EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 19-0001336 LOCATED AT 2931 OLNEY PLACE, 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 installed story poles on the property that outline the bulk of the proposed approximately 572-square-foot rear yard deck extension. The additional deck structure would include an expanded yard area, approximately 24 feet wide and 14 feet deep, and a reconfigured cascading swimming pool. The Project also includes the proposal to replace an existing solid patio cover with an approximately 450-square-foot open lattice patio cover and the installation of extensive landscaping at the foot of the proposed deck extension to provide relief from the visual impact of the new deck extension. The proposed deck structure ranges in height between approximately 5'-0" to 10'-0" in height above natural grade. The proposed landscaping would be used to screen the gap between the base of the grade and the top of the new deck. The applicant has installed story poles to demonstrate the shape of the proposed project elements.

In addition to the public notices to all property owners and/or occupants within a 300'-0" radius of the Project Site, residents and property owners within the immediate vicinity of the Project site were contacted and informed of the proposed project and directed to review this view study. The exhibits used in the study can be found below. Staff's analysis of the view impacts to the neighboring properties can be found at the end of this document.

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

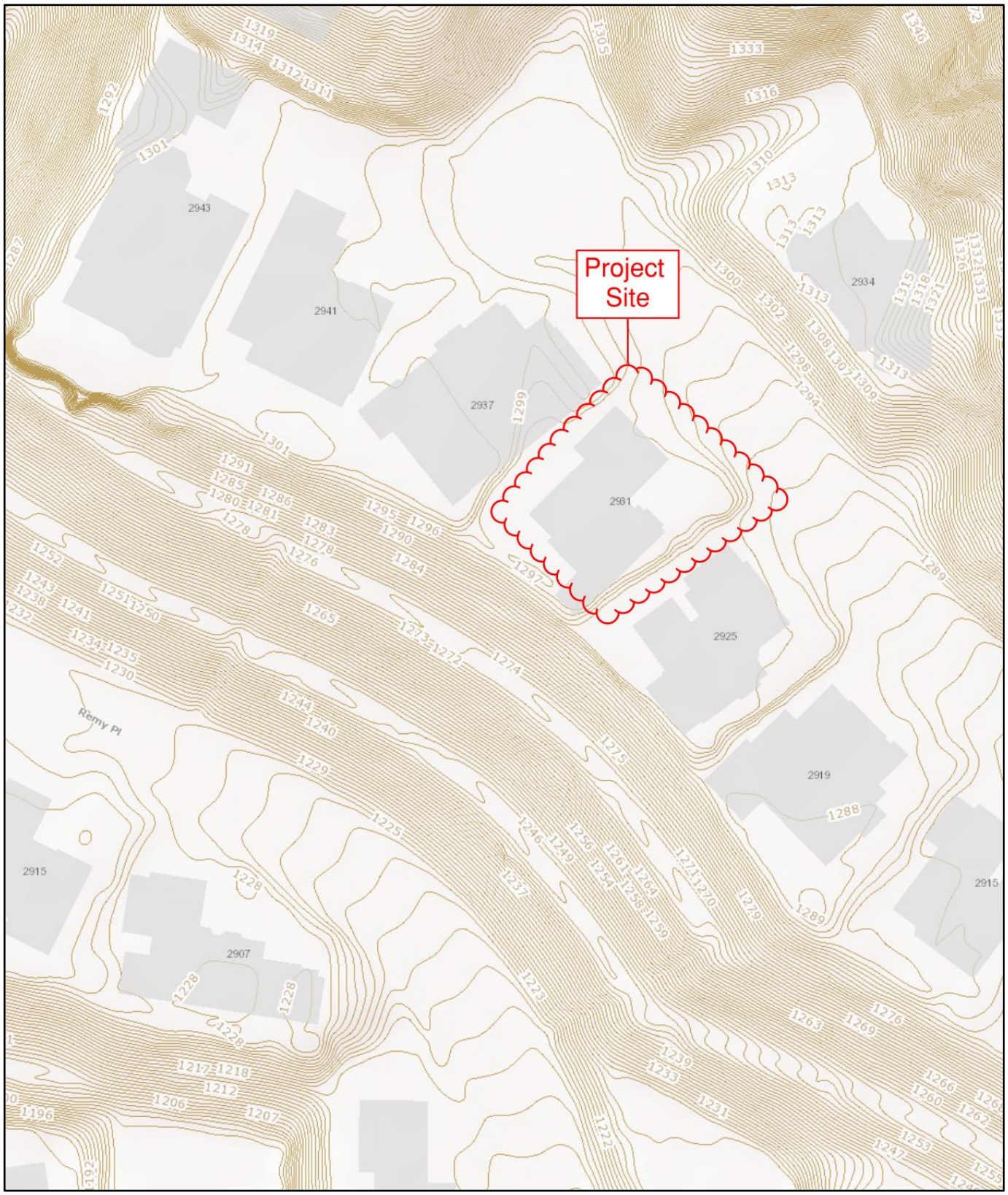

Figure 2: Topographic map of the subject property and vicinity.

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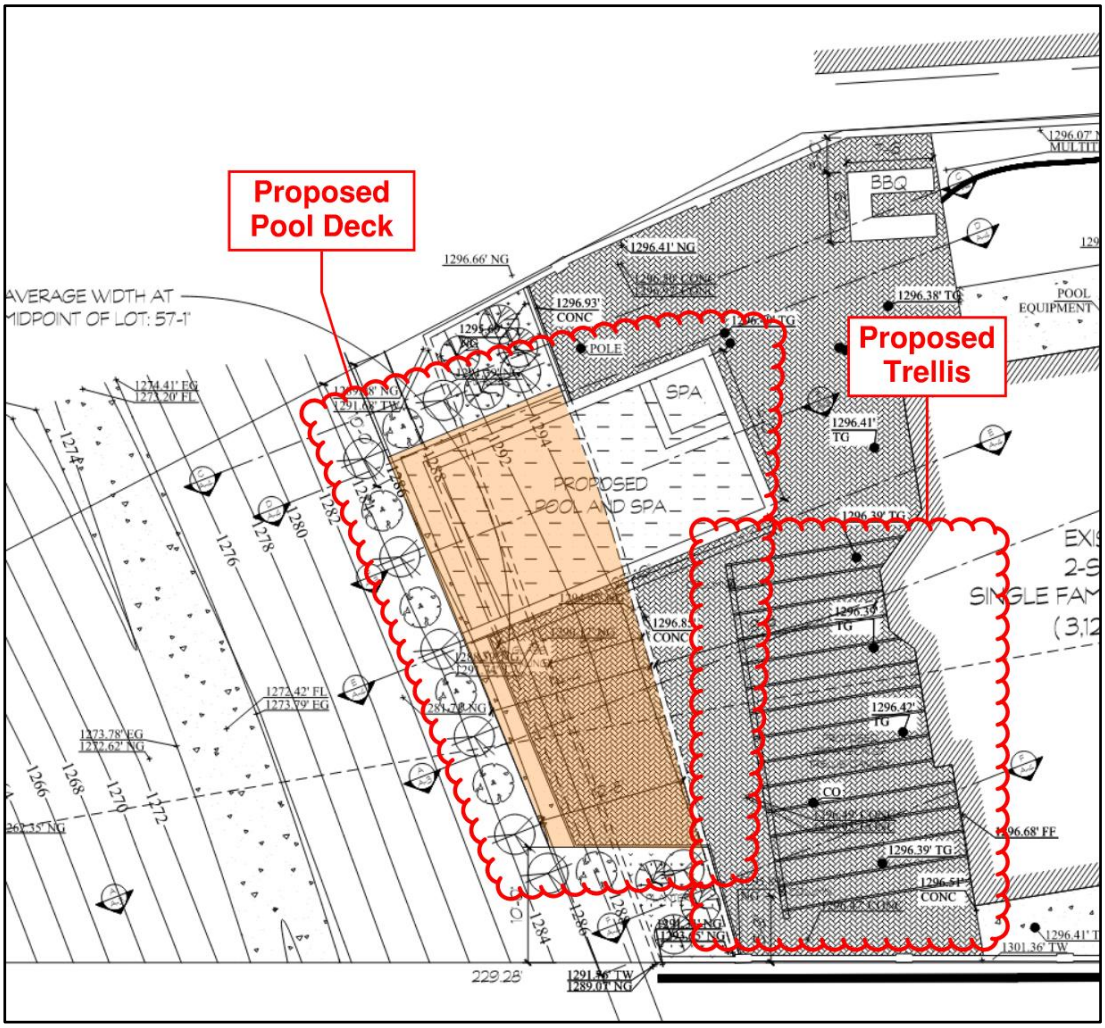

Figure 3a: Site plan of the proposed additions with deck/pool addition shown in orange

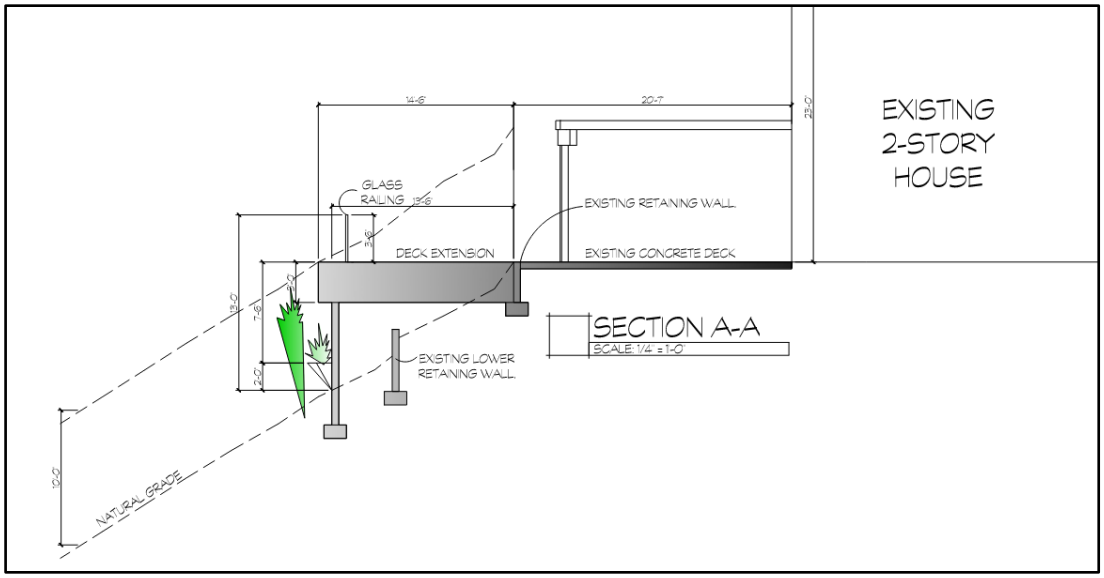

Figure 3b: Side view of proposed deck structure shown in grey

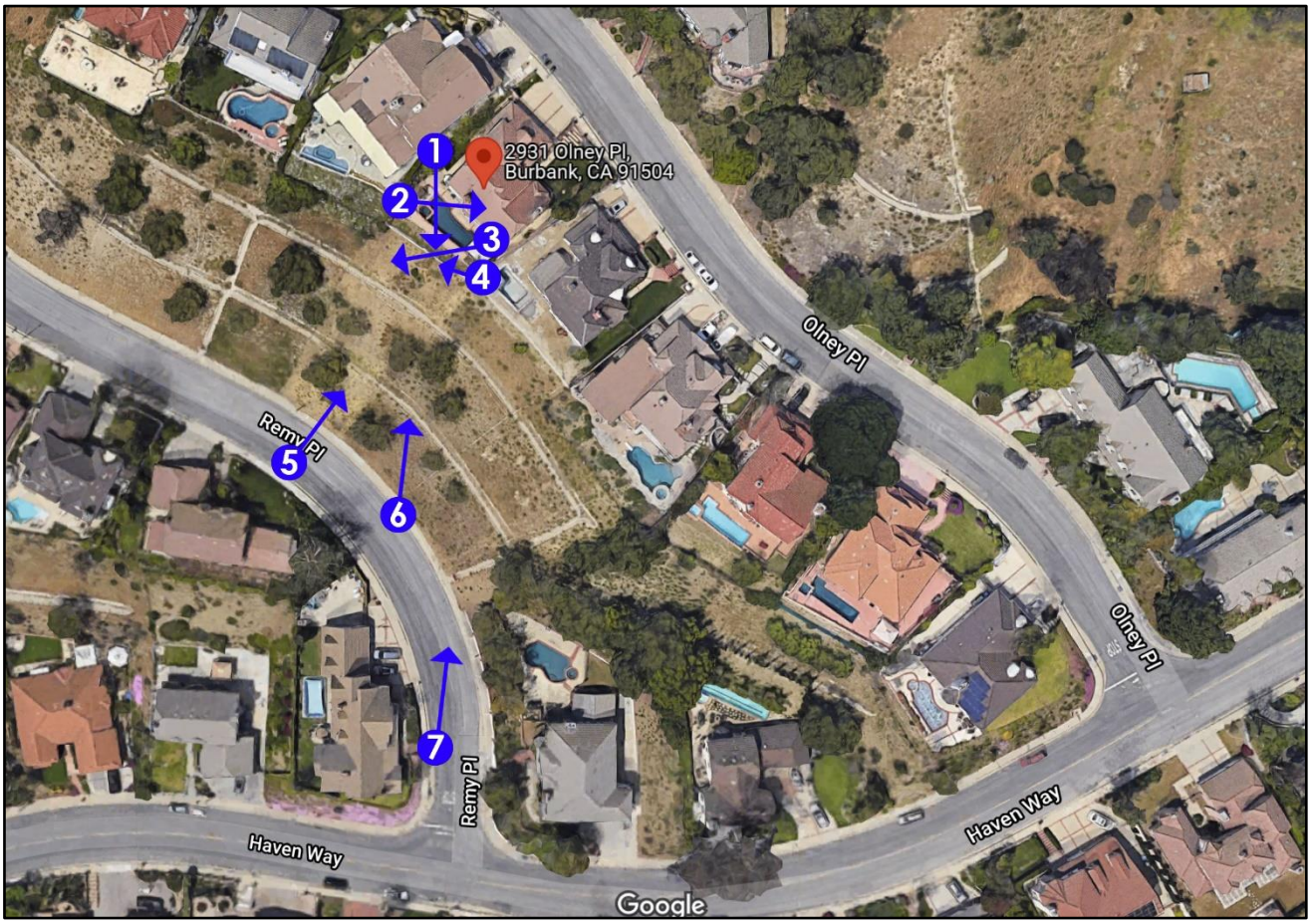

Figure 4: Photo Key – Location of photos of installed story poles (see subsequent pages).

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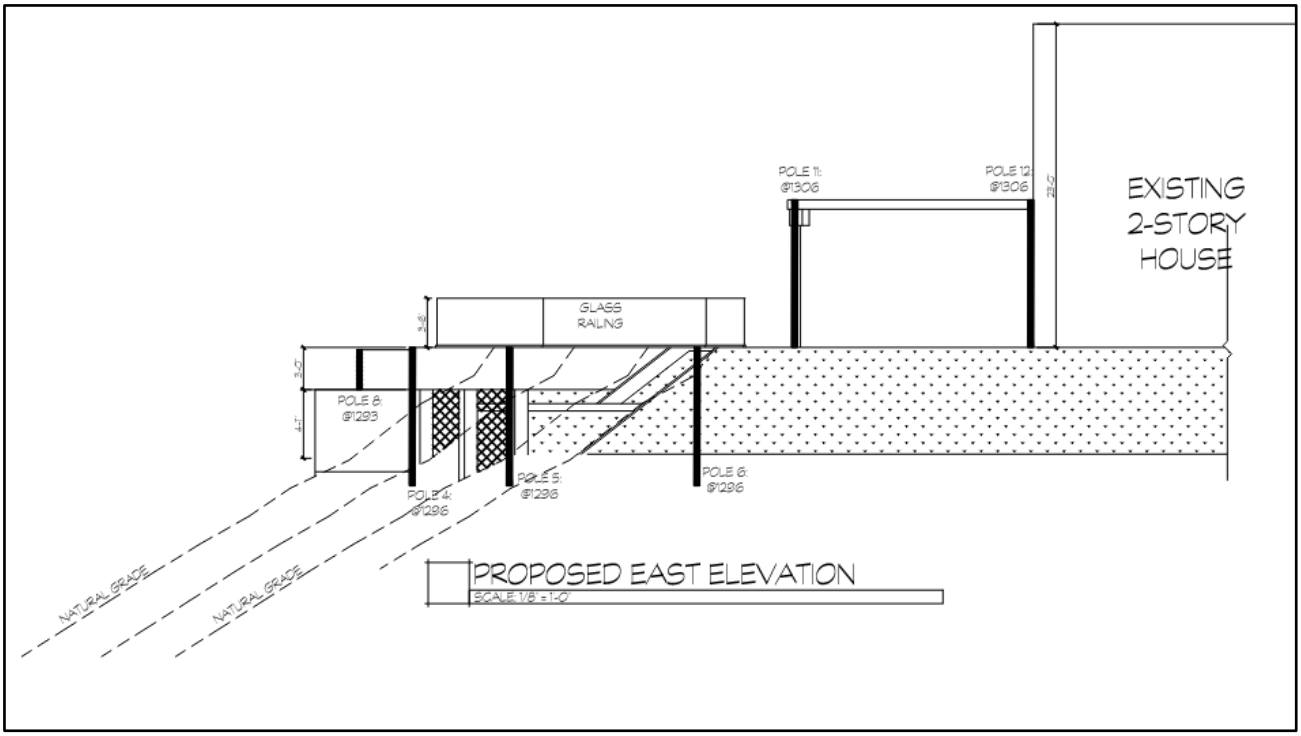

Figure 5a: East view of installed story poles

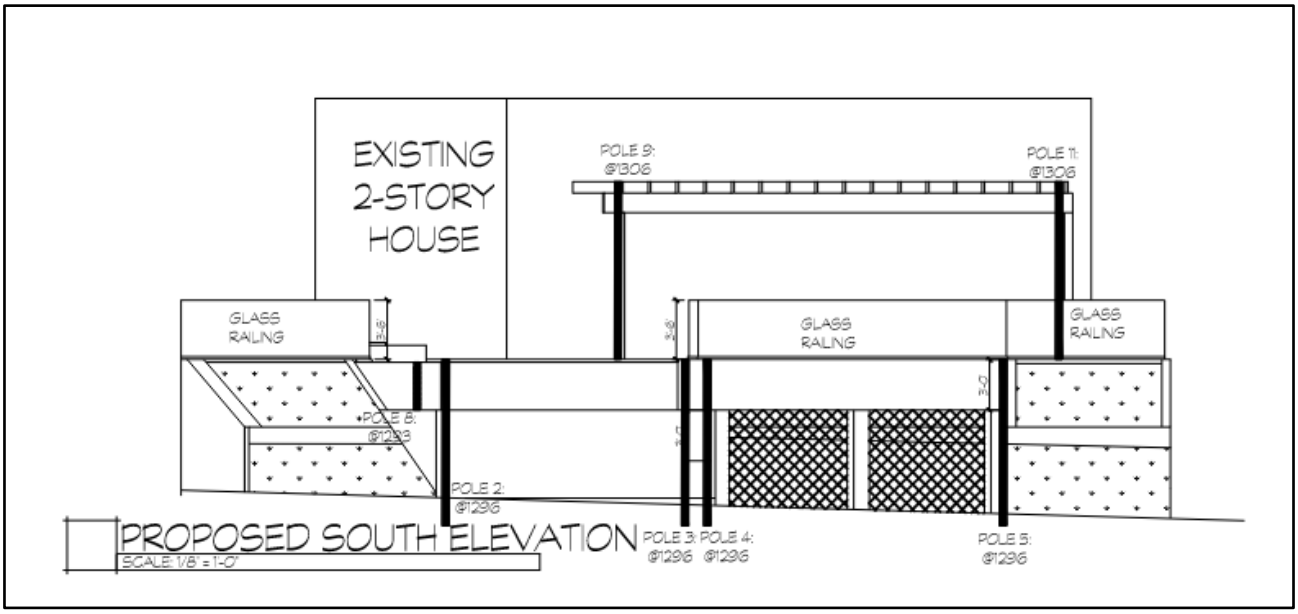

Figure 5b: Front view of installed story poles

Figure 6: Computer rendering of proposed Project

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Conclusion:

The applicant is proposing a deck extension, a reconstructed swimming pool, and a new open lattice patio cover within the Project Site (See Figure 1). The proposed additions are located behind the residence, and within the primary view "*setback line*" of the adjacent properties, as described in Burbank Municipal Code (BMC) Section 10-1-606(E); However, the proposed additions would not be blocking, nor would they be located directly in front of the primary downslope views of the adjoining properties to the southeast and northwest of the subject property along Olney Place. Moreover, the deck addition would be set back 10'-0" from the side property lines, as required by Footnote 6 of Table 10-1-603(G) of the BMC, creating an additional buffer that would ensure privacy and reduce potential view impacts. The footings of the trellis structure will be set back a distance equal to 10% of the average lot width, as required by Section 10-1-603(A) of the BMC.

The proposed Project is located more than 150'-0" upslope and approximately 70'-0" higher in elevation than the closest residences on the south side of Remy Place, the street that runs parallel to Olney Place. Given that the residences located on Remy Place also have a downslope view of the City, their primary views will not be impacted by the proposed Project. The proposed structures would fall into the secondary views of the residences along Remy Place. The secondary view (upslope view) from Remy Place will not be any more impacted than it already is. Per Staff's analysis, this view impact would be minimal, as described below.

The applicant has installed story poles to show the shape of the proposed development. Staff analyzed Figure 4 (photos), Figures 5a and 5b (story pole plan), Figure 6 (computer rendering), and proposed elevations (Figure 3b), and concluded the placement and overall massing of the proposed additions will be *visible* from the surrounding properties. The massing of the 572 square foot deck extension projects an additional 14'-0" out from the existing deck. This addition would protrude out onto the hillside and create a massing that is not currently there; However, this structure would be set back 10'-0" from the adjoining neighbors' properties and is characterized by modulating shapes and a cascading pool, both of which diminish the bulkiness of the structure. At its tallest point (furthest from the existing deck), the proposed deck addition would rise 10'-0" from the natural slope of the hillside; however, due to the cascading shape of the pool and the natural topography of the hillside, the height of the structure is significantly lower in some portions. Moreover, as shown on **Figures 3a and 6**, the applicant is proposing to plant landscaping to screen the understory of the deck and the footing of the pool structures. The proposed landscaping, in combination of the existing vegetation on the downslope hillside, would make the proposed structures appear less tall and create a seamless green wall that would provide a natural context for the proposed structures. The proposed open lattice structure will have a smaller impact than the existing solid patio cover because the lattice structure will have an open design.

It is staff's conclusion is that while the proposed structures would be visible, they would not present a major view impact. Considering the information which includes the installed story poles and story pole plan, elevation contour plan, photographs, site plan, elevation drawings, computer rendering, and site visit conducted on January 13, 2022, City staff's analysis of the Project concludes that the proposed project would not create unreasonable impacts to the primary and secondary views of properties in the surrounding neighborhood.