

# **APPENDIX A**

## ***Photosimulations Peer Review***



DIGITAL IMAGING STUDIO  
www.disstudio.com

Midwest Office – 708.646.4562  
West Coast Studio – 510.813.2260

August 13, 2019

Tali Ashurov  
Associate Project Manager  
David J. Powers & Associates, Inc.  
1736 Franklin Street, Suite 300  
Oakland, CA 94612

RE: TopGolf Project, Burlingame, CA – Peer Review

Dear Ms. Ashurov:

The following summarizes our peer review findings for the TopGolf Project, located in Burlingame, CA. Based upon a review of the photo simulations submitted by the applicant, Digital Imaging Studio (DIS) has determined that the overall views are within a reasonable measure of accuracy with the following exceptions:

1. Map locators do not match the view perspectives for 03, 04 & 05
2. Project perspectives appear larger than it should for views 03, 04, 05 & 06
3. In view 06 the project / driving range screen appears to erroneously “die” onto the street, and base is distorted (squashed)
4. 3D model of the project appears to have been “guess” rendered; meaning the camera angles of the rendering appear to have been adjusted within photoshop, or a similar software product, to fit the existing architectural landscape
5. The two “oblique”, aerial / angle views, appear to be accurate given the level of detail provided

DIS reviewed the data submitted against our standard measure peer review methodology. During this process, the DIS team found it necessary to reconstruct the submitted photo composites and establish an accurate visual and measurable baseline for comparison. When evaluated against those originally submitted by the applicant, the variances identified above were confirmed and determined to be minor enough in nature as to not warrant rework by the applicant. The DIS produced visualizations, along with those which were provided by the applicant, have been enclosed to support our overall findings.

Sincerely,

Patrick Ghiringhelli  
3D Design Visualization Director

Enclosures: DIS Map Locator (1) & DIS Photo-composite Renderings (6)  
Applicant Map Locator (1) & Applicant Photo-composite Renderings (6)









**View-01B 101 Northbound**

**08.02.2019**

**Draft 1**

**TOPGOLF BURLINGAME, CA.**

**Proposed**

digital imaging studio **dis**



**View-03 101 Southbound**

**08.02.2019**

**Draft 1**

**TOPGOLF BURLINGAME, CA.**

**Proposed**

digital imaging studio **dis**





**View-04 Anza Blvd**

**08.02.2019**

**Draft 1**

**TOPGOLF BURLINGAME, CA.**

**Proposed**

digital imaging studio **dis**

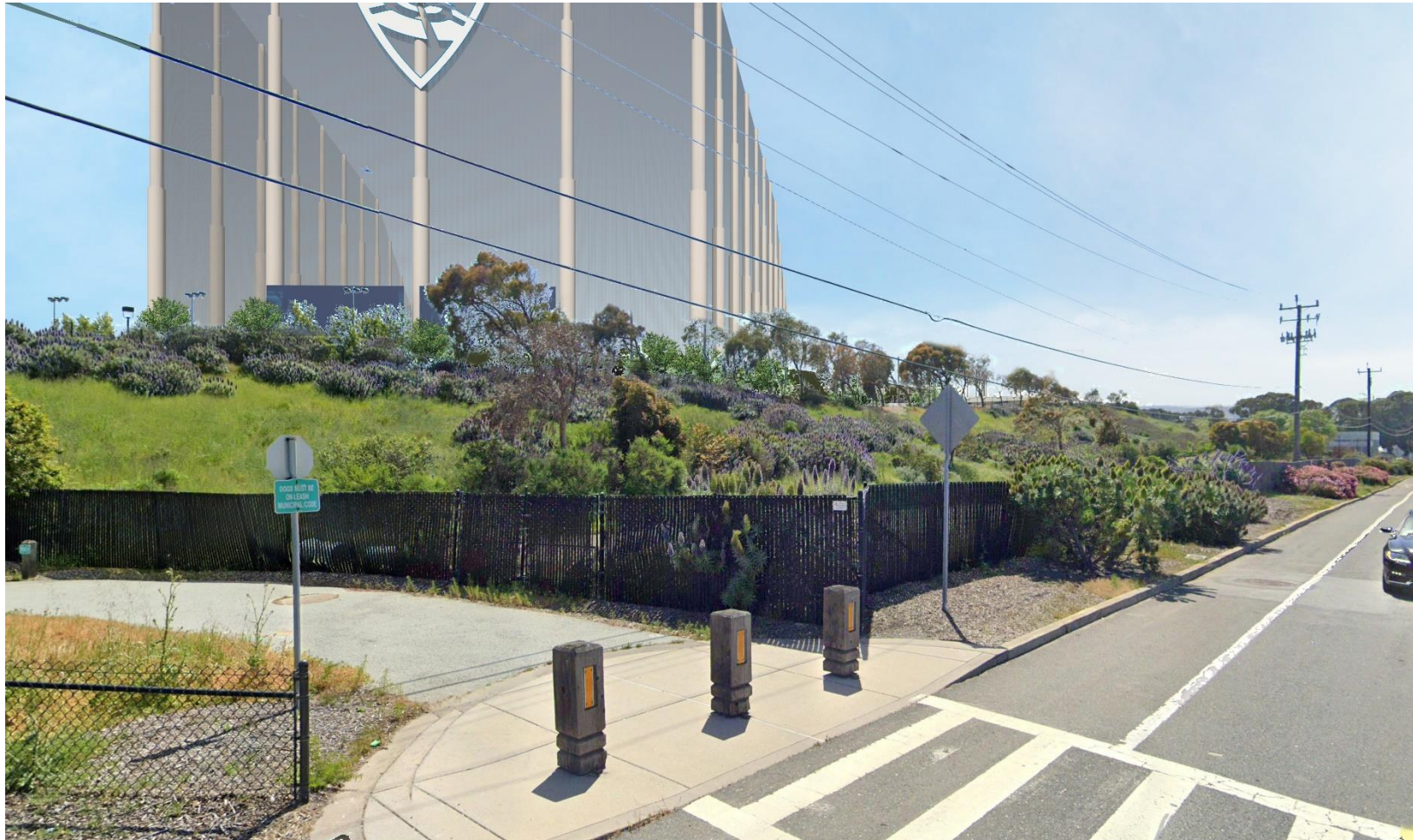


**View-05A Airport Blvd Northbound 08.02.2019 Draft 1 TOPGOLF BURLINGAME, CA.**

**Proposed**

digital imaging studio 





**View-05B Airport Blvd Northbound 08.02.2019 Draft 1 TOPGOLF BURLINGAME, CA.**

**Proposed**

digital imaging studio **dis**





**View-06 Airport Blvd Southbound**    **08.02.2019**    **Draft 1**    **TOPGOLF BURLINGAME, CA.**

**Proposed**

digital imaging studio **dis**



TOPGOLF - BURLINGAME, CA  
250 ANZA BLVD  
BURLINGAME, CA 94010

SITE CONTEXT PLAN  
07.11.2019

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**CONCEPTUAL RENDERING**  
AERIAL VIEW

BECK





**CONCEPTUAL RENDERING**  
AERIAL VIEW

BECK





**CONCEPTUAL RENDERING**  
PERSPECTIVE VIEW WITH VIEWING DECK

BECK



**CONCEPTUAL RENDERING**  
PERSPECTIVE VIEW WITH VIEWING DECK

BECK





**CONCEPTUAL RENDERING**  
PERSPECTIVE VIEW

BECK



**CONCEPTUAL RENDERING**  
PERSPECTIVE VIEW

BECK