

**EXHIBIT B: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 20-0000266
LOCATED AT 526 S SUNSET CANYON DRIVE, BURBANK, CA 91501**

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 installed story poles on the property that outline the bulk of the proposed additions to the existing two-story single-family residence, including a 635 square foot second-story addition, second-story uncovered balconies, and a 157-square-foot addition and expansion to an existing detached garage. 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 along with the process involved in the view study. The applicant installed story-poles to demonstrate the shape of the proposed development, and 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:

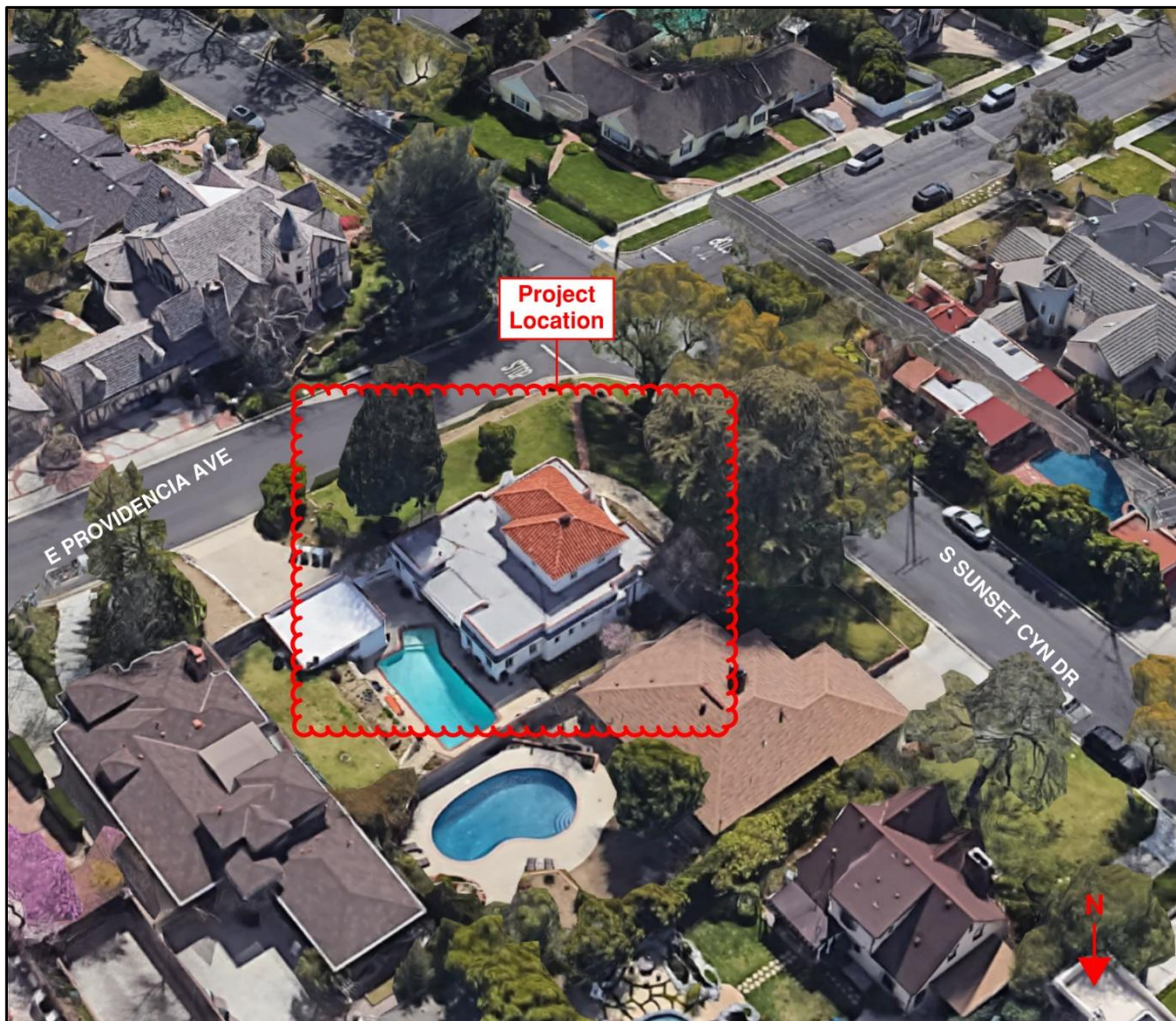


Figure 1: Location of the proposed project with respect to the neighboring properties



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

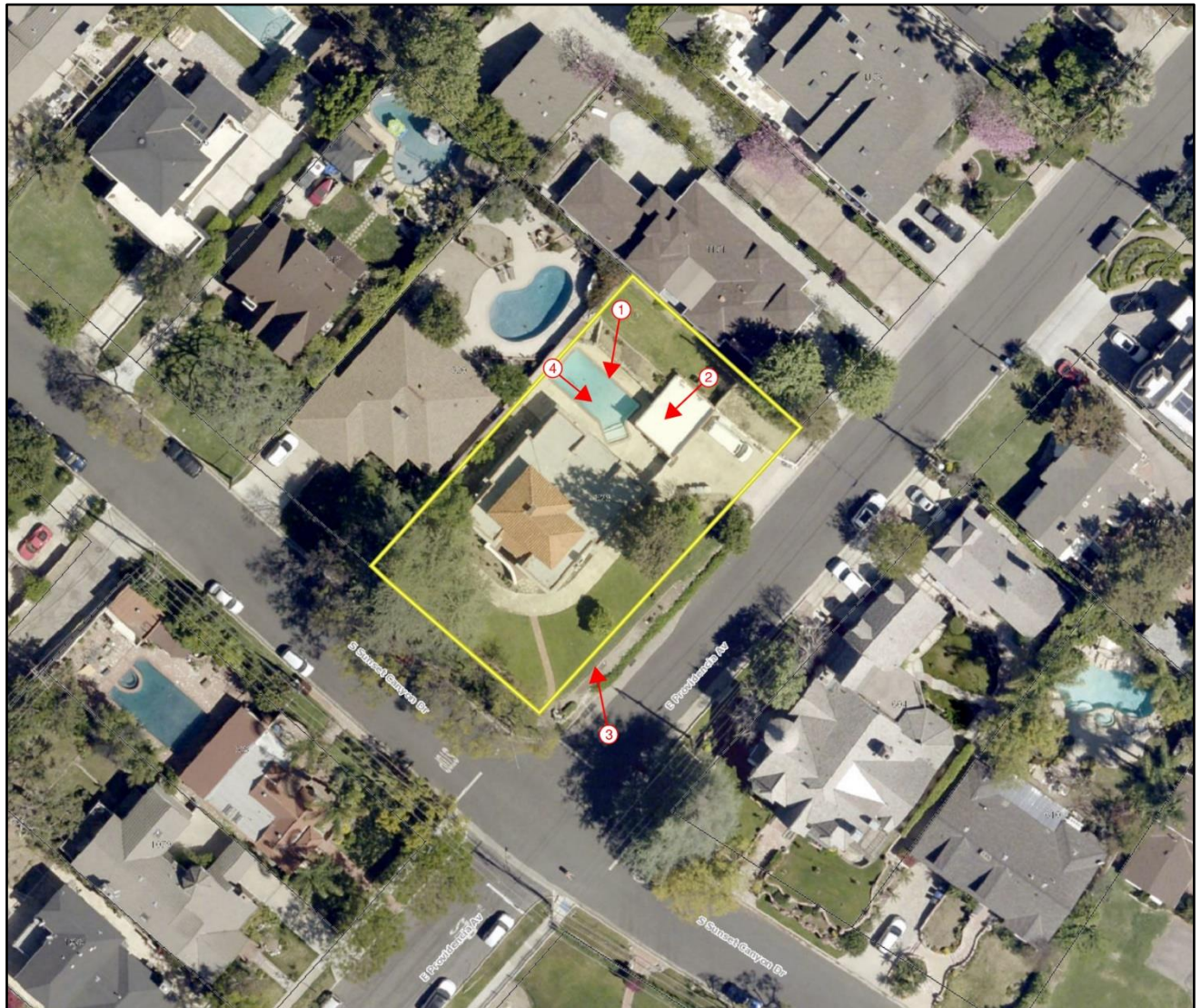


Figure 4: Photo Key – Photos of installed story poles taken from different locations (see next page)



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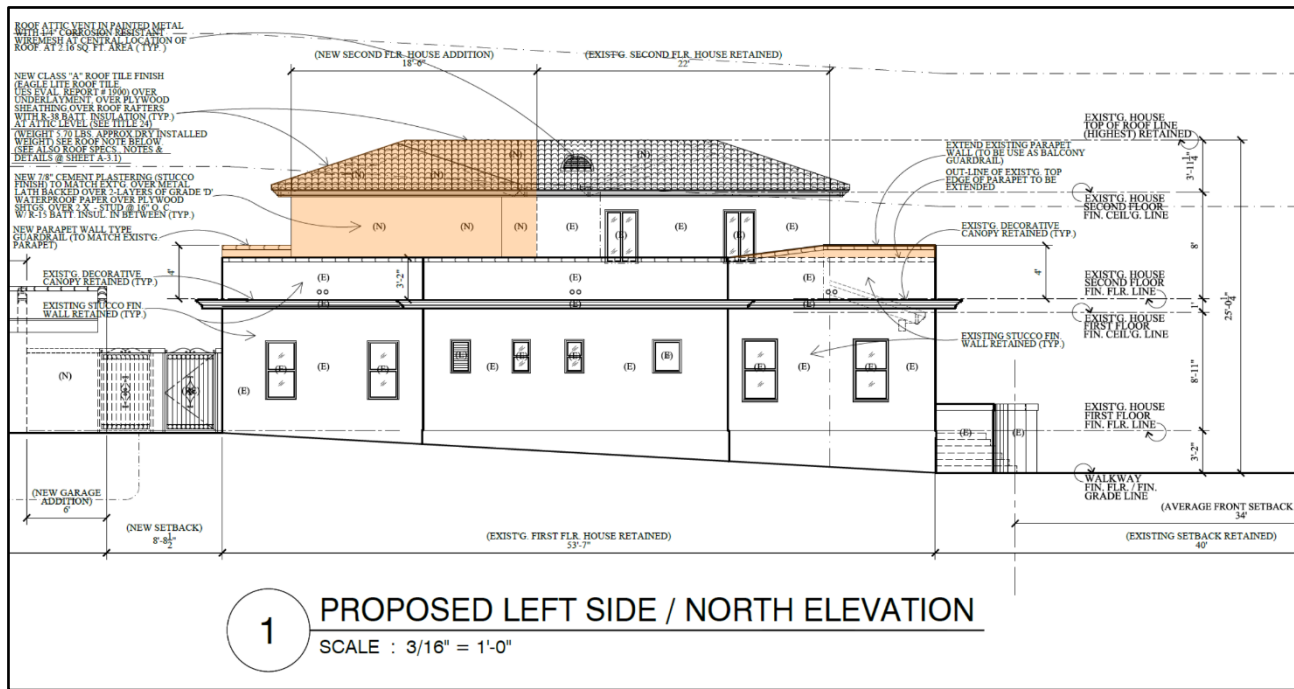


Figure 6: North elevation of proposed development with additions shown in orange (View from 520 S. Sunset Canyon Drive)

Conclusion:

As evident from the installed story poles and proposed elevations, the placement and overall massing of the proposed additions will have minimal impact on the views from surrounding properties. The massing of the 635-square-foot second-story addition is set back from the wall of the first story on the north, south, and west elevations, and falls completely within the footprint of the existing residence (Figure 3). This addition visually “completes” the symmetry of the two-story residence, which currently looks uneven with the second-story bulk concentrated on one side of the house. The 157-square-foot addition to the garage faces the house, is proposed on an existing pad, and presents no additional impacts to the views of the neighbors; furthermore, an additional enclosed garage space is required by Code. All elements of the proposed additions, including the roof, windows, doors, and wall cover materials will match the style and color of the existing residence.

As part of this study Staff analyzed view and privacy impacts to adjoining properties. The residence adjoining the subject property the northwest, located at 520 S. Sunset Canyon Drive, is a single-story residence, and does not have any window views that will be directly impacted by the second-story addition at 526 S. Sunset Canyon Drive. The second-story addition does not propose any new windows facing 520 S. Sunset Canyon Drive (on the North Elevation – See Figure 6), and the proposed balcony that faces the rear yard is approximately 30 feet away, which is sufficient to address any privacy concerns (see Figures 3 and 5). The topography of the residence at 520 S. Sunset Canyon Drive. is approximately at the same level as the subject property at 526 S. Sunset Canyon Drive., and therefore there are no primary or secondary view impacts to that property.

The residence adjoining the subject property the northeast, located at 1169 E. Providencia Avenue, is at a significantly higher elevation, approximately 10 feet higher than the subject property at 526 S.

Sunset Canyon Drive. However, downslope views from that property would remain substantially the same because the second-story addition is proposed with the same width, as measured from north to south, as the existing second story (See Figures 3 and Figure 4 - Photo 1). While the depth of the second story addition, as measured from the east to west, would increase, resulting in the second-story being extended in the direction of the property at 1169 E. Providential Avenue, the privacy of the neighboring property would not be compromised because the proposed second-story addition would be setback more than 50'-0" away from the neighboring residence, and the proposed balcony that faces the rear yard would be at a much lower elevation.

The location of the proposed addition to the garage would be on an existing flat area of the rear yard and is located between the existing garage and the existing residence. Therefore, views or privacy for the subject property or the adjoining properties would not be compromised.

Based on staff's consideration and analysis of the information provided by the story poles, photographs, site plan, elevation drawings, 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.