



**THE COURTYARD**  
**VIEW ANALYSIS**  
January 2024

**PRESENTED BY:**  
SIGNAL VENTURES LLC  
Attachment B

## Overview of Participants' Locations



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, 102, and one neighbor located at 2744 E. 20th St.

On the request of Collen Doan, we also reached out to the resident at 1957 Temple, Unit 104, Alin Chitanu. In an email response, Mr. Chitanu stated, "If the height and the distance from my balcony remains where it is now, then it's OK with me."

Mr. Chitanu had other concerns regarding privacy that we will address at the Neighborhood Outreach Meeting which is scheduled for March 21, 2024.

**The Courtyard – View Analysis**

**Individual Narrative Report**



**Resident: Stephanie Summerville**

**Address: 1957 Temple, Unit 101**

**Setting:**

Stephanie’s unit is a single-level condo located on the first floor above the parking structure of the Temple View complex. View planes face South from Balcony, South from Screen Door, and South from Living Room.

Documentation of second view analysis is attached.

	<b>View Description</b>	<b>View Policy (Section 3.D)</b>		<b>View Designation</b>
1	Facing South / Outside Left-hand View from 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	
2	Facing South & Southeast / Doorway at Right-hand View from Balcony	Only View in Structure	No	Secondary. NO IMPACT
		Most Important View	No	
		Subject of View is Unique Landmark	No	
3	Facing South / Inside of Living Room looking South	Only View in Structure	No	Secondary. NO IMPACT
		Most Important View	No	
		Subject of View is Unique Landmark	No	

**Conclusion:**

In accordance with the Signal Hill View Policy, the developer has tried to preserve, to the extent possible, all neighbor’s views through design considerations and neighbor input regardless of view designation.

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



Balcony (middle)



Balcony (middle)



(Balcony – corner – closest to Temple Ave.)



(Balcony – corner – furthest away from Temple Ave.)



(Balcony – corner – furthest away from Temple Ave. – laying down on lounge chair)



Living Room



Living Room – sitting down



Living Room – sitting down



Dining Room – sitting down



Living Room – sitting down



Dining Room – sitting down

**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.

	<b>View Description</b>	<b>View Policy (Section 3.D)</b>		<b>View Designation</b>
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 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 the Signal Hill View Policy, the developer has tried to preserve, to the extent possible, all neighbor’s views through design considerations and neighbor input regardless of view designation.

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



Balcony



Balcony



Living Room



Living Room (Sitting down)



Bedroom Standing



Bedroom Sitting on Bed

**The Courtyard – View Analysis**

**Individual Narrative Report**



**Resident: Diana Gillis**

**Address: 2744 E. 20<sup>th</sup> St**

**Setting:**

Diana’s unit is a two-story condo located at 2744 E. 20<sup>th</sup> St

A phone call and message were left for Diana on December 07, 2023, to schedule a view analysis. To date, nobody has responded to the message. Photos were taken from the front and garage side of Diana’s unit at ground level.

	<b>View Description</b>	<b>View Policy (Section 3.D)</b>		<b>View Designation</b>
1	Facing South from ground level in front of unit.	Only View in Structure	No	NO IMPACT
		Most Important View	No	
		Subject of View is Unique Landmark	No	

**Conclusion:**

In accordance with the Signal Hill View Policy, the developer has tried to preserve, to the extent possible, all neighbor’s views through design considerations and neighbor input regardless of view designation.

As designed, The Courtyard project protects the expansive sky view which is the primary attribute of the unit.



