

EXHIBIT A: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 25-0004267 LOCATED AT 2118 HILTON DRIVE

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 in Diagram 10-1-606(E) below.

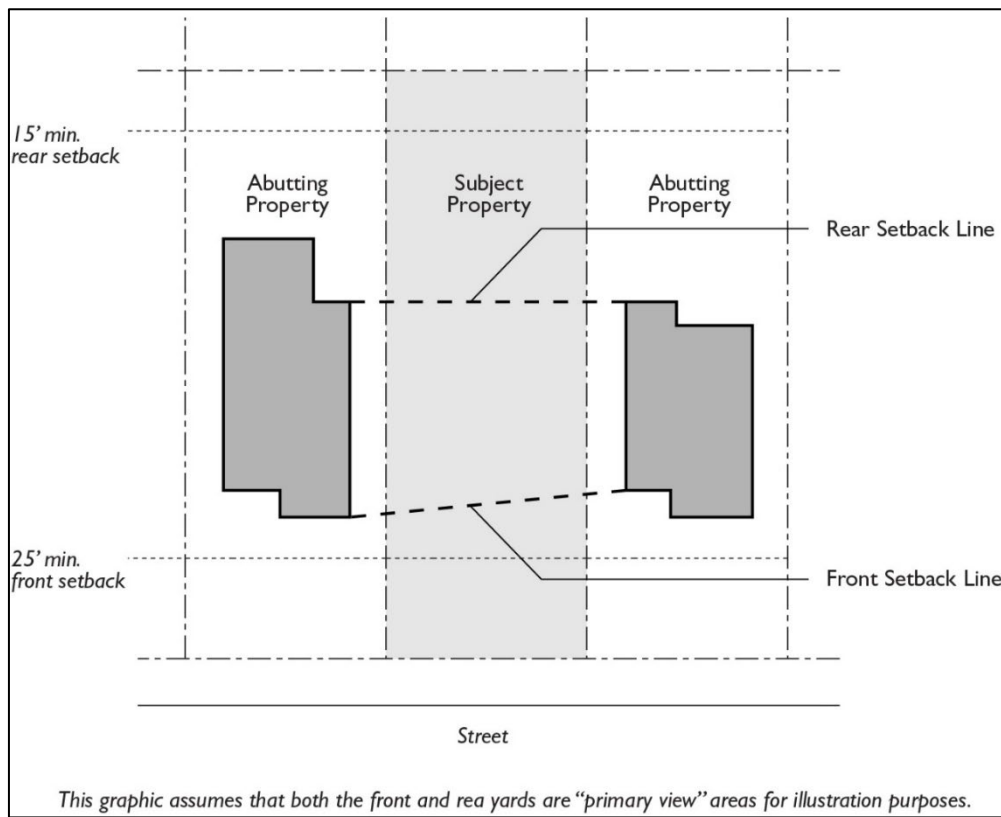


Figure 1: Front and Rear Setbacks for View Determination in the Hillside Area

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 8, 208-square-foot property is currently improved with a single-family residence, an attached garage, and an attached sunroom.

The project proposes a 741-square-foot addition to the side and rear of the house to expand the existing livable area (see **Figure 2** below). The project also proposes a 98-square-foot addition to the existing, attached garage. Finally, the project proposes to increase the size of the existing backyard area through the construction of a new retaining wall. The height of the proposed additions will not exceed the height of the existing single-family residence (see **Figures 3a – 3d**).

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 proposes construction within the primary view of the property, necessitating a Hillside Development Permit and View Study/ View Impact Analysis. Images of the downslope view are shown from different angles in **Figures 4a** and **4b** below.

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

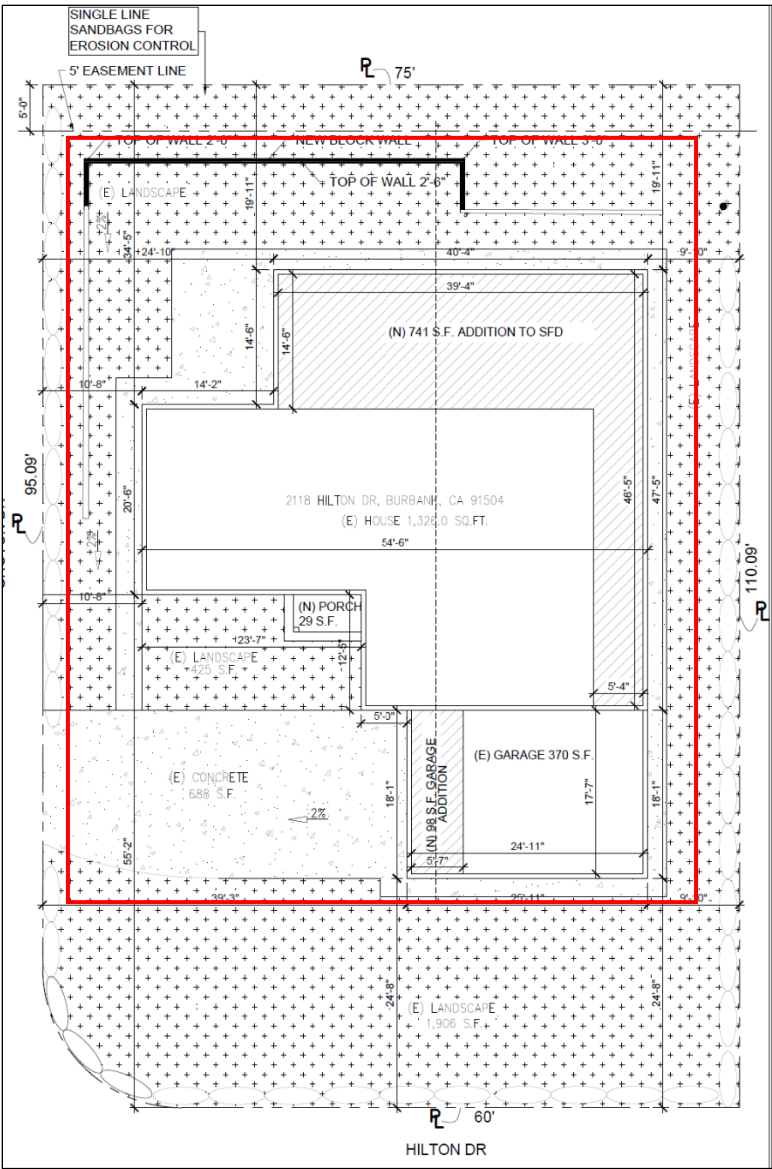


Figure 3a: South elevation drawing

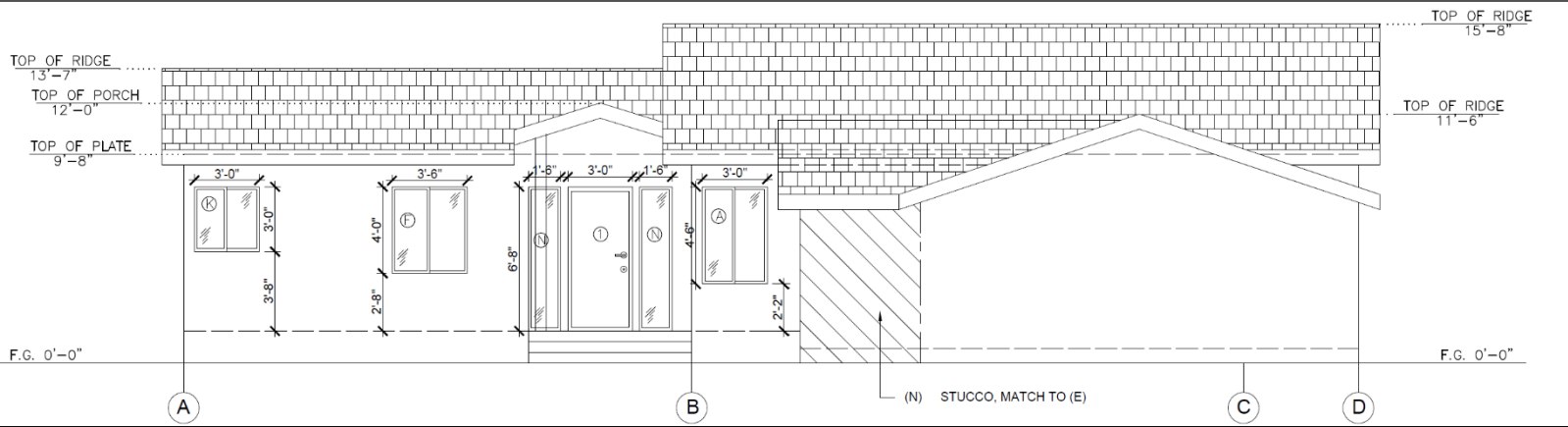


Figure 3b: West elevation drawing

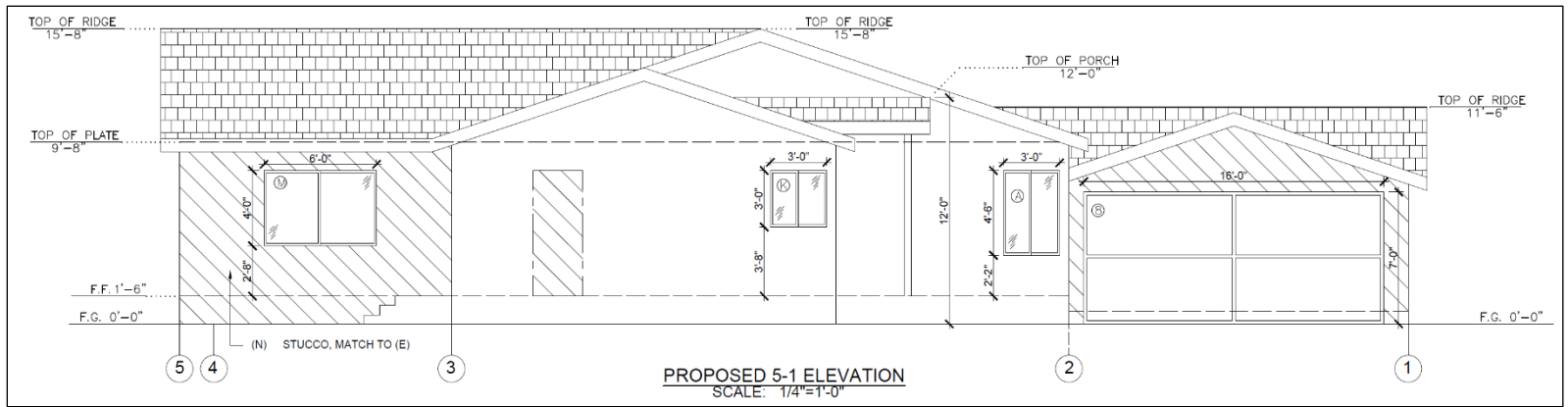


Figure 3c: North elevation drawing

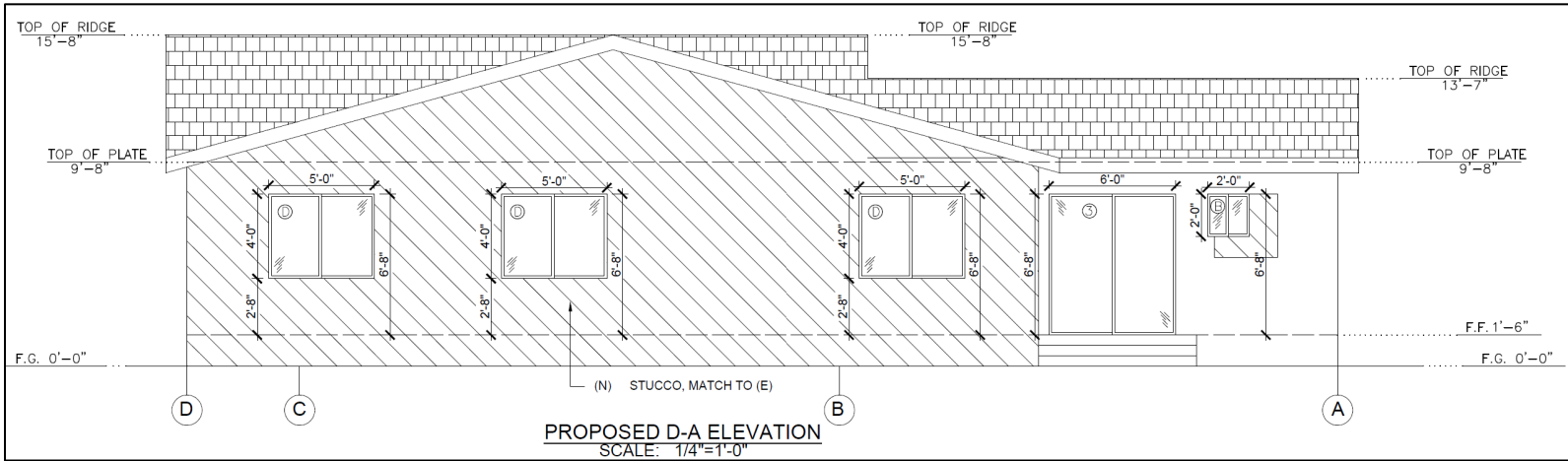


Figure 3d: East elevation drawing

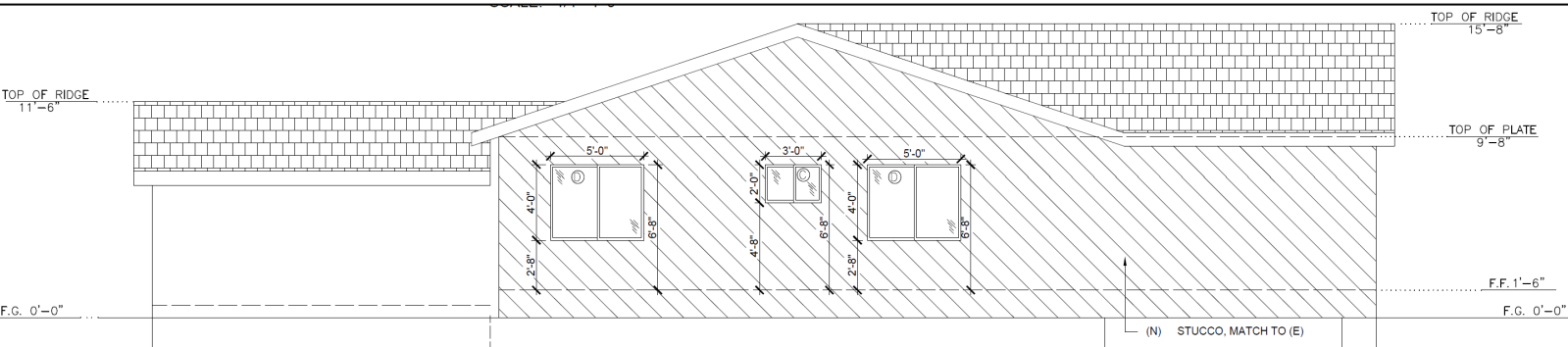




Figure 4a: Image of subject property looking northeast



Figure 4b: Image of subject property looking southwest

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 June 9, 2026, to analyze the view impact of the proposed garage and living area additions located at 2118 Hilton Drive.
- 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 installed story poles to demonstrate the shape, placement, and bulk of the proposed development and potential view impacts (**Figure 7**).
- On June 10, 2026, staff also sent letters to the immediate neighbors on adjoining and adjacent properties to request feedback regarding any potential 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 proposed additions and backyard improvements appropriately follows the natural contours of the lot, which reduces potential visual impacts.

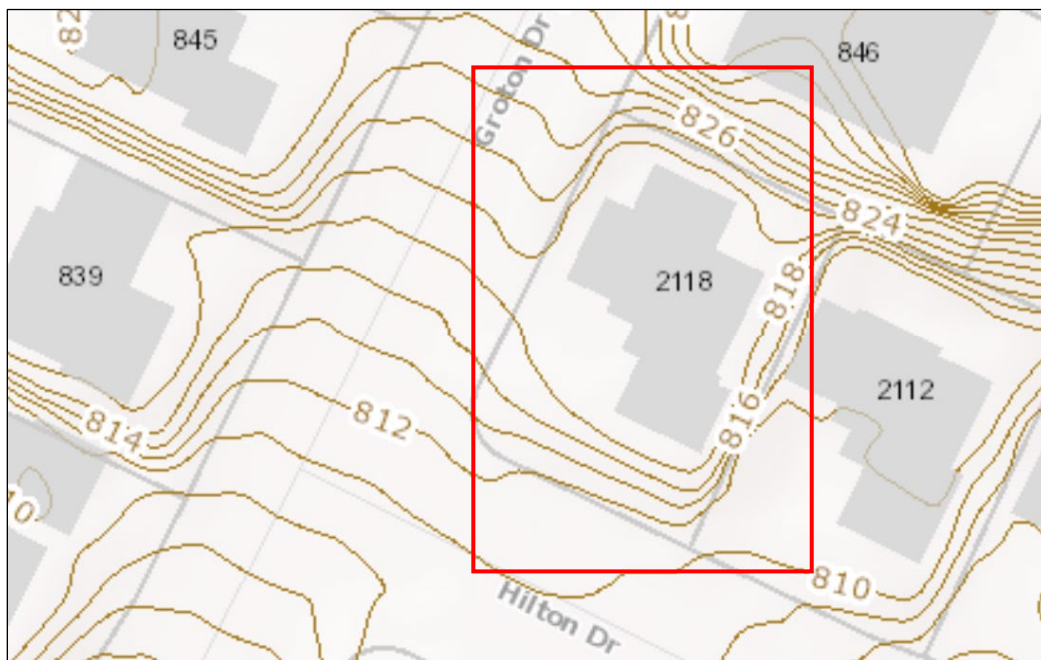


Figure 5: Topographic map of the subject property and vicinity

Furthermore, an analysis of the installed story poles on **Figure 7** indicate that the bulk and mass of the proposed additions 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. Additionally, the applicant will install landscape screening along the eastern slope, which will further mitigate any view-related or privacy-related concerns and soften the visual impact of the development when observed from adjacent properties. To ensure sufficient mitigation, a condition will be placed on the project requiring the applicant to provide landscape screening to the satisfaction of the Community Development Director.

Staff received one comment from an adjacent property owner citing concerns with the proposed additions impact on their privacy. To mitigate this perceived impact, the applicant will be installing landscape screening between the two properties to reduce any potential impacts. No comments were received relating to the visual impact of the development, indicating a lack of neighborhood concerns associated with the project's massing, placement, or overall design.

The applicant is requesting an exception to the R-1 (Single-Family Residential) Development Standards in BMC 10-1-603 to maintain a garage of a non-conforming interior size. Approval of this exception would allow the expansion of the existing garage to a size which is smaller than the required interior clearance associated with new single-family garages. Given the existing garage is a legal, nonconforming garage, and the requested expansion will decrease the existing nonconformity, the requested exception is considered reasonable and compatible with the established character of the neighborhood. Allowance of this exception will not create a new view impact on neighboring properties. Beyond the aforementioned request for exception to the R-1 standard for interior garage size, the project complies with all required side and rear yard setbacks.

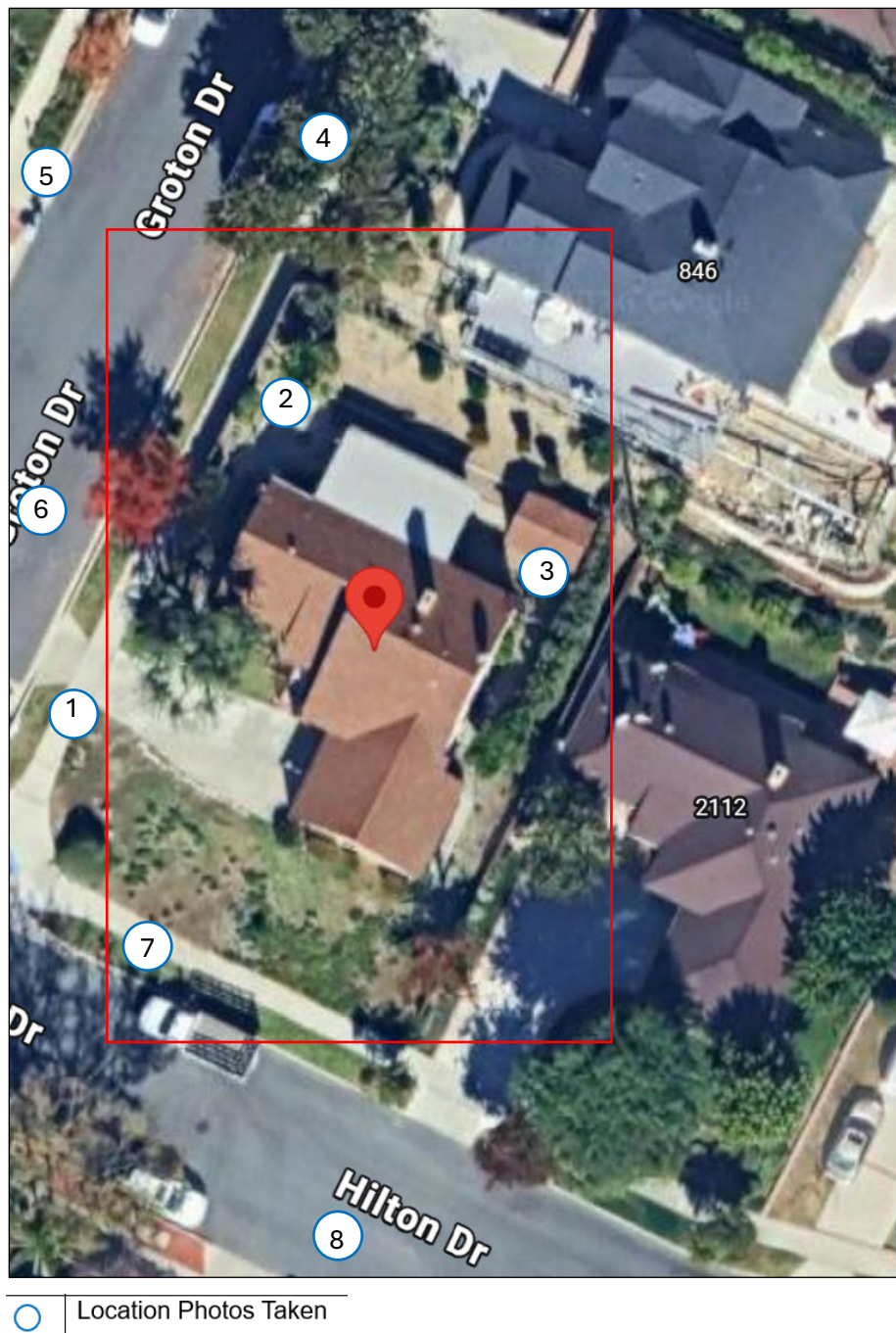


Figure 7: Photo Key – Photos of installed story poles taken from different locations



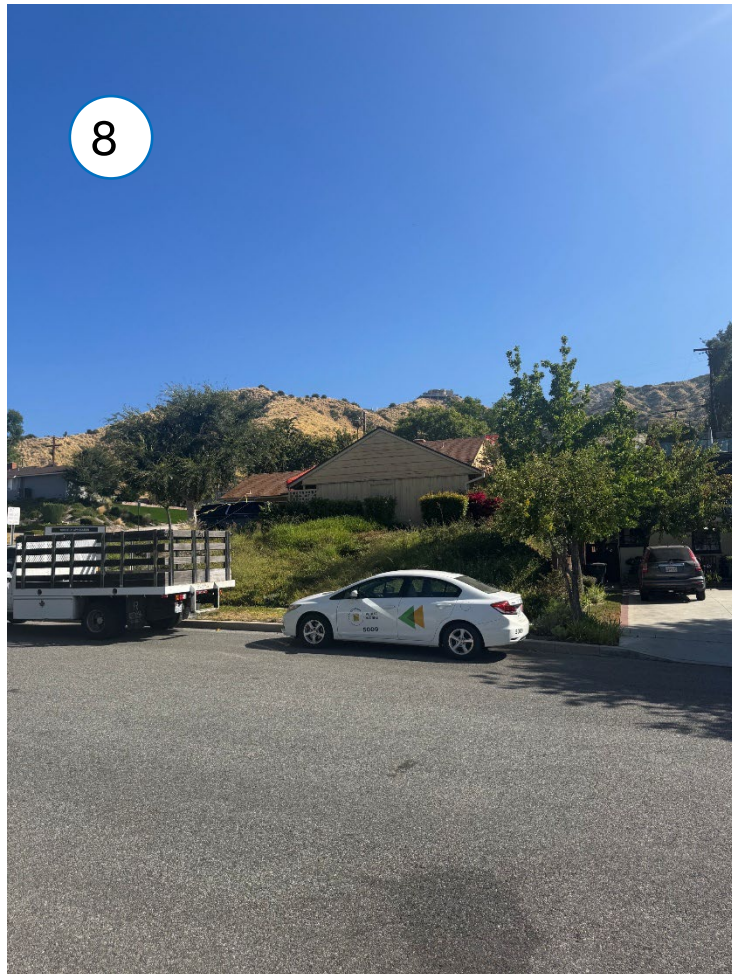




7



8



Conclusion:

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

The proposed additions and backyard improvements 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, provision of landscape screening, compliance with applicable setback requirements, and absence of neighbor concerns regarding view impacts collectively demonstrate that the proposed development will not result in adverse visual impacts to nearby properties.

Therefore, staff concludes that the project, including the requested exception for interior garage size, is compatible with the surrounding neighborhood and will not create significant visual or view-related impacts.