



COMMUNITY DEVELOPMENT

February 27, 2026

RE: View Impact Study
Project No. 24-0002263 – Hillside Development Permit Application
Located at 1141 East Walnut Avenue, Burbank, CA 91501

An application for a Hillside Development Permit was submitted on May 6, 2024 and deemed completed for processing on August 14, 2024. The project applicant has applied for the development of a new 2-story single-family dwelling with an attached 3-car garage, with a new pool and spa on an R-1 Zoned lot (Proposed Project).

Per Burbank Municipal Code Section 10-1-607(D)(3)(f), a View Impact Study is required as a part of the Hillside Development Permit process with the purpose of evaluating whether the proposed improvements would unnecessarily or unreasonably encroach upon the scenic views from neighboring properties, including both downslope and upslope views. The View Impact Study must be prepared in a manner approved by the Director or their designee and contain all information and documentation deemed necessary by the Director for the purpose of analyzing view impacts. The information contained herein makes up the View Study and includes information on existing conditions and the proposed project, as well as an analysis of potential scenic view impacts.

Existing Conditions

The Proposed Project is located at 1141 East Walnut Avenue (Subject Property), property zoned R-1 (Single Family Residential) within the City's Hillside Area. The Subject Property is currently improved with an existing single-family dwelling, attached garage, and a pool and spa. The Subject Property is placed at the top of a steep sloped hill which forms the boundaries of the property. The existing house is located far back from the edge of the top of the hill and is not visible from the street view. It is surrounded by the following:

North: The northern boundary of the property features a steep, uphill slope with existing lush landscaping abutting an existing, single-family residence atop the slope.

South: The southern boundary of the subject property features a steep downhill slope with existing lush landscaping to remain abutting a private street, Vista Grande Street, located at the bottom.

East: The eastern boundary of the subject property features a steep downhill slope existing lush landscaping which terminates at the street along East Walnut Avenue. The DeBell Disc Golf Course lies beyond Walnut Avenue to the east.

West: The western boundary of the subject property features a steep downhill slope with existing lush landscaping abutting to remain. Beyond the slope lies Vista Grande Street, which is the location of four single-family dwellings.

Refer to **Figure 1** below to view an aerial of the Subject Property and the surrounding area.

Proposed Project and Installation of Story Poles

The Proposed Project includes the demolition of the existing, single-family dwelling and other site improvements. The proposed development includes the construction of a new 2-story, 7,008 square-foot single-family dwelling. The Project also proposes the development of an 813 square-foot, attached garage and new pool with a spa. The proposed home will be two-story high with a height of twenty-three feet, as measured from the average grade. Refer to **Figures 2 through 6** to view copies of the Site Plan and Elevation Drawings.

For City staff (Staff) to conduct a View Impact Study for the Proposed Project the applicant installed story poles on December 10, 2025, at the Subject Property. The story poles provided a visual outline of the proposed improvements, to the precise building footprint and location in which they would be located. The story poles were installed and certified for accuracy by a licensed surveyor. On December 16, 2025 Staff visited the Subject Property to confirm the installation of the story poles. Images taken by Staff of the story poles are included under **Figures 7 through 11**.

Analysis of Potential View Impacts

Preparation of the View Impact Study included an assessment from Staff on whether the Proposed Project would unnecessarily or unreasonably encroach upon the scenic views from neighboring properties. To conduct this assessment, Staff visited the Subject Property and publicly accessible surrounding areas on December 16, 2025. Images from Staff's visit are included in **Figures 7 through 11**. Additionally, Staff sent a View Impact Study Notification Letter (the Letter) via mailed correspondence to property owners and occupants of neighboring properties located within the immediate vicinity of the Subject Property. The Letter informed them of the Proposed Project, as well as of their opportunity to participate in the City's preparation of the View Impact Study. Refer to **Figure 12** to view an aerial of the properties that Staff contacted via mailed correspondence.

Staff Analysis of Story Poles as Viewed from the Subject Site and Publicly Accessible Surrounding Areas

Staff visited the Subject Property and publicly accessible surrounding areas on December 16, 2025, to conduct a view impact analysis of the Proposed Project. It was Staff's assessment that the proposed Project does not unnecessarily or unreasonably encroach upon the scenic views of the neighboring properties. As evident from the attached figures, the placement and overall massing of the 7,008 square-foot two-story single-family residence with an attached three-car garage will have minimal impact on the views from surrounding properties. The Project is proposed over the footprint of the existing house does not propose significant grading activity or alterations to the topography of the site to accommodate the new structure and site improvements. The overall configuration and building orientation will remain the same. Overall, the proposed grading consists of minor ground cut and fill to further even out existing flat area at the top of the hill and to accommodate the garage back-up radius and driveway needed for access by the Fire Department in case of an emergency.

The project complies with all applicable zoning requirements, including setbacks and height standards. The Proposed Project provides a front yard setback of 38'-8", which meets the zoning code standards. Additionally, the second story does not require an additional step-back from the finished wall of the first floor because the first floor is setback more than 35'. The first floor provides the required ten-foot side yard setbacks on both the northern and southern sides of the property. The second story further adheres to development standards by utilizing a 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 step-back requirements.

Additionally, to enhance privacy and reduce visual impacts of a portion of the building that is partially visible, the Project will provide additional hedges to screen the western and southern slopes of the property. These landscape features will provide continuous screening along the length of the proposed structure. Lastly, the project proposes to retain the existing landscaping along the slope of the hill to maintain the Given that the proposed project will maintain generally the existing configuration and topography, meets all required setback and height regulations, and includes adequate screening along the side property lines, it is not determined to create any adverse visual impacts for the neighboring properties.

Responses to the View Impact Study Notification Letter and Staff Analysis

Staff received a response to the Letter from property owners and/or occupants of the three neighboring properties along Vista Grande Street. **Figure 13** below identifies the property addresses the respondents are associated with. The information below includes a summary of the comments provided by the respondents, as well as any analysis that Staff undertook to confirm whether the Proposed Project would result in unnecessary or unreasonable scenic views from these neighboring properties.

Respondent #1 – Residents of Vista Grande Street

Respondent #1 reached out to Staff citing concerns regarding the stability of the hillside during and after construction. Additionally, concerns were issued regarding potential impacts to both views and privacy. City Staff met with one of the three property owners on January 27, 2026, to further discuss the comments provided. During the meeting, Staff discussed potential mitigation measures proposed by the Applicant, such as landscape screening, to limit the development's impact on neighboring views and privacy. The neighbor noted this would address his concerns. Regarding the respondents' concerns about the slope stability, Staff informed the respondents that site stability is analyzed under a Soils and Geotechnical Report that is required and reviewed during Building Plan Check before permits on the Project are issued. Additionally, staff shared that the Applicant conducted a preliminary Soils and Geotechnical Report to help inform and take into consideration in the design of the project.

Conclusion

The Project proposes a new, 7,008 square-foot, two-story, single-family dwelling with an attached 813 square-foot garage. The Project also proposes a new pool and spa area along with other miscellaneous site improvements. Given the analysis provided, it is Staff's assessment that the Proposed Project **would not** unnecessarily or unreasonably encroach upon the scenic views from neighboring properties.



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

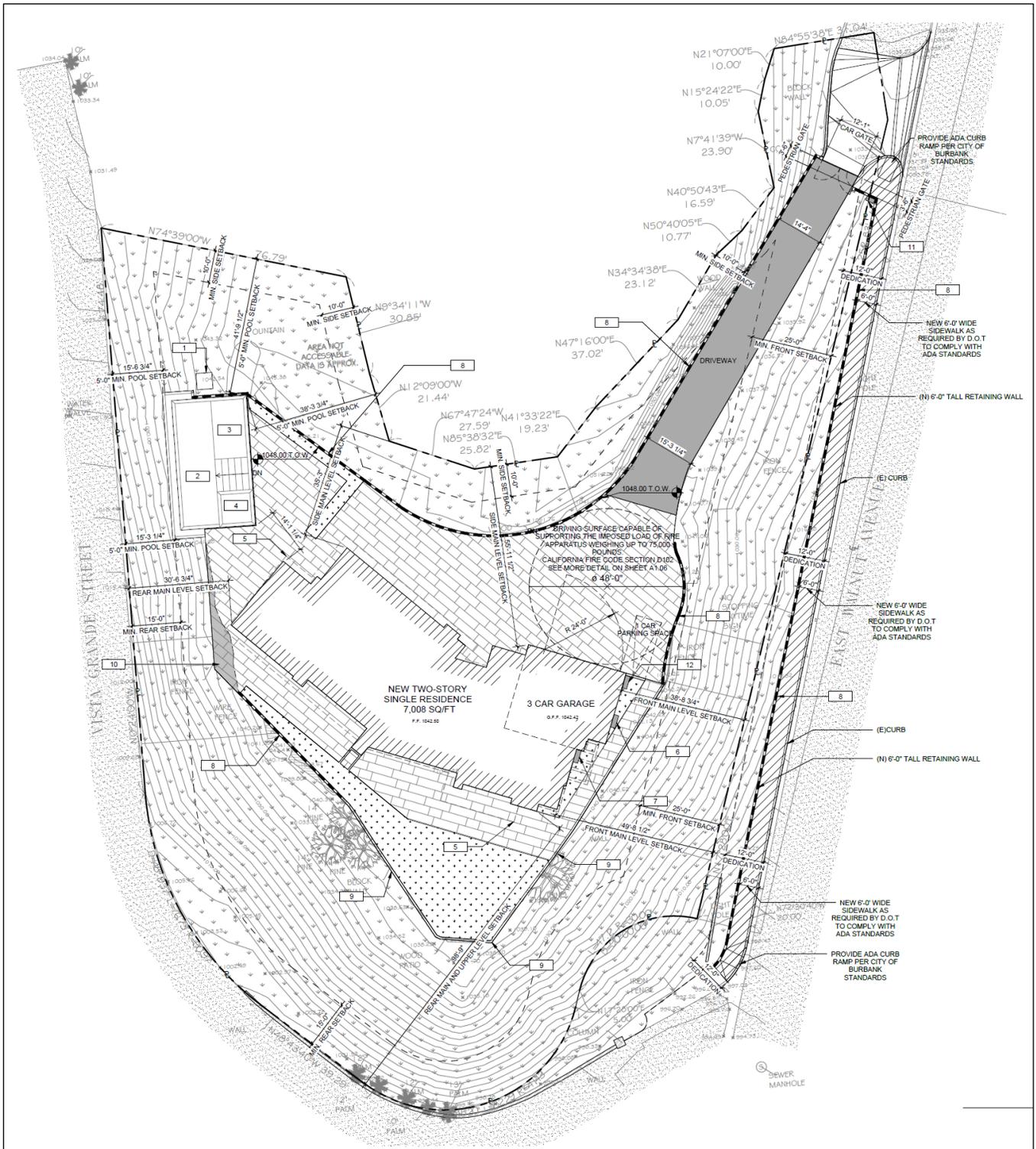


Figure 2: Site plan of the proposed two-story single-family residence

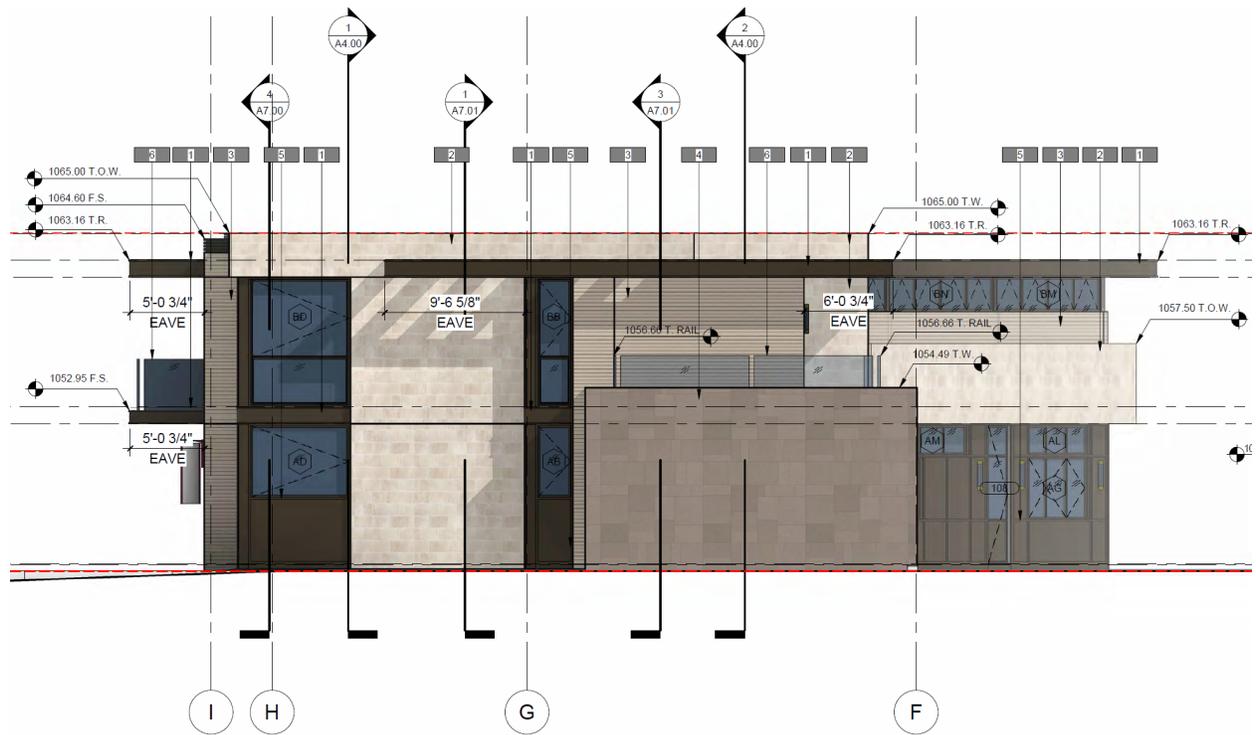


Figure 3: East elevation drawing



Figure 4: South elevation drawing

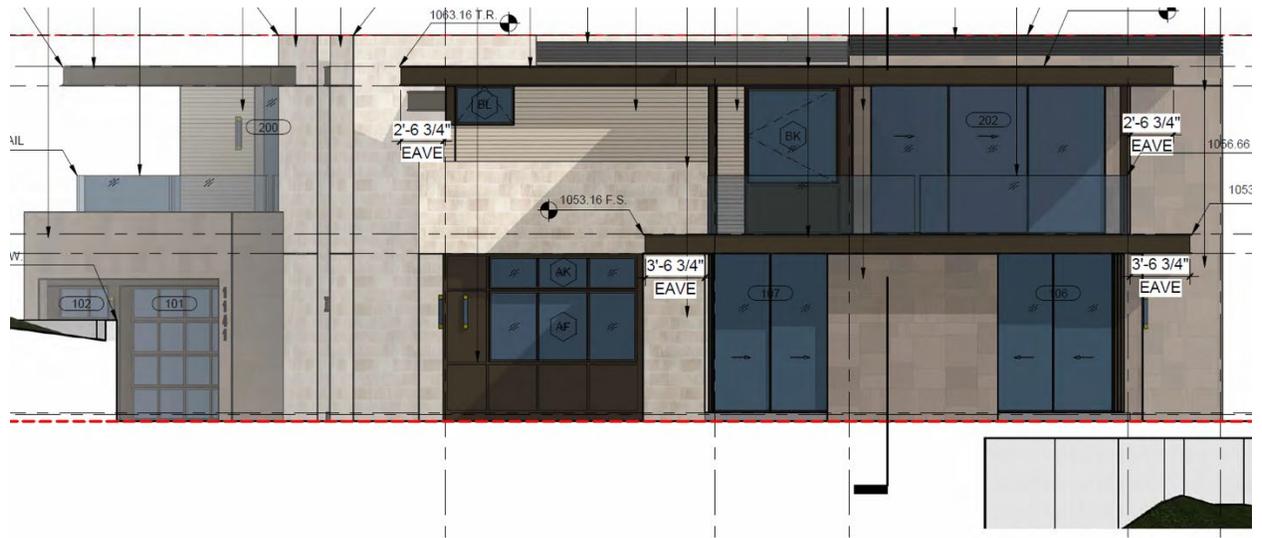


Figure 5: West elevation drawing

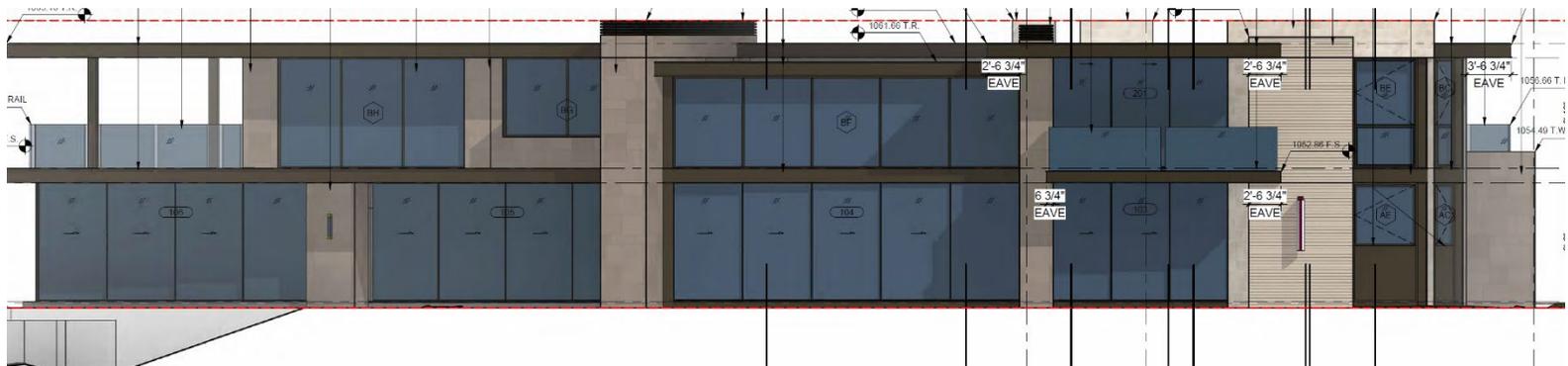


Figure 6: North elevation drawing



Figure 7: Story pole as seen from 1025 Vista Grande Street.



Figure 8: Story pole as seen from 1035 Vista Grande Street



Figure 9: Story pole as seen from 1006 North Sunset Canyon Drive



Figure 10: Story pole as seen from driveway to 1141 Walnut Avenue



Figure 11: Story pole as seen between 1025 and 1015 Vista Grande Street



Figure 12: Properties contacted via mail correspondence



Figure 13: Respondent locations