

**EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 22-0005340  
LOCATED AT 3209 CASTLEMAN LN, 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 (“HDP”)** process to analyze the impact of the proposed development on views from adjacent properties.

As a part of the view study the applicant at 3209 Castleman Lane installed story poles on the property that outline the location and bulk of the proposed concrete deck, which cantilevers over the downslope hillside at the rear of the property . The deck is proposed to extend the usable rear yard area closer to the rear property boundary, extending further above the hillside.

In addition to the public notices that are required to be sent to the neighbors before a Director’s decision is rendered, residents and property owners in the immediate vicinity of the Project site were contacted and informed of the proposed project and invited to contact City staff with any concerns regarding view impacts.

Staff also conducted a site visit to the property on October 12, 2022, to capture photos from various angles to assess the potential impact of the development on the views on the neighboring properties.

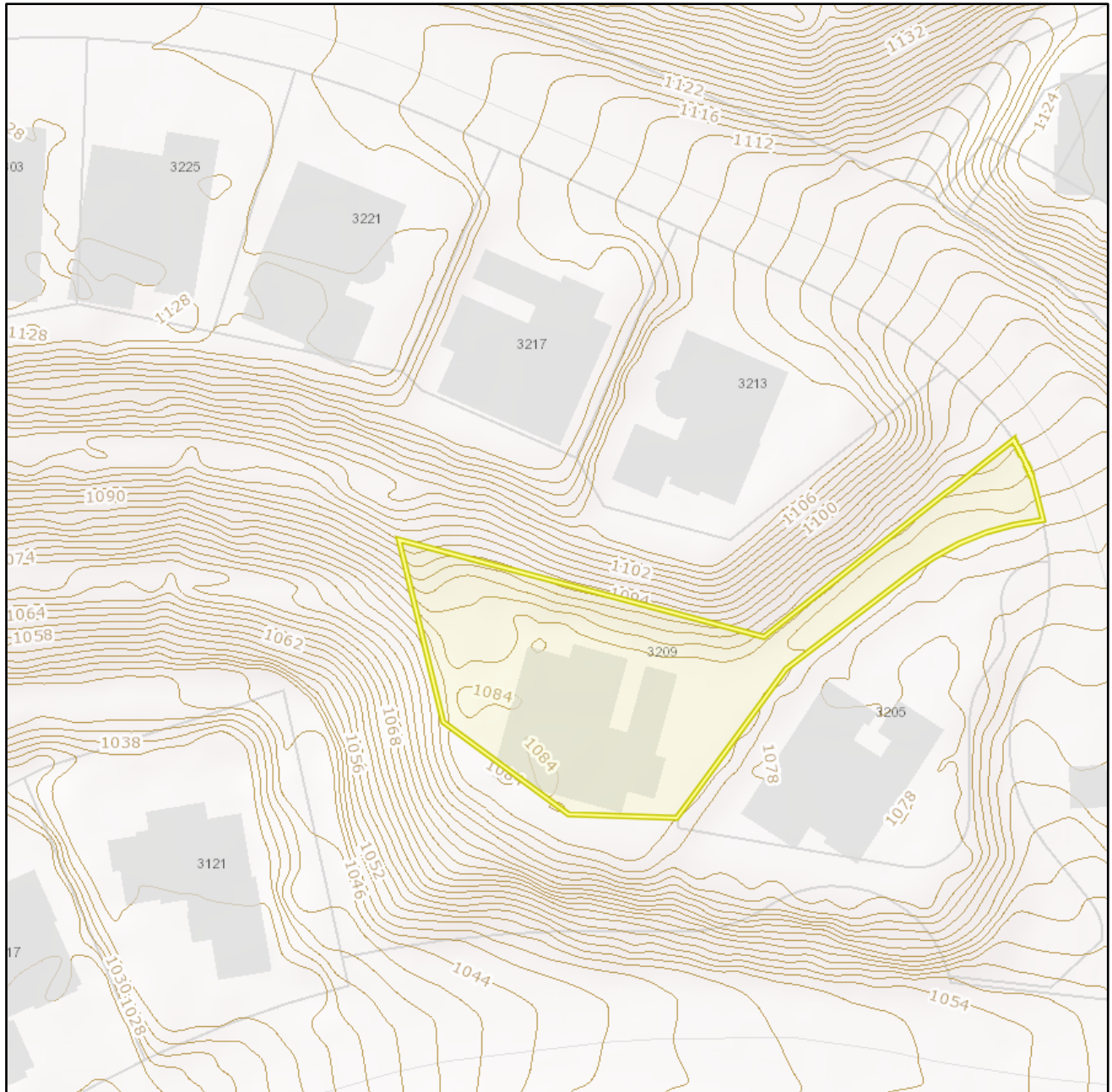
The subsequent pages contain a discussion of the view impacts and a conclusion by Staff.



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

The Project location is in the rear yard of single-family residence in the hillside. The property is located upslope from existing single-family residences along North Lamer Street. The extension of the rear yard closer to the property line will bring the usable rear yard closer to the property at 3121 N Lamer Street.

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**Figure 2:** The topographic map of the subject property and vicinity.

Pursuant to Section 10-1-607(D)(1), the purpose of the HDP is:

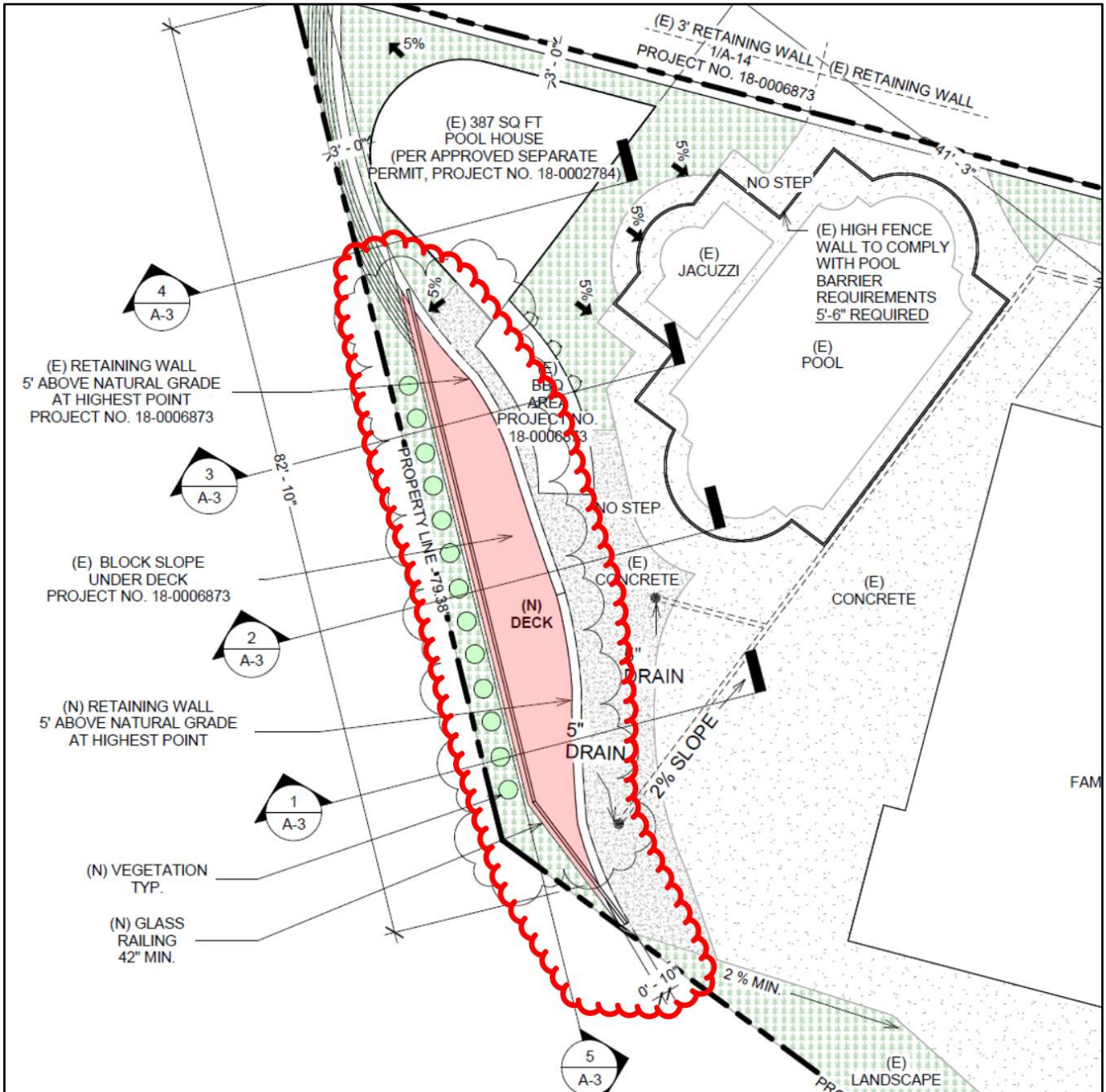
*“to project, to the extent feasible, views in the hillside area and to ensure neighborhood stability.”*

Per the topographical map shown above in Figure 2, the subject property is located approximately fifty feet above 3121 N Lamer Street. The proposed deck is visible from the rear yard of 3121 N Lamer Street, and is located in its upslope view. However, the upslope view is not the *primary* view of 3121 N Lamer.

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Pursuant to Section 10-1-606(E)(2)(a), when a property has a downslope view, that view is the *primary* view, whether or not the property also has an upslope view. The primary view 3121 N Lamer Street is facing southwest towards Burbank Airport.

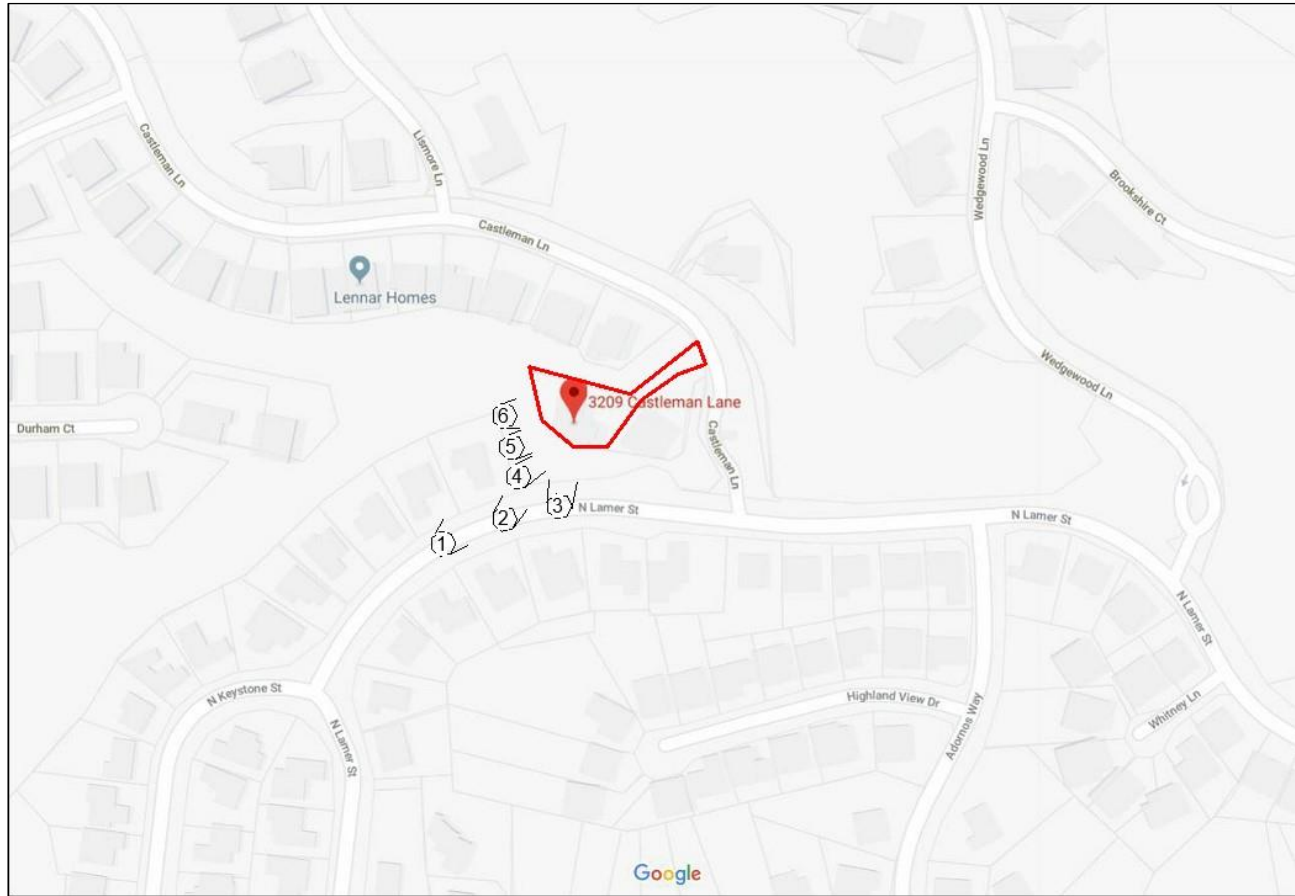
Nevertheless, a view impact to a secondary view of a property can still present a significant impact. The project proposes to mitigate the secondary impact to the downslope residences along N Lamer Street by proposing dense landscaping along the rear property line. The location of the vegetation is shown on the landscaping plan below:



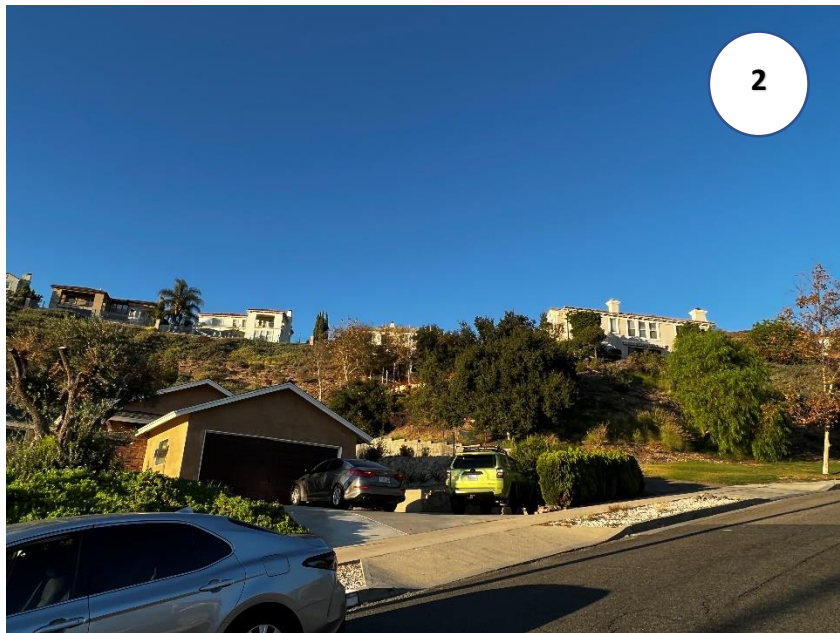
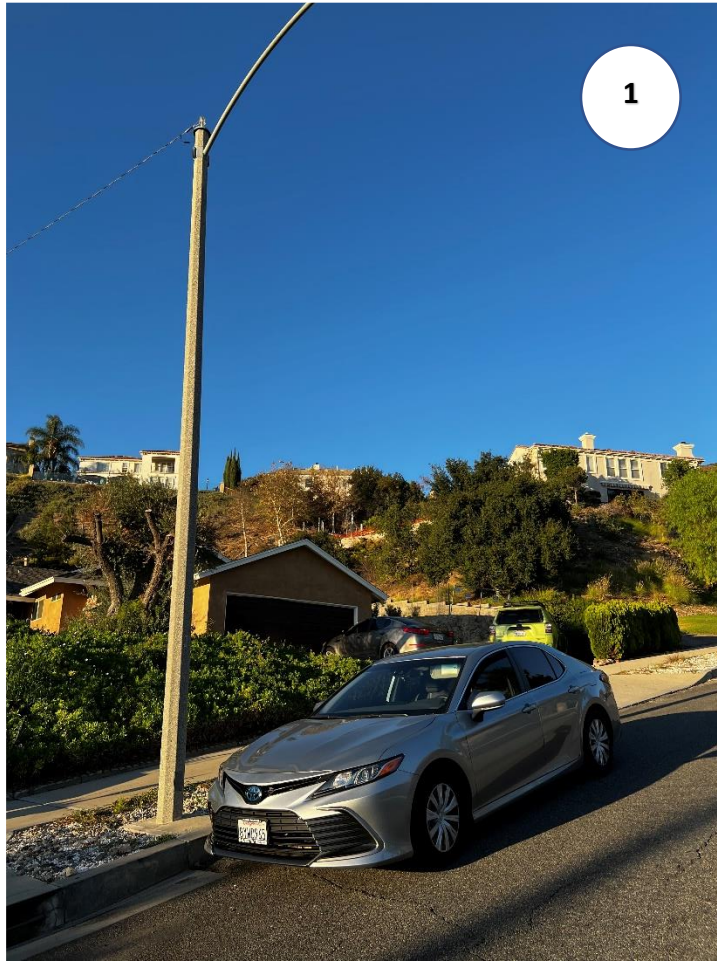
**Figure 3:** The proposed structure and the landscaping plan.

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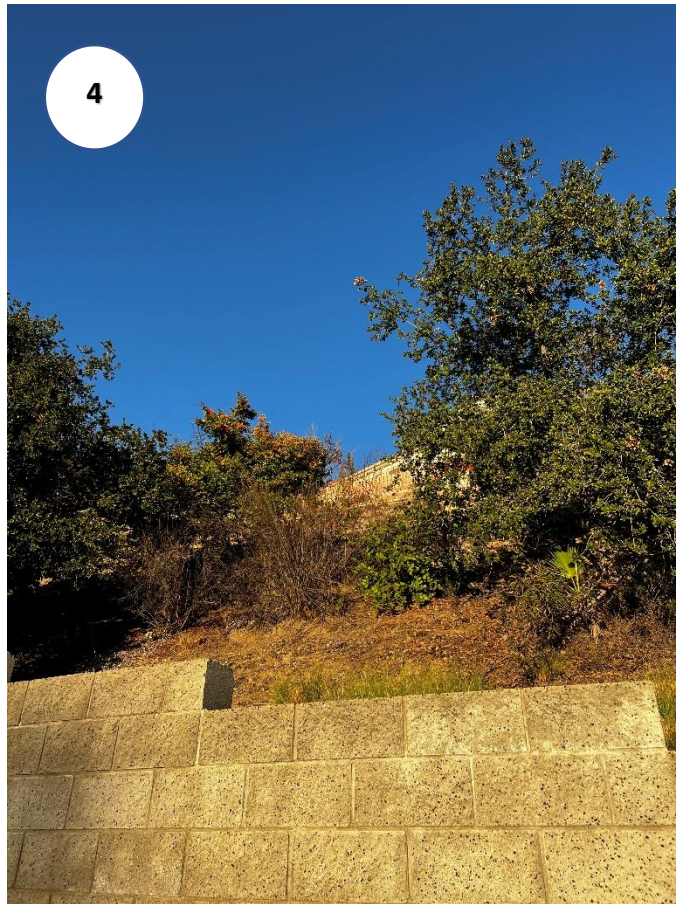
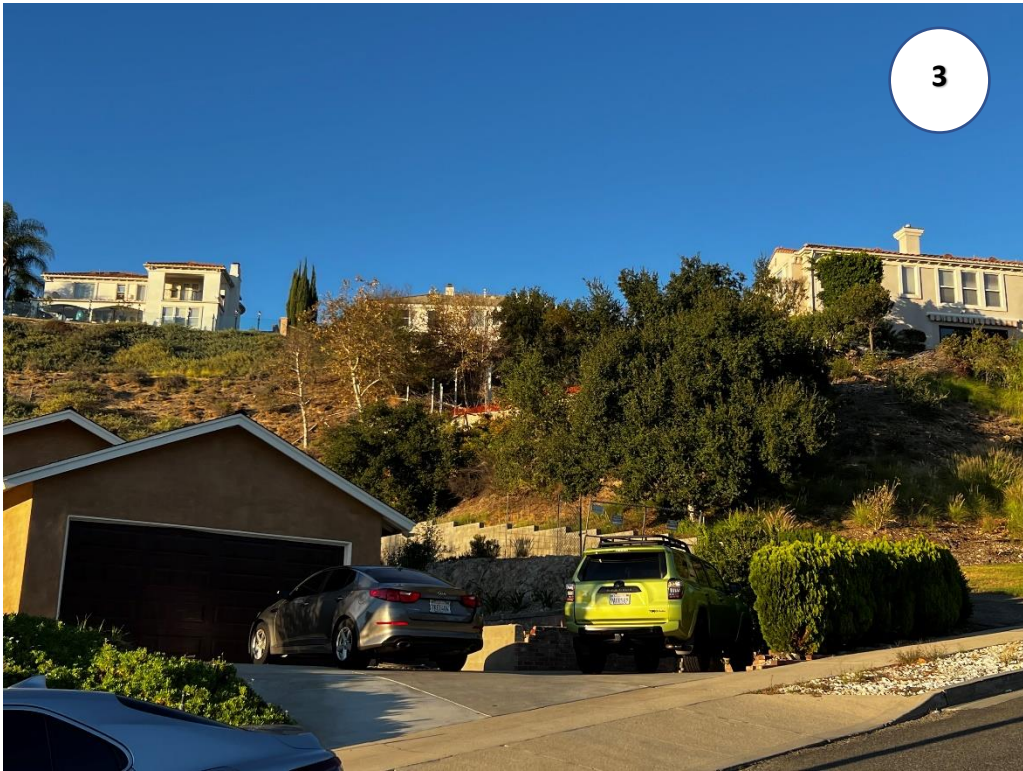
The applicant provided photographs of the installed story poles as viewed from N Lamer Street. The photographs were taken from the locations shown in Figure 4 below. The photographs reveal that the story poles are clearly visible from N Lamer Street.



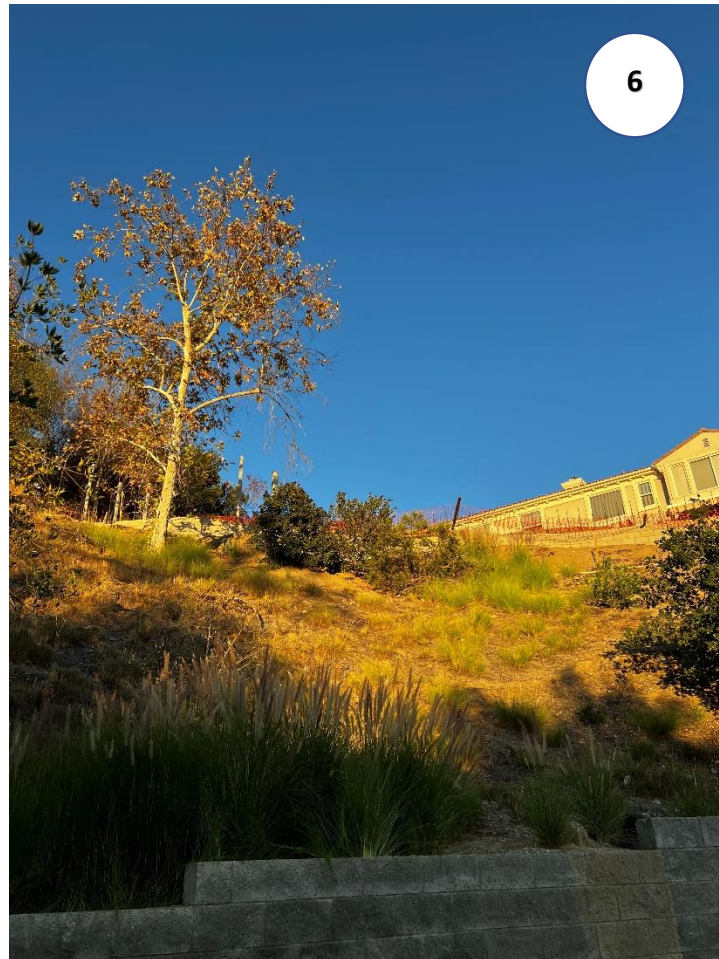
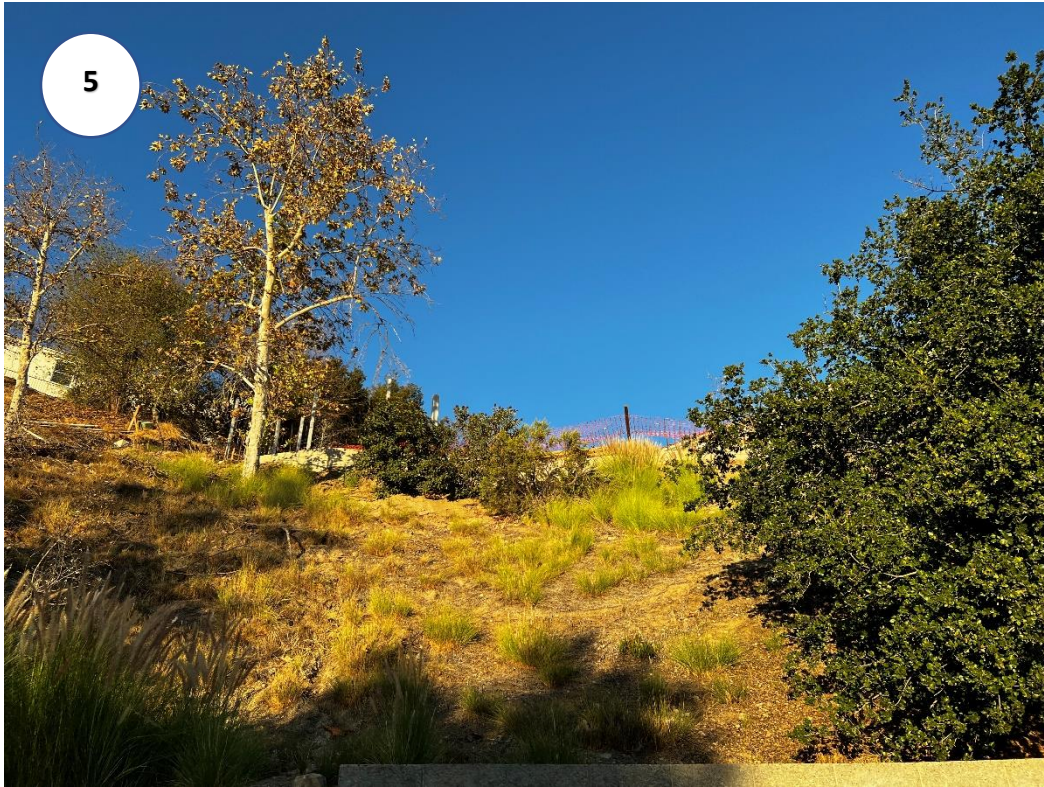
**Figure 4:** Photos of proposed project site taken from different locations around the property.



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Subsequent to taking the photographs on the preceding pages, the applicant placed the landscaping material in its intended location to show how the landscaping will provide a green screen and provide a measure of privacy for both the subject property and the neighboring properties on N Lamer Street. Staff observed the plants during the October 12, 2022 site visit. A photograph of the plants can be found below:

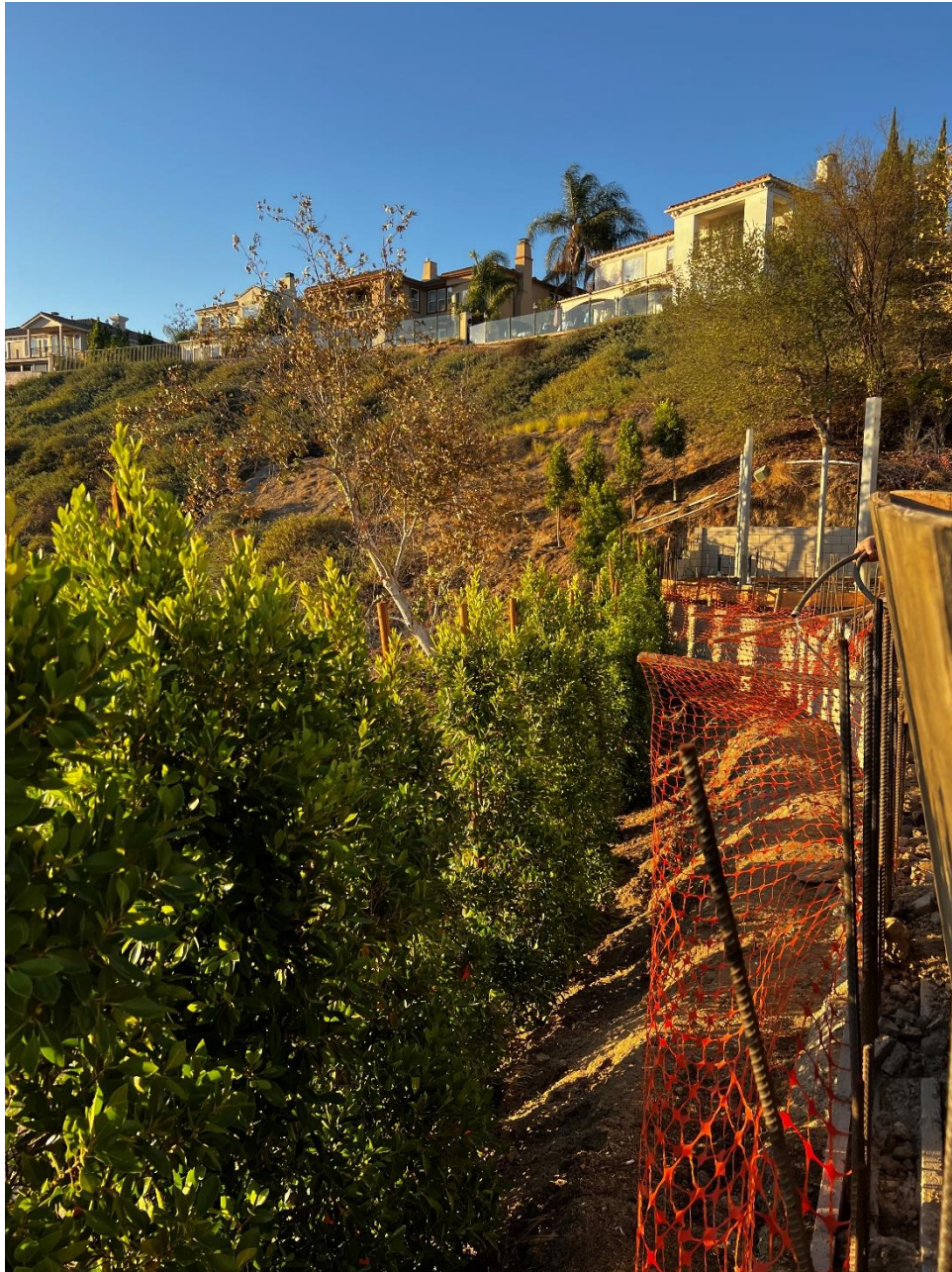


The plants were temporarily placed in the proposed locations to show the impact. The photo below was taken from 3121 N Lamer Street on October 23, 2022. The green wall provides substantial screening of the story poles, which outline the proposed bulk of the concrete deck.



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Another photograph was taken from the location of the proposed concrete deck looking towards the neighbors upslope from the subject property on Castleman Lane. While the plants provide a dense screening of the proposed patio deck extension from the properties below, they do not fully screen the deck from the properties above. However, as the photograph shows the extended patio is not in the direct downslope view of the upslope residence.



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**Conclusion:**

As evident from the above figures and photographs, the placement and overall massing of the proposed cantilevered concrete deck will have a minimal impact on the views from surrounding properties. What little impact there is will be further minimized by the installation of plant material which will substantially screen the extended rear yard patio area.

The massing of the patio is also subordinate to the massing of the main residence. In addition, staff analyzed the difference in elevation between the subject property and the upslope properties from whose views could be affected. Among these properties, the one with the lowest elevation is at least 16-20 feet higher than the finished grade of the site of the proposed concrete deck extension, and therefore the proposed structure will be below the eye level and outside the direct view of the upslope properties. The upslope views from the downslope properties will be screened by the proposed vegetation, as required by the Burbank Municipal Code. If the proposal is ultimately approved, a condition of approval will be added to the decision letter, which will require the property owner to permanently maintain and irrigate the proposed landscape screening.

Considering the information set forth in this analysis, the project will not cause an unreasonable impact to the primary and secondary views of properties in the surrounding neighborhood.