



# THE COURTYARD VIEW ANALYSIS

UPDATED: SEPTEMBER 3, 2024



# Overview of Participants' Locations



1957 Temple  
Unit 101  
Unit 102

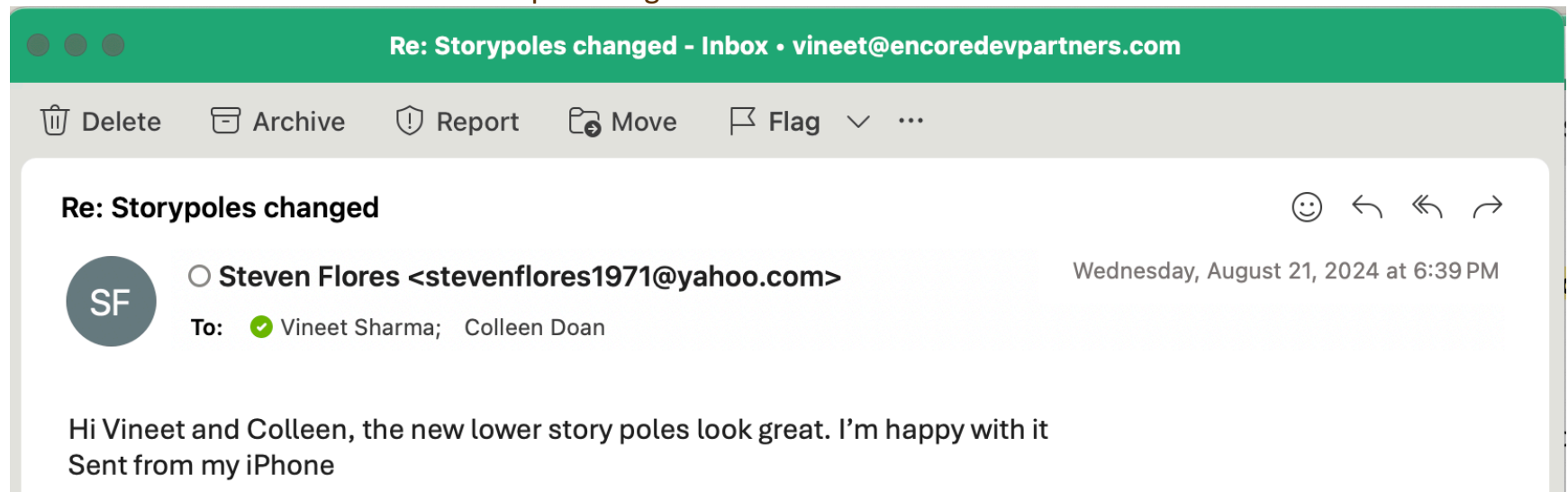
This report summarizes the visual impacts of the proposed project located at 1933 Temple Ave. and the views of two neighbors located at 1957 Temple Ave, respectively Units 101 and Unit 102 located at 2744 E. 20th St.

On the request of Colleen Doan, we also reached out to the residents at 1957 Temple, Unit 101 and Unit 102. In an email response on 08/07/2024, Ms. Stephanie Summerville stated, "I have no need for any further view analyses. Changes are noted and appreciated".

Mr. Stephen Flores from Unit 102 requested view analysis. On 08/09/2024, we visited Unit 102 and performed the view analysis.

We performed our view analysis on 08/09/2024, Mr. Flores mentioned that he would be very happy if we can lower the Gable roof on the 2nd floor (facing Temple Ave) by 3". In response to Mr. Flores' request, we have changed the Gable roof to a Hip roof, lowering the Gable end by 27".

Below is the email from Steven Flores providing feedback



# The Courtyard – View Analysis

## Individual Narrative Report



**Resident: Steven Flores**

**Address: 1957 Temple, Unit 102**

### Setting:

Steven’s unit is a single-level condo located on the first level above the parking garage of the Temple View complex.

Photos were taken from Steven’s balcony. As we entered the house, we asked him where he would like the photos to be taken and he stated outside would be most ideal. He pointed out that his main view was of the palm trees in the distance.

	View Description	View Policy (Section 3.D)		View Designation
1	Facing Southeast from Western Edge of Balcony	Only View in Structure	No	Secondary. NO IMPACT
		Most Important View	No	
		Subject of View is Unique Landmark	No	
2	Facing Southeast from Middle of Balcony	Only View in Structure	No	Secondary. While this is the most important view of the unit, it is neither the only view nor is it of a unique landmark. Per the Signal Hill view policy; a viewing area shall be designated a “primary view area” if two or more conditions exist. NO IMPACT
		Most Important View	Yes	
		Subject of View is Unique Landmark	No	
3	Facing South from middle of Balcony	Only View in Structure	No	Secondary. NO IMPACT
		Most Important View	No	
		Subject of View is Unique Landmark	No	

### Conclusion:

In accordance with Signal Hills View policy, Mr. Flores unit does not qualify for view protection. The unit does not have any primary views. However, we went above and beyond the view policy requirements and modified the front dwelling design to expand the sky and distant views for both units. In an effort to open the views, the development made the following modifications:

1. Reduced the square footage on the 2<sup>nd</sup> floor.
2. Increased 2<sup>nd</sup> floor setback to create more distance between our front unit and balconies of Mr. Flores (UNIT 102) and Ms. Summerville (UNIT 101).
3. Revised the 2<sup>nd</sup> floor roofline.

As designed, The Courtyard project protects the expansive sky view which is the primary attribute of the unit while partially obscuring the view of the condominium and trees across the site.



Living Room (standing up)



Living Room (sitting down)



Balcony (sitting down)



Balcony (sitting down)

**Post- view-analysis Adjustments:**

Steven asked us to try and lower the roofline (shown in the image below in pink).



In response, we changed the requested Gable roof to a Hip roof. Architectural plans were updated and **On Monday, August 19, 2024**, the storypoles were adjusted.

