

**Attachment B**

RESOLUTION NO. \_\_\_\_\_

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
ADOPTING A STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE  
FULLER THEOLOGICAL SEMINARY MASTER DEVELOPMENT PLAN  
PROJECT (ALTERNATIVE 5A)**

**WHEREAS**, on this same date, City Council adopted a Resolution Certifying the Final Environmental Impact Report ("Final EIR") for the Fuller Theological Seminary Master Development Plan Project, and Adopted Environmental Findings and a Mitigation Monitoring and Reporting Program; and

**WHEREAS**, environmental impacts in the Final EIR were identified which remain significant even after the imposition of all feasible mitigation measures; and

**WHEREAS**, the California Environmental Quality Act ("CEQA"), and the State CEQA Guidelines require the adoption of a statement of overriding considerations prior to approval of a project which will result in the occurrence of significant effects which are identified in the EIR but are not avoided or substantially lessened; and

**WHEREAS**, the City finds that there were not enough potential overriding considerations to outweigh the significant impacts of the Project analyzed in the Final EIR, but, as a result of the increased historic preservation presented by

Alternative 5A, the City was able to identify overriding considerations to outweigh the significant impacts of Alternative 5A as analyzed in the Final EIR.

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF PASADENA RESOLVES AS FOLLOWS:**

Pursuant to State CEQA Guidelines Section 15093, the City Council declares that the City of Pasadena has balanced the economic, legal, social, technological, and other benefits of Alternative 5A against its unavoidable environmental risks in determining whether to approve Alternative 5A. If these benefits outweigh the unavoidable adverse environmental effects, the adverse environmental effects may be considered “acceptable.”

The City Council finds that Alternative 5A’s benefits outweigh its unavoidable adverse environmental effects, finds that the Statement of Overriding Considerations is supported by substantial evidence in the administrative record, and therefore adopts the following Statement of Overriding Considerations for Alternative 5A only.

**STATEMENT OF OVERRIDING CONSIDERATIONS**

1. Alternative 5A will set aside a majority of the residential units as on-site affordable housing units above and beyond that required by the City Municipal Code. By providing a variety of affordable housing units on-site, Alternative 5A provides multiple housing opportunities to Fuller Seminary students and adds units to the overall housing market. Alternative 5A will place

these students and faculty within walking, bicycling, or convenient bus transit distance from commercial shopping and employment areas.

2. By providing affordable units to Fuller students, Alternative 5A does not develop net new units subject to the development caps in the Central District Specific Plan (“CDSP”), and therefore enables the development of market rate units at other locations within the CDSP. Existing market rate units in the Central District, which are currently occupied by Fuller students will become available to others once the students occupy the new affordable units.

3. Alternative 5A will provide high-density, transit oriented residential housing in close proximity to the Gold Line, as well as ARTS and Metro bus stops. Alternative 5A is thus a key element in the realization of the City’s goal to become a City where people can circulate without cars. Further, the City’s and regional taxpayers’ return on investing in the public transit systems is realized with the development of Alternative 5A at its proposed density and at its proposed location.

4. The residential density provided by Alternative 5A will ensure a consistent, reliable source of patronage to the businesses in Playhouse District, Civic Center, and Old Pasadena. Further, the limited retail uses provided on site are intended to be neighborhood-serving uses. As such, Alternative 5A adds to the vitality and stability of Playhouse District and Civic Center.

5. While Alternative 5A is required to provide open space on-site, the applicant intends to provide a community green space that is publicly-accessible

and fronts Walnut Street. This configuration will draw surrounding neighbors to the site, and assist the City with providing public open space which is clearly accessible to all City residents.

6. The applicant has agreed to contribute toward the construction of certain traffic improvements. Based on the applicant's agreement, the City can be assured partial funding for certain of the transportation improvements along Walnut Street and Los Robles Avenue.

7. Pasadena prides itself on the beauty provided to the City by its urban tree canopy coverage. While Alternative 5A will remove some protected trees, the comprehensive open space and open space strategy includes a plant palette to achieve a uniform landscape theme that focuses on drought tolerant and native trees.

8. The applicant will provide pedestrian safety improvement enhancements at two crosswalks bordering the site, and rideshare and bicycle amenities beyond those required by the Municipal Code.

9. Completion of Alternative 5A provides the City the opportunity to address certain public facility deficiencies on or near the Alternative 5A area that would not be realized without Alternative 5A. In particular, Alternative 5A will correct deficient and narrow sidewalk widths around the entire border of the site. Alternative 5A will also provide funding to relieve potential bottlenecks in the City sewer system.

10. Although Alternative 5A is required to pay certain development fees as part of the entitlement process, the magnitude of Alternative 5A and the resulting fees provide the City with a unique opportunity to invest in the broader public good. These fees, and the broader public good that will arise from the payment of these fees, would not be realized without Alternative 5A.

11. The proposed expansion of campus facilities will permit Fuller to increase its positive contributions to the Pasadena community through educational programs designed to encourage students and faculty to volunteer services to local community organizations:

- Fuller will continue its current and past involvement with over 30 local youth organizations to help develop and provide support for character-building assets for the youth of Pasadena, including ways to reduce violence among youth and to research the possible connection between youth (internet) gambling and subsequent violent activities. In addition to these collaborations, Fuller is working on projects with the Pasadena Unified School District regarding psychological concerns such as bullying among school children. Fuller's Center for Youth and Family Ministry provides unique training and support for youth workers in Pasadena.

- Fuller is involved in interfaith dialogue intended to reduce potential violence and create greater understanding worldwide among people of different faiths. One such effort is the Christian-Muslim Conflict Transformation Project, which Fuller initiated in Pasadena soon after the events of September 11, 2001

to bring Christian and Muslim scholars together to work jointly within their own traditions toward peace and understanding.

- Fuller provides professional volunteer resources in the community, serving congregations, hospitals, mental health clinics and centers, public schools, youth organizations, and others. In a joint project between graduate students and Fuller psychology professors, the Fuller Psychological and Family Services Clinic provides sliding-scale services to meet the mental health needs of youth and families in Pasadena. Each year, psychology students at Fuller also provide more than 62,000 hours of clinical services free of charge. Services are provided at 222 sites throughout the Los Angeles area, often to children and adults who ordinarily could not afford mental health services. Each year, Master of Divinity students serve more than 63,000 hours in regional churches, hospitals, parachurch organizations, prisons, and other ministries.

- Each year, Fuller's campus serves as the host of a significant celebration of international students from throughout the world. Participants include over 1,000 people from Fuller and the larger community.

- Fuller partners with the City of Pasadena and the County of Los Angeles on a regular basis to advocate for foster children through ChildShare and the annual Lewis Smedes conference on adoptions and foster care.

- Fuller helps address homeless concerns in Pasadena through participation in a ten-year program to address area homelessness.

12. Implementation of the Master Plan will result in the addition of up to 450 new parking spaces available in proximity to nearby commercial uses for parking by members of the general public at a reasonable cost during those times that such parking spaces are not required for use by Fuller's faculty, staff, students, and guests.

Adopted at the regular meeting of the City Council on the \_\_\_\_\_ day of \_\_\_\_\_, 2006, by the following vote:

AYES:

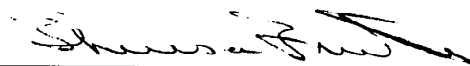
NOES:

ABSENT:

ABSTAIN:

\_\_\_\_\_  
Jane L. Rodriguez, CMC  
City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Theresa E. Fuentes  
Deputy City Attorney

Fuller Seminary/Fuller SOC