



## **Dorado**

3655 N. Norwalk Boulevard

Consider a General Plan Amendment, Zone Change, Vesting Tentative Tract Map, Site Plan Review, and adoption of Findings and a Statement of Overriding Consideration to certify EIR 04-16, to facilitate development of a new 40-unit single-family subdivision

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**City Council February 14, 2017**

CITY OF  
**LONG BEACH**

# Vicinity Map



- 5.76-acre site, 3655 N. Norwalk Boulevard, is bounded by the Artesia Norwalk Drainage Channel to the west
- A senior housing development within City of Hawaiian Gardens to the north
- Single-family dwellings to the south
- Single-family dwellings to the east across Norwalk Boulevard



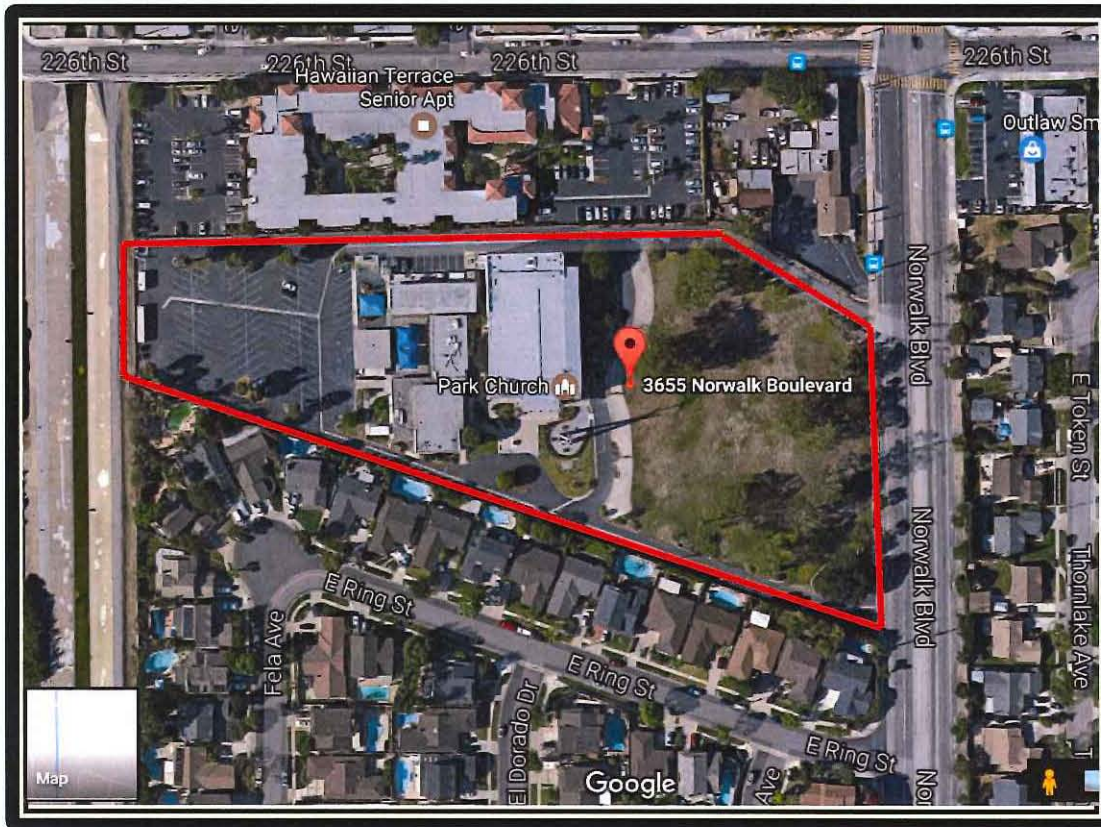
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## Existing Site

- In 1957 a drive-in church was established
- In 1953 a church was built with continued expansions through 1972



# Approvals Requested



- Make findings and adopt a Statement of Overriding Considerations and certify Final Environmental Impact Report (EIR-04-16)
- A General Plan Amendment from Land Use Designation - LUD No. 10 - Institutional and School to LUD No. 1, Single-Family Residential
- A Zone Change from Institutional Zone (I) district to a Single-Family Residential Zone (R-1-M) district
- Approve a Vesting Tentative Tract Map for subdivision of 5.76 acres into 40 residential lots and common areas
- Approve a Site Plan Review for 40 new single-family homes; and
- Uphold the Planning Commission recommendation and deny an appeal by Warren Blesofsky and Long Beach Citizens for Fair Development

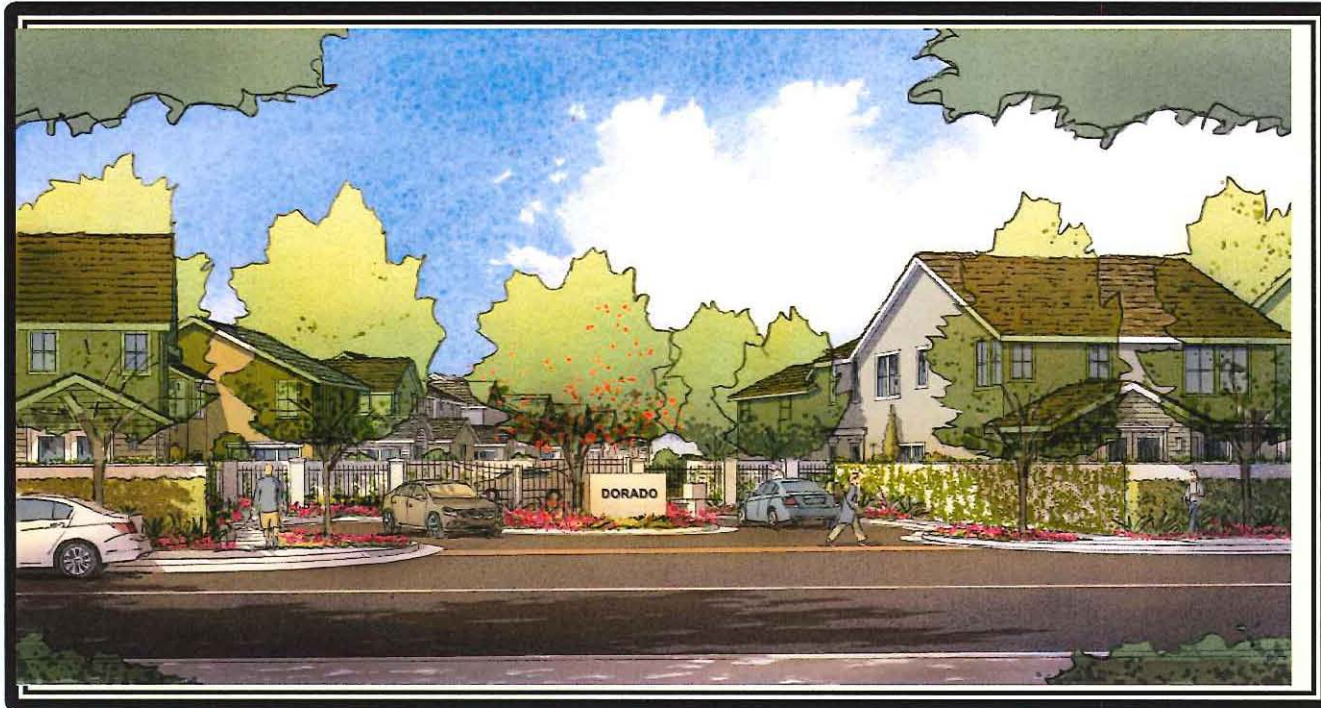


# Proposed Development



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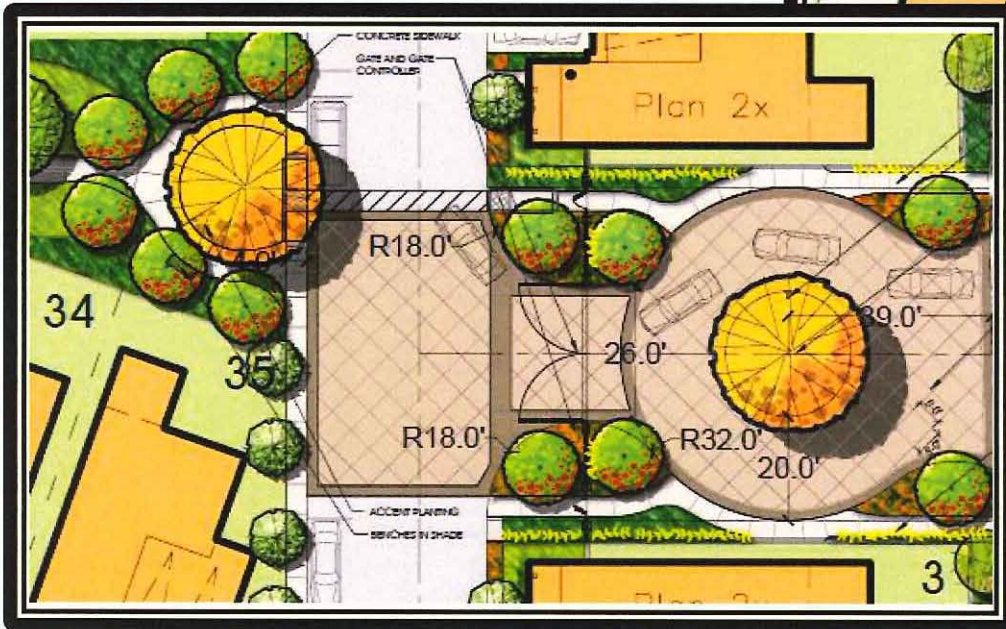
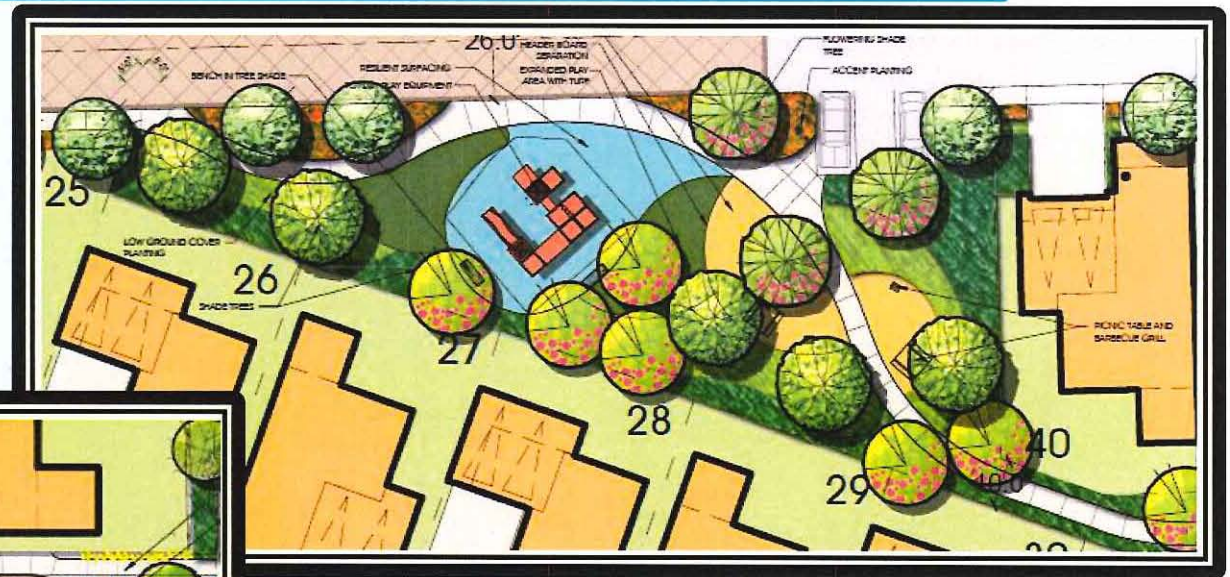
## Main Entrance from Norwalk Boulevard





# Amenities

- Meandering Pedestrian “Paseo”
- Outdoor Play Yard
- Picnic and Barbecue Area
- Shaded Bench Areas





# Parking and Circulation





# Architecture and Design



Plan 1 Elevations

Plan 2 Elevations



Plan 2X Elevations

## Design

- 3 unit design types, featuring two-stories, high pitched gabled roofs and two-car garage
- 3 unit size types
  - 16 Plan 1 types of 2,475 square feet
  - 15 Plan 2 types of 2,530 square feet
  - 9 Plan 2X types of 2,700 square feet

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# Environmental Review

- A Draft Environmental Impact Report (EIR) found that the proposed project would have potentially significant and unavoidable environmental impacts in the area of cultural resources with regard to the chapel structure. The chapel is significant from a cultural resources standpoint as being the first drive-in church in the region and also an example of mid-century modern architecture applied to an institutional use.
- The Draft EIR considered alternatives to the demolition of the structure, but did not find options that were feasible while still accomplishing the goals of the project.
- The Draft EIR found that even after mitigation requiring archival documentation of the chapel structure, impacts related to demolition of this building would remain significant and unavoidable.
- A Statement of Overriding Considerations and associated Findings has been prepared.



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## Appeal

An appeal of the project was filed within the 10-day appeal period by Warren Blesofsky and Long Beach Citizens for Fair Development

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## Recommendation

- Receive supporting documentation into the record, conclude the public hearing, adopt Resolution certifying Final Environmental Impact Report (EIR 04-16), and make certain findings relative thereto, adopt a Statement of Overriding Considerations and a Mitigation Monitoring and Reporting Program for 40 new detached single-family homes located at 3655 N. Norwalk Boulevard (SCH#2016081047);
- Uphold the Planning Commission's recommendations to the City Council and deny an appeal by Warren Blesofsky and Long Beach Citizens for Fair Development;
- Adopt a Resolution amending the Land Use Element of the General Plan from LUD No. 10 (Institutional and School) to LUD No. 1 (Single-Family District);
- Declare Ordinance amending the Zoning District Map by amending portions of Part 20 from Institutional (I) to Single-Family Residential (R-1-M), read the first time and laid over to the next regular meeting of the City Council for final reading;
- Approve a Vesting Tentative Tract Map for a subdivision of 5.76 acres into 40 residential lots; and,
- Approve a Site Plan Review for 40 new detached single-family homes.