

**Attachment C**

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

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASADENA  
APPROVING THE MASTER DEVELOPMENT PLAN (AS CONDITIONED) FOR  
FULLER THEOLOGICAL SEMINARY, AND APPROVING CERTAIN TREE  
REMOVALS**

**WHEREAS**, the proposed Master Development Plan for the Fuller Theological Seminary ("Master Plan") has been considered at the public hearing before the Planning Commission on October 25, 2006 and on November 1, 2006; and the City Council on November 20, 2006; and

**WHEREAS**, the Planning Commission on November 1, 2006, recommended adoption of the Master Plan as conditioned to implement Alternative 5A, the Modified Historic Preservation Alternative to the Master Plan ("Master Plan as Conditioned"), and the City Council adopted the Master Plan as Conditioned on November 20, 2006; and

**WHEREAS**, the proposed Master Plan as Conditioned is consistent with the Comprehensive General Plan and Zoning Ordinance; and

**WHEREAS**, the City duly provided notice of availability of the Draft Environmental Impact Report for the Master Plan by posting a Notice of Availability at the Los Angeles County Clerk's office from December 20, 2005 to February 21, 2006; and

**WHEREAS**, as required by the Zoning Code, the City Council hereby finds and determines that:

**MASTER PLAN FINDINGS (Zoning Code, Chapter 17.61.050.H)**

1. ***The proposed Master Plan as Conditioned is allowed within the applicable zoning district and complies with all applicable provisions of this Zoning Code.*** New non-residential projects exceeding 25,000 square feet, Colleges – traditional campus setting, Religious Facilities, Lodging – hotels, motels, and Commercial off-street parking uses are conditionally permitted in the CD-3 zoning

district, Walnut Housing sub-district of the Central District Specific Plan (CDSP). The Fuller Theological Seminary consists of a number of parcels throughout a generally, four square block area. A master plan consolidates the number of public hearings and reduces the processing time for development of the campus. The proposed Master Plan as Conditioned is consistent with the objectives of CDSP. The use and development standards established under the Master Plan as Conditioned are consistent with all applicable provisions of the Zoning Code and CDSP.

2. ***The location of the proposed Master Plan complies with the special purposes of this Zoning Code and the purposes of the applicable zoning district.*** The Fuller Theological Seminary is located in the CDSP, Walnut Housing Sub-district, Ford Place/Fuller Seminary precinct. The objective of this sub-district is to promote development in the vicinity of Walnut Street and balance the institutional growth and preservation activities of the Seminary. The CDSP also calls for provision of additional housing. In particular, Fuller Seminary furthers this goal by providing student housing.
3. ***The proposed Master Plan is in conformance with the goals, policies, and objectives of the General Plan and the purpose and intent of any applicable specific plan.*** The Master Plan as Conditioned complies with City adopted General Plan Objectives including directing higher density development away from Pasadena's residential neighborhoods and into targeted areas, creating an exciting urban core with diverse economic, housing, cultural, and entertainment opportunities; limiting development citywide to the building intensity levels established in the Land Use Element; promoting preservation of historically and architecturally significant buildings and revitalization of traditional neighborhoods and commercial areas; preserving and acquiring open space in targeted development areas and residential areas of the City in order to enhance the quality of Pasadena life; promoting safe, well-designed, accessible and human-scale residential and commercial areas where people of all ages can live, work and play; and providing long-term opportunities for growth of existing cultural, scientific, corporate, entertainment, and educational institutions in balance with their surroundings. The Master Plan as Conditioned preserves the existing Arol Burns Mall which is a publicly accessible walkway through the Fuller Campus and seeks to provide additional community open space. The proposed Master Plan as Conditioned establishes a twenty-year framework to reduce uncertainty in the development process and to ensure orderly and thorough City review of the Seminary's plans.
4. ***The establishment, maintenance, or operation of the Master Plan would not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working in the neighborhood of the proposed Master Plan.*** The proposed Master Plan as Conditioned continues the establishment, maintenance and operation of an existing private learning institution. The City has attached conditions of approval to the Master Plan as Conditioned to ensure that the continued operation of the Fuller Theological Seminary would not be detrimental to the health, safety, or general welfare of the

inhabitants in the surrounding area. The Seminary does not handle hazardous materials, other than common household cleaning products.

5. ***The Master Plan as described and conditionally approved would not be detrimental or injurious to property and improvements in the neighborhood or to the general welfare of the City.*** The Master Plan as Conditioned includes provisions to provide additional student housing, enable the development of academic facilities for the Seminary, and providing commercial services while preserving cultural resources, improving public streets, and sidewalks, and providing publicly accessible open space.

The applicant has indicated program needs require the increases in academic area and consequently buildings of greater heights. Taller buildings are placed at the perimeter of the site with lower scale buildings adjacent to the historic buildings that contribute to the potential landmark district. Additional height at the Los Robles Quad area is necessary for the placement of lower scale buildings along the Union Street frontage, preservation of structures that contribute to the potential Ford Place landmark district, and preservation of the view corridor to the City Hall dome. The additional height will not be detrimental to the adjacent parking structure, the properties that contribute to the potential Ford Place historic district or Fuller Seminary academic buildings. The additional height will promote a superior campus layout that enhances the property and surroundings.

6. ***The design, location, operating characteristics, and size of the proposed Master Plan would be compatible with the existing and future land uses in the vicinity, in terms of aesthetic values, character, scale and view protection.*** The proposed Master Plan as Conditioned establishes development and design standards to ensure compatible future development between the existing private learning institution and the adjacent residential, office, commercial, and institutional uses. Individual phases of development are subject to review and approval by the Design Commission to ensure the improvement and quality of the environment for Pasadena and the region. The scale of proposed buildings will substantially conform with the CDSP regulations with particular sensitivity paid to the view corridor to the City Hall dome and views of the San Gabriel Mountains to the north.

### **Transit Oriented Development Findings**

1. ***The project consists of a use or mix of uses that encourage transit use and is oriented toward the transit user.*** The proposed Master Plan as Conditioned encourages transit and non-vehicular modes of transportation. The proposed Master Plan as Conditioned provides housing for student and faculty within the Fuller campus boundaries and creates a market for nearby civic, shopping and entertainment uses in the Civic Center and Playhouse Districts. The proposed Master Plan includes neighborhood serving retail uses while creating a market for commercial and civic uses in the surrounding. The Fuller Campus is located between two Gold Line Metro Rail stations and is within walking distance to the Old Pasadena District.

2. ***The project design enhances pedestrian access and/or other non-motor vehicle modes of transportation to public transit.*** The proposed Master Plan as Conditioned enhances the pedestrian environment within and around the Ford Place/Fuller Seminary Precinct by enhancing the streetscape with active uses along major corridors and providing public/pedestrian improvements both within and around the campus. The proposed Master Plan directs vehicular traffic to the proposed parking structure on Madison Avenue. Furthermore, the maximum parking provided can not exceed the minimum required by the Zoning Code.
3. ***The project encourages pedestrian activity and/or other non-motor vehicle modes of transportation and reduces the dependency on motor vehicles.*** The applicant operates a highly successful transportation management program and will strive to further increase their carpool participants and transit riders.

**Tree Removal Finding (Health and Safety Code, Section 8.52.075)**

1. ***The project includes a landscape design plan that will result in a tree canopy coverage of equal or greater significance than the tree canopy coverage being removed, within a reasonable time after completion of the project.*** The proposed Master Plan as Conditioned includes the removal of 95 non-ordinance protected trees and 18 protected trees with an approximate canopy area of 51,000 square feet. As conditions of approval, the applicant is required to replace the tree canopy area subject to removal by individual phase of construction with 70% of the replacement trees required to be selected from the City's adopted specimen and native tree list. The applicant has included a landscape palette in the proposed Master Plan that includes drought tolerant and native trees for replacement of trees subject to removal. Submittal of landscape plans to ensure adequate tree replacement is part of the design review process. The number of replacement trees and canopy coverage within the campus will ultimately be in compliance with the Tree Protection Ordinance.

**NOW, THEREFORE, BE IT RESOLVED** that the Final Environmental Impact Report prepared for the Master Plan was reviewed and considered in approving the Master Development Plan, and has been certified by separate resolution. The City Council finds, on the basis of the whole record before it (including the Final Environmental Impact Report), that a Statement of Overriding Considerations is necessary for approval of the project as conditioned, and has been adopted by separate resolution. The custodian and location of all documents constituting the record of proceeding upon which this decision is based is as follows: Antonio Gardea, Planning

and Development Department, 175 N. Garfield Avenue, Pasadena, CA 91101-1704,  
(626) 744-6725.

**NOW, THEREFORE, BE IT FURTHER RESOLVED** that the City Council  
approves the Fuller Theological Seminary Master Development Plan as Conditioned as  
shown on Exhibit M attached hereto and incorporated herein by reference.

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

AYES:

NOES:

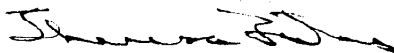
ABSENT:

ABSTAIN:

ATTEST:

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

Approved as to form:

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