

**EXHIBIT A: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 23-0005143
LOCATED AT 1048 SHERLOCK 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 constructed story poles that outlined a 1,108 square-foot third-story addition to the existing building, and a 346 square-foot wrapped balcony along the side and rear elevations of the building. The Applicant proposes demolition of interior walls within the existing basement, and first floor. The Project also proposes the full demolition of the existing roof to accommodate a new hipped roof.

Figure 2 shows the subject property, and surrounding neighborhood, which is characterized by steep slopes. Staff conducted a site visit on May 14, 2025, and observed that a significant portion of the site's slope had been cleared to allow construction of the existing dwelling on a relatively level building pad. Despite significant alteration to the site topography to accommodate the existing dwelling, the side and rear yard slopes were maintained and remain a prominent feature of the property.

Pursuant to BMC Section 10-1-606(B), building height is measured from the finished or existing grade, whichever is lower. The Applicant is proposing to increase the height of the structure to a top of plate height of approximately 27 feet and a top of roof height of approximately 34 feet 6 inches as a result of the third-story addition. This exceeds the 20-foot top of plate height and 30 foot top of roof maximum allowable height for structures in the R-1 (Single-Family Residential) Zone. Furthermore, because the third story is not enclosed within a pitched roof form, it is not permitted by right under BMC Section 10-1-603(A). The Applicant is therefore requesting an exception to the maximum story and height standards through the Hillside Development Permit process, as permitted under BMC Section 10-1-606(I). The request is based on the unique physical characteristics of the site and surrounding neighborhood, due to its location within the City's designated Hillside area.

The Applicant is proposing to backfill the rear and side yards abutting the dwelling's first floor leaving the front façade exposed. Therefore, a significant portion of the first story would be located below the finished grade. This approach would effectively restore the site's topography to a condition more closely resembling its original form. As a result, the perceived height and massing of the structure would vary depending on the viewer's vantage point. The structure would present as a three-story residence from the front yard, however, from the side or rear yards, it may appear as a single-story structure due to its integration into the hillside. The proposed design is consistent with several other residences, found along Sherlock Drive and in the surrounding neighborhood, which utilize the natural topography of the hillside to accommodate multiple stories while minimizing visual impact from public and private view.

In addition to the public notices, residents and property owners of all the neighboring properties located 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. 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 photographs used in the study can be found below:

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

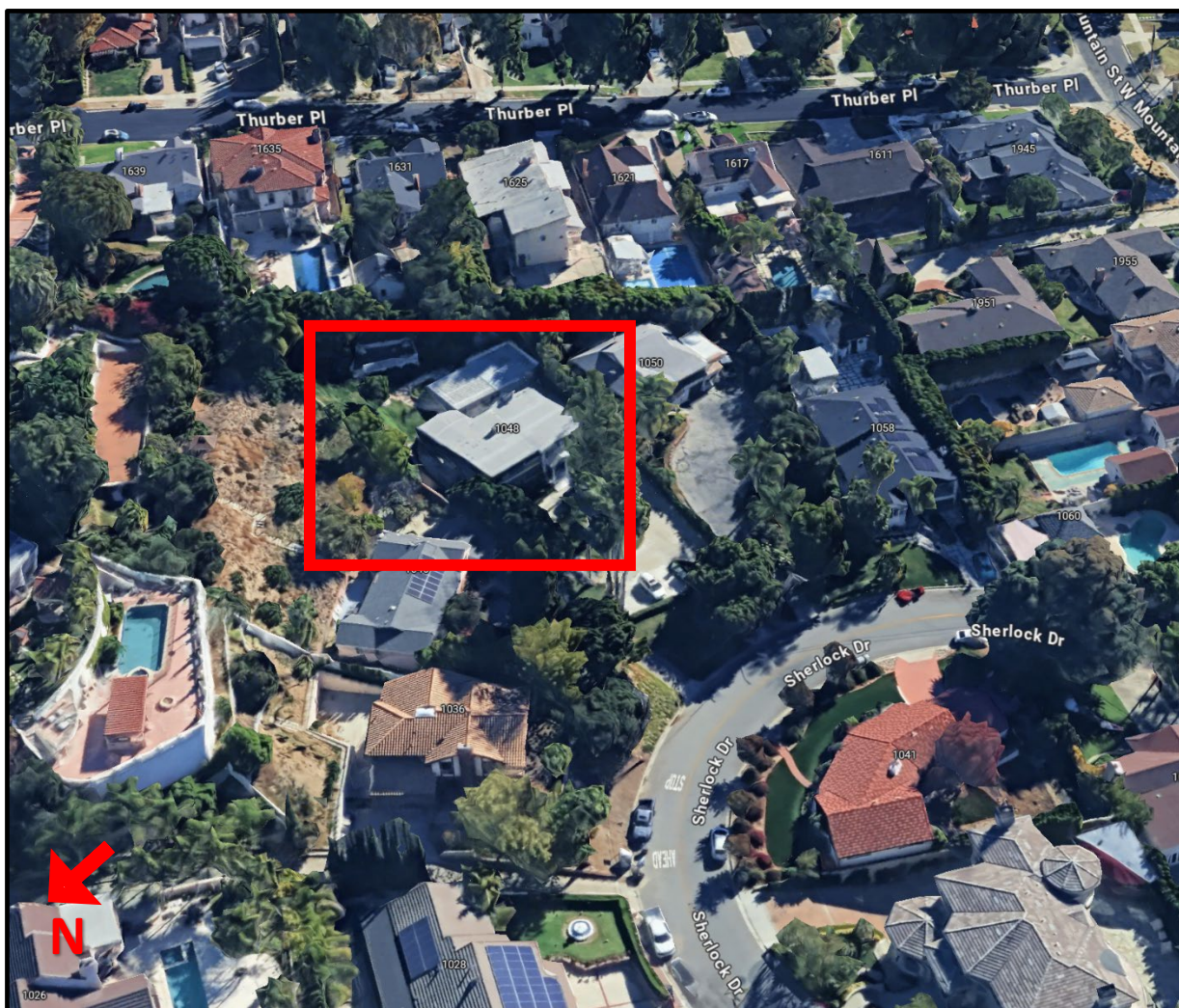


Figure 2: Topographic map of the subject property and vicinity.

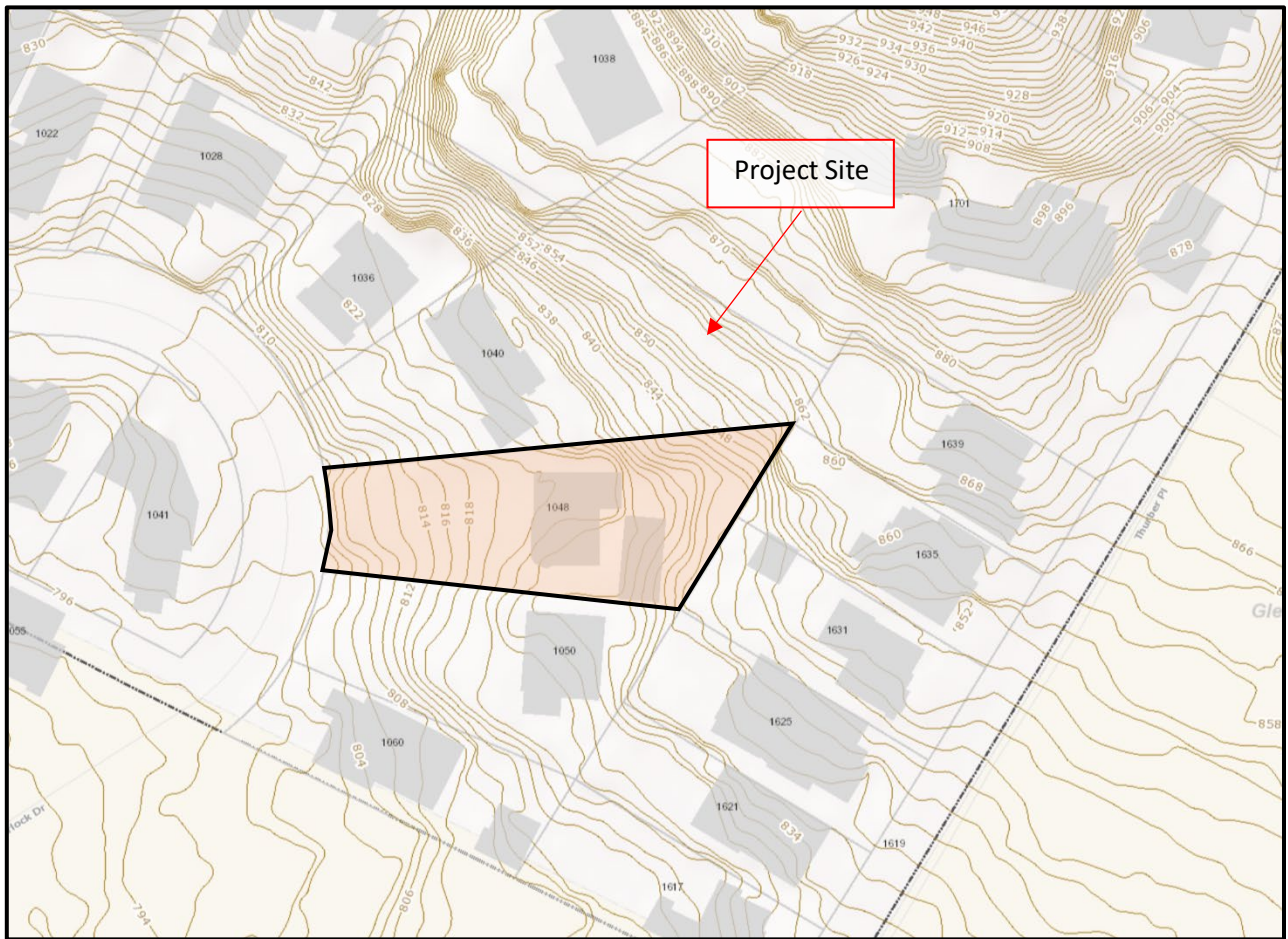
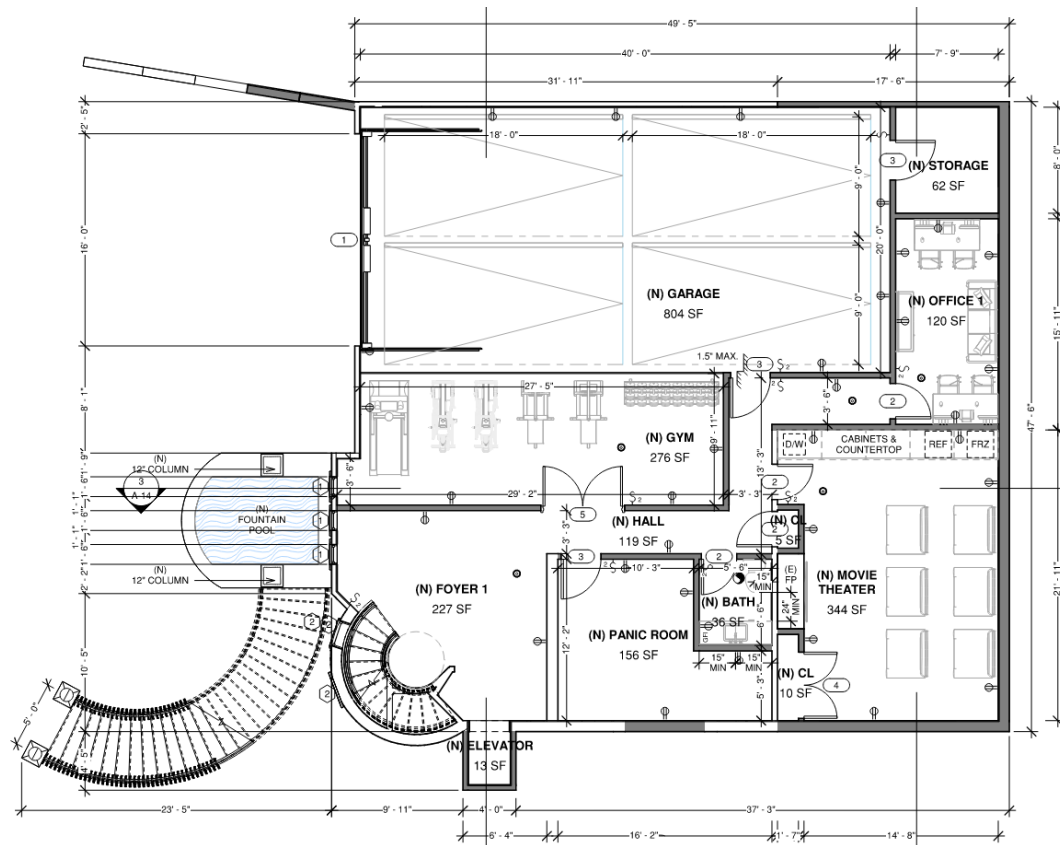


Figure 3a: Proposed First Floor Plan



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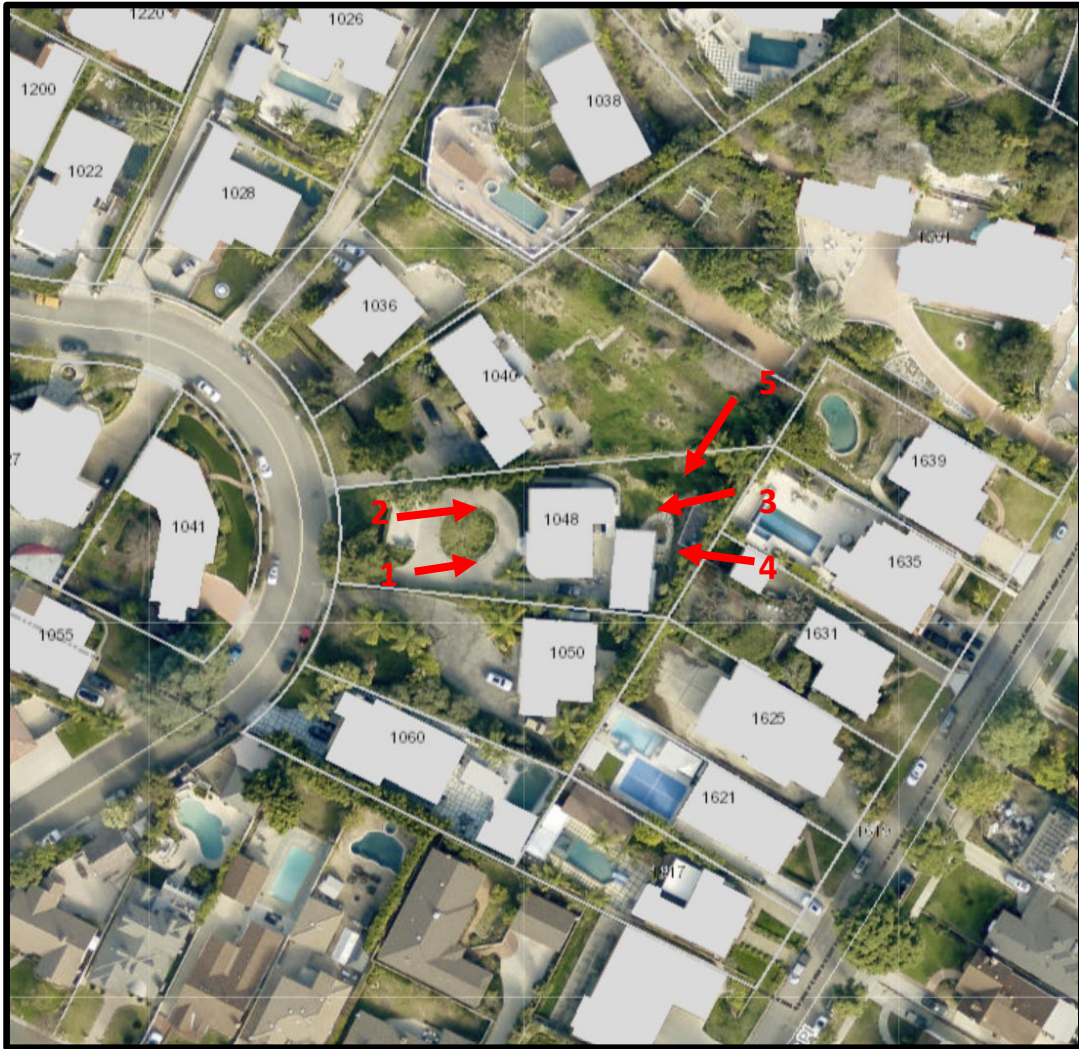


Figure 4: Photo Key – Photos of installed story poles taken from different locations (see next page)



Figure 5: Front façade



Figure 6: Front Façade



Figure 7: East façade from the rear yard



Figure 8: East façade from rear yard



Figure 9: East façade taken from higher elevation

Conclusion:

As evident from the existing structures, and story poles, the placement and overall massing of the proposed additions will have minimal impact on the views from the surrounding properties. The Project proposes a 1,108 square-foot third story addition to the existing building. The third story will increase the top of plate height of the dwelling from 17 feet 3 inches to 27 feet 1 inch. The Applicant also proposes an extensive remodel of the first floor to accommodate a new four-car garage, gym, foyer, panic room, movie theater, and office. The second floor will be reconfigured to include a new family room, dining room, two bathrooms, an office, and a guest bedroom. The newly constructed third floor will consist of three bedrooms, three bathrooms, and associated closet space. All exterior materials and finishes, including windows and wall treatments, will be consistent with those used throughout the dwelling. On May 14, 2025, staff conducted a site visit to the subject property and took photos (Figures 5-9) of the constructed story poles. Requests were sent out to adjacent neighbors of the subject property to schedule a site visit to assess any unnecessary or unreasonable obstruction of views. The residents located at 1040 Sherlock Drive were the only respondents and declined a site visit.

Figure 5 and Figure 6 depict the view of the proposed Project as seen from the front yard and driveway area. The Project includes the construction of a new four-car garage at the ground level, replacing the existing detached garage. From this vantage point, the story poles demonstrate that the proposed third story is set back from both the western façade (front of the building) and the northern façade (side of the building). According to the site plan, the third story is set back approximately 4 feet 6 inches from the second-floor western façade and approximately 5 feet from the second-floor northern façade. As previously noted, the Project proposes a new hipped roof design that compliments the sloped nature of the site's topography. This roof form helps to minimize, to the extent feasible, any potential view impacts to adjacent and abutting properties. There are no significant upslope view obstructions observed from this vantage point.

Figures 7 and 8 show the view of the proposed Project from the rear yard, with the photos taken from the vantage point of the existing second-floor level. The story poles depicted in these images indicate that no setback is proposed between the second and third stories along the rear (eastern) façade. The property features a large rear yard characterized by steep slopes, with similarly steep side yards bordered by mature trees. Because the existing dwelling is built into the slope, the proposed third story is substantially screened from view by the site's natural topography and the dense tree cover located along the rear and side property boundaries. Figure 9 further illustrates the steep slope of the rear yard. The photo was taken from an elevated vantage point and shows the existing dwelling and story poles situated at a lower elevation, confirming that the proposed addition would be largely screened from view. There are no significant downslope view obstructions observed from this vantage point.

Considering the information provided by the photographs, site plan and elevation drawings, and the elevation contours, City staff's analysis of the Project concludes that the proposed project does not create unreasonable impacts to the primary and secondary views of properties in the surrounding neighborhood.