



**COMMUNITY
DEVELOPMENT**

MARCH 27, 2025

MANVEL VARDANYAN
200 WEST GLENOAKS BLVD, SUITE 104
GLENDALE, CA 91202

VIA EMAIL: info.archiset@gmail.com

**RE: Project No. 24-0004209 (Hillside Development Permit) – APPROVED
Located at 1018 North Sunset Canyon Drive Burbank, CA 91504**

Dear Mr. Manvel Vardanyan:

This letter is to notify you that the Community Development Director has reviewed and approved the above-referenced application, 24-0004209 a request for a Hillside Development Permit (HDP) to construct new first- and second-story additions, totaling 693 square feet, to an existing two-story single-family dwelling. Enclosed is the Director's decision with the Project's conditions of approval.

Please be advised the decision of the Community Development Director will become final fifteen (15) days from your approval date on **March 27, 2025**, unless the decision is appealed to the Planning Commission within these fifteen (15) days. In accordance with Burbank Municipal Code Section 10-1-1907.2, any appeal of the Director's decision must be submitted to the Planning Division with the applicable filing fee by 5:00 p.m. on **April 11, 2025**. If no appeal is filed, then you may submit to the Building & Safety Division for Building Plan Check review the first business day following the conclusion of the fifteen (15) day appeal period.

If you have any questions, please contact me by phone at (818) 238-5250 or by email at erendon@burbankca.gov.

Sincerely,

A handwritten signature in blue ink that reads "Eduardo Rendon".



EDUARDO RENDON

Planning Technician
(818) 238-5250 office

erendon@BurbankCA.gov

Encl. Hillside Development Permit Findings
Project's Conditions of Approval
Exhibit A – View Study

Community Development Department Director's Decision

DATE: March 27, 2025

PROJECT TITLE: Project No. 24-0004209 – Hillside Development Permit

PROJECT ADDRESS: 1018 North Sunset Canyon Drive

APPLICANT: Manvel Vardanyan

PROJECT DESCRIPTION: The Applicant proposes the following scope of work: (1) a 381 square foot new second-story recreation room, (2) a 152 square foot new addition to extend existing living room, (3) a 35 square foot new addition to extend existing dining and kitchen area, and (4) a new 125 square foot covered front porch.

ZONING: R-1 **GENERAL PLAN:** Low Density Residential

MUNICIPAL CODE CONFORMANCE: The Project conforms to the Burbank Municipal Code (BMC) Sections 10-1-603, 10-1-606, and 10-1-607. These BMC Sections consist of development standards of the R-1 zone and the hillside area requirements.

ENVIRONMENTAL REVIEW: This project has been determined to be exempt from the California Environmental Quality Act (CEQA) in accordance with Section 15301(e) of the State CEQA Guidelines pertaining to additions to existing single-family residence.

DATE SIGN POSTED ON-SITE: February 5, 2025

DATE PUBLIC NOTICE MAILED: February 20, 2025

DATE OF DIRECTOR'S DECISION: March 27, 2025

END OF APPEAL PERIOD: April 11, 2025



for

Eduardo Rendon, Planning Technician
Planning Division (818) 238-5250

Patrick Prescott, Community Development Director

Project No. 24-0004209
HILLSIDE DEVELOPMENT PERMIT
(1018 North Sunset Canyon Drive – Kamilla Khudyakova, Property Owner)

Findings for Granting a Hillside Development Permit

The Community Development Director finds the proposed Project satisfies the requisite findings contained in the BMC Section 10-1-607(D)(3) necessary for approval of the Hillside Development Permit, subject to the attached conditions of approval.

- a) *The vehicle and pedestrian access to the house and other structures do not detrimentally impact traffic circulation and safety or pedestrian circulation and safety and are compatible with existing traffic circulation patterns in the surrounding neighborhood. This includes but is not limited to: driveways and private roadways, access to public streets, safety features such as guardrails and other barriers, garages and other parking areas, and sidewalks and pedestrian paths.*

The Project site is located northeast of North Sunset Canyon Drive and Delaware Road intersection. An existing two-story single-family dwelling unit is currently developed on the Project site. The Project proposes to construct 693 square feet of new additions to the first and second story of the existing single-family dwelling.

According to the Burbank2035 General Plan, North Sunset Canyon Drive and Delaware Road along the Project site are considered Local Streets; they are residential streets as the Project site is currently located in an existing residential neighborhood of the hillside area. The proposed Project would expand the living area of the existing house and add a new front porch area that is consistent with the R-1 zone development standards. Staff has determined that the Project would not detrimentally impact traffic circulation and safety; pedestrian circulation and safety; and would be compatible with the existing traffic circulation patterns in the surrounding residential neighborhood. Therefore, this finding can be made.

- b) *The house and other structures are reasonably consistent with the natural topography of the surrounding hillside.*

The subject property slopes from south to north (upslope) with the existing residence built on an existing building pad. The proposed additions to the existing residence would not require grading of the Project site that would affect the site's natural topography, as the additions are proposed to be built on the existing building pad on the property. Therefore, this finding can be made.

- c) *The house and other structures are designed to reasonably incorporate or avoid altering natural topographic features.*

The proposed additions to the existing residence will be constructed on the existing building pad. The Project does not propose to include any grading activity that would alter the natural topography of the site. Therefore, this finding can be made.

- d) *The house and other structures will not unnecessarily or unreasonably encroach upon the scenic views from neighboring properties, including both downslope and upslope views.*

A View Study was prepared by City staff in reviewing this Hillside Development Permit application. The View Study and analysis can be found in Exhibit A of this decision letter. Staff has determined, through the View Study, that the Project would not unnecessarily or unreasonably encroach upon the scenic views from neighboring properties. Therefore, this finding can be made.

- e) *For the purpose of evaluating required finding (d) above, a view study must be submitted with all Hillside Development Permit applications documenting the impacts of the proposed structure(s) on views from adjacent properties. The view study must be prepared in a manner approved by the Director or his/her designee and contain all information and documentation deemed necessary by the Director for the purpose of analyzing view impacts and establishing setback lines for view determination pursuant to Section 10-1-606(E). This study is separate from the Ridgeline setback analysis required by Section 10-1-606(D).*

A View Study was prepared by City staff in reviewing this Hillside Development Permit application. The View Study can be found in Exhibit A of this decision letter. Staff has determined, through the View Study, that the Project would not unnecessarily or unreasonably encroach upon the scenic views from neighboring properties. Therefore, this finding can be made.

- f) *The view impacts of the proposed project must be considered by the Director, or Planning Commission or City Council 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 finding.*

A View Study was prepared by City staff in reviewing this Hillside Development Permit application. The View Study can be found in Exhibit A of this decision letter. Staff has determined, through the View Study, that the Project would not unnecessarily or unreasonably encroach upon the scenic views from neighboring properties. Therefore, this finding can be made.

CONDITIONS OF APPROVAL

**Project No. 24-0004209
HILLSIDE DEVELOPMENT PERMIT
(1018 North Sunset Canyon Drive – Kamilla Khudyakova, Property Owner)**

CDD-Planning Division

1. Pursuant to Burbank Municipal Code (BMC) Section 10-1-19401, the Applicant, including their successors and assignees, shall defend, indemnify, and hold harmless the City of Burbank (the City) and its agents, officers, employees, agencies, boards, commissions, or City Council from any claim, action or proceeding brought against the City, its agents, officers, employees agencies, boards, commissions, or City Council to attack, set aside, void or annul the subject approval and environmental determination under the California Environmental Quality Act or National Environmental Policy Act by the City, its agents, officers, employees, agencies, commissions, or City Council. The indemnification shall include damages awarded against the City, if any, cost of suit, attorney's fees, administrative expenses, and other costs and expenses incurred in connection with such action, including, but not limited to, all such City costs and expenses incurred by enforcing this indemnification provision. This duty to defend, indemnify, and hold harmless the City and its agents, officials, employees, agencies, boards, commissions, or City Council shall apply even if the applicant fails or refuses to enter into the indemnification agreement. In the event of a legal challenge, the provisions under BMC Section 10-1-19402 shall be followed.
2. Project No. 24-0004209, Hillside Development Permit, approves a request for a Hillside Development Permit (HDP) to construct 693 square feet of new additions to an existing two-story single-family dwelling
3. This permit shall expire if the scope of work is not initiated within one year of the date of this approval (expires on March 27, 2026), unless the Property Owner has diligently developed the proposed project as shown by the issuance of a grading, foundation, or building permit and the construction of substantial improvements.
4. The Project shall remain in substantial conformance with the approved architectural project plans dated March 27, 2025 placed on file in the office of the Planning Division.
5. During the Plan Check Review, the Applicant will provide the location of the proposed landscaping hedges along the side yard of the second-story addition, subject to the review of the Planning Division under BMC Section 10-1-603(M)(3).
6. The Applicant shall comply with all federal, state, and local laws. Violation or conviction of any of those laws in connection with the use will be cause for revocation of this permit.
7. This permit may be modified or revoked by the City should the determination be made that the structure or conditions under which it was permitted present

detrimental impacts on neighboring properties.

8. The Applicant shall list these conditions of approval in all construction plans submitted to the Building Division for a building permit. The Applicant shall also provide a separate written document outlining how, or where, each of the conditions have been addressed in the building permit plan set for all City Division/Department conditions enclosed and provide the same number of copies as building plan sets submitted for Building Plan Check.
9. By signing and/or using this Hillside Development Permit, the permittee acknowledges all the conditions imposed and accepts this permit subject to those conditions and with full awareness of the provisions of the Burbank Municipal Code. Failure of the permittee or property owners to sign these conditions does not affect their enforceability by the City or other responsible entity. These conditions are binding upon all future property owners and occupants of the subject property.

BUILDING & SAFETY DIVISION

10. All projects shall comply with Title 9, Chapter 1, of the Burbank Municipal Code, and the **2022 edition** of the California Building Code, California Residential Code, California Electrical Code, California Mechanical Code, California Plumbing Code, California Green Building Standards and Building Energy Efficiency Standards, including all intervening Code Cycles.
11. Plans and reports submitted for Plan Check Review are to be submitted electronically. For more information about the online submittal process, please contact the Building Division at 818-238-5220 or via email at eplancheck@burbankca.gov.
12. All conditions of approval are to be reproduced on the construction document drawings as part of the Approved Construction Set.
13. All Departments that have provide Conditions of Approval are to review drawings and provide final approval via online electronic review, prior to issuance of Building Permit.
14. Separate Permits will be required for the following:
 - a. Demolition
 - b. Grading & Shoring
 - c. Architectural & Structural
 - d. Mechanical
 - e. Plumbing
 - f. Electrical
15. Project lies within the City of Burbank Mountain Fire Zone.
 - a. All construction is required to meet Burbank Municipal Code 9-1-1-701A.1.1
16. A Civil plan is required showing the proposed changes to the site grading to accommodate the garage and driveway. Topographical contour lines are to be indicated, showing existing and proposed contours.

17. Grading and drainage plans may be required, and a separate Grading & Shoring Permit may be required. Geotechnical report to be submitted along with Grading & Shoring Permit Application.
18. Justify Floor Area Ratio per current Burbank Municipal Code 10-1-601 (ARTICLE 6. RESIDENTIAL USES AND STANDARDS)
19. Provide corrected Demolition Calculations (demolition calculations are based upon the length of walls, not the square footage of walls).
 - b. Total length of all walls to be demolished divided by total length of all existing walls = Demolition Percentage.
 - c. Length of walls are to include interior and exterior walls, including openings, and any walls attached to existing structure.
20. The foundation shall comply with California Building Code Section 1808.7, for foundations on or adjacent to slopes. A soils report will be required.
21. A stamped setback certification by a Licensed Surveyor will be required to certify the location of the new construction in relation to the setbacks prior to the first foundation inspection.
22. New or Addition/Alteration construction projects within the City of Burbank are subject to MWELo review.
 - Full structure demolition and new construction are required to provide a full MWELo plan check set for review.
 - New or replacement landscape areas for residential and non-residential projects between 500 (new) and 2,500 (replacement) square feet requiring a building or landscape permit, plan check, or design review will be required to complete, either a Performance or Prescriptive Compliance Method. Full house demolition will require MWELo review, either prescriptive or performance, no exceptions.
23. A CF1R energy report will be required, and design team is required to review and coordinate all values with those shown on Plans, Elevations, Sections, and Window Schedules.
24. The California Division of Mines and Geology Active Fault Near-Source Zones Map for Burbank indicates the city is within 2 km - 5 km of the Verdugo and Hollywood Faults. Structural design of construction projects must address the impact of the Near-Fault Zones.
25. Construction projects must comply with Best Management Practices for construction and stormwater runoff requirements of the National Pollutant Discharge Elimination System MS4 Permit.
26. The City's mandatory Construction & Demolition Debris Diversion Ordinance requires the recycling and diversion of at least 65% of construction and demolition debris. A refundable deposit and non-refundable administrative fee will be collected prior to permit issuance. The Ordinance applies to all demolitions and to new construction,

additions, remodels, renovation, tenant improvement and alteration projects over 500 square feet in scope of work.

27. Plans submitted for plan check must be stamped by State-licensed architect or engineer unless the project is one of the following listed below and complies with conventional light wood frame construction requirements in the CBC:

- Wood-framed, single-family dwellings not more than two stories in height;
- Wood-framed, multi-family dwellings not more than two stories in height, and limited to four dwelling units per parcel;
- Wood-framed, garages or accessory structures for single-family dwellings not more than two stories in height;
- Non-structural or non-seismic storefronts, interior alterations or additions.

28. A Building Permit may be issued to the Property Owner provided that the work is limited to:

- A single-family dwelling of wood frame construction not more than two stories and a basement in height.
- Garages or other structures appurtenant to single-family dwellings of wood frame construction not more than two stories and basement in height.
- Nonstructural or non-seismic alterations or additions.

29. Approved hours of construction are:

Monday – Friday 7:00 am to 7:00 pm

Saturday 8:00 am to 5:00 pm

No construction is permitted by contractors or subcontractors after hours, on Sunday or on City holidays without prior written request and approval from the Community Development Department.

PUBLIC WORKS DEPARTMENT

Land Development and Permits

30. Show width and location of all existing and proposed easements [BMC 9-1-23203]. Plans must show 5' pole line easement along the west property line.

31. No permanent structure is permitted in any public right-of-way or any public utility easements/pole line easements [BMC 7-3-701.1, BMC 9-1-2-3203].

32. No building appurtenances for utility or fire service connections shall encroach or project into public right-of-way (i.e., streets and alleys). Locations of these appurtenances shall be shown on the building site plan and the off-site improvement plans [BMC 7-3-701.11].

33. Applicant shall protect in place all survey monuments (City, County, State, Federal, and private). Pursuant to California Business and Professions Code Section 8771 , when monuments exist that may be affected by the work, the monuments shall be located and referenced by or under the direction of a licensed land surveyor or

licensed civil engineer legally authorized to practice land surveying, prior to construction, and a corner record or record of survey of the references shall be filed with the county surveyor. A permanent monument shall be reset, or a witness monument or monuments set to perpetuate the location if any monument that could be affected, and a corner record or record of survey shall be filed with the county surveyor prior to the recording of a certificate of completion for the project

34. Any work within the public right-of-way must be permitted and approved by the Public Works Department before construction can commence. All construction work in the public right-of-way must comply with Burbank Standard Plans and must be constructed to the satisfaction of the City Engineer. A Public Works **EXCAVATION PERMIT** is required. The excavation permit requires a deposit acceptable to the Public Works Director to guarantee timely construction of all offsite improvements. Burbank Standard Plans can be accessed at; [http://file.burbankca.gov/publicworks\[OnlineCounter/main/index.htm](http://file.burbankca.gov/publicworks[OnlineCounter/main/index.htm)

The following must be completed prior to the issuance of a Building Permit:

35. Public Works Permit Division to verify and sign off that the 5' pole line easement along the west property line is cleared of any existing and/or proposed permanent structures prior to the start of construction.
36. No construction material shall be placed within the public right-of-way without a "Street Use" Permit issued by the Public Works Department.
37. Plans should include easements, elevations, right-of-way/property lines, dedication, location of existing/proposed utilities and any encroachments.

The following must be completed prior to issuance of Certificate of Occupancy:

38. Provide verification from the City of Burbank, Building Division showing the 5' pole line easement along the west property line is cleared of all permanent structures after construction is completed.
39. Any portion of the public parkway (sidewalk, curb, gutter, driveways, landscape, etc.) that is broken, uneven or uplifted at the end of the project must be reconstructed to the satisfaction of the City Engineer. The repairs and/or reconstruction will be required whether the damage is pre-existing or is a result of the project. Contact the Public Works Inspection Office at (818) 238-3955 to have these areas inspected and identified after obtaining a Public Works Excavation Permit [BMC 7-3-501].

Additional Comments:

40. If any utility cuts and/or construction related impacts are made on Wilson Court adjacent to the property, applicant will have to restore the street fronting the property per City of Burbank paving and moratorium requirements.

41. Additional impacts to street triggered by this project could extend the paving restoration limits.

Water Reclamation and Sewer

Wastewater requirements:

42. Under the current rate structure, pulling the Building Permit for the proposed development is subject to a Sewer Facilities Charge estimated at \$1,254.18. The charge is due prior to issuance of a Building Permit [BMC 8-1-802 and BMC 8-1806].

SFC = Prorated increase to Single Family Residential Unit
= Single Family Residential [\$2,043/1,800 SF unit * (1,240 SF - 135 SF)]
= \$1.135/ SF * 1,105 SF
= \$1,254.18

(Note: It is the responsibility of the developer to show proof of the existing sewer usage or existing developments so that the proper credit can be given.)

43. Every building or structure in which plumbing fixtures are installed which conveys sewage must be connected to the municipal wastewater system [BMC 8-1-104].
44. No person shall connect to or tap an existing public sewer without obtaining a permit [BMC 8-1-301].
45. Pollutants, including construction debris, soil, and other discharges, are prohibited from entering the City's sewer collection system [BMC 8-1-501 .11. Discharges that exceed the local limits per BMC 8-1-501.4 are prohibited. In addition, the applicant shall not obstruct or damage any part of the City sewer system and shall reimburse the City for sanitary sewer overflows and the reasonable costs of necessary maintenance and/or repair of the sewer system [BMC 8-1-31 As such, it is required that all existing private sewer laterals and/or fixtures are capped prior to any demolition activities.
46. A backwater valve is required on every private sewer lateral(s) connected to a private building(s), unless it can be shown that all fixtures contained therein have flood level rim elevations above the elevation of the next upstream maintenance hole cover of the public sewer serving the property, or a conditional waiver is granted by the Director [BMC 8-1-313]. Please note that Public Works' Wastewater Division will not sign off on the Certificate of Occupancy until the owner/developer provides proof that the backwater valve(s) has been installed.

Stormwater Requirements:

47. Best Management Practices shall apply to all construction projects and shall be required from the time of land clearing, demolition, or commencement of construction until receipt of a certificate of occupancy [BMC 9-3-4071,

48. Certain construction and re-construction activities on private property will need to comply with post-construction Best Management Practices (BMPs), which include Sections 8-1-1007 and 9-3-414.D of the BMC authorizing the City to require projects to comply with the Standard Urban Stormwater Mitigation Plan provisions and the City's Low Impact Development (LID) ordinance. For questions on these requirements, please contact the City's Building Division at (818) 238-5220.

Traffic Engineering

49. No visual obstructions shall be erected or maintained in the 5' by 5' visibility cutoff above 3' high or below 10' high at the intersection of street and driveway. [BMC 10-1-1303 (C)]. Such requirement applies to all driveways.

Field Services – Solid Waste

50. There must be an appropriate location on the property for all solid waste containers or bins. Solid waste containers and/or bins shall not to be visible from the street.

BURBANK FIRE DEPARTMENT

50. If this project meets the fire sprinkler requirements of the City of Burbank Municipal Code fire sprinklers shall be required.

X _____
Signature of Applicant/Permittee

X _____
Signature of Property Owner

EXHIBIT A

VIEW STUDY FOR HILLSIDE DEVELOPMENT PERMIT PROJECT NO. 24-0004209 Located at 1018 N Sunset Canyon Drive, Burbank CA 91504

View Study Objective:

In accordance with Burbank Municipal Code Section 10-1-607(D)(3)(e), a view study is required as part of the Hillside Development Permit process to analyze the impact of the proposed structures on views from adjacent properties. City planning staff conducted the view study by completing the following actions.

- Completed a site visit to the Project site. The site visit included staff taking site photos and meetings with neighbors of the Project site.
- Verified with the property owner of the Project site that story poles were installed in accordance with City's requirements for hillside development projects.
- Notified adjacent neighboring properties about the story pole installation and the proposed project to receive feedback.

The view study focuses on the above referenced completed actions. Staff's analysis and determination from the view study is provided below.

View Study Analysis:

Story Pole Notification and Site Visit Meetings

Residents and property owners of all the neighboring properties located within the immediate vicinity of the Project site were notified of the story poles installation for the proposed Project and the reason they were installed for the purpose of conducting staff's view study (see Figure 1 below for the notified neighbors).

On January 3, 2025, property owners of neighboring properties (shown on Figure 1) were contacted by mail and informed of the proposed Project, as well as their opportunity to participate in the City's preparation of a view study. This project received two comments from neighboring properties at 1024 N Sunset Canyon Drive and from 1012 N Sunset Canyon Drive. A site visit was scheduled for both properties, one on January 7, 2025 and one on January 17, 2025. The purpose of the site visit was to inform the neighbors of the proposed Project and to listen to any of their comments and concerns regarding the Project. A meeting was scheduled with the Applicant on January 29, 2025 where staff discussed the concerns of the neighbors.



Figure 1: Location of the proposed Project with respect to the neighboring properties. Identified in red is the subject property and identified in blue are the neighboring properties that have been contacted as part of the view study.

Figures 2 and 3 are provided to show the existing slope of the subject property and adjacent properties. The subject property has an average slope of 42.78 percent and the Project site is considered an upslope lot (BMC Section 10-1-606(B)).

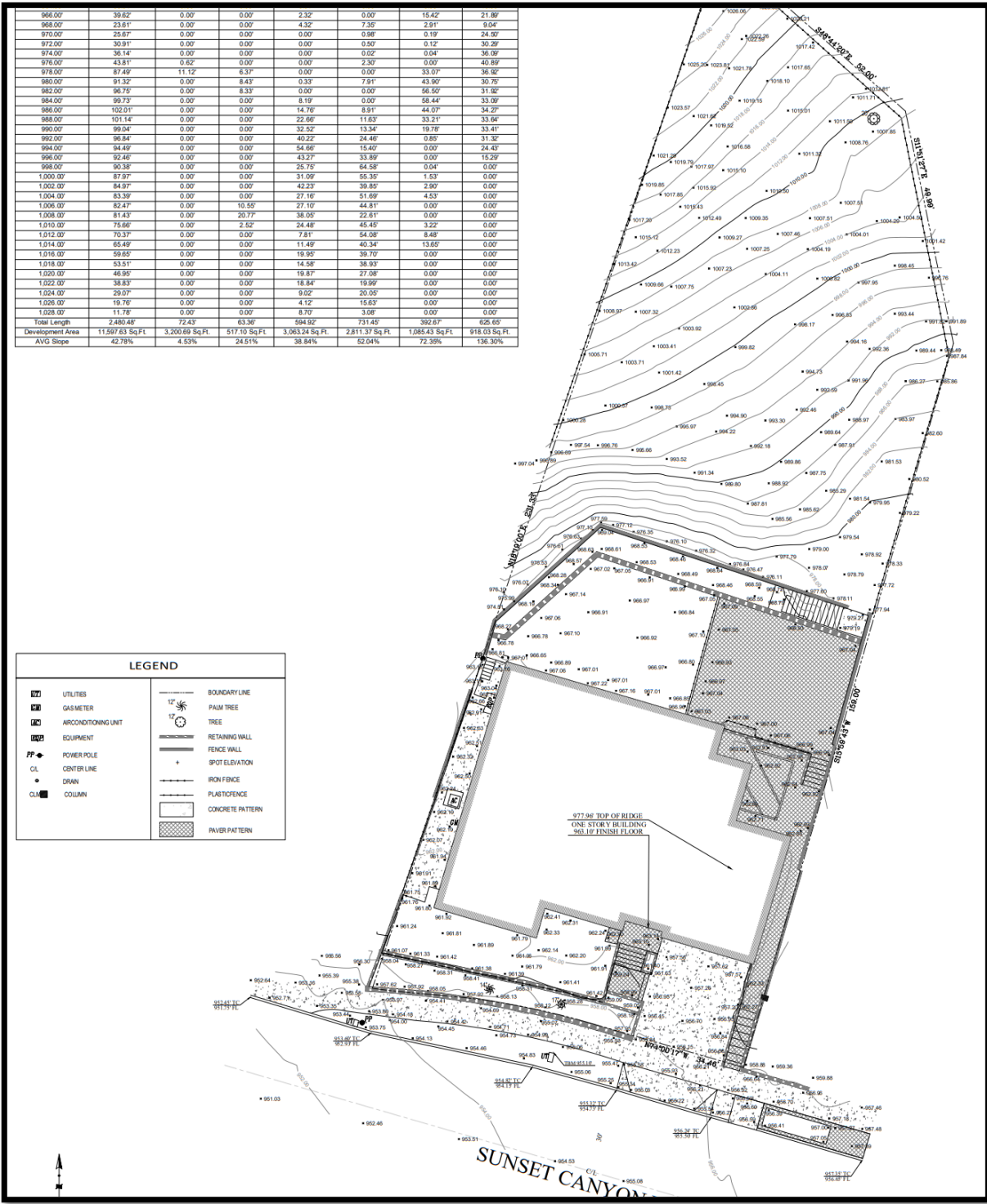


Figure 2: Topographic plan of the subject property [Source: MLB Consulting and Engineering, Inc. Topographic Survey].

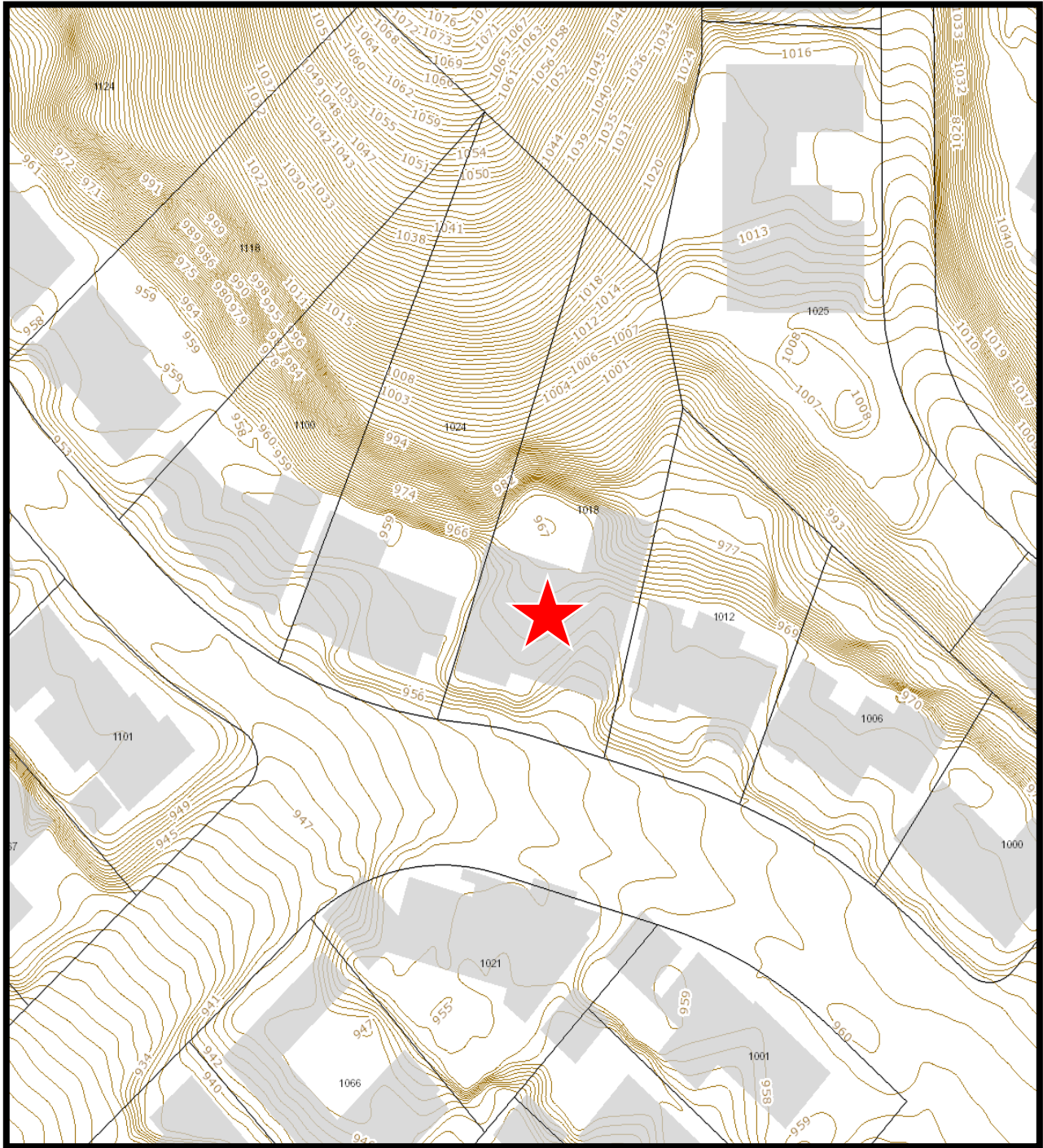


Figure 3: Topographic map of the subject property and vicinity [Source: Esri. "Topographic" [basemap]. Scale Not Given. "Contours Layer". [3/24/25]. <https://chwgisw01.cob.gov/html5viewer/?Viewer=GEMS>].

Figures 4, 5 and 6 are provided to show the proposed site and elevation plans for the Project.

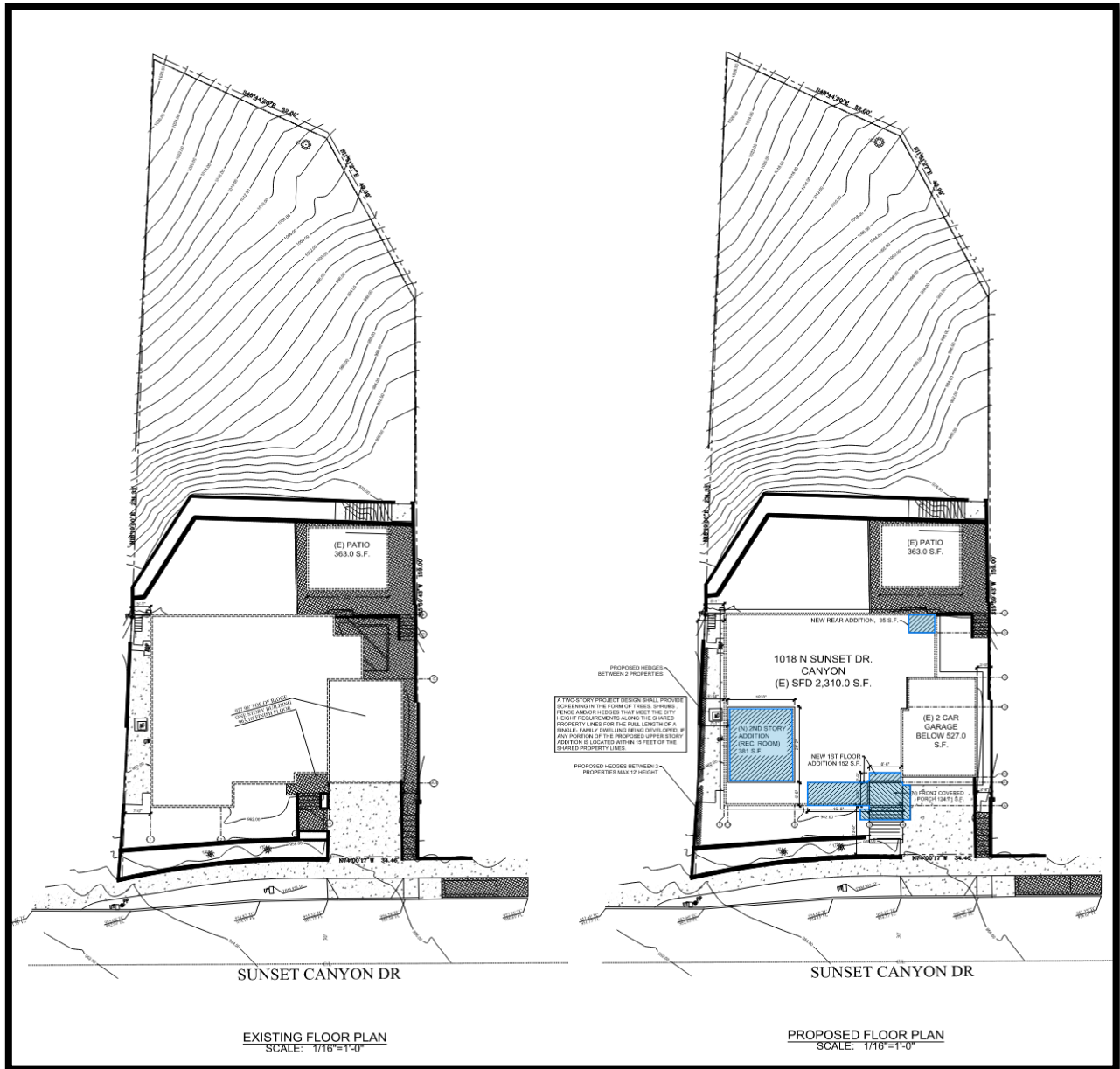


Figure 4: Site plan of the proposed development with first floor and second story additions shown in blue.

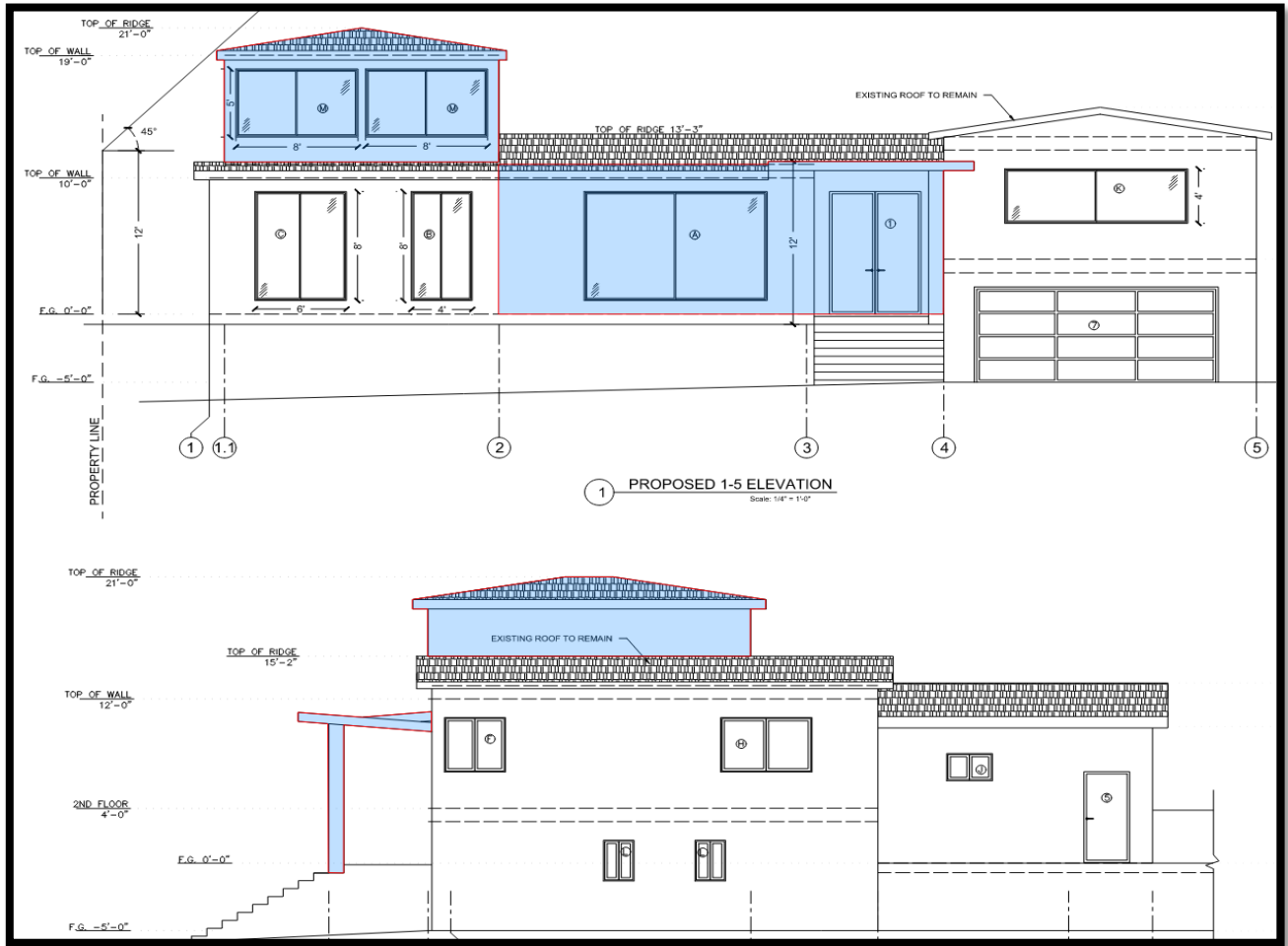


Figure 5: North (Top) and West (Bottom) elevation plans of the proposed development with first and second story additions.

The existing two-story house has a height of approximately 15'-2" at its highest point. The addition proposes a maximum height of approximately 21'-0" under the maximum height of 30'-0" permitted under the Burbank Municipal code section 10-1-603(A), as seen in Figure 5. The proposed 381 square foot recreation room addition to the second story single-family residence will be built on the front, west portion of the single-family structure, as seen in Figure 5. The proposed 152 square-foot front addition and a new covered front porch will be built on the first-story portion of the single-family dwelling, as shown in Figure 4 & 5. The proposed ground-floor addition to the rear of the single-family residence will be built no higher than the existing roof. The Project as proposed complies with the R-1 zone development standards, including hillside standards.

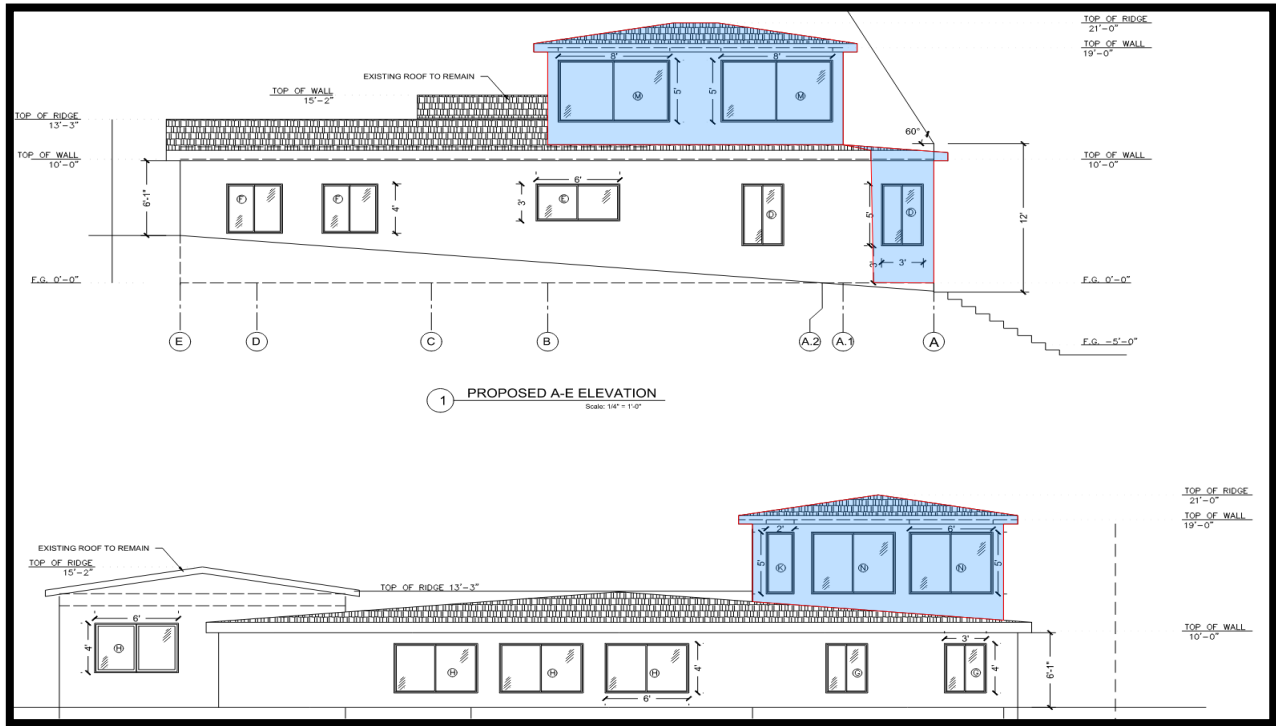


Figure 6: East (Top) and Rear (Bottom) elevation plan of the proposed development with first and second story additions.

Figures 7 through 11 are included to provide site photos of the story poles that were installed on the subject property showing the massing of the proposed additions to analyze view impacts.



Figure 7: View of the existing residence from N. Sunset Canyon Drive looking north.

Adjacent neighboring properties to the South, Southwest, and Southeast would have a view of the Project site as shown in Figure 7. After completing the site visit and looking at the Project site with story poles from different areas of the neighborhood, Staff has determined that a view impact would not be created by the proposed Project from these specific adjacent neighboring properties, looking at from an upslope view.



Figure 9: View of the existing residence from neighboring property 1012 N. Sunset Canyon Dr., looking towards the story poles where the second-story additions will be constructed.

During the story-pole notification process, the property owner of 1012 N. Sunset Canyon Drive provided a comment to the Planning Division regarding the Project's potential view impact. The neighbor had a view concern regarding the second-floor recreation room addition on the south side of the property. Staff responded to the neighbor's concerns by conducting a site visit to the property. Figure 9 is a site photo taken from the neighbor's rear yard, where a view of Burbank can be seen. The story poles of the proposed second-story recreation room addition are displayed on the right side of the site photo. As a side note, the story pole location above the existing roof of the second-story portion of the house (left side story poles of Figure 9) is no longer applicable to this view study, as it is no longer proposed for the Project.

View Study Determination

Staff considered the information provided above, including the public comment received regarding the view impact concern from the abutting neighbor. First, Staff has determined that the proposed Project is consistent with the City's objective development standards of the R-1 zone for hillside development, including building height and setback requirements. The proposed addition would also be consistent with the development pattern in the

surrounding neighborhood that consists of multi-story single-family homes with similar architectural style. From a zoning review standpoint, the Project is proposed to comply with the standards of the R-1 zone in the hillside area of the City.

In accordance with BMC Section 10-1-607(D)(1), the purpose of the hillside development permit is “to protect, to the extent feasible, views in the hillside area and to ensure neighborhood compatibility.” The views considered for the study are the scenic views in accordance with BMC Section 10-1-607(D)(3)(d), whether they are downslope or upslope views or both views. For this Project site, the downslope scenic view was analyzed, which is view of the City with the Santa Monica Mountains background. From the site photo taken and shown as Figure 9, the proposed second-story addition would not unnecessarily or unreasonably encroach upon this downslope scenic view from an abutting residential property. The scenic view of the Mountains and a view of the City can be seen from this rear yard viewpoint after the proposed Project is built. In addition, Staff also determined from the site visits that any upslope views would also not be impacted by the Project from neighboring properties. Therefore, hillside development permit findings (d) and (f) of BMC Section 10-1-607(D)(3) can be supported for this project after the conclusion of the view study.