

**EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 22-0001964
LOCATED AT 1025 CORNELL DRIVE, BURBANK, CA 91504**

Objective and Analysis:

Per Burbank Municipal Code Section 10-1-607(D)(3)(f), a view study is required as a part of the Hillside Development Permit process to analyze the impact of the proposed development on views from adjacent properties. As a part of the view study, the applicant constructed story poles that outlined a 63 square foot first-story addition at the rear of the existing 1,554 square foot single-story dwelling and a 635 square foot second-story addition located at the eastern portion of the dwelling. The Project proposes partial demolition of the existing roof to accommodate the second story addition.

In addition to the public notices, residents and property owners of all the neighboring properties located within the immediate vicinity of the project site were contacted and informed of the proposed project along with the process involved in the view study. Staff analyzed the topographic map and photos taken from various angles to assess the potential impact of the development on the views from the neighboring properties. The exhibits used in the study can be found below:

Figure 1: Location of the proposed project with respect to the neighboring properties

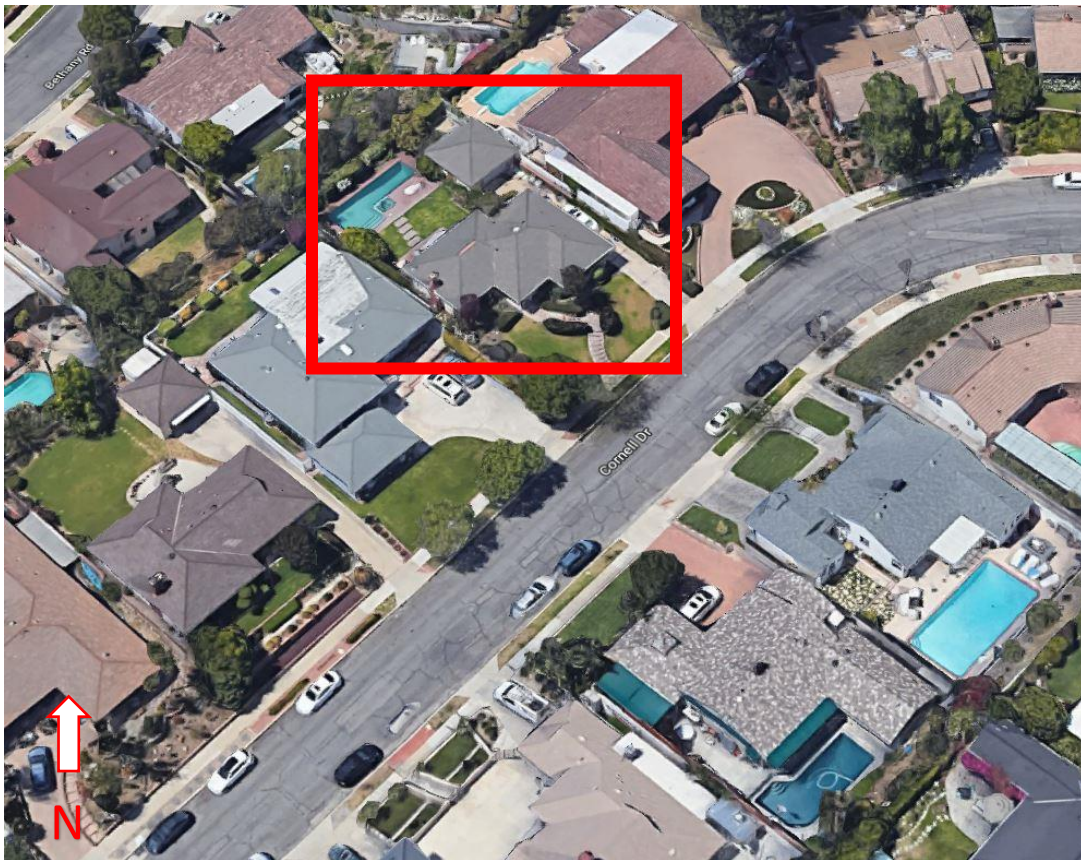


Figure 2: Topographic map of the subject property and vicinity.

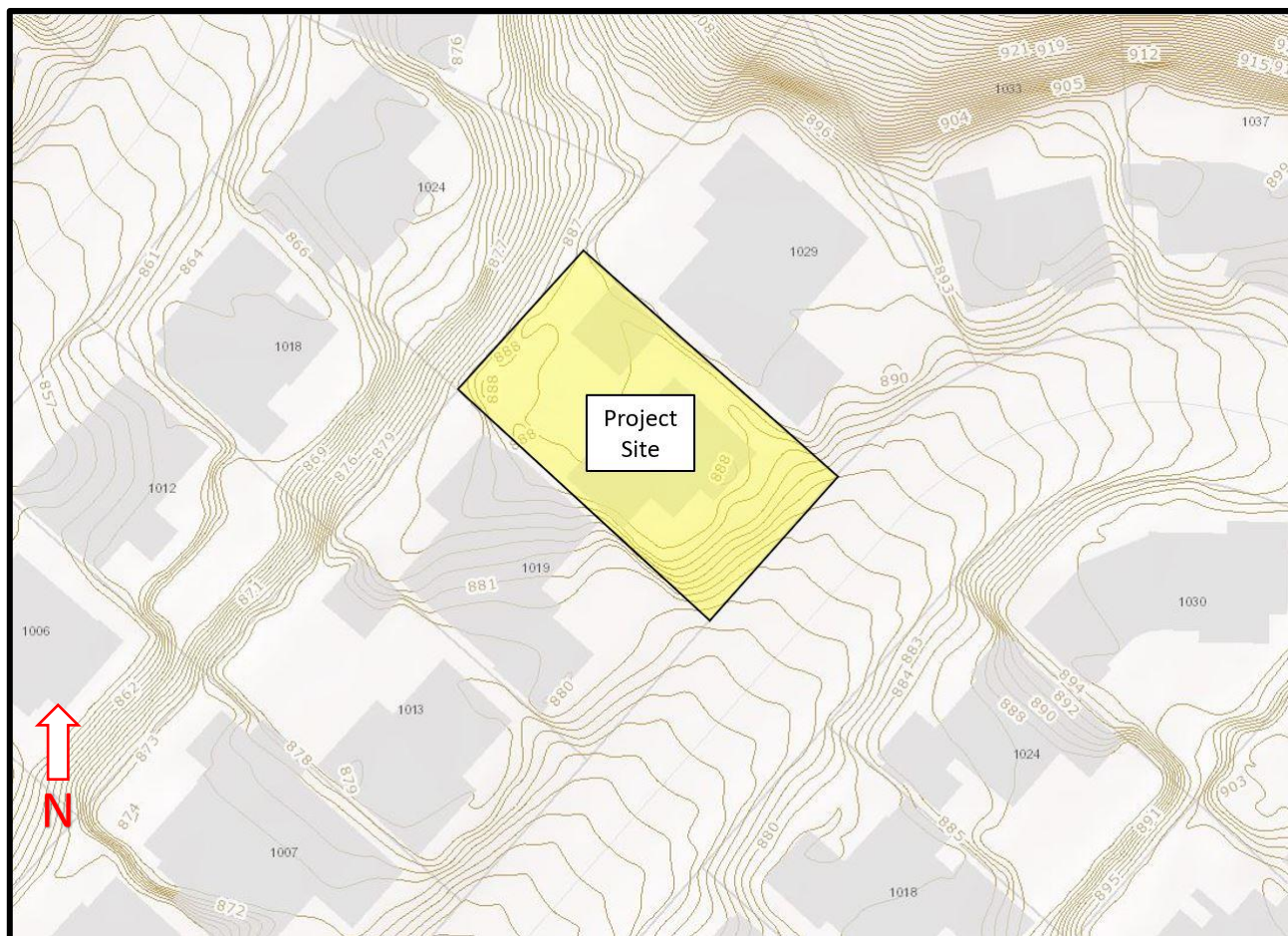


Figure 3: Topographic Map (Source: Burbank Geo-Enterprise Mapping Service)

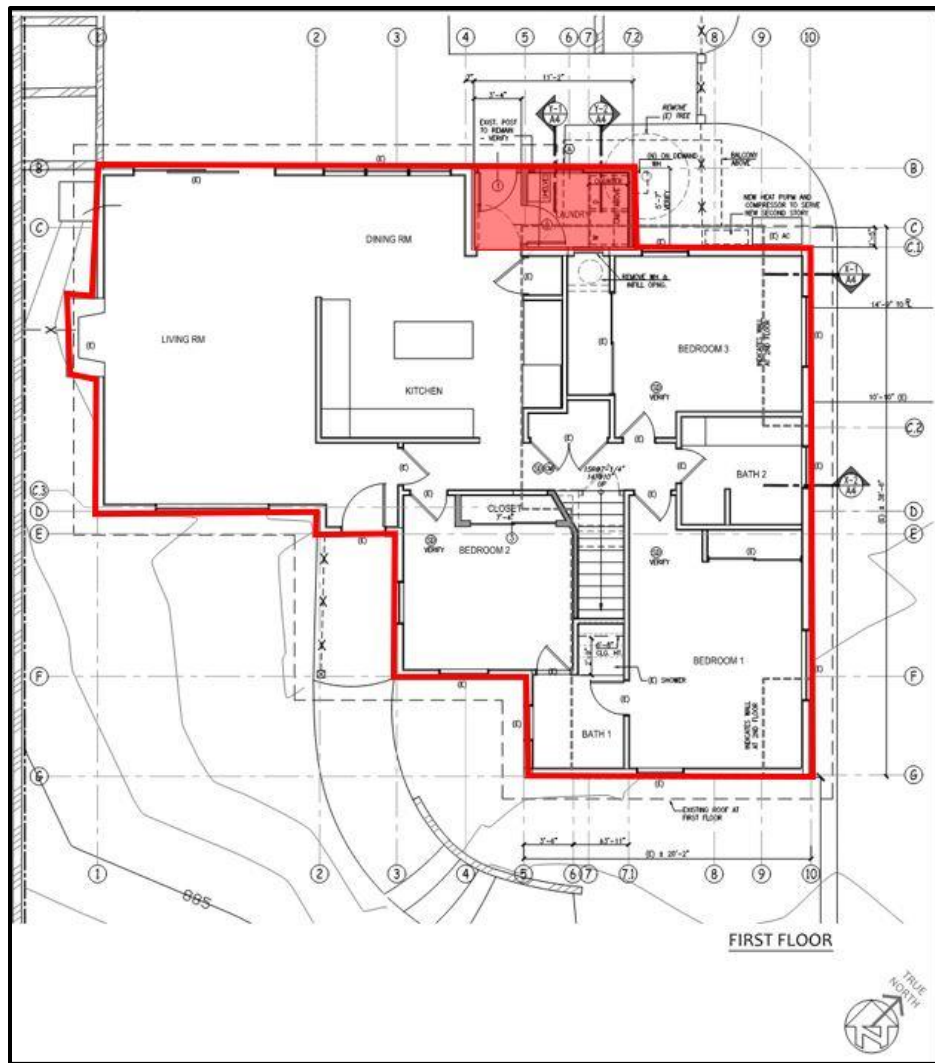


Figure 4a: 1st story floorplan of the proposed development with additions shown in red

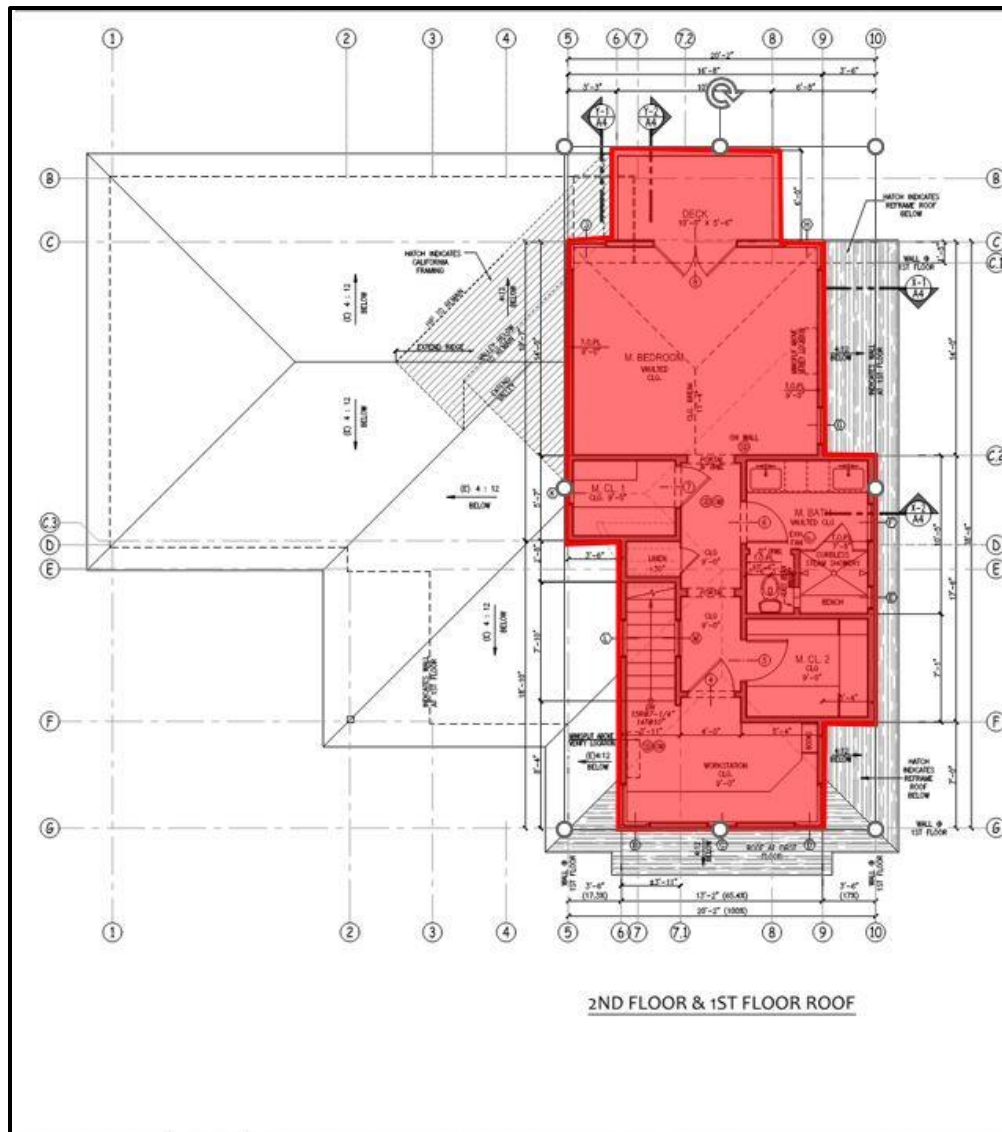


Figure 4b: 2nd story floorplan of the proposed development with additions shown in red

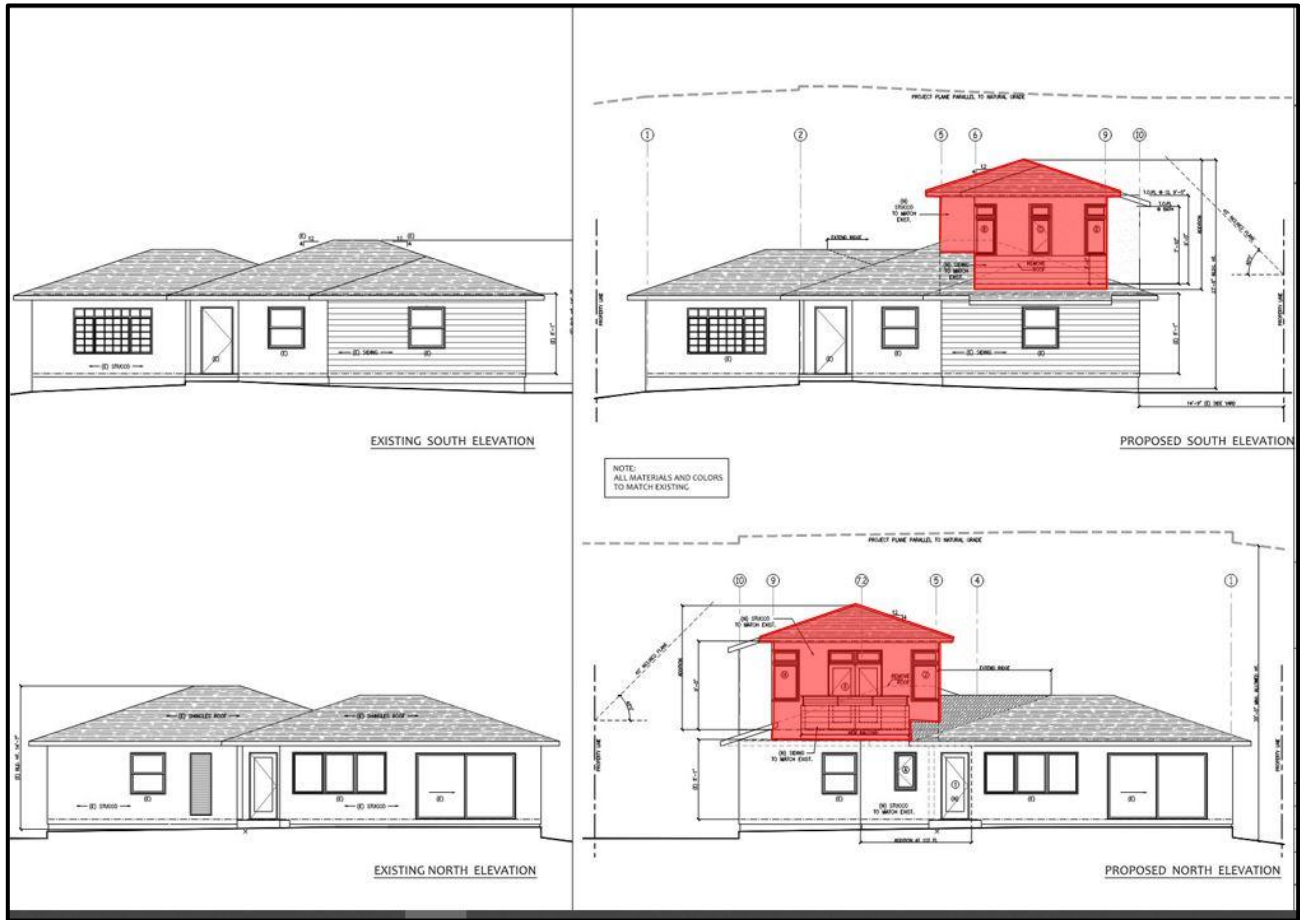


Figure 4c: Elevation of proposed development with 2nd story additions shown in red



Figure 5: Photo Key – Photos of installed story poles taken from different locations (see next page)



Figure 6: Front facade



Figure 7: Rear yard, southwest



Figure 8: Rear yard, facing west

Conclusion:

As evident from the proposed elevations, existing structures, and story poles, the placement and overall massing of the proposed additions will have minimal impact on the views from the surrounding properties. The 63 square foot first-floor addition is proposed at the rear of the existing dwelling. The second-story addition (635 square feet) is proposed along the eastern portion of the dwelling resulting in an increase of approximately 9 feet to the top of roof. The 63 square foot addition proposed at the rear of the dwelling will accommodate a laundry room, while the second story addition will include a primary bedroom, bathroom, closet, and office. The Project proposes

partial demolition of the existing roof, and construction of a new roof at a maximum height of 23'-8". All elements of the proposed additions, including windows and wall materials, will match the style and color of the existing residence.

Staff sent out inquiries to adjacent neighbors requesting site visits to determine whether the proposed addition would result in significant obstruction of views. Responding neighbors communicated their support of the project indicating that the story poles did not compromise existing views. On November 16, 2022, staff conducted a site visit on the subject property and took photos (Figures 5-7) of the constructed story poles.

Figure 5 depicts the view of the Project from Cornell Drive and was taken at the street level while Figure 6 depicts the view of the Project from the eastern side yard. The Project's 2nd story addition reduces building mass and avoids shadow and privacy impacts on the adjacent property by providing appropriate building modulation. The Project proposes to increase the roof height to 23'-8" and continues the same gable roof form that currently exists. The proposed gable roof does not dominate the existing skyline and ensures minimal impacts to the primary and secondary views for adjacent neighbors.

Figure 7 depicts the views of the addition taken from the rear yard. The first-floor addition is 63 square feet and includes a proposed laundry room located at the rear of the dwelling. The rear addition will extend approximately 5.5 feet into the rear yard area and is proposed to match the existing first floor top of plate height of 8'-1". The Project also proposes a deck to be constructed on top of the addition that will extend approximately 6 feet into the rear yard. 6-foot-tall hedges exist at the rear of the property to ensure privacy is maintained between the subject lot and the abutting property to the rear. As shown in Figure 3, the lot is relatively flat and from the vantage point of the photos taken, staff does not believe the volume and massing proposed results in any significant view obstruction.

Considering the information provided by the photographs, site plan and elevation drawings, and the elevation contours, City staff's analysis of the Project concludes that the proposed project does not create unreasonable impacts to the primary and secondary views of properties in the surrounding neighborhood.