

# VIEW STUDY FOR HILLSIDE PROJECT (3344 WEDGEWOOD LANE)

## Objective and Analysis:

A view study is required as a part of the Hillside Development Permit process to analyze the impact of the proposed development on downslope and upslope scenic views from adjacent properties. As a part of the view study for the project at 3344 Wedgewood Lane (Subject Property) the applicant installed story poles on October 24, 2023 at the subject property that outlined the frame of the proposed trellis structure (corner posts, outline of top edges) in the location where it would be located. These story poles were installed and certified for accuracy by a licensed architect.

On November 19, 2023, property owners of neighboring properties located within the immediate vicinity of the project site (shown on Figure 1) were contacted by mail and informed of the proposed project, as well as of their opportunity to participate in the City's preparation of a view study. Staff did not receive comments from any of the neighbors.



Figure 1: Identified in blue is the subject property. Identified in red are the neighboring properties that were contacted as part of the City's Story Pole and View Assessment (the View Study). Identified in green is undeveloped property and property developed with a debris basin.

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Due to the location of the property at 3344 Wedgewood Lane, the proposed physical improvements that would be located at the rear of the property are positioned outside of the upslope and downslope view of the neighboring properties that are developed with a single-family home. Therefore, the project would not unreasonably encroach into the scenic views of surrounding properties.

In addition, staff analysis established that the proposed improvements are consistent with the City's objective development standards in the R-1 zone, and consistent with the development pattern in the surrounding neighborhood that consists of multistory single-family homes with varying outdoor improvements including covered patios and shade structures. Further, the placement of the proposed trellis structure is such that it is not visible from the street from the east or west. The top 12" of the southwest corner of the trellis structure can be seen from the neighboring properties to the west but does not cause an impact to views. Therefore, there were no view impacts caused by the trellis structure.

### **Conclusion:**

Given the analysis provided, it is City staff's assessment that the proposed project at 3344 Wedgewood Lane would not result in unreasonable view impacts to the upslope and downslope scenic views of neighboring properties.

***See site photos taken November 6, 2023, in the following pages.***

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View of story pole installation located in the rear yard area of the subject property.

**VIEW STUDY FOR HILLSIDE PROJECT (3344 WEDGEWOOD LANE)**



View from the adjacent property to the west of the subject property.

**VIEW STUDY FOR HILLSIDE PROJECT (3344 WEDGEWOOD LANE)**



View from across Wedgewood Lane of the west side of the subject property.

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View from across Wedgewood Lane of the subject property.

**VIEW STUDY FOR HILLSIDE PROJECT (3344 WEDGEWOOD LANE)**



View from across Wedgewood Lane to the east of the subject property.