

The Courtyard

at Signal Hill

Neighborhood Outreach Report

Update October 2, 2024

The Courtyard property has a long history, starting in 2016, when the previous owner submitted a planning application for a 10 condominiums subdivision with a mix of two- and three- story townhomes. The project's 3-story height was challenged by the neighbors, and finally denied by the City Council. The project was redesigned to nine -2 story units, then reduced to eight units in late 2020.

In 2022 the 1933 Temple Avenue property was acquired by the new owner, Signal Ventures LLC, represented by Mr. Vineet Sharma.

The old plans were discarded and new preliminary plans for eight detached, two-story, single-family homes prepared by Bozena Jaworski, new project architect, considering the neighborhood input after 2016 plans submittal and comments gathered from a View Analysis in July 2020.

Mrs. Colleen Doan, Community Development Director/Project Planner advised Mr. Sharma to reach out to the adjacent condominium associations, to provide an update on the change of ownership and pending preliminary project review.

The suggested Outreach was in addition to the View Notice mailed on October 9, 2023, to the property owners within a 500 foot radius of the proposed project. The View Notice provided a short description of the revised project, explained the procedures of the View Policy, and informed about upcoming neighborhood meeting and public hearings.

The architect approached Community Development to obtain the HOA contacts, however the updated list of Homeowners Associations was not available. The Outreach list was completed based on the other projects' available contacts.

The purpose of the new Outreach was twofold:

- to inform the neighbors through the available Homeowners Association contacts about the change of the ownership of the property and,
- to offer a presentation of the extensively redesigned project directly to the associations and its members and gather any additional comments that may not have been made previously.

The Outreach letters were sent on November 30, 2023, to a total of 16 adjacent HOA or homeowners and two property management companies (see attached). Two letters were returned. We have not received any response to the Outreach letters.

February 28th Update:

On January 23 and 24, Mrs. Colleen Doan, Community Department Director forwarded the Outreach letter to two of the neighbors, active in the previous project's reviews.

Two neighbors responded to the Outreach letter.

Mr. David Fukumoto, 1903 Temple Avenue, Unit 125, located on the west side of Courtyard.
Mrs. Veronica Giese, 1903 Temple Avenue, Unit # (not provided).

The following is a short memo of abbreviated communications between Mr. Fukumoto and Architect, Bozena Jaworski.

Jan. 24th Mr. David Fukumoto emailed following concerns:
Noise and privacy - placement of the windows and AC unit,

Jan. 25th Architect response:
Please provide unit number.

Jan 25th – Mr. David Fukumoto emailed following concerns:
Location of the unit – west side, mentioned location of his unit provides only for 30 to 75 minutes of sunlight, Repeated concern about the noisy AC unit.

Jan. 26th Architect response:
Applicant offers outreach meeting with interested homeowners. We would like to meet with you and verify the project location in relation to your unit. Additional planting areas can mitigate the sound. Location of AC unit is flexible. We can discuss the mitigation measures when we meet on site.

Jan. 27th – Mr. David Fukumoto emailed following concerns:
Suggesting location of the AC unit in a side yard or top of roof, and Ficus hedge 7 to 8' high as sound mitigation.

Jan. 31st – Architect Response
Requesting a 1903 Temple Avenue Site visitation and site meeting with the interested and affected neighbors before the neighborhood meeting.
It would allow to evaluate the location of the Mr. Fukumoto's and Mr. & Mrs. Giese's units and consider the best mitigation measures.

Jan, 31st - Mr. David Fukumoto email
Suggesting sound deadening, freeway style fence. Requested floor and backyard plan.

Feb. 1st – Architect Response
Please allow me to enter the back yard to evaluate the impact and mitigation measures.

Feb. 1st – Mr. David Fukumoto email
No meeting, please email plans.

Feb 13th – Architect response:
Plans emailed with color sketch of existing approx. 40' tall trees in the Hillbrook's side yard. Trees are located between Mr. Fukumoto's unit and Courtyard homes.

AC units will be placed in the side yards of new homes. Units are low sound, very quiet, below 56 DB. The fence will be built of solid vinyl panels.

Estimated distance from homes to Mr. Fukumoto's unit approx. 50'.

Please note, Architect was denied the site access to measure and evaluate.

Feb. 14th – Mr. David Fukumoto's email stated the distance to property line is 10 feet.

Feb 15th – Architect response:

The best solution would be to visit your backyard and measure the distance for our records. Otherwise see you at the Neighborhood meeting.

Update 03/19/2024

March 7th - Mr. Fukumoto provided access to the 1903 Temple Avenue backyard. Architect measured distance from the building and balcony to the existing fence. The plans were updated with verified information.

The following is a short memo of abbreviated communications between Mrs. Veronica Giese and Architect, Bozena Jaworski.

Jan. 25th - Mrs. Veronica Giese emailed the following concerns:

They believe the project will impact view and light. Would like to see the presentation.

Jan. 26th Architect response:

We will gladly provide a presentation, please let us know the most convenient time for you and Jason. Please request View Analysis to address your view concerns.

Jan. 30th – - Mrs. Veronica Giese Email

No need for View Analysis

Privacy concern – proposed homes windows will be looking into Giese's bathroom window.

Can privacy shutters alleviate the issue?

Regarding presentation – yes, they would like to have a presentation event set up for the neighbors, to have opportunity to ask questions and receive more information.

Jan. 31st – Architect Response:

Provided information about presentation of new project to be scheduled soon at the Neighborhood Meeting. Emphasized benefits of the 1903 Temple Avenue Site visitation with the interested and affected neighbors before the neighborhood meeting.

It would allow to evaluate the location of the Mr. Fukumoto's and Mr. & Mrs. Giese's units And best mitigation measures.

No further communication at the current date.

The following is a short memo of abbreviated communications between Mr. Alin Chitanu and Guy Alexander III, Signal Ventures partner.
Alin Chitanu address: 1957 Temple Avenue, Unit 104

Original message -----

From: Alin Chitanu <alin.chitanu@me.com>

Date: 2/27/24 6:27 PM (GMT-08:00)

To: guyalexanderiii@gmail.com

Cc: Vineet Sharma <vineet@encoredevpartners.com>, CDoan@cityofsignalhill.org

Subject: Re: 1933 Temple - The Courtyard - View Analysis

Hi,

If the height and the distance from my balcony remains where it is now, than it's OK with me.

* I will take pictures for reference as in the past, we were told that they will lower it with the



next story poles, but the next time put story poles they were in fact higher not lower !

The only remaining issue to clear are:

- there should be no windows on the wall facing our property,

Applicant's Response:

The 2nd story windows of the proposed homes face the 1957 Temple Avenue property line block wall and blank, solid wall of the parking garage. The Bermuda awnings will protect the privacy of the new homes. The bathroom window will be fixed, decorative, obscure glass. The toilet compartment will have openable, obscure glass window. The master bedroom requires openable egress window per California Building Code.

The 1st story windows, and patio doors of the proposed homes face a 10 feet high retaining wall. The new homes patios are located approx. 18 feet below Mr. Chitanu's deck level.

-*and if there are any windows that can see on our property or balcony,

-they should not have the choice to be open, they should be just like a skylight

-they should be double pane or even triple pane (sound proof in both directions) for privacy and silence

-they should be matted or distorted, not see through for privacy.

Applicant's Response: No windows facing Mr. Chitanu's balcony. All windows of the first and second story will be double pane in compliance with CalGreen regulations.

-the material used for roofing should not be the kind that will focus all the heat onto our balconies l.

Applicant's Response:

The concrete roof tiles will reflect a portion of the solar energy, however due to the low slope of the new roofs the reflection will be mostly directed away from the existing structures.

Thank you

Regards

Alin Chitanu
1957 Temple Ave. Unit 104
9492834372
Sent from iPhone

Summary of concerns:

AC Units location - Condensing units are to be located in the side yards of all homes.

Noise and privacy:

West side - existing trees on the West side provide a privacy screen and mitigate the standard medium density residential ambient noise of approx. 40 to 60 dB.

North side – the proposed homes 2nd floor windows are located below the 1957 Temple Avenue decks and balconies.

Proposed Patios face the retaining wall and are located approx. 18 feet below neighboring units decks.

Bozena Jaworski, Architect
DCS Design Construction Services, Inc.

Attachment: List of contacts, project location map.