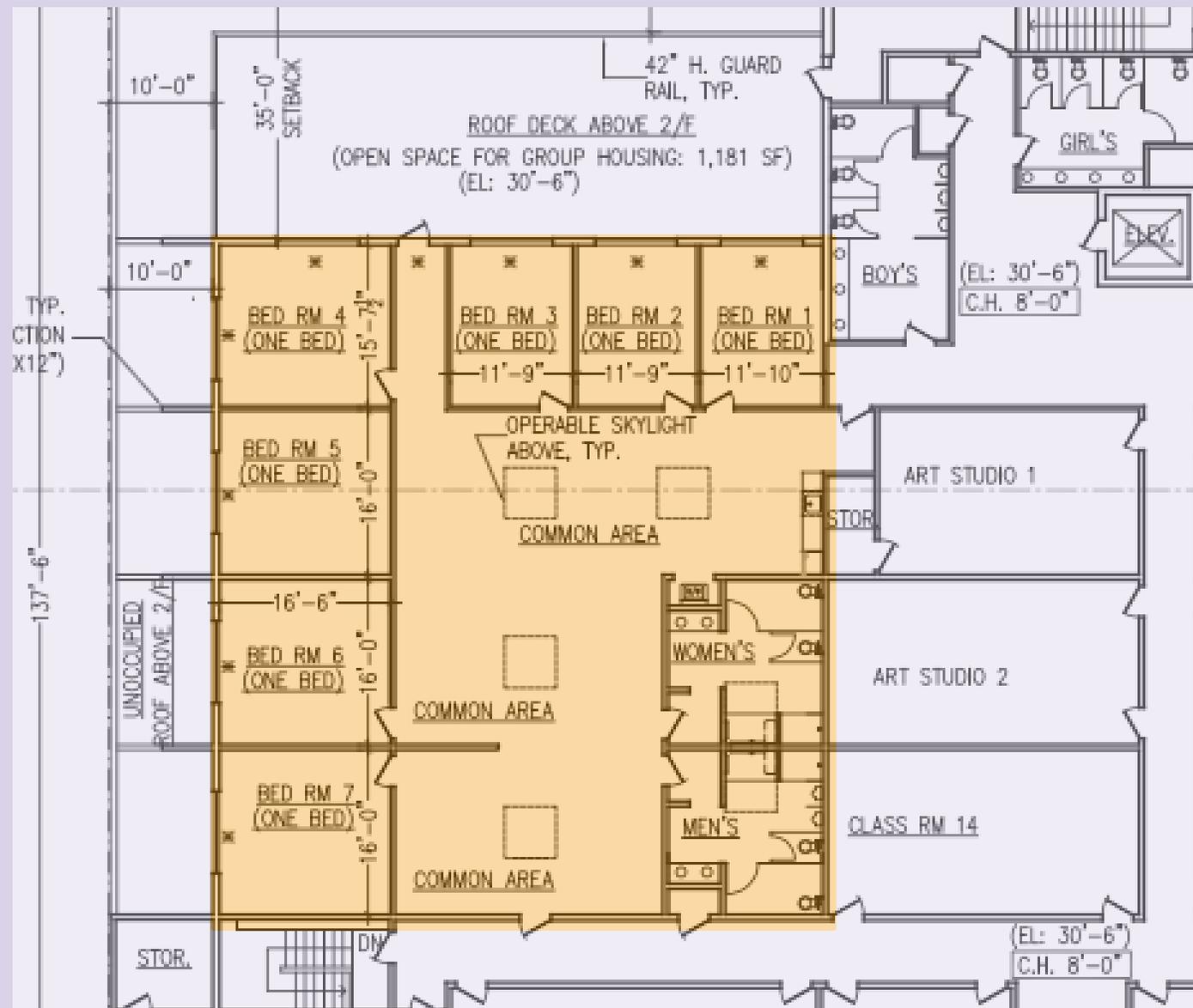
Privacy Study

- 10' Setback where Planning usually requires 3'-5'
- Sightlines minimize any views to side and rear windows





THIRD FLOOR
10/08/20





THIRD FLOOR
10/22/20

