

CITY AND COUNTY OF SAN FRANCISCO  
RECREATION & PARK COMMISSION

RESOLUTION NO. \_\_\_\_\_

RESOLUTION RECOMMENDING TO THE PLANNING COMMISSION THAT THE NET NEW SHADOW CAST BY THE PROPOSED PROJECT AT 858 STANYAN STREET WILL NOT HAVE A SIGNIFICANT ADVERSE IMPACT ON THE USE OF GOLDEN GATE PARK, AS REQUIRED BY PLANNING CODE SECTION 295 (THE SUNLIGHT ORDINANCE).

WHEREAS, Under Planning Code Section 295, the Planning Commission may not approve a building permit application for a structure with a height of 40 feet or higher if the resulting shadow will have an adverse impact on property under the jurisdiction of, or designated for acquisition by, the Recreation and Park Commission, unless the Planning Commission, upon recommendation from the General Manager of the Recreation and Park Department in consultation with the Recreation and Park Commission, makes a determination that the shadow impact will not be significant; and

WHEREAS, the Recreation and Park Commission has jurisdiction over real property located on lot 001 of Assessor's Block 1700 in San Francisco known as Golden Gate Park ("GGP"); and

WHEREAS, Kavaklidere LLC, ("Project Sponsor") proposes to add three residential units to an existing mixed-use building that would include approximately 900 square feet of ground floor commercial space and a 3-car garage ("Project"); and

WHEREAS, Prevision Design analyzed the new shadow cast by the proposed Project on 858 Stanyan and determined that the Theoretical Annual Available Sunlight ("TAAS") for GGP is 166,454,174,148 square-foot hours ("sfh"). The approximated amount of shadow currently cast on GGP by existing buildings is 0.1306% of the TAAS for the park, with a +/- 0.06% margin of error. The additional shadow cast by the Project would constitute 0.0004% of TAAS, bringing the approximated total annual shading of GGP as a percentage of TAAS to 0.1310%; and

WHEREAS, the Planning Department is responsible for conducting environmental review for the project. The Department completed a Categorical Exemption Checklist to evaluate whether the proposed project was categorically exempt under the California Environmental Quality Act (CEQA); and

WHEREAS, on April 2, 2018, The Planning Department determined that the proposed project would not result in significant environmental effects and the proposed project received a Categorical Exemption Determination; and

WHEREAS, the Project will provide the following public benefits to the City: provide three new residential units; provide additional landscaping with four additional street trees; pay Impact Fees; and

WHEREAS, the Commission finds that the additional shadow cast by the Project will not have a significant adverse impact on the use of GGP for the following reasons: (1) All new shadow cast by the Project would occur in an area currently used as a parking lot; (2) All new shadow would occur in the mornings with all shadows gone by no later than 10:00 am; (3) the duration of proposed Project-generated new shadow would vary throughout the year, with new shadow being present for a maximum of 127 minutes and an average of 104 minutes; and

Now therefore be it

RESOLVED, the Commission recommends that the Planning Commission find that the shadow cast by the proposed project at 858 Stanyan Street will not have a significant adverse impact on the use of Golden Gate Park, pursuant to Planning Code Section 295 (the Sunlight Ordinance); and

Adopted by the following vote:

Ayes  
Noes  
Absent

I hereby certify that the foregoing resolution was adopted at the Recreation and Park Commission meeting held on June 14, 2018.

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Margaret A. McArthur, Commission Liaison