

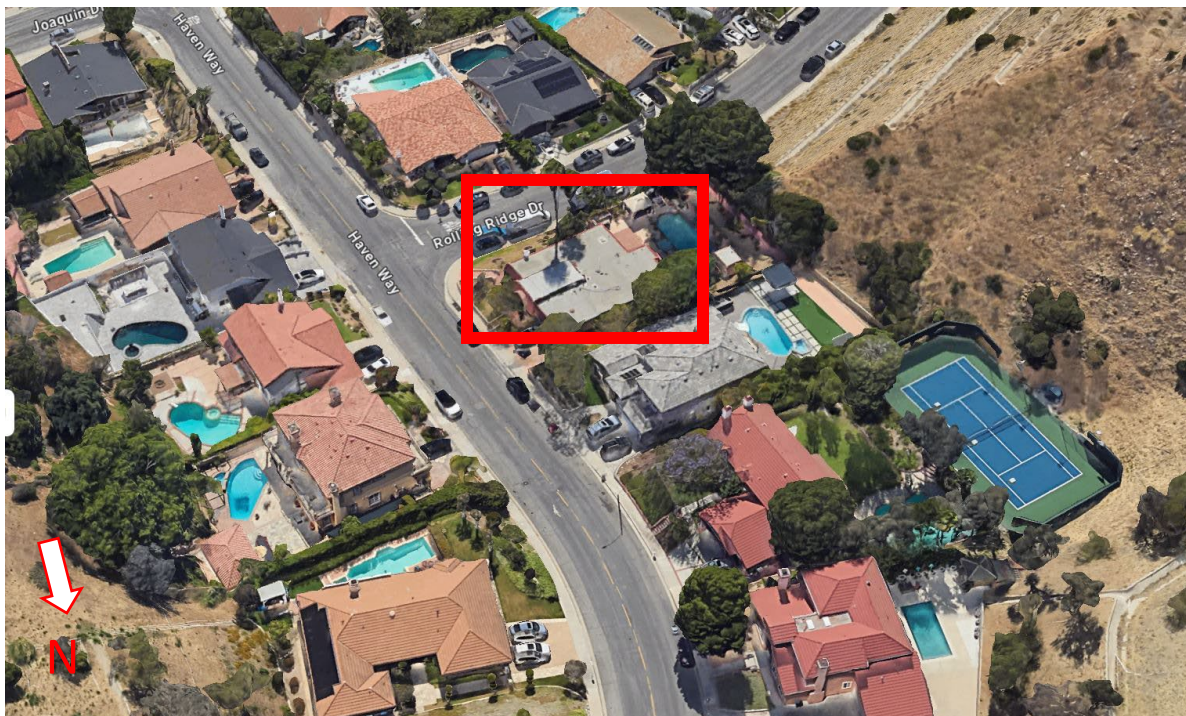
**EXHIBIT A: VIEW STUDY FOR HILLSIDE DEVELOPMENT PROJECT NO. 22-0002460
LOCATED AT 3301 HAVEN WAY, BURBANK, CA 91504**

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 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 1,684 square-foot second-story addition located at the southwest portion of the existing building. The applicant proposes demolition of interior walls within the existing living room, dining room, family room, bedrooms, closets, and storage area. The Project also proposes full demolition of the existing roof to accommodate a new parapet roof which will increase the top of plate height of the dwelling from 12 feet to 19 feet and 8 inches. The Project also proposes the full demolition of the first-floor storage area and primary bathroom as well as the construction of a new detached 665 square foot Accessory Dwelling Unit (ADU) located at the northwest corner of the lot.

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



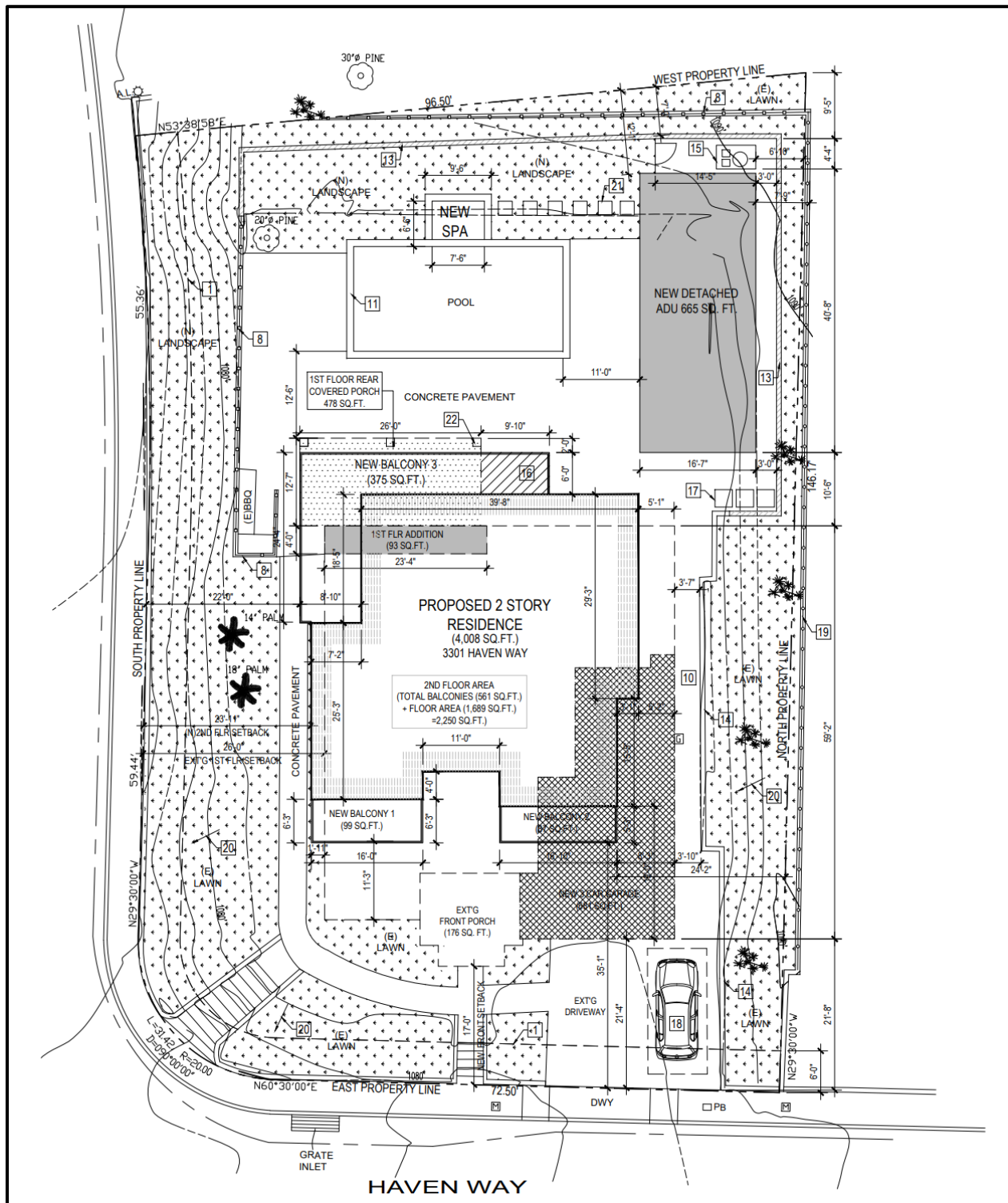


Figure 3a: Site plan of the proposed development with 2nd story addition

EAST (FRONT) ELEVATION
SCALE : 1/4" = 1'-0"

NORTH ELEVATION
SCALE : 1/4" = 1'-0"

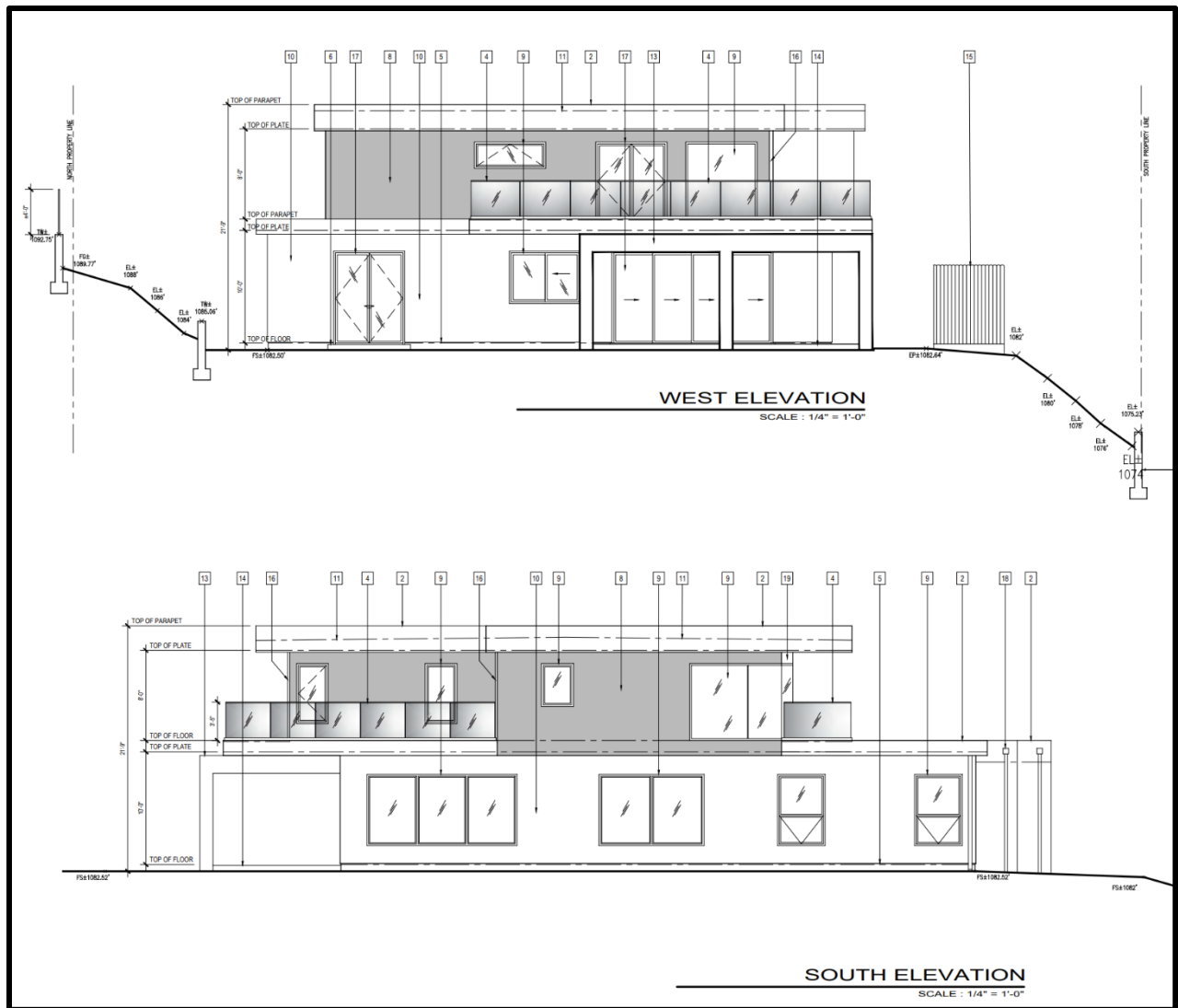


Figure 3c: Proposed west and south elevations with additions shaded in gray



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



Figure 5: Front façade



Figure 6: Corner of Haven Way and Rolling Ridge Drive



Figure 7: South façade from Rolling Ridge Drive



Figure 8: West façade from the rear yard



Figure 9: Northwest façade from rear yard



Figure 10: North façade taken from 3307 Haven Way (2nd floor of residential dwelling)

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 with the exception of the abutting neighbor to the north of the site located at 3307 Haven Way.

The Project proposes a new three car garage at the northeast corner of the dwelling, a 665 square-foot accessory dwelling unit (ADU) at the northwest corner of the lot, and a 1,684 square-foot second-story addition. The second-story addition will increase the height of the existing dwelling approximately 11 feet and nine inches, resulting in a top of plate height that is 18 feet and a top of roof height that is 21 feet and 9 inches. The second story will accommodate one primary bedroom,

bathroom, and walk-in closet in addition to two secondary bedrooms and bathrooms. All elements of the proposed additions, including windows and wall materials, will be consistent throughout the dwelling. On January 5, 2024, 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 3307 Haven Way were the only respondents and a site visit to their property was conducted on January 25, 2024 where the photo in Figure 10 was taken.

Figure 5 depicts the view of the Project from Haven Way and was taken at the street level. The Project proposes a new three car garage to replace the existing garage at the ground level. From this vantage point, the story poles show that the second story is setback from the first floor along the eastern façade (front of building) and northern façade (right side of building). The site plan indicates that the northern façade of the second story is setback between 5 feet 6 inches and 8 feet 5 inches from the first-floor northern façade (right side of building) and the eastern façade is setback between 9 feet 6 inches and 17 feet 3 inches from the first-floor eastern façade (front of building). As mentioned previously, the Project proposes a new parapet roof form to replace the existing pitched roof, minimizing, to the extent feasible, view impacts to the dwelling at 3307 Haven Way. There are no view obstructions reported from this vantage point.

Figure 6 depicts the view of the Project from the intersection of Haven Way and Rolling Ridge Drive and was taken at the street level. Bedroom #2 and bathroom #2, as labeled on Sheet A2.3, are proposed along the southern portion of the second floor and project approximately two feet and five inches over the first-floor façade. From the vantage point of the photos taken, staff does not believe the proposed volume and massing results in any significant upslope view obstruction.

Figure 7 depicts the view of the Project from Rolling Ridge Drive and was also taken at the street level. From this vantage point, bedroom #2 and bathroom #2 are featured prominently, while the proposed primary bedroom is visible but is setback approximately 7 feet and 1 inch from the second-floor façade. The site plan and elevations also indicate a wrap-around balcony, extending approximately 8 feet and 10 inches from the proposed primary bedroom along the southern facade. From the vantage point of the photos taken, staff does not believe the volume and massing proposed results in any significant upslope view obstruction.

Figures 8 and 9 depict the view of the second story addition taken from the rear yard. From these vantage points, the primary bedroom, bathroom, and walk-in closet are featured as part of the second-floor addition which extends approximately 4 feet and 6 inches beyond the first-floor facade. Additionally, the wrap-around balcony mentioned previously extends approximately 6 feet from the second-floor facade. From the vantage point of the photos taken, staff does not believe the proposed volume and massing results in any significant view obstruction.

Finally, Figure 10 depicts the views of the addition taken from the second story bedroom of the abutting neighbor's property. Existing vegetation on the subject property currently obstructs portions of the view from this vantage point. Beyond the existing vegetation, bedroom #3, a walk-in closet, bathroom #3, and the primary walk-in closet are featured prominently. Although, there is significant view obstruction from this vantage point, it is staff's determination that the proposed structure does not unnecessarily or unreasonably encroach upon the scenic view of the abutting neighbor. A more detailed explanation of staff's determination is included in the decision letter.

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.