

## 2 Project Description

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The proposed project would involve the demolition of the existing church and the construction of 40 two-story single family residences. The residential lots would range from 3,696 sf to 5,681 sf in size. This section describes the project applicant, project location, existing site characteristics, the proposed project's characteristics, project objectives, and approvals needed to implement the project.

### 2.1 Project Applicant

LB El Dorado Park 3655, LLC  
Matthew Hamilton  
4100 MacArthur Boulevard Suite 330  
Newport Beach, CA 92660  
(949) 335-3300

### 2.2 Project Location

The project site is located within the city of Long Beach in Los Angeles County. The site is along the west side of Norwalk Boulevard, north of East Wardlow Road and immediately adjacent to the corporate boundary that divides the cities of Long Beach and Hawaiian Gardens.

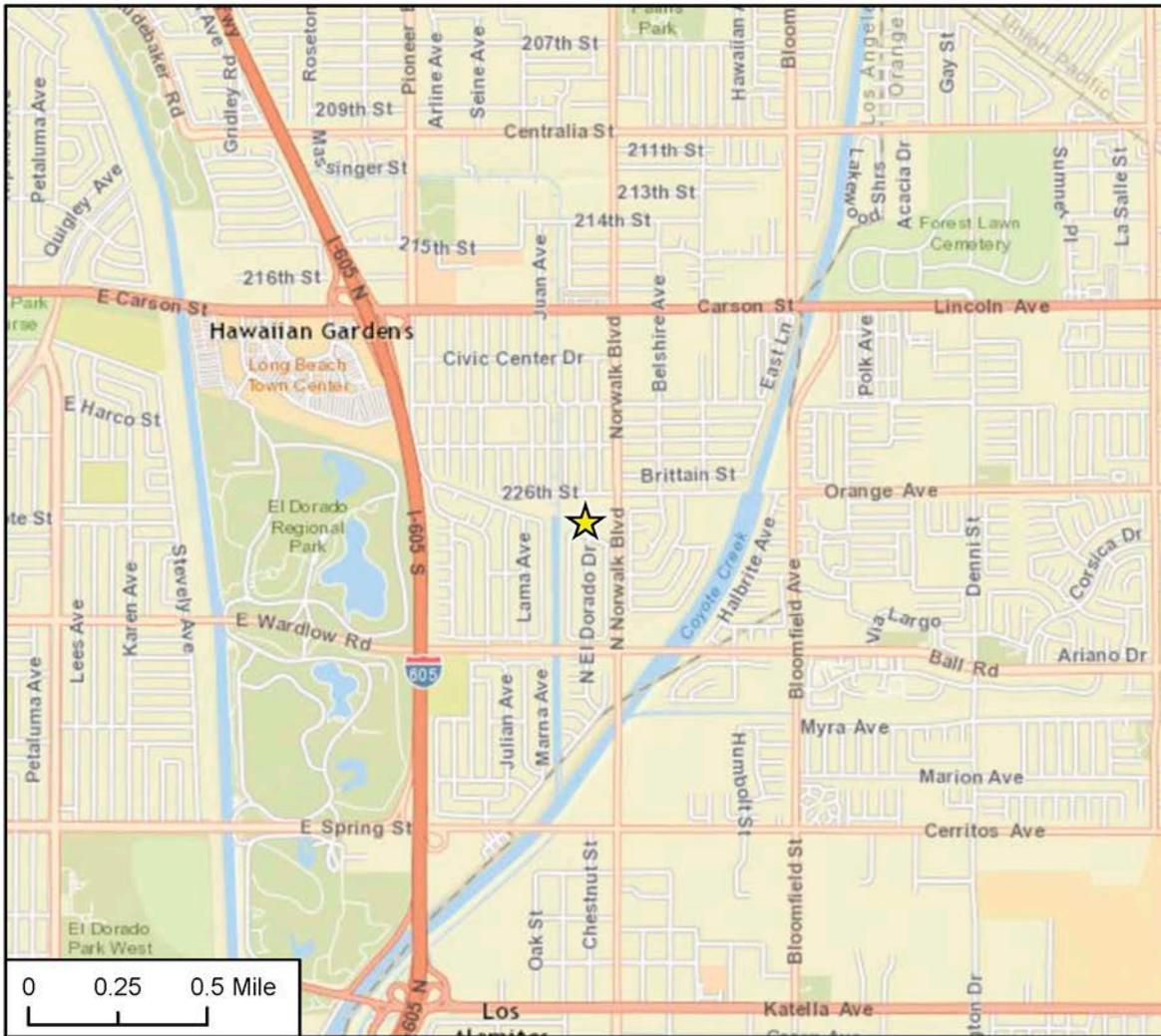
### 2.3 Existing Site Characteristics

The project site encompasses 5.8 acres on one parcel, Assessor Parcel Number (APN) 7075-020-003. The site is designated Institutional and School District by the Long Beach General Plan. The site is zoned Institutional (I) by the City of Long Beach Municipal Code.

The site is located in a developed area in the north eastern area of the city of Long Beach. The site is currently developed with a church and pre-school. The eastern portion of the site is a large landscaped lawn with large trees and driveways along the northern and southern boundaries. The church is located toward the center of the site with the parking lot behind. The church portion of the property consists of five structures: a chapel, an administrative building, a classroom building, a preschool building, and a Fellowship Hall. A cell tower is located in the northwest corner of the site in the parking lot.

The Artesia-Norwalk Drainage Channel runs along the eastern boundary of the site, with senior apartments to the north, single family residences to the south and east, and single family residences further to the west, across the drainage channel. Figure 2 shows the regional location and Figure 3 shows the project site location.

Figure 2 Regional Location



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★ Project Location

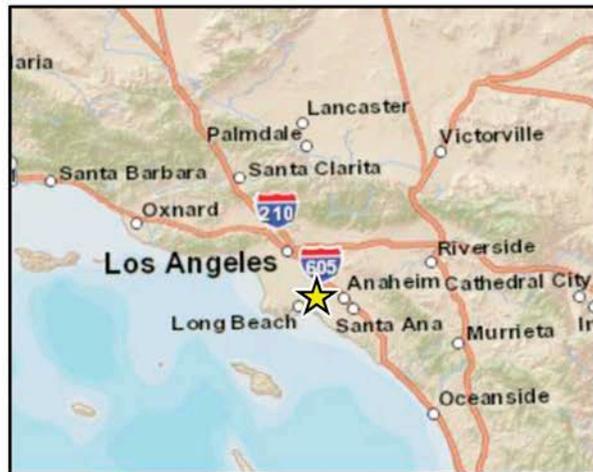
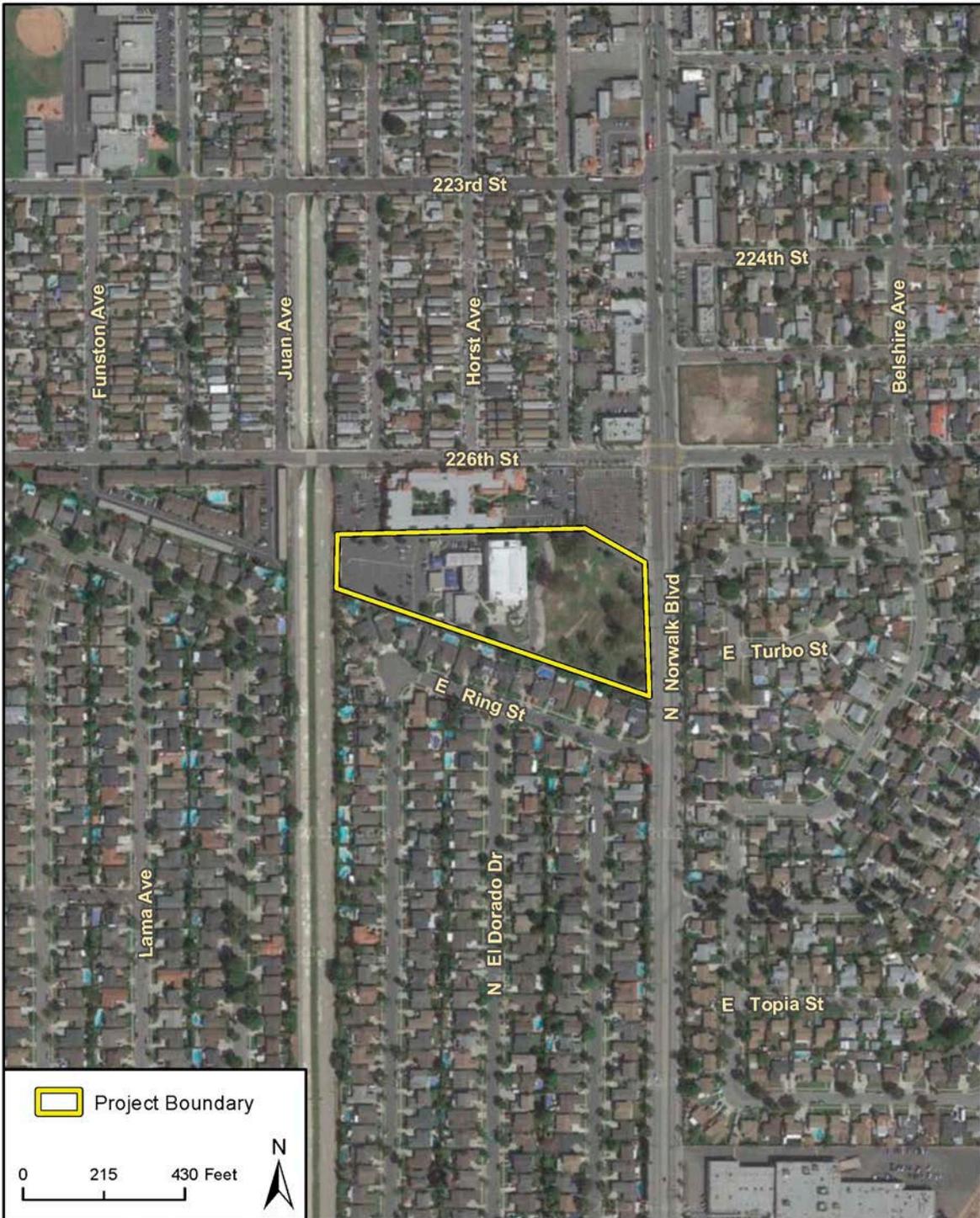


Figure 3 Project Location



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Figure 4 Site Photographs



Photo 1. Church looking east from Norwalk Boulevard



Photo 2. Church looking west from rear of parking lot.

## 2.4 Project Characteristics

### 2.4.1 Proposed Land Uses and Development

The proposed project would involve subdividing the project site and developing it into a gated residential community containing 40 four bedroom single family homes on lots with a minimum square footage of 3,696 sf. The proposed homes would two stories tall. The proposed subdivision would be served by an internal, privately maintained road that would be 26-feet wide and loop through the site with 8.5 feet of street parking in portions. The road would be connected to North Norwalk Boulevard. The grand entry would have 20-foot wide lanes around a center island. The grand entry would lead to a 26-foot wide gated entry drive. Additional pedestrian access points would be provided on both the north and south sides of the vehicle access point on North Norwalk Boulevard. Sewer and water easements would run under the proposed road. New water lines would connect to existing water lines at the vehicle and pedestrian access points. A sewer line would run north at the western boundary of the site and connect to existing sewer service north of the project site. The proposed project includes 189 parking spaces, which includes 84 garage parking spaces, 84 driveway spaces, 18 parallel spaces, and 3 head-in spaces.

The project would include 147,796 sf (58 percent) of landscaped and open space area. This open space would include landscaped areas, a paseo area, and a “Tot Lot” play area.

The private roadways, open space, and community amenities would be managed and maintained by a Homeowner’s Association (HOA).

### 2.4.2 Site Preparation and Construction

Site preparation for the proposed project would include removal of a 27,709 sf church facility, parking lot, and landscaped area. Other site preparation activities would include utility and infrastructure improvements, paving, and landscaping. Infrastructure improvements and landscaping would include:

- Concrete sidewalks throughout the development
- Vehicle access onto Norwalk Boulevard for entry to the project site; this would include a vehicle access gate and a roundabout
- Street trees and focal trees throughout the development
- Irrigation for all landscaping

## 2.5 Project Objectives

The objectives of the proposed project are as follows:

- Provide construction of high quality housing consistent with the City of Long Beach 2013-2021 Housing Element
- Create an attractive, high quality neighborhood design that reflects the project site’s unique location
- Provide residential development that does not conflict with surrounding land uses and neighborhoods
- Provide a walkable pedestrian friendly neighborhood with recreational amenities
- Create a financially viable project that provides for the creation of construction employment opportunities, recreational opportunities, and expanded housing opportunities; and
- Enhance the City’s ability to provide services through fiscally-positive development.

## 2.6 Required Approvals

Implementation of the proposed Dorado Residential Development Project would require the following discretionary approvals from the City, which is the lead agency and the only public agency with discretionary approval over the project:

- General Plan Amendment – from Institutional and School District to Single Family District (1)
- Zone Change – from Institutional to R-1-M
- Vesting Tentative Tract Map
- Site Plan Review
- Certification of Final EIR