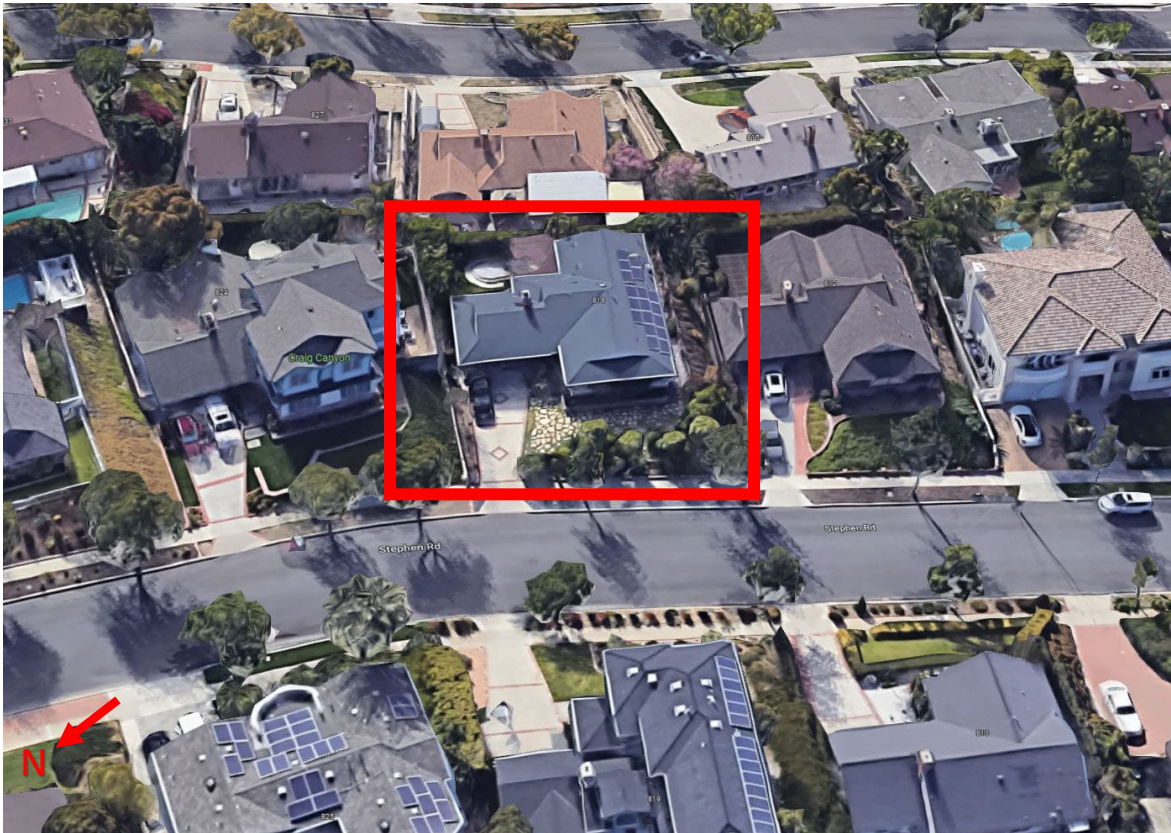


**EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 22-0000585  
LOCATED AT 818 STEPHEN ROAD, BURBANK, CA 90004**

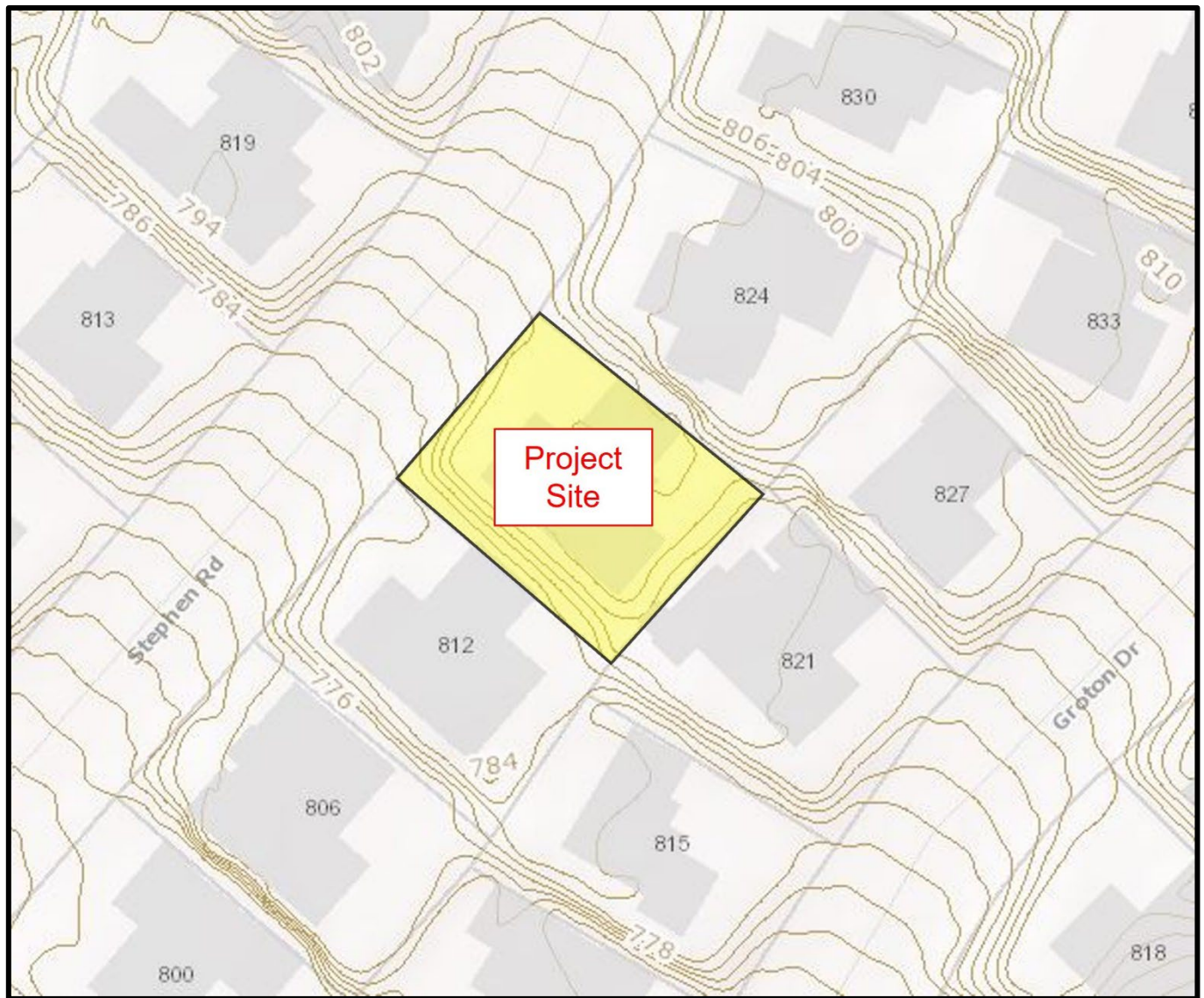
**Objective and Analysis:**

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 the proposed second-story addition on the southwest portion of the existing dwelling. The addition is proposed to be constructed entirely within the footprint of the existing dwelling and therefore, no grading is proposed or required. The applicant proposes demolition of existing walls on the first floor to accommodate the proposed staircase which will provide access to the second floor.

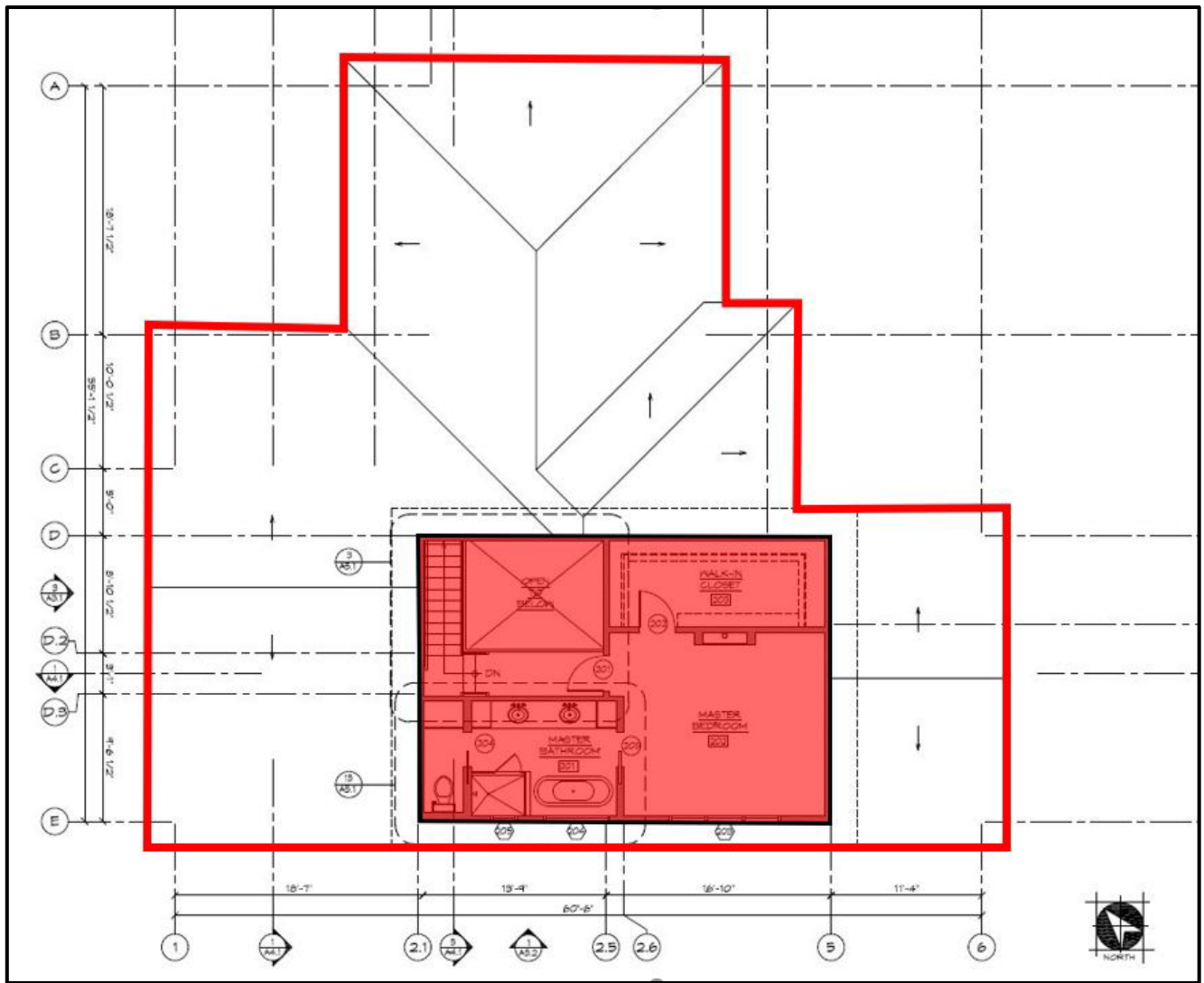
In addition to the public notices, residents and property owners of all the neighboring properties located within the immediate vicinity of the project site were contacted and informed of the proposed project along with the process involved in the view study. Staff analyzed the topographic map and photos 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

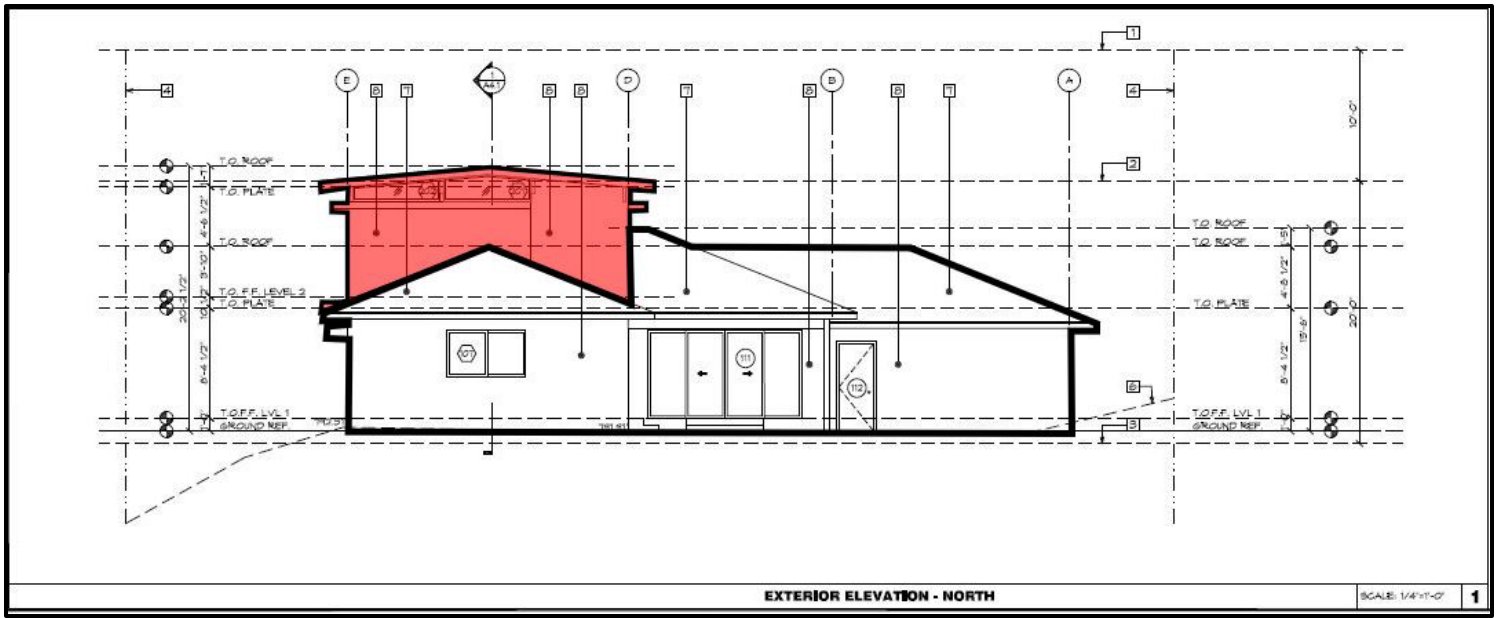


**Figure 2:** Topographic map of the subject property and vicinity.

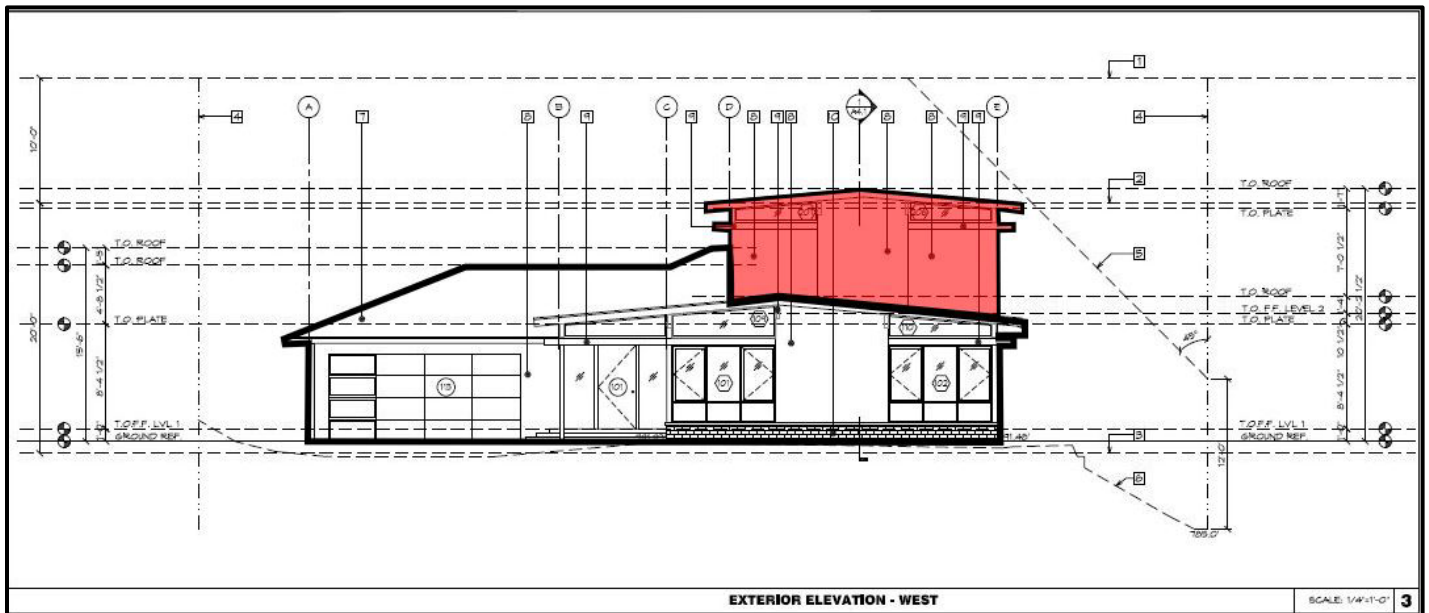


**Figure 3a:** 2<sup>nd</sup> story floorplan of the proposed development with additions shown in red





**Figure 3b:** Rear (north) elevation of proposed development with additions shown in red



**Figure 3c:** Front (west) elevation of proposed development with additions shown in red



**Figure 4:** Photo Key – Photos of installed story poles taken from different locations (see next page)





**Figure 5:** Front facade



**Figure 6:** Rear yard, southwest



**Figure 7:** Rear yard, south



**Figure 8:** Side yard, west facade

## **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 bulk of the addition (approximately 621 square feet) is proposed entirely within the footprint of the existing dwelling at the southwest portion of the property and will not extend into any side or front yard. Pursuant to 10-1-603(E)(2)(c), the second story addition meets the 45-degree inclined daylight plane requirement. Therefore, the proposed addition does not expand the existing footprint of the dwelling. All elements of the proposed addition, including roof, 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 declined the request for a site visit but did communicate their support of the project via phone indicating that the story poles did not compromise existing views. On October 6, 2022, staff conducted a site visit on the subject property and took photos (Figures 5-8) of the constructed story poles.

Figure 1 depicts the views of the addition from 819 Stephen Road and was taken at the street level. The existing front façade of the building is setback 25'-1" from the front lot line and the proposed second story addition is setback an additional 20'-7" from the existing front faced. The addition extends approximately 9' above the existing gable roof. The applicant is proposing to maintain the architecture of the existing dwelling by using a low-pitched gable roof with the proposed addition. The use of the low-pitched roof ensures the least possible view impact for surrounding neighbors while maintaining the architectural integrity of this ranch-style house.

Figures 2 and 3 depict the views of the addition taken from the rear yard. The proposed addition extends approximately 6'-1" above the existing roofline. From the vantage point of the photos taken, staff does not believe that the volume and massing proposed results in any significant view obstruction. The addition is proposed to incorporate a primary bedroom, primary bathroom, walk-in closet, and staircase and is limited to the southwest portion of the dwelling.

Finally, Figure 4 depicts the view from the rear yard facing Stephen Road. As shown on the topography map (Figure 2), the abutting property, 812 Stephen Road is located at a steeply lower slope relative to the subject property. Therefore, the proposed addition will have no significant impact on views for this property. As discussed previously, the addition does meet the 45-degree daylight plane requirement for upper-story setbacks in the side yard.

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.