

## **VIEW STUDY FOR HILLSIDE PROJECT** **(3333 BRACE CANYON ROAD)**

### Objective and Analysis:

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 3333 Brace Canyon Road (Subject Property) the applicant installed story poles on May 29, 2024 at the subject property that outlined the frame of the proposed two-story addition (corner posts, outline of top edges) in the location where it would be located. These story poles were installed and certified for accuracy by a licensed architect.

On June 26, 2024, property owners of neighboring properties located within the immediate vicinity of the project site (shown on Figure 1) 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 comments from any of the neighbors.



*Figure 1: 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).*

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Due to the location of the property at 3333 Brace Canyon Road, the proposed physical improvements that would be located at the rear of the existing single-family structure are positioned outside of the upslope and downslope view of the neighboring properties that are developed with a single-family home. Further, the properties to the north and east are situated at a higher elevation which would not create any view obstruction as a result of the project. Since the view of the city is going west on Brace Canyon Road, there would be no view impacts to the properties located to the south and west of the project site. Therefore, 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 similar architectural style and building footprints. The proposed addition will result in a 2'-7" increase in height from grade to top of roof towards the rear of the structure, with a new height of 23'-7". Although the addition will be visible from the street, it will be consistent with the surrounding properties, and will not cause impacts to views. Therefore, there were no view impacts caused by the two-story addition in the rear of the structure.

### **Conclusion:**

Given the analysis provided, it is City staff's assessment that the proposed project at 3333 Brace Canyon Road would not result in unreasonable view impacts to the upslope and downslope scenic views of neighboring properties.

***See site photos taken June 5, 2024, in the following pages.***



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View of story pole installation located in the rear yard area of the subject property.



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West view of story pole installation located in the rear yard area.



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East view of story pole installation located in the rear yard area.



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West view of story pole installation, from Brace Canyon Road (front).



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East view of story pole installation, from Brace Canyon Road (front).