

**EXHIBIT A: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 24-0004476
LOCATED AT 3000 HAVEN WAY, BURBANK, CA 91504**

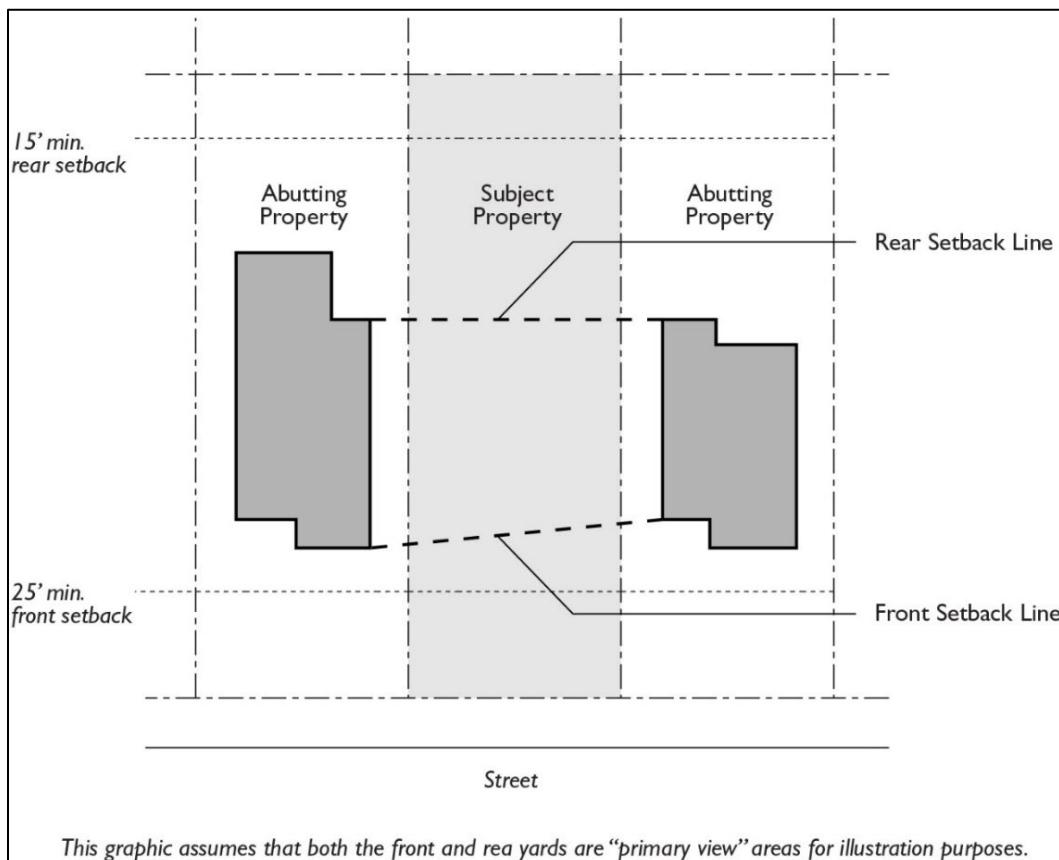
Purpose:

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. A project is considered to have a view impact if it unnecessarily or unreasonably encroaches upon the scenic views from the neighboring properties. A complete or nearly complete obstruction of a primary or secondary view is regarded as a significant view impact. In addition, pursuant to Section 10-1-607(D)(3)(f), these view impacts must be considered as a basis for making a decision. The view impacts of the proposed project must be considered by the Director, or Planning Commission 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 findings.

Intent:

To determine the primary and secondary view of a subject property, staff first identifies the front and rear yard setback lines. According to BMC Section 10-1-606(E)(1), when the primary view is from the front yard, rear yard, or both, a setback line is established in the yard(s) with the primary view. This line is drawn from the nearest front or rear corner of existing homes on adjacent lots, as illustrated in Diagram 10-1-606(E) below.

Figure 1: Front and Rear Setbacks for View Determination in the Hillside Area



Once staff establishes the setback lines and identifies the primary view, the project is evaluated to ensure it does not unnecessarily or unreasonably encroach upon scenic views from neighboring properties.

Methodology:

On November 17, 2025, the applicant installed story-poles to demonstrate the shape of the proposed development. On December 10, 2025, staff sent letters to the immediate neighbors to request feedback regarding any potential view concerns. As a part of the view study, a site visit was conducted on the property on December 18, 2025, to analyze the view impact of the proposed 3,529 square-foot two-story single-family dwelling with an attached three-car garage located at 3000 Haven Way.

Staff received comments and objections to the project from the following properties: (A) 3015 Haven Way, (B) 3021 Haven Way, and (C) 3008 Haven Way, as depicted in Figure 2. There were no further comments received from surrounding property owners.

Figure 2: Aerial photo of subject property (shown in red) with respect to the neighboring properties notified as part of the City's Story Pole and View Assessment (shown in blue).



Analysis:

Photos of the property were captured from various angles to assess the potential impact of the development on the views from the neighboring properties. 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 3: Topographic map of the subject property and vicinity

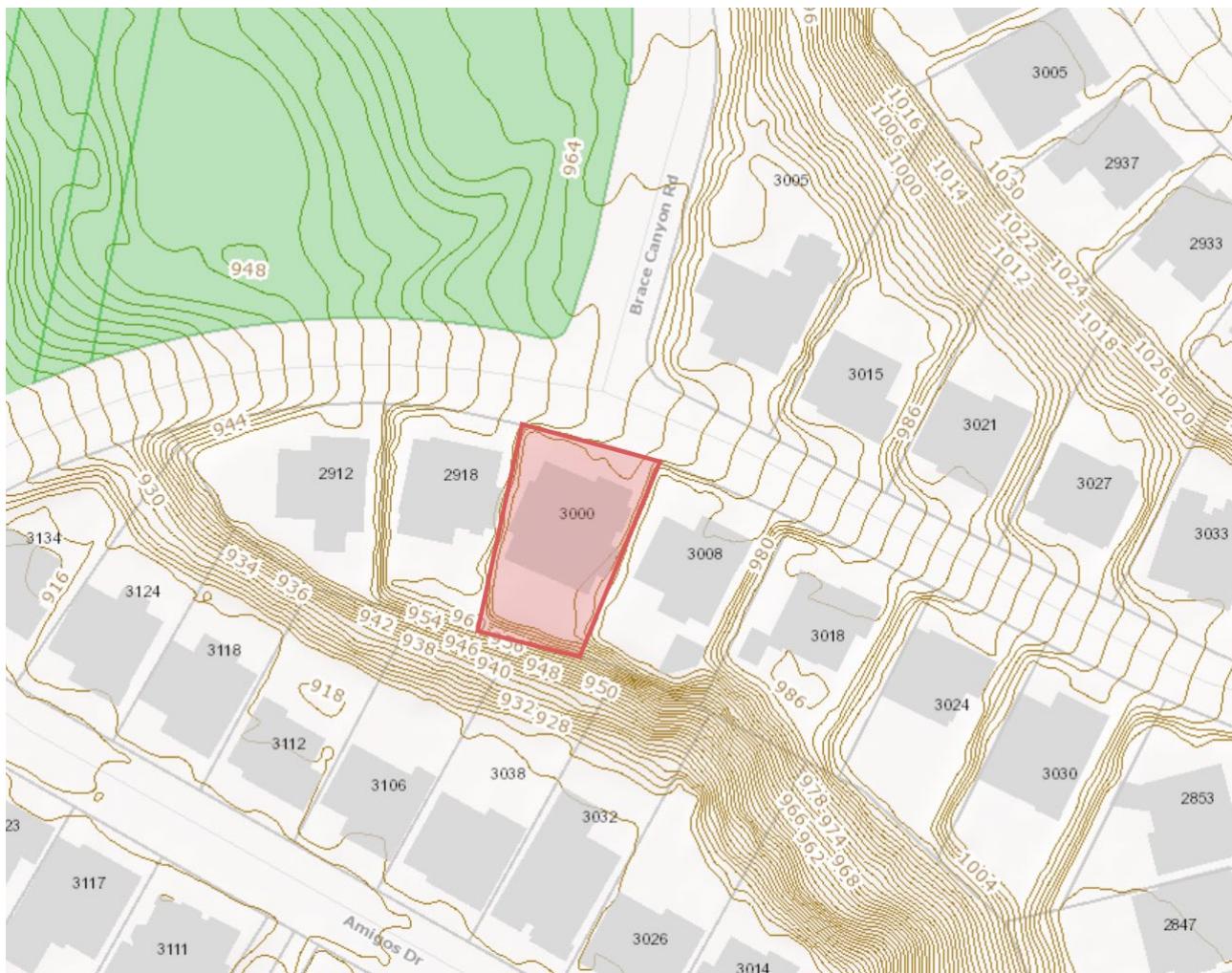


Figure 4: Site plan of the proposed two-story single-family residence

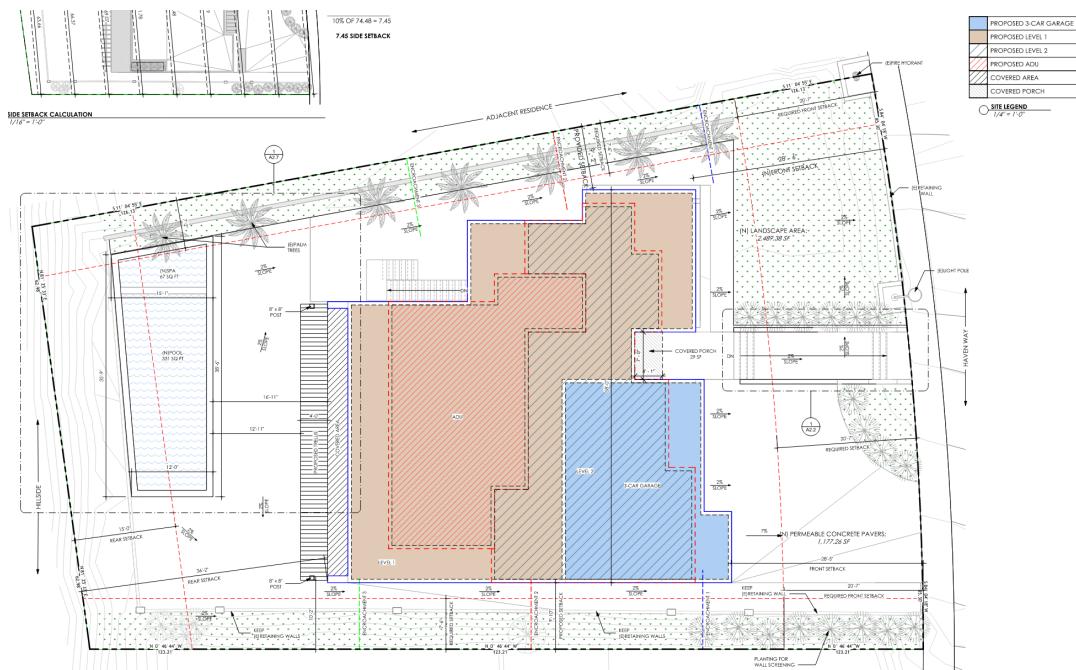


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Figure 5a: Proposed elevation east and north elevations

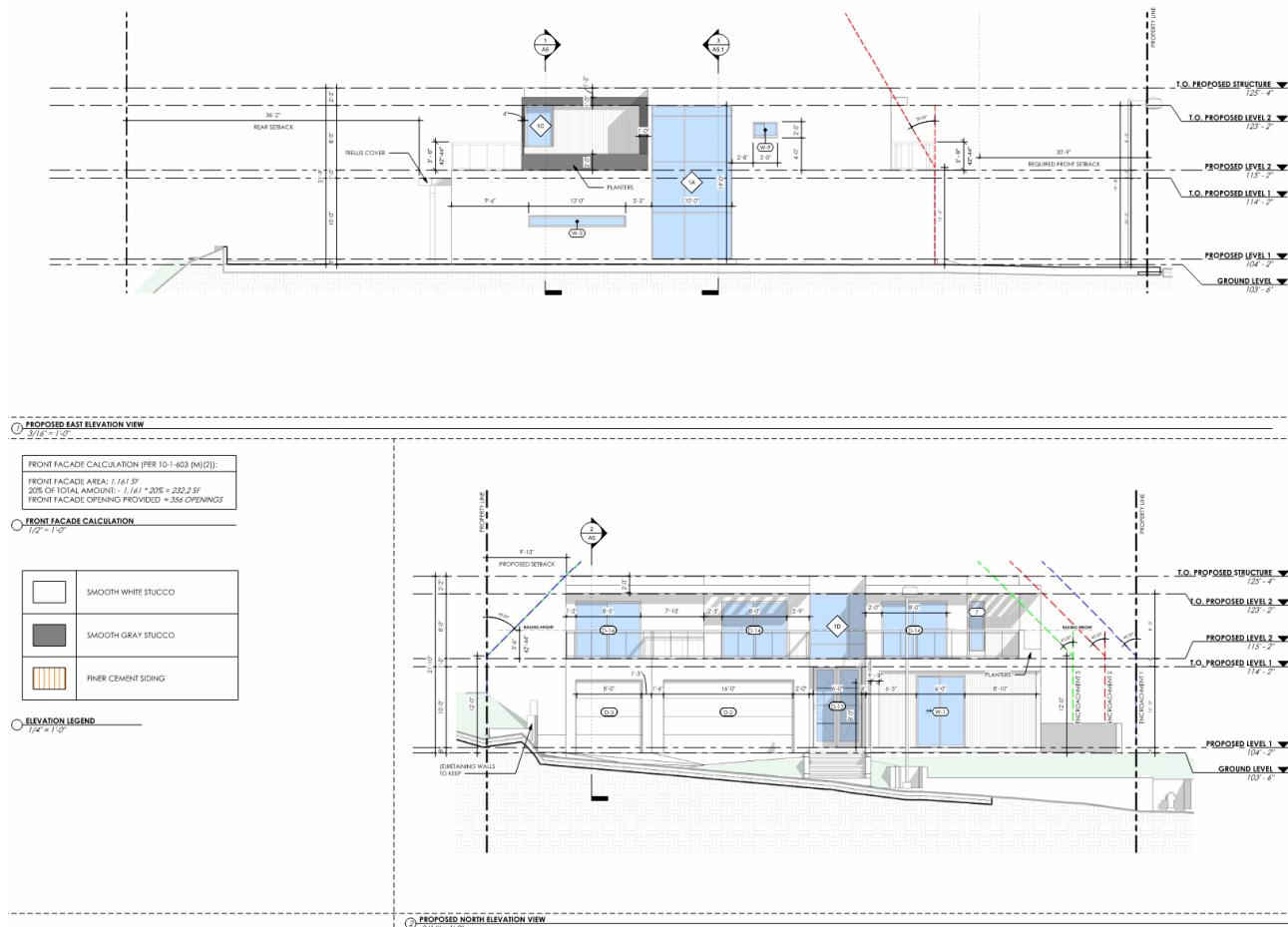


Figure 5b: Proposed west and south elevations

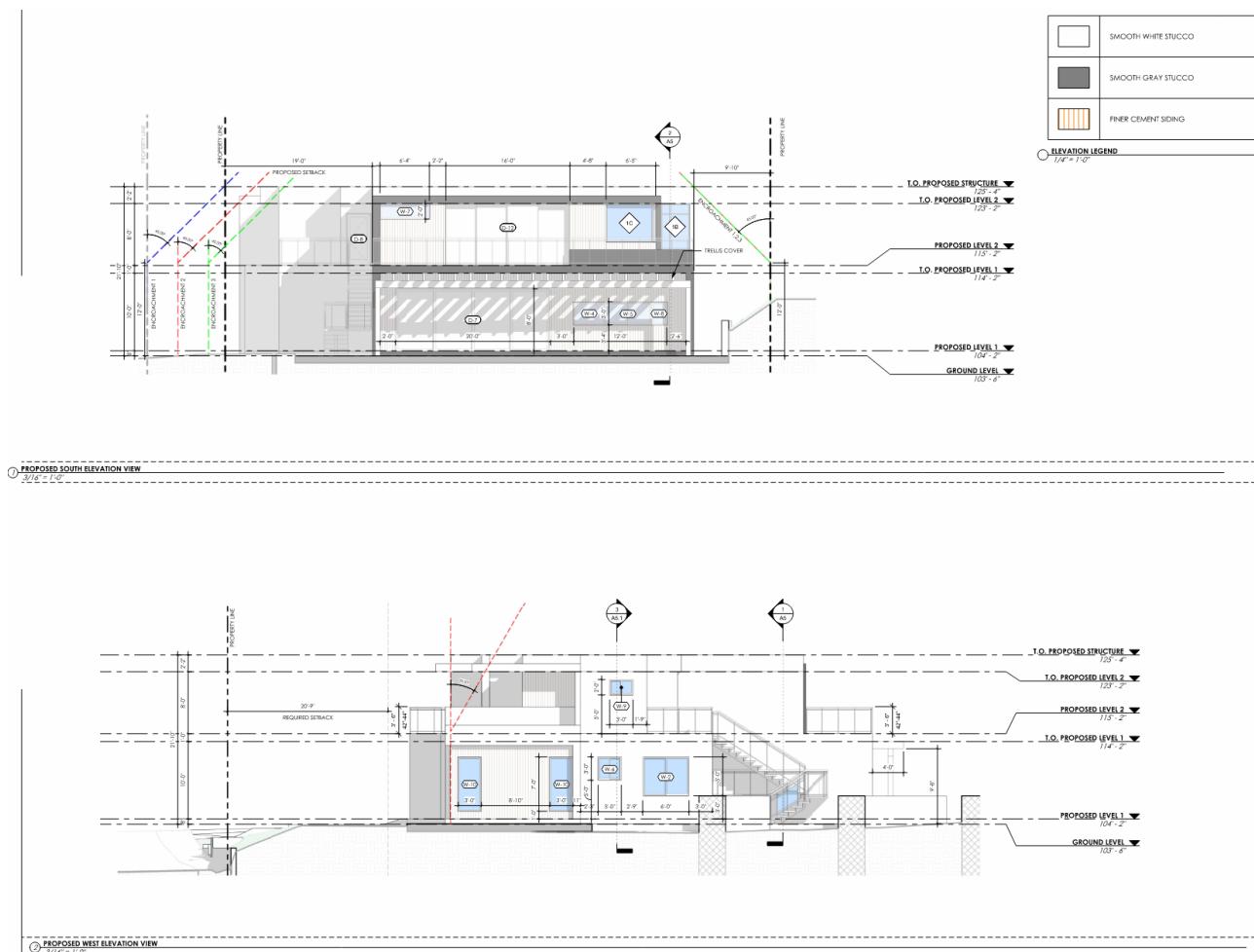


Figure 6: Photo Key – Photos of installed story poles taken from different locations

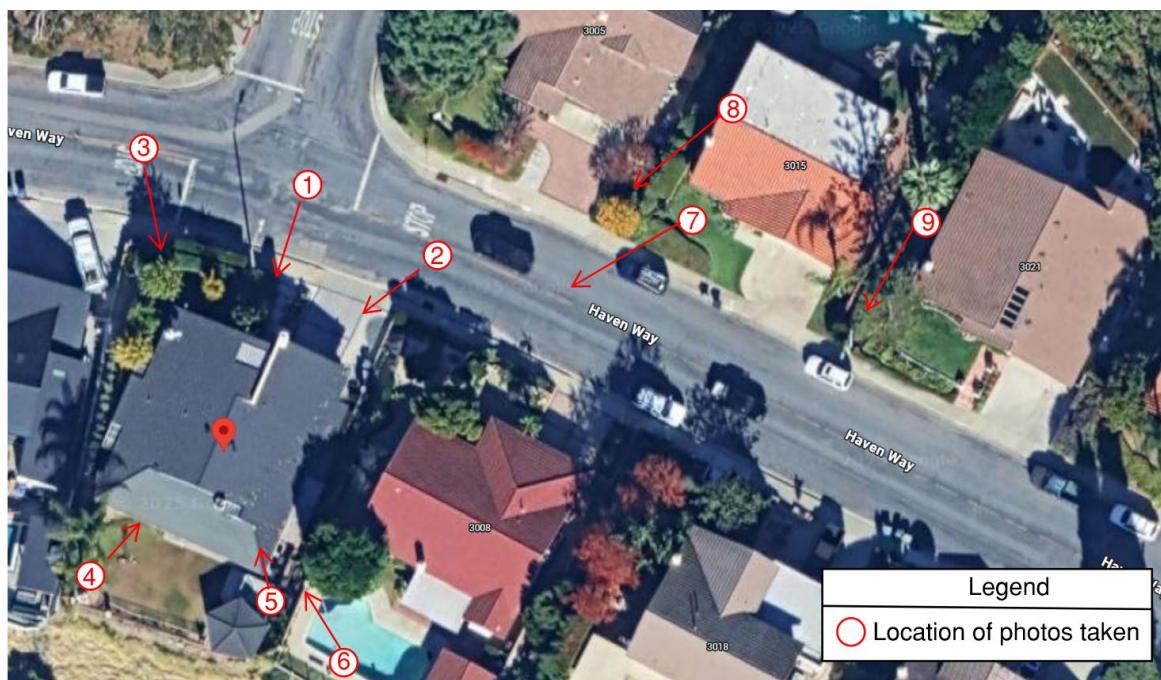


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Figure 6: Front façade



Figure 7: Front façade Northeast view



Figure 8: Front façade Northwest view



3

Figure 9: Rear façade Southwest view



4

Figure 10: Rear façade Southeast view



Figure 11: Rear façade View from Neighbor's Backyard (3008 Haven Way)



Figure 12: Front façade View from Neighbor's lawn (3015 Haven Way)



Figure 13: Front façade View from Neighbor's 2nd floor window (3015 Haven Way)



Figure 14: Front façade View from Neighbor's side-yard (3021 Haven Way)



Conclusion:

Based on staff's review and analysis of the submitted site plan, architectural drawings, topographic information, site photographs and the site visit conducted on December 18 2025, staff concludes that while some change in views may occur, the impacts are limited in scope and do not rise to a level considered unreasonable given the project's scale, siting, and compliance with applicable development standards. The proposed project will not result in any unreasonable obstruction of primary or secondary views for the properties within the surrounding neighborhood.

As shown in Figure 5a and 5b, the maximum proposed building height is 21'-0", measured from the lowest point of the site's natural grade. The property features a flat topography with sloping in the rear, as indicated in Figure 3, and the design of the dwelling follows the natural contours of the lot. This approach helps ensure the structure remains visually unobtrusive to adjacent properties.

The project provides an average front yard setback of 28'-6", which meets the zoning code standards. Additionally, the second story conforms to the front yard setback requirements by keeping the upper story entirely below the 60-degree daylight plane (measured from the intersection of the side property line and existing grade at a point 12 feet above finished grade). The first floor of the project adheres to the development standards by providing more than the minimum 7'-6" side yard setback requirement for both the western and eastern sides of the property. The second story further adheres to the development standards by providing the structure within the 45-degree inclined daylight plane (extending from the intersection of the side property line and the existing grade at a point 12 feet above finished grade), in compliance with second story setback requirements. As evident from the overall massing of the 3,529 square-foot two-story single-family residence with an attached three-car garage will have minimal impact on the views from the surrounding properties. The project complies with all applicable zoning requirements, including setbacks and height limitations.

Additionally, to enhance privacy and reduce visual impacts, the project includes screening in form of trees and shrubs along the length of the proposed structure on the western and eastern sides, in the existing side-yard planters. Given that the proposed project meets all required setback and height regulations and includes adequate screening along the side property lines, it is not anticipated to create any adverse visual impacts for neighboring properties to the west and east.

Furthermore, the photos provided in Figures 6 through 14 show the existing site conditions and the relationship between the subject property and adjacent properties. These photos show that the proposed residence is consistent with the placement, scale, and massing of neighboring homes, contributing to a cohesive visual presence, massing, and height pattern along the block. As shown in Figure 2, both the proposed project and surrounding properties are designed to follow the natural contours of the hillside. This continuity in bulk, mass, and topographic response ensures the development integrates appropriately with the established character of the area.