



CITY OF BURBANK
COMMUNITY DEVELOPMENT DEPARTMENT

150 North Third Street, P.O. Box 6459, Burbank, California 91510-6459
www.burbankca.gov

FEBRUARY 17, 2022

HAMLET SADEKYAN
111 E. CEDAR AVE. #202
BURBANK, CA 91502

RE: Project No. 19-0001336 (Hillside Development Permit) – Approved
Located at 2931 Olney Place.; Burbank, CA 91504

Mr. Sadekian:

This letter is to notify you that the Community Development Director has approved your application for a Hillside Development Permit (Project No. 19-0001336) to construct a 572-square-foot rear yard deck extension. The proposed additional deck structure includes an expanded yard area that is approximately 24'-0" wide and 14'-0" deep, and a cascading swimming pool that will replace an existing 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. The property is located at 2931 Olney Place in the R-1 (Single-Family Residential) zoning district within the designated Hillside area. Enclosed is the approval with conditions.

Please be advised the decision of the Community Development Director will become final fifteen (15) days from your approval date (February 17, 2022), unless the decision is appealed to the Planning Board within these 15 days. Any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee prior to the expiration of the fifteen (15) day appeal period, or by 5:00 p.m. on March 4, 2022. Please note, an appointment must be made for any appeal filed after 12 p.m. Monday through Friday. If no appeal is filed, then you can submit to the Building Division for Building Plan Check review the first business day following the conclusion of the 15-day appeal period.

If you have any questions, please contact me by phone at (818) 238-5250 or by email at gmirzaavakyan@burbankca.gov.

Sincerely,

GREG MIRZA-AVAKYAN
Associate Planner
Community Development Department

Community Development Department Director's Decision

DATE: February 17, 2022

PROJECT TITLE: Project No. 19-0001336– Hillside Development Permit

PROJECT ADDRESS: 2931 Olney Place

APPLICANT: Hamlet Sadekyan

PROJECT DESCRIPTION: The applicant proposes to construct a 572 square foot rear yard deck extension. The proposed deck structure includes an expanded yard area that is approximately 24'-0" wide and 14'-0" deep, and a cascading swimming pool that will replace an existing swimming pool ("Project"). The Project involves approximately 40 cubic yards of grading. The Project also includes the proposal to plant a landscaping strip around the perimeter of the proposed deck extension structure, which will provide screening of the deck when viewed from downslope properties. The underside of the deck will include a wooden lattice to allow for climbing vines. The Project also includes the proposal to replace an existing solid patio cover with an approximately 450 square foot open lattice patio cover and an open-air barbeque area.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE: The Project conforms to the Burbank Municipal Code (BMC) and required neighborhood compatibility design guidelines.

- The total Floor Area on the 11,768 square foot lot will remain unchanged, as an uncovered deck does count as additional Floor Area, nor does it contribute to the maximum Floor Area on the lot. The current Floor Area, which includes the main residence and a portion of the 3-car garage, is 3,544 square feet.
- The deck extension will not be exempt from Lot Coverage, as it does meet the exemption criteria contained in Section 10-1-603(F)(1). The proposed Lot Coverage on the 11,768 square foot lot will increase from 21% to 26%, within the maximum allowable lot coverage of 50%.
- The deck structure is set back 10'-0" from the interior side property lines, as required by Footnote 6 of BMC Section 10-1-603(G).
- The proposed height of the deck extension structure varies between approximately 5'-0" to a maximum height of 10'-0" measured from natural grade, as required by the BMC.
- The proposed 3'-6" glass railing is set back approximately 1'-0" from the edge of the edge of the deck. The glass railing is a protective measure and is therefore not subject to development standards pertaining to maximum wall/fence heights.
- The proposed 450 square foot open lattice patio cover, which will replace the existing covered patio area, has a maximum height of 10'-6". The support posts of the lattice are set back a minimum distance of 5'-4" from the side property lines, which is equivalent to 10% of the average lot width. The open lattice patio cover is at least 50% open to the sky, and therefore does not count towards lot coverage or floor area ratio calculations, consistent with BMC Section 10-1-603(F)(3).
- The proposed barbeque area is located on the existing pad and is located at least 3'-0" from the side Property line, as required by BMC Section 10-1-603(G).

ENVIRONMENTAL REVIEW: This Project has been determined to be exempt from environmental review under the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15303 pertaining to New Construction of Small Structures. The request is for a rear yard deck extension, swimming pool, and appurtenant open lattice structure, which are covered by this exemption.

DATE SIGN POSTED ON-SITE: January 27, 2022

DATE PUBLIC NOTICE MAILED: February 3, 2022

DATE OF DIRECTOR'S DECISION: February 17, 2022

END OF APPEAL PERIOD: March 4, 2022

Greg Mirza-Avakyan, Associate Planner
Planning Division (818) 238-5250

 FOR

Patrick Prescott, Community Development Director

HILLSIDE DEVELOPMENT PERMIT NO. 19-0001336
(2931 Olney Place – Hamlet Sadekyan, Applicant and
Ella Undzhyan and Edmond Zakarian, Owners)

Pursuant to Burbank Municipal Code Section 10-1-606(H), the approval of a Hillside Development Permit per Section 10-1-607(D) of the Burbank Municipal Code (BMC) is required prior to the issuance of grading or building permits for the main dwelling structure or any other structure in the Hillside area when any of the following criteria is applicable:

- The project involves the creation of a new building pad, cut or fill activity to expand an existing building pad, or any other grading activity, including but not limited to grading for structures, swimming pools, and expanded yard areas.
- The structure extends beyond the front or rear yard setback lines.
- The height of the proposed structure to the top of the roof exceeds 16'-0".
- The total gross square footage of all structures and spaces that are included in the floor area ratio calculation is greater than 3,000 square feet.

Findings for Granting a Hillside Development Permit

The Community Development Director finds the proposed Project satisfies the requisite findings contained in the Burbank Municipal Code Section 10-1-607(D)(3) necessary for approval of the Hillside Development Permit, subject to the attached conditions of approval.

- 1) *The vehicle and pedestrian access to the house and other structures do not detrimentally impact traffic circulation and safety or pedestrian circulation and safety and are compatible with existing traffic circulation patterns in the surrounding neighborhood. This includes, but is not limited to: driveways and private roadways, access to public streets, safety features such as guardrails and other barriers, garages and other parking areas, and sidewalks and pedestrian paths.*

The home is situated on an existing lot with an existing driveway and pedestrian access. There are no changes proposed to vehicular or pedestrian circulation on the property. The rear yard will be expanding through the addition of a 572 square foot deck structure, and the pedestrian access to the new expanded area will not be impeded. The guardrails proposed on the expanded yard area in the rear yard will not impede pedestrian circulation and will serve as a safety measure.

- 2) *The house and other structures are reasonably consistent with the natural topography of the surrounding hillside.*

The proposed 572 square foot deck extension structure, which will contain an expanded yard area and a portion of a new cascading swimming pool, will be built on a steep hillside area, with an approximately 30-degree slope. The proposed deck extension projects a maximum of 15'-0" horizontally from the existing rear yard pad, with a maximum height of 10'-0" from the existing natural grade. However, the height and extent of projection varies through the use of a cascading pool feature and the requirement of 10'-0" side setbacks. The amount of disturbance of the natural topography will be minimal, as the deck structure will require approximately 40 cubic yards of grading. In addition, the surrounding hillside area is characterized by similar projects at 2925 and 2943 Olney Place, where the natural topography was altered to create an expanded yard area.

- 3) *The house and other structures are designed to reasonably incorporate or avoid altering natural topographic features.*

The Project includes the construction of a deck extension, a portion of which is an expanded yard area, and a portion includes a cascading swimming pool. The expanded yard area portion will be supported by concrete footings; however, the proposed pool feature will require some grading to the hillside. The amount of disturbance of the natural topography will be minimal, as the deck structure will require approximately 40 cubic yards of grading. In lieu of creating a large retaining wall, which would have involved a greater amount of cut and fill, the applicant opted to minimize the amount of disturbance to the natural landscape by proposing a deck structure instead. Staff finds that the project is reasonably consistent with the natural landscape and minimizes the alteration of natural topographic features. The open lattice patio structure and barbeque area are proposed to be constructed on the existing pad and will not impact the natural topography.

- 4) *The house and other structures will not unnecessarily or unreasonably encroach upon the scenic views from neighboring properties, including both downslope and upslope views.*

The proposed deck extension structure, open lattice patio and barbeque area will not have an unreasonable impact on surrounding upslope or downslope views of properties in the surrounding neighborhood. The applicant installed story poles per the requirements of the Burbank Municipal Code which depict the shape and bulk of the proposed structures. The proposed structures are not directly located in the viewshed of the surrounding properties. Staff also sent letters to all neighbors adjacent to the Project site, requesting any feedback pertaining to any potential visual impacts from the addition. No feedback was received by Staff within the time frame indicated in the letter. Staff analyzed the view impacts using the story poles, photographs, site plan, elevation drawings, topographic elevation contours, and site visit conducted on January 13, 2022 to observe potential view impact of the additions to the surrounding area. The completed view study, attached herein as Exhibit "B," concludes that the proposed Project does not create unreasonable impacts to the primary and secondary views of properties in the surrounding neighborhood.

- 5) *The house has been reviewed against the Neighborhood Compatibility provisions as set forth in Section 10-1-609 and the house complies with the Single Family Design Guidelines.*

The project has been reviewed for neighborhood compatibility and complies with the adopted Design Guidelines. Enclosed is a completed Neighborhood Compatibility Review – Design Guidelines Checklist for the project (Exhibit "A"). The proposed patio extension deck, open lattice patio and barbeque area are complementary to the primary residence, which is built in the Modern Mediterranean architectural style. The proposed patio extension will have finish materials such as concrete and pool tile, which will be substantially screened by the proposed landscaping around the perimeter of the deck extension structure, providing screening of the deck when viewed from downslope properties. The underside of the deck will include a wooden lattice to allow for climbing vines. Said landscaping shall mature within 5 years of approval of this permit, as required by the Conditions of approval.

- 6) *For the purpose of evaluating required finding (d) above, a view study must be submitted with all Hillside Development Permit applications documenting the impacts of the proposed structure(s) on views from adjacent properties. The view study must be prepared in a manner approved by the Director or his/her designee and contain all information and documentation deemed necessary by the Director for the purpose of analyzing view impacts and establishing setback lines for view*

determination pursuant to Section 10-1-606(E). This study is separate from the Ridgeline setback analysis required by Section 10-1-606(D).

The applicant installed story poles to demonstrate the massing of the proposed patio deck extension and open lattice patio structure. These story poles were installed and certified for accuracy by a licensed surveyor. The photos submitted with the application show the framing with a massing that is consistent with maximum allowable heights and minimum allowable setbacks required by the BMC. Staff conducted a site visit on January 13, 2022 and took photographs of the residence with the installed story poles from various angles. In conducting a review to identify potential view impacts, Staff also sent letters to the neighboring property owners and occupants in the immediate vicinity of the Project site on January 14, 2022, requesting any feedback regarding potential view impacts that the Project may pose. No response was received by Staff by the date indicated in the letter. A view study completed by Staff (Exhibit "B" attached herein) illustrates that the proposed additions will not significantly impact upslope or downslope views from neighboring properties.

- 7) *The view impacts of the proposed project must be considered by the Director, or Planning Board or City Council 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 finding.*

Based on Staff's consideration and analysis of the information provided by the story poles, photographs, site plan, elevation drawings, topographic elevation contours, and site visit conducted on January 13, 2022; Staff concludes that the proposed Project does not create unreasonable impacts to the primary and secondary views of properties in the surrounding neighborhood. See Exhibit "B" for a complete analysis of potential view impacts.

HILLSIDE DEVELOPMENT PERMIT NO. 19-0001336
(2931 Olney Place– Hamlet Sadekyan, Applicant and
Ella Undzhyan and Edmond Zakarian, Owners)

CONDITIONS OF APPROVAL

PLANNING DIVISION

1. Project No. 19-0001336, Hillside Development Permit, approves the construction of a 572 square foot rear yard deck extension. The proposed additional deck structure includes an expanded yard area that is approximately 24'-0" wide and 14'-0" deep, and a cascading swimming pool that will replace an existing swimming pool. The Project also includes the proposal to plant a landscaping strip around the perimeter of the proposed deck extension structure. The Project also includes the proposal to replace an existing solid patio cover with an approximately 450 square foot open lattice patio cover and open-air barbeque area.
2. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on February 17, 2023), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
3. The operation/construction on the site shall remain in substantial conformance with the request and with the application materials submitted by the applicant dated February 11, 2022 and the project plans stamped approved on February 17, 2022 and placed on file in the office of the Planning Division.
4. The applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
5. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present detrimental impacts on neighboring properties.
6. The applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
7. By signing and/or using this Hillside Development Permit, the permittee acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.
8. Any trees removed during the construction of this project shall be replaced with minimum 15-gallon trees. The planting area shall have a minimum interior dimension of five square feet.

The trees must reach maturity within 5 years and shall provide screening for the properties to west of the project site. The trees shall be irrigated and maintained regularly.

9. The site must be landscaped per Section F.5 and F.6 of the Single Family Design Guidelines and Section 10-1-603(H) of the Burbank Municipal Code. For homes in the hillside area, landscaping must also comply with Section 10-1-606(F) of the Burbank Municipal Code. The landscaping must be substantially consistent with the landscaping depicted on Project plans stamped approved on February 17, 2022.
10. The applicant shall plant a minimum 18-inch-wide landscaping strip around the perimeter of the proposed patio extension deck structure and provide a wooden lattice at the underside of the proposed deck to allow for climbing vines consistent with the Project plans stamped approved on February 17, 2022. All proposed landscaping shall achieve a minimum height of 6 feet at maturity (within five years). The proposed landscaping shall be maintained by an automatic irrigation system. Compliance with this condition shall be verified at the time of Plan Check submittal.
11. Drainage on the lot shall be compliant with the requirements specified in the 2019 California Building Code.
12. The Applicant shall utilize shielded lighting fixtures to avoid glare and light intrusion between adjoining and adjacent residences.
13. Exterior materials and designs shown on the approved set of plans approved stamped on February 17, 2022 must be the same used during construction. Any modifications to materials must be reviewed and approved by the Planning Division prior to installation.
14. The Applicant shall arrange for materials collection during construction, demolition, and occupancy with the City's Street & Solid Waste Division (Public Works Department) or Applicant shall arrange for self-hauling to an authorized facility.

BUILDING DIVISION

15. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the 2019 edition of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards.
16. The Project lies within the City of Burbank Mountain Fire Zone. All construction is required to meet Burbank Municipal Code 9-1-1-701A.1.1.
17. The foundation shall comply with California Building Code Section 1808.7, for foundations on or adjacent to slopes. A soils report will be required.
18. Grading and drainage plans will be required, and a separate Grading & Shoring Permit will be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application.

19. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
20. New construction projects within the City of Burbank are subject to MWELo review. New landscape areas for residential and non-residential projects between 500 and 2,500 square feet requiring a building or landscape permit, plan check or design review will be required to complete, either a Performance or Prescriptive Compliance Method.
21. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.
22. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
23. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction, additions, remodels, renovation, tenant
24. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:
 - Wood-framed, single-family dwellings not more than two stories in height;
 - Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
 - Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
 - Non-structural or non-seismic storefronts, interior alterations or additions.
25. A Building Permit may be issued to the Property Owner provided that the work is limited to:
 - A single-family dwelling of wood frame construction not more than two stories and a basement in height.
 - Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
 - Nonstructural or non-seismic alterations or additions.
26. Approved hours of construction are:

Monday – Friday	7:00 am to 7:00 pm
Saturday	8:00 am to 5:00 pm

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.

27. Plans and reports submitted for Plan Check Review may be submitted electronically. For more information about the online submittal process, please contact Senior Plan Check Engineer Mario Osuna in Building Division at 818-238-5241.
28. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
29. All Departments that have provide Conditions of Approval are to receive a set of drawings for review and have provided final approval stamp on drawings, prior to issuance of Building Permit.

PUBLIC WORKS DEPARTMENT

Engineering Division

30. No permanent structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-1-3203].
31. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e. streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvements plans [BMC 7-3-701.1].
32. On-site drainage shall not flow across the public parkway (sidewalk) or onto adjacent private property. It should be conveyed by underwalk drains to the gutter through the curb face or connected to a storm drain facility [BMC 7-1-117, BMC 7-3-102].
33. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771, when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project.
34. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all off-site improvements. Burbank Standard Plans can be accessed at: <http://file.burbankca.gov/publicworks/OnlineCounter/main/index.htm>
35. Prior to the issuance of a Building Permit, A Public Works “Right-of-Way Protection” Permit is required to verify the proposed fence location is not encroaching into the public right-of-way.

36. Plans should include easements, elevations, elevations, right-of-way/property lines, dedication, location, location of existing/proposed utilities and any encroachments.
37. Applicant shall not remove, replace, or damage the existing concrete “V” ditch swale system within the hillside. The existing “V” ditch swales provide a drainage control that minimizes hillside erosion and conveys storm water runoff.
38. Prior to the issuance of Certificate of Occupancy, any portion of public sidewalk, curb or gutter that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. That reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].
39. If any utility cuts or construction related impacts are made on Olney Place adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving requirements.
40. Additional impacts to street triggered by this project could extend the paving restoration limits.

Stormwater Division

41. Per BMC 8-1-1004.B (3), a Pool Discharge Permit is to be issued by the Public Works counter and a \$38.48 fee (fiscal year 2019-2020) is required each time single-family residential pool is emptied. Please refer to the pool discharge brochure. If the proposed pool/spa contains salt water, please note that salt water pool/spa discharges are currently conditionally allowed to discharge into the storm drain system, subject to meeting (and not exceeding) the following water quality objectives, in addition to other BMP requirements: TSD = 950 mg/l, Sulfate – 300 mg/l, Chloride = 190 mg/l. This conditional allowance and the limits may be changed by the Regional Water Quality Control Board in the future. The City strongly discourages the use of saltwater pools.
42. Per BMC 9-3-407, Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition or commencement of construction until receipt of a certificate of occupancy.
43. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require project to comply with the Standard Urban Stormwater Mitigation Plan provisions and the **City’s Low Impact Development (LID)** ordinance. For questions on these requirements, please contact the City’s Building Division at (818) 238-5220.

Solid Waste Division

44. There shall be a designated location on the property for all solid waste containers and/or bins. Containers are not to be visible from the street.

FIRE DEPARTMENT

- 45. While there are no significant fire code requirements for this project, the owner and the owner’s architect and/or contractor are responsible for ensuring compliance with all applicable provisions of fire life/safety codes. Failure to cite a specific code requirement in this preliminary document does not relieve the applicant of such responsibility.
- 46. All items reviewed are based on information provided at time of review. The comments provided do not limit or relieve the owner and the owner’s architect and/or contractor from the responsibility of ensuring compliance with all applicable provisions of fire/life safety codes. Such compliances may include but are not limited to fire department access for firefighting, including fire department vehicle access, fire water supplies and appurtenances. Further reviews may require additional requirements or limitations as the project develops and is not limited to the requirements provided in these comments.

PARKS AND RECREATION DEPARTMENT

- 47. Submit landscape and irrigation plans prepared by a licensed landscape architect.
- 48. Existing street trees are to remain. If any street trees are removed:
 - a. Any street trees that are removed shall be replaced. Contact Forestry Supervisor for a list of approved street trees.
 - b. Contact Forestry Services at (818) 238-5343 for removal fee.
 - c. All street trees shall be a minimum of 24” box size.
 - d. Trees in grass shall be installed with Arbor Guards.
 - e. Tree wells are required.
 - f. Provide irrigation bubbler to street trees.
 - g. Provide automatically controlled irrigation system to the parkway.
- 49. Landscape plan shall include the following note: “Owner to install the street trees, they must contact the Forestry Supervisor, at (818) 238-5343, at least forty-eight (48) hours prior to installation. Failure to contact the City for inspection and installation may cause the removal and replacement at the owner's expense.”
- 50. Must comply with Municipal Water Efficient Ordinance (MWELO) requirements if over 500 square feet of landscaping is proposed.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner

**EXHIBIT A: NEIGHBORHOOD COMPATIBILITY REVIEW - DESIGN GUIDELINES
CHECKLIST
(2931 Olney Place, Permit No. 19-0001336)**

DWELLING SETBACKS *(Table A: Must meet all 3)*

1. Front Yard Setbacks

The proposed structures, consisting of a 572 square foot rear yard deck extension. The proposed additions include a deck structure, which is composed of an expanded yard area and a cascading swimming pool, a new open lattice patio cover, and barbeque area. All the proposed structures are located towards the rear of the lot and are set back more than 90'-0" from the front property line. As such, the project continues to follow the prevailing pattern of front yard setback distance of the neighborhood.

2. Side Yard Setbacks

The proposed rear yard deck extension is set back 10'-0" from the side property lines, as required by code. This setback is meant to provide buffering and privacy between adjacent dwellings on either side of the deck. Moreover, the proposed open lattice patio is set back the required distance from the side property line, as required by code. The lattice patio does not create any new privacy or buffering impacts because it is proposed in place of an existing covered patio cover.

3. Rear Yard Setbacks

The proposed rear yard deck extension will be set back approximately 110'-0" from the rear property line, exceeding what is required for accessory structures. The distance will ensure that there is adequate space between the proposed rear yard extension and the residence on Remy Place downslope from the project site.

DWELLING ORIENTATION

The project does not propose any changes to the orientation and dimensions of the existing dwelling or to the garage, which is attached and located towards the front of the property. This section does not apply to the project. Tables B and C are skipped.

ROOFLINES *(Table D: Must meet minimum 1 of 3)*

3. Skyline Interest.

The proposed rear yard deck extension that includes an expanded rear yard and cascading swimming pool, as well as the open lattice patio and barbeque area are designed in a minimalist architectural style with simple, modern lines. The design components of these accessory structures, when taken together with existing residence, do not create an incongruence of architectural style, and are incorporated thoughtfully within the existing architectural ensemble and are well-integrated into the sloping hillside topography.

MAJOR AND MINOR MASSING & MODULATION

There are no changes proposed to the main residence. This section applies to massing and modulation guidelines for the main residence, not to the accessory structures proposed. Table E is skipped.

RESIDENTIAL DWELLING HEIGHT, UPPER STORIES & HEIGHT TRANSITIONS

There are no changes proposed to the main residence. This section applies to the upper stories of residential dwellings, not to accessory structures. Tables F, G, and H are skipped.

WINDOWS AND 360° ARCHITECTURE *(Table I: Must meet minimum 1 of 4)*

2. 360° Additions

The proposed accessory structures are designed in a minimalist architectural style with simple, modern lines. The style extends to all elevations. The exterior facades of the structure will include concrete, wood, and tile finishes, and extensive landscaping buffers to blend the proposed structures into the existing hillside landscape.

ACCESSORY STRUCTURES *(Table J: Must meet one item)*

1. Accessory Structure Design

The primary residence is a modern Mediterranean style, and the proposed accessory structures, which include a rear yard deck extension composed of an expanded rear yard and cascading swimming pool, as well as the open lattice patio and barbeque area are designed in a minimalist architectural style with simple, modern lines. The accessory structures are of similar intensity, scale, and massing to the existing residence. The visible accessory structures are proposed a minimum of 110'-0" from the public right of way and is effectively screened by existing and proposed vegetation. The visual study (Exhibit B) includes a photograph of the views of the installed story poles from the street below, which indicate the location and scale of the proposed structure.

FENCES AND PROPERTY LINE WALLS *(Table K: If provided, must meet all 3)*

3. Retaining Walls, at Front Yards and Street-Facing Side Yards

There are no walls or fences proposed at front yards or street facing side yards, or side yards. Any fences that existing within the yards are existing. Table K is skipped.

LANDSCAPE *(Table L: Must meet minimum 2 of 4)*

1. Landscape Design

The provided plans indicate a well-integrated and thorough landscape design which includes a landscaping strip around the perimeter of the proposed deck extension structure, which will provide screening of the deck when viewed from downslope properties. The underside of the deck will include a wooden lattice to allow for climbing vines.

EXHIBIT A

2. Artificial Turf, Front Lawns.

There is no artificial turf used in the front yard of the residence.

LANDSCAPE CONTINUED *(Table M: Must meet minimum 3 of 7)*

3. Landscape at Buildings

The plans for the project propose new landscaping at the foundation of the proposed deck structure. The landscaping provides visual relief from any potential impact to the views from the surrounding properties and the public right-of-way.

5. Side Yard Landscape

Landscaping in the form of dense shrubs (is proposed along within the side yard setback areas. The landscaping provides visual relief from potential impacts to the views of the neighboring properties.

6. Exterior Lighting

The conditions of approval require that any exterior lighting shall utilize shielded fixtures to avoid glare and light intrusion between adjoining and adjacent residences.

USE OF CHARACTERISTIC OR OTHER ARCHITECTURAL STYLES

(Table N: Meet 1 of 2)

2. Use of Characteristic Style

The proposed rear yard deck extension that includes an expanded rear yard and cascading swimming pool, as well as the open lattice patio and barbeque area are designed in a minimalist architectural style with simple, modern lines. The deck structure incorporates concrete, wood, and tile materials, which will be substantially screened by proposed landscaping. The character defining features are utilized at all exterior elevations.

**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'-0" wide and 14'-0" 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

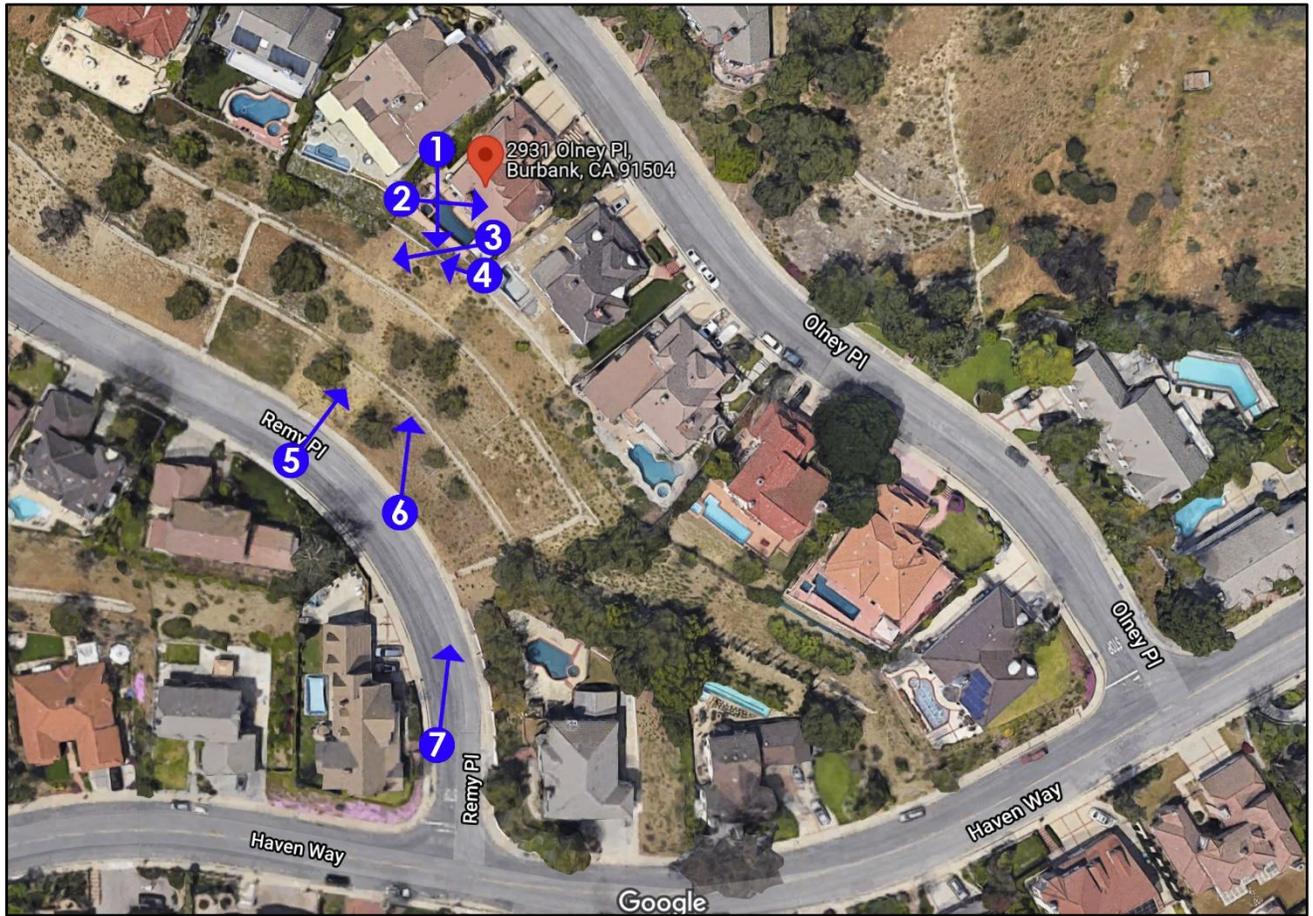


Figure 4: Photo Key – Location of photos of installed story poles (see subsequent pages).



EXHIBIT B

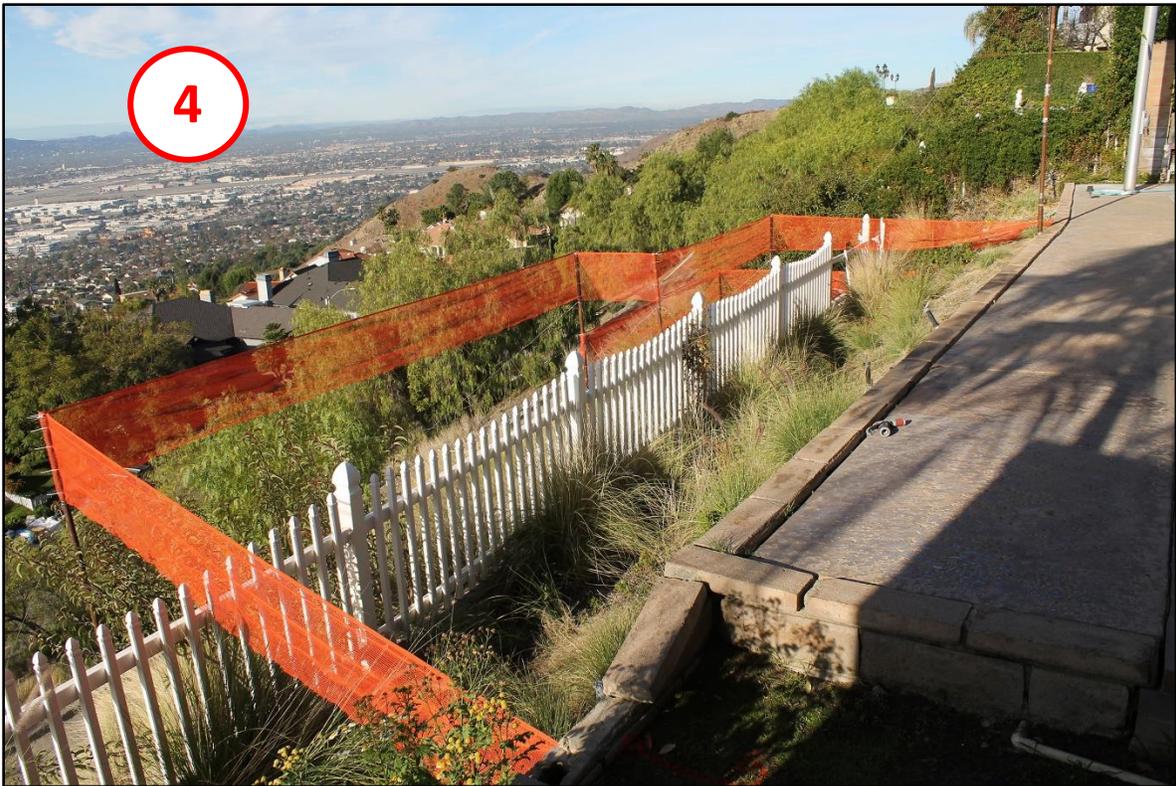
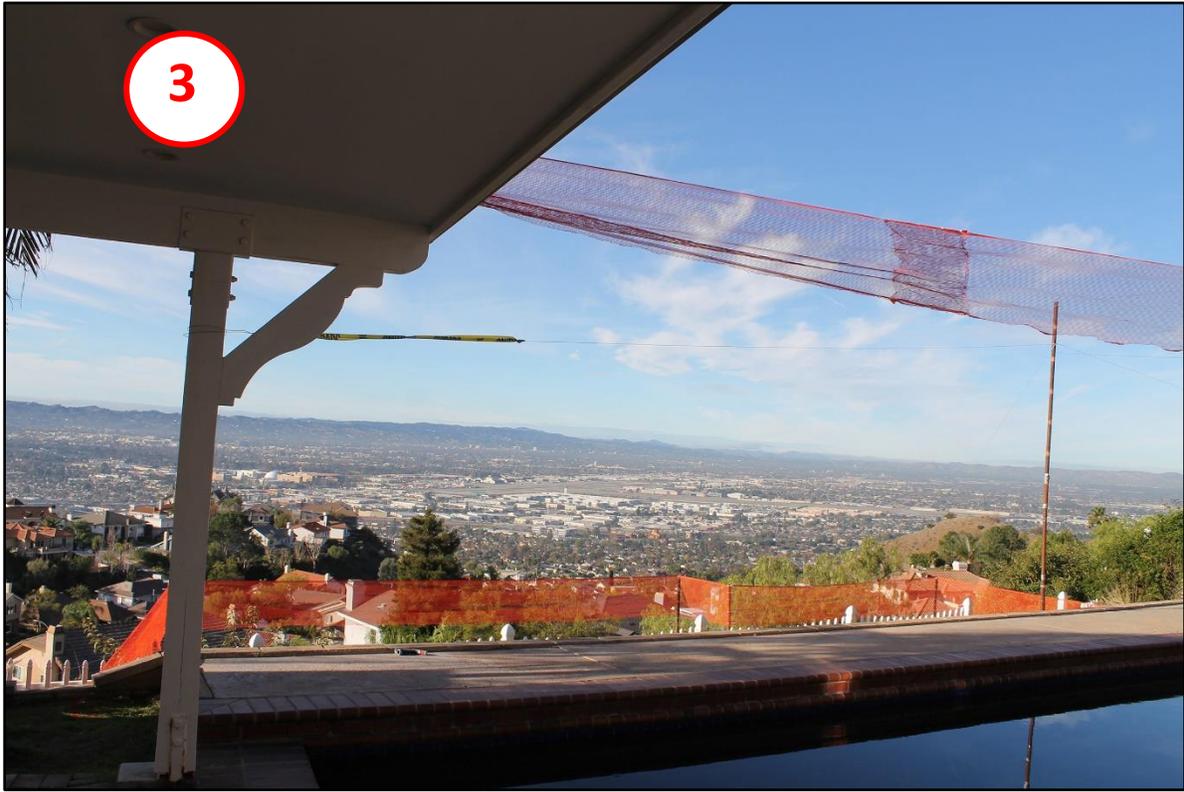


EXHIBIT B



EXHIBIT B

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EXHIBIT B

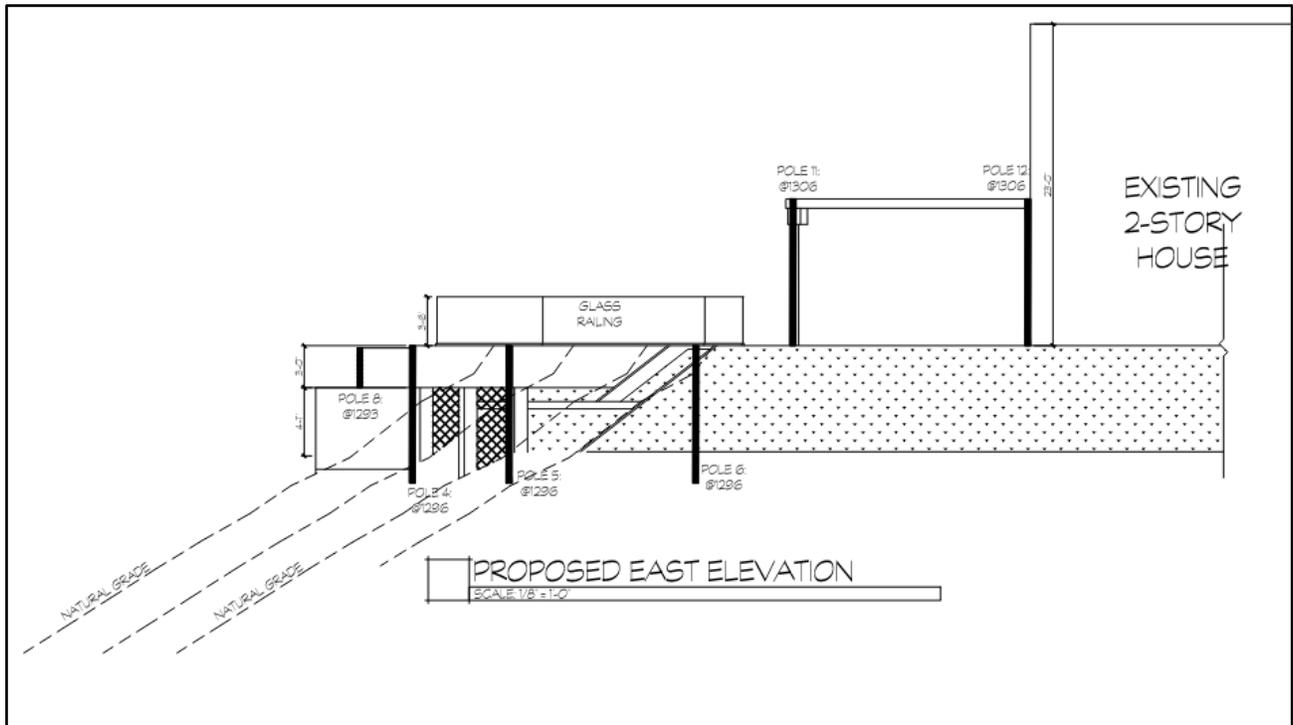


Figure 5a: East view of installed story poles

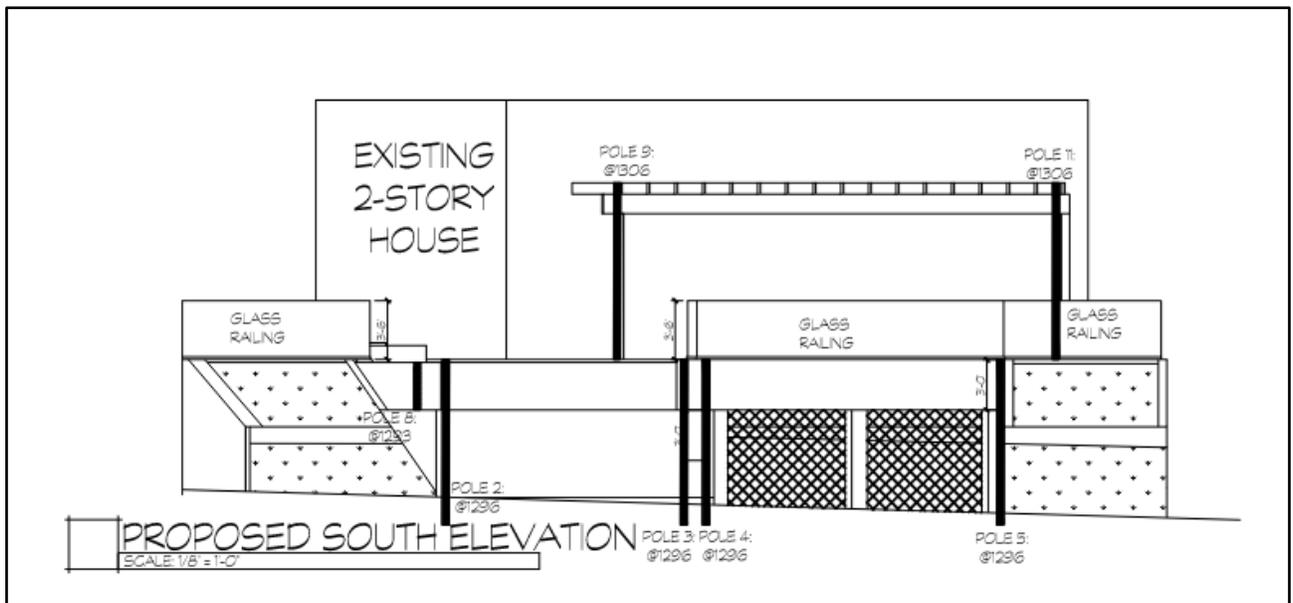


Figure 5b: Front view of installed story poles



Figure 6: Computer rendering of proposed Project

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.