

EXHIBIT A

VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 25-0001220 LOCATED AT 3526 CASTLEMAN LANE

Purpose:

Per Burbank Municipal Code (BMC) Section 10-1-607(D)(3)(e), 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. A project is considered to have a view impact if it unnecessarily or unreasonably encroaches upon the scenic views from the neighboring properties. A complete or nearly complete obstruction of a primary or secondary view is regarded as a significant view impact. In addition, pursuant to Section 10-1-607(D)(3)(f), these view impacts must be considered as a basis for making a decision. The view impacts of the proposed project must be considered by the Director, or Planning Commission if appealed, and may be used as a basis for requiring modifications to a project or denying a Hillside Development Permit due to inability to make the required findings.

Intent:

To determine the primary and secondary view of a subject property, staff first identifies the front and rear yard setback lines. According to BMC Section 10-1-606(E)(1), when the primary view is from the front yard, rear yard, or both, a setback line is established in the yard(s) with the primary view. This line is drawn from the nearest front or rear corner of existing homes on adjacent lots, as illustrated Figure 1 below:

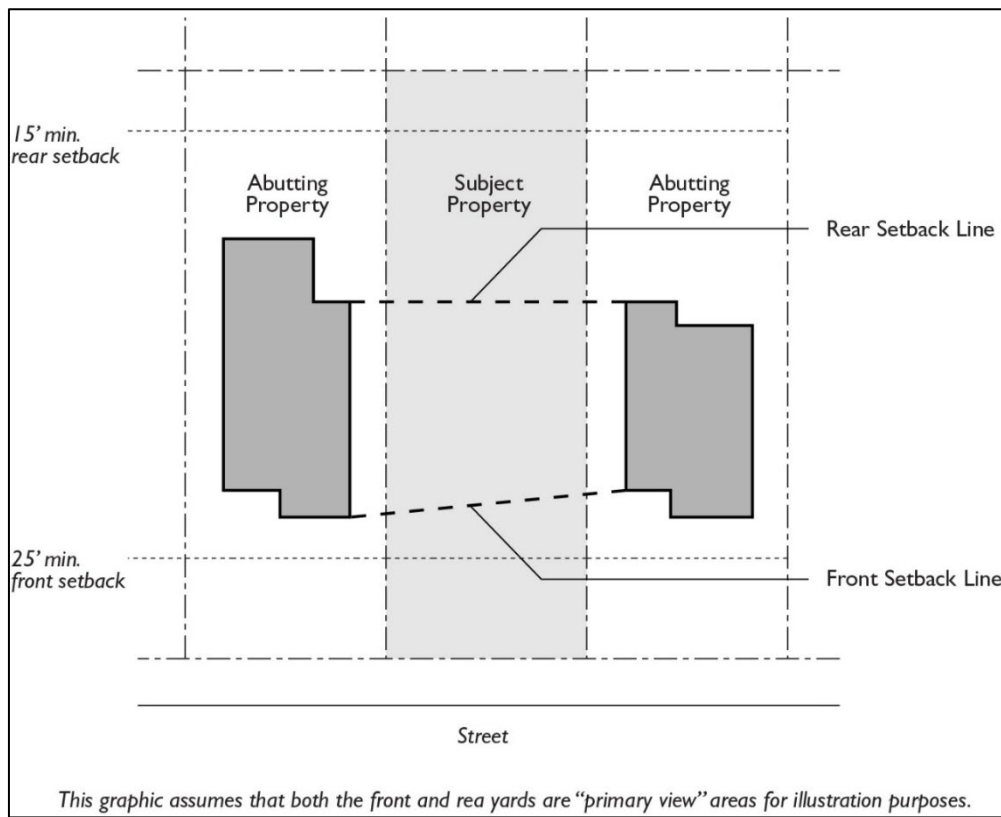


Figure 1: Front and Rear Setbacks for View Determination in the Hillside Area

EXHIBIT A

Once staff establishes the setback lines and identifies the primary view, the project is evaluated to ensure it does not unnecessarily or unreasonably encroach upon scenic views from neighboring properties.

Background/Project Context:

The subject property is located within the R-1, Single-Family Residential Zone. Additionally, the property is located within the City's protected Hillside area. The 11, 600-square-foot property is currently improved with a single-family residence, attached patio cover, pool, and spa.

The project proposes construction of a new pool and spa along the property's northeastern property line (see **Figure 2** below). The project also proposes development of a new, attached bathroom along the property's western slope (see **Figure 3c** below). The proposed bathroom addition will not exceed the height of the existing single-family residence. Finally, the project also proposes an expansion of the existing living room area on the first floor of the house towards the north and east of the property. This living room expansion will also allow for the creation of a new balcony area above the living room on the second floor (see **Figure 3a** below).

Pursuant to Burbank Municipal Code Section 10-1-606(E)(2), a property's primary view is determined by the presence of either an upslope or downslope view. When a property has a downslope view, that view is determined to be the primary view. The project does not propose construction within the primary view of the property. Images of the downslope view are shown from different angles in **Figures 4a** and **4b** below.

[illegible]

Figure 2: Site plan of the proposed rear additions and backyard improvements.

EXHIBIT A



Figure 3a: Existing and proposed north elevation drawings

EXHIBIT A



Figure 3b: Existing and proposed east elevation drawings

EXHIBIT A

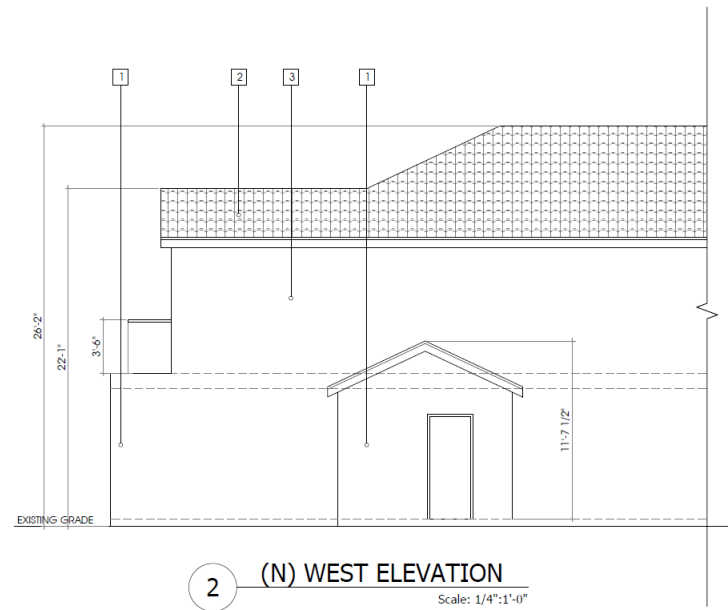
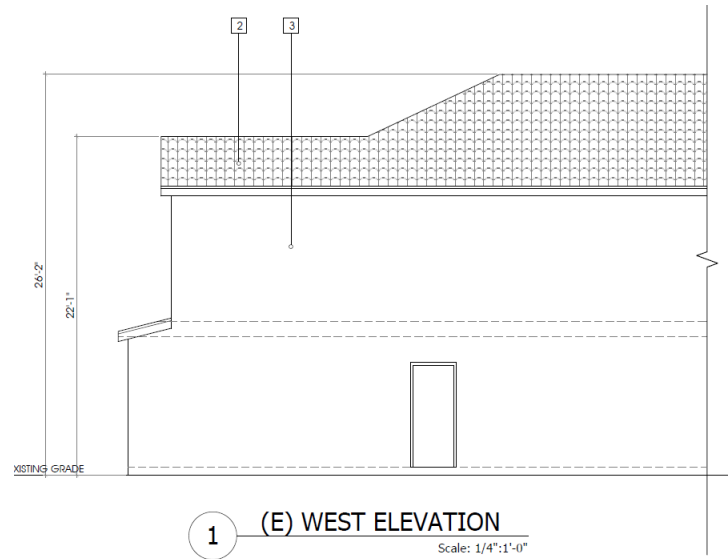


Figure 3c: Existing and proposed west elevation drawings

EXHIBIT A



Figure 4a: Aerial photo of subject property

EXHIBIT A



Figure 4b: Aerial photo of subject property

EXHIBIT A

Methodology:

Prior to rendering a decision to approve or deny a project, Staff evaluates the view impacts to ensure the project does not unnecessarily impact the views from neighboring properties.

To evaluate view impacts, staff used several methods and types of analysis:

- A site visit was conducted on the property on July 22, 2025, to analyze the view impact of the proposed pool, spa, attached bathroom, and living room expansion located at 3526 Castleman Lane.
- Photos of the property were captured from various angles (see photo key on **Figure 6**) to assess the potential impact of the development on the views of the neighboring properties.
- Staff analyzed the topographic map (**Figure 5**) and photos taken from various angles to assess any potential view impacts. The exhibits used in the study can be found below.
- In addition, the applicant prepared model renderings to demonstrate the shape of the proposed development and potential view impacts (**Figure 7a – 7d**).
- On June 4, 2026, staff also sent letters to the immediate neighbors regarding any potential view concerns and received no comments or objections to the project relating to view concerns.

Analysis:

An analysis of the project site plan (**Figure 2**) and the topographic map in **Figure 5** below indicates that the design of the backyard improvement area and proposed additions appropriately follow the natural contours of the lot, which reduces visual impacts.

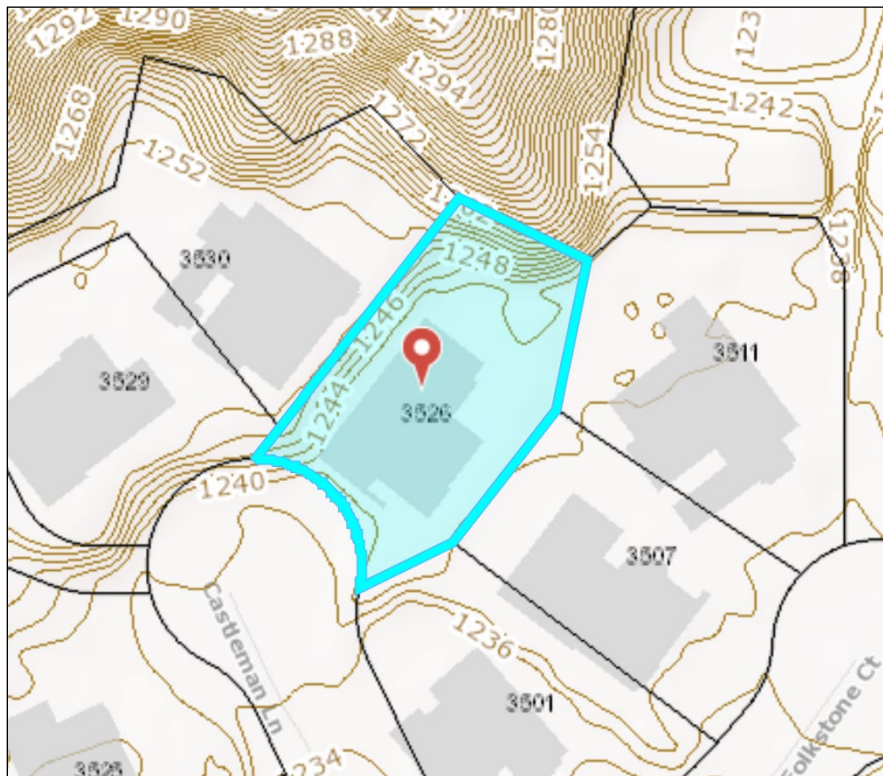


Figure 5: Topographic map of the subject property and vicinity

EXHIBIT A

Furthermore, an analysis of the provided model renderings on **Figures 7a through 7c** and the photograph on **Figure 7d** below indicates that the bulk and mass of the proposed structures will be approximately the same as the existing structures on the property and will not significantly alter the existing primary views of the surrounding properties.

The proposed additions do not exceed the height of the existing single-family structure. Furthermore, the existing natural topography of the subject property and surrounding residences lessens any impacts from the proposed additions on neighboring views due to the significant changes in grade from property to property. The project complies with the required R-1 development standards for all rear and side yard setbacks for the proposed additions and backyard improvements. The project also complies with the applicable height and design standards.

Staff has not received any comments or objections regarding view impacts from adjacent property owners to date, indicating a lack of neighborhood concerns associated with the project's massing, placement, or overall design.



Figure 6: Location of the proposed project with photo/rendering key

EXHIBIT A



Figure 7a: North elevation photo rendering

EXHIBIT A



Figure 7b: Northwest elevation photo rendering

EXHIBIT A



Figure 7c: Photo rendering of proposed backyard improvements

EXHIBIT A



Figure 7d: Existing north elevation photo

EXHIBIT A

Conclusion:

Based on staff's review of the submitted site plan, architectural drawings, topographic information, site photographs, and the site visit, staff conclude that the proposed project will not result in any unreasonable obstruction of primary or secondary views for surrounding properties.

The proposed improvements and additions maintain a scale, height, and massing consistent with surrounding homes and continue the prevailing development character of the neighborhood. The project's adherence to topographic constraints, compliance with applicable setback requirements, and absence of neighbor concerns collectively demonstrate that the proposed development will not result in adverse visual impacts to nearby properties.

Therefore, staff concludes that the project is compatible with the surrounding neighborhood and will not create significant visual or view-related impacts.