

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)

Existing Conditions and Objective:

The project is located at 3537 Viewcrest Drive (Subject Property), on hillside property that is zoned R-1 (Single Family Residential). The property is currently improved with a two-story singled family home and pool in the side yard area. The property is relatively flat on those portions of the property that are improved with the home and backyard pool (with a gradual slope in some places). However, a small portion of the property at the rear has a significant downward slope. Additionally, the property is located upslope from the properties at the rear, upslope from the property to one side (3531 Viewcrest Drive) and downslope from the property to the opposite side (3601 Viewcrest Drive) (See Figure 1).

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 3537 Viewcrest Drive the applicant installed story poles on December 19, 2023, at the subject property that outlined the frame of the proposed structures (i.e., corners and top of accessory structures) in the location where they would be located. These story poles were installed and certified for accuracy by a licensed surveyor. Images of the installed story posts on the subject property are included as Figures 2 – 9 below.



Figure 1: An aerial view of the subject property, 3537 Viewcrest Drive.

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)

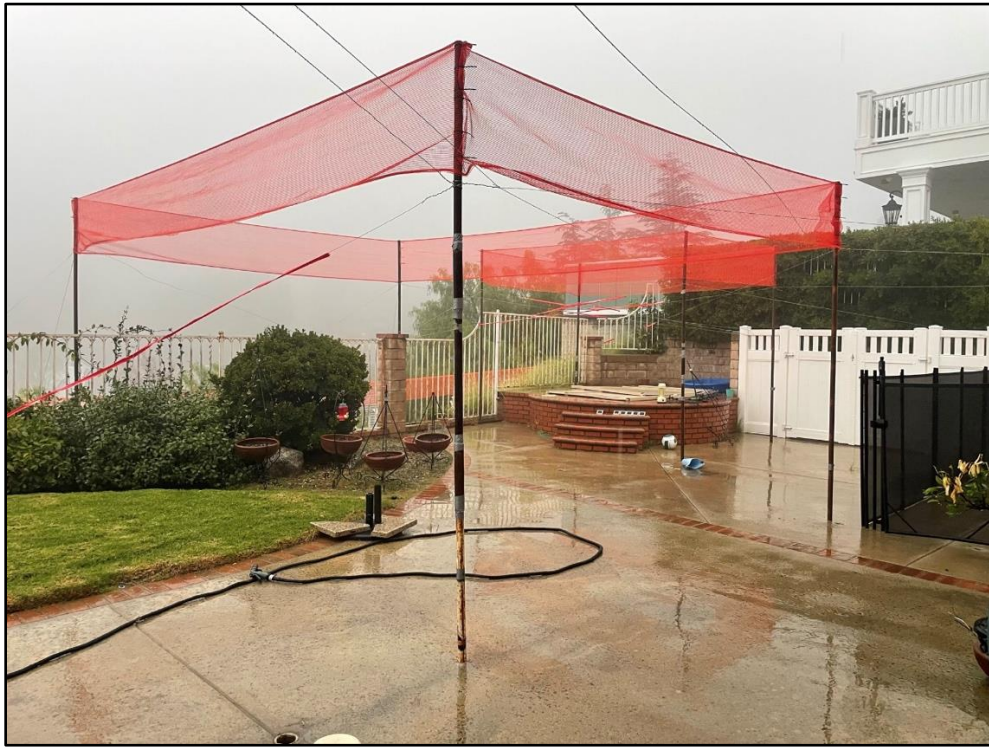


Figure 2: The photo above, taken during a site visit on December 21, 2023, shows the outline of the proposed detached trellis structure.



Figure 3: The photo above, taken during a site visit on December 21, 2023, shows the outline of the proposed attached trellis structure.

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)



Figure 4: The photo above, taken during a site visit on December 21, 2023, shows the outline of the proposed attached trellis structure and the adjacent property (3531 Viewcrest Drive).



Figure 5: The photo above, taken during a site visit on December 21, 2023, shows the outline of the proposed detached trellis structure and outdoor BBQ kitchen and the adjacent property (3601 Viewcrest Drive).

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)



Figure 6: The photo above, taken during a site visit on December 21, 2023, shows the outline of the top of the proposed glass railing that would be above the proposed rear retaining wall.



Figure 7: The photo above, taken during a site visit on December 21, 2023, shows the front of the subject property with the public noticing sign posted.

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)



Figure 8: The photo above, taken during a site visit on December 21, 2023, shows the outline of the proposed structures as seen from the east side of the front of the subject property.



Figure 9: The photo above, taken during a site visit on December 21, 2023, shows the outline of the proposed structures as seen from the west side of the front of the subject property.

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)

Analysis:

As part of City staff's analysis on December 21, 2023, property owners of neighboring properties located within the immediate vicinity of the project site (shown on Figure 10) 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 any comments from surrounding neighbors regarding this project.

In addition, staff visited the Subject Property on December 21, 2023, to confirm installation of the story poles and to conduct of analysis of the story poles in relation to other abutting properties. Due to the location of the property at 3537 Viewcrest Drive, 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 located to the north (downslope from subject property). The proposed physical improvements may partially encroach into the upslope views of the neighboring property to the west (3533 Viewcrest Drive) and the downslope view of the neighboring property to the east (3601 Viewcrest Drive). However, it is staff's analysis that the encroachment would not be unreasonable. Further, no correspondence was received from either of these neighbors after direct letters were sent to them informing them of their opportunity to provide input on staff's preparation of the view study, as well as the overall project. As no comments were received, it is assumed that the neighbors do not have any comments or concerns. Therefore, the impact(s) would be negligible, and 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 only the top 12" of the trellis structures can be seen from the public right-of-way (sidewalk). Therefore, there were no view impacts caused by the proposed structures.

Conclusion:

Given the analysis provided, it is City staff's assessment that the proposed project at 3537 Viewcrest Drive would not result in unreasonable view impacts to the upslope and downslope scenic views of neighboring properties.

VIEW STUDY FOR HILLSIDE PROJECT (3537 VIEWCREST DRIVE)



Figure 10: 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).