

**Attachment H**



RECEIVED

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CITY CLERK  
CITY OF PASADENA

**Via Hand Delivery**

November 15, 2006

Mayor Bill Bogaard  
Vice Mayor Steve Madison  
Councilmember Victor Gordo  
Councilmember Steve Haderlein  
Councilmember Chris Holden  
Councilmember Paul Little  
Councilmember Joyce Streator  
Councilmember Sid Tyler  
117 East Colorado Boulevard  
Pasadena, California 91105

**Re: Fuller Theological Seminary Master Plan**

Dear Members of the Pasadena City Council:

Fuller Theological Seminary ("Fuller") is seeking approval of a Master Plan for campus expansion. In addition to the Master Plan, Fuller is seeking approval of a Development Agreement to vest its rights to develop the Fuller campus in accordance with the Master Plan over the course of the next 20 years. Fuller submitted its application for the Master Plan in August, 2004. The City prepared an environmental impact report which was circulated for public review and comment in 2005. During the course of the public review period, concerns were expressed regarding the potential impact that the Master Plan could have on certain historic structures located on the Fuller campus. In response to these concerns, Fuller worked with the City Planning Department staff to develop a compromise that would preserve many of the structures that were previously proposed to be removed. The compromise agreed to by Fuller and the City Planning Department was incorporated into the Final Environmental Impact Report as Alternative 5A. On November 1, 2006, the City Planning Commission voted to recommend Alternative 5A to the City Council for approval. The City Council is scheduled to consider the Master Plan and Development Agreement on November 20, 2006.

This letter sets forth the background and rationale for the approval of the Master Plan and Development Agreement.

A. Background Information.

- Fuller is the largest multi-denominational theological seminary in the world. Its stated religious and educational mission is to prepare men and women for religious

ministry world-wide. Fuller seeks to fulfill its commitment to ministry through graduate education, professional development, and spiritual formation.

- Fuller has been an active participant in Pasadena and its academic community for almost 60 years. Fuller offers post-graduate level instruction in its Schools of Theology, Psychology, and Intercultural Studies to a highly diverse student population that currently numbers more than 1,800 students, and which is expected to increase to approximately 2,000 students by 2007. The proposed expansion of campus facilities will further Fuller's religious and educational mission and contribute to Pasadena's prominence as a center of highly regarded cultural and educational institutions. Fuller's international students from nearly 70 countries throughout the world add to Pasadena's unique and vibrant quality as a world-class city.
- To ensure a solid future for generations to come and a campus with true heritage value for Pasadena, Fuller selected the firm of William McDonough + Partners to develop a Master Plan that will bring Fuller's campus facilities to a level appropriate to its continued place as a leading theological institution. Fuller asked McDonough to develop a design solution that meets Fuller's theological program needs, respects Fuller's commitment to historic preservation, and establishes an appropriate gateway to connect the center of the campus to the downtown community. William McDonough has received three Presidential Awards for his work. He has served as the Dean of the University of Virginia School of Architecture, and he has been recognized by Time Magazine for his architectural achievements. (Please see the attached resume for additional information regarding Mr. McDonough.)

B. Master Plan Elements.

- The Master Plan envisions the development of approximately 263,400 square feet of new academic facilities to meet current needs and allow additional flexibility to respond to the changing educational requirements of the existing student population.
- Even though Fuller is one of the largest and most influential theological seminaries in the world, Fuller has never had a dedicated worship space. One of the most significant of the new facilities to be developed as part of the Master Plan will therefore be a new Chapel and Worship Center, which will form one component of the new campus gateway to be located at the intersection of Union Street and Oakland Avenue. Development of the new Chapel and Worship Center is central to Fuller's theological mission to train students for the demands of religious ministry.
- The other component of the campus gateway will be the expansion of Fuller's library which is required not only to adequately house Fuller's library collection, but also for Fuller to retain its accreditation.

- Fuller will also develop new instructional and administrative space in facilities to be constructed along Los Robles Avenue south of Ford Place.
- The portion of the campus north of Walnut Street will be developed with a total of 441 new units of student housing, which will permit Fuller to convert from primarily a commuter campus to one where students can easily walk to class and to nearby amenities.
- Fuller will also set aside approximately 45,800 square feet of new publicly accessible, landscaped open space in addition to the 48,800 square feet of landscaped open space already existing on campus.

C. Historic Preservation.

- Pursuant to an agreement with the City in 1983, Fuller has preserved nine historic buildings on campus, which are used primarily for classrooms and offices. The Final Environmental Impact Report for the Master Plan identified the following additional historic structures on the Fuller campus that will be affected by the development of the Master Plan:
  - o The Herkimer Arms Apartment House at 527 East Union Street.
  - o The Evelyn Boadway Apartment House at 91 North Oakland Avenue.
  - o The Professor William P. Hammond House at 110 North Los Robles Avenue.
  - o The Marston Apartments at 144 North Los Robles Avenue, 450-452 Ford Place, and 454-456 Ford Place.
  - o The Clara L. Hatch House at 460 Ford Place.

As described below, implementation of the Master Plan will result in the removal of the Evelyn Boadway Apartment House and the Clara L. Hatch House, neither of which were determined to be individually significant as a historical resource in the Final Environmental Impact Report. The Herkimer Arms Apartments will be made available for relocation off campus, and Fuller will contribute \$100,000 to the cost of relocation and rehabilitation. The Professor William P. Hammond House will be relocated either on or off campus, and the Marston Apartments will be maintained and preserved in place as a contributor to the potential Ford Place Landmark District.

- Construction of the new Chapel and Worship Center and the library expansion will necessitate the removal of the Herkimer Arms Apartments and the Evelyn Boadway

Apartment House. According to the Final Environmental Impact Report for the Master Plan, the Evelyn Boadway Apartment House is not individually significant as a historical resource but is considered historically significant as a contributor to a potential Ford Place Landmark District. The Herkimer Arms Apartment House was designed by Greene and Greene in 1912 as an addition to an existing structure to the north and is considered to be individually significant as a historical resource.

- According to the Master Plan as recommended for approval by the Planning Commission, the Evelyn Boadway Apartment House will be removed to make way for the expansion of the library. Because the Evelyn Boadway Apartment House is not individually significant as a historical resource, and because its removal will not materially impair the integrity of the potential Ford Place Landmark District, the removal of the Evelyn Boadway Apartment House to make way for the library expansion was not considered to be a significant impact on a historic structure in the Final Environmental Impact Report.
- According to the Master Plan as recommended for approval by the Planning Commission, Fuller will make the Herkimer Arms Apartment House available for relocation off-campus for a period of 180 days. Fuller will also contribute \$100,000 to the cost of relocation and rehabilitation of the Herkimer Arms Apartments. Preservation of the Herkimer Arms Apartment House in its present location is not feasible for the following reasons:
  - o The location of the Herkimer Arms Apartment House is the most appropriate place for the much needed Chapel and Worship Center – at the base of the Arol Burns Mall and the southern gateway to the Fuller campus.
  - o With the exception of the fact that the front portion of the Herkimer Arms Apartment House was designed by Greene and Greene, the design and appearance of the building is undistinguished and was not even recognized by most people in the City as a Greene and Greene building until this was noted in Fuller's Master Plan application.
  - o The portion of the building designed by Greene and Greene consists only of a three-sided addition attached to another residential structure.
  - o The building has suffered from significant alterations performed prior to Fuller's acquisition, including the following:
    - i. During the Union Street widening, the front walkway entrance was changed, leading to the creation of the new stairs.

- ii. The front door was replaced.
    - iii. The front entrance and surround was completely altered.
    - iv. The second-story, west-facing balcony was removed.
    - v. Importantly, the entire building has been resurfaced with cement plaster.
  - o Because of the many alterations:
    - i. The Final Environmental Impact Report has determined that it does not appear eligible for listing on the National Register or the California Register of Historical Resources.
    - ii. It is listed as a City landmark, but only because it was designed by the Greene and Greene architectural firm.
    - iii. The structural integrity is uncertain.
  - o There are significant logistical complexities in relocating the front portion of the building that was designed by Greene and Greene.
  - o It would be very expensive (up to \$1 million) to relocate and rehabilitate this structure, without including land costs.
  - o Even with a lack of funds for other worthwhile expenditures, Fuller has committed up to \$100,000 to assist any responsible party that would like to relocate this structure to another site.
  - o The issue here is the balance between the heritage value of an altered structure of limited historical significance versus the future heritage value associated with the signature design of the new Chapel and Worship Center that will add significant architectural value to Fuller's campus, mission, students, and worshipping community, as well as the Playhouse District, and the larger community for future generations.
- Construction of the new academic facilities along Los Robles Avenue south of Ford Place will necessitate the removal of the Clara L. Hatch House and the relocation of the Professor William P. Hammond House. According to the Final Environmental Impact Report for the Master Plan, the Clara L. Hatch House is not individually significant as a historical resource but is considered historically significant as a contributor to a potential Ford Place Landmark District. The Professor William P. Hammond House is considered to be individually significant as a historical resource.

- According to the Master Plan as recommended for approval by the Planning Commission, the Clara L. Hatch House will be removed to make way for the new academic facilities along Los Robles Avenue and Ford Place. The removal of the Clara L. Hatch House to make way for the new academic facilities was not considered to be a significant impact on a historic structure in the Final Environmental Impact Report.
- According to the Master Plan as recommended for approval by the Planning Commission, Fuller has agreed to relocate the Professor William P. Hammond House to an appropriate location either on or off campus.
- According to the Final Environmental Impact Report for the Master Plan, the Marston Apartments are not individually significant as a historical resource but are considered historically significant as contributors to a potential Ford Place Landmark District. Because the Marston Apartments are not individually significant as a historical resource, and because their removal will not materially impair the integrity of the potential Ford Place Landmark District, the removal of the Marston Apartments would not be considered to be a significant impact on a historic structure. Fuller has nevertheless agreed as part of its compromise with the City Planning Department to retain and preserve the Marston Apartments in place, even though Fuller will be required to redesign the proposed academic facilities in a way that will reduce their functional utility.

D. Development Agreement.

- Fuller first formulated a Master Plan for campus development in 1983, before the City had adopted provisions for the review and approval of master plans. Various elements of Fuller's original Master Plan were, however, incorporated into the City's Zoning Ordinance for Subdistrict 13A of the City's Central District in 1985. Moreover, in 1992, the City Council acknowledged that the zoning regulations governing Fuller operated as the functional equivalent of a master development plan for Fuller.
- According to Section 17.33.080(J) of the former Zoning Ordinance, Fuller was allowed to transfer development rights within the boundaries of Subdistrict 13A in exchange for preserving eight historically significant structures located on the Fuller campus at 110, 120, 130, 145, 150, and 190 North Oakland Avenue, and 451 and 465 Ford Place. Fuller has preserved the eight historic structures that it agreed to maintain on campus pursuant to its original understanding with the City. Fuller has also preserved a ninth historic house located at 114 North Oakland Avenue, although Fuller is under no specific obligation to do so.

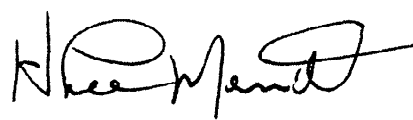
- Although Fuller has honored its commitment to maintain and preserve the designated historic structures on site, the City's adoption of the Central District Specific Plan in 2004 revised the applicable zoning regulations for the Fuller campus in such a way that many of the elements on which Fuller had relied for long-range campus planning became no longer effective. Notwithstanding the City's adoption of more stringent zoning requirements, Fuller supported the goals of the Central District Specific Plan and made significant revisions to the current Master Plan to conform to the more restrictive requirements set forth in the Central District Specific Plan.
- Fuller is unlike other institutions in Pasadena that are subject to Master Plans insofar as other institutions are typically zoned PS, Public and Semi-Public, for which the approved Master Plan functions in most respects as the effective set of zoning regulations. In contrast, Fuller's property is zoned CD, Central District, and is subject to the requirements of the Central District Specific Plan. Whereas other institutions such as the California Institute of Technology or Art Center College of Design would accordingly not be susceptible to changes in zoning requirements, any future changes to the Central District Specific Plan could affect Fuller's ability to implement the Master Plan as proposed.
- Fuller anticipates that full implementation of the current Master Plan may take more than 20 years to complete and will require a substantial investment of capital, much of which will be expended during early stages of development to improve academic facilities such as the Chapel and Worship Center and library expansion on the southern portion of the campus. In order to justify the considerable expense that Fuller expects to undertake in connection with the implementation of the current Master Plan, Fuller requires assurances on the part of the City that any further changes undertaken by the City with respect to its zoning regulations will not interfere with Fuller's ability to carry out the improvements contemplated in the current Master Plan.
- Fuller understands that under California law, the most effective way to obtain such assurances is through the execution of a Development Agreement pursuant to Sections 65864 through 65869.5 of the California Government Code and Chapter 17.66 of the Pasadena Municipal Code. Fuller accordingly seeks approval of a Development Agreement to vest the provisions of the Central District Specific Plan and other City zoning regulations as they apply to the proposed development of the Fuller campus pursuant to the current Master Plan.
- Under the Development Agreement, Fuller has agreed, among other things, to provide student housing at affordable rates and to make campus parking facilities available at certain times to the general public, neither of which Fuller would otherwise have been



required to do. City staff did not request any further consideration of Fuller in connection with the Development Agreement.

Thank you for your careful attention to this request. Please call with any questions or if I can provide additional information with respect to this matter.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lee Merritt". The signature is written in a cursive style with a large, prominent initial "L" and a long, sweeping tail.

Lee Merritt

cc: Ms. Cynthia Kurtz  
Mr. Richard Bruckner  
Michelle Beal Bagneris, Esq.

**HELEN BUNT SMITH**  
ATTORNEY AT LAW  
465 EAST UNION STREET • SUITE 102  
PASADENA, CALIFORNIA 91101  
(626) 304-1073

November 7, 2006

City of Pasadena, California  
100 Garfield Avenue  
Pasadena, Ca. 91109

Re: Fuller Theological Seminary Master Development Plan and Final Environmental Impact Report

Dear City Counsel and Honorable Mayor,

I own the property at 465 East Union St., Pasadena, Ca. I object to the inclusion of that property into the Fuller Theological Seminary Master Development Plan and Final Environmental Impact Report which is set for hearing on November 20, 2006, and Notice of Intention to Consider Adoption of a Development Agreement.

I have been told by Fuller Seminary and by the City of Pasadena that Fuller Seminary is not interested in my property or the other corner properties at Union and Los Robles and yet those properties are within the border of the Development Plan.

Request is made for the plan and the plan map to exclude the corner properties at Union and Los Robles. The inclusion lowers the value of the properties. It results in a taking of the value without compensation in violation of due process.

The properties in that corner should be excluded from the map entirely due to the lack of interest by Fuller Seminary in the properties and due to the fact that the inclusion results in a false impression that the properties are part of Fuller Seminary or that the properties will be part of Fuller Seminary, when none of the impressions are true.

Yours truly,



Helen Bunt Smith

HBS:bmb  
Cc: Antonio Gardea  
175 N. Garfield Avenue  
Pasadena, Ca. 91109

2006 NOV - 7 AM 11:49  
CITY OF PASADENA  
PERMIT CENTER



Culture, Commerce and Community in the Heart of Pasadena

RECEIVED 10.25.06  
PLANNING COMMISSION  
CITY OF PASADENA

October 25, 2006

Planning Commission  
City of Pasadena  
Hale Building  
175 North Garfield Avenue  
Pasadena, CA 91101

Dear Chairman Leon and Members of the Planning Commission:

This evening you will hold a public hearing on the Fuller Seminary Master Plan. Unfortunately, I am unable to attend the meeting in person, but would like to convey the Playhouse District Association's support of Fuller.

Fuller has been and continues to be an active and involved member of our community. They have been most open and responsive to input on their campus plans throughout their master planning process involving everyone they could think of residents, business owners, adjacent property owners – no one was overlooked.

The proposed Master Plan provides several key items that we think are of great benefit not only to the Playhouse District but to the entire community. They are;

1. Additional green space which will be available to all downtown residents and employees to enjoy – something sorely lacking now.
2. Performing Arts & Worship Center that will provide additional performing arts space to community arts groups when not in use by Fuller.
3. Additional campus housing that will relocate Fuller students onto campus freeing up community rental housing currently being used by Fuller students for use by others in need of housing.

The Playhouse District's only request as part of the project requirements is for a traffic light to be added to the Oakland/Union corner. This is for safety reasons. Union is very well traversed street crossing and there have been several near misses. A traffic light located there would clearly help alleviate this problem.

We believe that the proposed improvements to the Fuller campus will be of benefit not only to Fuller but to the City of Pasadena and urge your support of the Fuller Master Plan!

Sincerely yours,

A handwritten signature in black ink that reads "Catherine Haskett Hany". The signature is written in a cursive style.

Catherine Haskett Hany  
Executive Director



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PLANNING COMMISSION  
CITY OF PASADENA

October 25, 2006

Dear Members of the Planning Commission,

My name is Eric Jacobsen and I am a Presbyterian Pastor and a PhD student at Fuller Theological Seminary. I'm also the author of a book called *Sidewalks in the Kingdom: New Urbanism and the Christian Faith* that has provided me the opportunity to speak at the annual conferences for American Planning Association, the American Institute of Architects, the Congress for the New Urbanism, as well as at a number of academic and theological institutions.

My area of specialization is called Theology of the Built Environment and it involves asking questions about how the things that we build reflect our values and then in turn, shape our values. I want to speak on behalf of Fuller's Master Plan because I feel that the Fuller Campus and student body add a lot to the vitality of Pasadena and this plan will support as well as extend this tradition.

I am particularly enthusiastic about the goal of 'making residents out of commuters' because it makes a positive contribution to both Fuller as well as Pasadena. Fuller is one of the world's leading seminaries and has students coming to it from all over the world. It is one of the most ethnically and culturally diverse private institutions in California. Because of economic realities in Southern California, many of these students are on campus only a few times a week for classes and then return home again. The increase in residential units will allow many of those students to live close to school and invest in this community.

I currently live in one of the residential units and I can personally attest to the fact that Fuller students enrich life here in Pasadena. All three of my children go to McKinley School and my wife teaches 2<sup>nd</sup> grade there. On our block alone there are probably thirty families and three teachers at McKinley from Fuller. Another half a dozen of the teachers at McKinley are Fuller alum or spouses. That's not to mention the numerous volunteer hours put in at the school by Fuller students and spouses. And this is the experience of just one school. All around town, you will find the Fuller community supporting Pasadena through the schools, after school tutoring programs, counseling centers, churches, as well as many of the artistic venues around in the city.

As a PhD student, I feel that the expansion of the Library and the addition of the Chapel will enrich the experience of Fuller students and will make a positive contribution to the great architectural heritage here in Pasadena as well. For most of its existence, Fuller has struggled with inadequate facilities for the quality and level of scholarship that has been carried out on this campus. These two buildings will provide Fuller faculty and students long overdue research and program space, but also will encourage the kind of spontaneous interaction that is necessary for a rich academic community.

Whereas so many cities are battling sprawl that tries to suck the life from the center of the city to its edges, the improvements represented by the Master Plan will make a positive contribution to Pasadena's laudable efforts to maintain vitality right at the core. While Fuller could have

approached this effort with bland utilitarian buildings to get more 'bang for their buck', I applaud Fuller's willingness to hire a world-class architecture firm to ensure that their new buildings would truly leave a legacy for this architecturally rich community.

It is my conviction that creating community requires a delicate balance of hardware and software. You need the right kinds of buildings arranged in a coherent manner to encourage human interaction. But you also need a diverse mix of people who are willing to invest in the local community. I think that Fuller's master plan offers both to Pasadena. At the formal level, it is aesthetically and functionally well executed. But, more importantly, it provides a really rich connecting point between Fuller students and the Pasadena community. I urge the Planning Commission to support Fuller in this effort for the good of Pasadena. Thank you for your time.

Sincerely,

A handwritten signature in black ink, appearing to read 'Eric Jacobsen', with a long horizontal flourish extending to the right.

Eric Jacobsen



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PLANNING COMMISSION  
CITY OF PASADENA

## The University Club of Pasadena

October 25, 2006

Planning Division  
City of Pasadena  
c/o Claudia Burciaga-Ramos  
175 N. Garfield Avenue  
Pasadena, CA 91109

Re: Fuller Seminary Master Plan

Gentlemen:

This letter is submitted with regard to the request for approval of the Master Plan for Fuller Seminary now set for hearing this date, October 25, 2006.

As you may be aware, The University Club is surrounded on three sides by the Fuller campus. We have been made fully aware of Fuller's Master Plan since the beginning of the approval process. Fuller has taken the time to sit down with the Board of Governors of The University Club in order to explain and review the Master Plan in its entirety. Additionally, we have participated in group discussions with other members of our neighborhood, including the Pasadena Women's City Club and the Congregational Church on the corner of Los Robles and Walnut, together with Fuller Seminary representatives who have reviewed the Master Plan. Much discussion took place regarding the floor area ratio assigned to our specific properties by the City and as a result of indepth discussions within this neighborhood group, a request was made to the City to raise the FAR to 2.0 from 1.5 regarding The University Club and the other contiguous properties. This was eventually approved subject to the approval of the master plan which is now before the Commission. Fuller has been supportive of our efforts in this regard and open with its information relating to the Master Plan in general.

Fuller is valuable to The University Club in that we enjoy the membership of the Seminary and some of its students. The faculty of Fuller makes use of our facilities on a regular basis and have been very supportive of The Club for many years. The University Club as well as Fuller Seminary are members of the Playhouse District Association. We continue to work together on common problems such as parking and currently are trying to come up with a plan to expand parking facilities to be used by both Fuller and The University Club.

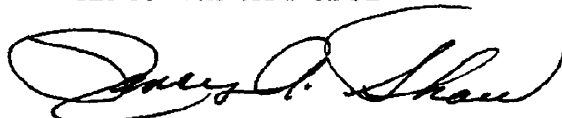
Planning Division  
City of Pasadena  
Page 2  
October 25, 2006

The University Club has begun a neighborhood partnership plan with Pacific Asia Museum and the Pasadena Museum of California Art as well as with some retail businesses in the area which we are hopeful will lead to expansion into an active "walking neighborhood" known as "University Square". Fuller has been made aware of this plan and there is every reason to believe from their response that they will become an active part of such a plan. The Fuller emphasis on the importance of having their students walk within their campus and from student housing to the campus as reflected by their Master plan was an impetus for The University Club to begin thinking of bringing the entire neighborhood together by emphasizing walking to and from the Club and between the properties of the other partners involved in "University Square".

The University Club is aware of the amendments which Fuller has offered to make in its Master Plan to accommodate issues regarding historically significant properties in the area and we feel that with these offers of compromise to the Master Plan as agreed to by Fuller that the Plan should be approved as a reasonable development plan for their property. The University Club looks forward to a long and compatible relationship with Fuller Seminary.

Respectfully submitted,

THE UNIVERSITY CLUB



NANCY A. SHAW

President - Board of Governors

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PLANNING COMMISSION  
CITY OF PASADENA

*Sacred Space for the City*

October 25, 2006

Mr. Richard Bruckner  
Director of Planning and Development  
City of Pasadena  
175 N. Garfield Avenue, 3rd Floor  
Pasadena, CA 91109

**Re: Fuller Master Plan & Pasadena Presbyterian Church Adjacent Properties**

Dear Mr. Bruckner:

Pasadena Presbyterian Church is the owner of four contiguous properties located at 95, 99 & 119 N. Madison Avenue and 535 E. Union Street, all of which are adjacent to the Fuller Theological Seminary campus. The Church previously submitted two letters to the City in April, 2005 requesting an adjustment to the F.A.R. for two of these parcels. This matter was again personally discussed with you and your staff several months ago in connection with a possible redevelopment of these properties.

More specifically, 95 N. Madison Avenue and 535 E. Union Street currently have an F.A.R. of 2.0 which is in keeping with the surrounding area. However, 99 and 119 N. Madison Avenue have an F.A.R. of 1.5 which is less than most all other properties in the surrounding area. Therefore, the Church is requesting that the F.A.R. for these 2 parcels be increased from 1.5 to 2.0.

In the event any additional square footage (F.A.R.) becomes available due to changes to Fuller Seminary's Master Plan, we request that same be applied to these parcels.

Thank you for your consideration of the above.

Sincerely,

Mark Wareham, Trustee

cc: Mr. Robert Montano  
Mr. Antonio Gardea

Pasadena Presbyterian Church  
185 E. Commercial Boulevard • Pasadena, California 91101 • Phone: 626 793-1191  
Fax: 626-584-6544 • www.ppc.org  
email: pp@58556a1.com



**Vroman's Bookstore**  
695 E. Colorado Boulevard  
Pasadena, CA 91101  
626-449-5320  
FAX 626-792-7308



October 25, 2006

RECEIVED 10-25-06  
PLANNING COMMISSION  
CITY OF PASADENA

Planning Commission  
City of Pasadena  
300 E. Green St.  
Pasadena, CA 91101

Dear Chair Leon and Commissioners:

I understand that you will take the Fuller Theological Seminary Master Plan under advisement at this evenings meeting. Unfortunately I am not available to appear in person before you, but would like to communicate my thoughts for your consideration.

We all know that Fuller has long been a valued institution in our community. They have been a exceptional participant in the shaping and growth of the Playhouse District of Pasadena.

In particular, over the last year of so, they have shared their Master Plan with various committees and constituents within the Playhouse District. The Master Plan before you will be a tremendous benefit to the Playhouse District and help us with our continued economic and community momentum. It will also greatly enhance Union Street as a major entry way into the Civic Center, particularly the approach to City Hall—this has been a major emphasis in the overall planning effort within the Playhouse District.

Fuller has been a wonderful part of the fabric of our neighborhood for more years than I can recall—supplying any number of employees to Vroman's (and other local businesses) as the their students completed their graduate education.

The Master Plan improvement to their campus is a win-win-win situation for Fuller, the City of Pasadena and the Playhouse District. I urge your support so our community can benefit along with one of our great Pasadena institutions.

Very truly yours,

Joel V. Sheldon  
President, Vroman's Bookstore

October 25, 2006

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PLANNING COMMISSION  
CITY OF PASADENA



Mark Leon, Chair  
City of Pasadena Planning Commission  
175 N. Garfield Avenue  
Pasadena, CA 91109

Dear Mark:

On behalf of our 1,400 members, I am writing to express our support for the Fuller Theological Seminary Master Development Plan, and draw your attention to one of our primary areas of interest.

The goals and objectives of Fuller Theological Seminary Master Plan are critically important to our community in many ways, but one of the primary reasons for our strong support is that the lack of student housing for Fuller students has resulted in students having to live off campus in residential units. That reduces the city's affordable housing inventory substantially and creates more traffic as students commute back and forth between the campus and their off site apartments.

The City of Pasadena faces the critical issues inherent in providing affordable housing for low-income households and our workforce that is being pushed farther and farther from the city to find affordable housing, thus adding further to our traffic concerns. The Fuller project provides one tool to help increase the inventory of affordable housing in Pasadena through the addition of 463 new and 92 renovated units for student housing. This would not only benefit the city by putting many affordable units back on the market and reducing traffic, it would also benefit the students because they would be able to enjoy a more traditional experience of living and studying on campus.

Debates surrounding the plight of some of the historic properties has substantially delayed this valuable project. The possible loss of historic assets is, of course, a serious concern, but it is one that elected officials have to face when balancing historic preservation and making way for responsible growth. We ask that you keep this in mind as you review the additional alternatives 5 and 5A to the Environmental Impact Review.

We think that the best choice to meet both the city's and Fuller's goals is to make the Herkimer Arms Apartment House available for a buyer to relocate and if, after 180 days, it hasn't been purchased, it could then be demolished. Fuller has made a very fair offer to sell the building for \$1.00 and to pay \$100,000 to the purchaser for use toward relocation costs. For that reason, we strongly urge you move forward tonight and recommend Alternative 5A of the Fuller Master Plan EIR to our City Council.

Respectfully submitted:

Lynne C. Hess, President and CEO

Cc: Commissioner Terry Tornek  
Commissioner Richard Janisch  
Commissioner Gary Johnston  
Commissioner Diana Peterson-More  
Commissioner Richard Quirk

Commissioner Richard McDonald  
Commissioner J. Guadalupe Flores  
Commissioner Margaret McAustin  
City Manager Cynthia Kurtz  
Planning Manager John Poindexter



651 South Saint John Avenue  
Pasadena, California 91105 2913  
Telephone 626 441 6333  
Facsimile 626 441 2917

P A S A D E N A   H E R I T A G E

October 25, 2006

RECEIVED 10-25-06  
PLANNING COMMISSION  
CITY OF PASADENA

Planning Commission  
City of Pasadena  
100 North Garfield Avenue  
Pasadena, California 91109

RE: Fuller Seminary Master Plan and Final EIR

Dear Members of the Planning Commission:



Pasadena Heritage respectfully urges the Planning Commission to recommend to the City Council that the Fuller Seminary Master Plan conform to the Historic Preservation Alternative presented in the Final Environmental Impact Report.

We recommend two minor changes to the Historic Preservation Alternative which may facilitate the relocation of two buildings and will provide an opportunity to save an additional structure, thus furthering the goal of historic preservation.

- 1) For any historic building to be relocated under this alternative, new sites outside of the campus can be considered suitable providing that they provide suitable context for the building to be moved, an appropriate relocation plan is developed and approved, and Fuller bears the full cost of the relocation and rehabilitation of the building. (Under the Historic Preservation Alternative, buildings must be relocated within the campus boundaries.)
- 2) The Evelyn Boadway Apartments (#31), a building slated for demolition even in the Historic Preservation Alternative, will be offered for relocation for a period of 180 days and duly advertised, in case another party would like to relocate the building.

After studying Fuller's plans for many months, studying the historic resources on the campus, recommending alternatives, and holding discussions with Fuller representatives, Pasadena Heritage finds that the Historic Preservation Alternative in the FEIR is a reasonable solution to both campus expansion and historic preservation. While not every historic structure is saved under this alternative, the majority of resources are preserved in place or by relocation.

We find that the modified preservation alternative recommended by staff does not adequately meet the goals of historic preservation as four important historic structures will be, or most likely will be, demolished under this alternative. We want to stress that the Herkimer Arms Apartment building should not, under any circumstances, be demolished. This building must either remain in place or be relocated. We will provide additional information at the public hearing tonight. Thank you for your consideration.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Susan N. Mossman".

Susan N. Mossman  
Executive Director



RECEIVED 11-1-06  
PLANNING COMMISSION  
CITY OF PASADENA

November 1, 2006

To the City of Pasadena Planning Commissioners:

My name is Allison Ash. I am a second-year student in Fuller Seminary's School of Theology and am pursuing a Master of Divinity degree. I am studying at Fuller Seminary because of its reputation as an outstanding graduate-level seminary that provides a quality classroom experience, excellent professors, and an involvement in the life of the community and the world. I am also attracted to Fuller because it brings together students from many traditions and countries.

In addition to studying toward a degree, I also work at Fuller as Director of Chapel. In this role, I have the opportunity to coordinate our weekly chapel services. This is a challenge because of our diversity – with students from 70 countries and 100 denominations. We currently have no facility that is large enough for us to worship together. As a person strongly committed to worship—in my studies, in my role at Fuller Seminary, and in my participation in the worship ministries of my local church—I am so thankful that Fuller's campus master plan includes a visionary approach to worship. This very important new worship center will provide us with an appropriately-sized sanctuary, with world-class acoustical enhancements, and a beautiful environment that will benefit our students now and for generations to come.

The ability to worship together is very important to communities of faith, such as Fuller students and the Fuller community. I experienced this reality so deeply during a recent trip to China. I had the opportunity to visit several churches in large urban areas, including Shanghai, Hangzhou, and Nanjing, as well as a rural farming community outside Nanjing. Although I am able to speak only a few words in Chinese, I was able to communicate with fellow Christians across the globe through the power and joy of music, and through the celebration of faith. In a world where civility and understanding is sometimes difficult to find, Fuller's Worship Center will offer a true sanctuary of hope.

Fuller's new Worship Center, with a chapel and learning classrooms, is one very important part of the seminary's campus master plan. I look forward to the ways this Worship Center, as well as a new library addition, new housing, and academic spaces, will contribute to our learning process.

Sincerely,

A handwritten signature in cursive script that reads 'Allison N. Ash'.

Allison N. Ash  
Student and Director of Chapel  
Fuller Theological Seminary



**Building Relationships  
and  
Keeping Students Empowered**

RECEIVED 11.1.06  
PLANNING COMMISSION  
CITY OF PASADENA

Fuller Theological Seminary  
135 N. Oakland Ave  
Pasadena Ca. 91182  
Tel. 626 584-5452

To: The Planning Commission  
From: Margarita Flores, President for the Student Government at Fuller Theological Seminary (ASC)  
Date: November 1, 2006

My name is Margarita Flores and I want to thank you for allowing me this opportunity to share a few words of appreciation for your commitment and partnership with Fuller's vision for the development of the worship center and the expansion of our library.

Presently, I am a student in my third year on campus and was recently elected president of the student body at Fuller. My vision as a president for this year in campus is "Building Relations and Keeping Students empowered".

My decision to apply to Fuller was a deep desire to explore and expand my understanding of this diverse Christian community and the unity and diversity that it promised. Also, Fuller has been giving me the positive tools and language to help me to understand the importance of the human integral developmental based centers within my cultural and traditional values. This is challenging me to establish communication with my own and other community members and leaders. I see Fuller as well designed to provide us with the support, guidance and empowerment to gain the right skills for our future ministries or community jobs.

I do appreciate finding at Fuller the right platform, and a place where I am gaining the confidence to discuss issues and concerns that are inside me, and that I have found are similar to my student colleagues and their own experiences. I believe this is helping us to articulate our thoughts, reflections, questions, and giving us an opportunity to sometimes challenge the structures of our own churches and our own actions. I have appreciated so much the participation of great professors like Dr Martinez, the Hispanic Program Director, as well as Deans like Howard Wilson and Ruth Vuong who have encouraged me with many hours of conversations and creative analysis, as they are doing for so many here at Fuller. Fuller is giving me the wonderful exposure to many other ethnicities. I realize that there are many challenges to face that fall under the umbrella of a Christian multicultural basic adult education, like life coaching, counseling, parenting, life skills and personal development ministries, as well as pulpit ministries. I feel Fuller is preparing us well for this task.

By developing a worship center and an upgrading of the library we envision the continuation of not just expanding our efforts to reach out to various multicultural peoples, but also to be prepared to walk with them in the research and challenges of a graduate union and doctoral programs.

I have learned that as community leaders, we must create partnerships to support the creation of developmental programs that exert a positive influence in our churches and communities, motivating parents and youth from various cultural backgrounds to participate in graduate programs suited to their needs and provide them with the support and trainings to become influential as active role models. We

surely cannot project the need for goodwill, peace and justice for all until we awaken our churches and community neighbors to the possibilities of achieving such a goal.

(From the heart of my dear Mother Teresa) “We ourselves feel that what we are doing is just a drop in the ocean. But the ocean would be less because of that missing drop.”