

EXHIBIT A

VIEW STUDY FOR HILLSIDE DEVELOPMENT PERMIT PROJECT NO. 26-0000888

Located at 420 South Sunset Canyon Drive, Burbank CA 91501

Purpose:

Per Burbank Municipal Code Section 10-1-607(D)(3)(e), 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 identified 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.

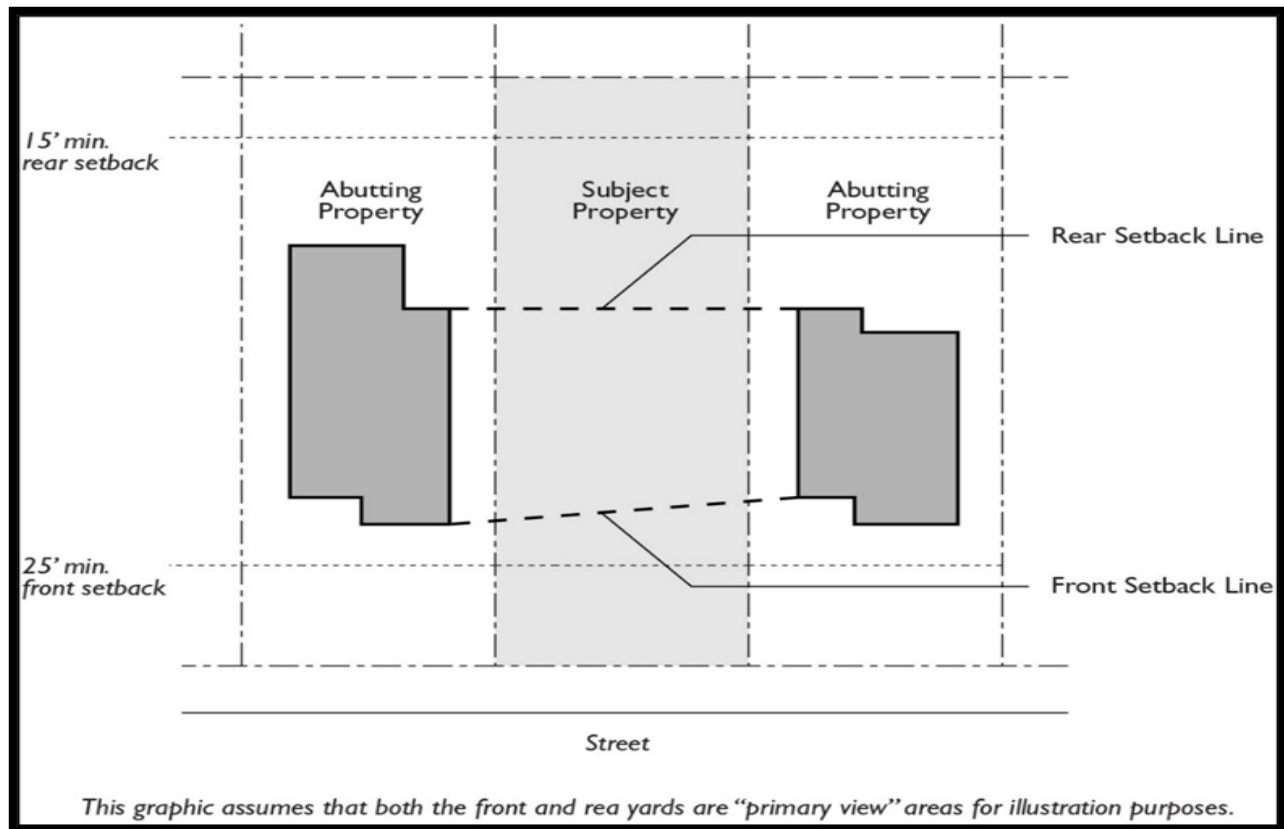


Figure 1: Front and Rear Setbacks for View Determination in the Hillside Area

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:

As a part of the view study, a site visit was conducted on the property on June 10, 2026, to analyze the potential view impact of the proposed new retaining walls, ranging in height between 2'-6" to 4'-0".



Figure 2: Location of the proposed Project with respect to the neighboring properties. Identified in red is the subject property.

Project Description:

The Project proposes to construct 561 feet of new retaining walls ranging from 2'-6" to 4'-0" in height. Figures 3 and 4 below, provide the proposed improvements to the Project. Also, a 3'-0" concrete wall will be constructed above the new 4'-0" retaining walls outside of the front yard area.

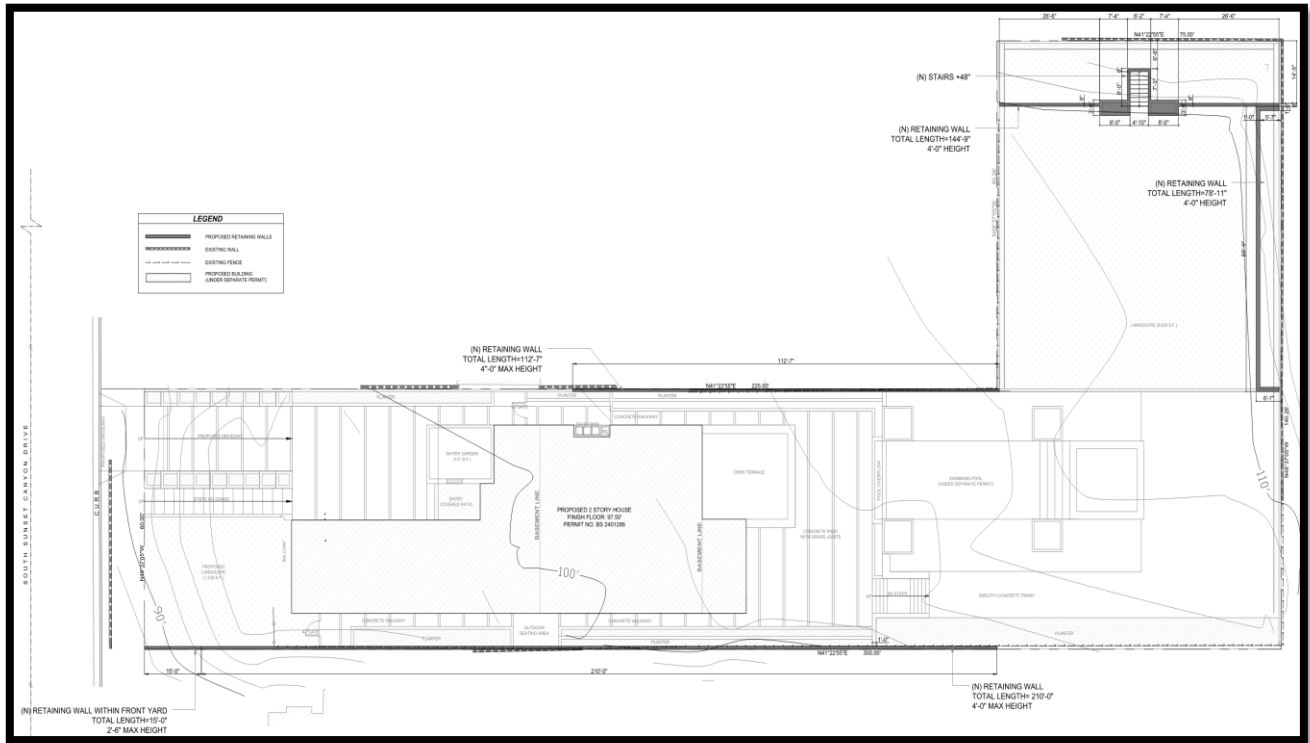


Figure 3: Site plan of the proposed Project, which includes the new retaining walls ranging in height of 2'-6" to 4'-0".

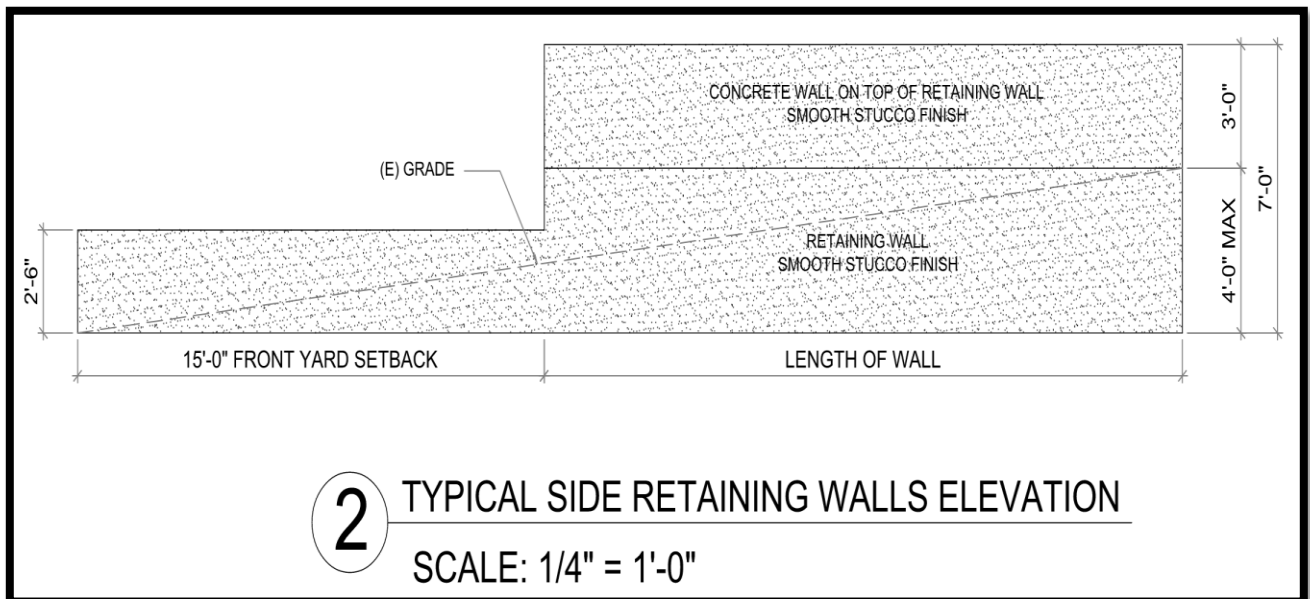


Figure 4: Section plans of the proposed retaining walls.

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. On June 10, 2026, staff conducted a site visit. Staff also analyzed the topographic map and photos taken from various angles of the Project site to assess the potential impact of the Project on the views from the neighboring properties.

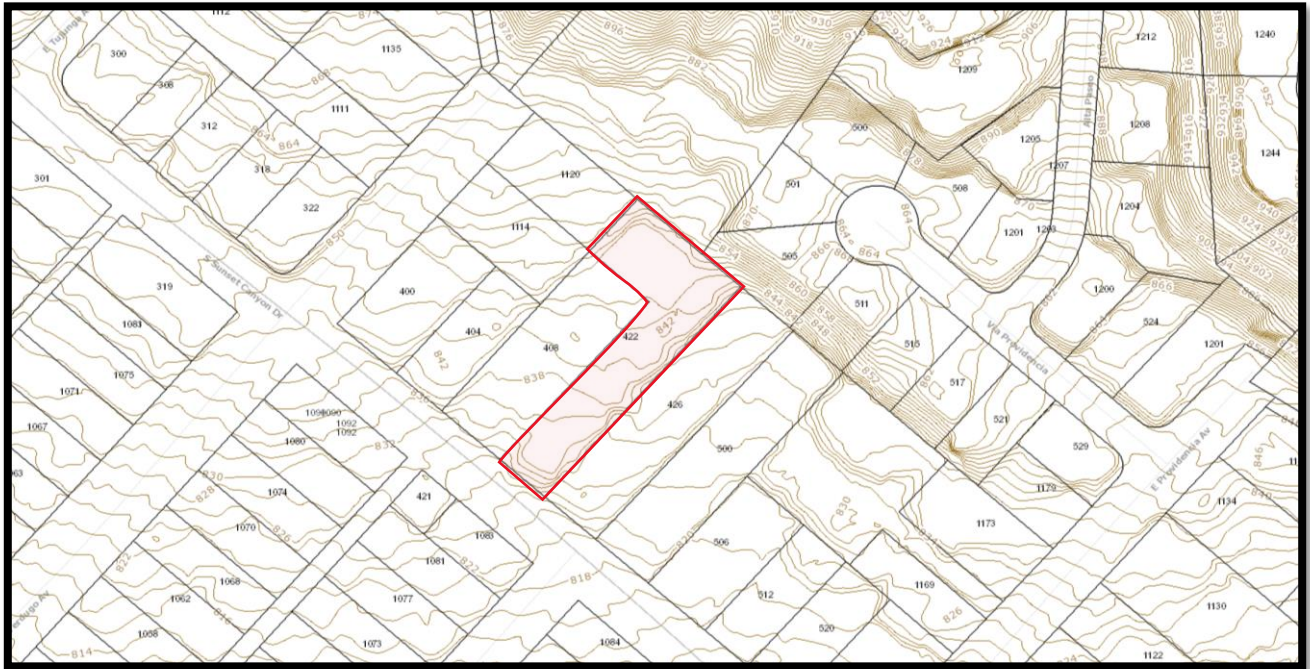




Figure 7: View of the current conditions of the lot facing north.



Figure 8: View of the proposed new retaining wall located in the front yard area with a proposed maximum height of 2'-6". The photo is looking southeast towards neighboring property 426 S. Sunset Canyon Drive.



Figure 9: The photo is looking southeast towards neighboring property 426 S. Sunset Canyon Drive. Proposing a ne retaining wall with a maximum height of 4'-0" and 3'-0" wall on top of the retaining wall.



Figure 10: View looking west at the new proposed rear retaining walls located at the rear property line looking towards property 1120 E. Verdugo Avenue & 501 Via Providencia from the rear yard of the Project site property.



Figure 11: View of the location for a new proposed side yard retaining wall located at the westside property line looking west towards property 408 South Sunset Canyon Drive.

The Project site is currently under construction to build a new single-family dwelling and garage. Portions of structures have been constructed on the site as shown in figure 7. The new single-family dwelling was approved separately for a Hillside Development Permit to demolish an existing single-family dwelling and garage and construct a new two-story, 7,037 square-foot single family residence with swimming pool, spa, and rear trellis located in the R-1 (Hillside) zone.

The proposed retaining walls located on the Project site complies with the development standards of BMC Section 10-1-603(H)(3), in regards to maximum height requirements for retaining walls. The proposed new retaining walls is 2'-6" tall in the front yard area and 4'-0" outside of the front yard area.

The new proposed retaining wall located on the front yard area on the southeastern property line abutting property 426 S. Sunset Canyon Drive, as shown in Figure 8, is proposed to be 36'-0" in length and will not exceed 2'-6" in height within the front yard area.

The new proposed retaining wall along the front yard area continues 189'-0" north along the southeastern property line abutting property 426 S. Sunset Canyon Drive, as shown in Figure 9. The height of this retaining wall will not exceed 4'-0" in height and a new proposed 3'-0" concrete wall will be placed on top of the new retaining wall with an overall maximum height of 7'-0" tall.

The new proposed retaining walls at the rear of the property line looking towards property 1120 E. Verdugo Avenue & 501 Via Providencia are proposed to be 220'-5" in length and will not exceed 4'-0" in height, as shown in Figure 10.

The new proposed retaining wall located on the northwest interior property line abutting property 408 S. Sunset Canyon Drive is proposed to be 112'-7" in length and 4'-0" in height and a new proposed 3'-0" concrete wall will be placed on top of the new retaining wall with an overall maximum height of 7'-0" tall as shown in Figure 11. In accordance with the R-1 zone retaining wall standards, walls may be constructed on top of retaining walls, which are located outside the front yard area. The overall height of the retaining wall plus the block wall on top of the retaining wall also complies with the height standard for standalone block wall located outside the front yard.

Conclusion:

Based on staff review and analysis of the submitted site plan, architectural drawings, topographic information, site photographs, and the site visit conducted on June 10, 2026, staff determined that the proposed Project will not result in any unreasonable obstruction of primary or secondary views for properties within the surrounding neighborhood.

The views of the adjacent properties that were analyzed in the view study would not be impacted by the new retaining walls at the front, side, and rear of the lot. In addition, as proposed, the new retaining walls would comply with the retaining wall standards of BMC Sections 10-1-603(H) and 10-1-606(F).

The proposed retaining wall requires a hillside development permit in accordance with Burbank Municipal Code Section 10-1-606(H), because retaining walls involves grading activity for structures.

Staff have determined that the proposed improvements as requested through this hillside development permit application can be supported without impacting on neighboring properties views.